



# PARK PLACE, PARK PLAZA





## Concept & Location

The Park Place is a 56-floor mixed-use tower on Sheikh Zayed Road in Dubai, United Arab Emirates. The tower has a total structural height of 234.1 m (768 ft), making it currently the 10th tallest building in Dubai.

Designed to blend modern architecture style with corporate sensibilities, the skyscraper is a prominent feature on Dubai's skyline, with its unmistakable concrete Structure sheathed in the signature green glass facade. The curtain wall and exposed structure with light brown and light green hues give the 56 floors of the Park Place a modern presence on the Sheikh Zayed road.

Featuring 20 office floors, 35 Residential floors, 4 Service levels and one Basement level, the Park Place is one of the most exclusive city addresses for corporate and residential purposes in Dubai. Each apartment has a louvered terrace, which can become an outdoor space in winter and an indoor space in hotter summer months.

Originally inspired by the shape of a perfume bottle, the building was designed by Australian firm, Cox Architecture Planning Design, following a design competition between six top international architecture firms.

Natural elements were included in the building's exterior and interiors, incorporating granite, wood, glass, steel and water to create a truly modern, minimalist space. Affording all the benefits of a serviced apartment, including a concierge, valet parking and optional laundry and cleaning services, the units also allowed residents and businesses to customise the living spaces according to individual vision and taste.

The main components of the building's architectural plan were the 56 floors above ground, one basement level, and a 9 story car park at the rear of the building, connected to the main structure via a pedestrian footbridge.

The main tower itself was divided into the basement, ground floor, 19 stories of commercial and 35 stories of residential which included 3-story deluxe penthouses.

A project of this scope and nature naturally had a very complex set of Mechanical, Electrical and Plumbing requirements, and the clients entrusted Drake & Scull Engineering with the task of undertaking the complete MEP works on site. Drake & Scull's long and storied history with complex high rise buildings made it the MEP contractor of choice and DSE were able to leverage their knowledge, experience and skills to adequately address the complex MEP elements of the Park Place and played a crucial role in accelerating the project to the finish.

Since its launch, the Park Place has been regularly featured and feted in construction and architecture. As impressive as the architecture is, the Park Place has also become noted for the outstanding quality of lighting and electrical systems employed within.

The unique shape of the building has helped it stand out in the crowded Sheikh Zayed Road skyline. The Park place remains an important milestone in DSE and UAE's construction history.



## Scope of Work & Innovation

DSE were initially contracted to undertake the supply, install, test and commissioning of the following elements on site:

- Heat Exchanger and Chilled water pumps
- Fire fighting pumps & Fire fighting system
- Sewerage Lifting station pumps, Booster pumps and Irrigation pumps
- Sanitaryware and Water heaters
- LPG system, FAHU, AHU and FCU
- VAV and LV Switchgear and Control Panels
- D.G.Sets, Fuel Tanks, and UPS
- BMS system and Fire Alarm & Voice evacuation system
- Central battery Emergency system and Lighting control system
- Video Audio Intercom system and integration with CCTV System
- Access control and Paging system
- PA and Structured cabling system
- Light Fixture & Facade Lighting system ( Cold Cathode light)
- Earthing & Lightning protection system

Each residential house was fitted with automated temperature controls which boosted energy efficiency and lowered electrical consumption to the bare minimum during holidays and weekends when the apartment would be vacant. For the office spaces, DSE undertook the complete wiring and lighting work

for the beautifully lit lobby space close to the gardens. DSE also installed Keyless entry systems into the offices to bring in a modern touch to the office space.

DSE evaluated the MEP design and recommended change to harness the elements. DSE installed a unique heat refracting technology that had not been used in the Middle East before, to assist in keeping the building cool, thereby saving energy and reducing the effects of air conditioning on the environment, by reducing the demand on load cooling. Another important and unique innovation was the DSE helped install and sheathe the building in a 'second skin', which acted as an insulation layer, protecting it from the heat generated by the fierce Arabian sun as well as channelling cooler air around the inner layer of the building.

The Park Place also required the development of a park, at the rear of the building, complete with an open-air auditorium where concerts, plays and festivals can be held. DSE installed Air Cooling and ventilation systems for the auditorium, while also improving the acoustic efficiency of the auditorium itself. DSE setup a complete service infrastructure in the tower including data and communications connectivity, 24 hour CCTV system, mood lighting, fully equipped gymnasium, 40 m lap pool and children's pool on leisure deck.

DSE's professional approach and skills helped to enhance the MEP profile of the Park Place and the project proved to be a significant milestone in the company's local history. The Park Place continues to be contemporary and a benchmark for classy architecture and tasteful lighting .