

Hexham Rd (The Willows) Redevelopment

Reading, RG2 7UQ

26. VENT/FLUE AND VENTILATION DETAILS STATEMENT

In Support of Planning Application

Project no: E05076

Issue: 1

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24.1 Executive Summary

This Statement has been developed to assist the planning application stage to demonstrate how the planning requirements associated with nuisance or pollution from cooking odours have been addressed at the Hexham Road development.

In general, the Multistorey development does not include Restaurant and Cafes (A3), Drinking Establishments (A4), Hot Food Take-Away (A5) or other facility which would generate nuisance or pollution from cooking odours or require specific extraction system and therefore the requirements can be discharged by the default.

24.2 Planning Requirements

The following states the Planning Policy requirements and guidance in providing compliant evidence.

24.2.1 Vent/Flue and Ventilation Requirements

The Reading Borough Council Planning Policy states that:

“Applications for the use of premises for purposes within the following use class:

A3 (Restaurant and Cafes)

A4 (Drinking Establishments)

A5 (Hot Food Take-Away)

These details may also be required for B1 (general business), B2 (general industrial) and other commercial developments that will cause odorous emissions for example brewing, rendering, paint spraying, leisure uses etc. where substantial ventilation or extraction equipment is proposed to be installed.”

24.2.2 Guidance

The following Guidance is provided:

“The statement must prove that nuisance or pollution from cooking odours will not be caused by the proposed use. Details of proposed fume extraction systems. This must include details of the size, design, siting, finish, acoustic treatment, and odour abatement techniques of the flue extraction system. Elevation drawings showing the size, location and external appearance of plant and equipment will be required.

This information (excluding odour abatement techniques unless specifically required) will also be required for significant retail, business, industrial or leisure or other similar developments where substantial ventilation or extraction equipment is proposed to be installed. Details of active odour control systems where proposed. Odour control methods to limit the odour from waste, location of waste storage.”

24.2.3 RBC Policy

Reading Borough Local Plan (2019)

Policy EN16: Pollution and Water Resources

Policy CC8: Safeguarding Amenity

24.3 Ventilation Strategy

In general, the development does not include Restaurant and Cafes (A3), Drinking Establishments (A4), Hot Food Take-Away (A5) or other facility which would generate nuisance or pollution from cooking odours or require specific extraction system.

There is no equipment that would also require a flue for its correct operation and therefore the planning requirements are met by default and no further information should be required in support of that statement.

24.3.1 Domestic Properties

All flats will be provided with mechanical ventilation heat recovery (MVHR) units supplying fresh air to each flat and extracting stale air in accordance with the requirements of Building Regulation Part L and F.

The fresh air and exhaust air will be supplied via external louvres at the facade. Attenuators will be provided where necessary to reduce the noise level to the recommended external background noise level.

24.3.2 PMLD Day Care Service

All occupied areas will be provided with decentralised MVHR ventilation. The fresh air and exhaust air will be supplied via external louvres at the facade. Attenuators will be provided where necessary to reduce the noise level to the recommended external background noise level

24.3.3 Bin Stores and Waste Collection Areas

The Waste Collection areas will be provided with decentralised MVHR mechanical ventilation. The fresh air and exhaust air will be supplied via external louvres at the facade. Attenuators will be provided where necessary to reduce the noise level to the recommended external background noise level

24.3.4 Kitchen

The Life Skill within the PMLD Day Care Service will be provided with couple of domestic type ovens.

The ovens will be provided with recirculating hood over each hob complete with carbon filters.

24.4 Heating Strategy

Heating and hot water to the development will be via air source heat pumps and any fumes or odours will not be generated via this type of system.

The unit will be installed externally in dedicated acoustic enclosure local to the stand-alone plantroom area.