



# Case Study

Baskerville House, Birmingham

**HCP**

Trench Heating

# Baskerville House, Birmingham

## HCP Trench Heating, an efficient modern solution for Baskerville House refurbishment

Birmingham's recently completed £30 million Baskerville House refurbishment scheme included the specification of perimeter trench heating from HCP, a division of SAS International. Selected as it offered an energy efficient heating solution, whilst providing good environmental conditions, HCP trench heating is also discrete and allows flexibility in floor layout. Baskerville House achieved a BREEAM 'Very Good' rating, a significant achievement for a refurbishment project.

HCP worked closely with Hoare Lee, the M&E consultants, in the design and specification of the solution. Trench heating avoids the hot and cold spots associated with traditional radiator systems, providing an effective and comfortable heat source. A typical trench heating system contains one seventh of the water used in a traditional radiator system, which results in a reduction in the energy required to heat the water and in rapid warm up times. It also offers less resistance to the water flowing through the system, resulting in a reduction in the energy required for pumping.

HCP trench heating runs along the whole perimeter of Baskerville House, on all five of the refurbished original floors and on the two floor extension, designed in contemporary steel and glass with full height glazing.

Freeing wall space, it maximises the net lettable floor space available. On two new floors it offers the additional benefit of combating the cold down draughts and condensation often associated with full and half height glazing.

A modern and adaptable solution, HCP trench heating casings and elements can be manufactured to meet specific project requirements and fit within the proposed modular planning grid. This allows furniture and partitioning needs to be met without affecting performance.

This sensitive refurbishment has transformed one of Birmingham's Grade II listed landmark buildings into 18,316 sq m (197,150 sq ft) of prime, Grade A office space. It is one of the largest speculative developments of its size anywhere in the country and combines the elegant exterior of a period property with a contemporary and environmentally friendly interior.

It has received international recognition at MIPIM 07, won "Office Development of the Year" at the inaugural Midlands Property Awards and a British Council for Offices "Refurbished/Recycled Workplace award."

**Project Name:** Baskerville House

**Client:** Targetfollow

**M&E Contractor:** Shepherd Engineering Services

**M&E Consultant :** Hoare Lea

**Architect:** Rolfe Judd

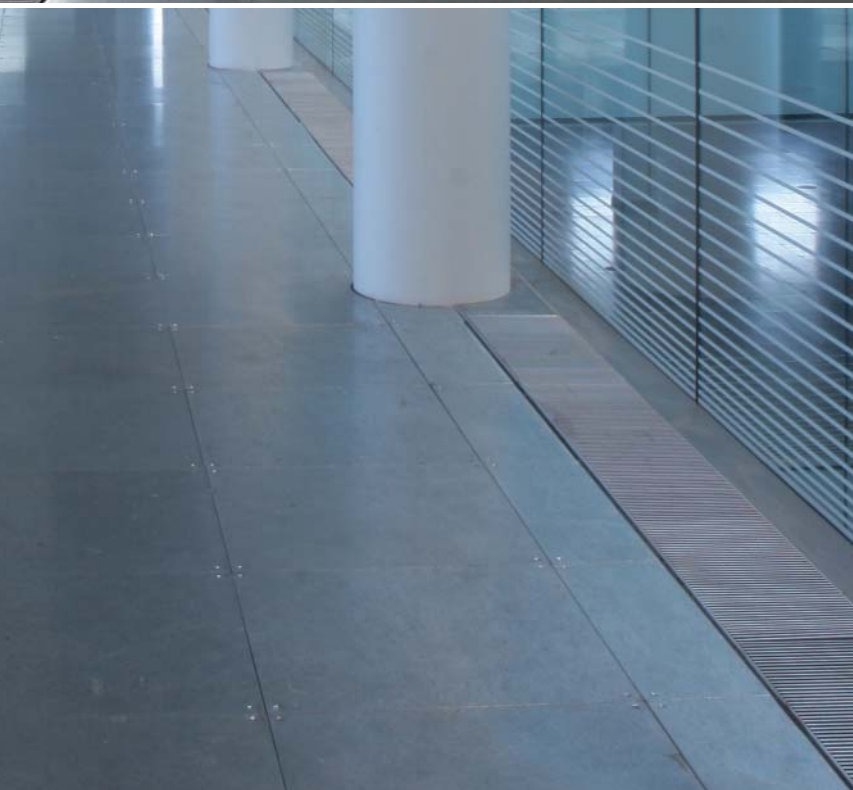
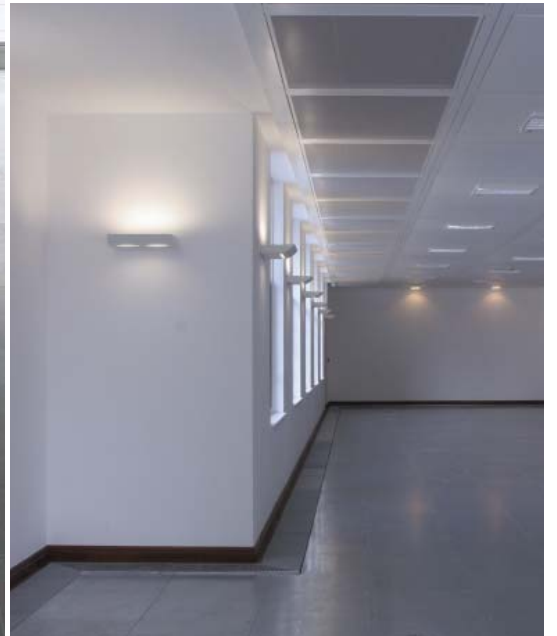
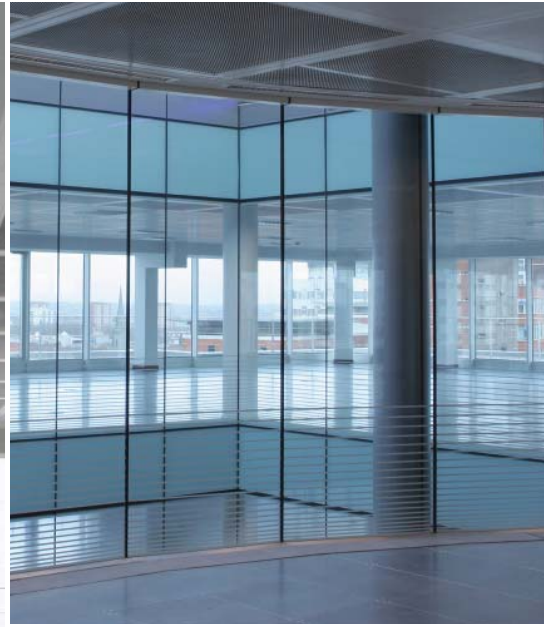
**System Type:** Trench Heating

**Special Requirements:** Fit within proposed planning grid

**Length:** 1,000+ linear meters

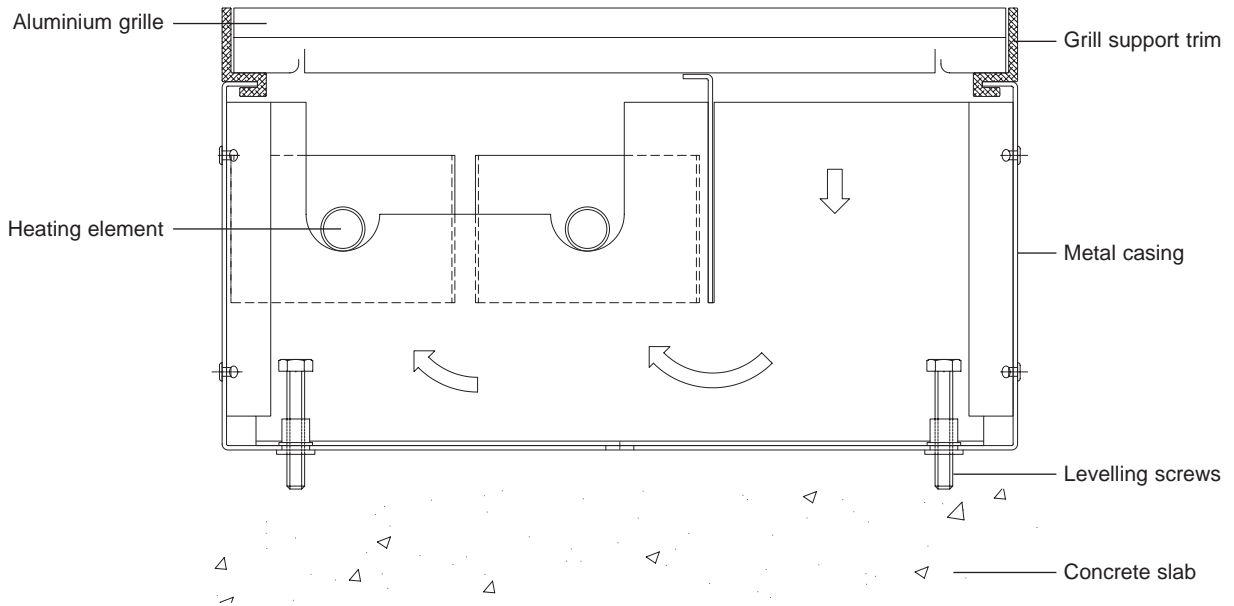
**Location:** Birmingham

**Completion Year:** 2007

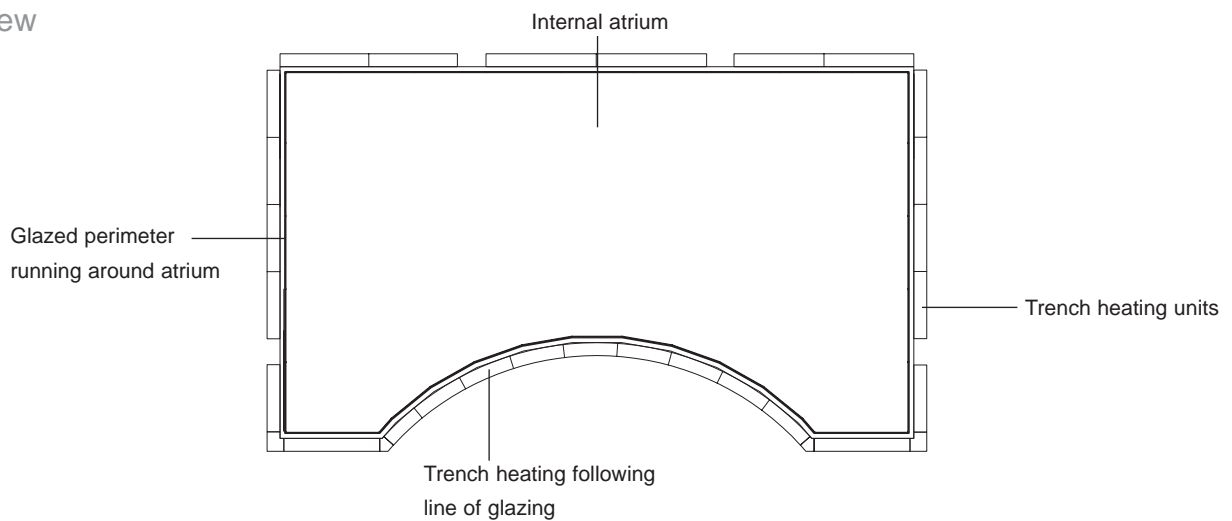


# Technical Information:

## Section drawing



## Plan view



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