



Wellburn Care Home, York



A £1m+ refurbishment programme to create a luxury care home in York is using modern technology to help preserve the fabric and provide contemporary living.



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Each en-suite has a humidity sensitive extract discreetly fitted into the decorative ceiling plasterwork. The humidity sensitive extracts respond automatically to changes in relative humidity in the en-suite, and boost extraction as required to ensure a fresh, dry, draught- and odour-free environment is maintained.

The Passivent iMEV system consists of extracts linked by ducting to continuously running low energy central extract fans located in the roof space and from the fan to discreet ventilation terminals on the roof.



The iMEV system thus ensures each bedroom/en-suite is ventilated to Regulatory requirements but without any occupant input and the need to turn fans on or off. Through the remote location of the fans it also eliminates the usual noise of extract fans running in the en-suite. Extraction is gentle and generally continuous, operating automatically between a relative humidity of 40%-70%.

The window inlets ensure fresh external air is drawn in to replace the extracted air, again without draughts. The roofspace fans are the only element to require any electrical power, the 'intelligent' extracts opening and closing automatically in response to changes in relative humidity.

Explains David Robinson, Development Manager for Wellburn Care, *"It was an extremely complicated specification because of the need to preserve the décor and reflect our wish to create the ambience of a 5 star hotel. The design work from Passivent was fantastic, developing a scheme that would work properly yet blend in with the opulent internal finish."*



Passivent supplies a comprehensive range of through window and through wall tricklevents, plus natural and assisted ventilation solutions, with or without acoustic options. Its Passive Stack and Assisted Ventilation systems are all BBA certified. Passivent is part of the Building Product Design Group, which specialises in developing innovative yet practical ventilation and roofing products in line with changing market requirements.

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