

MATERIALITY AND DETAILING

EXTRACT FLUE

LBH COMMENT:

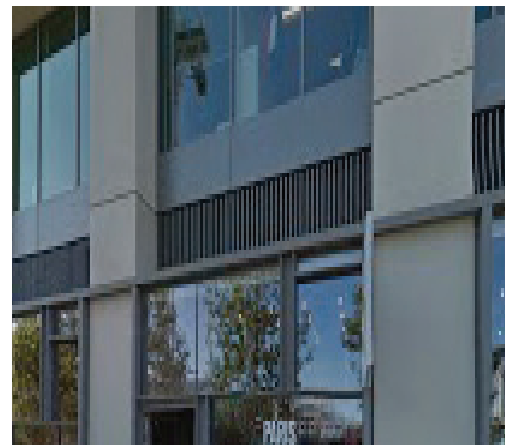
Extract Flue: We request an internal duct that discharges at roof level, since this would be a long term, sustainable option that won't require continual expenditure on the part of the tenant. Your proposal, for a carbon filter system, with a corresponding details & maintenance condition, would need a very good (and therefore expensive) system, which seems a poor solution for a new building.

SEW RESPONSE:

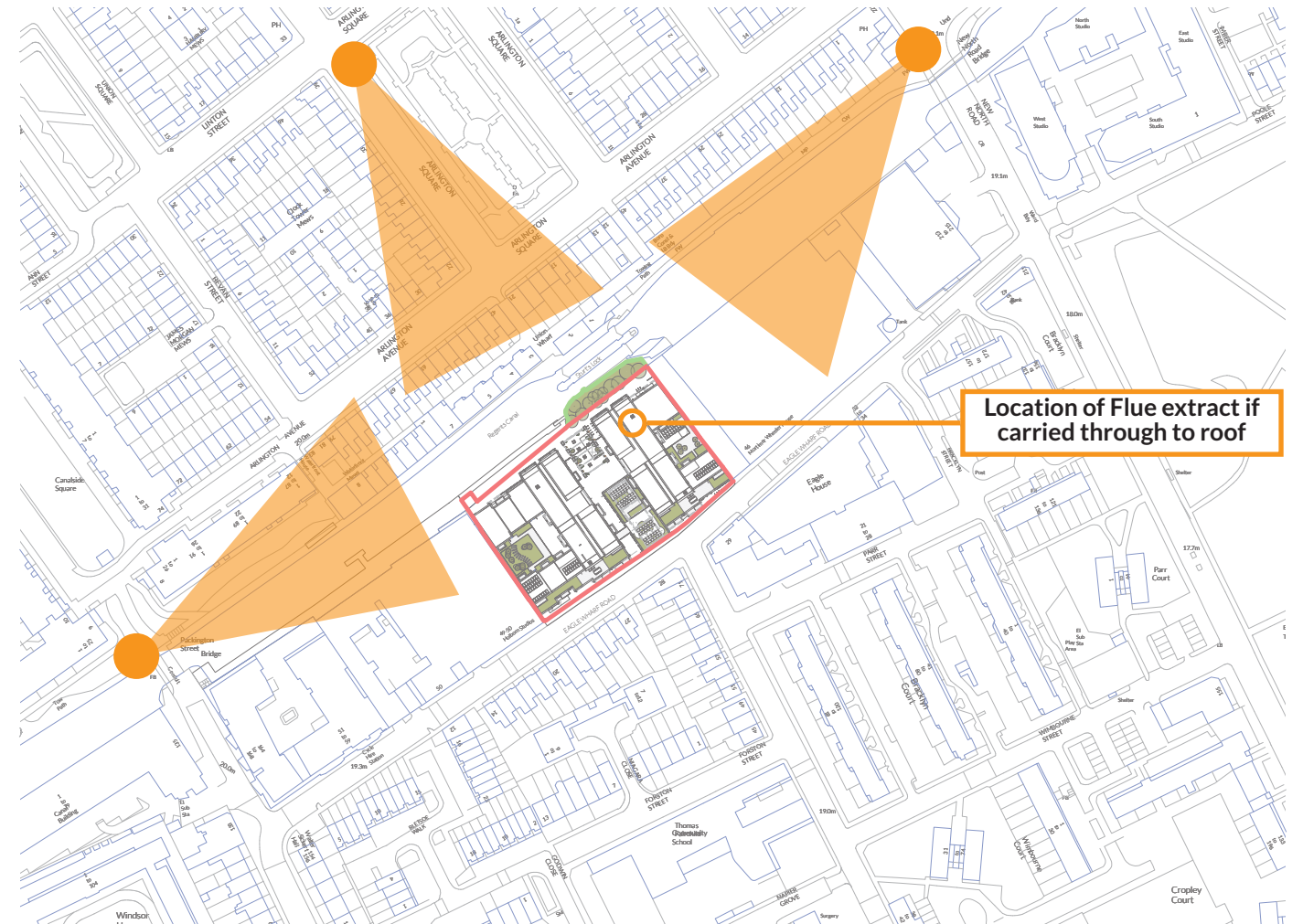
All uses proposed within the building are within the client's operational control (rented homes, leased commercial) and the client will be able to facilitate all necessary access for the commercial tenant and any lease agreement can permit such access in the event of operational change. Discharging to roof is considered a substantial risk given that it would require a raised flue that would become visible from the sensitive conservation area north of the site. Given the greatest element of public consultation concerns have been raised about what is visible from the conservation area north of the site, we highly recommend that the current solution is maintained to design out this problem. Engineered solutions are necessary when managing site constraints.



Example of express louvre detailing at Nespresso Boutique Soho



Example of express louvre detailing at Kings Blvd, Kings Cross



Location of Flue extract if carried through to roof

Sensitive views from the north of site including the Arlington Square conservation area and Regents Canal



Proposed louvre detail