

# 1 DRUMMOND GATE



## Project Profile

The project involved the refurbishment of the upper two floors of a 1980's island office block adjacent to Pimlico Underground Station. This is to provide new offices for the Youth Justice Board. Green Building Design provided the electrical design for the contractor as part of the Design & Build contract.

The works covered an area of 35,000ft<sup>2</sup>. The area had been fitted out in 1996 and as part of the client's brief much of the equipment from this fitout was retained. Other parts of the installation were upgraded to modern standards where required.

This project involved the creation of open plan office space, cellular offices, meeting rooms, a new reception area and a new 550ft<sup>2</sup> Comms Room serving both floors. The work also included the addition of a new shower to each floor and the refurbishment of the existing toilets.

## Key Features

- Refurbishment of two floors of 1980's office block covering 35,000ft<sup>2</sup>.
- Following completion of this project, Green Building Design were employed to design the electrical services for two more floors which were fitted out for two different Government departments.
- Area of works had no suspended floor. Electrical services had to be sized to fit into existing in-screed trunking, although in some localised areas new trunking was required.
- Large concrete downstands meant access for cabling through ceiling void was severely restricted and services planned accordingly.
- Existing services retained or upgraded to meet client requirements and to improve energy efficiency.
- New 550ft<sup>2</sup> Comms Room includes 16 no. comms cabinets and 3 no. UPSs arranged in an n+1 configuration with 30 minute battery back-up.
- Separate 10kVA UPS for telephone switch cabinet.

PROJECT VALUE: **£1.8m**

CLIENT: **Immediate: Commertech**  
**: Ultimate: Youth Justice Board**