

A black and white photograph of a modern building's interior, featuring a large, curved, metallic structure that appears to be part of a staircase or a large-scale architectural element. The structure is highly reflective, showing distorted reflections of the surrounding environment. The background shows a complex network of steel beams and structural supports, creating a sense of depth and industrial design.

FRESHFIELDS BRUCKHAUS DERINGER

MAGIC CIRCLE LAW FIRM BENEFITS FROM ENERGY-EFFICIENT NEW HEATING SYSTEM.

2 x Gas 610 Eco Pro; 1 x Gas 310 Eco Pro

In the heart of London lies Fleet Street, the spiritual home of the newspaper industry and today a centre point for the commercial and financial businesses of the capital. Since 1989, the elite international Magic Circle law firm Freshfields Bruckhaus Deringer has had its headquarters at 65 Fleet Street where it currently occupies 225,000-sq-ft of office space.

Nearly 30 years since it was installed, the M&E equipment serving the building had reached the end of its life. An upgrade of the heating system was essential to restore a reliable heating service and keep energy costs and emissions low. At the same time, for Freshfields it was vital that day-to-day

operations should continue undisturbed.

To minimise disruption to the law firm and its customers, M&E consultants Hilson Moran recommended a phased refurbishment programme. A Remeha Gas 310 Eco Pro and two Remeha Gas 610 Eco Pro gas condensing boilers were specified to achieve the required output.

The Remeha Gas 310/610 Eco Pro boilers deliver gross efficiencies of up to 98.4% and ultra-low NOx emissions from 26mg/kWh. Compact and lightweight, they are also easy to disassemble into parts for rapid, time and labour saving installation.

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acercer ivditis contiuna, morum ina, unuidin
pro, des hilin nonritu vide morum me
consules inves

CASE STUDY

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HILSON MORAN

“We specified the Remeha Gas 310/610 Eco Pro boilers due to their high efficiencies and low emissions that met the requirement for improved energy performance,” said Hilson Moran. “Their ability to be dismantled into parts was another major benefit, due to the rooftop location of the boiler plantroom. For all these reasons, they were the most suitable boilers for this project.”

Working with Hilson Moran on the project were building services engineers Sowga who won the tender procurement process.

The project presented a number of interesting challenges, as Sowga Director Aaron Guidice explained:

“Ensuring that the building and its services were unaffected during work hours meant careful planning, down to the physical logistics of bringing the new equipment into the building.”

Delivery of the new equipment had to be carefully coordinated to take place outside office hours – no mean feat given the international nature of the company.

A designated route was provided through the building during restricted hours. The project also called for zero waste to landfill, with all the old heating equipment needing to be moved out of the building outside working hours.

Access to the plantroom was in itself an obstacle, given its rooftop location. To help overcome this, Remeha’s technical team worked closely with Sowga to bring the new Gas 310/610 Eco Pro boilers into the building in the allotted timeframe.

“Remeha provided exceptional service throughout, even bringing in their technicians to support us on the project,” continued Aaron. “The first of the boilers to be installed were the Gas 610s. The Remeha team dismantled the new boilers in the basement loading area of the building, transported them up to the roof in parts, and then rebuilt them in the plantroom.”

To avoid any heating downtime, Sowga carried out a live refurbishment, disconnecting one boiler at a time and moving it to the other end of the roof to make space for the installation of the new Remeha boiler. The refurbishment also called for new pipework and flueing.

The Gas 310 Eco Pro was installed two months later in the second phase of the project. Commissioning of the boilers was carried out by Remeha.

With the refurbishment complete and the three Remeha boilers now fully operational, the building boasts more reliable, highly-efficient space heating and hot water provision. For Freshfields, there is the prospect of a more comfortable building environment in the colder months ahead. And the owners of 65 Fleet Street can anticipate a significant reduction in operating costs matched by a major improvement in environmental performance.