

NHS Property Services Whitefield Medical Centre

Ventilation Statement

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Rev P01

**SILCOCK
LEEDHAM**

Consulting Engineers

Upperbank House,
Stoneythorpe,
Leeds,
LS18 4BN
United Kingdom
W: silcockleedham.co.uk
T: +44 (0)113 393 3310

Contents

0.	Introduction.....	3
0.1	Project Overview	3
1.0	Ventilation Strategy.....	3
1.1	Natural Ventilation	3
1.2	Mechanical Ventilation.....	3
1.3	Position and Design of Ventilation & Extraction Equipment.....	4
1.4	Odour Abatement.....	4
1.5	Acoustic Characteristics.....	4
2.0	Conclusion	4
3.0	Appendices.....	5
	Appendix A – Building Elevations	5
	Appendix B – Ventilation Layout	6

0. Introduction

0.1 Project Overview

The project is the Whitefield Primary Care Health Centre, located at Pinfold Lane, Whitefield, Manchester. It comprises a single-storey primary healthcare facility with a Gross Internal Area (GIA) of approximately 586 m². The facility includes consulting/examination rooms, administration offices, welfare areas, and patient waiting areas.

This statement has been prepared to support the planning application for the proposed Primary Healthcare Facility in Greater Manchester.

It outlines the proposed ventilation strategy for the building in accordance with NHS HTM requirements, Building Regulations (Part F) and CIBSE guidance.

The report provides details of the ventilation and extraction equipment, including positions of louvres and ductwork terminations, odour abatement measures, and acoustic mitigation proposals.

Elevational drawings showing the louver locations are appended as Appendix A. Ventilation Layouts are appended as Appendix B.

1.0 Ventilation Strategy

The ventilation systems have been designed to ensure a safe, comfortable, and compliant internal environment. The design approach balances energy efficiency, infection control, occupant comfort, and planning considerations.

1.1 Natural Ventilation

The building, where suitable shall be naturally ventilated. This is generally to the consult rooms with lower occupancies and with openable windows generally as indicated on the drawings and detailed in this specification.

The free area to the windows has been assessed to provide sufficient levels of fresh air ventilation to the spaces. The outcome of this assessment has been provided to enable the architect to develop the window specification.

It is acknowledged that the NHS PS Standard makes reference to the difficulty to ensure a minimum level of ventilation to a naturally ventilated space. However, to ensure that adequate ventilation is provided to the spaces for the majority of the occupiable hours, we have based our free area (m²) assessment on:

- the provision of 4ACH >90% of occupiable hours
- the provision of 10L/s/person >95% of occupiable hours

1.2 Mechanical Ventilation

Mechanical ventilation systems are proposed to areas of the building which did not suit natural ventilation – Either due to acoustic restrictions, HTM requirements, occupancy levels or availability of openable windows.

The systems proposed are summarised below

- Ceiling void mounted air to air plate heat exchanger energy recovery supply and extract ventilation units to serve areas with higher occupancy, without openable
-

windows or otherwise unsuited to natural ventilation including waiting areas, offices & meeting rooms.

- Ceiling void mounted air to air plate heat exchanger energy recovery supply and extract ventilation units to serve Treatment Areas.
- Local WC ducted extract systems

Control of the ventilation systems is to be demand controlled by PIR, CO2 or Humidity.

Fire dampers are to be provided where ductwork penetrates fire-rated compartments.

1.3 Position and Design of Ventilation & Extraction Equipment

The main Air Handling Plant and all ductwork as described above is all internal to the building (with no external ventilation plant or ductwork).

External Louvres are located on the south and west elevations of the building.

Louvres have been carefully positioned to:

- Avoid recirculation between supply and exhaust air streams (in line with HTM requirements).
- Be sited away from openable windows to minimise cross-contamination risk.
- Minimise impact on building aesthetics, with positions agreed in consultation with the project architect.

Full details of louvre positions are provided on the architectural elevations in **Appendix A**.

1.4 Odour Abatement

There is minimal odour risk associated with the proposed ventilation systems.

Extract systems primarily serve sanitary facilities and general spaces, with no processes requiring additional filtration or grease/odour control.

All extracts discharge at high level to atmosphere.

System design ensures dilution and dispersion, with no anticipated adverse impact on neighbouring properties.

1.5 Acoustic Characteristics

An acoustician has reviewed the MEP plant proposals and confirmed the ventilation strategy as acceptable for planning purposes.

- Attenuators are provided on the atmosphere side of all fans and air handling plant to reduce breakout and discharge noise.
- Air handling plant is located internally to further mitigate external noise.

2.0 Conclusion

The proposed ventilation systems for the Whitefield Primary Healthcare Facility are suitable for the intended healthcare use and are designed to meet NHS, regulatory, and planning requirements.

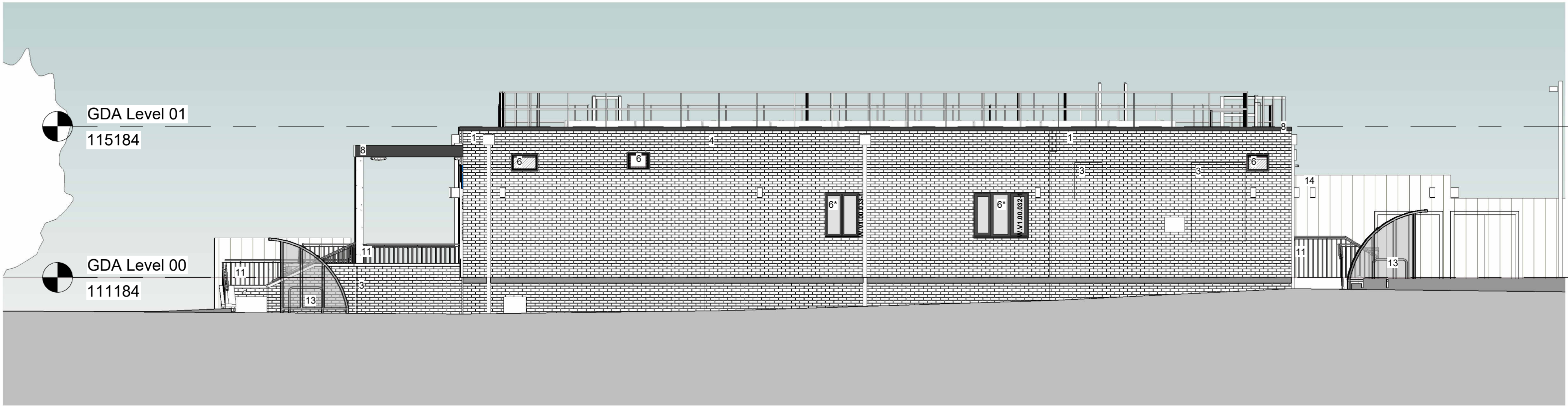
- Ventilation and extract louvres have been carefully located and designed to prevent recirculation, avoid openable windows, and minimise visual impact.
 - No significant odour risks are anticipated.
 - Acoustic mitigation measures ensure compliance with planning standards.
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3.0 Appendices

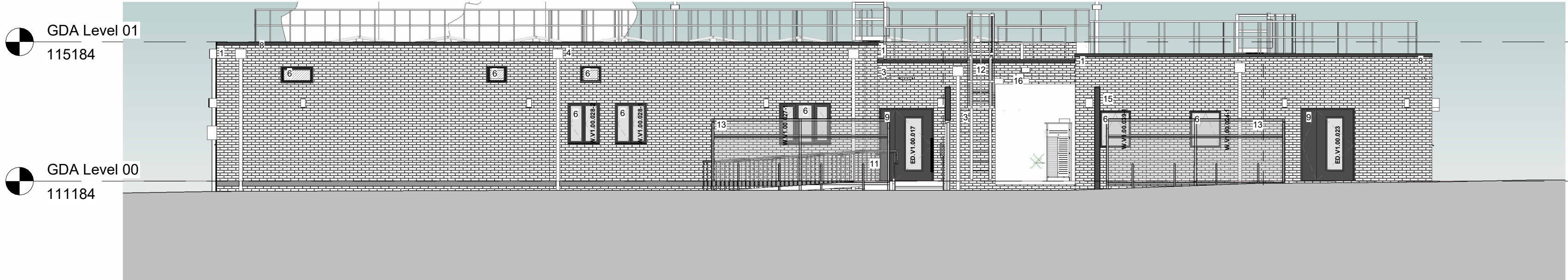
Appendix A – Building Elevations



ZZ-DR-A-1003-Proposed North Elevation



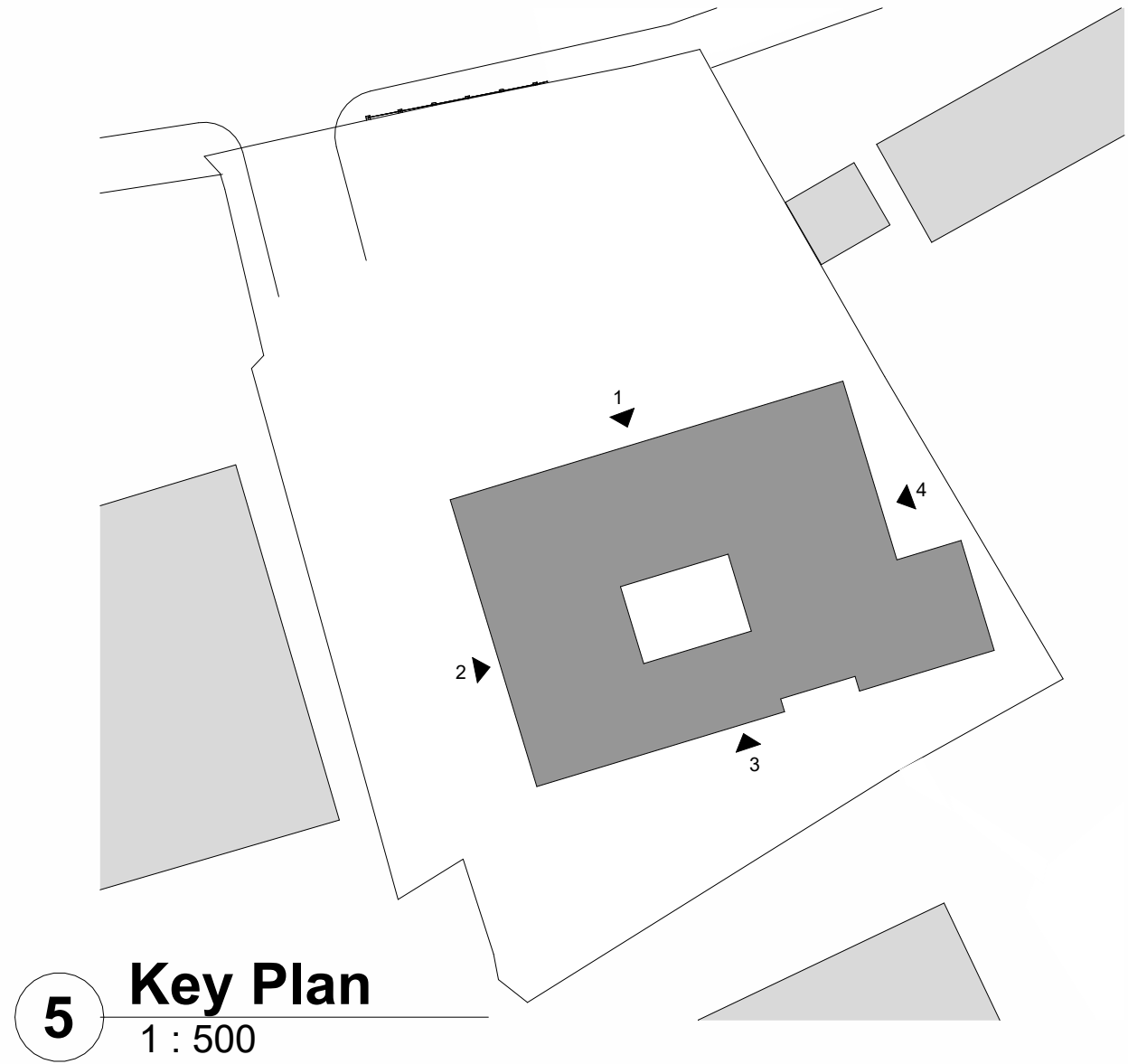
ZZ-DR-A-1003-Proposed West Elevation



ZZ-DR-A-1003-Proposed South Elevation



ZZ-DR-A-1003-Proposed East Elevation



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NOTES

Drawing to be read in conjunction with Stage 4 drawing pack & details.

Levels based on Topographical Survey Ref 72968MCLS-01 Dated 25/04/25 by Survey Solutions.

All relevant Mechanical, Electrical and Structural Engineer's details to be referred to where relevant.

All details are to be referred to for Stage 4/tender purposes only and should at no point be considered as construction information.

Materials Key:

01. Existing brickwork
02. Existing mosaic tiles
03. Proposed Brickwork - Bowland Grey
04. Proposed Feature Brickwork - Kelham Black
05. Proposed Rainscreen cladding, colour: TBC
06. Proposed PPC aluminium windows and louvers, Colour: RAL 7016
07. Windows with Obscure Glass for Privacy to Clinical Rooms
08. Proposed PPC aluminium curtain wall lobby and Waiting Room, Colour: RAL 7016
09. Proposed PPC aluminium canopy and coping, Colour: RAL 7016
10. Proposed PPC aluminium external doors, Colour: RAL 7016
11. Proposed Signage: Metal
12. Proposed Metal railings
13. Proposed CAT ladder
14. Proposed Cycle stands
15. Proposed Timber Fencing
16. Proposed Metal Acoustic Louvered Fence
17. Proposed Acoustic Absorption Cladding Panel

P04	MB	Updated ramp, plant enclosure and RAL colours	16/01/2026
P03	MB	Stage 4 Issue	19/12/2025
P02	MB	Stage 3 Issue	16/06/2025
P01	MB	Draft Stage 3 Issue	15/05/2025
Rev	By	Description	Date



The Cruck Barn, Duxbury Park, Chorley, Lancashire, PR3 4AT
+44 1257 260070 | contact@gillingdod.com | gillingdod.com

Client Name:
NHS Property Services

Site Name:
Whitefield Library, Pinfold Lane,
Whitefield, M45 7NY

Project Name:
Primary Care GP Surgery

Drawing Title:
Proposed Elevations

Project No:	Sheet Size:	Scale:	
WFLREF	A1	As indicated	
Drawn by:	Checked by:	Approved by:	Revision:
MB	CLS	CLS	P04

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System-Number
WFLREF-GDA-V1-ZZ-DR-A-1003

Appendix B – Ventilation Layout

