



Summer 2019

...MTT/project news

We have been developing our own method of showcasing our 3D Revit models; the aim is to improve visibility and engagement with the BIM model, showing how our MEP services interface with the architecture and structure. Scanning the QR code takes you directly to a 360° panorama that can be viewed on a phone or tablet without any special software or equipment...give it a try!



D3D4

D3D4, is part of the Phase 2 development of Wood Wharf and comprises 220,000ft² of commercial office accommodation over 13 floors with around 50,000ft² of retail at basement, ground and mezzanine levels.

The building has external perimeter structural beams located about 2m from the façade and the 13th has full height glazing. A challenge for MTT during the design process was to work with the architect and structural engineer using the thermal model we developed for the building as a design tool, positioning the external beams to provide the optimum shading to the glazing and reduce heat gains to the floor. A great example of all disciplines working to deliver a collaborative response to a challenge!



TRIPTYCH BANKSIDE

We are very excited to be delivering this fantastic mixed used scheme in South Bank with Sons & Co. for developer JTRE as their first project in the UK.

Triptych Bankside comprises two residential towers offering 169 luxury apartments, a 5,600m² office building, 1,350m² of retail space and a 1,350m² cultural events space.



CHAPTER SPITALFIELDS

Having completed this project in 2010 (previously known as Nido Spitalfields), one of the tallest student accommodation buildings in Europe, we are delighted to get involved again with Greystar in the refurbishment and the vertical extension of the podium building.





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THE SALVATION ARMY

The new 55,000ft² building being constructed in Denmark Hill will be the Territorial Headquarters for The Salvation Army. The new building includes office accommodation, conference facilities, meeting rooms and a café/restaurant. The final building will satisfy the bespoke requirements of The Salvation Army.

Prior to commencing the design, MTT worked closely with The Salvation Army to discuss and identify the pros and cons of the possible solutions with respect to the building services and office environment. We enjoyed assisting with regards to explaining available technologies and demonstrating all options available, including the benefits with respect to energy efficiency, building usage and operation.

We feel this is a good example of how we engage and work with our clients to inform their decision and manage expectations.



25 CANNON STREET

We are delighted to be part of the team delivering the refurbishment of Pembroke's prominent landmark building at 25 Cannon Street. The building comprises 120,000ft² of office accommodation over 5 floors with fantastic views of St Paul's Cathedral and the City of London.

It's been a real team effort and required Client support to move away from the conventional services procurement strategy to, not only realise savings, but provide a technical solution that embraces The London Plan and attempts to 'future-proof' the asset.

So; what's new?

Our latest appointments are headlined below and will be covered in more detail in future newsletters.

75,000ft² CAT A office refurbishment in Mayfair...

300,000ft² CAT A office refurbishment in the City of London...

160,000ft² office refurbishment in the City of London ...

800 apartment residential development in East London...





BREEAM® Summer 2019

...MTT/think tank

As noted in our previous newsletter, a sea change to 'all electric' building services from conventional heating and cooling solutions (such as gas boilers and/or Combined Heat and Power (CHP) plant and chillers) is now anticipated. The primary driver for this transformation is the rapid decarbonisation of grid electricity and the opportunities it brings to address UK CO₂ emission targets. Within London, these opportunities are reflected in the New London Plan and its associated energy guidance.

Decarbonisation of grid electricity has progressed as the proportion of electricity supplied to the grid from renewables such as wind, solar and thermal sources has increased and more carbon-intensive generation has rapidly reduced. May 2019 was the first time since 1882 that the UK had a week without using coal generated power. Whilst the (year round) grid carbon factor is targeted at below 0.100 kgCO₂/kWh by 2029, the UK has already been in the region of 0.900 kgCO₂/kWh in recent weeks, whilst Scotland has hit 12 kgCO₂/kWh.

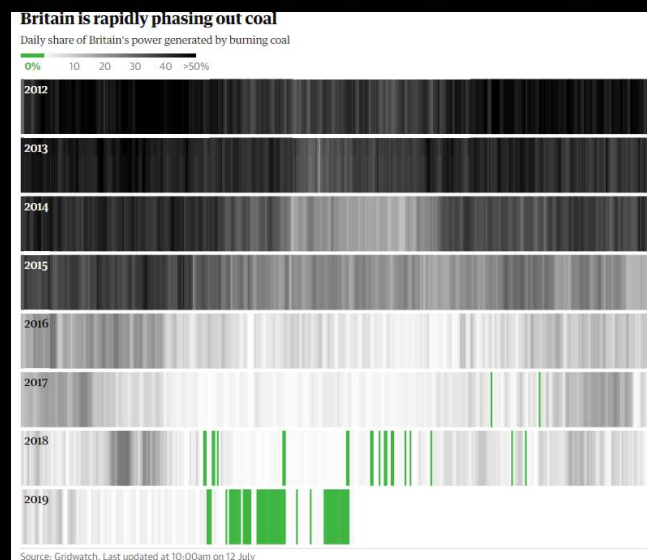
At the level of building regulations compliance and energy strategies for planning, this is reflected in the forthcoming SAP 10 Grid Electricity Carbon factors being set at 0.233 kgCO₂/kWh (down from 0.519), with mains gas set at 0.210 kgCO₂/kWh (equating to 0.233 with a 90% efficient boiler). This means that 'all electric' building services strategies such as heat pumps are strongly favoured in the energy policies and guidance as part of the New London Plan, which are already material considerations for current planning applications.

There are a number of potential commercial paybacks to such strategies – recent cost studies have shown cost savings for the services installations. The smaller requirement for internal plant space and cores also result in improved building efficiencies.

As with all innovations, there will be a number of technical challenges to overcome. The need to provide domestic hot water at 60°C is a particular challenge, as heat pump systems work best at lower temperatures (around 45°C). Careful selection of plant to deal with lower winter temperatures is needed to avoid inefficient over-sized heat pumps and higher capital and running costs.

The perception within the industry is that the maximum electrical demand for an 'all electric' building will mean that local electrical infrastructure is likely to need augmentation, with these costs passed on to the developer. In our experience, particularly on refurbishment projects, the existing supply capacity is sufficient due to low heating loads and modern equipment efficiencies.

At MTT, we believe that 'all-electric' options should be considered and accommodated from the earliest design stage for all new-build projects (particularly in London). For schemes outside of London, where planning policy frameworks are less up to date, local authorities may need convincing that these approaches are appropriate.



UK coal-fired electricity generation since 2012



Summer 2019

...MTT/updates



MTT was delighted to attend this year's BCO conference in Copenhagen and take an active part in the work-life debate that formed a consistent theme throughout the conference. It was good to catch up with some familiar faces and make new connections in the stunning venues throughout the week.

From the various thought provoking seminars and educational tours there is clearly much that can be learned from Copenhagen and the role great places to work and live have in maintaining a healthy life balance. Perhaps it was the combination of beer, sunshine and the scores of happy swimmers and bathers that lined the banks during the boat tour, or the inhabitants crossing the city on bikes and electric scooters, but Copenhagen seems to have put its people at the heart of its regeneration and is reaping the benefits.

We look forward to implementing the newly launched 2019 Guide to Specification and are happy to discuss the implications with any of our commercial clients.





9 kingsway
london
wc2b 6xf

tel: +44 (0)20 7836 1133
email: info@mtt-limited.com
www.mtt-limited.com

Summer 2019

...MTT/charity

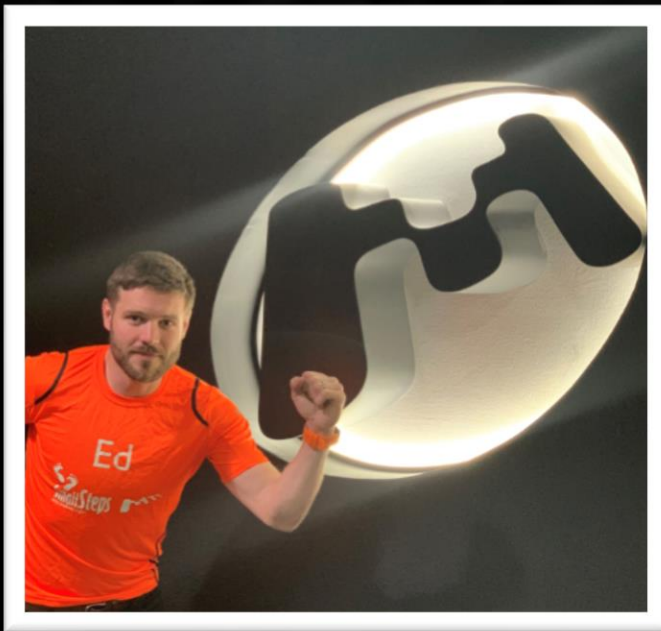
#RISETOTHECHALLENGE

Ed ran the London Marathon to raise funds for Small Steps, a charity that provides specialist help and support to parents with physically disabled children. After many hours of running in the dark over the winter months he successfully completed the course in just under 4 hours.

A huge thank you to everyone who supported him in his efforts, every donation was appreciated however big or small.

Donations are still being accepted via the link below.

<https://uk.virginmoneygiving.com/RunEdRun>



We are also thrilled to be helping Small Steps with their new facility in Richmond as part of our continued support for this amazing charity.

Check us out and see what we're getting up to...



Summer 2019

...MTT/socials

Our cheese and wine evening...

A sneak peak of how our cheese and wine night went down at the office...

DID YOU KNOW?

It takes 10 pounds of milk to make just 1 pound of cheese.

Get your sweat on at BoxFit...

As you may have seen on our Instagram a few of our team have been taking part in a lunch time BoxFit class!



HOW TO CHEESE AND WINE!

- Pair salty cheese with sweet wine.
- Contrast rich, creamy cheeses with sparkling wine or Champagne.
- Match cheeses and wines which come from the same region, like Alsace Gewurztraminer and Munster.

MTT/softball...

On Wednesday evenings throughout summer we will be taking part in regular softball matches!

Softball is a fun and sociable game which is easy to learn and play, even if you don't have a sporting background or athletic skill.



DID YOU KNOW?

According to research, one hour of boxing can burn over 800 calories!



If you have a softball team or are willing to create one please contact lgreen@mtt-limited.com