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# VRF Install Case Study: Winslade Park

*Sensitive VRF installation to  
Grade II listed building complex*

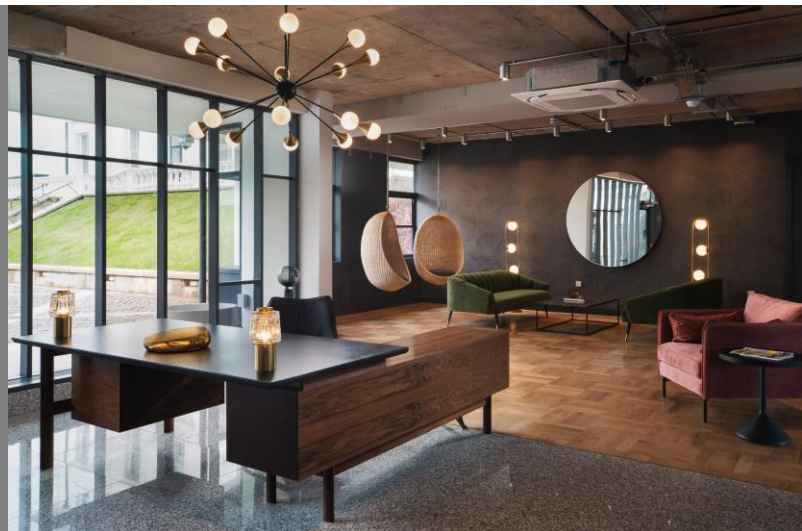


# A sensitive installation...

Installing new air conditioning and ventilation system to an elegant Grade II listed building complex.

“Winslade Park is an amazing site with luxury offices to rent or buy and also residential apartments. This is all set in 35 hectares of parkland which will house a £5m leisure complex. Although the project came with some challenges for my team, I am proud of the work they have completed and in such a tight programme.”

*JCW Project Manager*



Five years ago we completed a major installation project for Burrington Estates. The project was [The Ship](#) – an iconic building that was sympathetically re-developed, that has since become a major hub for the Plymouth area, [you can read the case study here](#).



Air Conditioning

We have continued to work closely with Burrington and are delighted to be able to share another redevelopment project of theirs, this time to a Grade II listed building complex that includes Winslade Manor. Within this complex we were commissioned to install new air conditioning and ventilation systems.



Project

In this case study we share details about this sensitive installation, the challenges we faced and how the new system will benefit occupants for years to come.



Commercial Building

# The Story

Winslade Manor is a late-18th century mansion which was built for an East India merchant. Sitting in the grounds of Winslade Park, the mansion was originally an eminent home.

The building has been re-invented over the years and was once a school, before being converted into offices. This historic property has laid empty for over 5 years before the successful acquisition by Burrington Estates in 2019.



Burrington have big plans for this stunning area, not just to the Grade II listed manor house but for the other original buildings such as The Stables and Clyst House as well as the more recently constructed offices. The overall plan is to re-develop the whole of Winslade Park into outstanding offices, stunning new homes and superb leisure facilities. All located just minutes from Exeter's city centre.



## Burrington Estates' Vision

“The sensitive redevelopment of Winslade Park, set in the heart of stunning parkland, includes outstanding houses and apartments alongside superbly appointed offices and lifestyle facilities. Our ethos is a commitment to flexibility, community, wellbeing and sustainability. Setting a new standard in how we collectively live and work, Winslade Park is a lifestyle choice for businesses looking to rent or buy sophisticated offices, for country living close to the thriving city of Exeter, and for joining a wellness community with outstanding leisure facilities.”

[You can see their vision by watching their promotional video here.](#)

## Why JCW?

Since the successful completion of The Ship we have continued to build our relationship with Burrington Estates but it was not them that we had to impress to win this contract. We were subjected to a rigorous assessment by the approved Project, Management and Mechanical Installation companies who form the main contractors for the development of the site.

Being able to demonstrate our large-scale project capabilities and providing a turnkey approach with manufacturer partner programmes, which allow us to offer extended warranties, stood us in good stead. This, together with a proven track record in the ability of working in harmony with contractors from a multitude of industries, put us at the top of the list. We were subsequently chosen as the preferred installer for the air conditioning and ventilation element of the re-development.

## JCW's Mission

The work was scheduled to be completed over 4 phases. The first involved the installation of one outdoor unit running 9 ducted indoor units, servicing a large open plan area and 5 individual offices.

Once our HVAC engineers from Cardiff had stripped the old R407C system out, our Royston project team were called in to begin the new installation with just a few weeks until the commissioning date was due.

## System Choice

The Daikin range of VRV was chosen as it has a multi and direct expansion type air conditioning system where by one outdoor unit can be connected with multiple indoor units.

The amount of refrigerant can be regulated freely according to the load on the indoor unit by the inverter driven compressor in the outdoor unit.

Zoning in a small office is possible with a small capacity indoor unit.

Energy conservation is easily handled because individual indoor units can stop and start their operation as needed.

<b>Manufacturer:</b>	Daikin
<b>System:</b>	VRV Heat Recovery
<b>Energy Rating:</b>	A++
<b>Main Equipment:</b>	17 No. VRV 20/18/16/14/12/10/8HP Heat Recovery 3Ph-VRV IV 91 No. VRV IV BS Box 100 Class 120 No. Roundflow Cassettes
<b>Timescale:</b>	3 Months

# The Challenges

## Timescale

We had a tight deadline to complete this installation. This meant that it would be labour intensive, so we needed to pull teams in from other offices around the business.

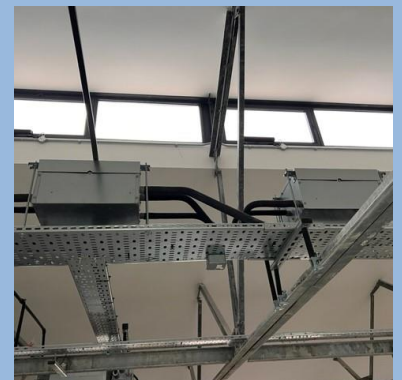
The plus side to this was that our engineers had the chance to work with colleagues that they may never have met which helped build the team spirit.



## Commissioning

With tenants starting to move into the building, this caused issues when it came to commissioning the systems especially when radiators were turned on or windows left open!

As always, our engineering team faced the challenges with patience and professionalism to ensure that the new systems were running optimally and without errors.



# Conclusion

A full detailed commissioning programme with commissioning drawings was provided at the time of handover, as well as user training, in line with CIBSI (Chartered Institute of Building Services Engineers) guidelines.

With site staff training for various tenants ongoing and the official handover date imminent, we are so pleased to have had the opportunity of working on such a prestigious site.

There are a number of phases planned to rejuvenate other exciting buildings and construct new. Not only are we the go-to installer for further HVAC system installations moving forward, but we are also able to offer a full planned maintenance programme to ensure the systems run at their most optimal while meeting the necessary standards to retain their 7-year manufacturers warranties.



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JCW Publications

Sharing our industry expertise

As a specialist provider of mechanical and electrical maintenance and installation services we are a hub of industry knowledge and experience and are often asked for advice and guidance from our clients. We believe in giving added value to every customer, every visit and always go the extra mile. As part of our services we began to publish a range of useful eBooks for our customers, each providing information on legislation, compliance requirements and best and tips on general good practice with regard to installations and asset maintenance.

We are delighted to share these with you, for free, all available in one area of our website. So, welcome to our new JCW Publications page!

We hope that our shared knowledge will help you to make more proactive and preventative with regard to your buildings assets and that this in turn will help your company/business save time and money.

If you would like to be kept informed of when new eBooks become available, please subscribe by completing the form to the right and we will be sure to advise you when our next eBook is launched.

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- How to hire the right and interesting staff
- Gain a little insight into how your service provider provides their service

**A Guide to R32 Refrigerant** DOWNLOAD HERE

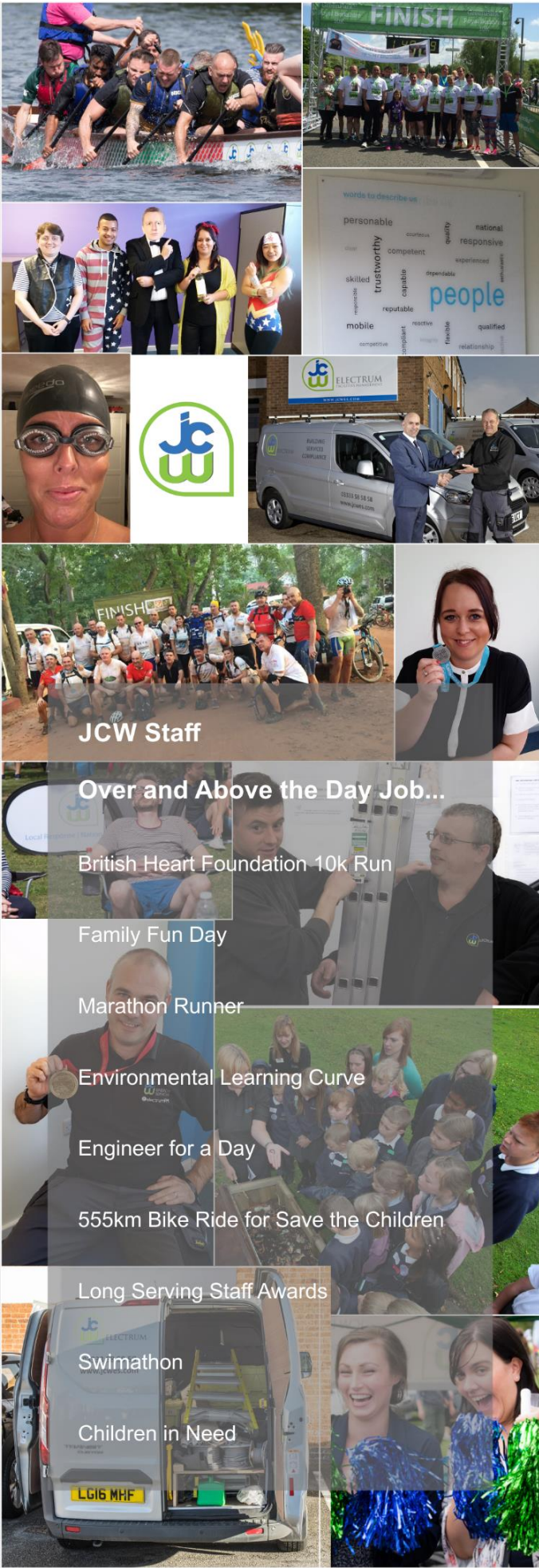
Download this eBook to find out more about:

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- The differences in refrigerant available
- The pros and cons of R32
- What the future may hold for HVAC systems
- Answers with regard to Project Planning and Service Provider Selection
- Answer some Frequently Asked Questions

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## About JCW Energy Services Limited

We provide complete project management, installation, in house maintenance and tailored managed solutions to a broad range of clients across the UK.

We are a national mechanical and electrical building service provider, offering integrated planned preventative as well as reactive maintenance services across all property portfolios.

Although JCW Energy Services Limited in its current form is a relatively new company, the group has history within the industry dating back to 1903.

Today JCW is in a unique position where it not only employs over 250 dedicated staff but also can offer mechanical, electrical and building compliance services with an equal amount of engineers within each discipline. This means that we can self deliver hard services nationally through our mobile engineering workforce as well as provide full project management and installation services through our network of six offices.

Our offices are strategically placed and take ownership of their areas customers to provide a fast, reliable, local service. Our engineers are fully qualified, have a wealth of experience, are accommodating and genuinely care about the work they conduct and the service they provide.

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