

# ST. MARTIN'S HOUSE, HATFIELD



Before



After

## Project Profile

This project involved the renovation of a 25 year old office block in Hatfield in Hertfordshire. The building comprises 6700ft<sup>2</sup> lettable space spread over two floors.

Green Building Design were originally employed by the Landlord to prepare a dilapidations claim against the existing tenants. In conjunction with this, Green Building Design were also asked to design the refurbishment of the building back to Category A standard in preparation for incoming tenants.

The project involved the installation of a new heating, cooling

and fresh air system for the building. This comprised the refurbishment of the existing system supplemented by new additions to enhance the performance.

Electrically, the new design involved the reuse and addition to of the existing dado trunking to provide power. The existing fitout felt very dark giving an oppressive atmosphere inside. Green Building Design suggested a new lighting design which, with lighter furnishings, put more light onto the ceilings and walls giving a brighter, more pleasant feel to the space.

## Key Features

- Green Building Design carried out dilapidations survey and report when existing tenant moved out of building
- Following settlement, Green Building Design were employed to design the new services for Category A fitout of refurbished building.
- Existing services were retained where possible and integrated into the design.
- New heat recovery VRF system installed to improve the supply

of fresh air to the office space.

- VRF system designed to provide fresh air to the centre of the deep plan office space.
- Additions to existing heating and cooling system to improve system performance and efficiency.
- New lighting including new wallwashers increased the illumination on the walls and ceiling to improve the appearance of the space.

PROJECT VALUE: **£305,000**

CLIENT: **Peer Group Plc.**