



INBRIEF

SANTOS PLACE

SANTOS PLACE, A 36-STOREY COMMERCIAL BUILDING, OWNED BY NIELSON PROPERTIES

ARCHITECT Donovan Hill specified requirements for window furnishings

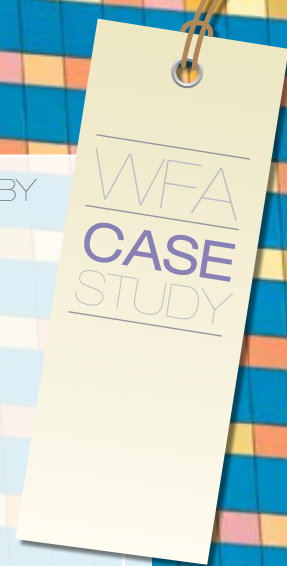
BUILDER Hutchinson Builders sought tenders to comply with those specifications

WINNING TENDER KWA Blinds

BLIND MANUFACTURER Vertilux

FABRIC & BLIND COMPONENTS supplied and assembled by Vertilux

MOTORISATION the Animeo facade management system from Somfy and Somfy blind motors



THE ANIMEO FACADE FOR FUTURE PROJECTS

The Animeo facade management system is already being used in four commercial buildings in Australia and has been specified for several future projects.

Alistair Grice, Somfy marketing manager, described how the company assisted KWA Blinds at Santos Place in Brisbane by working together to provide the electrical drawings and inspecting the site to ensure wiring was completed correctly before the blinds were installed. This project was the largest in Australia for the Animeo system, which is dedicated to managing products on the facade of a building such as interior and exterior blinds,

or, in some, instances, opening windows.

“It took four hours to complete the configuration for the building’s Animeo system,” he said. “We do most of that work off-site but we also take a laptop there and download it into the building controller.”

He stressed that the process for Somfy was more involved than purely selling motors. “We work hand-in-hand with the installer,” he said. The firm had also worked with KWA Blinds’ Ken Wilson on the first project using the Animeo system in Australia. Grice pointed out that including a sun tracking system – a requirement for Green Star ratings – was easily activated

by simply ticking a box. And while the Animeo system operates separately from other building management systems, it can receive certain inputs. For example, blinds can be lowered if air-conditioning is being used, or they can be raised if a fire alarm is triggered. The system’s ability to automatically lower blinds to stop solar gain coming into a building can also be used to reduce the size of air-conditioning systems and, as a result, decrease building maintenance costs. While Santos Place was an ambitious larger project, Grice stressed that entry-level Animeo options were available that included just one or two zones.

A PROJECT IN BRISBANE HAS DEMONSTRATED HOW WINDOW FURNISHINGS CAN CONTRIBUTE TO ACHIEVING GREEN STAR RATINGS. DAWN ADAMS REPORTS.

KWA BLINDS WAS keenly aware that a high Green Star rating was sought for the 36-storey Santos Place in Brisbane when it won a tender against around six rivals to provide its window furnishings.

The type of fabric selected, the way the blinds were installed and the inclusion of a facade management system all contributed to securing an ambitious 6-star rating. Santos Place is situated around 500 metres from Brisbane’s Queens Street Mall and is owned by Nielson Properties. Donovan Hill architects put together a brief about what they wanted for window coverings and Hutchinson Builders sought tenders that would comply with that specification.

A particular Vertilux fabric was selected for around 2500 blinds that were installed in the commercial office tower. This fabric was chosen because it was reasonably dense but the client did not want a blockout fabric. “A lot of the building is exposed on the northern and western facade so it needed to be a reasonably dense material,” said KWA Blinds’ Ken Wilson. “The fabric still allows a soft glow of light and some vision through it. One of the Green Star requirements was that the fabric provide less than 10 per cent visual light transmittance [VLT] through the fabric.” Side channels were included in

the design to guide the blinds’ progress as they were lowered to prevent direct sunlight penetration.

“They were also after a facade management system to operate the blinds,” Wilson said. “Motorisation contributes to Green Star and the blinds had to operate with a sun sensor control linked to the facade management system. These are all requirements of Green Star that contribute towards gaining the required number of points to achieve particular star ratings.”

The Animeo facade management system from Somfy was selected and sun sensors used to operate the blinds automatically when certain kilolux readings were recorded for set amounts of time. For example, the blinds would be lowered after the reading was in excess of 25 kilolux for three minutes but only raised after a minimum threshold was crossed for 15 minutes. The longer time set to prompt the blinds to be raised was designed to prevent them from frequently opening and closing due to passing clouds or shadows. In automatic mode, the blinds are raised or lowered to their top or bottom limits. But there is also an occupant over-ride controller, another Green Star requirement, that allows them to be operated

independently. As two blinds are linked to one motor in this project, the over-ride facility on each motor operates two panels. Around 1250 motors were used for the entire project. “Using the over-ride controller, a person can raise a blind to whatever position they prefer between the upper and lower limits,” Wilson said. Wilson explained that planning for the installation of these blinds required the company’s involvement from a very early stage of the building’s development. The wiring schematic drawings were prepared in a joint venture between Somfy and KWA Blinds and Wilson oversaw the electrical wiring and cables being installed at the site. “Once we knew the wiring was installed correctly, we installed the blinds, commissioned them and set the limits, and checked the zone on each level before making sure they operated correctly under the Animeo system. “The biggest challenge on this project was to make sure the Animeo system would work due to the extensive cabling involved.” The building has four facades – north, south, east and west – each managed by four separate sun sensors. “If the north side exceeded the light threshold, all the blinds on that facade on all 36 floors would be triggered to be lowered,” he said.

