

Offices & Fit Out

Case Study



Building Services Design
Consulting Engineers



**Candover,
20 Old Bailey,
London**



The Requirements

The client needed three floors of occupied office space refurbished on a phased basis. The space suffered from numerous historical problems with the base build comfort cooling systems, lighting control systems and other systems generally due to the age of the building and poor maintenance. The project involved designing the necessary upgrades and modifications required to suit the new office plans which included extensive meeting room suites, staff breakout areas and a large reception.

The Solution

The fact that the project had to be carried out on a phased basis with temporary decants made this project a challenge from an engineering point of view, as BSD needed to ensure that all the services feeding zones that remained occupied were kept fully operational. As the record information for the existing building was poor, BSD undertook extensive out-of-hours surveys to establish the exact scope of modifications required, and to ensure good coordination as part of the design process. BSD designed all modifications and upgrades to the existing fan coil systems and associated controls, a completely new lighting system with extensive custom made LED feature lighting for the reception, and all technical power systems, including desk power and comms room power supplies/UPS. BSD assisted Denton Associates closely from a mechanical and electrical project management point of view, and was closely involved in all financial aspects of the M&E installation, including final account negotiations with sub-contractors.

Total Project Value £4,000,000

Design Team Architect, Project Management, Main Contractor: Denton Associates

“ There were a lot of potential obstacles within this project, but BSD helped to ensure the offices could continue to function throughout. The end result was an impressive fully modernised space with a lot of old problems ironed out. ”

Richard Douglas,
Commercial Director, Denton Associates.

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Project Experience



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- Customer:** Crown Estates, Block W1, Regent Street, London
- Total Project Value:** £15,000,000
- The Requirements:** New build eight-storey development, with retail, office and penthouse residential
- The Solution:**
- Detailed M&E design services
 - Four pipe fan coil comfort cooling system
 - Life safety power systems including smoke ventilation, fire fighting lifts and car park ventilation
 - Rainwater harvesting system
 - Photovoltaic cells on the roof to provide a source of renewable energy



- Customer:** Hawkpoint, 41 Lothbury, London
- Total Project Value:** £3,000,000
- The Requirements:** Fit out of two new office floors for a private equity company in a landmark building adjacent to the Bank of England. The scheme had to be sympathetic to the historic nature of the building, parts of which dated back to the 18th century and were Grade 1* listed by English Heritage
- The Solution:**
- Full M&E design
 - Modifications to the base build comfort cooling systems
 - Custom-made recycling kitchen ventilation system, along with extensive cooling
 - Large comms room with diverse electrical supplies and full generator/UPS backup
 - Custom-made lighting approved by English Heritage to match the listed nature of the building



- Customer:** CPC4, Cambridge
- Total Project Value:** £5,500,000
- The Requirements:** New build offices, part of a multi phase business park. Two floors of offices with a sub-basement plant room
- The Solution:**
- Full design of M&E services
 - Dedicated fresh air system to supply ceiling fan coil units, and linear slot diffusers around the perimeter of the floors
 - Fan coil units served via a chilled water and LTHW heating system for cooling and heating
 - Treated tempered fresh air from a central plant to achieve the required temperatures for the space



- Customer:** Daimler Chrysler (UK) Ltd, Milton Keynes
- Total Project Value:** £4,100,000
- The Requirements:** M&E consultancy support services for the UK HQ site for DaimlerChrysler/Mercedes Benz
- The Solution:**
- M&E design
 - Project management on numerous projects including a new reception/office building, refurbishments, plant upgrades and the installation of a 14m 10kVA wind turbine