



Baratt Homes

Croydon | England | Realised by: Airvent, United Kingdom

Safe and healthy student environment

Challenge: Safer student accommodations

When Barratt Homes, one of the largest residential property companies in the UK, started work on its prestigious 'urban village' development of 700+ apartments in Croydon, it trusted Brakel Airvent to design and install the smoke control systems for the entire site. Brakel's track record of designing and installing high quality life safety systems made it the ideal choice for such a large-scale project, with many different system elements coming together and requiring integration throughout and between the site's buildings.



Solution

- **Combined ventilation system**
The client required a ventilation system which featured elements of both passive day-to-day comfort ventilation and emergency-activated smoke control.
- **Aesthetic considerations**
The New South Quarter development is a striking yet architecturally subtle collection of eight no. seven-storey apartments using colourful modern materials and different building heights to give a very attractive and distinctive look. Therefore it was important for Brakel's systems to be aesthetically appealing and as visually discrete as possible, while successfully integrating with other building services.

"This important, large-scale safety solution is designed to meet building regulations without impairing visual appeal."

Brakel's innovative approach involved creating eight smoke control systems, one for each building, involving ventilation and positive pressurisation systems to clear escape routes and make fire fighting efforts more effective. These eight systems operate independently, but are also integrated via a central control hub situated at the site entrance, designed to understand which of the eight buildings might have a fire situation. The system automatically switches from passive environmental control to smoke control in the event of a fire signal, only in the affected building.

Project Outcomes

- Smoke control systems for 700+ apartments
- Rapid fire detection and identification of affected building
- Large scale systems integration
- Aesthetic solution to fire safety issue



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