

SOUTHWATER COMMUNITY HUB BUILDING

PROJECT NAME:

SW1 Community HUB Building

M&E ORDER VALUE:

£2 million

BREEAM Rating: Very Good

The project comprised a new mixed use development for Telford & Wrekin Council, the Community Hub building includes new town library, local authority 'First Point' facility, offices for the 'First Point' Contact Centre, tourist information public realm Recreation area improvements and base build fit out for tenant café/restaurant demises.

The works included the full design installation and provision of all electrical distribution, small Power including floor mounted multi outlet floor boxes, General and feature lighting & fully integrated lighting control system, data networks, fire alarms and security services, along with the provision of a full public queue management system and associated public display screens. The mechanical systems included the provision of new heating systems via a local authority CHP heating mains, mechanical ventilation and cooling via under floor displacement grilles and drainage systems. The heating plant was routed to a perimeter trench heating throughout the development combined with local controllers to give occupants local control to the individual spaces, and zonal controls to monitor the heating operation and regulate overall energy use as necessary in conjunction with the ventilation and cooling system to ensure the cooling and heating worked in conjunction with each other.

A key feature of the project was the open plan exposed concrete ceiling soffits requiring all electrical distribution & mechanical ventilation and cooling system to be routed via the under floor, floor voids. Therefore a large emphasis was required early within the design process to ensure coordination and set out of the services was achieved, providing the end user with functional systems to their FFE layouts whilst also providing an aesthetically planned layout for the architectural team. In addition to this the building was to occupy multiple client bases and therefore close consultation with multiple stakeholders was required to ensure the building users needs were met within the end services design.

