

400 & 450 Long Water Avenue, Reading

We successfully delivered a full MEP design and build £15M services package to 2 new 5-storey CAT A fit-out office buildings connected via a link bridge, totalling circa 298,000 ft². Works also included 2 car park plantrooms and welfare/ shower facilities.

Project Highlights

- The scheme was designed to achieve a BREEAM 'Excellent' rating and WELL Building Standard 'Gold' certification.
- 400 and 450 Longwater Avenue was the first of the buildings in Green Park to achieve WELL certification.
- The seven concepts of WELL are air quality, mind, light, fitness, nourishment, water and comfort.
- Mechanical services included incoming water and gas services, water treatment and storage, public health, ventilation, LTHW, CHW, UFH, toilet extract, metering, BMS controls, dry risers and air conditioning.
- Each building contained of a roof-mounted packaged plantroom containing gas fired modular boilers and water heaters which serve the LTHW and hot water requirements. 2 roof mounted AHUs and chillers serve the ventilation and chilled water requirements throughout the building. We successfully undertook the complete contract lifts of all plant items on both roofs.
- A total of 574 fan coil units were installed across the two buildings, delivering heating and cooling to the floorplates, lobbies and link bridge. The UFH provides heat to the toilet areas, car parks and air curtains at the main entrance.
- Electrical services included mains and sub mains distribution, rising busbar, general and emergency lighting, lighting controls, small power, metering, fire and disabled refuge alarms, photovoltaics, access control, CCTV, security, lightning protection, PVs and testing & commissioning.
- Each building comprised of a BNO (Building network operator) switchboard located in the external car parks which supplied an LV rooftop enclosure via 1250a rising busbar. The BNO switchboard also supplied 2 400a rising busbars for tenants areas with individual tap offs on each floor of the building to service the floor plates.
- We installed a fibre link from 400 and 450 Longwater Avenue to the main control room in 100 Longwater Avenue which was approximately 1km away. This was cabled through Green Park's existing duct infrastructure.

Key Facts

Client
Mapletree UK

Main Contractor
McLaughlin & Harvey

Architect
APT

Consultant
Hoare Lea

Services
Mechanical & Electrical

Duration
12 Months

Value
£15,000,000

Location
Reading, England

