What is a Ventilation Strategy Report?

A Ventilation Strategy Report is a formal planning and design document required by Local Planning Authorities (LPAs) or Building Control bodies in the UK, particularly for residential developments, refurbishments, and extensions where air quality, occupant health, or energy efficiency are critical.

It outlines how a building or dwelling will achieve **adequate ventilation** to meet statutory requirements while also addressing site-specific constraints, such as:

- Proximity to sources of pollution (e.g. busy roads, industrial sites).
- Compliance with the **Building Regulations Approved Document F (Ventilation)** [HM Government, 2021, as amended].
- Integration with other performance requirements, such as thermal performance under **Approved Document L (Conservation of Fuel and Power)**.
- Mitigation of indoor air quality risks (e.g. nitrogen oxides (NOx), PM2.5, condensation, and mould).

Some planning conditions explicitly require a **Ventilation Strategy Report** before development can proceed (see example condition wording in LPA approvals under air quality mitigation requirements).

Synonyms: Ventilation Statement, Air Quality Mitigation Report, Mechanical Ventilation Strategy, Residential Ventilation Assessment

Practical Application Example:
A proposed block of flats in central London sits adjacent to a dual carriageway with elevated nitrogen dioxide levels. The LPA attaches a condition requiring a **Ventilation Strategy Report**.

- The consultant assesses local air quality data from Defra's UK-AIR website.
- The report specifies a **Mechanical Ventilation with Heat Recovery (MVHR)** system with high-grade particulate filters (ePM2.5 70% minimum).
- Windows on façades exposed to high pollution are designed to be non-opening, with alternative purge ventilation routes provided at the rear of the building.
- The strategy demonstrates compliance with Approved Document F, while ensuring residents' exposure to harmful pollutants is reduced.