



The Sector: *Industrial/Commercial*

The Project:

The project comprised the D&B construction of 12no. Commercial units (6 no. offices and 6 no. hi tech units) including car parking and associated external works, services and drainage.

The Location:

Loughton, Essex.

The Duration: 37 Weeks

The Works:

The works included the design, supply and installation of new VRV heating/cooling systems, heat recovery ventilation and bespoke controls systems to 6 no. office units.

The Challenges:

The mechanical consultants design specification required optimisation to the heating and cooling systems. At the time of the works, the equipment manufacturers had not developed a control system to meet this requirement. After substantial researching of the control system markets, BSML set about how to meet the requirement.

The Result:

BSML designed and built, in house, specialist control systems and control panels. The panels contained self-learning optimisers linked to internal space temperature sensors which enabled the heating and cooling systems to be ensure room spaces were at required comfort level the arrival of the occupants.



Early Days – Steel Frame structure is complete and roof is on. BSML commenced their works within weeks of the roof being installed.



Hidden from view – External VRV condensers were sited at the rear of the premises to maintain the aesthetics. Condensers were mounted on a concrete wall to ensure fire escape routes were not obstructed.



Finished – The internal fitout is completed and ready for tenants/owners to move in.



The End – The completed project.