

VENTILATION STATEMENT

JULY 2026



Three Storey extension to Wickenden Manor to provide further accommodation, meeting rooms and kitchen. Extension and change of use of stables to create further accommodation. Erection of extension to Lodge. Installation of solar panel arrays within the walled garden (resubmission of approval DM/20/4179)

Wickenden Manor Chilling Street Sharpthorne East Grinstead West Sussex RH19 4JB

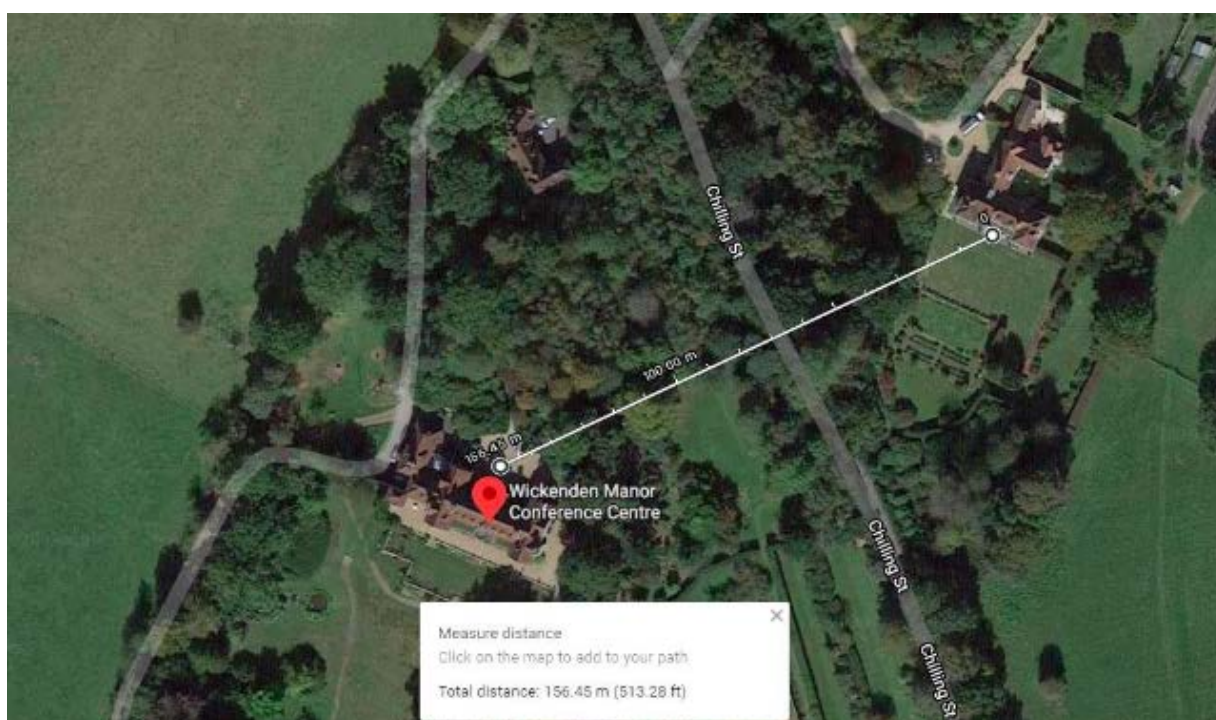
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Wickenden Manor

Wickenden Farm is 160 m away from the proposed buildings in the North-westerly direction and Darlingridge Place is 156m away in the North-easterly direction as the crow flies.



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Therefore, this Ventilation and Extract Statement focuses on the three parameters that have guided the design of the new buildings:

Efficient and sustainable

The proposed project is aiming at the optimum balance between passive and assisted ventilation.

Where possible, natural ventilation is prioritised, with occupants given ample opportunities to open or close windows as is required for their personal comfort. This strategy is applied to bedrooms, circulation spaces, dining spaces and sitting rooms, with a strategic positioning of fenestration in these spaces to ensure adequate airflow rates through single sided or cross ventilation.

For spaces in which higher ventilation rates are required, such as bathrooms, toilets, changing areas kitchens and laundry fresh air will be supplied mechanically, ensuring that the system is calibrated to the appropriate number of air changes per hour, and active only when required.

For the lodge, an mechanical ventilation heat recovery system is proposed, to allow this freestanding building to be operated at a lower energy demand as compared to the main manor. This approach is proposed to compliment a higher performance fabric for this building in line with the projects sustainability goals.

Aesthetic appearance

The extract air ducts are always very unsightly and often ruin the appearance of the buildings. Also, discharge pipes piercing through the roofs are a potential source of leaks and building failure.

Within the Manor, the design allows for extract ducts from bathrooms to be brought up to the loft space and then discharge to open air via the chimney stacks. Discharging through a chimney stack guarantees that the exhaust air is always discharged at a level well above and far away from any window effectively avoiding the possibility of re-entry into the building.

Within the Manor extension, all mechanical extraction terminates in the flat roof between the new and existing pitched roof of the west buildings. This location allows for the plant to be invisible from ground level, whilst still offering a safe and secure access for maintenance when required.

Within the lodge, the internal reconfiguration of the partitions will allow the air distribution of a centralised ventilation system to be seamlessly concealed within the building fabric, with a single extract and inlet located on the buildings exterior.

Friendly and practical

The fabric of the proposed buildings will provide a level of thermal insulation that will make it possible to ventilate without fear of adversely affecting the thermal comfort inside the building.

The windows in the Manor extension will offer the possibility of small trickle ventilation which, in most cases, answers a psychological rather than a physical need.

Where mechanical ventilation is provided in both the Manor extension and the lodge, the controls of the system are very user- friendly allowing ventilation rates to be overridden by the turn of a switch.