



Benefits Delivered

- ◆ Identification of existing building services in the absence of record information
- ◆ Provision of new power, data, CCTV, access control and lighting to the ground floor
- ◆ Bringing existing building services up to current standards and addressing non-compliances
- ◆ Identifying and locating a long-term water leak on the boosted cold water system
- ◆ Provision of ventilation throughout the new circulation spaces, ground floor and basement
- ◆ New automatic controls for the heating system, including zoning to improve internal room temperatures
- ◆ Incorporation of systems including staff attack and door alarms
- ◆ The introduction of passive solar control measures to the existing glazed roof lantern to reduce solar heat gain.

Description

- ◆ 45 bedroom homeless hostel refurbishment for adults with mental health and addiction issues, works were carried out whilst the building was occupied
- ◆ SDS were appointed to carry out invasive surveys of the mechanical and electrical services and detailed design
- ◆ The project included infilling of the atrium to provide additional bedrooms and break out spaces on the upper floors with total refurbishment of the ground floor to create a more open and welcoming environment for staff and clients
- ◆ A key requirement for the project was to alleviate severe over-heating and a lack of ventilation to the central atrium area of the building and the staff offices.

Involvement

- ◆ Undertook detailed non-invasive surveys of the mechanical and electrical services
- ◆ Produced a feasibility report identifying key issues with the existing building services systems
- ◆ All building services were specified as anti - ligature
- ◆ Managed a series of invasive surveys using contractors to identify building services above solid ceilings
- ◆ Undertook detailed design of the building services to suit the new internal layouts and address the inherent over-heating problem, including thermal modelling
- ◆ Used standard principles of HTM and HBN to address any non-compliances.



'Refurbishment of homeless hostel for adults with mental health and addiction issues'