



Planning Application No:- 18/0802

Subject: Application to Discharge Condition – Mechanical Ventilation (Condition 8)

Site: The Crown Building, 11 Chepstow Road, Newport, Np19 8BQ

Dear Sir/Madam,

In accordance with Condition 8 of planning permission 18/0802, please find enclosed details of the proposed **Mechanical Ventilation System** for the approved flats at The Crown Building.

The submission includes:

- Design statement confirming compliance with Approved Document F; and
- Confirmation that the system will be installed prior to occupation and retained thereafter.

We trust that this provides sufficient information to discharge the condition. Should you require any further details or clarification, please do not hesitate to contact me.

Kind regards,

Mo Rashid



Mechanical Ventilation Scheme Statement

Site: The Crown Building, 11 Chepstow Road, Newport, ,NP19 8WA

Planning Ref: 18/0802

Condition: Mechanical Ventilation (Pre-Occupation Condition 8)

Applicant: M. Rashid, GN & RB Ltd

Date: 28/11/2025

1. Purpose of Submission

This statement is submitted in support of the discharge of the planning condition requiring details of the **mechanical ventilation scheme** to be agreed in writing with the Council prior to occupation of the approved flats.

The scheme demonstrates compliance with **Policies GP2 and GP7** of the Newport Local Development Plan and with the requirements of **Approved Document F (Ventilation) of the Building Regulations (England and Wales)**.

2. Proposed Ventilation System

All ventilation within the development will comply with the standards set out in:

- **Approved Document F (2010, as amended);** and
- **BS EN 13141-1:2010 – Ventilation for Buildings.**

The proposed ventilation strategy is **System 1 – purge ventilation and Intermittent Extract Fans**, as defined in Approved Document F.

2.1 Ventilation Design

- **Background ventilation** will be provided to all habitable rooms via openable windows
- **Purge (rapid) ventilation** will be achieved through openable windows to all habitable rooms, capable of achieving a minimum of **four air changes per hour**.
- **Mechanical extract ventilation** will be provided by individual extractor fans installed as follows:
 - **Kitchen:** 30 L/s adjacent to hob, or 60 L/s if located elsewhere;
 - **Utility:** 30 L/s;
 - **En-suite / Bathroom:** 15 L/s;
 - **WC:** 6 L/s.
- All extract fans will include a **15-minute overrun** and will be controlled via the **light switch**.

This system provides continuous and effective removal of moisture and pollutants from wet areas, supporting overall indoor air quality and compliance with Building Regulations.

3. Compliance & Performance

The mechanical ventilation system has been designed to:

- Meet or exceed the extract rates required under **Approved Document F**;
 - Satisfy the air change requirements for purge ventilation;
 - Provide adequate background ventilation through openable windows;
 - Achieve energy efficiency and low noise operation in accordance with **Building Regulations Part L** and **BS EN 13141-1:2010**.
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4. Installation and Commissioning

- The system will be **installed prior to occupation** of any flat.
 - **Data sheets for Extractor fans** confirming airflow rates and performance will be provided on completion.
 - The systems will be **retained and maintained thereafter** to ensure continuous effective operation.
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5. Summary

The proposed mechanical ventilation system meets the requirements of **Approved Document F (2010)** and **BS EN 13141-1:2010**, ensuring that all dwellings achieve appropriate background, extract, and purge ventilation to protect residential amenity in accordance with **Policies GP2 and GP7**.

Accordingly, we request that **Condition 8 - Mechanical Ventilation** be formally discharged.

Name: Mo Rashid

07966382612,

GN & RB Ltd

Date: [Insert Date]