

COMPANY CASE STUDY

900 Pavilion Drive: Northampton

Mechanical and Electrical Refurbishment

Duration 12 Months

OBJECTIVE

The primary aim of the project at 900 Pavilion Drive was to significantly enhance energy efficiency by replacing ageing chillers and boilers with a more sustainable and efficient heat source. Additionally, the client required a full mechanical and electrical refurbishment that would minimise disruption to tenants. This involved relocating critical infrastructure, such as the switch room, and completing a high-quality CAT B fit-out for REED Recruitment, all while the building remained fully operational.

SOLUTIONS

To achieve these objectives, Owen's employed a range of technical and logistical solutions.

- **Energy efficiency updated:** Removed the old chillers and boilers, installing a Daikin VRF system for improved energy performance and reduced environmental impact.
- **Switch room relocation:** Relocated the switch room from a landlocked first-floor location to the ground floor, involving significant rewiring and ensuring the multi-tenant communications room remained operational.
- **Logistics management:** Carefully scheduled large crane lifts and major works outside of regular hours to avoid disrupting tenants.
- **Strategic planning and communication:** Conducted thorough planning and maintained constant communication with tenants and stakeholders to ensure smooth execution and minimal disruption.

BENEFITS

- Improved energy efficiency with a highly efficient heating and cooling system, lowering costs and environmental impact.
- Projected completed on time and within budget.
- **Minimal disruption:** Careful scheduling allowed tenants to continue daily operations without significant interruptions.
- **Improved infrastructure:** The switch room's relocation and upgrade enhanced the building's electrical systems for future needs.

AT A GLANCE

- Low Voltage Switchgear
- LED Lighting
- Data Infrastructure
- Paxton 10 Access Control
- CCTV
- Fire Alarm
- Daikin VRF Air Conditioning
- Heat Recovery Air Handling Units
- Heat Pump Domestic Hot Water
- Boosted Cold Water System
- Build Management System
- Energy Monitoring
- Electric Vehicle Charging

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We specialise in comprehensive mechanical and electrical renovations for a diverse range of properties. Our mission is to deliver advanced, energy-efficient solutions that improve infrastructure performance, enhance tenant satisfaction, and ensure minimal disruption to ongoing operations.



Callom Baker

Director

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