

Arthur Stanley House

Planning Conditions Response_24 Mechanical Ventilation



Condition No. 24

Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack 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.

Response

This document has been prepared by AHMM to satisfy planning condition 24 as outlined above.

The details provided in this report represent the architectural design intent for all ventilation requirements through the elevations. Roof level plant equipment is separate to this report and forms part of the specialist MEP design.

The information in this report illustrates the design ethos applied to the coordination of the ventilation strategy, ensuring the performance does not compromise the aesthetic. Where intake & extract is provided in sensitive areas the facade uses bespoke detailing to integrate the performance into the architecture.

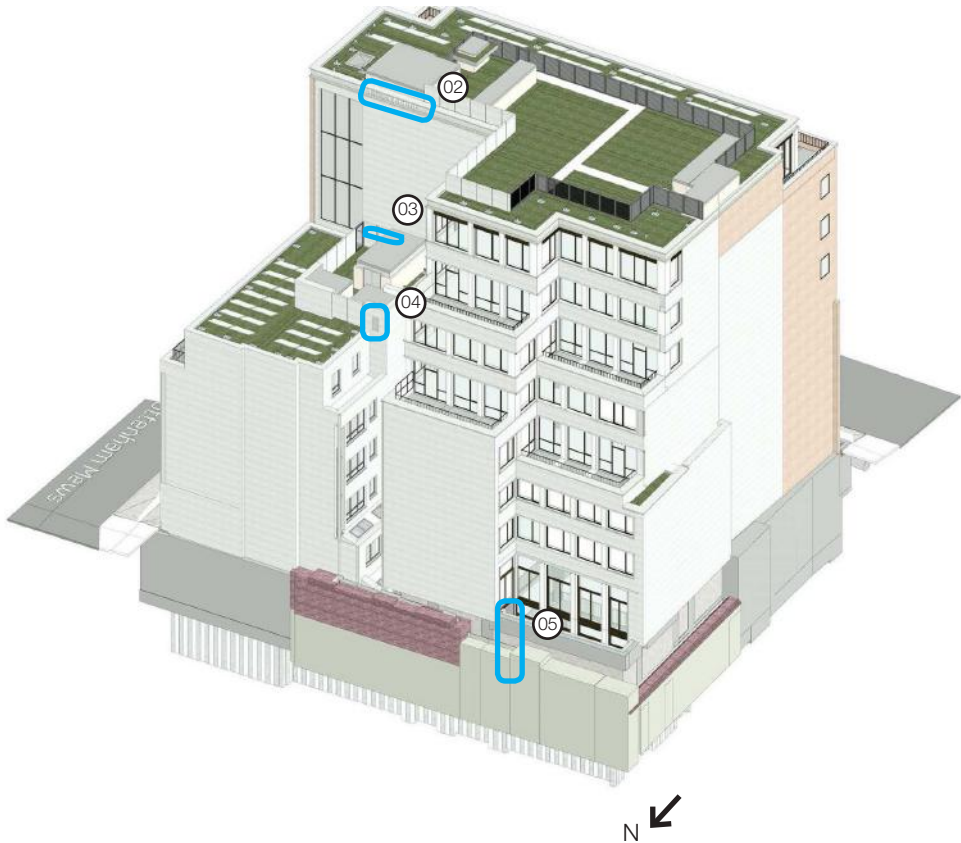
Alongside this the majority of louvres are located on rear elevations so that they out of sight from the principle townscape views.

Planning Condition 24

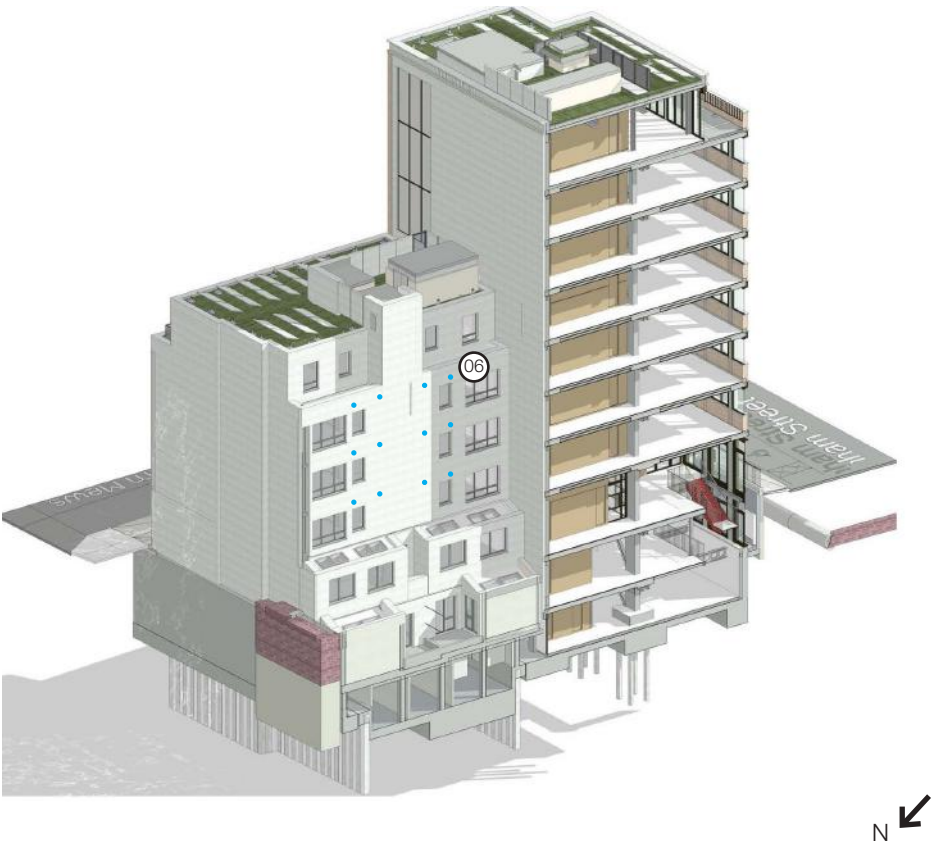
Summary of Facade Ventilation Locations



01 Ventilation to basement plant rooms provided along Tottenham Mews via bespoke louvres detailed into the architectural metal work at ground floor.

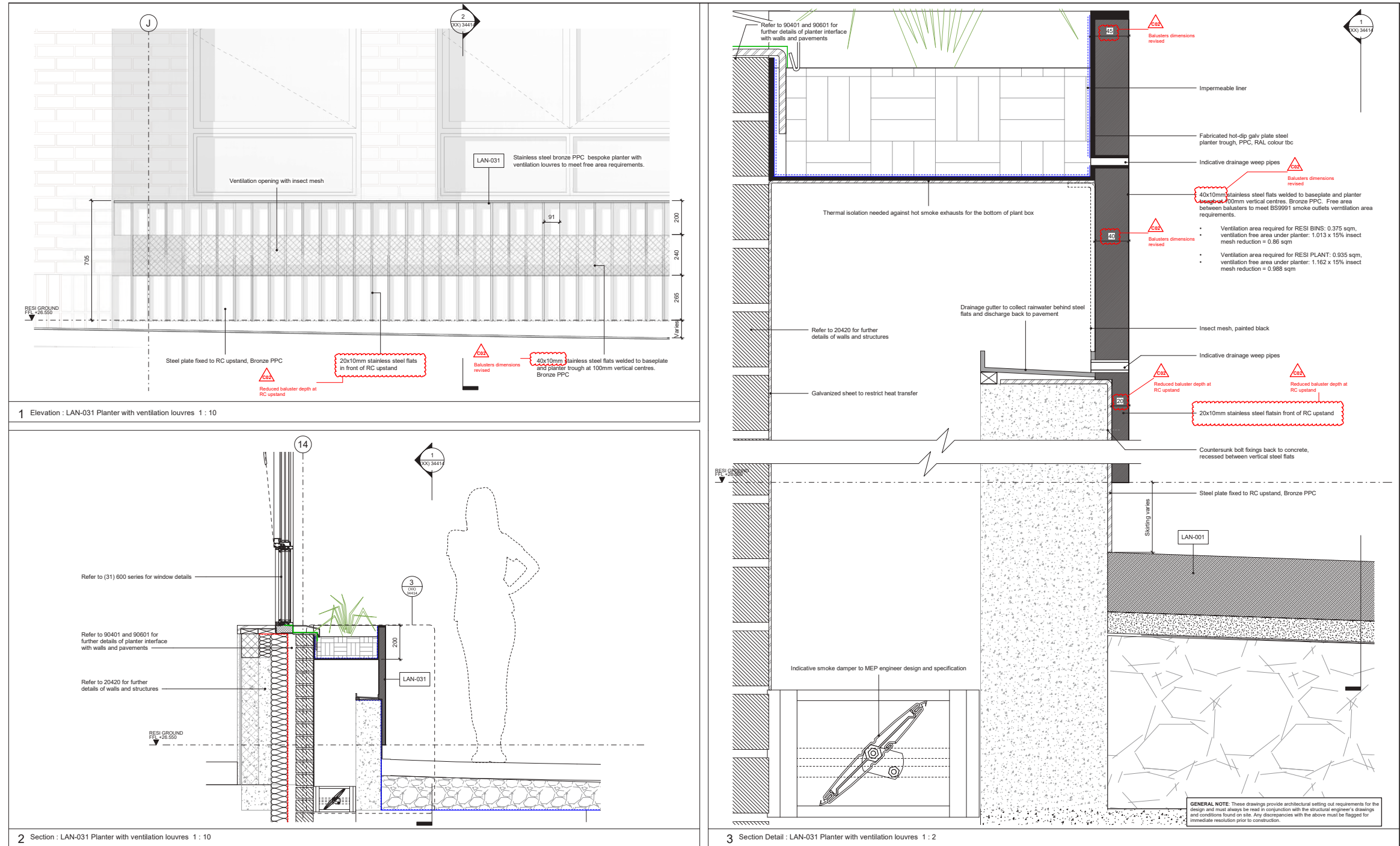
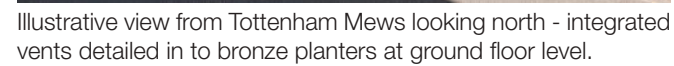


- 02 Bespoke ventilation provided at high level through the pre cast cornice. To maintain visual consistency the louvre will sit behind hit and miss GRC detailing.
- 03 Extract louvre detailed into the brick facade. This is proposed to sit behind and be screened by the adjacent residential plant screen, thus hiding it from the townscape views.
- 04 Louvre panel in either side of rear riser shaft on the residential building.
- 05 Louvre panels above windows in B1 & B2 on short return elevation facing into the rear lightwell.



06 Air bricks in the rear residential facade as part of the whole house ventilation to the residential units.

01. Ground floor Mews



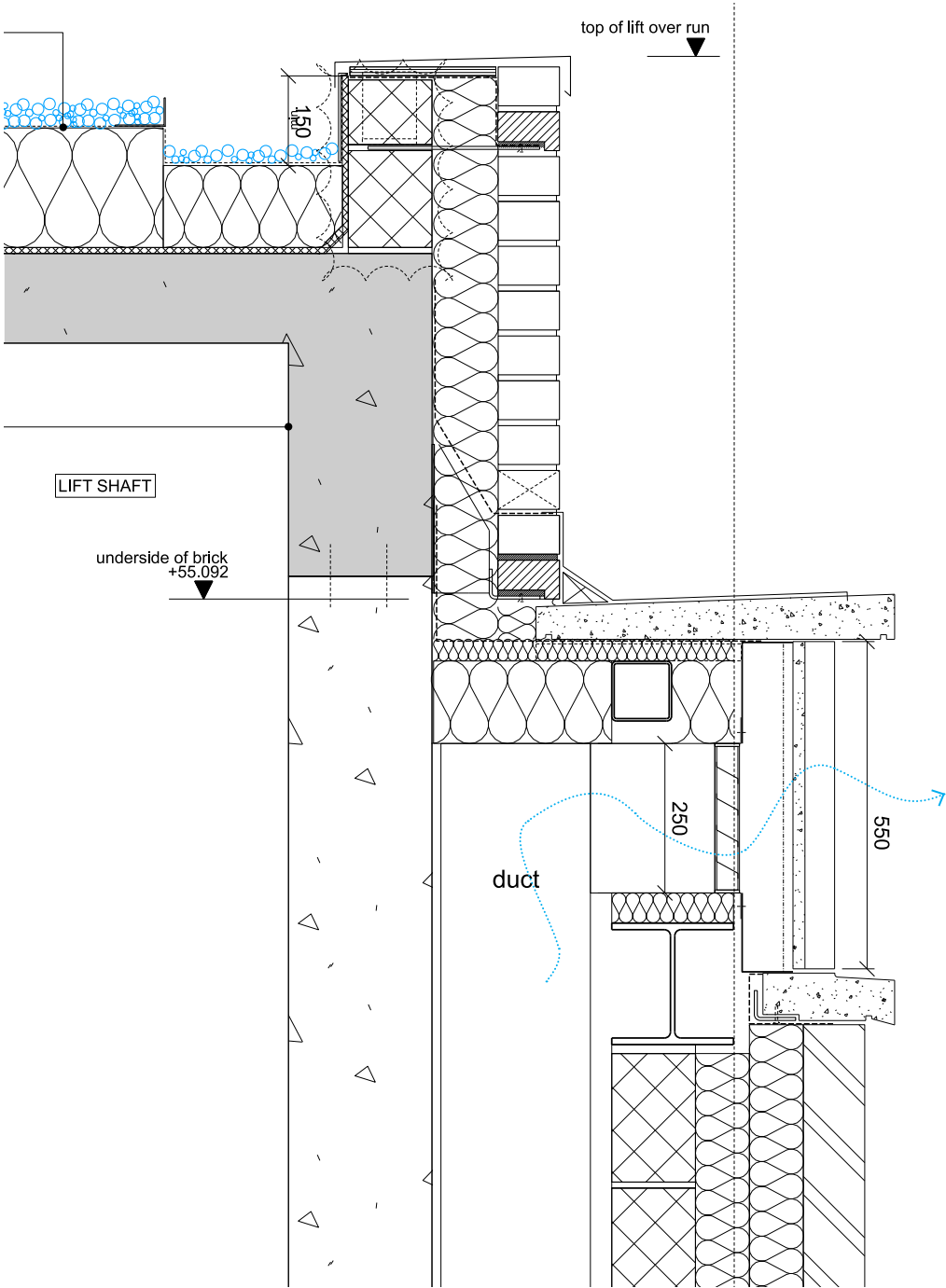
Planning Condition 24

Facade Ventilation Locations

02. Cornice Hit and Miss



02 Bespoke ventilation provided at high level through the pre cast cornice. To maintain visual consistency the louvre will sit behind hit and miss GRC detailing.



Section detail of louvre integrated in to the cladding of the hit and miss GRC cornice

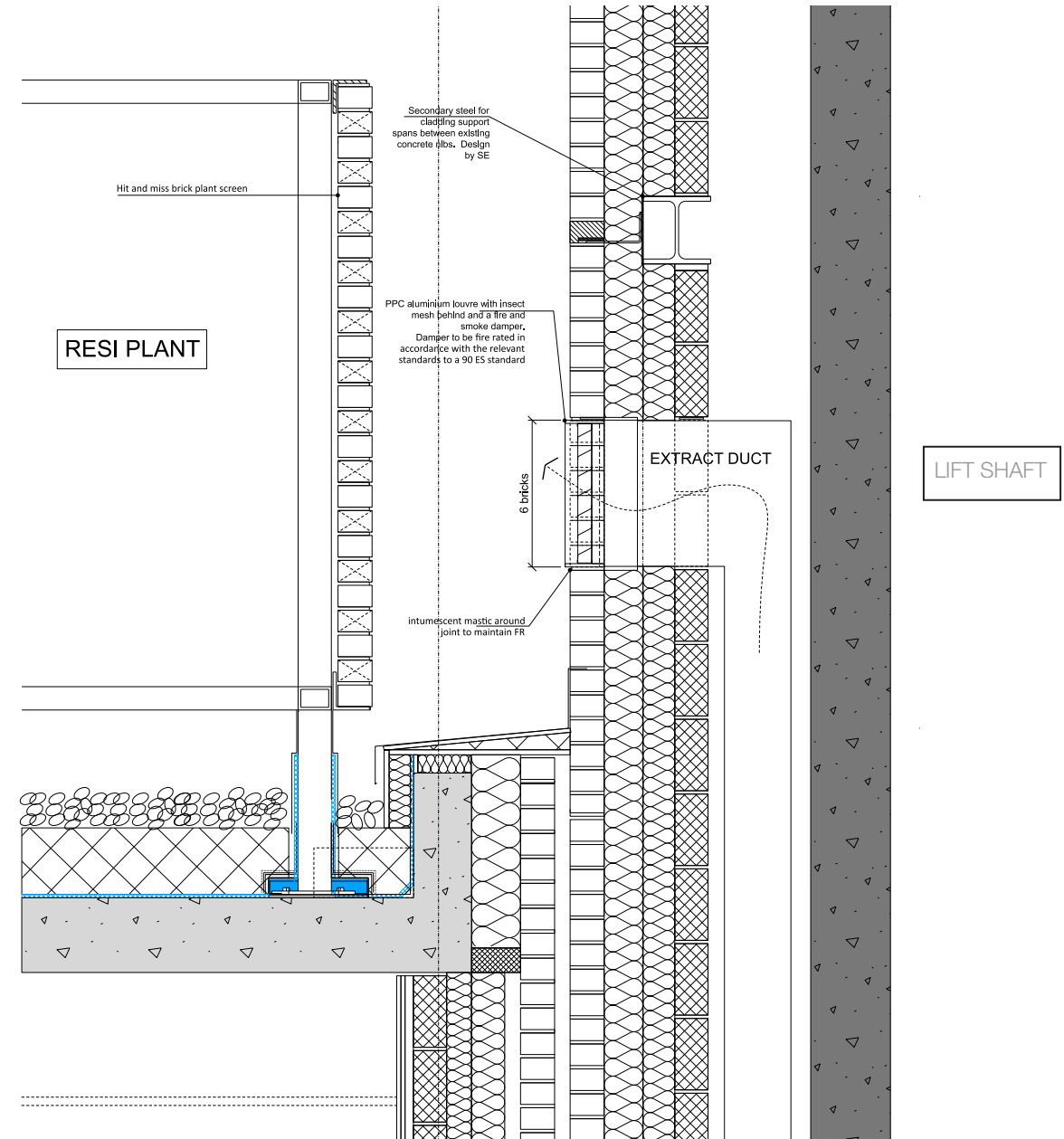
Planning Condition 24

Facade Ventilation Locations

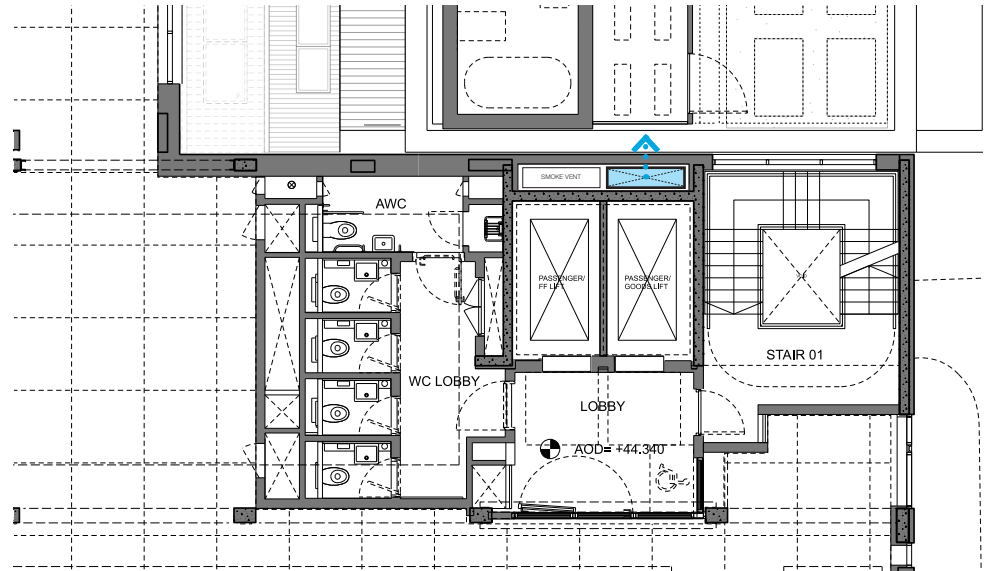
03. Extract louvre behind plant screen



03 Extract louvre detailed into the brick facade. This is proposed to sit behind and be screened by the adjacent residential plant screen, thus hiding it from the townscape views.



detail section showing ventilation louvre

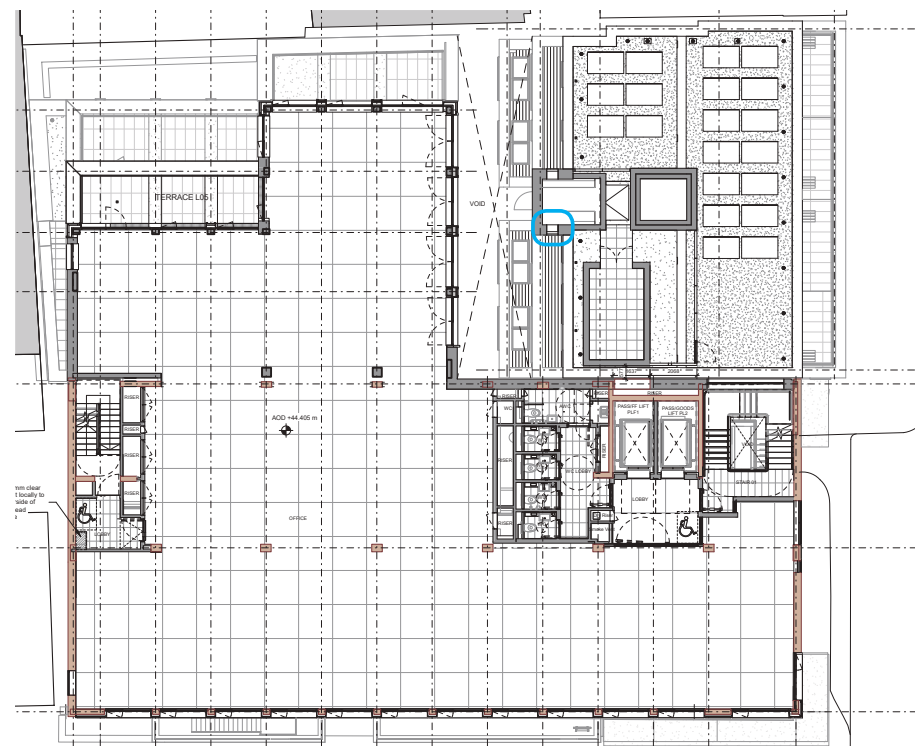
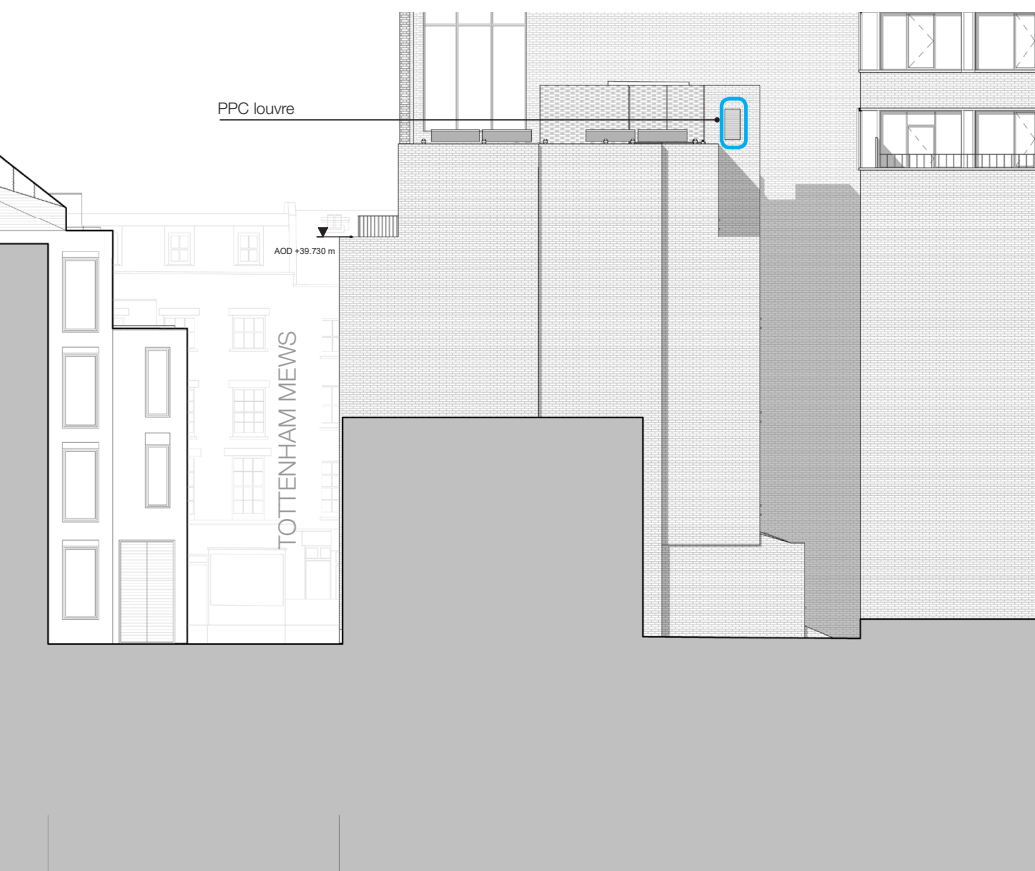
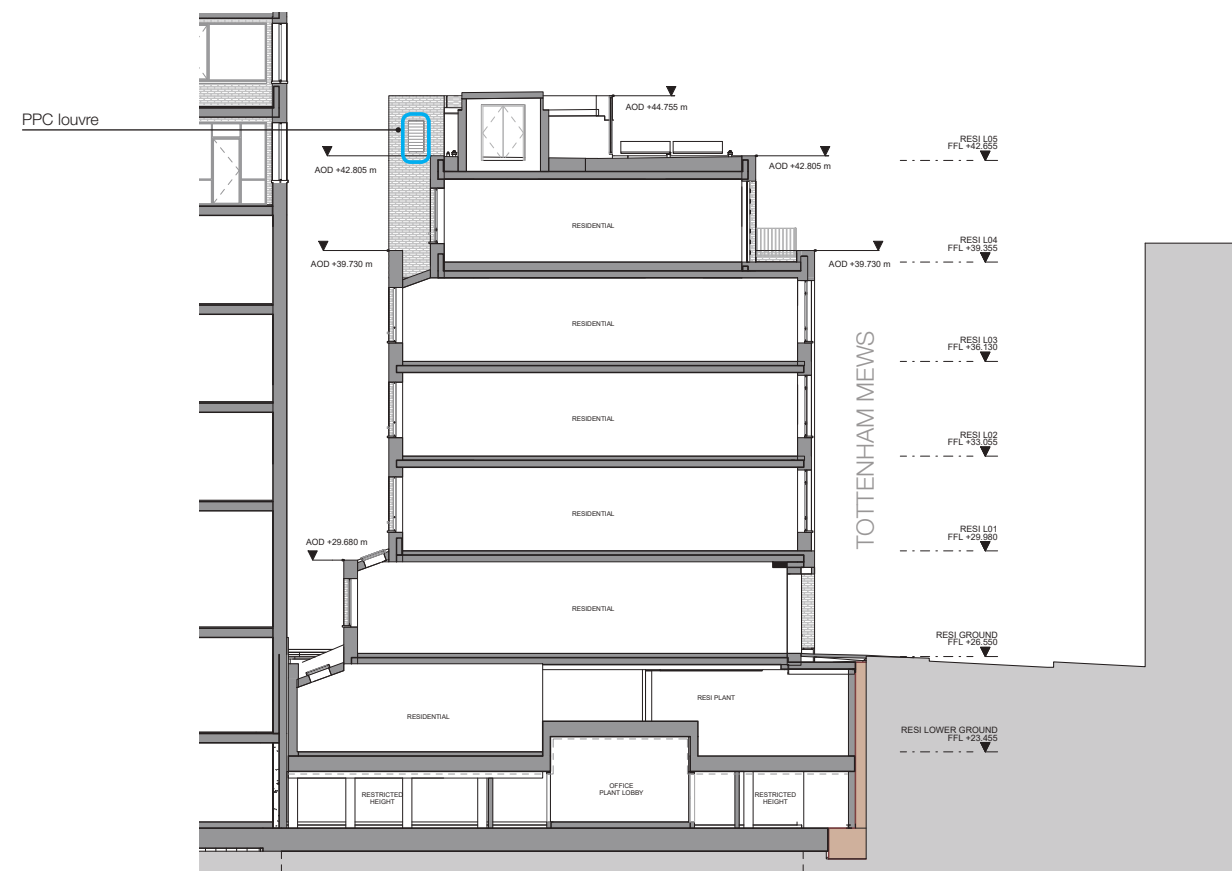


Extract of L04 plan showing location of mechanical ventilation at rear of lift shaft

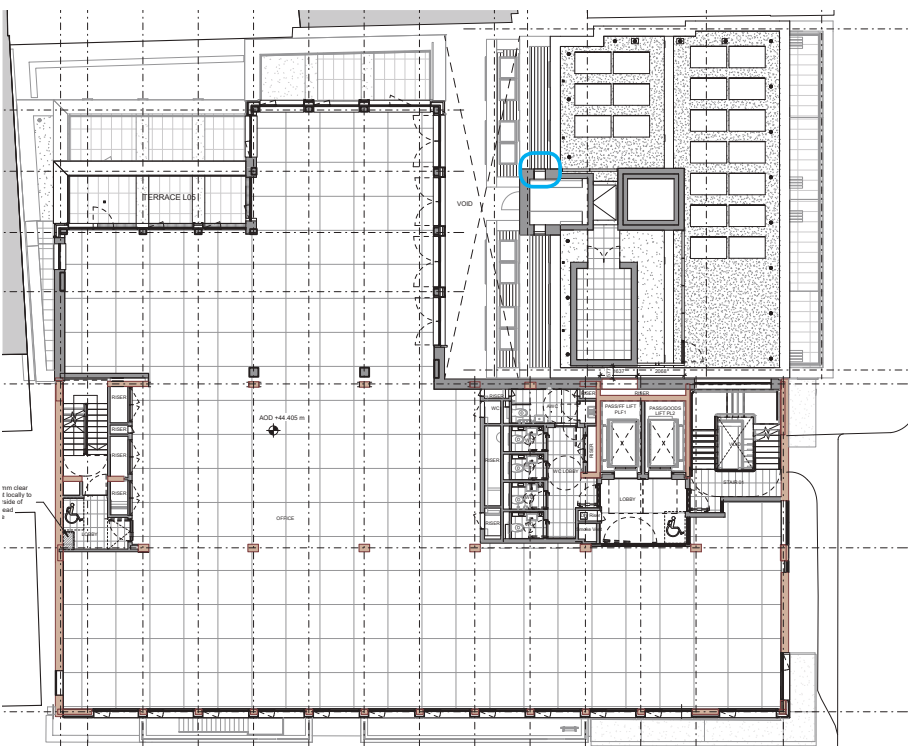
Planning Condition 24

Facade Ventilation Locations

04. Ventilation louvre at rear of residential riser



L05 plan with ventilation highlighted to rear of residential core - south

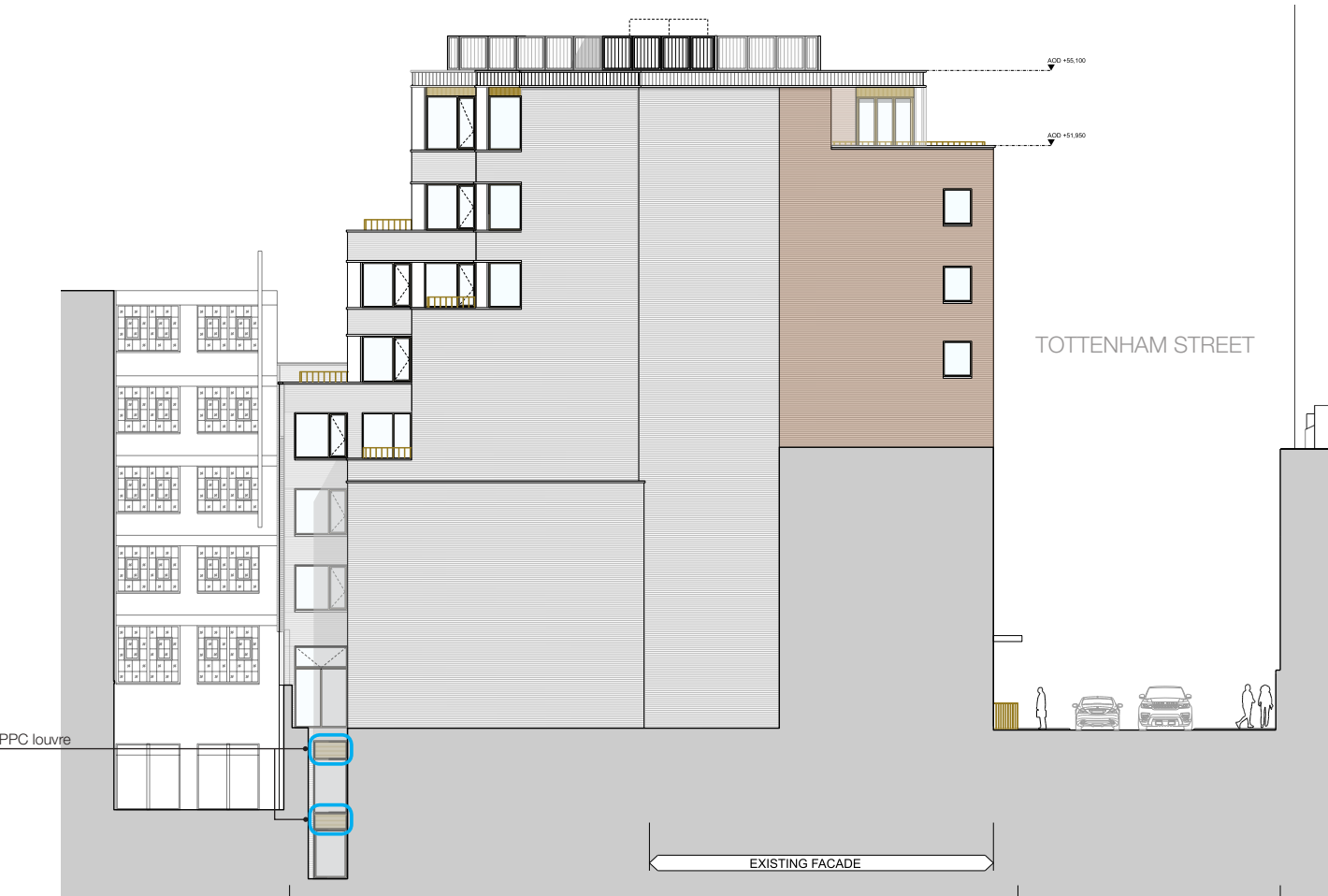


L05 plan with ventilation highlighted to rear of residential core - north

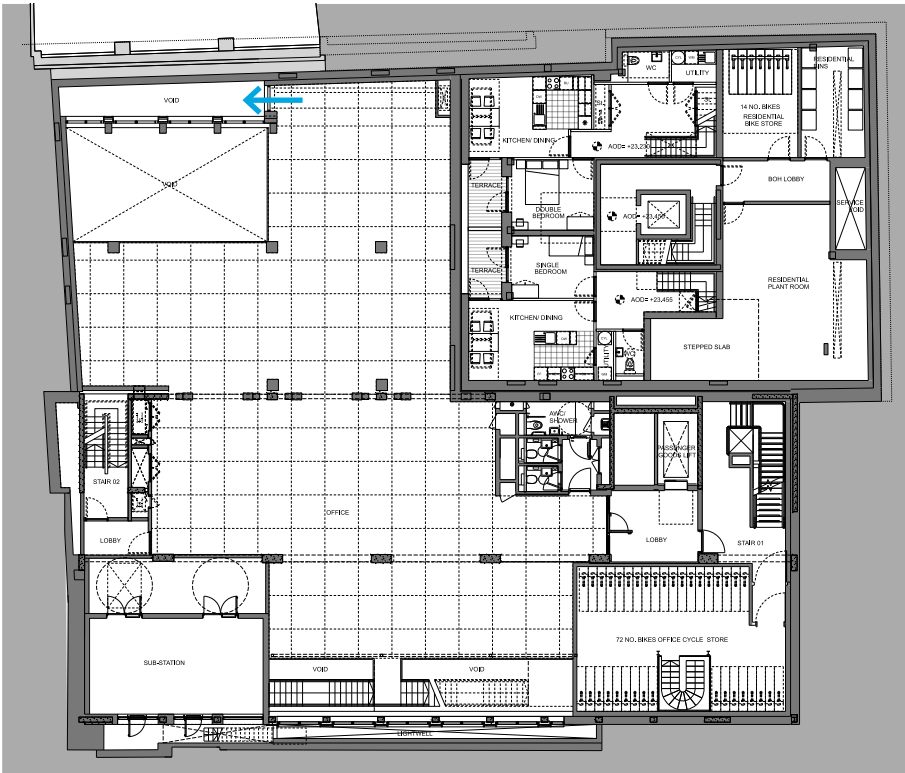
Planning Condition 24

Facade Ventilation Locations

05. Ventilation louvres in B1 & B2 rear lightwell



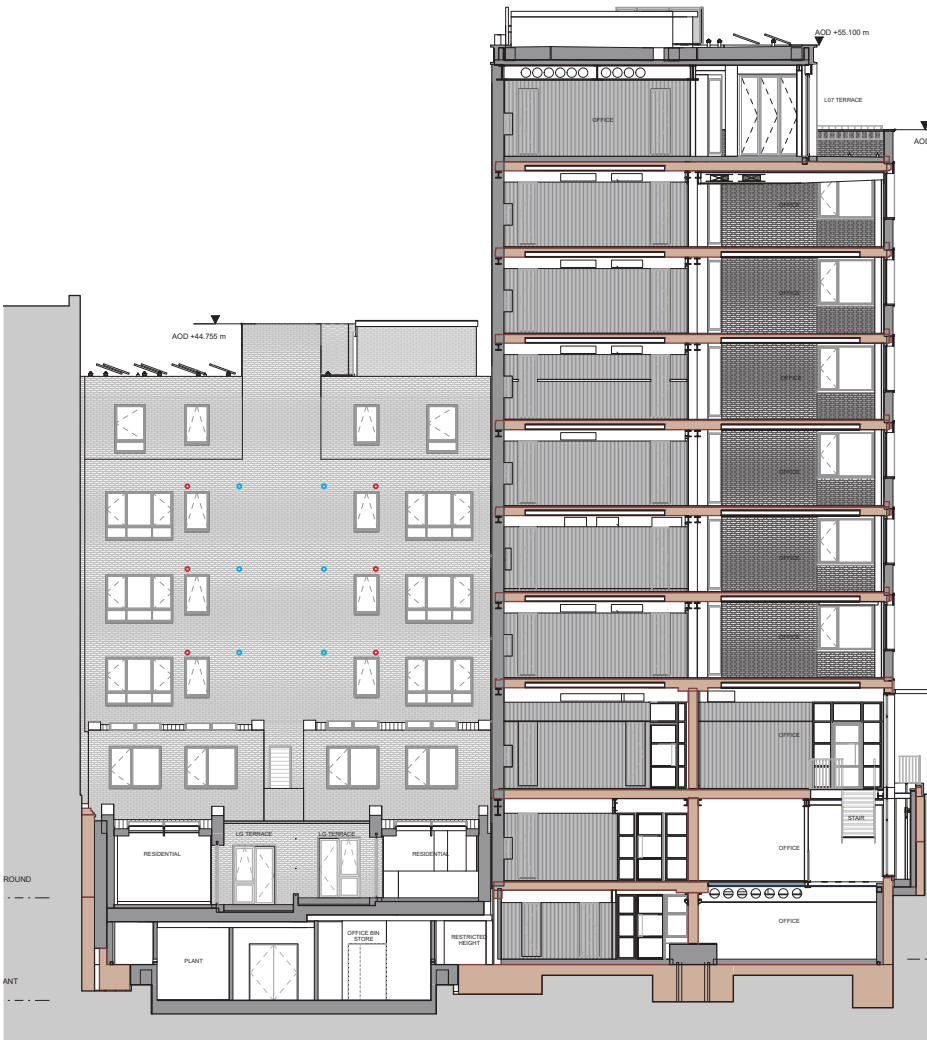
Location of louvre on west elevation



Location of louvre on B1 & B2 floor

Facade Ventilation Locations

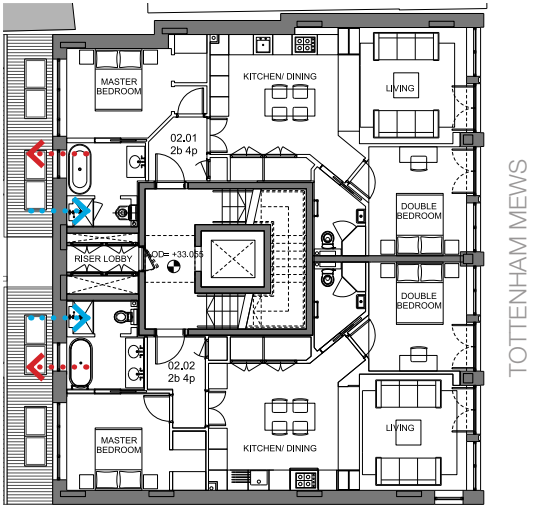
06. Residential apartment air inlets on rear facade



Rear residential building elevation with scope of air bricks highlighted to reflect the intake & extract strategy



Example of typical air brick specified for residential apartment ventilation through the facade. Air brick will be light grey in colour to compliment the concrete bricks.



Typical residential plan showing how the ventilation strategy has been designed to keep the primary Mews elevations free from any air inlets. Both intake and extract occurs through the rear facade which is a lightwell between the new office building.