

365 Chiswick High Road, Chiswick, London



Client :
Enervis

Consultant Engineers :
Mendick Waring

Main Contractor:
Stonewood Properties Ltd

Publicstar Services:
Design, Supply and Install BMS controls for Heating and Cooling Systems in mixed Commercial/Residential site.

Commercial Offices & Marlborough Road Residential Apartments

The property comprises of 19No flats, 3No Ground Floor office units, and 5No office units from first to fifth floors.

The building is six storeys high, with the 3No office units on the ground floor. Separate entrances and staircores are provided for residential and office units.

There are 3No residential units on the first floor, and 4No residential units on each of second to fifth floors.

The office floors are divided into a mixture of open plan and individual office areas. Each office area is independently controlled by a BMS Room Controller providing heating/cooling demand to the 4pipe Fan Coil Units, occupancy settings and setpoint adjustment.

Each residential apartment comprises Lounge/Kitchen, Master Bedroom with ensuite, Bedroom 2 and Main Bathroom. Heating is provided by a heat exchanger in each apartment supplying an underfloor manifold to each Zone. Cooling is provided in the Lounge/Kitchen and Master Bedroom.

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A BMS Zone Controller is provided for each Zone with heating/cooling demand (as appropriate), occupancy settings and setpoint adjustment.

There is a basement Boiler plant room with separated pumped heating services to the Commercial & Residential areas.

A Residential Chiller plant and separate Commercial Chiller plant is located at roof level.

Energy heat meters are monitored by the BMS to each of the Commercial Floors and to each Apartment. Landlord services are also monitored by the BMS.

Remote monitoring of the BMS is provided via modem.

