

The Elms. 26 Broad Street, Wokingham, RG40 1AB.

Paul G Butler, Flat 1, The Elms, 26 Broad Street, Wokingham, RG40 1AB

I am starting to investigate what to do on behalf of the owner of Flat 5, and the Resident Directors of The Elms, of which I am one.

For some time, Flat 5 has been suffering from serious condensation, especially in the winter. We have had numerous professionals look at the problem, and it seems the main issue is the lack of natural ventilation.

The result of the report concludes

A Positive ventilation unit PIV will need to be installed to control air quality and condensation issues. to future proof the internal fabric : benefits to support below link

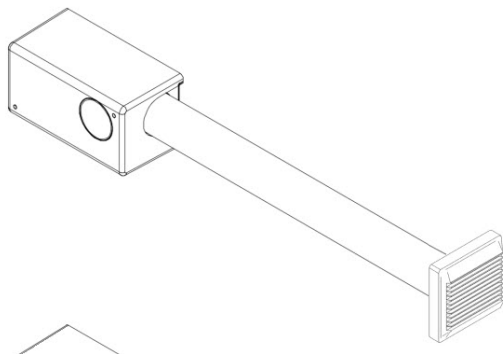
https://www.youtube.com/watch?v=E6sqPMv_x-A

In fact the unit being recommended is:

PoziDry Compact Pro
Positive Input Ventilation Unit
Model - 479188



The only modification required to the building is a small extraction vent, which would be similar to the existing extractor vents on the bathrooms of all the flats.



So, before applying, I have applied to Wokingham District Council planning Dept for a pre-planning assessment. The original plan was to extract from the Flat 5 lounge, but after the reply from the assessment, the location was moved to the side elevation

The picture below, is where we now plan to add the extractor outlet. It is 'hidden' round the side elevation of the building.



The proposed unit:



Flat 5 layout:

