



Hornsey Road Baths

Client

Grainger plc

Project

Historic public baths conversion

Location

London

"Underground car parks always present fire safety challenges, and more so when there are overlying residences. If a fire breaks out, our system clears the smoke to let firefighters do their job more efficiently."

Overview

Airvent designs smoke controls for London redevelopment

The landmark Hornsey Road Public Baths, North London, were built in 1890 to provide local people with a place to swim, bathe and do their laundry. The site was recently acquired by developer Grainger plc, who commissioned a £43m residential-led mixed use project which stylishly blends old and new.

The redevelopment retains the grade II listed Victorian gatehouse, adding over 200 apartments along with new council offices, community buildings, a community theatre and an underground car park.

Operations

A key feature of the new development is the 800m² underground car park which has been constructed below the apartments. The enclosed car park sits directly below the residential areas and as such presents a double challenge in terms of smoke safety – not only does any potential car park fire need to be dealt with as quickly as possible to protect lives and assets, but it must also be controlled before it can spread to the structures above.

The key to managing this approach is through smoke control providing the best possible access and visibility to firefighters. Airvent designed and installed a control panel with a series of powerful Sentry fans, which are small and discreet enough to allow for adequate vehicle clearance height and not obstruct CCTV.

The system was enhanced by the addition of a CO detection system allowing pollution levels to be constantly monitored and controlled. Airflow rates are automatically adjusted to suit the level of ventilation required, resulting in less power being consumed when compared to a fixed rate of ventilation.