

**KEY**

- E Existing extract fan
- S Existing wall vent / C Existing chimney vent
- S Existing supply vent for combustion
- ~~S~~ Existing wall vent to be blocked
- T Existing trickle vent
- T Existing trickle vent for combustion
- ~~T~~ Existing trickle vent to be blocked
- U Existing door undercut
- E Proposed new extract fan
- S Proposed new supply vent with RH control
- S Proposed new supply vent for combustion
- W New window / D Door with trickle vent with RH control
- E Replaced extract fan / C Replace chimney vent
- E Replaced fan to provide extract + purge ventilation
- T Unblocked/retrofit trickle vent with RH control
- U Required undercut
- M Mould growth evidence
- C Condensation evidence
- D Damp evidence

**EEM proposed [7]:**

- 1) CWI
- 2) Double glazing
- 3) Draught proofing
- 4) Removal of secondary heating

**Site notes[6] :**

CWI: Fill cavity in "Extension 2".  
 4 of 6 windows to be replaced with DG (2 already DG).  
 100% Draught proofing.  
 No secondary heating (gas).

**Existing EEM:**

Double glazing (2 windows with existing trickle vents)  
 Energy Efficient Lighting  
 Heating and Hot Water Controls  
 Boiler Replacement  
 New Central Heating System  
 Intermittent Extract Ventilation (IEV)

**Disclaimer notes:**

- This indicative design is to provide you with information prior to your detailed technical audit and design and does not instruct choosing certain materials or technologies.
- It is within your responsibility to produce a compliant detailed design, including plans and specifications and deliver the works.
- The solutions need to be in full compliance with Building Regulations, Fire Safety, and HSE Regulations.
- Special attention to adhere to Building Regulations Part E for acoustic performance (ventilation) where system changes are required.
- Your design, as a whole, needs to lead to the necessary levels of performance improvement as detailed within the retrofit assessment documentation provided to you.
- Prioritise sustainable practices and materials for eco-friendliness where appropriate and applicable.
- Coordinate MEP systems to ensure compatibility with the retrofit design. Special attention to the impact of increased airtightness.
- Confirm achieved airtightness with actual measurement. Validate ventilation system choice capacity to deliver and comply with all relevant standards and regulations.
  - Follow PAS 2035 and 2030 standards for best practices.
- Electricians and delivery partners need qualifications, safety certificates, and insurance as per regulatory requirements.
- Provide as-built drawings, certificates, and handover technical manuals along with maintenance instructions to the client.
- All final ventilation proposal must be approved by the retrofit coordinator/client approved PAS2035 evaluation platform prior to installation.
  - Maintain and provide all necessary compliance documentation for client records.

**BIM Transmittal Disclaimer**

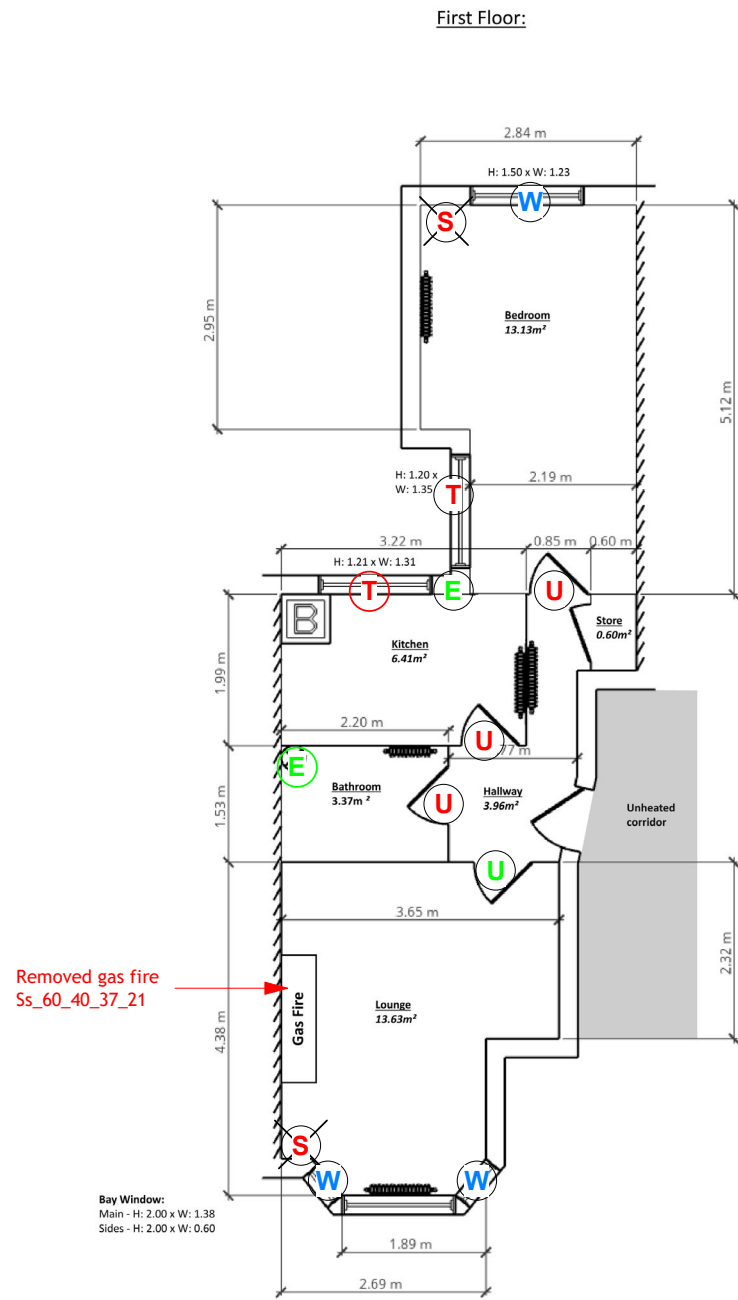
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**Disclaimer notes:**

- This drawing is provided for illustrative purposes only and is not drawn to scale. The proportions and dimensions shown here are for conceptual representation and general visualisation purposes.
- Do not use this drawing for precise measurements or construction purposes. Always refer to the accompanying scaled drawings or consult with a qualified professional for accurate dimensions and measurements
- This ventilation strategy shall be read in conjunction with the rest of the retrofit assessment and design documents; [1] Refer to retrofit assessment and site notes, [2] Refer to existing air tightness test, [3] Refer to IOE & MTIP
  - [4] Measures assessed as per Part F - Table 3.1
- [5] MEV shall be used if a design air permeability is below 3 m<sup>3</sup>/(h.m<sup>2</sup>) at 50Pa or an as-built air permeability is below 3 m<sup>3</sup>/(h.m<sup>2</sup>) at 50Pa
  - [6] Pre-Design Survey plan
  - [7] Performance specification

Is the existing ventilation suitable? [1]	Yes
Evidence of mould/condensation growth in the dwelling [1]	No
Existing EEM since the original dwelling [4]	0 Minor + 0 Major
Proposed EEM [4]	2 Minor + 1 Major
Category as per Part F - Diagram 3.1	B
Existing air permeability [2]	11.26 m3/(h.m2)
Will the proposed measures affect the air permeability? [3]	Yes
Does the air permeability need to be re-tested after EEM?	Yes
Number of bedrooms & maximum occupancy **	1DB (2 people)
Current occupancy [1]	1 people
Suggested ventilation systems [5]	MEV*

\* Indicative floor plans are based on dMEV strategy.  
 Ventilation rates to be compliant with current Part F and regulatory requirements  
 \*\*DB should have 11.5sq m and SB should have 7.5sq m to meet Technical Housing Standard publish on 27 March 2017



P03	Proposed EEM updated following client request.	07.06.2024	LF	ALL
P02	First Issue to PASHub	05.04.2024	VC	ALL
P01	Issue for internal review	02.03.2024	VC	CS
Rev	Rev Description	Rev Date	Issued by	Issued to
	VC	NB	CS	
Drawn By		Reviewed By		Approved By
62516		Apr-24		NTS
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Client  
ISHA

Project  
Innisfree

Drawing Title  
45B Lowfield Road  
Ventilation strategy  
Sheet 1

<h1>SUSTAINABILITY</h1>	
Drawing / Document Reference	Status
ISHA2 - MCB - IF - 17 - DR - V - 0001	S3 - P03
Project Originator Fnr SpBr Form Discipline Number	Status Revision