



## New 'Crown Jewel' in London - United Kingdom

10 Fenchurch Avenue is a new mixed-use office development located in the heart of London's insurance district. With its unique crown-shaped roof and crystalline overall appearance, that constantly changes based on daylight and weather conditions, this building will be a new London- 'Jewel'.

### Application

Italy's largest insurance company Generali Group is behind this new 15-level 39.000 m<sup>2</sup> office and retail project with incorporated rooftop garden. The roof garden will provide an open-air area which allows both public and tenants a continuous walk around the perimeter and stunning views of the London skyline in all four directions. With a lively restaurant located directly below its unique, landscaped environment, 10 Fenchurch Avenue's roof garden will be an urban oasis to be appreciated both from within as well as from the taller surrounding buildings. The entire building is pre-let to an investment management for a 20-year period.

Driven by the demands of Generali, the project is on track to achieve a BREEAM 2014 New Construction 'Excellent' rating. Workshops on the full range of sustainability disciplines have ensured that robust solutions are implemented for issues including materials specification, mechanical and electrical plant performance incl. the FlowCon solution, consideration of future climate change conditions and inclusion of comprehensive sustainable transport solutions.

### Project Configurations

**Project name:** Roman - 10 Fenchurch Avenue, London, UK

**Owner:** Generali Group

**Development team:** CORE / Greycoat / Generali

**Architect:** Eric Parry Architects

**Consultant:** CORE

**Main contractor:** McAlpine

### Valve model and quantity:

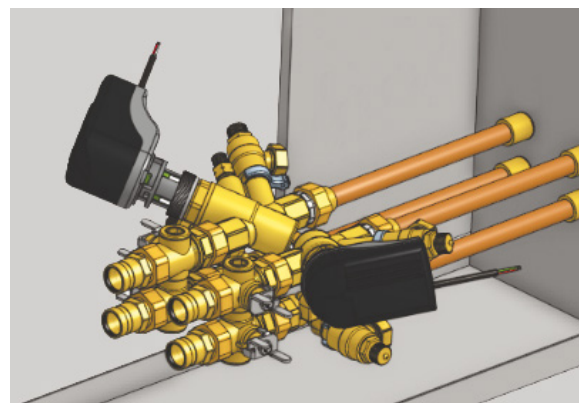
1200+ valve sets incl.  
FlowCon Mini By-Pass with FlowCon Green with FN.0.2,  
400+ valve sets incl.  
FlowCon Mini By-Pass with FlowCon E-JUST,  
100+ PICVs (FlowCon Green and FlowCon SM)

**Installation:** Heat Exchangers, FCUs (DN15-50) and AHUs (DN50-100)

**Application:** New building

**FlowCon distributor:** FloControl Ltd

**Date of inauguration:** 2019.



## Building Features

**Installation:** In order to reduce installation- and commissioning time and cost, FlowCon's exclusive UK distributor and business partner FloControl Ltd. designed and pre-assembled a plug & play solution for this unique project. The valve-set solution is fitted directly over the FCU drip tray and is available either as a vertical or horizontal configuration. This makes it suitable for small spaces and narrow line units. The FlowCon Mini By-Pass assembly with FlowCon PICV or ABV is the ideal compact, yet efficient solution.

**Serviceability:** The core element in any of the modules is a FlowCon insert. FlowCon Green is a PICV which combines a full stroke control valve and an automatic flow limiting valve in one and FlowCon E-JUST is an ABV which limits the design flow - both work fully pressure independent.

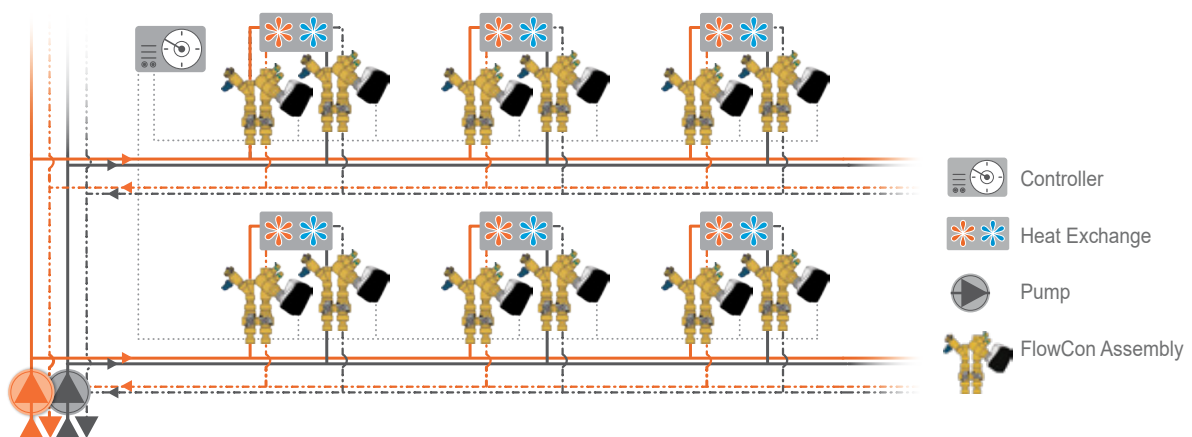
The supplied valve-set solution includes all components required to flush backward, forward or externally as well as purge and vent features. In normal operation the solution will provide pressure independence balancing and more, even at partial loads. Further, service and maintenance are easy due to the insert solution.

**Performance:** The project has its own three-level-high plantroom including sub-stations in the basement. Here one will also find the energy efficient chillers which are positioned in a recessed plant well and carefully integrated with the landscaping to provide a visual and acoustic barrier. Together with FlowCon Mini By-Pass Units, PICVs and ABVs this exclusive building offers the best for indoor comfort.



## Project Solution

Fan Coil Unit - Pressure Independent Control with Mini By-Pass with AB, Green and FN.0.2 and Strainer.



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