

Company Profile

The Anslow Partnership
Consulting Engineers

January 2012



OFFICE

RESIDENTIAL

EDUCATION

RETAIL

HEALTHCARE

SPORTS & LEISURE



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1.0 Background



The Anslow Partnership was incorporated in June 2004 and specialise in delivering Building Services Engineering Solutions primarily in the commercial office sector, redevelopment, refurbishment, fit out and relocation arena.

TAP offer high value and effective consultancy support in the professional construction services sector, to a wide variety of national and international corporate clients. TAP major in the commercial sector but also embrace education, healthcare, residential and leisure.

A new company, Fontaine Consulting Ltd, was established in January 2008 to support the energy monitoring and certification sector.

TAP are committed to improving a client's building stock by the application of environmentally aware and pragmatic design solutions that best fits the business' need and its drivers. Our wide experience of building services, environmental design and the needs of new buildings and refurbishment projects in the "Sustainable Environment" ensure that we understand the drivers for successful projects.

"TAP support their clients, partner with their professional colleagues and deliver successful projects!"

David Anslow



2.0

Company Information

The Anslow Partnership
6-8 Fenchurch Buildings, London, EC3M 5HR

Phone:	020 75532050	Business Sectors:	Corporate Residential Retail	Education Framework Leisure	Healthcare
Fax:	020 75532051	Insurance Details:	Professional Indemnity £1 - £10 Million Employers Liability £5 Million		
Email:	info@anslowconsulting.co.uk	Space Fitted Out:	7.5 Million Square Feet		
Website:	www.anslowconsulting.co.uk	Repeat Business:	Over 85% from existing clients		
Established:	2004	Staffing Levels:	20 +		
Company Registration No:	6496244	Accountants:	Bird Luckin, Aquila House, Waterloo Lane, Chelmsford, Essex, CM1 1BN		
Trading Names:	The Anslow Partnership Group Limited T/A The Anslow Partnership	Associations:	  <p>British Council for Offices CIBSE</p>		
Company Status:	Limited	Quality Assurance:	 		



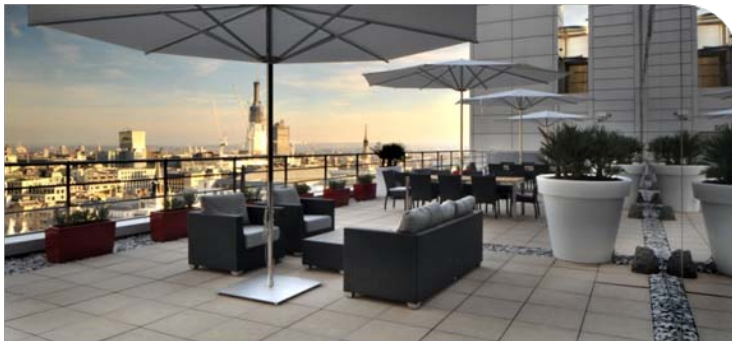
- **HONESTY** – In our dealings amongst the partners and staff and our clients.
- **INTEGRITY** – We will deliver what we have promised on time and to budget.
- **COMMITMENT** – We will rise to every challenge and commit to meet and better our clients expectations.
- **DETERMINATION** – We are here for the long term and recognise that clients require a determined approach – “CAN DO” IS THE ANSWER.
- **SUCCESS** – we will succeed in meeting our client’s needs and satisfy the requirements of running a successful business.
- **INNOVATION** – We will bring an imaginative and enlightened approach to our service in the areas of design, delivery and aftercare.

“I would be delighted to refer TAP for future commissions and to work with the practice again. TAP always demonstrate a good collaborative approach and provide clear straightforward advice on the performance and practicalities of services systems”. **TTSP**



Building Services Design

- Heating/Ventilation/Air Conditioning
- Power/Lighting/Communication
- Public Health
- ESD (Ecologically Sustainable Design)
- Part L Review and Analysis
- Energy Performance Certification (EPC's) & Property Reviews
- BREEAM Assessment



Additional Specialised Fields Delivered through “Best in Class” Partners

- Acoustic Engineering
- Controls and BMS
- Life Cycle Costing
- Vertical Transportation & Escalators
- Fire Engineering

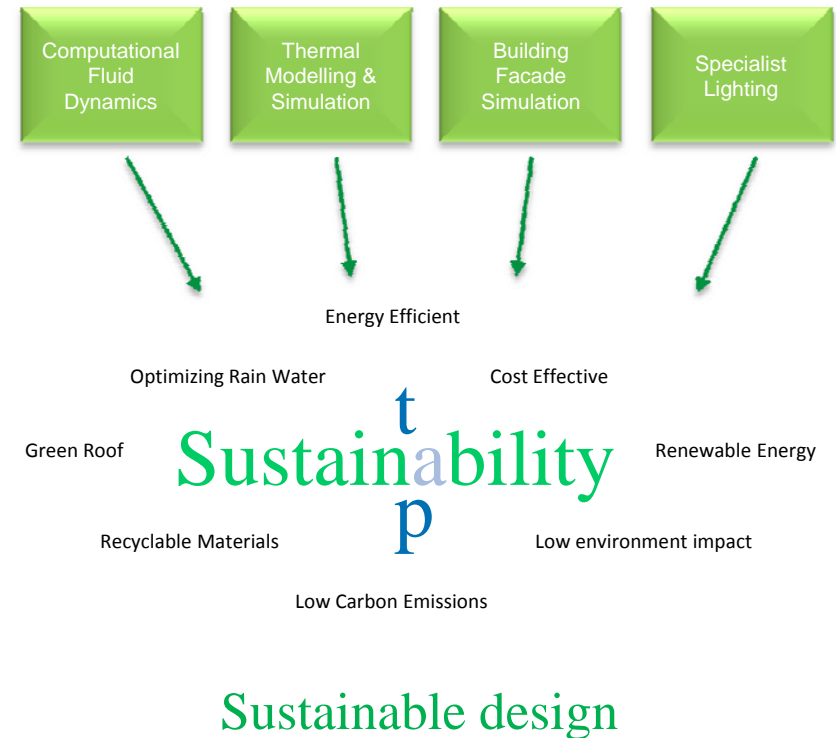
“TAP were an essential reason the job was successful, their experience and knowledge ensured a tricky job completed on time and expanded the tenants life in a tired building.”

KKS Strategy

5.0 Sustainable Design Approach

7 Ways to achieve a Sustainable Building Design:-

1. Improving the quality of the indoor environment by selecting **low emitting materials** and controlled systems for thermal comfort.
2. Selecting **LED and CF** lighting reduces energy costs by approximately 90% and produces less heat to the internal environment.
3. Energy performance optimised through **building energy simulations**, and the design of efficient mechanical equipment.
4. **Green roof** helps with water retention and reducing the heat island effect.
5. **Collecting rainwater** from the roof using a graywater retention system reduces the water usage of the building.
6. Adding a **roof overhang** shades the building from the sun thus, reduces energy consumption.
7. **Alternative and renewable energy sources**, integrated photovoltaics absorb the sun's exposure and provide electricity to the common areas.



6.0

Capability Statement



- TAP'S office's are working on over £70 million worth of commercial office and other associated space at present. We currently have over 1,000,000ft² of office space under construction at various UK and overseas locations. A further 1,000,000ft² is being designed for clients.
- TAP's offices are committed to improving a clients building stock by the application of environmentally aware and pragmatic design solutions that fit business need and drivers. We major in the commercial sector but also embrace education, healthcare, residential and leisure.
- Our quality control system delivers a high level of certainty and confidence to our client. Our client profile and client feedback is excellent.



“TAP understand the nature of our business very well.
The quality of the installations is excellent. “
The University of East London

Corporate

AON Insurance Limited
 Bain & Co
 Cadbury Kraft Plc
 CBRE Investors
 Celgene Corporation
 Chelsea Football Club
 CISCO Systems
 Government of Quebec
 Interxion Data Centre
 Jones Lang LaSalle
 King Sturge
 LaSalle Investment Management
 Reed Global
 Scottish Widows
 Standard Life Investments
 Vanco
 Hunton & Williams

Commercial

Avanta Serviced Office Group
 Arlington Properties
 City and West End SARRL
 Deerbrook Group
 IVG Asticus Ltd
 Land Securities
 Peakside Properties
 Stockvale Developments
 Strutt & Parker

Media

ITN
 Ingenious Media
 News International

Financial

Aberdeen Asset
 Management
 AQA Guildford
 Banque AIG
 Barclays Bank Plc
 Brown Brothers Harriman
 Central Bank of Ireland
 CLB Littlejohn Frazer
 Fidelity Investments
 GE Capital
 JPMorgan Chase
 Liongate Capital
 Liquid Capital
 Macquarie Bank
 Mitsui Trust
 Novatek Plc
 Okritie Securities
 Royal London Asset
 Management
 Seymour Pierce
 Troika Dialog UK
 Zodiac Maritime Agency

Education

Cambridge University Press
 CEME (Rainham)
 Gower School
 Hockerill College
 London School of Economics
 University of East London

Retail

Coral Gala
 Japan Centre Ltd
 Louis Vuitton Hennessey
 McArthurGlenn Retail

Public Sector

Dublin Port Authority
 Dublin Docklands
 Development Agency
 Irish Medical Council
 London Underground Ltd
 Poole Harbour Authority
 Royal Mail

Legal

Honourable Society of
 The Inner Temple
 Mathew Arnold Baldwin
 Mischon De Reya
 Ropes & Gray

Residential

Sylvan Glade, Keston, Kent
 47 Lennox Gardens, London
 42 Netherhall Gardens, London
 28 Kirby Street, London
 25 Berkley Square, London
 Phillimore Estates, Kensington
 60 Cheval Place, Knightsbridge
 The Rectory, Gislingham, Suffolk
 Onslow Gardens, London

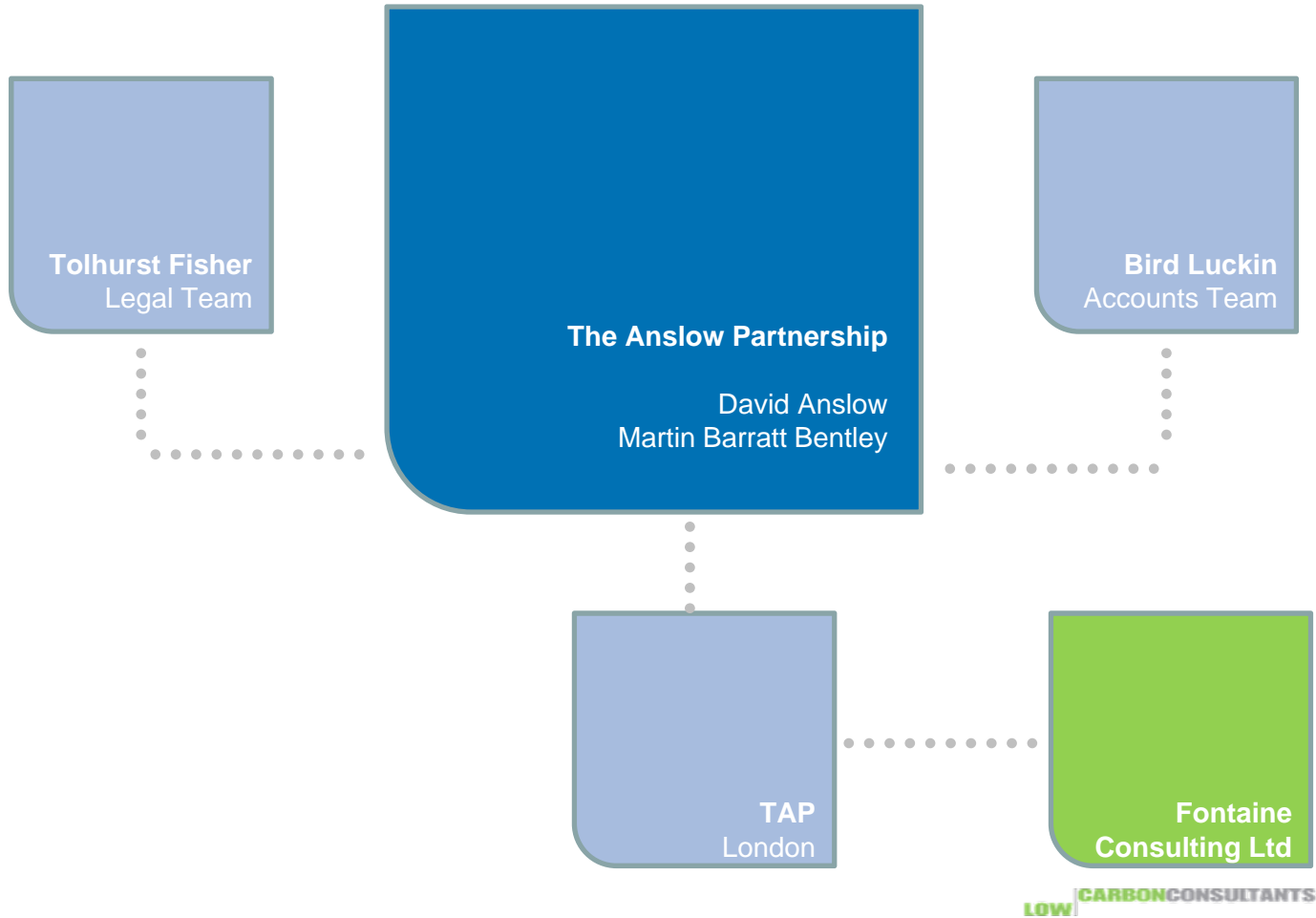


“I would just like to say that we are delighted with the end result here and would like to thank you for all your effort in making this a successful project. Your help has been invaluable to us”

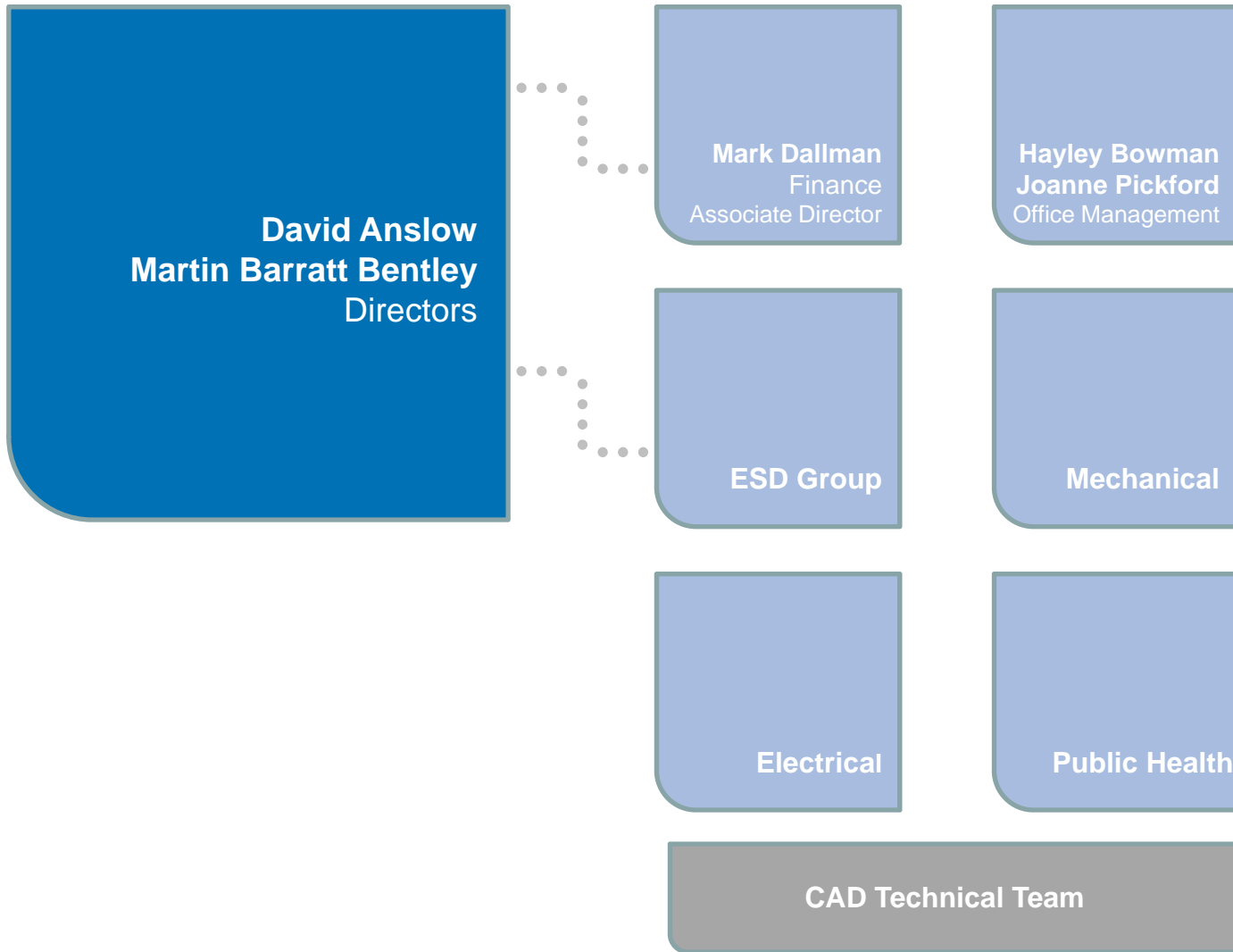
CLB Little John Frazer

8.0

Management Structure



LOW CARBONCONSULTANTS



TAP has extensive experience of the design of engineering services in the office and end user environment. This emphasises the importance of the following issues during design.

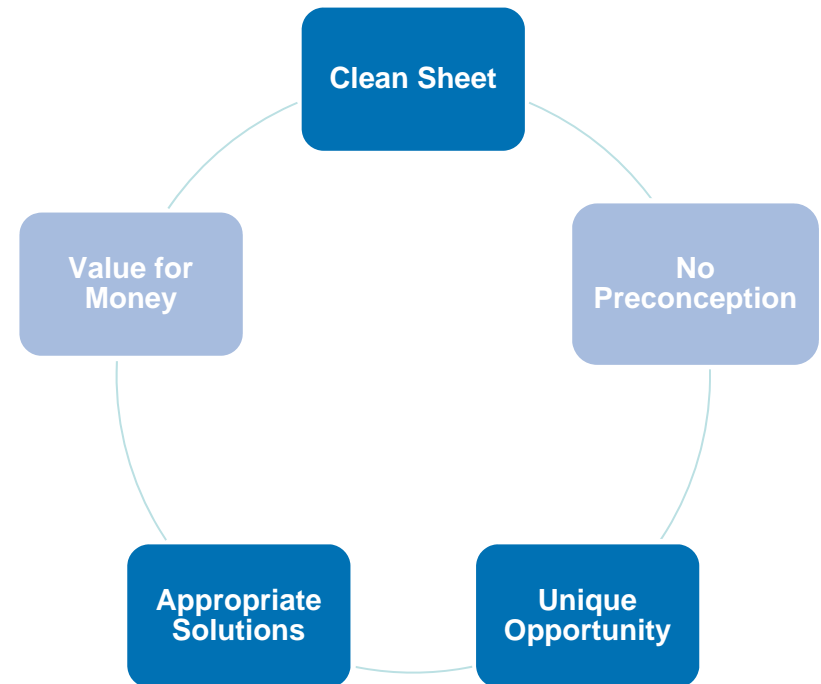
- Every project is a unique opportunity and will be considered as such.
- The need to develop a deep knowledge and understanding of the project brief and design requirements.
- The need to establish a good understanding of the project drivers and objectives to ensure solutions are appropriate and work first time.
- The need to develop a total team culture to be effective and successful.
- A proactive approach to ensure very careful management of the change process post client sign off.
- The need to promote parallel design working with other professionals to optimise the design program.
- The selection of appropriate contractors, manufacturers and equipment to gain best value, reliability, commitment and certainty.
- Ensuring the continuity of staff and a consistency of approach across all phases of the commission which will contribute to a successful outcome.

The opportunity to achieve the project objectives will be realised by a determined, experienced and imaginative approach. A good and effective design solution is achieved where regard has been paid to function, quality and cost and these have been developed and optimised. We manage uncertainty and conflicting demands and minimise the opportunity for error by employing:

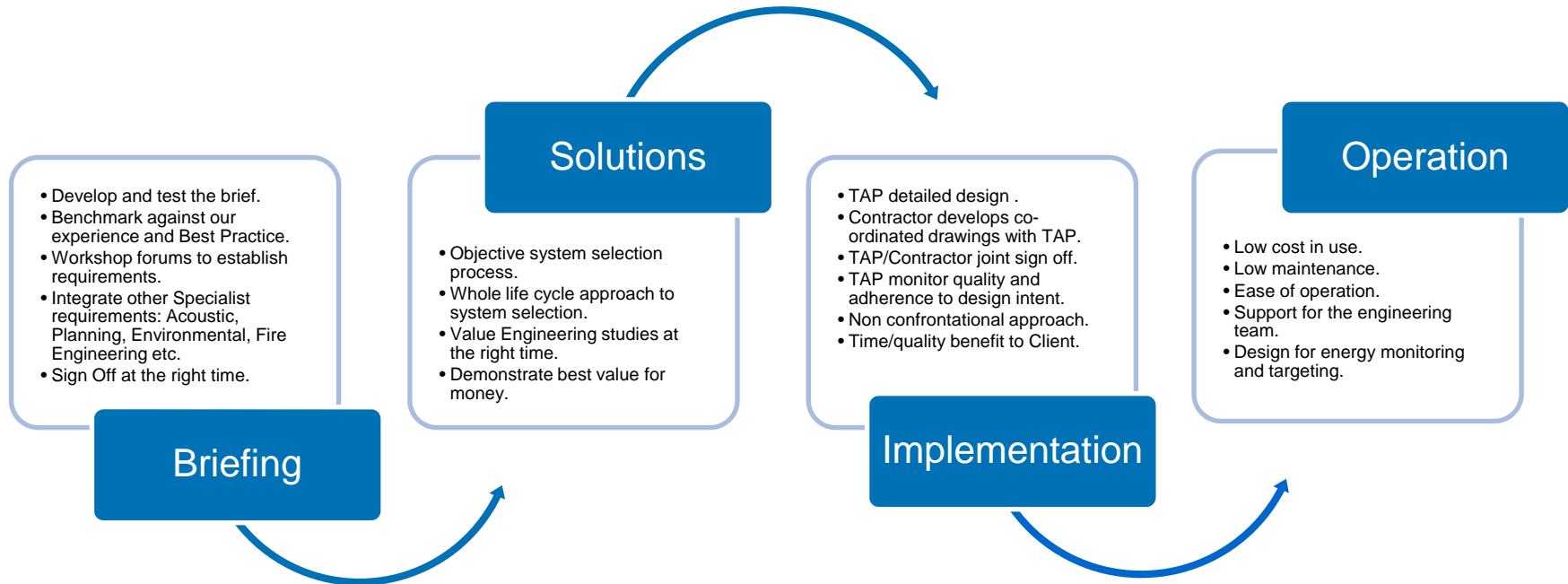
- Strategic briefing at the outset – to establish high level issues.
- Comparison with existing reference projects.
- Detailed briefing sessions with the team.
- Gaining secure design approvals by agreed stages.
- The design being completed to an appropriate level to ensure coordination in principle is achieved for cost and time certainty.

Our aim is to minimise risks by the appropriate use of tools and project disciplines, including:

- Risk analysis
- Value engineering
- Option reviews and discussions
- Cost reviews



10.0 Design & Delivery Approach



“Overall, I have found TAP to be extremely responsive with prompt turn around of all requests. TAP is always willing to assist in any circumstance.”

JPMC

11.0 Selected Project Experience



- ❑ Existing 1980's 5 storey building fully redeveloped to CAT A state.
- ❑ Design standards improved to meet BCO "Best Practice" criteria.
- ❑ High efficiency infrastructure and plant.
- ❑ Designed for sub-division and good level of flexibility.
- ❑ New low energy VRF system & condensing boilers.
- ❑ Energy saving addressable lighting control system with day lighting linking.

PROJECT: 80 Hammersmith Rd, London
CLIENT: Mercer Capital
VALUE: 2.85 Million
COMPLETION: December 2011
SIZE: 15,000ft²



- ❑ Existing 1990's 5 office block fully redeveloped to CAT A state.
- ❑ Design criteria in line with BCO standard for office.
- ❑ New energy efficient VRF system controls.
- ❑ New high efficiency lighting with addressable DALI lighting controls.
- ❑ Upgrade of the common parts and reception area.

PROJECT: Park Street, London
CLIENT: Land Securities
VALUE: 1 Million
COMPLETION: November 2011
SIZE: 6,000,000ft²



- ❑ Existing 1980's building being fully redeveloped to CAT A state.
- ❑ High level of flexibility for potential sub division.
- ❑ All common parts refreshed and new entrance area added.
- ❑ Hybrid fan coil and chilled beam environmental system.
- ❑ High efficiency boilers, high efficiency chillers, free cooling, rain water harvesting and low energy lighting and daylight linking.
- ❑ Will achieve "very good" BREEAM rating and "high" band EPC.
- ❑ Makes full use of prefabrication techniques to minimise build time.

PROJECT: 1 Longwalk Stockley Park
CLIENT: SPUK Ltd
VALUE: £8.5 Million
COMPLETION: Ongoing
SIZE: 100,000ft²



- ❑ Existing on floor building services upgraded to enhance performance
- ❑ New lighting and lighting control systems install
- ❑ New centralised lighting control system installed
- ❑ New BMS system installed alongside new VAV boxes where enhancements were required.
- ❑ New Grilles installed to improve air distribution.
- ❑ Ductwork altered to new CAT B layouts

PROJECT: Great Minster House, London
CLIENT: Ministry of Transport
VALUE: £2 Million
COMPLETION: May 2011
SIZE: 27,000ft²

11.0 Selected Project Experience



- ❑ London office for major Russian investment bank.
- ❑ CAT B Fit-out incorporating office, meeting and trading facilities.
- ❑ Flexible design approach mindful of future growth.
- ❑ UPS and generator support for business critical systems.
- ❑ High quality services and finishes to reception and meeting rooms incorporating audio visual and video systems

PROJECT: 88 Wood Street, London
CLIENT: Oktrite
VALUE: £1.1 Million
COMPLETION: February 2010
SIZE: 8,000ft²



- ❑ Premises obtained from previous occupier in incomplete state.
- ❑ Full validation and review of installed services.
- ❑ Adaptation of services to suit AAM requirements.
- ❑ Comms room and SER's with N+1 power and cooling systems.
- ❑ High standard of finishes with meeting rooms, auditorium, client dining, trading function and open plan office.
- ❑ Ongoing post occupancy involvement with review of PPM contractor performance.

PROJECT: Bow Bells House, London
CLIENT: Aberdeen Asset Management
VALUE: £2.5 Million
COMPLETION: December 2009
SIZE: 55,000ft²



- ❑ Full CAT A refurbishment and complete engineering services replacement.
- ❑ Full BCO compliant specification for building services.
- ❑ 2 pipe fan coil unit with electric reheat and low energy controllers.
- ❑ New low energy lighting solution to office and common parts.
- ❑ Fully automated lighting control system including absence detection.
- ❑ Full management metering system for Part L compliance and tenant sub division.
- ❑ Full lift refurbishment & upgrade to meet current standards.

PROJECT: 25 Berkley Sq, London
CLIENT: Cadbury Holdings
VALUE: £4.4 Million
COMPLETION: August 2009
SIZE: 45,000ft²



- ❑ Upgrade existing critical power systems from N+1 to 2N.
- ❑ Replace critical power distribution bus bars throughout while maintaining business operations.
- ❑ Replacing existing UPS systems with new 2N+1 modules operating as an "A and "B" system connected to static switches and local PDU's.
- ❑ Refurbish existing generators including switchgear ACB's while maintaining critical power support.
- ❑ Install new critical power PLC control system as a replacement for the existing base build provision.

PROJECT: London Wall - Critical System Infrastructure Upgrade
CLIENT: Confidential
VALUE: \$26 Million
COMPLETION: 2009

11.0 Selected Project Experience



PROJECT: Pennisular House, London
CLIENT: Royal London Asset Management
VALUE: £3.5 Million
COMPLETION: August 2008
SIZE: 40,000ft²

- ❑ Strip out and refurbishment back to CAT A state of 4 floors within existing building.
- ❑ Design standards improved to meet BCO "Best Practice" criteria by re-engineering the primary building infrastructure.
- ❑ Very tight ceiling void fully coordinated to maximise available floor to ceiling height.
- ❑ Low energy fan coils with DC controls installed to optimise energy.
- ❑ Low energy lighting installation with new controls and daylight linking.
- ❑ Infrastructure upgrade to provide enhanced resilience and dual supplies to tenant floors.
- ❑ All common parts refurbished and upgraded to high standards.



PROJECT: 85 Fleet Street, London
CLIENT: Troika Dialog plc
VALUE: £1.8 Million
COMPLETION: February 2008
SIZE: 10,000ft²

- ❑ London office for major Russian investment bank.
- ❑ CAT B Fit-out incorporating office, meeting and trading facilities.
- ❑ Flexible design approach mindful of future growth.
- ❑ UPS and generator support for business critical systems.
- ❑ High quality services and finishes to reception and meeting rooms incorporating audio visual and video systems



PROJECT: Wood Street, London
CLIENT: Confidential
VALUE: £9 Million
COMPLETION: October 2008
SIZE: 30,000ft²

- ❑ Conversion of 3000m² of existing CAT A back office space to a trading facility to support 350 traders.
- ❑ The construction value was £9 Million with a services value of £5 Million.
- ❑ The contract was fast track involving the design and procurement of resilient services such as UPS, generator, critical cooling plant and the first TROX CO₂ cooling to the desks enabled the technology cooling loads to be removed at source within the desk enclosure, thus enabling the existing high level base build cooling load to be restricted to gains associated with people, screens and solar gains.
- ❑ The project involved careful integration with the landlord's base building services to achieve the enhancement.



PROJECT: 125 London Wall, London
CLIENT: Confidential
VALUE: £11.0 Million
COMPLETION: December 2007
SIZE: 150,000ft²

- ❑ Existing HQ Building for major American Bank.
- ❑ Creation of 2 new floors of trading within existing operational and "live" building.
- ❑ Existing systems replaced with active chilled beam to one floor.
- ❑ New innovative CO₂ trading desk cooling to one floor.
- ❑ Infrastructure upgraded to achieve resilience.
- ❑ High quality finishes and services to back of house and meeting areas.
- ❑ Design is flexible to support additional future growth.

11.0 Selected Project Experience



PROJECT: Arthur Edwards Building
CLIENT: University of East London, Stratford
VALUE: £4 Million
COMPLETION: March 2009
SIZE: 45,000ft²

- ❑ Existing university teaching building fully refurbished and upgraded.
- ❑ LPHW heating with natural ventilation and cooling only to internal lecture spaces.
- ❑ Low energy lighting and controls with daylight linking.
- ❑ Central plant replaced and new high efficiency condensing boilers installed.
- ❑ New controls installed to optimise energy use.
- ❑ Centralised distributed cooling system caters for communication rooms.



PROJECT: Wood Street , London
CLIENT: Confidential
VALUE: £9 Million
COMPLETION: October 2008
SIZE: 30,000ft²

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- ❑ Design is flexible to support additional future growth.



PROJECT: Vanco, Brentford
CLIENT: Vanco
VALUE: £1 Million
COMPLETION: 2007
SIZE: 20,000ft²

- ❑ The project was a CAT B fit out including high specification meeting rooms with audio visual facilities.
- ❑ Specialist lighting systems were installed to enhance the reception and meeting room areas.
- ❑ TAP also coordinated the installation of a new security system providing a high level of access control and surveillance.

11.0 Selected Residential & Listed Project Experience



- ❑ Existing property was demolished and replaced with a new two storey contemporary interpretation of the original properties in Keston Parkland area.
- ❑ Property is to be featured on the television show 'Grand Designs'.
- ❑ Underfloor heating system and air source heat pumps to provide comfort cooling throughout with centralised controllers.
- ❑ Low energy luminaries with a centralised control system.

PROJECT: Sylvan Glade, Keston
CLIENT: Mr & Mrs Denby
VALUE: £3 Million
COMPLETION: December 2010
SIZE: 4,000ft²



- ❑ Existing property extensively refurbished including excavation to create new lower ground floor level.
- ❑ Under floor heating and comfort cooling throughout, with centralised touch screen intelligent controller.
- ❑ Integrated audio visual system.
- ❑ Centralised lighting control system.

PROJECT: 42 Netherall Gardens, London
CLIENT: Mr & Mrs Katz
VALUE: £2 Million
COMPLETION: July 2009
SIZE: 6,000ft²



- ❑ Complete renovation of all engineering services to common parts and to the Chambers.
- ❑ Passive ventilation system
- ❑ Ground floor comfort cooling system to reception and client meeting rooms
- ❑ New low energy lighting and lighting control system
- ❑ Lift installations fully replaced
- ❑ All works undertaken with building in occupation.

PROJECT: The Honourable Society of The Inner Temple, London
CLIENT: The Honourable Law Society
VALUE: £2 Million
COMPLETION: June 2010
SIZE: 40,000ft²



- ❑ Renovation of grade II listed meeting room suites
- ❑ Installation of new lighting controls to provide dimming to all areas
- ❑ Installation of new electrical switchgear and distribution boards complete with new wiring out to the refurbished areas.
- ❑ Refurbishment of the existing air conditioning systems including fan coils and air handling units

PROJECT: The Old Boys School Refurb Victoria Embankment
CLIENT: American Investment Bank
VALUE: £700,000
COMPLETION: September 2010
SIZE: 25,000ft²



- Committed to client needs.
- Experienced knowledge of building services systems and a progressive attitude to developing new working methods and solutions to benefit the client and TAP.
- Proven track record for delivery – on time and to budget.
- The right team and its availability.
- Relevant experience.
- Member led commitment to projects.
- TAP are GOOD to work with!

“The key decision of the process was made very early on – the appointment of TAP.
Seymour Pierce



The Anslow Partnership
Consulting Engineers
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