



Location:	Woking, Surrey
Client:	Aviva Insurance
Main Contractor:	Gilbert Ash
Architect:	Scott Brownrigg
M&E Consultant:	DESCO
Completion:	Winter 2017
Value:	£13m

Victoria Gate is a prominent office building which has undergone a comprehensive refurbishment and renovation with a full Design & Build service for Mechanical and Electrical services installation carried out by Michael Nugent Ltd. Designed by international design practice Scott Brownrigg, the project involved extending each level of the seven-storey commercial office and retail facility, as well as adding a new floor and increasing the building capacity by 25% expanding over 63,000 sq. ft.

In addition, the original pitched roof has been replaced and the additional floor now incorporates an open roof terrace, enabling an improved working environment for tenants including panoramic views of Woking and the surrounding countryside.

Other features within this refurb include the redesigning of the ground floor reception to create a more accessible double height space, a 'floating roof' with 4 pipe fan coil heating and cooling throughout the building. The design has been carefully considered to ensure a target EPC rating of 'B' and a target BREEAM 'Excellent' rating. Victoria Gate is connected to the Thameswey Energy Ltd gas fired combined cooling heat and power (CCHP) energy station in Woking town centre. This energy system and network provides highly efficient heat, chilled water and electrical energy with significantly lower carbon emissions than conventional 'grid' distributed power and individual gas boiler or electrical heating systems.

Mechanical and Electrical Services Installed by Michael Nugent Ltd

- Modulated & Constant Temperature LPHW Heating Installation
- Plumbing Installation
- Sanitary Installation
- Public Health Installation
- Fully Controlled AC installation
- Dedicated Mechanical Supply and Extract Ventilation Installation
- Fully Automated BEMS Installation linked to - Headquarters
- External Trunk Main Installation
- Fire Fighting Installation
- Thermal Insulation
- Boiler Installation
- Sprinkler System Installation
- CCTV Installation
- General Power Supplies
- Structural Cabling
- General & Emergency Lighting
- Fire Alarms
- Security Systems