



Queens Building, 96-98 Bishopsgate Bridge Now showing: Daikin Altherma Flex – home comfort in former cinema

Its screens are long gone, but part of an old London cinema lives on in a radical 21st century remake featuring 16 luxury apartments, 2,700 sq ft of retail space and a Daikin Altherma Flex system for heating and hot water.

Queens, in Bayswater, has all the ingredients for a modern London lifestyle newly built behind the 1932 art deco façade of the cinema, at the corner of Queensway and Bishop's Bridge Road.

Crowned by a three-bedroom penthouse of 158m² with terraces on three sides, Queens has three floors of five apartments in one, two and three bedroom layouts ranging from 51m² to 153m². The ground floor consists of the retail unit, a dedicated entrance to the apartments and parking for nine cars.

All apartments are finished to a high specification, including underfloor heating throughout. A separate Daikin VRV system provides comfort cooling through wall-mounted fan coil units in the open plan living rooms and bedrooms. The Daikin systems contribute to the new building's impressive environmental credentials. In addition to using renewable energy as a primary source of heat, Queens also has a photovoltaic array, low energy lighting, green roof areas to promote biodiversity, solar control to minimise overheating, low-flow bathroom fittings and A or A+ rated appliances.

As a result, the apartments have B-rated Energy Performance Certificates and met the Level 4 standards of the now-withdrawn Code for Sustainable Homes.

The Daikin Altherma Flex condensing units are mounted on the roof, behind the penthouse, and are connected by a R410A primary refrigerant circuit to a hydrobox in each apartment.

The R134A secondary refrigerant circuit in the hydrobox raises temperatures – the maximum is $80^{\circ}C$ – before energy is transferred to the underfloor heating arrays and the apartments' hot water cylinders.

Outdoor units are available in various capacities from 23kW to 45kW and can serve up to 10 indoor units each. Hydroboxes are from 5kW to 16kW. Queens has two 44.8kW outdoor units. Each apartment has 5.6kW hydrobox and a 260 litre cylinder. Public areas of the building are unheated, apart from an electric door curtain at the entrance.

Occupants have individual control of space and water temperatures in their apartments, and there is a Daikin Intelligent Touch Manager for overall control of the system.

Building services consultant Darren Penson of GDM Partnership says the Daikin Altherma Flex system was the ideal solution for Queens. He says: "The local authority wanted a 25% carbon saving on Part L and the Daikin Altherma Flex heat pump was the only system that came close to this target." Queens is just 10 minutes' walk from Paddington, and convenient for national rail, underground and Crossrail services.

The redevelopment, more than 25 years after the last reel of film flickered to its end, was designed for developers Derwent London by architects Stiff + Trevillion. Queens recently won a RIBA London award for architectural excellence.

Built and opened by Modern Cinemas, Queens was taken over by Associated British Cinemas in 1935, renamed ABC in 1962 and converted to a threescreen venue in 1975. It was operated by Cannon Cinemas from 1986 until it closed in 1988. Vacant until 1995, it became a restaurant until it closed again in 2007. The building remained unused until the new development – the most radical conversion in its 83-year history – began in 2013.







Indoor unit

Outdoor units on roof