

577 Barlow Moor Road – Ventilation Scheme

This Ventilation Scheme has been prepared to support a discharge of condition 1a application relating to the property at 577 Barlow Moor Road (ref: 134418/P3GPA/2022).

577 Barlow Moor Road has recently received prior approval for the change of use of the first floor of the building to be converted from a former high-street bank (class E(c)i) to two residential dwellings (class C3) as part of application 134418/P3GPA/2022.

This discharge of condition application seeks to discharge condition 1a to allow the commencement of works and implementation of the prior approval, condition 1a states that:

“1) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Barlow Moor Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as the ground floor commercial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.”

This Ventilation Scheme is accompanied by a Noise Assessment which was completed with the assumption that windows will be shut. This Ventilation Scheme details how the proposed apartments can be ventilated whilst the windows remain closed.

Approved Scheme

The proposal to convert the property into two apartments has been approved as part of application 134418/P3GPA/2022, which included the assessment of the floor plans and design of the five habitable rooms which include:

- Apartment 1 consisting of:
 - 1 open plan kitchen and living room; and
 - 1 double bedroom.
- Apartment 2 consisting of:
 - 1 open plan kitchen and living room; and
 - 2 double bedrooms.



Ventilation Requirements

A ventilation scheme is required by condition following the implementation of Approved Document F (Ventilation) of The Building Regulations 2010 on the 15th of June 2022. This approved document states that ventilation may be delivered *“through natural ventilation, mechanical ventilation or a combination of both”*. This scheme details that the apartments will be able to fully ventilate with the use of the proposed mechanical ventilation however, residents will also be able to open windows to allow natural ventilation if they so chose.

Proposed Ventilation

This application proposes to install mechanical ventilation in each habitable room to ensure that future residents are able to fully ventilate the apartment without needing to open their windows, although the windows are to remain openable for use at the resident’s leisure. In total, the proposed scheme will consist of 5 mechanical ventilation units.

The mechanical ventilation identified for installation by the client will consist of ‘Rytos Cowled Super Acoustic Controllable LookRyt AirCore White’ (model: RYTAAC125HPWCWL) units.

These ventilation units are retro-fitted core ventilators with external cowl for background room ventilation, allowing the circulation of fresh outside air into the room and therefore, dispersing moisture odours and pollutants.

The mechanical ventilation units will be placed within each habitable room beneath the ceiling and at the furthest point from the source of the pollution, which in this case has been identified as the traffic on Barlow Moor Road. In addition, the vents will be located in areas of open space and away from any enclosed urban spaces. The vents will also be placed so that the potential for the re-entry of exhaust air on the surrounding uses is minimal, as well as being placed away from the windows of the property above. This is fully in accordance with the guidance outlined within section F1(1) of The Building Regulations 2010.

Further details including the size and specifications of the mechanical ventilation unit can be observed in Appendix A (attached).

Concluding Note

The above details and attached mechanical unit specifications found within Appendix A detail the proposals to fully ventilate every habitable room within the proposed apartments approved within application 134418/P3MAP/2022. The information submitted as part of this discharge of condition application fully accords with Approved Document F of The Building Regulations 2010 and therefore, condition 1a should be discharged to allow the commencement of development.