



CASE STUDY

THE MINT AT STATION QUARTER, GUILDFORD



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KEY FACTS

Project title:	The Mint at Station Quarter, Guildford (phase one)
Services:	Mechanical, Electrical & Public Health Design and Build
Client:	Solum Regeneration
Contractor:	JJ Rhatigan
Duration:	12 months
G&H divisions:	Building Services, Air Conditioning



HEADLINES

- 9-STOREY RESIDENTIAL DEVELOPMENT
- HIGH FOOTFALL COMMUTER TRAIN STATION ENVIRONMENT
- CLOUD-BASED CCTV INSTALLED FOR REMOTE MONITORING
- ELECTRIC VEHICLE CHARGING FOR RESIDENTS
- ADVANCED LIFE SAFETY SYSTEMS THROUGHOUT



A masterplan project from Solum Regeneration, a joint venture between Network Rail and Kier Property, will see 438 new homes and a new 388 space multi-storey car park created to transform Guildford train station and the surrounding area.



HOW WE DID IT

G&H Building Services was appointed by the main contractor JJ Rhatigan in a design and build mechanical, electrical and public health contract to deliver the first of three residential blocks. Phase One, now called The Mint comprises of 98 apartments over nine storeys with residents roof gardens.

When the three phases are completed, the project will transform Guildford's Railway station existing car park into a newly named Station Quarter that will also include retail, office space and an enhanced commuter environment.

G&H's work was designed in Revit and a key element was a high level of life safety systems. This included sprinkler systems in all apartments and lobby and a smoke ventilation system linked to the fire alarms to clear smoke from the escape routes in the event of a fire.

The system comprises of an automatic opening ventilation system at the head of staircases, roof mounted smoke extract fans and a control system that activates access control doors to allow a safe evacuation.

A wide range of comfort and convenience features for residents were also designed and installed. These include a corridor environmental ventilation system that monitors the temperature and automatically cools the air if it rises above 22 degrees and apartment intercoms that talk to the main entrance system allowing visitors to be let in and also dials directly to the concierge.

Four data cabinets provide the building with Glides superfast internet and apartments feature media plates for uninterrupted online connections for TV, satellite, cable, radio and games consoles.





USB sockets were installed at the side of beds and in kitchens for easy charging of mobile and tablet devices while last person out switches provide a convenient way to turn off all lights when leaving apartments.

Other building services installed include electric vehicle charging points and air conditioning and mechanical ventilation and heat recovery units.

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Operations Manager (South) at G&H Building Services, Paul Cuss, said:

The location presented us with complicated logistical challenges due to it being adjacent to a live and very busy commuter train station.

Access to the site was restricted too, making the delivery of materials and equipment difficult and there was little on-site storage.

We managed this by extensive planning and communication with the main contractor, just in time deliveries and the highest level of health and safety given the number of pedestrians in the vicinity.

It was a very fast-paced scheme that required a lot of labour management to keep to the programme and meet client expectations.

The result is a residential scheme with a host of modern features for residents to enjoy and cutting-edge building services - such as cloud-based CCTV and an advanced Building Management System monitoring performance - to make managing the building highly efficient.

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TESTIMONIAL

We have worked with G&H Group for many years and as always their experienced team demonstrated competence and a proactive approach throughout the project. They pulled out all the stops to ensure that we delivered the Guildford Block E project on time and to the highest standard.

Alistair MacPartlin, Project Director at JJ Rhatigan Building Contractors

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