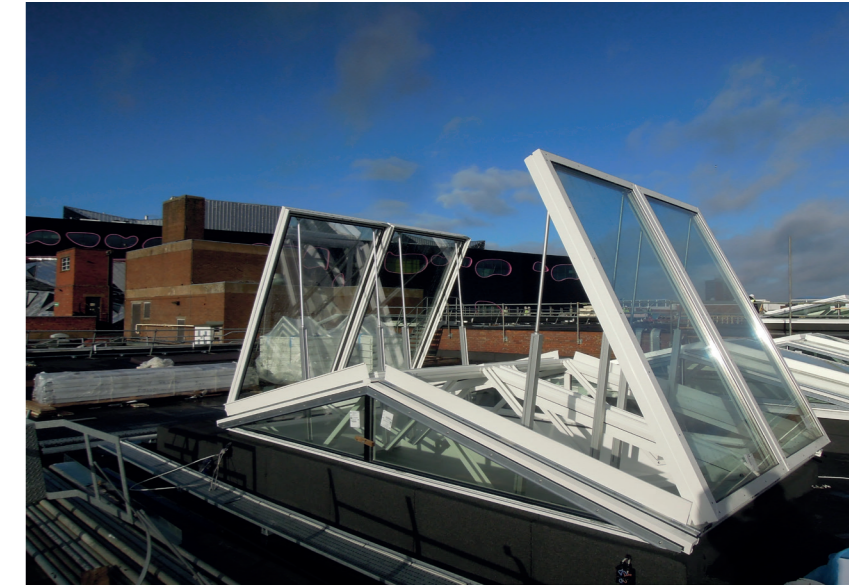




44 Brakel® Inova ventilation windows



91 Brakel® Ventria ventilation windows

# Queens Square: attractive shopping centre again after refurbishment

## Comfortable, fire safe environment due to natural ventilation and day lighting

Built in 1971 Queens Square turned from an attractive mall into a shopping centre with a declining number of visitors and moving key brands. This due to overdue maintenance and investment freeze. In 2010 a new Property and Asset Management was appointed. The result: an appealing shopping centre with an annual footfall of 4,600,000. Important reason: Queens Square turned into a comfortable shopping place with a pleasant inner climate and a lot of daylight. Brakel Airvent was responsible for the natural (fire) ventilation system and skylights.

### Smoke control

It goes without saying that a reliable fire safety system is essential in a shopping centre with so many visitors. The old smoke ventilation installation was old, difficult to maintain and pneumatically operated. Brakel Airvent replaced it by an electrical more easy to maintain aesthetical system consisting of 91 Ventria en 44 Inova ventilation windows.

### Kill two birds with one stone: natural ventilation

This smoke and heat extraction system is a dual system as it is also used for daily, natural ventilation. This by using natural updraft to extract warm air through the ventilation windows. In order to influence air movement and comfort, the natural ventilation is thermostatically controlled and fitted with incorporated temperature, wind and rain sensors.

### Reduced energy costs

By using the smoke ventilation system for environmental/comfort cooling the need for a mechanical ventilation system was reduced. Furthermore the electrical control also offers additional energy and maintenance cost reductions.

### More skylights for daylight

A significant improvement to natural day lighting was provided by installing transparent skylights. Brakel Airvent installed 36 glass Brakel® Duralite skylights throughout the shopping centre.

### Maintenance

After the installation of the ventilation system and skylights, Brakel Airvent has been retained for the ongoing annual service support of the new installation. To ensure many years of trouble free performance and to assist central management with their compliance obligations under Government Fire Safety Legislation. "Brakel Airvent met all requirements concerning natural ventilation, fire strategy and maintenance" says Melvin Glasby, Property and Asset Management Queens Square.

### Satisfied shopkeepers and happy visitors

Melvin Glasby continues: "Queens Square in West Bromwich has an annual footfall of 4,600,000, 38% of our shoppers visit us more than once a week, current retail turnover is estimated to exceed £ 25 Million and the income to the local economy is in excess of £ 1.2 Million. Furthermore there are plans to commence on a new leisure and restaurant quarter which will see Queens Square be able to offer restaurant and entertainment opportunities." So: Queens Square is back in business!



M. Glasby, Queens Square

"Brakel Airvent met all requirements concerning natural ventilation, fire strategy and maintenance"



36 Brakel® Duralite rooflights

