

86 London Street, Reading

Basement Ventilated Cavity Walls

Statement of ventilation void/path maintenance

July 2026

This guidance should be read in conjunction with drawings 1347-HR-A-DE-0302 Rev03 and 1347-HR-A-DE-0303 Rev01.

Select lengths of masonry walls to the perimeter of the basement shall have a vented cavity wall created with timber framing.

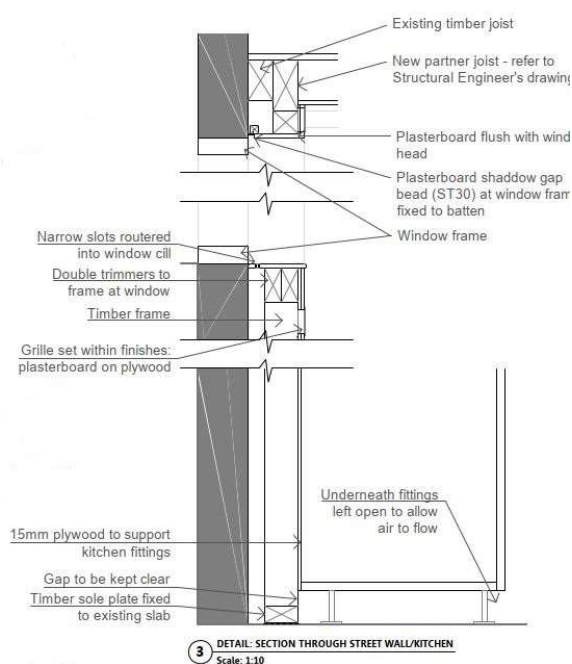
The existing masonry walls are damp and measures to stop water ingress shall be taken to the rear elevation by the re-setting of the patio floor slabs to direct the water away from the building. The occupiers of the above property cannot control damp ingress via the two party walls. The damp ingress to the street elevation is not within the control of the owner of the above property as the pavement design is by the council.

It is therefore important where a timber framed cavity wall is created that air movement is maintained over the face of the masonry which will be visually concealed behind the cavity wall.

The cavity wall is designed to have intermitted vertical timber framing only where necessary to provide stability for kitchen and bathroom fittings, leaving most of the wall exposed.

An air gap must be maintained below the fittings and remain open where possible. This creates a continuous air gap behind the cavity wall with ventilation grilles installed at the top of the wall finish – either at the window cill level horizontally, or an open gap at the top to allow air to freely pass.

Refer to the diagram below extracted from 1347-HR-A-DE-0302 Rev03:

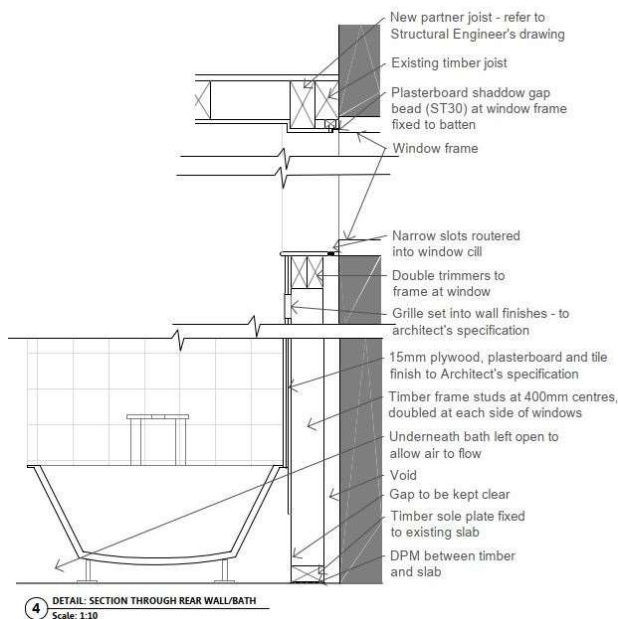


Below the kitchen fittings a 'plinth' (skirting) board must not be fitted - to allow as much ventilation as possible to flow below the units.

This gap must be kept clear: it must not be used for storage of any items and must be regularly cleaned to remove debris.

Where the cavity wall is full height the inlet grilles at the bottom of the wall must not be covered over with furniture or other items.

Refer to the diagram below extracted from 1347-HR-A-DE-0303 Rev01:



In accordance to the architect's Part F ventilation design:

- to bathrooms the mechanical extractor will have an integral humidistat with an overrun timer, at an extraction rate of 15 litres/second. Fans must discharge externally.
- To the kitchen the mechanical extractor will operate at a rate of 30 litres/second adjacent to the hobs and discharged to the outside via the existing in-wall grille.

To assist the free flow of air cross ventilation to the basement must be encouraged by opening the windows to the rear elevation and the front elevation on a daily basis.

Mechanical extraction must be used to remove humid air when using appliances, for example when cooking and showering, in accordance with Part F of the building regulations as a minimum. The initial operation rates are recommended to be checked regularly and extraction rates adjusted if necessary to ensure the rate of extraction is appropriate for the degree of use and relative effectiveness.

The following summary is to be printed out and placed in a prominent location as a regular reminder.

Maintenance Schedule:

Daily maintenance	Open windows to front and rear elevations and internal doors at the same time
	Use extraction fans to remove humid air when using appliances
	Visually check no bags/furniture are located in front of the wall grilles
	Check the horizontal air slots are not obstructed (bottles etc)
Weekly maintenance	Clean the void below the fittings
	Allow for a full day of opened windows and internal doors for cross ventilation
6-month/annual maintenance	Clean air extraction filters to maintain air flow