

KEY WORKER ACCOMMODATION

PROJECT NAME:

Key Worker Accommodation

LOCATION:

Yeovil

M&E ORDER VALUE:

£2.4m

CONTRACTOR:

Speller Metcalfe Limited

M&E DESIGN AND BUILD:

Dodd Group

The Keyworkers Project was a town centre Design and Build Development providing 66 units of mixed configuration accommodation over two blocks that included cluster type ensuite bedroom accommodation with shared kitchen and living spaces, one and two bedroom self-contained apartments, resident's laundry and communal areas.

Mechanically – A primary LTHW Service is generated primarily by gas fired CHP Units with supporting Wall mounted modulating condensing boilers, located in the central plantroom within block A. This service is distributed throughout the development to serve all landlord area heating requirements and is also the primary supply serving all apartment and cluster area Heat Interface Unit heating and HWS demand. A boosted cold water services is distributed throughout the development from the cold water tank in block A, with Domestic Hot Water being generated locally by instantaneous hot water heaters in landlord areas, or the HIU's in the dwellings. Our responsibility extended to all below ground gas, mains water and heating distribution systems, heating and domestic water installations, above ground drainage and waste systems, dry riser installations and fire hydrants. Apartment, Communal area, Laundry and general area ventilation systems, and central Building Management System (BMS).

Electrically – An LV Supply from an external DNO Transformer feeds the main LV Switch Panel located in the Main Switch Room in Block A. Power is distributed around the site where Apartment consumer units are fed from designated Sub-Panel Boards and cluster type accommodation and landlord services are fed from strategically positioned local distribution boards. Our responsibility extended to all lighting and power systems, lightning protection, a Hybrid Type L1 & L2 combined addressable fire alarm system, disabled refuge, intercom & access control system, CCTV, Voice, Data, Terrestrial TV, car charging and metering systems.

The project was completed in the height of the COVID 19 Pandemic where the use of our off site prefabrication and storage facility helped in managing a significantly increased H&S risk. Whilst allowing us to closely control the generation of waste and manage quality for consistency of delivery.

