



# Boiler replacement

Crown Estate, 16 St James Street, London

## Highlights

Axis' Mechanical & Electrical Division was commissioned on behalf of The Crown Estate to replace all the existing boilers at the prestigious Grade A office building, 16 St James Street, London SW1.

Starting with the basement plant room, M&E works included isolation of the existing M&E systems, draining down, stripping out and removal of the existing cast iron sectional boilers, associated shunt pumps, primary pipework and all Building Management System Panel (BMS) controls serving the area.

New modular boilers were installed with new pump set serving the primary circuit, back-end protection, pipework, low loss header, valves, controls and ancillaries.

In addition we fitted: a new pressurisation unit, dosing pot, expansion vessel with BMS and controls to interface and connect with the property's existing BMS system, inset flue lining where required and replacement sections at reception level and within the basement plant room.

## Specifications

- New boilers
- Isolation of existing system mechanically and electrically
- Draining down, stripping and removing existing cast iron sectional boilers
- Installation of new BMS (Building Management System)
- Installation of control panel
- Lining and replacement of flue sections

£220,000 value

8 weeks duration





As a result of this successful partnership, The Crown Estate invited the M&E team back to install bespoke lighting and access systems in the reception area at 16 St James.

This award-winning property is mixed use, housing a restaurant, office and space and residential apartments. It is located in one of London's most prestigious postcodes near to the Ritz hotel.



## Contact

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