

CASESTUDY

One Hanover Street | London – UK

Delivering optimum comfort in a high quality mixed use development



One Hanover Street is a mixed use development in the heart of London’s West End, on the corner of Hanover Street and Regent Street.

01 One Hanover Street
London – UK

Projekt Overview

It comprises a reception area and 5,500m² (60,000 sq ft) of retail space at ground floor level, with five storeys of office accommodation. The property is managed by Regent Street Direct on behalf of the Crown Estate, which owns Regent Street. Regent Street Direct provides a range of services for businesses in the Regent Street area. One Hanover Street was a winner of both the London and National Work Place categories in the British Council of Offices Awards 2006.

Occupying an area of over 11,000 m² (118,000 sq ft), the office space at One Hanover Street is approximately 70% open plan and 30% cellular and fully air conditioned under the control of a ABB Cylon® Building Energy Management System (BEMS). The building provides office and dealer space to Icelandic bank Kaupthing Singer and Friedlander and includes an Apple Computer retail store. The efficient control of the internal environment through the ABB Cylon® system is essential in supporting the core business of both of these tenants.

Project Summary

Applications:	Monitoring, Heating, Cooling, Ventilation, Fire
Number/Type of Building:	Mixed use development over 24,500m ²
Network:	Arcnet, Ethernet
ABB Cylon® Hardware Installed:	UnitronUC32, Unitron 2000
ABB Cylon® Software Installed:	Unitron Command Centre

“The ABB Cylon® solution allows me to easily optimise energy consumption which is invaluable as this landmark building is visited by thousands every day” – Otto Chacon, Facilities Manager

Solutions Benefits

Efficient Performance

Tenants occupying high quality office accommodation of this nature expect that a comfortable environment will be maintained at all times. The ABB Cylon® BEMS monitors temperatures to within close tolerances, ensuring the most efficient combinations of cooling and fresh air ventilation are deployed.

Central Monitoring and Control

In order to ensure conditions are maintained and energy performance is optimised the building manager and his staff need clear visibility of building conditions and plant performance at all times, with the ability to adjust key parameters. The ABB Cylon® system provides this facility through a central PC with an intuitive interface and easy to use controls.

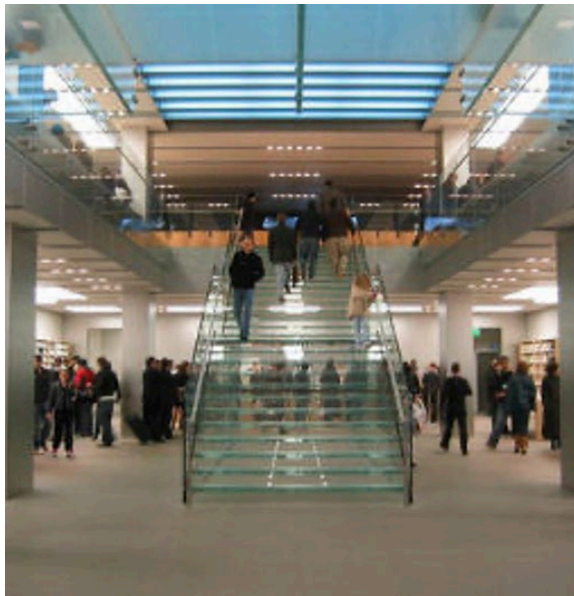
ABB Cylon® Solution

Air conditioning to the office spaces is provided by two chillers, linked to a two-pipe fan coil system serving all of the office floors. Tempered fresh air is provided by a rooftop air handling unit. The controls are set to maintain a temperature of 18 degrees Celsius in the summer and 22 degrees Celsius in the winter. For most of the year, the inherent heat gains from office equipment and people mean there is no additional heating requirement. However, when ambient temperatures are particularly cold the ABB Cylon® BEMS activates electric heaters installed in fan coil units that are close to windows.

This helps to offset any heat losses through the glazing. Should further heating be required, the BEMS will switch on the gas-fired heater in the air handling unit to pre-heat ventilation air. Monitoring and control of these systems is provided through the ABB Cylon® BEMS, which also has links to the fire alarm system. In the event of fire, the BEMS will take control of ventilation and air extract systems to initiate a smoke extract routine.

This can be manually overridden by fire officers if necessary. Crucially, the ABB Cylon® system also makes it easy for Building Manager Otto Chacon to monitor and control the systems. "Using the PC interface I can monitor parameters such as temperatures and on/off times and it allows me to tweak settings in some areas of the building to optimise energy consumption", he explained. "It is also very easy and logical to use, which has enabled me to train the reception staff to use the system as well – for when I am not here." he added.

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