

TRIDENT HOUSE, ST. ALBANS



Project Profile

Green Building Design were employed by ING (REIT) to undertake the services design and refurbishment of the upper two floors of this office block in the historic town of St. Albans. In addition, the communal areas of the two floors were completely refurbished as well as the main building entrance lobby.

A new energy efficient VRF heating and cooling system was installed to the whole building which involved careful co-ordination with the occupants of the ground and first floors who remained in the building throughout the project.

The third floor was converted from an open plan area to three separate suites while the second floor was designed to be able to operate as either an open plan area or three separate suites as the third floor.

The first of these suites had been let even before the completion of the project. In addition, the managing agent reported that the works to the building air conditioning led to a substantially improved working environment for the existing tenants.

Key Features

- Total area of works approximately 1030m² (11,300ft²).
- Heating and cooling replaced with efficient system with individual control throughout the whole building which involved working around existing tenants.
- New power panel installed to rooftop plant room for new mechanical services
- Complete refurbishment of second and third floors to Category A standard.
- Third Floor had extensive sloping margins to accommodate building's mansard roof and dormer windows which required wallwashing and uplighting to illuminate the side walls.
- New power distribution arrangement to second and third floors to allow for partition into three suites

PROJECT VALUE: POA

CLIENT: Immediate: CS2 Ltd
Ultimate: ING (REIT)