



51 Lime Street

51 Lime Street is the latest project by British Land as part of its city development programme. 51 Lime Street will offer a stunning 29-storey development of the most modern office accommodation in the heart of the City of London. A new public plaza at ground level with accommodation for retail, restaurants and wine bars will further enhance an environment already rich in amenities for staff and visitors.

Two buildings of striking design by Foster and Partners will offer 475,000sq ft of net floor area of high quality accommodation directly opposite Lloyd's Insurance market, of which 465,000sq ft is pre-let to Willis Group.

The planning application was approved in July 2002 for a 475,000sq ft net major new City headquarters building at 51 Lime Street on the site of the 1958 Lloyds Building. Lime Street is situated in the core insurance district within the City of London. It is conveniently served by both underground and main-line stations. Of historical interest is the Tower of London and Tower Bridge situated within half a mile of the site.

The project team are working with British Land and the consultants to establish the highest standards of commitment to safeguarding the environment.

To achieve environmental best practice, the team have set their broad principles as follows:

- To reduce waste and the consumption of resources (materials, fuel and energy)
- To reduce or eliminate the release of polluting agents to the environment

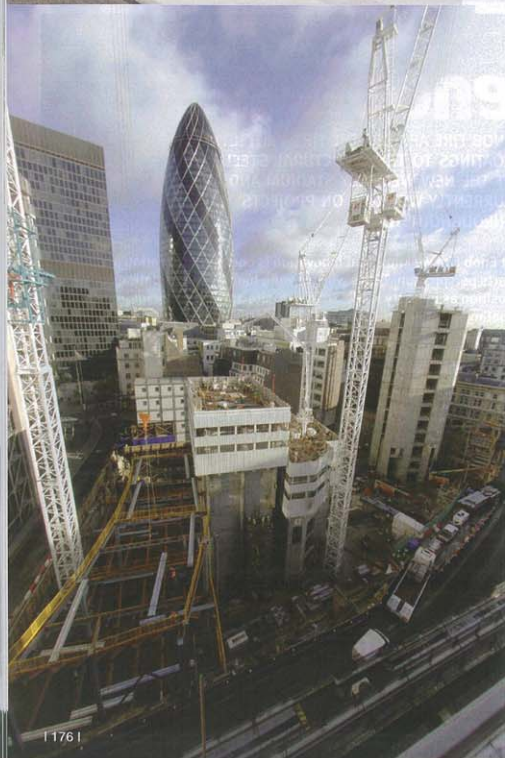
- To influence and control the design in such a way as to minimise the environmental impact of materials production, use and disposal
- To positively influence the environmental effects or raw material sourcing

- To develop company initiatives in terms of office management, site establishment and transport which are based upon continuous improvement, consistent with current knowledge.

To ensure minimal environmental impact on their neighbours the project will comply with the code of practice for de-construction and construction sites, as published by the corporation of London. To measure emissions of noise, vibration and dust, an independent specialist will be employed and provide testing and readings as appropriate to the ongoing works.

The development is a collaboration between the British Land Company Plc and Stanhope Plc. The Architects are Foster & Partners.

The project is being construction managed by Mace Ltd. The piling commenced in early 2005 ready for Shell and Core completion by December 2006.



PHOENIX
Electrical Company Ltd

in association with

Sapphire

Prolojik

AVK(SEG (UK) LTD



Phoenix Electrical Company Ltd are proud to have been selected by the professional construction team which includes Stanhope (The Client), Mace Ltd and Roger Preston Partners, to provide the electrical building services on 51 Lime Street. The scope of these works involves the installation of generators, transformers and the HV distribution network along with additional elements such as mechanical plant wiring, luminaries, telephone systems and an external LED lighting system. A

complete testing, commissioning, demonstration, and training programme will also be undertaken by the Company.

Sapphire Controls have been contracted by Phoenix Electrical Company Ltd to supply and manufacture two HV switchboards, eight transformers and nine main LV switchboards on this project. Sapphire have been manufacturing Switchgear and Package substations for 18 years and so were an obvious choice for this prestigious project.

Under the direction of Adam Cecil, Phoenix Project Director, Sapphire were brought into the design meetings at an early stage to ensure that cabling and control issues were identified prior to manufacture. These issues are so often overlooked and can cause significant problems once the product is installed, so up front engineering can be particularly beneficial. A close working relationship with Mace also allowed the installation of the switchboards and transformers to be achieved in record time, particularly due to excellent co-ordination of plant movement.

AVK(SEG (UK) LTD were chosen to provide the standby generation in the form of the landlords 800Kva generator and two 1700Kva generators for the tenants.

The challenges of this particular project were considerable as the tenants generators are situated on the 27th floor of the tallest building in the City. However with the help of consulting engineers and Phoenix Electrical Company Ltd, AVK(SEG (UK) LTD developed an engineering solution. The generator sets had to be stripped down to allow the craneage to the 28th floor, lowered down to the 27th floor and then reassembled, a similar task that AVK(SEG (UK) LTD have completed on a number of previous occasions. The acoustic containers likewise came to site in flat pack form and lifted to the roof for reassembly. Phoenix Electrical Company Ltd selected Prolojik to supply the lighting control system for the shell and core of the 51 Lime Street project. The Company will be supplying a combination of the popular PL500 series pluggable modules and PL400 series hardwired modules.

In conjunction with Phoenix Electrical Company Ltd and Teleys, a prefabricated structured wiring system has been developed; combining mains and data to provide addressable communications to Prolojik's PS330 multi-sensors and EM30 emergency battery monitoring sensors along with power to light fittings. Prolojik's solution also extends to providing architectural dimming in the reception areas where the PL700 series rack dimmers will provide time and scene-set control of the two reception lobbies.

Prolojik will also be providing a PV360 web-enabled graphical supervisor, which, in addition to the extensive standard functionality, will permit time scheduling, emergency testing and diagnostics to be carried out.

In summary, the Stanhope/Mace preferred suppliers list consolidates everyone to work together as one team, which will prove invaluable in concluding this project successfully in the new year.

Specialist contact details

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