



Section 20 repeal

On 9 January 2013 the government repealed a number of local Acts in England, including within inner London boroughs Section 20 (London Building Act 1939), meaning that the Building Regulations will now apply without amendment throughout for fire fighting related elements.

Section 20 required buildings over a certain height, area or volume to incorporate various fire fighting measures. These included above ground smoke extract ventilation, together with sprinklers where buildings exceeded 25m but were below the 30m limit defined within Building Regulations, plus other bespoke items.

Section 20 will therefore no longer apply to new developments, and its requirement can be removed or de-activated in existing buildings provided this does not conflict with the fire precautions in the buildings fire risk assessment under the Regulatory Reform (Fire Safety) Order 2005.

For further information or advice, contact partner Andrew Thrower at athrower@wppgroup.co.uk

Great for Glasgow



In refurbishing a major office building prominently situated in Glasgow's commercial centre, Hermes Real Estate aimed to improve not only the visual appearance but also its environmental profile.

The brief was to create flexible office space whilst retaining the building's two entrances at 151 and 155 St Vincent Street. To achieve this, the two existing cores were retained but were adapted to suit a flexible marketing approach.

Both entrances have been enhanced with new copper lined gateways and modern reception areas leading to eight floors of prime Category A office space.

Previously the entrance at 155 did not have level access from the street, so the reception floor level was raised, which involved modifying the lift entrances and creating additional height in the space, together with achieving DDA requirements.

The building services were completely replaced, including

changing from the original variable air volume system to a fan coil unit installation. This increased the net office area to 73,600ft² and provided additional storerooms at basement level.

The client operates a Responsible Property Investment (RPI) process that maximises sustainability within the overall cost and programme constraints. This project focused on elements that would provide the greatest benefit, including a new brown roof to enhance ecology, energy efficient services installations and improved metering.

As a result, not only was a Very Good BREEAM rating achieved, but the building was also awarded 'Best RPI Refurbishment 2012' at the Hermes Real Estate annual awards ceremony in November 2012. This fully endorsed the project team's approach and commitment to achieving the client's RPI goals.

Client: Hermes Real Estate
Project Manager: Workman
Architect: Mosaic
Cost Consultant: Gleeds



St Georges House, Wimbledon

Having assisted Threadneedle in the purchase of St Georges House in Wimbledon, Watkins Payne has acted as building services consultants in enhancing its value.

The building provides 7,850m² of office accommodation from ground to seventh floor, with a basement plant area and car parking. These facilities and its proximity to Wimbledon Station make it a key commercial centre but, having been built in the 1980s, it was in need of some modernisation.

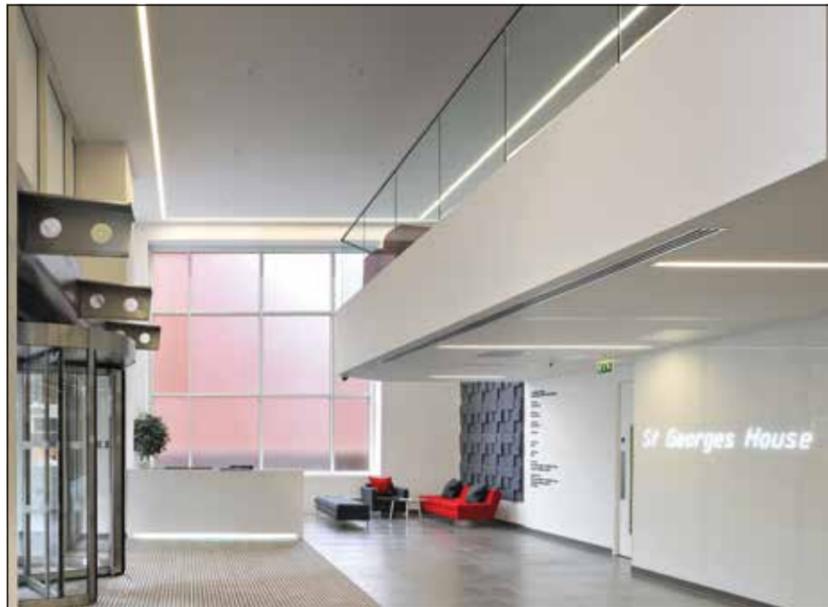
The Partnership undertook a high level strategic review of options, and has now assisted in the refurbishment of the reception, entrance and fourth floor offices.

Lighting played a major part in transforming the reception into a contemporary area, with the adoption of slot lights to provide a crisp appearance.

Office floor plates were refurbished cost effectively, with the focus on value and good product match.

The existing central plant is within a planned preventative maintenance programme, so its integration with the on-floor refurbishment was critical. The normal issues arose with balancing the floors and were addressed in a timely manner in a spirit of full co-operation with the site maintenance team.

Client: Threadneedle
Project Manager & Employer's Agent: Workman



Atlas shows the way

The successful refurbishment of vacant office floors and central plant at Atlas House transformed the 1890s office building which was originally built for the Atlas Insurance Company.

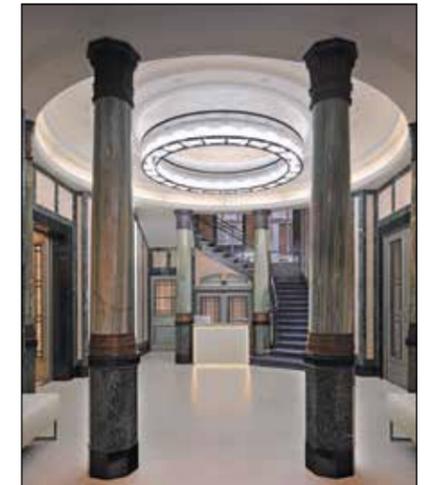
Watkins Payne assessed the service strategy options and proposed a sequence of works which accommodated the retained banking tenant and increased the office NIA to 34,100ft².

The sequencing included temporary heating and cooling plant which by connection to the original variable air volume system ensured that the business activities of the tenant were not interrupted during the course of the works. The temporary services facilitated the installation of a new electrical infrastructure, 4-pipe fan coil systems on the vacant office floors, and the provision of high efficiency boilers and chillers. The refurbishment of the vacant office areas, core areas and the listed reception resulted in a contemporary speculative office environment.



The project works were assessed using the Ska environmental labelling method and achieved a silver rating. This method of evaluation differs from BREEAM by focusing directly on fit-out and excludes measures that the professional team cannot influence, such as the wider influences of the building location and proximity to public transport links.

Client: UBS Global Investments
Development Manager: Trident Building Consultancy
Architect: Tate Hindle
Cost Consultant: Bigham Anderson Partnership



Reaching for the stars

In 2010 WELPUT purchased Orion House in Upper St Martins Lane, a property providing 10,080m² of office accommodation on ground and fifteen upper floors which they wished to upgrade.

Initially Watkins Payne undertook a due diligence survey of the services and provided a grounding for a sensible refurbishment strategy. Subsequently the Partnership has acted as building services consultants for the refurbishment of the ground floor reception and the eleventh floor office accommodation.

The new reception is modern and contemporary with a video wall and excellent lighting, including a Barrisol ceiling and extensive slot lights wrapped around structural features. The reception desk is illuminated to create the same crisp modern effect, while security elements are well integrated.

To minimise disruption during the

work in reception, strategies were developed to allow occupants to enter in comfort. As part of the remodelling, existing retail units were relocated, and back of house areas were refurbished.

The office floors are served via either four pipe fan coil units or variable air volume systems with cooling/heating served from central chiller and boiler plant. This strategy has

been followed through with on floor plant equipment and associated lighting being replaced. The lighting reflects modern trends with micro prismatic diffusers and daylight dimming controls.

Client: WELPUT
Project Manager & Employer's Agent: Savills
Interior Designer: Griffiths Design



Santander data centres

The practice was commissioned by Santander to act as M&E consultants on the major refurbishment of the M&E infrastructure at two of their primary data centres. The brief was to enhance system resiliency and redundancy, together with replacing critical equipment.

The projects consisted of primarily new installations, with some part refurbished elements, including transformers, low voltage switchgear, generator synchronisation systems,

generator paralleling switchboards, UPS modules and batteries, building and power management system upgrades, air conditioning units, fire alarm modifications and gas suppression systems. In addition a new IT technical area has been created to meet the client resiliency brief.

The management and sequencing of the works was extremely complicated and works were carried out with minimal disruption to Santander's critical operation. This necessitated extensive planning and liaison with the client, FM

staff and contractor to achieve the project objectives.

Client: Santander



.... and Santander offices



Santander have recently completed the fit out of two out-of-town single office floors in buildings in Cambridge and Wolverhampton.

The office space has been generated to support their Corporate Banking operations comprising open plan office, cellular offices and boardroom.

Due to the location and size of offices plus sustainability considerations, the natural ventilation strategy of both buildings was maintained with the introduction of new simultaneous heating and cooling VRF heat pump systems.

Watkins Payne assisted Santander Global Facilities in undertaking the projects which were delivered to a tight procurement programme and within budget.

Client: Santander