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# camden goods yard residential extract & ventilation





## CAMDEN GOODS YARD

### RESIDENTIAL EXTRACT & VENTILATION

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## CAMDEN GOODS YARD

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## RESIDENTIAL EXTRACT & VENTILATION

### 1.0 INTRODUCTION

Camden Goods Yard is a mixed-use development located next to Camden Market in Camden Town Centre (a metropolitan centre). The site is a former Morrison Supermarket and external car park.

The development is for St. George West London Ltd and comprises the demolition of the existing Morrisons Supermarket and Car park on the site and the construction of a new mixed use scheme providing approximately 644No apartments; tenant facilities including Gym & Swimming Pool; offices; workshops; retail units and a new Morrisons Supermarket with car parking facility.

The aim is to create a vibrant working, recreational and living environment, maximising revenue to commercial tenants and amenities for the residential community. These aims will only be achieved by the creation of a partnership between the Landlord and all of the commercial operators who share this goal. The objective is to generate substantial returns through high turnover trading, ensuring that the consumer is always offered 'value for money' in a quality environment.

This document is not intended to address each and every component of the Agreement and Lease. Any variation between the provisions of this document and the provisions of the Agreement of the Lease, the provisions of the Agreement or Lease as applicable shall prevail.

This strategy considers the extract and ventilation provisions for the residential units contained within the Ealing Filmworks development.

**2.0 GENERAL REQUIREMENTS**

A complete domestic ventilation MVHR system shall be provided within all apartments on the proposed new development. The domestic ventilation system will be in accordance with the relevant Building Regulations and British Standards and shall not be limited to the following:

- The Building Regulations, Approved Document Part F
- CIBSE codes of practice
- HVCA
- British Standards

MVHR is proposed to serve all apartments, whereby appropriate noise attenuation is included on ductwork and the unit to ensure breakout noise is at acceptable levels.

### 3.0 DESCRIPTION

#### 3.1 Mechanical Ventilation with Heat Recovery (MVHR)

The Mechanical Ventilation Heat Recovery System will provide continually running mechanical ventilation comprising of supply air within all living/dining and bedrooms and then extraction from kitchens, bathrooms, and utility cupboards.

The MVHR system shall be installed complete with room supply / extract valves using a flat ductwork system. The ductwork shall be routed within the ceiling void whereby the intake and exhaust ductwork shall be insulated and routed via externally mounted grille located on the façade of the building.



**Image 1: Typical Mechanical Ventilation Heat Recovery Unit (MVHR) Unit with acoustic enclosure**

The requirement of an MVHR system within the apartments on the development shall be to meet the air quality standards indicated within the Air Quality Consultants report and Acoustic Consultants report.

The current Air Quality Report produced by Ardent (Rev A) states that "*No additional mitigation is required*". With regards to the Acoustic report, Cole Jarman had produced a Apartment Mechanical Services Noise Memorandum whereby the following measures are to be included within the MVHR system design:

- All intake and exhaust ducts are to be fitted with the Nuair PVCSIL-1000mm attenuator.
- Supply duct to be fitted with Nuair PVCSIL-1000mm attenuator.
- Extract duct to be fitted with Nuair PVCSIL-1000mm attenuator.
- Nuair units are to be from the Acoustic Enclosure range.



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#### 4.0 MAINTENANCE

All facade terminals (MVHR intake and exhaust ductwork), terminates behind grilles to be installed above windows. The grilles will require periodic cleaning of between 12 and 24 months. However, this is not prescriptive and is likely to vary subject to local conditions. Cleaning can be carried out as part of facade maintenance were carried out by abseiling.