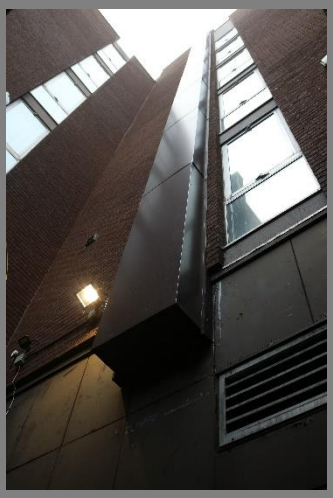
Commercial

BOWER FULLER
Engineering Services for Buildings



Role: Main Contractor (Principal Contractor)

Client: Bluebrick Building Consultants on behalf of CEG

Client M&E Consultant: Cudd Bentley

Project Value: £800k

Crown House

Working directly with Bluebrick Consultants, Cudd Bentley and the Client CEG, we were appointed as Principal Contractor to develop the new electrical design and replacement of the LV mains serving one of central Ipswich's landmark office blocks.

Crown House is a stand-alone commercial building comprising five floors above ground, a basement plantroom and access way for services. Originally constructed in 1975, it provides tenanted spaces throughout, with common parts such as circulation zones, lifts, reception, cafe, and common toilet areas.

Initial enabling works necessitated a comprehensive survey and report on the existing LV systems, along with the removal of existing redundant mechanical plant to make way for the new LV switch room. From a new incoming UKPN substation, we constructed the LV switch room for the main LV switch panel, landlords' distribution boards fed by submain cabling and an additional new submain to the tenanted spaces. These supplies were terminated at existing connection points. At the same time, a methodical strip out of the old LV system was carried out. An integral part of the project entailed reconfiguring and enhancing the existing electrical metering systems to enable the landlord to better manage the billing process. To this end, new smart meters have been installed throughout.

The project took place in a fully occupied office block, so as main contractor there were substantial efforts on planning and managing all activities including out of hours working and shutdowns to mitigate any disruption to the tenants and general public. Our scope also included all builderswork, forming new internal and external cabling risers, internal riser cupboards, firestopping and external groundworks for the substation and associated cabling. Very close liaison with UKPN was a prerequisite to ensure the new electrical supply was installed to their requirements and coordinated with the overall programme.

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