

COMPANY CASE STUDY

252 Bouverie: Milton Keynes

OBJECTIVE

252 Bouverie is a prime 25,000 sq ft office building in the heart of Milton Keynes. As part of a major refurbishment led by Savills and Intex—which included a striking double-height glazed reception—Owens was awarded the contract for the full mechanical services design and installation.

Working to a fast-track 14-week programme, our design team was challenged with developing a system that met the client's final requirements, worked within extremely limited plant space, and aligned with a tight budget—all while enabling a flexible, multi-tenant layout.

SOLUTIONS

Comfort cooling was delivered using Mitsubishi Electric VRF Heat Recovery systems, supplying ceiling-concealed ducted fan coil units across all floors. To meet the client's multi-tenant specification, condensers were positioned in the restricted rooftop plant area, previously occupied by a redundant chiller.

Given the limited space and need for decentralised fresh air delivery, Owens proposed a distributed ventilation solution using multiple Mitsubishi Lossnay units installed within the ceiling void. This design met airflow requirements while maintaining low noise levels and a discreet aesthetic.

With energy efficiency as a top priority, a Mitsubishi Electric ECODAN hot water system was also installed. Owens played a key role in developing a BMS (Building Management System) to ensure all systems operated efficiently and were fully integrated.

AT A GLANCE

- Mitsubishi Electric VRF Heat Recovery system
- Ceiling-concealed ducted fan coil units
- Multiple Mitsubishi Lossnay units for ventilation
- Mitsubishi ECODAN hot water system
- Custom-designed BMS for energy-efficient control
- Designed for multi-tenancy and minimal plant space

BENEFITS

- Fast-track project delivered in just 14 weeks
- Energy-efficient solution with low carbon impact
- Systems tailored for multi-tenant flexibility
- Compact plant and ceiling space use
- Quiet, effective ventilation across all floors
- Achieved a 'Very Good' BREEAM rating
- Enhanced by seamless coordination with Savills and Intex

Project Manager, Callom Baker

