

# Arts & Leisure

Case Study



Building Services Design  
Consulting Engineers



## Ramada Hotel, Docklands



### The Requirements

This brand new contemporary development in a dramatic waterfront location required a full fit out. The £18.5m hotel, opened in 2003, has 224 rooms and a 96-seat restaurant in three distinct blocks of six, seven and ten storeys, covering a total of almost 12,000m<sup>2</sup>.

### The Solution

BSD was responsible for the full M&E design of the project. This included extensive feature lighting, which brings a modern and airy feel to the environment. Full air conditioning was incorporated into the design to ensure the comfort of hotel guests. Also, there were a total of 12 specially fitted out rooms for disabled guests. As the hotel is in the flight path of City Airport, a high acoustic rated envelope was incorporated into the design to block the noise as much as possible.

### Total Project Value

£16,000,000

### Design Team

Architect: BUJ

Main Contractor: Gleeson

“ BSD identifies with the importance of strong client relationships and their overall needs, and remains cost sensitive throughout the project. With BSD’s ‘can do’ attitude, we have completed numerous successful projects together. ”

Phil Smailes.  
Project Manager, SDC.

# Arts & Leisure

Project Experience



**Building Services Design**  
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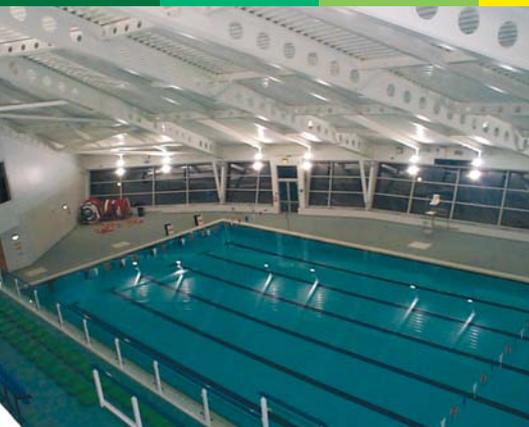
- Customer:** Grand Theatre, Wolverhampton  
**Total Project Value:** £8,500,000 (Lottery Funded)  
**The Requirements:** Full refurbishment of the theatre, originally constructed in 1894  
**The Solution:**
- Fully air conditioned 1,200-seat auditorium via risers and bulkheads incorporated in existing structures
  - Air handling plant
  - Feature theatrical lighting
  - No impact on listed features



- Customer:** Tottenham Hotspur Football Club  
**Total Project Value:** £650,000  
**The Requirements:** A new VIP suite in an unused area of the stadium and remodelling of an existing hospitality suite in another stand. Both suites needed seating/dining areas and dedicated bars, and the player's lounge was to contain a crèche/children's play area. The suites also needed to meet significant audio visual requirements  
**The Solution:**
- M&E services for the suites
  - Mechanical ventilation
  - VRV comfort cooling
  - Extensive feature lighting
  - Services for the bar areas
  - Ventilation ductwork routes required close coordination with the existing structure due to the position of the suites within the stands



- Customer:** The Paula Radcliffe Centre at Sharnbrook Upper School, Bedford  
**Total Project Value:** £2,000,000  
**The Requirements:** A new build multi-use sports hall, fitness centre, dance studio, associated changing facilities and reception area with seating for refreshments  
**The Solution:**
- Full M&E design services
  - Architectural lighting designs
  - Power distribution
  - Under floor heating and air conditioning
  - The building is serviced via an existing central plant installation within the Upper School



- Customer:** Crosby Leisure Centre  
**Total Project Value:** £5,500,000  
**The Requirements:** New leisure centre with 25m, six lane pool, teaching pool, sports hall, fitness centre, and changing and toilet facilities  
**The Solution:**
- M&E services designed to BRE guidelines to meet a high level of energy efficiency
  - Life-cycle cost considerations
  - Provision of CHP to cater for the 'base load' of the centre
  - Energy management system
  - Centralised lighting control system