

CASE STUDY:

HVAC & Plumbing Installation to CAT A Layout

SERVICE: DESIGN & INSTALLATION

PROJECT: T Bromley

CLIENT: Morgan Lovell

DURATION: 24 weeks

VALUE: £1.2million

“ Your levels of service were great and the support and effort you put into the project were much appreciated ”

Mark Ellis,
Senior Technical Services Manager
(Morgan Lovell Southern)

CASE STUDY: PAGE 1 OF 2

[ALL CASE STUDIES](#)

OVER 40 YEARS OF EXPERTISE

Assets at-a-glance

GROUND FLOOR G25 FCU
25 BS Boxes
2 Condensers

RECEPTION
2 FCU
1 Condenser
1 VAM Unit
Black painted panel radiators for communal areas

FIRST FLOOR 27 FCU
27 BS Boxes
2 Condensers
4 VAM Units

SECOND FLOOR 27 FCU
27 BS Boxes
2 Condensers
4 VAM Units

SECOND FLOOR 27 FCU
27 BS Boxes
2 Condensers
4 VAM Units



With the mechanical services now exceeding their effective lifespan at 17 Wren Court, Morgan Lovell took the opportunity for a major re-fit, in order to re-lease the building through Commercial Property Consultants Michael Rogers as "T Bromley". The building was to be completely re-imagined with a reception and informal meeting space which would flow through the ground and upper floors, all of which would be upgraded to provide unrivalled and flexible workspace.

With a seven year warranty for the air conditioning system a minimum requirement, Morgan Lovell called in Accent Services. With their D1+ Premium Partner status, Accent were able to deliver this requirement using Daikin equipment throughout.

Design

Working from client supplied floor plans and general arrangement drawings, the Accent design team set about thermal modelling the various spaces using Bentley Hevacomp software. As there were likely to be multiple tenants requiring a variety of spaces, with room for businesses to grow and prosper, the placing of air conditioning units and ductwork demanded the built in flexibility of a split demise scheme to ensure it was guaranteed future proof.

A major design aspect of the building's rebirth as T Bromley called for visual air-conditioning and building services. This industrial chic styling was another reason that Accent were awarded the contract, as they have significant experience and expertise in delivering exposed finishes and tackling the issues involved with such an approach.

Team Players

Part of the design process is liaising with other contractors to ensure that the client benefits from a more coordinated project. And so it was that Accent's then Contracts Manager, Brad Burnell, worked in partnership with the electrical contractor to put in place a practical schedule for each supplier - viable both in terms of where fixtures would be placed and also when the work would be carried out

On top of the air conditioning, Accent also designed and installed the water and waste services for the toilets on four floors, the water heaters required to service them plus a number of black painted panel radiators in keeping with the interior design scheme.

Staying cool, calm and collected

The building's previous air conditioning system had been serviced by a single large roof chiller, but, with the new requirement for multiple smaller zones, there would now be many smaller units to install. However on inspection, it became apparent that the existing chiller was also serving the next door building and that a second chiller thought to be serving next door alone was in fact serving T Bromley as well, with an uneven split between the two. Accent were called on to performed a survey on both systems to establish the intricacies of the workings. Armed with their findings, they re-fitted the pipework so that the second chiller would service next door alone. This allowed for the first to be finally removed to make way for the multiple smaller units needed for T Bromley's new layout.

All in a day's work for the air conditioning experts at Accent Services.

