



# Beaumont Court, Southend



## High efficiency complements high-end development at Southend

Highly efficient Daikin air conditioning blends with contemporary style in ground floor commercial spaces beneath a high-end residential development at Southend-on-Sea, Essex.

Beaumont Court and neighbouring Richmond House – newly converted by local developer Randall Watts Construction from a pair of commercial buildings unoccupied for more than 15 years – already provide 280 one and two bedroom apartments for rental or shared ownership. A further 14 units are being added to make maximum use of available space.

Paul Barker, Randall Watts Senior Site Manager, says the project has reinvigorated the area – and proved popular with young and first-time buyers, as well as with older buyers choosing to downsize.

Standing at the corner of Victoria and Harcourt avenues, the buildings are on the edge of the town centre – just inland from the iconic 1.3

mile pier and a conveniently short walk from London trains at Southend Victoria. They are also within easy reach of Southend Airport.

Beaumont Court's air-conditioned street-level retail component includes a coffee shop, convenience store and beauty salon – all of which add to the choice for workers in neighbouring buildings on Victoria Avenue – including council offices, courts and numerous professional and commercial businesses.

Also air-conditioned are the Beaumont Court reception areas and some office space, currently used as the Randall Watts site office.

Eleven Daikin Split and Sky Air systems were specified, to provide independent climate control for each of the areas. The systems, delivering cooling and space heating as necessary, were installed by Daikin D1+ Partner, Direct Cooling Services (London).

## Year of installation

› 2020

## Project requirements

- ☒ Air conditioning
- ☐ Air curtain
- ☐ Air purification
- ☒ Control
- ☐ Heating
- ☐ Hot water
- ☐ Refrigeration
- ☐ Ventilation

## Installed systems

- › Sky Air Seasonal Classic
- › Sky Air Active
- › Multi-split outdoor unit
- › Roundflow cassette
- › Wall mounted unit
- › Madoka controller



The systems include Seasonal Classic and Active models from the Sky Air range and a single multi-split. Indoors, the cooling or heating is delivered by 13 Roundflow cassettes of 5kW or 7.1kW and five wall-mounted inverter units of 2.5kW or 3.5kW.

The kit list includes both R410A and R32-based systems, reflecting availability at the time of installation. R32 is not a new refrigerant but is already a 50% component of the widely used but higher GWP-rated R410A. Recent advances in system design have allowed R32 to be used safely on its own to benefit users and the environment.

Direct Cooling director Martin Ball says: "Although the heating and cooling loads on these systems will vary, it will be interesting to compare performance of several independent systems on the same site.

Direct Cooling director Martin Ball, continues to say:

"The R32 systems combine the latest technology with a refrigerant that has very low environmental impact either in its manufacture or in the unlikely event of accidental leakage. This puts Beaumont Court at the forefront of current best practice. In addition to efficiency and the opportunity to introduce a low-GWP refrigerant, the developers were particularly impressed by Daikin's seven-year warranty and the attractive Madoka touch controller."



#### Kit list

Code	Description	No of units
RZQSG	Sky Air Seasonal Classic (R410A)	3
AZAS	VRV IV Condenser units (multi)	3
5MXM	Multi-split outdoor unit (R32)	1
RXP	Outdoor unit (swing compressor – R32)	2
FCAG	Roundflow cassette (R410A and R32)	13
FTXP	Wall mounted unit (R32)	6
BRC1H519W	Madoka controller	6



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