



The Fitzrovia
London

Ventilation and Extraction Statement

Condition 29 Discharge: Issue 1



Applicant Name: Prudential UK Real Estate Nominee 1 Limited and Prudential
Real Estate Nominee 2 Limited

Property: 10 Fenchurch Avenue
London
EC3H 5AG

Project Reference: 4650

Issue: Issue 1: Condition 29 discharge

Date: June 2022

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Checked by: MDC

Validated by: MDC



C O N T E N T S

	Page
1.00 Introduction	3
2.00 Ventilation Principles	4
3.00 Mechanical Ventilation	5
4.00 Air Inlet and Exhaust Points and Filtration	8

APPENDIX

Drawing No.	Ground floor ventilation principles
4650/M/800	
Drawing No.	Second floor ventilation principles
4650/M/801	
Drawing No.	Roof ventilation principles
4650/M/802	



1.00 INTRODUCTION

The purpose of this document is to summarise the mechanical ventilation and extraction philosophy to be provided to the Fitzrovia development, Tottenham Court Road, London for the discharge of planning condition 29.

For clarity condition 29 is repeated below:

Prior to commencement of development (excluding demolition to the existing slab level and site preparation works) on site, full details of the mechanical ventilation including air inlet locations and filters shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and other relevant sources of emissions and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.



2.00 VENTILATION PRINCIPLES

The ventilation principles for the development included in this report have been split into three main elements of the development:

1. Commercial Office
2. Retail Units
3. Residential Apartments

The ventilation principles to each element of the development are summarised below:

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|---------------------------|--|
| 1. Commercial Office | Mechanical ventilation to the office accommodation and ancillary areas |
| 2. Retail Units | The retail units are to be provided on a shell basis. Therefore, ventilation louvres are provided in the façade for future tenant use. |
| 3. Residential Apartments | Whole house mechanical ventilation systems. Purge ventilation by openable windows/doors. |



3.00 MECHANICAL VENTILATION

The mechanical ventilation systems to each element of the development are described below where applicable normal mode operation and smoke mode operation are included.

3.01 MECHANICAL VENTILATION – COMMERCIAL OFFICE

The following areas of the commercial office shall be provided with mechanical ventilation:

- Open plan office areas
- D1/B1 flexible space offices
- Ground floor reception
- Ground floor cafe
- Toilets
- Basement B1 and B2
- Basement shower and changing areas
- Building management offices
- Basement B1 meeting rooms
- Refuse store
- Firefighting shafts
- Circulation areas and stairs

The remaining areas of the ancillary office accommodation are unoccupied storerooms, equipment rooms. These areas are not provided with mechanical ventilation. For clarity the firefighting lobbies are not provided with normal mode mechanical ventilation so that the requirements of BS 9999 are not compromised i.e., the services in a fighting shaft will serve the firefighting shaft only.

The mechanical ventilation to each area will be as follows:

- | | |
|------------------------------------|--|
| • Open plan office areas | Two heat recovery supply and extract ventilation systems each serving a notional tenancy to the Tottenham Court Road façade and the Morwell Street façade. The Morwell Street system also serves the flexible D1/B1 space at ground floor and lower ground floor |
| • Ground floor reception | Served by the Morwell Street office heat recovery supply and extract ventilation system |
| • Ground floor cafe | Dedicated local heat recovery supply and extract ventilation system |
| • Toilets | Dedicated extract system to the north and south cores. Mechanical supply make-up air from the basement mechanical ventilation system. |
| • Basement B1 and B2 – normal mode | Central heat recovery supply and extract ventilation system. Serves all areas of the basement excluding the retail units. It also provides the supply make-up air to the office floor toilet areas. |



- | | |
|--|--|
| <ul style="list-style-type: none"> • Basement B1 and B2 – smoke mode | Smoke extract ventilation system with natural make-up air via the basement supply air ventilation ductwork. Serves all areas of the basement including the smoke extract to the retail units at B1 level |
| <ul style="list-style-type: none"> • Basement shower and changing areas – normal mode | Served by the basement central heat recovery supply and extract ventilation system |
| <ul style="list-style-type: none"> • Basement shower and changing areas – smoke mode | Served by the basement smoke extract system |
| <ul style="list-style-type: none"> • Building management offices | Dedicated local heat recovery supply and extract ventilation system |
| <ul style="list-style-type: none"> • Basement B1 meeting rooms – normal mode | Served by the Morwell Street office heat recovery supply and extract ventilation system |
| <ul style="list-style-type: none"> • Basement B1 meeting rooms – smoke mode | Served by the basement smoke extract system |
| <ul style="list-style-type: none"> • Refuse store – normal mode | Dedicated local mechanical extract. |
| <ul style="list-style-type: none"> • Refuse store – smoke mode | Served by the basement smoke extract system |
| <ul style="list-style-type: none"> • Firefighting shaft – smoke mode | Mechanical smoke extract differential pressure system to the firefighting lobbies |
| <ul style="list-style-type: none"> • Firefighting shafts – normal mode | No mechanical ventilation |
| <ul style="list-style-type: none"> • Circulation areas and stairs | Fresh air supply via the basement central heat recovery supply and extract ventilation system |

3.02 MECHANICAL VENTILATION – RETAIL UNITS

As part of the base build installation the retail units are being provided on a shell basis for future tenant fit out. Therefore, any mechanical ventilation shall be provided by the future tenants

3.03 MECHANICAL VENTILATION – RESIDENTIAL APARTMENTS

The following areas of the residential block shall be provided with mechanical ventilation:

- The apartments
- Refuse store
- Firefighting shafts

The remaining areas of the ancillary residential accommodation are unoccupied storerooms, equipment rooms. These areas are not provided with mechanical ventilation. For clarity the firefighting lobbies are not provided with normal mode mechanical ventilation so that the requirements of BS 9999 are not compromised i.e., the services in a fighting shaft will serve the firefighting shaft only.

The mechanical ventilation to each area will be as follows:



- Apartments

The residential apartments are each provided with a dedicated mechanical whole house heat recovery ventilation system.

- Refuse store

Dedicated local mechanical extract.



4.00 AIR INLET AND EXHAUST POINTS AND FILTRATION

The air inlet and exhaust points are shown on the ventilation principles drawings in the appendix. The locations of the inlet and exhaust points plus the filtration grades are summarised as follows:

COMMERCIAL OFFICE			
Office Fresh Air Supply And Extract – AHU1 & AHU2			
Fresh air inlet	From the plant enclosure at roof level		
Exhaust air outlet	Within the plant enclosure at roof level		
Filtration efficiency	Inlet - Panel	:	65% (G4)
	Inlet - Rigid Bag	:	70% (F7)
	Exhaust - Rigid Bag	:	70% (F7)
Basement Supply And Extract – AHU3			
Fresh air inlet	From the fresh air inlet plenum to Morwell Street		
Exhaust air outlet	To the exhaust air plenum to Morwell Street		
Filtration efficiency	Inlet - Panel	:	65% (G4)
	Inlet - Rigid Bag	:	70% (F7)
	Exhaust - Rigid Bag	:	70% (F7)
Toilet Extract – EX01 & EX02			
Exhaust air outlet	Within the plant enclosure at roof level		
Building Manager’s Toilet Extract – EX03			
Exhaust air outlet	Via a façade louvre at high level ground floor in Morwell Street		
Cafe Toilet Extract – EX04			
Exhaust air outlet	Via a façade louvre at high level ground floor in Morwell Street		
Refuse Extract – EX05			
Exhaust air outlet	Via a façade louvre at high level ground floor in Morwell Street		
Firefighting Shaft Smoke Extract – EX FF1			
Exhaust air outlet	Within the plant enclosure at roof level		
Basement Smoke Extract Fan – EX FF2			

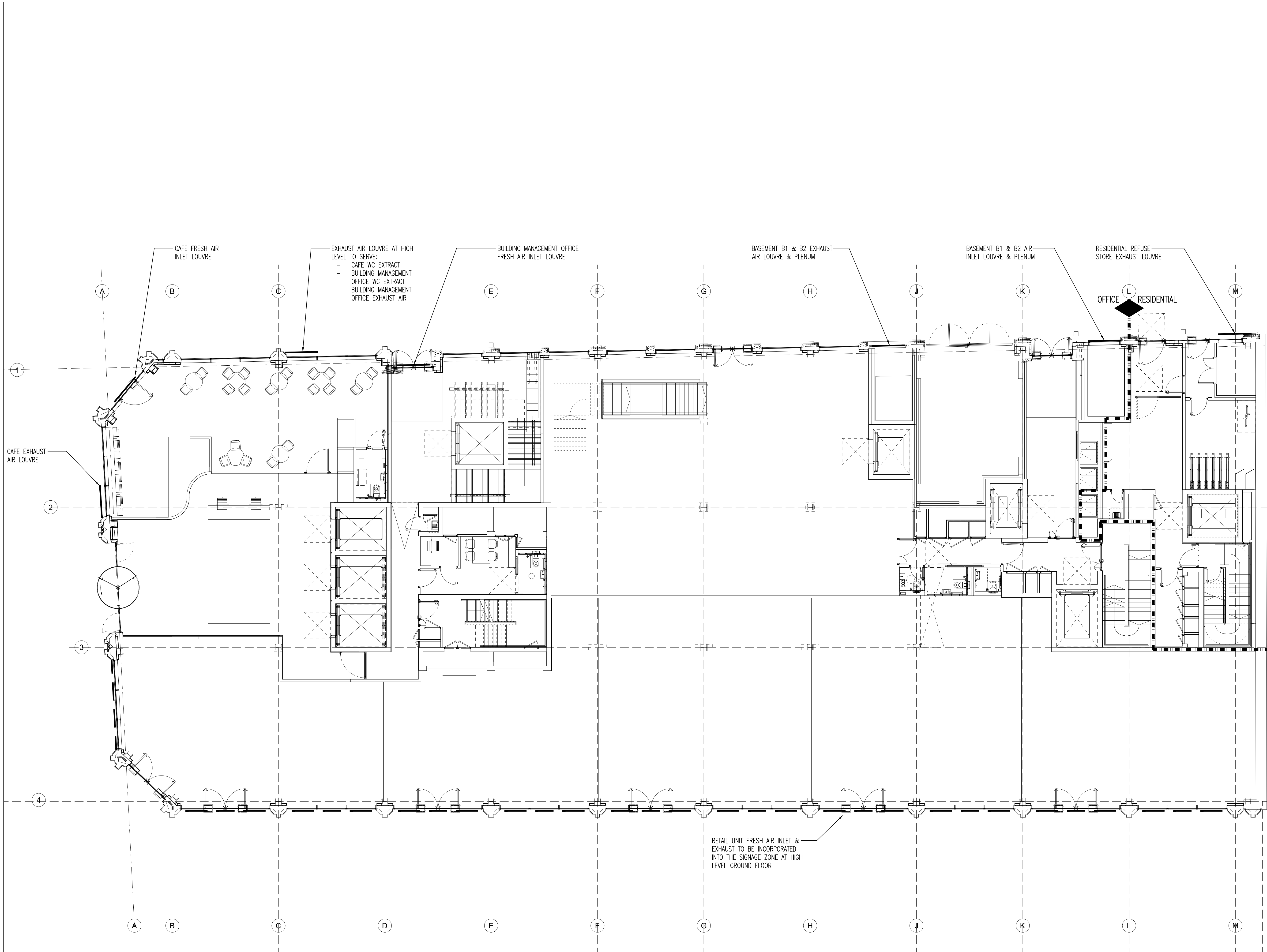


Exhaust air outlet	To the exhaust air plenum to Morwell Street		
Heat Recovery Ventilation Unit – Café Area – HRU 01			
Fresh air inlet	Via a façade louvre at high level ground floor in Bayley Street		
Exhaust air outlet	Via a façade louvre at high level ground floor in Bayley Street		
Filtration efficiency	Inlet - Panel	:	65% (G4)
	Exhaust - Panel	:	65% (G4)
Heat Recovery Ventilation Unit – Building Manager Room – HRU 02			
Fresh air inlet	Via a façade louvre at high level ground floor in Morwell Street		
Exhaust air outlet	Via a façade louvre at high level ground floor in Morwell Street		
Filtration efficiency	Inlet - Panel	:	65% (G4)
	Exhaust - Panel	:	65% (G4)
Retail Units			
Fresh air inlet	Louvres built into the Tottenham Court Road signage location/detail at high level ground floor		
Exhaust air outlet	Louvres built into the Tottenham Court Road signage location/detail at high level ground floor		
RESIDENTIAL			
Refuse Extract – EX06			
Exhaust air outlet	Via a façade louvre at ground floor in Morwell Street		
Firefighting Shaft Smoke Extract – EX FF3			
Exhaust air outlet	Within the plant enclosure at roof level		
Whole House Ventilation Units			
Fresh air inlet	Ventilation opening in the façade to each apartment		
Exhaust air outlet	Ventilation opening in the façade to each apartment		
Filtration efficiency	Inlet - Panel	:	Grade G3 Synthetic
	Exhaust - Panel	:	Grade G3 Synthetic




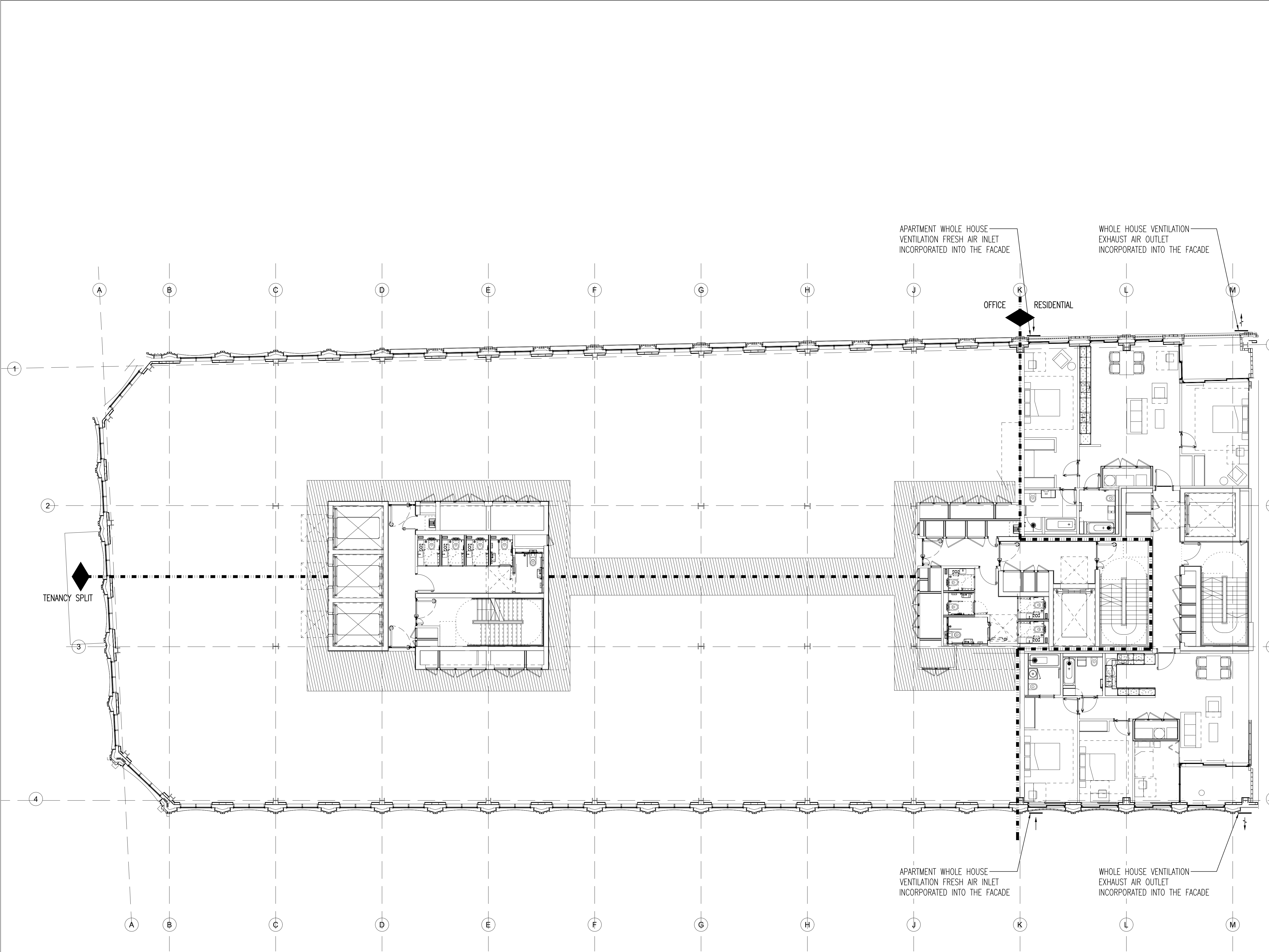
APPENDIX

Drawing No.	4650/M/800	Ground floor ventilation principles
Drawing No.	4650/M/801	Second floor ventilation principles
Drawing No.	4650/M/802	Roof ventilation principles




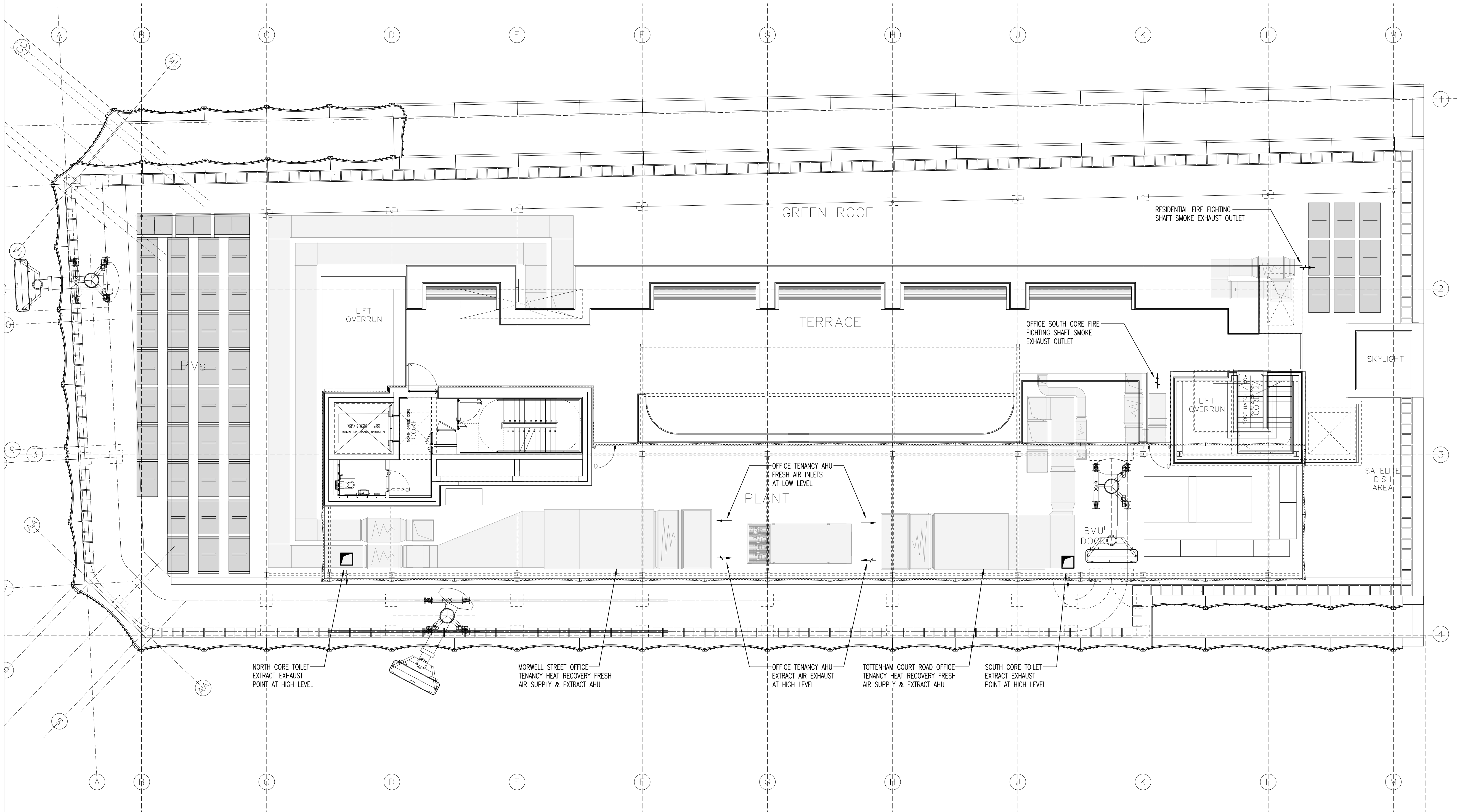
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Ref.	Revision	Date
STAGE 4		
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Client CO-RE		
Project THE FITZROVIA		
Title GROUND FLOOR VENTILATION PRINCIPLES		
Date	JUNE 2022	Scale at A1 1:100
Drawn By	MC	Validated
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Drawing Number	4650/M/800	Revision 1



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Client CO-RE		
Project THE FITZROVIA		
Title SECOND FLOOR VENTILATION PRINCIPLES		
Date	JUNE 2022	Scale at A1 1:100
Drawn By	MC	Validated
Checked		
Drawing Number	4650/M/801	Revision 1



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STAGE 4

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Client
CO-RE

Project
THE FITZROVIA

Title
**ROOF
VENTILATION PRINCIPLES**

Date	JUNE 2022	Scale at A1	1:100
Drawn By	MC	Validated	
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Drawing Number	4650/M/802	Revision	1