
PROJECT NAME:

Beaufort Park, Hendon

M&E ORDER VALUE:

£3.5m

CONTRACTOR:

Carillion

CONSULTANT:

St George

The Beaufort Park development consists of multiple residential apartment blocks. This new build development is one building divided into 5 blocks, F3-F7. These blocks contain 177 apartments set over seven floors. Generally the services are split between Landlord and Residential elements. Landlord elements of the building consist of a ground and first floor covered car park, stairwells, corridors, cleaners/ refuse stores and service risers to name a few. Residential apartment spaces generally consist of kitchens, living space, bathroom and bedrooms.

Mechanically the installation is mainly made up of cold water services and above ground drainage systems. The cold water service enters the plant room from the utility provider and is fed into a sectional GRP tank, from which it is pumped via booster sets and distributed around the building at high level. This main distribution system feeds each apartment as well as landlord cleaners sinks etc. Within each apartment an unvented hot water cylinder provides the hot water service to the kitchens and bathrooms, the ventilation is provided by individual mechanical vent heat recovery units located within a cupboard. Other large mechanical systems include a dry riser system and a smoke ventilation system.

Electrically the installation is supplied via a new 1000KVA substation located within the building from which the supply will be brought into the electrical switchroom. At this point the installation is split between the landlord and residential services. Large steel wired armoured sub-mains are then routed below ground in a ducting system through the car park to the base of the risers in each block. Switchgear is located within the risers, where individual supplies are taken to the apartments. Inside the apartments power and lighting is being provided to all areas as well as electric heating via wall mounted panel heaters. Ancillary services such as telecoms and satellite TV services are also being provided to each apartment. Other electrical services include a large roof mounted photovoltaic system, a lightning protection installation, a landlords fire alarm system and an access control system including video door entry to allow residents to give visitors access.

