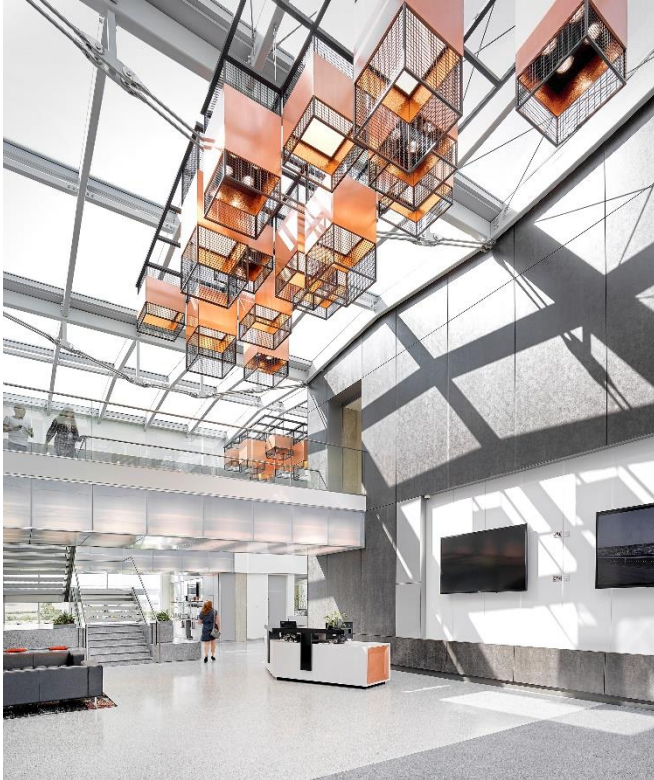


Cascades Leisure Centre

Ventilation Statement



Issue No. 04

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Revision	Date	Description	Author	Checked
01	24/11/2022	Drafts	KRH	DTS
02	28/11/2022	Comments Incorporated	KRH	DTS
03	09/12/2025	Update to suit latest scheme	KRH	DTS
04	12/12/2025	Comments incorporated & addendum added	KRH	DTS





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1.0 INTRODUCTION

This Ventilation Statement has been prepared by Desco to accompany an application made under Section 73 of the Town and Country Planning Act (1990) for an amendment to planning permission ref. 20221293 for the redevelopment of the Cascades Leisure Centre site in Gravesend. The application is submitted on behalf of Gravesham Borough Council.

The following report provides a technical statement on the proposed ventilation for the development of Cascades Leisure Centre located in Gravesend in the south of England. The report identifies the proposals for the scheme and how to minimise the impact on the local greenbelt area where the site is to be located.



The building shown in the background of image above is the existing leisure centre, which was constructed in the 1960s & 70s. The proposal is for the existing building to be demolished & a new leisure centre to be built on the same site close-by, bringing the building & services up to modern efficiency standards. The new building is proposed to be built approximately where the existing carpark & treeline are in the foreground of the above image.

2.0 PROPOSALS

2.1 KITCHEN VENTILATION

It has been confirmed that the café kitchen area is to be of domestic style only and will not be a full commercial kitchen with heavy duty cooking facilities such as deep frying.

We have made allowance for a more domestic style kitchen that will mostly be making sandwiches and toasties by providing 10 air changes to ensure the kitchen area is kept at a good air quality for the light duties undertaken within the space. This will give increased thermal efficiency by allowing for heat recovery on the ventilation system serving this space which is not always included on more commercial kitchen ventilation systems.

2.2 POOL HALL VENTILATION

The pool hall shall be provided with its own dedicated air handling plant and provided with high levels of fresh air ventilation to ensure humidity levels within the space are maintained at suitable levels to control condensation, hence maximising the lifespan of the structure.

The pool hall ventilation system will be a full fresh air system, with no air recirculation and will be designed in accordance with all best practice guides.

2.3 GENERAL VENTILATION

All remaining areas will be provided with ventilation in compliance with Approved Document F, generally 10 litres of fresh air per person. Some areas of the building such as gyms will be provided with fresh air at a higher rate than this, to make allowance for the increased metabolic rate in these areas.

All dirty and wet areas, such as toilets and shower areas will be provided with extract ventilation and held under negative pressure, relative to their surrounding spaces.

3.0 ADDENDUM

The initial ventilation planning statement suggested an allowance for a commercial style kitchen due to the extend of kitchen service being unknown at the time. The only change for the section 73 amendment is that this is now known and has been confirmed by the client to be a more domestic style kitchen where no major cooking or deep frying occurs, and therefore ventilation to suit a more domestic style kitchen is to be provided, resulting in a reduction in ventilation provision from the previously granted planning.