



King's Cross

London | England | Realised by: Airvent, United Kingdom

Tailor-made solutions ensure historic King's Cross' safety

Challenge: Smoke safety for King's Cross redevelopment

This major development for BAM Construction was designed to take advantage of the historic structures already existing at the site of King's Cross Eastern Goods Yard. The development area has a rich industrial heritage in a premium location and at one stage during the construction works there were no less than 27 archaeologists on site. The numerous buildings required significant renovations to meet the requirements of a new university, office spaces, retail areas, residential, leisure facilities and public spaces.



Solution

- **Different systems across the site**

This £170m scheme centres around a new campus for the Central Saint Martins College of Art and Design (part of the University of Arts, London) in addition to a host of other buildings. As such Brakel Airvent was required to install and commission a number of entirely different systems across the site, taking into account the differing requirements presented by each structure to ensure overall smoke safety.

- **Varying combinations of Brakel products**

Works have included the installation of various combinations of Intelli-Vent controls and Estra, Eura or Duo Therma vents (in structures such as theatres, studios and a repurposed granary building at the site).

- **Partnering approach to projects**

Brakel has developed an excellent working relationship with client BAM Construction, relying on ongoing and open communication to ensure works are completed on time and to the requisite standard, and Brakel was able to offer custom-sized ventilators to suit the special building requirements.

“The different building types on site meant taking account of the unique smoke control challenges posed by each.”

In addition to installation and commissioning, Brakel’s contract also takes into account the vital ongoing service requirement, ensuring the buildings remain within the legislative guidelines of the Regulatory Reform (Fire Safety) Order 2005.

Project Outcomes

- Expert communication and partnering approach results in made-to-measure fire safety and ventilation systems
- Numerous different fire safety systems due to requirements of various dissimilar building types
- Ongoing maintenance service



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