

Commercial

Client

The Royal Borough of Kensington & Chelsea

Project

2-4 Malton Road, W10

Architect

ECD Architects

Value

£3.8m

Work Scope

Complete MEP Refurbishment with Thermal Model/Revit.



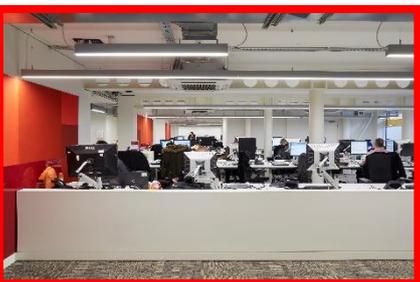
Background

NLG Associates were appointed by Keegans in 2013 on behalf of Royal Borough of Kensington and Chelsea (RBKC) to provide full MEP designs which would allow the complete refurbishment of their Malton Road Service Hub complex approximately 1680m² (18,000 sq ft) in order to maximise underused office space which in turn will 'free-up' buildings for sale that were not longer suitable for RBKC use.



Brief

The brief was to achieve a BREEAM excellent building providing their staff with a modern comfortable and safe working environment taking into account acoustic issues of the A40 dual carriageway above and Ladbrooke Grove train station behind the building.



Challenges / Approach

The building is located under existing A40 dual carriageway and the structure needed to be totally disconnected from the underside of the A40 to prevent noise being transferred into the building.

The building in its existing configuration was not designed for a modern office space environment. Therefore this needed to be modified to incorporate a disabled lift as well as electrical intake room, mechanical plant air handling units, heat pumps and associated controls and equipment. All structural beams located on the ground floor were installed with castellated beams which we were able to reuse. A suspended ceiling was originally proposed. However, due to the floor to ceiling heights the look and feel of the refurbishment changed to be one of a media style office with exposed ductwork, cable trays and pipework.



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The floor to ceiling heights were very tight and the MEP services had to be designed very carefully in order to maximise these floor to ceiling heights. We maximised this space by routing duct work and co-ordinate all lights using space above desks and perimeter walls. We achieved this by undertaking our design in 3D Revit software working closely with the architect who also used the same software design tool. During the design period we were able to identify all low headroom areas and design them out or alter the building layout to fit around the restricted floor to ceiling heights.

The building was to be used as a 'hot desk' facility as most of the users made visits from within the community. This created a challenge to incorporate the different IT requirements of the users from the Boroughs of Kensington and Chelsea as well as Hammersmith and Fulham. To achieve this we designed a IT cable colour coding system for each Borough on each desk depending on what borough they belonged to.

Outcome / Achievements

The outcome was that a tired looking building that was not used was brought back to life as an energy efficient building with a modern working environment which achieved the delivered goal of BREEAM excellent rating.

