



...sustainable building services solutions

# camden goods yard commercial extract & ventilation



...sustainable building services solutions

## DATE OF ISSUE

**AUTHOR**

**CHECKED**

REPORT ©Copyright mTT

CGY00-MTT-XXX-XX-RP-MEP-1802

ISSUE ONE – 30.07.21

mTT

Page 2 of 8



## CAMDEN GOODS YARD

...sustainable building services solutions

## COMMERCIAL EXTRACT & VENTILATION

### CONTENTS

- 1.0 INTRODUCTION**
- 2.0 COMMERCIAL EXTRACT AND VENTILATION**
- 3.0 GENERAL REQUIREMENTS**
- 4.0 DESCRIPTION**
- 5.0 INSTALLATION AND MAINTENANCE**



## CAMDEN GOODS YARD

...sustainable building services solutions

## COMMERCIAL 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.



## 2.0 COMMERCIAL EXTRACT AND VENTILATION

The following document reviews the requirements for the commercial extract and ventilation at the Camden Goods Yard development and sets out the strategy by which the requirements will be satisfied.

The proposed commercial spaces for the Camden Goods Yard development are located in all blocks and vary in planning class/use type. These have been spread across Blocks A, B, C and F. Currently none of the units have been formally designated as A3 use. The following dictates the number of commercial spaces per block.

### Block A

- 1 no. Office space
- 3 no. Workshop space
- 1 no. Retail space

### Block B

- 3 no. Office space
- 1 no. Retail space
- 2 no. Affordable workspace
- 1 no. Café/Restaurant for Urban farm

### Block C

- 4 no. Workspace
- 1 no. Retail space
- 1 no. Office space
- 3 no. Affordable Workspace

### Block F

- 2 no. Retail space
- 5 no. Office space
- 4 no. Workspace

For the office spaces in block B, there is a dedicated plantroom which will house MEP plant such as ventilation systems used to serve the office spaces within the block. In addition, all other office spaces will comprise of concealed/ceiling mounted heat recovery air handling units. For all office spaces, the ventilation systems will be installed by the developer as part of the Category A installation. Further details of this will be described in section 4.0 of this document.



## CAMDEN GOODS YARD

...sustainable building services solutions

## COMMERCIAL EXTRACT & VENTILATION

### 3.0 GENERAL REQUIREMENTS

All incoming tenants will design, install, test and commission their own commercial ventilation systems and kitchen extract systems to suit their requirements.

Their design is to be carried in accordance with the relevant standards which include, but are not limited to:

- The Building Regulations
- CIBSE Codes of Practice
- British Standards
- Institution of Gas Engineers and Managers
- The Clean Air Act
- HVCA DW144/171/172
- The Fire Strategy Report for Camden Goods Yard
- The Acoustic strategy for Camden Goods Yard

#### 4.0 DESCRIPTION

Other than the office spaces in block A, B and C, all general ventilation will be installed by the tenant. It is anticipated that the future tenant will install small heat recovery air handling units whereby such units will be ceiling mounted. The fresh air will be entrained through the high level louvre's provided at the façade of the relative commercial spaces. The louvre's will be blanked out internally whereby the tenant will install plenum boxes and utilise the relevant free area of louvre to accommodate the ventilation requirements of their space. A typical ventilation unit that could be installed as displayed below:



General extract will also be ducted to the high level louvres located at the façade under the same principles as the above. Fresh air will be distributed within the commercial shell via the tenant's ductwork system. All ventilation units must be installed within the demise of the units. There is no further spatial allowance provided for the tenant for the install of ventilation plant. There are no dedicated kitchen extract risers provided.

In the case of block B office spaces, a dedicated office plant room has been allocated in block B ground floor. The office plant room will be installed with a large air handling unit which provides ventilation to all office spaces within block B. The intake and exhaust for the ventilation plant will be ducted via the louvre panelled walls of the plant room to atmosphere. Fresh air will be distributed within the office spaces accordingly.

In all cases, free area of the external louvre's have been calculated based on an allowance of 1 person per 8m<sup>2</sup> at 12l/s/person. This has been discussed and agreed with the client and design team. There is no provision for kitchen extract for any of the commercial units.



## CAMDEN GOODS YARD

...sustainable building services solutions

## COMMERCIAL EXTRACT & VENTILATION

### 5.0 INSTALLATION AND MAINTENANCE

Incoming tenants will install general ventilation at high level within their own demise and do not require access externally. Tenants will maintain their own ventilation system and ensure that there is not impact to the external façade. Periodic cleaning of the façade louvres will be required alongside the other façade elements.