



Description

- ◆ Helston Business Hub was a £1.7m development in Cornwall, designed to provide facilities for local business and the community
- ◆ The building incorporated a number of flexible spaces including open plan office space, cellular offices, hot desking provision, shared reception and meeting rooms, conference area, and plant space
- ◆ We undertook the complete detailed design of the mechanical and electrical services for this grant funded development from initial feasibility through to full and detailed design
- ◆ The budget was extremely limited, particularly in view of the funding requirements of BREEAM excellent
- ◆ We were active participants in design team meetings and sustainability, accessibility, BREEAM, value and risk workshops and assisted in establishing the brief, and communicated the finally agreed solutions in a clear and coherent manner within a detailed set of tender documents for constructor implementation
- ◆ Throughout the project we were in dialogue with the client to gain understanding of their value drivers and site requirements and assisted the client in establishing the brief.

The Old Cattle Market provides office space, funded by ERDF Convergence for a range of businesses.

This flexible space forms part of a larger community project which equips the town with a larger community hall and an adult daycare centre all under one roof

Involvement

- ◆ Accessibility plus provision with additional disabled WCs, disabled changing and disabled showers, in addition to full accessibility arrangements through the building, hearing and visual enhancement system
- ◆ A low carbon development achieved within a limited budget
Production of SAP assessments and Energy Performance Certificates
- ◆ Liaison with the utilities provider to isolate and divert existing utilities, calculate building loads and arrange new incoming service provision
- ◆ Undertook thermal and daylight modelling to provide strategic advice in relation to the building form, fabric and orientation
- ◆ Incorporation of solar photovoltaic and air source heating renewable energy provision
- ◆ Design of external lighting to car park provision and to satisfy planning conditions
- ◆ Developed the brief in conjunction with the client to achieve aspirations in terms of sustainability and accessibility on a limited budget
- ◆ Agreed scope of mechanical and electrical systems and produced detailed design of heating, ventilation, lighting, emergency lighting, general power installation for flexible office space, IT provision, BMS, security and CCTV

Benefits Delivered

- ◆ Provided our low carbon and building environmental expertise in order to deliver a sustainable building and realise a BREEAM Excellent rating, demonstrating environmentally friendly options for both the design and on-going operation of the building
- ◆ Fast track design update to incorporate tenant requirements without affecting the design programme
- ◆ Collate respective evidence to deliver Excellent BREEAM Environmental Assessment Award