



60 Grays Inn Road, London

Flexible heat recovery solution for Workspace tenants

Flexible offices provider Workspace selected a Daikin VRV IV heat recovery system as part of a major refurbishment at 60 Grays Inn Road, London.

The new air conditioning installation, serving five of the building's eight floors, provides a solution that economically accommodates the needs of tenants – large and small – and has ended the property's dependence on chillers for space heating.

One of Workspace's more recent acquisitions, 60 Grays Inn Road came with some sitting tenants. End-of-lease vacancies provided the opportunity to refurbish and reconfigure the building at the corner of Verulam Street with a range of offices and studios for the burgeoning small and start-up business sector. A key decision was to replace the old heating system with air conditioning.

Sam Palmes, Workspace project manager, says: "Daikin is one of our preferred suppliers, and its seven-year warranty is a strong point. The inherent flexibility of the VRV IV heat recovery system suits our business model.

"We often have to change office layouts to suit new tenants and this can mean we have to move indoor air conditioning units. The Daikin system has isolation valves on each branch selector box so we don't have to decommission the whole system every time we move a fan coil unit.

"The Daikin system also helps us to cut costs in our customer meeting rooms. They are not necessarily used all the time – so continuous air conditioning would be a cost burden. The Daikin cassettes have motion and thermal sensors which turn them on and off automatically, so costs are incurred only when the rooms are in use."

Berkhamstead-based Daikin D1+ Partner 360 Engineering was contracted to manage the air conditioning upgrade.

Katie Floyd, 360 Engineering's Sales Director, says the project involved installing the outdoor and indoor units, pipe runs and controls for systems serving the basement and ground floor as well as floors 4-6. Existing heat recovery systems were retained for floors 1-3, but the condensing units were relocated to the rooftop, beside the new Daikin units.

Year of installation

› 2018

Project requirements

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

Installed systems

- › VRV Heat Recovery
- › Roundflow cassettes
- › Ducted fan coil units
- › Sky Air wall mounted
- › Sky Air outdoor unit
- › Madoka controller
- › ITM



Sam Palmes says:

“Madoka has a great design and looks stunning – especially the black version. It’s good to see this Daikin innovation.”

Wall mounted and wired, 85x85mm Madoka provides intuitive touch button control, a choice of standard or detailed displays and access to a range of energy saving functions. Units are available with black, white or silver finishes.

Overall control of the Daikin systems is through an Intelligent Touch Manager, and a Bacnet gateway that provides a link to Workspace’s wider building management systems.

A 6.8kW Daikin Sky Air Smart system with a wall-mounted indoor unit provides cooling for the building’s server room. This system also has a Madoka controller.

Kit list

Code	Description	No of units
REYQ-T	VRV IV Heat Recovery condensing unit	7
FXFQ-A	VRV Roundflow Cassette	41
FXSQ-A	Medium static Ducted Fan Coil	4
UK.BS-Q14AV1/FSV	Multi BS Box with Field Service Valves	8
BRC1H519K	Madoka remote control	30
DCM601A51	i-Touch Manager	1
DMS502A51	Bacnet Gateway Interface	1
FAA71A	Sky Air wall mounted indoor unit	1
RZQG71L9V1	Sky Air Smart outdoor unit	1

She says: “All pipework and the Daikin Roundflow cassettes – as well as ventilation ducts and diffusers – are exposed in ‘industrial’ style. Daikin multi-port branch selector boxes make easy provision for any future partitioning requirements to accommodate individual tenant requirements.

“60 Grays Inn Road was also one of the first UK buildings to adopt Daikin’s stylish and award-winning Madoka controller, which allows occupants to adjust temperatures to suit specific needs.”

