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 Our Ref: HPD/DSP/MS/25/170
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Dear Sam,

RE: OPTIONS ANALYSIS: 77 MOSLEY STREET, MANCHESTER M2 3HR

This options analysis reviews and compares the proposed approaches to the external louvre and internal ducting/services associated with the proposal, as shown across the two sections.

- **Section 1 – External Louvre**
- **Section 2 – Ducting and Services**

The analysis considers visual impact, heritage sensitivity, technical performance, and planning risk, with the aim of identifying the most appropriate solution.

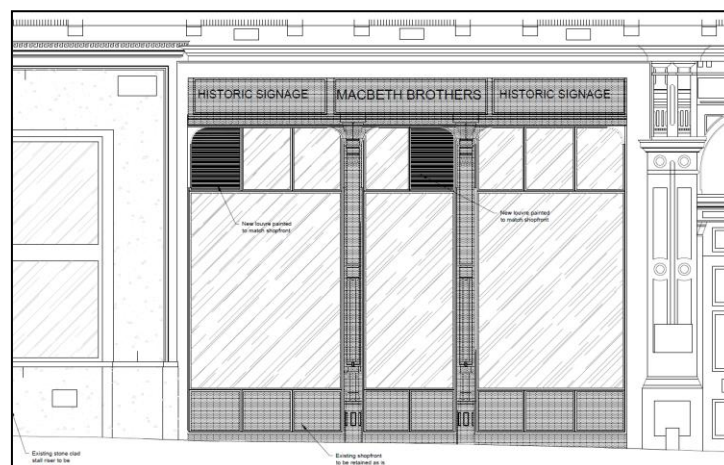
SECTION 1 – EXTERNAL LOUVRES

Two alternative layouts have been developed for the location of a new louvre required to support the proposed HVAC system serving the building. Both options seek to balance the technical requirements of ventilation with the sensitivity of the retained historic shopfront and the wider street elevation.

- Option A: Introduction of a new louvre within the retained historical shopfront.
- Option B: Replacement of an existing louvre located above the entry door.

Option A – Introduction of a new louvre within the retained historical shopfront

Option A proposes a new louvre installed within the retained historical shopfront. The drawings show that the surrounding elements, including the stone-clad stall risers, fascia, pillars, brass window frames, and timber double doors, are retained. The new louvre would be painted to match the existing shopfront finish to minimise visual contrast.



Advantages

- The louvre is positioned close to the required plant and ductwork, potentially reducing internal alterations and simplifying installation.
- As a new element, the louvre can be carefully designed and finished to align with existing shopfront proportions and materials.

Disadvantages

- The installation requires alteration to a retained historic shopfront, which has been confirmed to have significant historical importance. This represents a loss of original fabric and will be perceived as harmful in heritage terms.
- Introducing a new louvre risks interrupting the established amenity and character of the shopfront, even if painted to match.
- The local authority and the heritage consultant have recently raised concerns over this approach to unnecessary intervention in preserved historic elements where alternatives exist.

Option B – Replacement of an existing louvre located above the entry door

Option B retains the historic shopfront fully intact and instead replaces an existing louvre located above the entry door. The proposed works involve upgrading or reconfiguring an element that already serves a ventilation function, without introducing new openings or modifying historic shopfront features.



Advantages

- Clear, purpose-designed solution for HVAC intake/exhaust using existing louvre location.
- The proposal avoids alteration to the retained historic shopfront and instead utilises an existing modern or non-original feature.
- As a louvre is already present in this location, replacing it results in a negligible change to the appearance of the elevation.
- The reuse of an existing opening aligns with conservation best practice, which encourages minimal intervention and reversibility.
- Demonstrating that no new louvres are introduced strengthens the overall planning and heritage case.

Disadvantages

- Providing some services through the shopfront.

- Requires some additional ductwork to work effectively.

SUMMARY

Criteria	Option A – Historical Shopfront	Option B – Glazing Above door
Visual Impact	High	Medium
Heritage Sensitivity	Weak	Good
HVAC Performance	Good	Good
Planning Risk	High	Low

It is clearly demonstrated above that the proposed option for the louvres that has the least impact on visual amenity, heritage, planning and provides an effective HVAC design is Option B. The design has been carefully considered with the historical significance of Mosley Street and has minimal external interventions to the building. The louvre design above the door will replace an existing louvre, which is in keeping with the heritage significance and the overall design of the building.

SECTION 2 – DUCTING AND SERVICES

This section of the options analysis considers four alternative approaches for the routing and coordination of mechanical ductwork and electrical services (including cable tray) within the ground and basement levels at 77 Mosley Street.

The assessment focuses on:

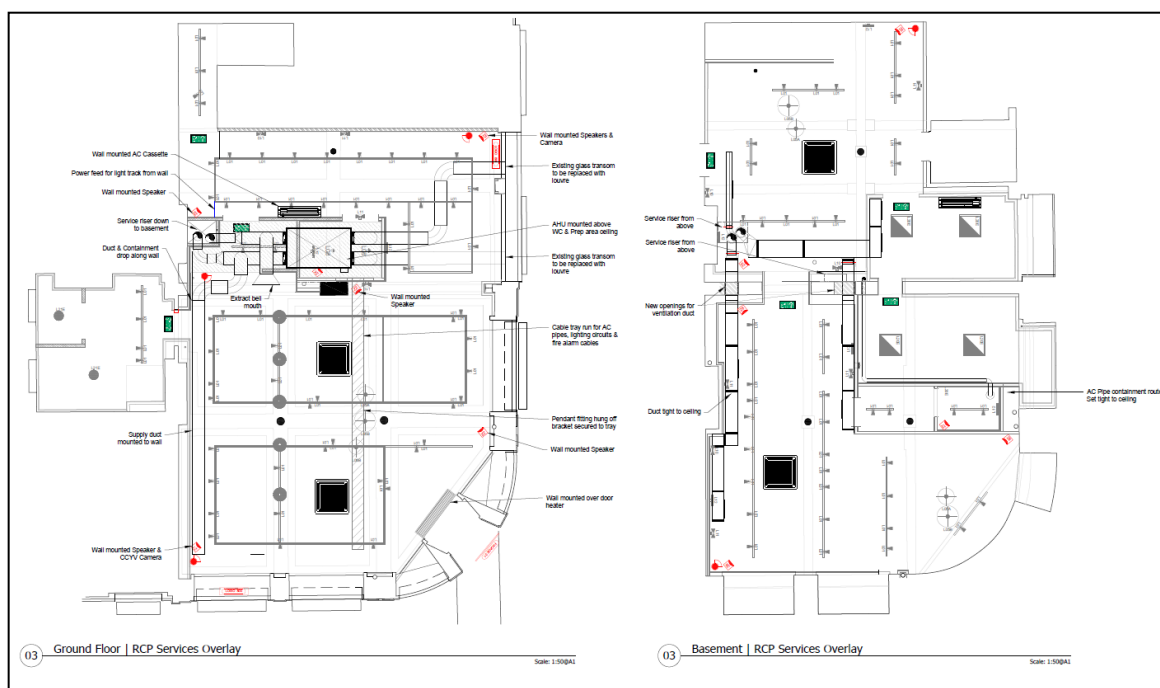
- Visual impact
- Compatibility with the existing building fabric
- Quality of coordination and buildability
- Long-term maintenance and adaptability

The four options are:

- Option A: Introduction of a new louvre within the retained historical shopfront.
- Option B: Ducting to landlords demise.
- Option C: Replacement of an existing louvre located above the entry door.
- Option C Revision 2: Replacement of an existing louvre located above the entry door (reducing ducting).

Option A – Introduction of a new louvre within the retained historical shopfront.

Option A places ducting and combined cable trays predominantly at relatively low levels, with shared containment for lighting, fire alarm and AC pipework. The ducting would run to the heritage shopfront, which has high significance.



Advantages

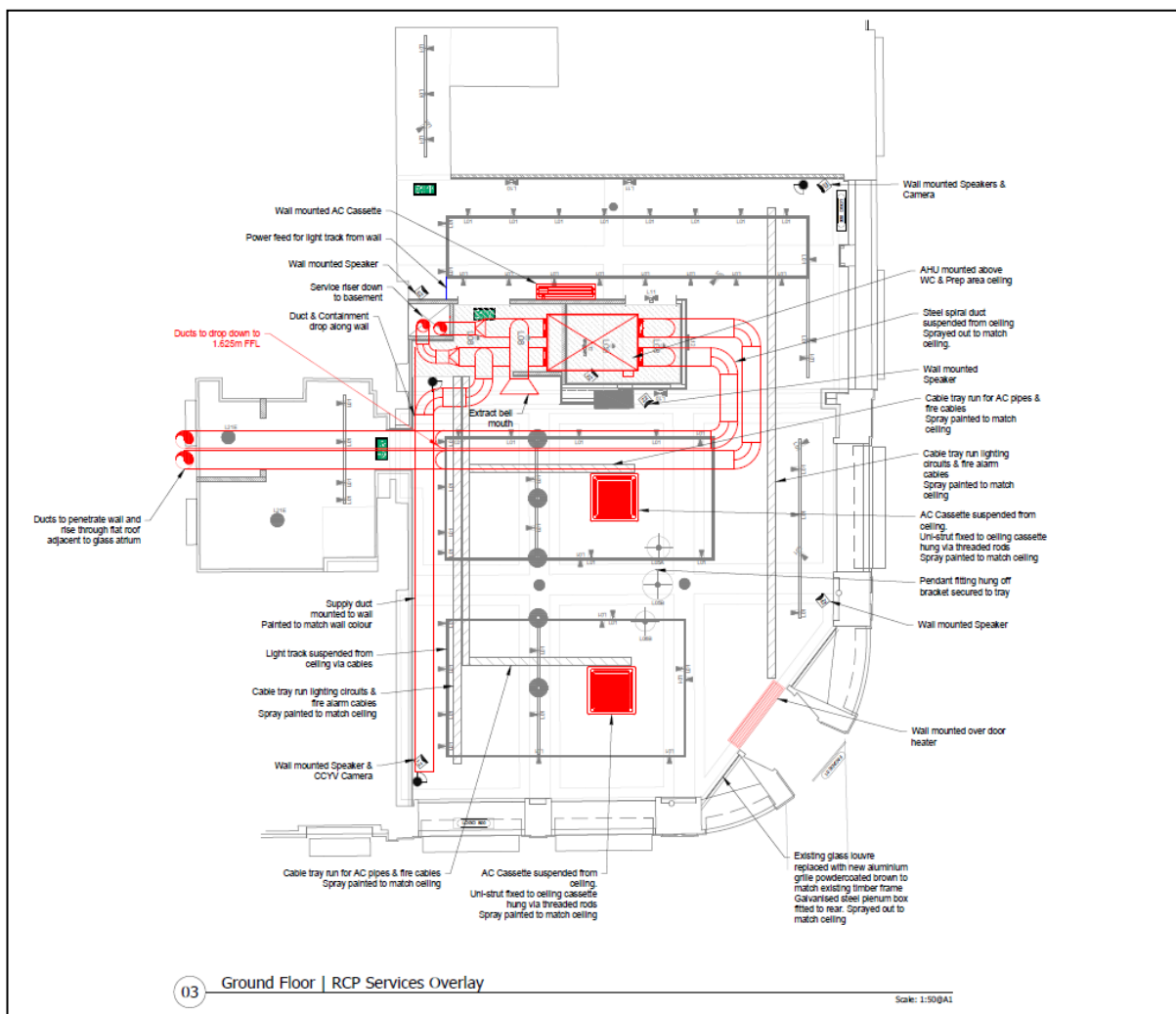
- Straightforward installation and routes with minimal ceiling coordination.
- Services are readily accessible for maintenance at low level.
- Reduced requirement for suspended structural systems.

Disadvantages

- Visual impact at eye level, particularly within publicly accessible areas.
- Greater interaction with building fabric increases the risk of damage or intrusive fixings.
- Limited future flexibility due to congestion of the HVAC system.
- Less sympathetic to the character and quality.
- Still requiring additional services over the ceiling.
- The installation requires alteration to a retained historic shopfront, which has been confirmed to have significant historical importance. This represents a loss of original fabric and will be perceived as harmful in heritage terms.

Option B: Ducting to landlords demise.

Option B combines ceiling-mounted duct routes with vertical service drops using the landlord's demise to the lightwell, which is not achievable.



The option of routing ductwork into the landlord's lightwell is not viable. Specifically, consent has been granted for the existing lightwell to be infilled at both basement and ground floor levels, such that the rear basement unit and rear ground floor unit will extend fully into what is currently an open-air lightwell.

As a result, the lightwell will not exist as an open external space at the level of the storeroom. Any ducting discharged from the storeroom would not terminate in open air but would instead enter the rear basement unit. From there, it would need to be routed vertically through a separate ground-floor unit before it could finally discharge externally via the new roof at ground-floor level. It is also important to note that due to the change in levels from the front to the rear of the building, the ground floor storeroom aligns with the basement level at the rear.

It is clearly impractical and inappropriate for ducting to pass through two premises, both from a legal and operational perspective. In addition, the length of the duct run and the number of bends required would be excessive and are unlikely to be viable from a mechanical performance standpoint, with a high risk that the air handling system would not function correctly.

There has also been reference to a possible landlord service route within the lightwell for this ducting. For clarity, the approved planning consent includes a dedicated kitchen extract route for the rear units only, which runs up the lightwell to roof level on the opposite side of the lightwell. This ductwork is intended to serve up to two separate restaurant kitchens within the rear basement and rear ground floor units, both of which will incorporate the former lightwell space within their demise. This route has never been intended, designed, or consented to serve an air handling system.

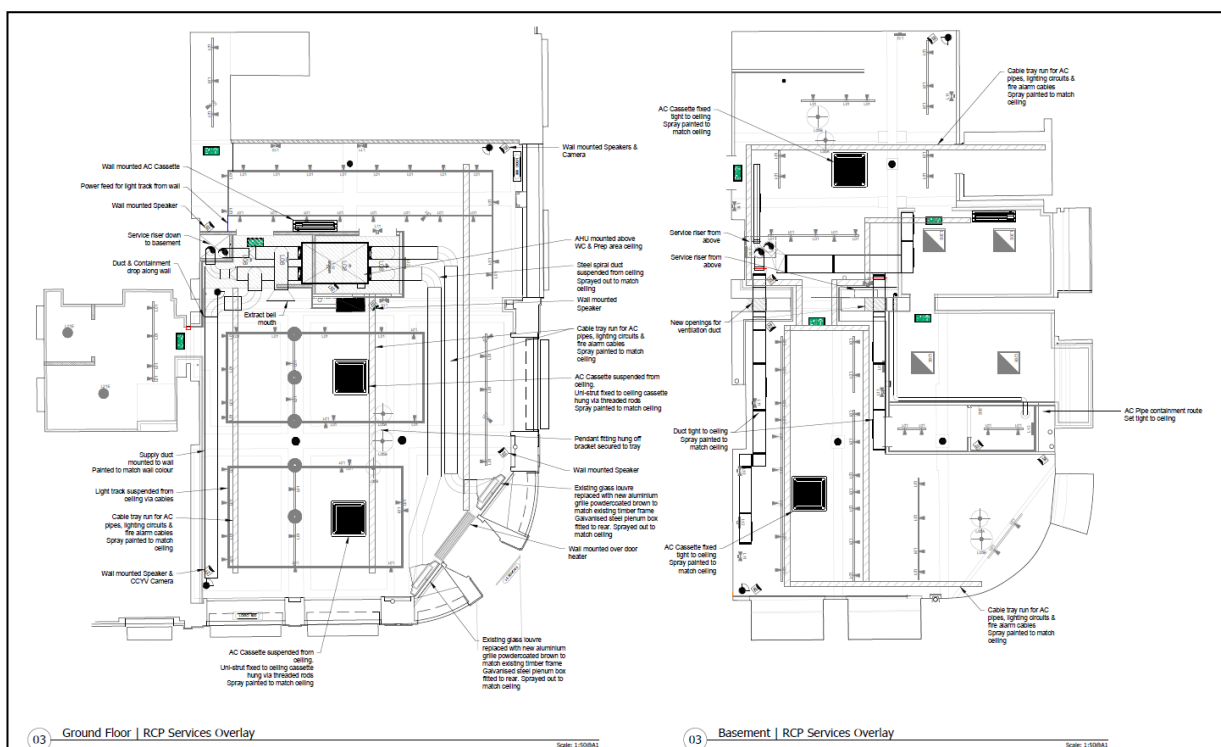
In this regard, the following points are noted:

- If the kitchen extract route were diverted or taken over for air handling purposes, there would be no remaining compliant route available to serve the kitchen extract requirements of the rear units, contrary to the approved scheme.
- The existing air handling system would not be capable of supporting ductwork of this length or extending to roof level. Achieving this would necessitate a significantly larger air handling unit located on the roof, for which there is not sufficient space
- The kitchen extract route is located on the opposite side of the lightwell. Connecting into this route would therefore require extensive ducting to be run through other tenants' demised areas, which is not acceptable.

For the above reasons, routing ducting into or via the landlord's lightwell cannot be supported and should be discounted as a feasible option.

Option C: Replacement of an existing louvre located above the entry door.

Option C adopts an exposed services strategy with suspended ductwork, trays, lighting and AC cassettes beneath ceiling level, sprayed to blend with finishes. This route will use the location of the existing louvres above the entry door.



Advantages

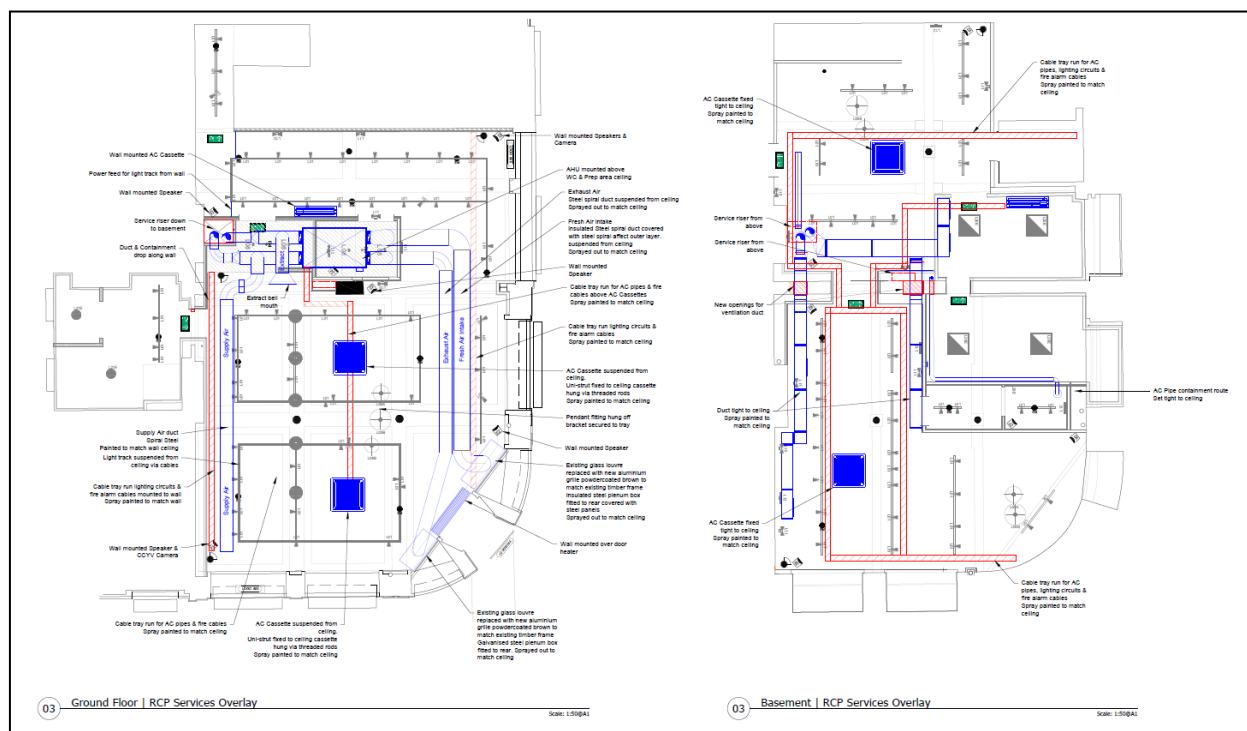
- Clear reasoning for services, aiding coordination and minimal impacts.
- Reduced the amount of overcrowding on the ceiling.
- Allows routing of multiple services without cutting into existing fabric.

Disadvantages

- Accumulation of exposed ductwork, trays and lighting results in a visually busy ceiling plane.
- Ductwork and cable trays are more separate.

Option C Revision 2: Replacement of an existing louvre located above the entry door (reducing ducting).

Option C Rev.2 combines ceiling-mounted duct routes using the location of the existing louvres above the entry door. The louvres will be replaced to accommodate the system; however, they are designed to match the exterior of the building. This route has positively grouped cable trays, services and the ducting, hiding as much as possible.



Advantages

- Minimal visual impact, with services routed tight to ceiling level wherever possible.
- Clear, rationalised service routes improve legibility and reduce clutter.
- Cable trays and ductwork finished to match surrounding surfaces, helping them visually recede.
- Reduced need for wall penetrations and low-level interventions.
- Improved coordination between mechanical and electrical services.
- Better long-term flexibility and ease of maintenance.
- Most sympathetic solution in relation to architectural quality and existing building fabric.
- Aligns with council and heritage expectations for discreet service integration.

Disadvantages

- Slightly greater upfront coordination effort during detailed design.
- Requires disciplined installation sequencing on site.

SUMMARY

Criteria	Option A: Introduction of a new louvre within the retained historical shopfront.	Option B: Ducting to landlords demise.	Option C: Replacement of an existing louvre located above the entry door.	Option C Revision 2: Replacement of an existing louvre located above the
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				entry door (reducing ducting).
Ductwork/Services				
Visual Impact	High	Not Achievable	Medium	Low
Heritage Impacts	High	Not Achievable	Low	Low
HVAC Performance	OK	Not Achievable	Good	Good
Planning Risk	High	Not Achievable	Low	Low
Reversibility of Works	Weak	Not Achievable	Good	Good-Very Good
Compliance with Listed Building Flexibility	OK	Not Achievable	Good	Good-Very Good
Demonstrate “Minimum Harm”	Bad	Not Achievable	Good	Good-Very Good

The proposed fit-out at 77 Mosley Street introduces a mechanical ventilation and air-conditioning (HVAC) system that is essential to support the approved commercial use as a coffee and juice shop. As set out in the M&E Justification, the use generates significant heat, humidity and odour loads from equipment, dense occupancy and food preparation, and includes a basement with no natural ventilation, making a mechanical solution the only viable means of achieving compliance with Building Regulations Part F and relevant CIBSE guidance.

Within this context, four alternative ducting and service routing strategies were assessed to determine how best to integrate the required HVAC infrastructure while minimising visual impact and harm to the existing historic fabric.

Options A & C

Options A and C both demonstrate technically compliant approaches capable of delivering the airflow rates, extraction and fresh air provision set out in the M&E Justification, including:

- Adequate air changes to ground and basement seating areas.
- Dedicated extraction for WCs, food preparation, waste and equipment heat rejection.
- Supply and extract ductwork sized to meet occupancy and equipment loads.

However, when assessed against architectural quality and historic fabric sensitivity:

- Option A introduces extensive services and impacts to the historic shopfront.
- Option C provides ducting/services that have not been grouped or hidden to the best of their ability.

While the two options can meet the functional HVAC requirements described in the justification document, each introduces a higher degree of visual clutter and physical intervention than is necessary.

Option C Rev.2 – Preferred and Progressed Option

Option C Rev.2 has been selected as the preferred solution, as it responds most effectively to both the technical requirements defined in the M&E Justification and the need for a discreet, coordinated integration of services.

Drawing Option C Rev.2 demonstrates that:

- Supply, extract and fresh air ductwork required to achieve the calculated air change rates and L/s per person are routed tightly to ceiling level, reducing visibility within occupied spaces.
- Cable tray routes serving lighting, fire alarm and AC pipework are consolidated, with finishes matched to ceilings or walls so that services visually recede.

- Basement ventilation requirements, which are mandatory due to the absence of natural ventilation, are accommodated without introducing low-level ductwork that would impact customer seating areas.
- WC, food preparation and waste room extraction, explicitly required under Building Regulations and health legislation, are carefully coordinated to avoid unnecessary penetrations to historic fabric.
- The strategy supports ongoing compliance with Part F, health and safety legislation, food hygiene requirements and CIBSE best practice, while respecting the constraints of an existing and potentially sensitive building.

The M&E Justification confirms that a mechanical HVAC system of meaningful scale is unavoidable and legally required for this use, particularly due to basement occupancy, heat and humidity loads, food hygiene considerations and indoor air quality standards.

When comparing the service routing options, Option C Rev.2 achieves the necessary technical performance with the least visual and physical impact, making it the most appropriate solution. It represents a proportionate and well-coordinated response that balances regulatory compliance, operational requirements and architectural quality.

This is also supported by Section 1 Option B with the proposed replacement louvre above the entrance door. Both options for the louvre and ducting/services go together in presenting the most sensitive and justifiable design for the unit.

Yours sincerely,



Max Shadforth
PLANNER

Encs.