

COMPANY CASE STUDY

Lakeside, Northampton

OBJECTIVES

Owens was awarded the tender to replace four chillers at a live operational site—two 160kW critical chillers serving close control units in a ground floor server room, and two 870kW environmental chillers supplying 4-pipe fan coil units throughout the main building. The project required meticulous planning to maintain uninterrupted cooling, particularly for critical infrastructure.

SOLUTIONS

To minimise downtime, sacrificial valves were installed in the existing pipework and freezing techniques were used to isolate sections during chiller replacement.

Temporary cooling was deployed to maintain optimal server room conditions.

The chiller replacements were phased over two weekends using specialist contract crane lifts to ensure minimal disruption and continuous operation.

Upon installation, the chilled water systems were flushed and treated, the BMS was upgraded, and full commissioning was completed—all delivered within the agreed time frame and budget.

AT A GLANCE

- 2 x 160kW critical chillers (server room)
- 2 x 870kW environmental chillers (main building)
- Temporary cooling solution for server room
- Sacrificial valves and pipework freezing for phased changeover
- Specialist crane lifts over two weekends
- BMS upgrade
- Chilled water loop flushing and chemical treatment

BENEFITS

- Zero downtime for critical server room operations
- Seamless phased delivery with minimal disruption
- Enhanced system efficiency and reliability
- Fully integrated with upgraded BMS for optimised control
- Delivered on time and within budget
- Improved resilience and long-term plant performance

Project Manager, Darren Owen

