

# IFDS House

**Value:**

£24,000,000

**Client:**

Barclays Group Property Services

**Location:**

London/South East

**Description**

Exuding simplicity, this three-storey office block, arranged either side of a central mall that steps down to follow the slope of the site, was this years BCO Corporate Regional Winner for the Midlands/East Anglia category.

The building not only comprises office accommodation but meeting rooms, a shop and a restaurant opening on to the street. The ends run out into the landscape with a deck provided at one end overlooking the new lake, where people can meet to wine and dine alfresco style.

The project has also won an "excellent" BREEAM rating due to its sustainable mixed-mode system. Although highly populated, opening windows and using the stack effect of the atrium and the thermal mass of exposed concrete soffits ventilates the building. If needed, fresh air can be boosted through displacement ventilation with cooling begin provided by the natural exchange with chilled slabs that are cooled by water from the lake running through pipes cast into the concrete.

**RLF Role:**

Quantity Surveyor

M&amp;E Quantity Surveyor

**Other Project Consultants:**

Architect (base building): Fitzroy Robinson

Architect (fit-out): RTKL

Project Manager: PDCM

Services Engineer: Troup Bywaters &amp; Anders

Structural Engineer: WSP Consulting Engineers

**Contractor:**

Interserve Project Services

