

# Case Study:

## Baylis Old School

### Project information

**Project:** Smoke ventilation in an award-winning residential scheme

**Client:** Henley Homes

**Scope of project:** Smoke control and natural smoke ventilation

**Products:** Em-Vent smoke vents and control panels



# Case Study: Baylis Old School



## Smoke ventilation in an award-winning residential scheme

### The challenge

Abandoned for a decade, the 1960s-built Lilian Baylis school is a striking example of Brutalist architecture. Developers Henley Homes designed a residential scheme to convert the Grade II-listed school and incorporate new buildings among the playground and courtyard areas, creating 149 new homes ranging from 1-bedroom apartments to a 4-bedroom townhouse.

The layout, however, featured deep corridors and escape routes which required expert fire safety and smoke ventilation design.

### The solution



Whitesales were involved early in the project to design, specify and install smoke control and natural smoke ventilation, control panels and various accessories.

Our solution was a series of triple-glazed polycarbonate Em-Vent EN12101-2-certified smoke vents connected to EN12101-9/10-certified Em-Vent control panels and accessories. The Whitesales design guarantees compliance with Approved Document B Smoke Ventilation.

When smoke or fire is detected, the Em-Vents automatically open to 160° in under a minute. This lowers heat levels and keeps communal areas and escape routes clear of smoke that might otherwise incapacitate residents. They can also be used as access hatches to the three-storey roofs for essential building maintenance and can be set to provide natural ventilation for comfort cooling.

### The benefits

- Electrically controlled Em-Vents open to 160° in under 60 seconds – exceeding Smoke Vent Standard BS EN12101-2
- Clear & opal diffused polycarbonate glazing – for enhanced daylight and reduced electricity
- Triple-glazed for high-performance insulation, these rooflights aid compliance with Approved Document L Thermal Regulations
- Natural ventilation options for occupant comfort and reduced cooling costs
- Roof access hatches for convenient maintenance.

Call us on 01483 271371 or email [sales@whitesales.co.uk](mailto:sales@whitesales.co.uk) for more information