

Commercial

Sector Project Profiles



First Point Business Park – Units A1, A3, B3, E1, E2

Location	Doncaster, UK
Client	Catesby Property Group
Value	£17 million
Sector	Commercial

First Point Business Park is a large mixed use industrial and commercial development near the M18 in Doncaster, providing over 2 million sq.ft of speculative warehouse and office space. Kinetic were appointed by the developer and landlord Catesby Property Group to undertake the production of the performance specifications for the mechanical and



electrical services and site services infrastructure, for the A1, A3, B3 and E1 sites in 2007. In 2012 Kinetic will be completing the design of the E2 site which includes a large supermarket, managed workspace building and retail outlet.

Cobalt Business Park

Location	Newcastle, UK
Client	Highbridge Properties
Value	£20 million
Sector	Commercial

Over the last 10 years, Cobalt Business Park has become the most successful office business park in the UK, and so far provides more than 1.25 million sq.ft of offices, which will grow to 2.25 million sq.ft when the park is complete, making it the largest business park in the UK.

Kinetic provide mechanical and electrical design consultancy, monitoring of the contractor design and installation, as well as BREEAM and sustainability consultancy to the developer.



Recent schemes include:

Plot 9B which provides a further 52,000 sq.ft of modern speculative and sustainable office space, fitted out to Cat A+ BCO standard and includes a number of sustainable and low energy design features, achieving a B rated Energy Performance and BREEAM “Very Good” rating.

Plot 4 which provides 5nr of shell retail units and 15,000 sq.ft of office space fitted out to a Cat A+ specification.

Plot 9C which provides more than 60,000 sq.ft of shell only office space and will achieve a BREEAM “Excellent” rating.

Jesmond Picture House Re-development

Location	Newcastle, UK
Client	MK Jesmond Ltd
Value	£4 million
Sector	Commercial

The former Jesmond Picture House cinema in West Jesmond, Newcastle upon Tyne was demolished in 2011 to provide the space for an art deco style office building with ground floor retail space, to help enhance an area dragged down by the look of the ageing dilapidated existing building.

Due to the close proximity of the residential areas, the Lonsdale Public House and the nearby Jesmond Metro station, the building was built within tight site constraints which included a requirement to build within the height of the existing building height. Consequently the development of an effective servicing strategy within the constraints of the existing building volume



provided a challenge that Kinetic were integral in overcoming.

The resultant serving strategy includes a perimeter trench heating system, active chilled beams providing cooling to the open plan offices and a raised access floor was used for main services distribution.

The building is designed to achieve a BREEAM "Very Good" rating and includes green technologies including rainwater recycling.

Culture Fusion Bradford

Location	Bradford, UK
Client	Southern & Redfern
Value	£7.88 million
Sector	Commercial

Working for a major services contractor, Kinetic were appointed to provide the detailed design for the BREEAM "Very Good" Building.

Culture Fusion is the new YMCA in the city centre of Bradford. The building refurbished a 5 storey Victorian Mill and had a new build extension over 6 floors. The centre has been designed to be a state-of-the-art centre containing a music studio, roof-top cafe, information and advice services as well as gym, climbing wall and dance studio.



The building also contained 2 floors of office space, all with comfort cooling and services run in the raised access floor to provide a clean and flexible office space.

All the services were designed to be within the tight plant spaces and services routes and required a great deal of co-ordination to ensure that they would meet all the requirements of the design brief.

Fabrick Offices

Location	Middlesbrough, UK
Client	Fabrick Housing Group
Value	£8 million
Sector	Commercial

The project comprises of the construction of a new multi-storey HQ office building for Fabrick Housing Group. The building will achieve a BREEAM 'Excellent' rating & has been designed to achieve exceptional levels of sustainability in construction & in operation.

The services strategy has been developed to maximise the use of passive cross ventilation via opening windows & the central atrium.



The central atrium is a significant feature of the building & not only assists in the cross ventilation strategy but also improves natural daylight penetration into the deeper plan offices.

Watson Building

Location	Liverpool, UK
Client	Castle Building Services
Value	£13 million
Sector	Commercial

Located in the centre of Liverpool next to the station, the Watson Building provides 10,000m² of office accommodation with car park over 9 storeys. The building comprises part of the listed Lewis's building and a new extension constructed attached to the end of the building.

Kinetic Engineers was appointed by Castle Building Services to produce the full contractor led MEP design in compliance with the M&E performance specification.



In addition Kinetic Engineers was appointed to provide a building regulation compliance analysis and assist in achieving the required 'Very Good' BREEAM rating.