

Safety and comfort



Hornsey Road Baths

North London | England | Realised by: Airvent, United Kingdom

Safety first for those present and optimal visibility for fire-fighters

Challenge: design 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.



Solution

- **Optimal access and visibility for fire-fighters**

A key feature of the new development is the 800 m² 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 fire-fighters. Brakel Airvent designed and installed a control panel with a series of powerful Axial fans, which are small and discreet enough to allow for adequate vehicle clearance height and not obstruct CCTV.

- **CO₂ detection system**

The system was enhanced by the addition of a CO₂ 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.

“If a fire breaks out, our system clears the smoke to let fire-fighters do their job more efficiently.”

Project Outcomes

- Access and visibility ensured for fire safety teams
- Advanced CO₂ detection system
- Pollution level control



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