

28.09.23 Planning Meeting - Condition 3 MVHR File Note

Project Name 247 Tottenham Court Road
Project Number 2222
Date 28.09.2023
Reference

Further to today's (Thursday 28th September 2023) planning condition 3 meeting, Alastair Crockett and Laura Dorbeck (Camden) request a written note stating why some of the residential windows have changed since the initial planning elevations were submitted and approved.

Change: Inclusion of an MVHR grill within the window frame.

Background: A ventilation louvre is required on the façade for air intake and extract for each apartment – this is a functional requirement of the residential units to extract air from the bathrooms and kitchens and supply air to the living room and bedrooms. Dedicated whole house ventilation systems are provided within each residential unit. Each has a Mechanical Ventilation with Heat Recovery Unit (MVHR) and ductwork system to achieve continuous fresh air supply and extract ventilation. The depth of the louvre within the façade is dictated by the free area requirement of the system and the requirement to maintain the robust air tightness/thermal/waterproofing line as part of the window system.

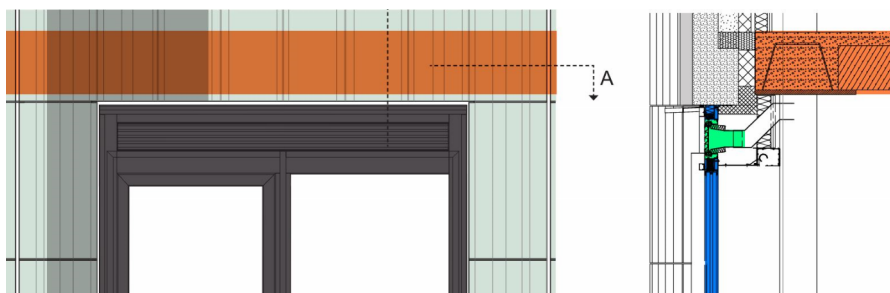
The use of MVHRs was described in the planning applications documents that were submitted and approved. Note, all apartments also have opening windows for purge ventilation, comfort and amenity.

Reason for change: The planning drawings did not explicitly include notation of the MVHR grills. The design intent was to include for them at the head of the window in a discrete slot above the windows, within the window head reveal. During detailed design stage the calculated free area requirement of the air slots prevented them from sitting in the reveal above the window. The height of the building is very sensitive in relation to the Bloomsbury Conservation area which abuts the site and in particular the views from Bedford Square. Therefore, the floor to ceiling height of the units prevented the slabs being pushed higher to allow for the MVHR to sit over the window.

The design team and technical team reviewed the window head detail and concluded that the agreed window aperture dimensions were set and agreed, therefore the MVHR slot should be limited to the top of this existing aperture.

Below is the proposed window head detail with:

- Slab highlighted in orange - Window in blue - MVHR in green



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