



Change for EPC

The Department of Communities & Local Government (DCLG) are updating the Energy Performance Certificate (EPC) legislation to extend the current requirements for production of any EPC to all buildings when sold or rented.

The main changes scheduled to come into force on 6 April 2012 are:

- The requirement to provide an EPC before marketing is extended to cover the sale and rent of residential and non-residential buildings including the first page of the EPC.
- The period for which an EPC is to be provided will be reduced to 7 days, and if after that time the EPC has not been provided, then the seller or landlord will have a further 21 days in which to do so (with Trading Standards Officers having the power to impose fines).
- The current voluntary approach to lodging air conditioning inspection reports on the central non-domestic EPC register will now become a statutory requirement.

Where buildings are marketed before completion and hence before the EPC can be generated, this should be permissible; however it may be prudent to provide a draft EPC at that time.

The DCLG have also advised that their intention as part of the overall government "Green Deal" scheme will be that from April 2018 all EPCs must achieve a minimum E rating.

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

Heart of the City



In a prominent position close to St Paul's Cathedral, backing onto a courtyard and residential properties, the refurbishment of 29 Ludgate Hill presented a number of challenges including acoustic issues and planning.

These design matters were addressed by looking carefully at the plant arrangements. Modifying the roof plant room closed areas to become semi open areas enabled the heat rejection plant to be located within the existing building envelope, removing the need for planning. This was facilitated by adopted new machine room less lifts releasing the lift motor room space.

Attenuation arrangements are extensive as the nearest residential property is extremely close to the plant space. Noise levels were measured at completion of the project and follow the guidelines

set down by Environmental Health for 24 hour operation.

The building provides circa 3100m² of office accommodation with new variable refrigerant flow air conditioning, modern lighting and lighting control, and refurbished wash rooms. The reception has been completely transformed by slim LED slot lights and an illuminated stretched fabric ceiling.

Existing riser spaces and tenant's space were incorporated as well as facilities for tenant's kitchen extract systems, and the original suspended ceiling level was raised.

Close collaboration with the contractor ensured that the scheme is very cost effective without losing value items.

Client: Threadneedle
Employer's Agent/Contract Administrator: Workman

Brighton Rally

Key to the success of refurbishing Sussex House, near Brighton Pavilion, was understanding the needs of tenants in Brighton and ensuring that the standard of accommodation would surpass other buildings at an affordable rent. A review of similar properties was undertaken and used as the benchmark, with particular attention paid to minimising service charges.

The previous tenant Lloyds TSB had replaced the chiller and boiler plant so, instead of totally replacing the building services, Watkins Payne inspected all the plant, equipment and distribution

services and recommended which elements should be retained, whilst key items like fan coil units and lift drives were renewed. This permitted the team to concentrate expenditure on elements that were considered essential for attracting new tenants.

The reception area was extended and refurbished to a high standard. Lighting and a clean crisp appearance were paramount and have produced an excellent result.

The funders' requirement for sustainability was integrated into the scheme to achieve a BREEAM Very Good rating. New shower

facilities were incorporated as well as optimum solar and lighting controls to achieve the best EPC rating. The Partnership provided building services consultancy duties as well as acting as BREEAM Assessor/Accredited Sustainability professional, and the site ecology has been enhanced.

The property was previously a Lloyds TSB call centre, and a lift traffic analysis demonstrated there was an over provision of lifts in the building. One lift was removed and the area used to gain office space, with facility to convert to a shower/wash room should a tenant desire. Lift entrances were also improved to achieve fire rating so that the lobby space on each floor could be removed. These two changes added capital value and enhanced the feel of the office accommodation.

Sussex House – now known as 1 Gloucester Place - provides circa 3,700m² of prime office accommodation complete with basement car parking, and has had keen interest and take up since its recent launch.

Client: Warner Estate Holdings PLC / Aviva
Project Manager: Workman
Architect: TP Bennett
Cost Consultant: Gleeds



Still swinging in Carnaby Street

Redevelopment of 36 Carnaby Street involved the demolition of existing buildings and construction of a single five-storey building providing 1,680m² mixed use retail and commercial office space on the street made famous in the Swinging Sixties.

Challenges for the design team included the provision of a new UKPN substation at basement level, the flexibility to change the design for the first floor from office to retail during the construction period, and the retention and rerouting of adjacent building fire escapes whilst the works were underway. The structural and services engineering

design also included minimising office ceiling voids to maximise floor to ceiling heights.

Sustainability measures within the building include enhanced building fabric envelope thermal performance, high performance glazing, solar thermal water heating panels and a highly efficient mechanical and electrical services installation. Bio-diversity was introduced by providing a green roof. The building achieved an energy performance certificate (EPC) B rating for the offices.

Although the project was only completed in December 2012, the client has already secured tenants

for both the retail units and one of the three office floors.

Client: Shaftesbury Carnaby Ltd
Project Manager: Single Point Project Management
Architect: Rolfe Judd
Cost Consultant: MEA



Good progress for British Land

Installation works are progressing well on British Land's prestigious redevelopment of the North East Quadrant of their Regent's Place estate, which is scheduled for completion in the first quarter of 2013.

The mixed use scheme incorporates two office buildings totalling 530,000ft², 170 residential apartments including a 26 storey tower, a community arts facility and 15,000ft² of retail space.

The BREEAM and Code for Sustainable Homes design stage assessments achieved an Excellent rating for both the office buildings, and level 3 for market and level 4 for the affordable apartments.

During the procurement and construction phases, Watkins Payne has developed good working relationships with the construction managers Lend Lease and the M&E trade contractors. The structural frames are nearing completion and the cladding is now under way. The major elements of M&E plant are being installed in the basements, with the roof plant installations soon to commence. The risers and Cat A first fix M&E services are progressing, together with the lower level apartment fit-outs.



Raising the roof

On the fringes of the City near Barbican, 50 Great Sutton Street is a mixed use development with retail at ground floor and basement levels and offices from first to fifth floor.

The client required a modern contemporary feel to this traditional 1950s building, which was achieved by the architect with exposed structure, a feature over clad façade to the front elevation, and a new fifth floor glass roof extension.

Air conditioning takes the form of gas driven VRF systems, chosen due to the lack of available power. Room terminals consist of vertical cased units at the perimeter of the office floor, zoned to provide both future partitioning flexibility and the potential for two tenants on each floor. A central energy billing system will facilitate individual tenant charging.

Suspended florescent lighting served from surface conduit gives a studio effect complementing

the expressed architecture whilst achieving appropriate office illumination levels and flexible switching control.

The offices are naturally ventilated via openable windows on the first to fourth floors and via Windcatcher ventilators positioned within the roof.

Client: East City Investments
Project Manager: Cyril Leonard
Architect: Archer Architects



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