

Description

- ◆ Seven-storey high quality 42,000 sq ft harbourside office development
- ◆ Further 3,045 sq ft ground floor unit offering overlooking Sutton Harbour
- ◆ Visually arresting, contemporary and stylish development of zinc glass and polished natural stone
- ◆ Salt Quay House won two awards:
 - Building of the Year at the Michelmores and Western Morning News Commercial Property Awards
 - Commercial Development of the Year at the South West Business Insider Awards.

Involvement

- ◆ Detailed M&E design of water front office development to the requirements of the BCO guidelines
- ◆ Developed design and prepared evidence to achieve 'Very Good' BREEAM Environmental Assessment Award
- ◆ The system utilised air source heat pumps to provide comfort cooling and heating to the development. Each floor is provided with sub-metering to allow sub-tenancy on a floor by floor basis
- ◆ Ancillary areas were heated using condensing boilers and radiators
- ◆ The main stairwell incorporated smoke ventilation and high level opening A.O.V. to provide natural ventilation
- ◆ Lighting incorporated low energy lighting together with daylight switching to the glazed façade
- ◆ Detailed design of IT containment, small power, fire alarms and access control were also undertaken
- ◆ BMS controls were developed utilising controllers interfaced to all mechanical plant to provide a fully integrated front end interface. This has reduced installation costs and provided a more user friendly installation.



Benefits Delivered

- ◆ Simplified control system design to assist in delivering the scheme within budget
- ◆ Engagement with Planning for approval of corporate external feature lighting
- ◆ Façade modelling to identify the benefits delivered through the addition of Brie Soleil on reduction of internal heat gain
- ◆ Worked collaboratively with the contractor and integrated design team to deliver high spec office space within tight budget constraints
- ◆ Consideration of future tenant fit-out.



Salt Quay House is a purpose built, award winning seven storey office building occupying a prime waterfront location in Sutton Harbour