CASESTUDY

85 Fleet Street | London – UK

Flexibility with ease of installation in a multi-use building

The newly refurbished building at 85 Fleet Street, London is a speculative development by UBS Global Asset Management UK Ltd.

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01 85 Fleet Street
London – UK

Projekt Overview
The building comprises retail units at ground floor level and around 7,600m² (81,810 sq ft) of office space on seven storeys. Two basement levels provide additional plant room space. Formerly the UK headquarters of Reuters, the building has a listed façade, which has been retained during the extensive refurbishment. The constraints imposed by the listed status of the building presented building services consultants AWA with a number of challenges.

Throughout the design, flexibility to accommodate future tenants' requirements was a key factor. To that end, the services have been configured so the space on each floor can be let by floor, half floor or quarter floors.

"One of the reasons for choosing ABB Cylon® was their use of an open protocol, which makes it very easy to interface with other control systems" – Andy West, AWA Consulting

Solutions Benefits
Flexible Design – the high level of configurability of the ABB Cylon® system enables the building owner to accommodate tenants' requirements very quickly and with minimum cost.

Project Summary	
Applications:	Cooling, Heating, Lighting, Monitoring
Number/Type of Building:	Mixed use development over 8779 m²
Network:	Ethernet
ABB Cylon® Hardware Installed:	UnitronUC32
ABB Cylon® Software Installed:	UCC, UEC

Reduced Administration – 'virtual billing' functionality within the Unitron energy management software takes care of billing of tenants for utilities consumption, reducing the administrative burden for the landlord.

Faster Installation – full compatibility with Modbus protocols facilitates faster construction and fit-out through reduced cabling requirements.

"Ease of installation is one of the main reasons we recommend ABB Cylon® for many projects. The products themselves are also easy to use and the support from ABB Cylon® is very high quality," Nico Fileccia, Wiremek.

ABB CYLON® SOLUTION

Heating and cooling of the office spaces is supplied by a four-pipe fan coil system with some additional trench heating in the reception area. As well as interfacing to controls on the boiler and chiller plant, the ABB Cylon® BEMS has links to each individual fan coil. The BEMS also controls inverters on fans in the air handling units to match fan speeds to ventilation requirements and minimise energy consumption.

Individual addressability of fan coils enables the building operators to change the layout and performance of the system very easily without major re-installation work of re-routing of pipework or cabling. For example, the first tenant in the building has chosen to add extra fan coils and zone all of the fan coils in groups of four, each group having a master unit and three slave units. This was achieved quickly and easily by reconfiguring the control strategy via the ABB Cylon® software. Electric, gas and water meters are also linked to the ABB Cylon® BMS which monitors consumption and feeds data into ABB Cylon's® Unitron energy management software, which incorporates a virtual billing system.

As well as providing reports for the building operator, the 'virtual billing' system automatically generates invoices for each tenant, saving considerable administration time. Building services equipment is linked to the BEMS using a Modbus-based network to reduce cabling costs and ease installation.

The control solutions chosen for the project, which centre on a ABB Cylon® Building Energy Management System (BEMS) supplied by systems integrator Wiremek, were critical in achieving this flexibility.