



Involvement

- ◆ Mechanical Services included, gas fired heating to LST radiators throughout, boosted water throughout, sub metered to each apartment and gas fired water heating – not metered
- ◆ Worked with Fairheat, industry leaders in heat network design to create an innovative heating solution
- ◆ Local MEV in each apartment, terminating locally
- ◆ Electrical included, mains distribution, Lighting (internal/ external), warden call, fire alarm, CCTV and Lightning protection
- ◆ Full detailed design for TV, radio and satellite



*£12m 'extra care' new build development
with 60 high quality apartments*

Description

- ◆ Quayside 'extra care' new build development on Steamer Quay Road in Totnes provides 60 high quality one and two bedroom apartments for affordable rent and shared ownership sale, for residents aged over 55
- ◆ 'Extra care' enables residents to live in their own property and access on site care and support services as and when they need them. The Riverside scheme includes a café bistro, activity areas, and a 'pamper suite' where residents can arrange haircuts, manicures and beauty treatments
- ◆ The was led by The Guinness Partnership, with funding also from Devon County Council, South Hams District Council, the Department of Health, and the Homes and Communities Agency

Benefits Delivered

- ◆ SBEM calculations and EPC certification to prove Part L Building Regulations compliance
- ◆ Designed to achieve BREEAM Very Good
- ◆ Fully co-ordinated detailed design in BIM with clash detection to co-ordinate the services
- ◆ Collaborative approach resulting in an integrated MEP design with the building Architecture and Structure
- ◆ Efficient MEP systems and controls that offer reliability and ease of maintenance
- ◆ Worked with specialist alarm company to develop Warden Call system
- ◆ Early engagement of the M&E contractor allowed early generation of design queries, leading to smooth services installation on site