

Building & Industry

NOVENCO 

SCHAKO Group

Luxury development protected with certified NOVENCO® ClearChoice™ system

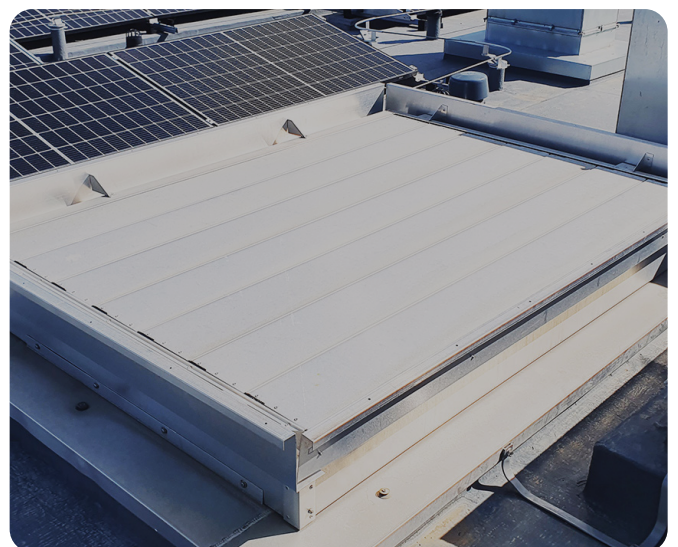
The Osiers Road development features three new residential buildings in the Riverside Quarter of Wandsworth, London. The project includes 168 luxury apartments and more than 40,000 sq ft of commercial space. With heights from 10 to 14 storeys, the buildings integrate naturally into the local setting.

Certified ClearChoice system

NOVENCO Building & Industry was selected by H&V Serviceplan to design, deliver, install and commission the certified NOVENCO ClearChoice dual smoke and environmental ventilation systems. The lobby smoke ventilation system protects all three staircases in case of fire, complemented by a separate basement smoke clearance system.

All systems were coordinated with the fire-engineering team and validated through CFD analysis to ensure full compliance with the project Fire Strategy and current Building Regulations.

The installation features high-efficiency NOVENCO ZerAx® smoke fans that are tested and certified according to EN 12101-3.



EN 12101-2 compliant head of stair AOV unit



The Osiers Road, London, United Kingdom

EN 12101-compliant solutions

The system includes ZerAx smoke extract fans type AZN and ZerAx jet fans type AZT. All components follow the Smoke Control Association guidelines and are compliant with BS 9991 and BS 7346 Parts 7 and 8.

As an IFC SDI 19 Certified Installer and SCA Member, NOVENCO ensures all equipment meets the EN 12101 series requirements. Natural smoke ventilators (Part 2), smoke fans with Danfoss FC102 drives (Part 3), smoke control ductwork (Part 7), and smoke control dampers (Part 8) are integrated into a complete, certified solution. Control systems comply with Parts 9(pr) and 10. Fast-response pressure controls secure optimal airflow whenever smoke control is activated.

The lobby systems are dual-purpose and also remove excess heat from corridors. For the basement, car park ventilation operates through CO monitoring and energy-efficient ZerAx fans, ensuring daily ventilation with minimal energy use.

"The NOVENCO team has been consistently professional, proactive and helpful since the start of the Osier's Rd project. This help throughout the job is greatly appreciated."

Joe Donnelly, Project Manager, H&V Serviceplan

Facts:

- Fully certified smoke control systems
- Dual-function: smoke control and daily ventilation
- Energy-efficient solutions
- Ultra-low sound levels
- Supporting BREEAM certification