



BUILDING SERVICES GROUP

PART OF SYNTEGRA GROUP

Syntegra Group

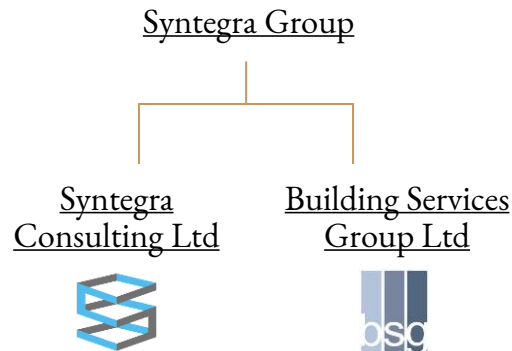
The Syntegra Group are a multi-award-winning International planning specialist and multi-discipline engineering design consultancy. Through our group of companies, we provide a complete range of solutions for planning, property development, and energy efficient built environments that offer long-term sustainable benefits to all stakeholders – Ultimately creating 'Better Buildings'.

We are committed to tackling climate change by designing low carbon engineering solutions and deploying energy efficient technology & certification to the built environment throughout all stages of a project lifecycle. Our team will ensure that overall targets and legal requirements for carbon emissions are commercially viable and not only met but exceeded wherever possible.

We maximise development value and minimise risk across all sectors of the built environment.

Our propositions are:

- Multi-disciplined planning consultancy
- Multi-disciplined engineering consultancy
- Building compliance and certification
- Energy utilities procurement and validation



Building Services Group (BSG)

Formed in 1986, Building Services Group (BSG) progressed from design and construction monitoring in the Middle East to full design and survey work for InterContinental and various Royal Families and major commercial organisations across the globe.

Fast forward 37 years, we have become a recognised name in the UK Hotel & Hospitality sector having also written corporate engineering standards for high profile international brands. Alongside our strength in the hotel sector, we have expanded into prime Residential & Commercial sectors, whilst still being involved with a number of prestigious and complex schemes overseas.

In 2019, BSG became a wholly owned subsidiary of the [Syntegra Group](#) – A multi award winning International Multi-Discipline Engineering Design Consultancy.

BSG Services



MEP Consultancy

- Full M&E design, tender documentation and engineering support
- M&E Feasibility studies
- Engineering services reviews
- Building Services Condition / Acquisition / Dilapidation / Energy Surveys
- Engineering asset management
- Equipment/Asset registers and installation life cycle planning
- Single point of failure analysis and specialist services for the data centers
- M&E clerk of works duties
- Clients representative roles, including corporate engineering brand standards



Sustainability

- Energy feasibility and sustainability studies
- BREEAM/SKA/LEED/ Passivhaus / Well-Building assessments
- Renewable and low carbon engineering solutions
- Energy audits / Life Cycle Assessments
- Net Zero



Ancillary Specialist Services

- Lighting design consultancy
- IT/AV design consultancy
- Vertical Transportation Design
- Acoustic design consultancy
- Air quality consultancy
- Civil engineering design

HOTEL PROJECTS



Project Scope

Full MEP Refurbishment
of 188 Guestrooms

Full MEP Refurbishment
of Public Areas

Full MEP Refurbishment
of Swimming Pool and Spa

Full MEP Refurbishment
of New Restaurant, Al Mare

Developed with Interior
Designers 1508 London

16 Month Programme with
a Contract Value of £85M

The Carlton Tower Jumeirah

Full refurbishment on a luxury Hotel
in Knightsbridge

The Carlton Tower Jumeirah is a luxury Hotel in London owned by Jumeirah; it is located on Cadogan Place next to Sloane Street and close to Harrods, Harvey Nichols and central Knightsbridge, placing it in a prime city location.

BSG were employed as the M&E Consultants to design the MEP element of the whole-building refurbishment, largely brought about by the age and condition of the systems and the need to re-pitch the Hotel at the top end of the market.

Some ventilation plant was overhauled and existing cooling towers were replaced with dry air coolers. The two gym / spas were renewed along with new guestroom services throughout; these included full ablution units, VDA room interface / controls and other features. The restaurants and kitchens were renewed, most noticeably the Al Mare ground floor restaurant replacing the former Rib Room. Generators underwent Load tests and an entirely new Fire alarm system was provided.

The work proceeded through two Covid lockdown periods and the Contractor made use of the rear Mews houses for their on-site management of the project.



Intercontinental London Park Lane

The InterContinental London Park Lane is a luxury Hotel situated in the heart of Mayfair

Currently, we are working with InterContinental London Park Lane, on various remedial projects to include, the provision of a new standby generator and location of an intermediary temporary generator; design of the new fire alarm and PAVA system; and design of the new BMS system.

The most recent refurbishment project was the 3rd and 4th floor guestroom refurbishment. This comprised the full refurbishment of 121 bedrooms and bathrooms, and the creation of 22 new suites, over a 28 month programme with a contract value of £12M. BSG were employed as the MEP Design Consultants, working alongside an excellent design team, comprising, Hook Consultancy as Project Managers, Tower Eight as Cost Consultants, and RPW and HLM as Interior Designers and Architects, with the construction being undertaken by the high-quality Main Contractors, County Contractors. This included the adaptation of concept lighting design for roll out within the 3rd and 4th floor guestroom refurbishment.

In addition, BSG worked as the MEP Design Consultants, with Beck Interiors as Main Contractor, on the second floor, which involved the refurbishment of 12 rooms, providing MEP design to all rooms.

Project Scope

Condition Survey

Multiple Refurbishment Projects

Multiple Remedial Projects

INTERCONTINENTAL LONDON PARK LANE

Prior to the 3rd and 4th Floor project, BSG worked with Main Contractors Phelan Construction, on a three phase project comprising;

- **Phase One:** Conversion of basement car park into high quality offices; the work also included the strip out and refurbishment of the existing boardroom and wellness centre, and the design of new MEP throughout all areas.
- **Phase Two:** Involved providing the MEP design for the conversion of first floor back of house offices into the new 5 Star Capital Suite, consisting of two 5 Star suites, combined with an exquisite boardroom, director's office and meeting rooms.
- **Phase Three:** MEP design of the ground floor restaurant, Ella Canta.



St James Court London, A Taj Hotel

Refurbishment of a luxury Hotel
in Westminster



Project Scope

Refurbishment of Hotel
in conjunction with Project
Managers, Box Associates and
Architects, Dexter Moren
Associates

Working together
with Main Contractor,
County Contractors

Full MEP Refurbishment

Jiva Spa created in conjunction
with Emil Eve Architects

St. James' Court Hotel is a high quality, prestigious Hotel in central London, owned by Taj Hotels that is brimming with charm. The hotel is moments from Buckingham Palace and St. James' Park, and close to Westminster, Victoria Station, the West End and Mayfair, placing it in a prime location.

With 329 rooms and suites, BSG were employed as the M&E Design Consultants, to work alongside Box Associates, the Project Managers and Dexter Moren Associates, the Architects during the main project. BSG undertook the MEP design for the refurbishment and reconfiguration of approximately 200 Guest rooms in Dukes, Almoners and Regents, with additional works to the associated Public Areas.

The work was planned in 3 phases (Almoners, Regents and Dukes yet to come) BSG services included: New individual Guestroom risers were formed to supply fresh air ventilation and extract from roof level air handling units, and new domestic hot and cold water services from basement with new drainage stacks. New power risers were centrally situated, per block with horizontal distribution per floor.

ST JAMES COURT LONDON, A TAJ HOTEL

Refurbishment on a luxury Hotel in Westminster

Main Project

Plant works including new ventilation supply and extract and remedials to water tanks in associated guestrooms.

New and refurbished lifts.

New domestic services, ventilation, VRF and power vertical infrastructure.

New back of house services area only as affected by Guestroom reconfigurations.

Other associated MEP plant services renewal due to condition.

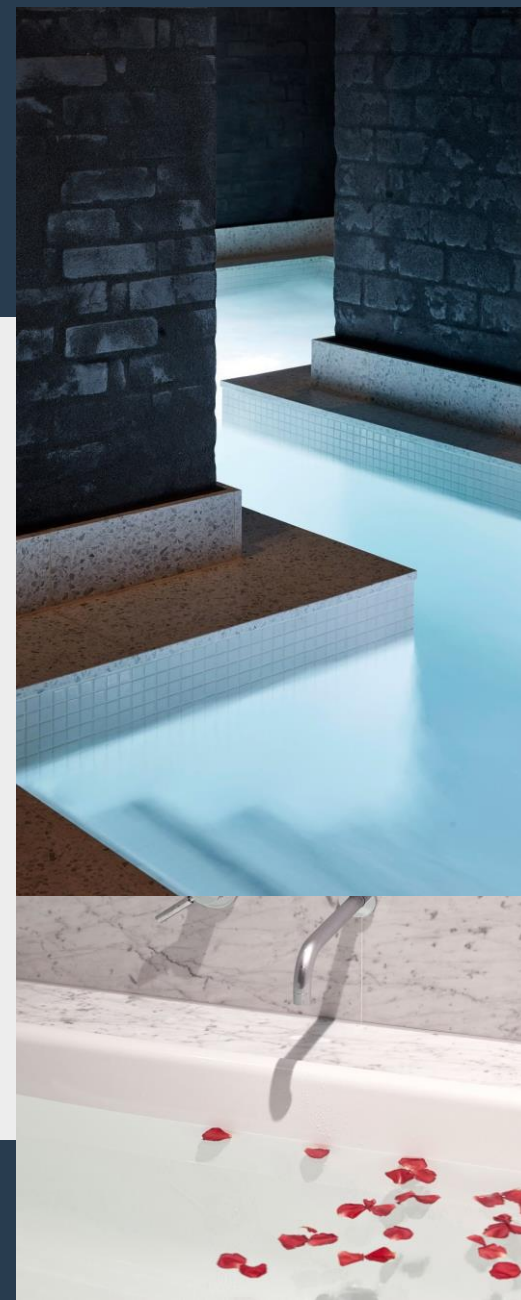
New data, comms, AV infrastructure to suit new rooms fit-out.

Jiva Spa

Working alongside Emil Eve Architects, we were also employed as the MEP Consultants on the exquisite Jiva Spa, within the St James Court Hotel.

The Spa facility refurbishment included for:

- A relaxation area
- Two single treatments rooms and one couple's treatment room
- Vitality pool, steam, sauna and an 'emotional' shower
- The fitness centre was also newly renovated during the project
- Photography by Andy Stagg and provided courtesy of Emil Eve Architects



CORINTHIA HOTEL, LONDON

Corinthia Hotel London combines grandeur and heritage with exquisite, intelligent design.

Project Scope

Conversion of existing government building into 300 bed 5-star plus hotel and spa

CHP and ultra-efficient chilled water installation

Featuring 225 rooms, 51 suites, seven penthouses, two world-class restaurants and a truly unrivalled spa, the hotel is a destination in itself

Complete with renowned Franchise Restaurant and prestigious retail outlet

Adjoining residential block with 13 luxury apartments

Working within the constraints of a Westminster location and achieving a BREEAM “Very Good” rating

36 Month Programme with a Contract Value of £95M



BANKSIDE HOTEL, LONDON

Bankside Hotel is part of the Marriott Autograph Collection. It was a new build Hotel, forming part of the One Blackfriars development and brings a contemporary and cutting edge Hotel to Blackfriars Road.

Project Scope

New build fit-out of 161 room Hotel over 28 months

Clients Representative Role
Pre-Handover

MEP fit out of all public areas, meeting rooms and event space together with back of house to include two kitchens

Full MEP Design for tender followed by construction duties

Lighting Design of all Guestrooms and Public Areas

Developed in conjunction with Interior Designers Powerstrip Studio, based in the US



THE GRAND BRIGHTON

The Grand Brighton combines grandeur and heritage in a unique location. Featuring 200 rooms, large function spaces with listed features, restaurants and lobby

Project Scope

Condition surveys
and 5 year plans

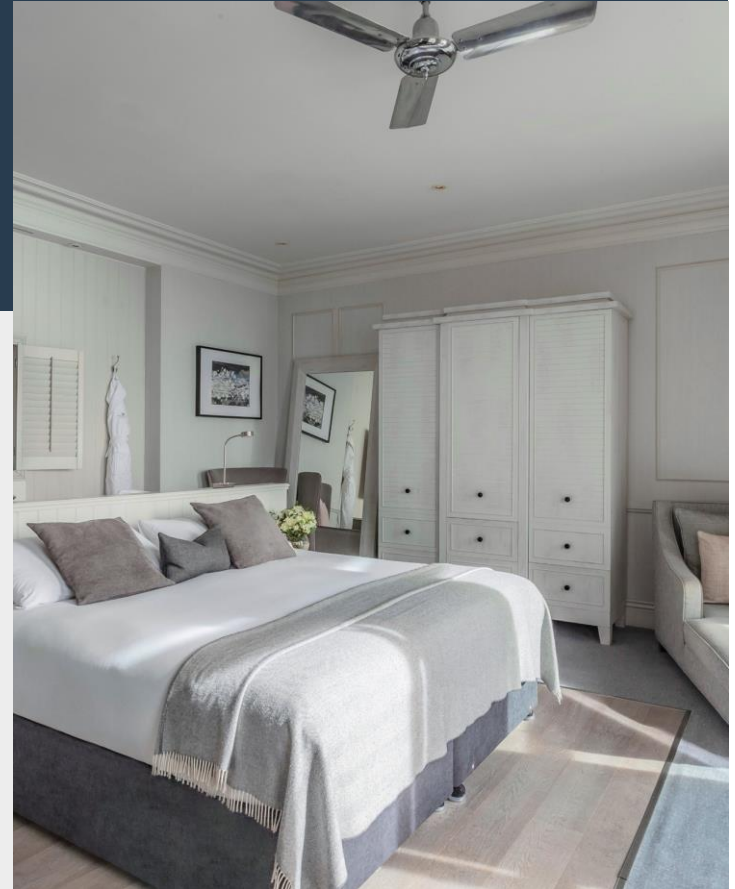
Designs for new vent
and AC of restaurants
(noting listing restrictions)

Troubleshooting

Survey of rainwater systems

Feasibilities for
Building Extension

Load assessments and new
electrical incomer providing
for future expansion over a 6
month programme with a
£750K contract value



BAR AND RESTAURANT PROJECTS

BAR AND RESTAURANT PROJECTS

- **Kerridge's Bar & Grill**
Corinthia Hotel London
- **Ella Canta**
Intercontinental London Park Lane
- **Al Mare Restaurant**
The Carlton Tower Hotel London
- **Artyard Bar and Kitchen**
Bankside Hotel, London
- **The Perception Bar**
W Hotel
- **Chinese Cricket Club NYnLON**
Hyatt Regency Blackfriars
- **Massimo**
Corinthia Hotel London
- **Bassoon Bar**
- **Restaurant**
Lowndes Hotel
- **One-O-One**
Knightsbridge
- **Theo Randall**
Intercontinental London Park Lane
- **Caxton Grille**
St Ermins

LEISURE PROJECTS

The Peak Fitness Club and Spa in The Carlton Tower Jumeirah

An impressive transformation of the leisure facilities during a full Hotel refurbishment

The Peak Fitness Club and Spa is situated within the luxury Hotel, The Carlton Tower Jumeirah, in London. The Hotel is on Cadogan Place next to Sloane Street and close to Harrods, Harvey Nichols and central Knightsbridge, placing it in a prime city location.

Building Services Group (BSG), part of Syntegra Group, were employed as the MEP Consultants to design the MEP element of the whole-building refurbishment.

During the extensive refurbishment, the leisure facilities underwent an impressive transformation to include, five elegant treatment rooms, sauna, steam room and relaxation area; full refurbishment of the 20m swimming pool; and full refurbishment of the two gyms.

Working alongside other specialists, the design was created and fulfilled, putting The Peak Fitness Club and Spa, at the top end of the market, with world-class facilities and equipment.

Project Scope

Full MEP Refurbishment of
Swimming Pool and Spa

Full MEP refurbishment of
two gyms

Developed in conjunction
with Interior Designers,
1508 London



Project Scope

Full MEP Refurbishment of
Vitality Pool and Spa

Full MEP refurbishment of
Fitness Centre

Developed in conjunction
with Emil Eve Architects

Jiva Spa in Taj, St James' Court Hotel

An impressive transformation of the leisure facilities during a full Hotel refurbishment

St. James' Court Hotel is a prestigious Hotel in central London, owned by Taj Hotels, that is brimming with charm. The hotel is moments from Buckingham Palace and St. James' Park, and close to Westminster, Victoria Station, the West End and Mayfair, placing it in a prime location.

Building Services Group (BSG), part of Syntegra Group were employed as the MEP Consultants, working with Architects, Dexter Moren Associates, on the full refurbishment of the Hotel.

Working alongside Emil Eve Architects, we were also employed as the MEP Consultants on the exquisite Jiva Spa, within the St James' Court Hotel.

The Spa facility refurbishment included a relaxation area, two single treatments rooms and one couple's treatment room; a vitality pool, steam, sauna and an 'emotional' shower; and the fitness centre was also newly renovated during the project.

Photography by Andy Stagg and provided courtesy of Emil Eve Architects.



ESPA Life at Corinthia Hotel, London

An impressive transformation of the leisure facilities during a full Hotel refurbishment

Corinthia Hotel London combines grandeur and heritage with exquisite, intelligent design. ESPA Life, a restorative wellness centre, is situated within the Hotel and has been developed to support physical health, as well as mental wellbeing.

Working closely with a dedicated design team, Building Services Group (BSG) part of Syntegra Group, carried out RIBA Stage 4 Detailed MEP Design during the full refurbishment at ESPA Life, providing services to integrate with specialist Klafs to include sauna facilities, café, 17 bespoke treatment pods, plunge pool and relaxation lounges.

The project involved the extension of the historic building to create additional basement levels.

Following the RIBA Stage 4 Design, BSG carried out RIBA Stage 5 (construction) duties, working closely with the chosen contractor to complete the refurbishment to the highest of standards, to create a truly elegant and opulent spa.

Project Scope

Full MEP Refurbishment of Spa

Services to Integrate with Specialist Klafs Saunas

Combined Heat and Power Unit

Rivermead & Palmer Park Leisure Facilities – Reading

Two, new, state-of-the-art leisure complexes

Syntegra completed noise, air quality surveys and glint & glare analysis for two major sports facilities planned for opening in early 2023. Additionally, detailed acoustic design and testing for acoustic BREEAM credits were carried out for both schemes.

The project consists of a new leisure centre, with a 25 metre, eight-lane competition pool, built to replace the Rivermead Leisure Complex in Reading and a 25 metre, six-lane community pool and gym built at Palmer Park Stadium in the town. At Palmer Park, the stadium was extended, so a community pool, 100-station gym, cafe and activity zone for children could be built. The car park was also extended to accommodate more than 130 vehicles.

The new complex on the Rivermead site is a two-storey building housing a state-of-the art competition pool, moveable floor, 250 spectator seats, a diving pool, a six-court sports hall, a 120-station gym, cafe and soft play area. Our glint and glare simulation of the pool interfacing with other vectors and surfaces enabled the design team to proceed with confidence.

Project Scope

Detailed Acoustic Design

Air Quality Consultancy

Acoustic Testing for BREEAM

Acoustic Survey

Building Physics Simulation

OTHER LEISURE PROJECTS

- Woodford Town Football Ground
- Westbury House, Hythe
- Sittingbourne Gold Club
- Beths Grammar School
- 50 Moxon Street, Barnet
- Silverstone Park, Towcester
- Bonnevile Primary School MUGA
- Highover, Lukes Lane, Gubblecote
- Warsop Health Hub
- Hungerford Leisure Centre
- Unit 12b Borehamwood Shopping Park (a gym)
- Blackburn Rovers Football Club
- Moneyfields Sports and Social

EDUCATION PROJECTS

The Schools at Somerhill

Multiple projects at an Independent School in Tonbridge, Kent

We were employed on several projects for The Schools at Somerhill, Tonbridge (a Jacobean Mansion spanning 150 acres)

The first being the construction of a new build music block on the existing, landscaped site. It comprised approximately 370m² of practice rooms and associated areas over one and a half floors. BSG provided full design and construction stage monitoring.

The second project being the refurbishment of the Science Blocks within the existing Grade II listed building. The existing MEP main infrastructure was retained and modified accordingly to reflect the newly designed classroom layouts. Works included a complete re-wire of the power installation from the existing distribution boards and an overhaul of the lighting installation. We provided lighting calculations and a careful selection of new LED light fittings and controls to ensure sufficient lighting levels were achieved throughout the science laboratories and classrooms. A new emergency lighting system was also installed throughout all areas of the Science block.

Project Scope

Full MEP Design Drawings

Drainage and domestics

Air Source Heat Pump

St Edwards School, Oxford

Cricket Pavilion at Independent Day and Boarding School

St Edwards School Oxford is an independent, co-educational, boarding and day school for ages 13-18.

We were employed to carry out the Mechanical and Electrical Design to the Cricket Pavilion within the School Grounds.

MEP Design Services included:

- Calorifiers & Water Heaters
- Grilles
- Heat Pumps
- Heat Exchange Ventilation Unit
- Distribution Boards
- Luminaire Schedule
- Full Mechanical and Electrical Specifications
- Full Design Drawings

The project was carried out by our experienced Engineers.

Project Scope

Full MEP Design Drawings

Mechanical and Electrical Specifications

Mechanical and Electrical Schedules

CATS College, Canterbury

Extension of Laboratory Building at Independent Day and Boarding School

CATS College Canterbury is a Co-educational Independent Day and Boarding School located in Canterbury, catering primarily for foreign students.

We were employed to provide design of the following:

- Extension of laboratory building
- New hot and cold water services
- New drainage and gas supplies
- New condensing boiler and heating system
- Heat recovery ventilation
- Automatic controls

Project Scope

MEP Design Drawings

Mechanical and Electrical Specifications

Mechanical and Electrical Schedules



Imperial College, London

Electrical Design for a Contractor at Imperial College, London

We were employed on the Imperial College project when the project construction was well underway and at an advanced stage. Acting as the Contractors Designer and had to liaise with the Clients M&E consultant to submit cable calculations for various electrical services across the site utilising the existing electrical infrastructure as designed by the base build MEP Design Team. The scope for the Contractor was as follows:

- Provide calculations and cable specifications for 2 No. 400A supplies to a specific building using cable calculation software.
- Cable calculations were based on lengths and load requirements for the proposed buildings
- Advise of re-installation method / bending radius of selected cables
- Provide electrical infrastructure design and specification of Smart Electric Vehicle Chargers for Phase 2 of the project.
- Provide cable calculations for pop up power posts and various external electrical services throughout Phase 2 of the project.

Project Scope

Electrical Design

Cable Calculations

Design and Specification of Smart Electric Vehicle Chargers



COMMERCIAL PROJECTS

2, Babmaes Street, St James's

Commercial Offices in London

2, Babmaes Street was an exclusive development in St James's, that created exquisite commercial office space.

The development comprised entrance lobby and communal stairwell, commercial office space and a roof top terrace.

The commercial office space was a mixture of CAT A and CAT B fit-out creating versatile spaces for future rental.

Building Services Group (BSG) were employed to carry out full MEP Design for the development including lighting design.

Blenheim House Construction were the Main Contractor for the project and following the design input, Building Services Group carried out full construction duties through to completion and handover.

Project Scope

Full MEP Design

Lighting Design

CAT A & CAT B Fit-Out

DACS Offices

Commercial Offices in London

Established by artists for artists, DACS is a not-for-profit visual artists' rights management organisation.

Building Services Group were employed to carry out the following MEP services at their offices in Old Bethnal Green Road, Tower Hamlets:

- Feasibility study and strategic advice prior to commencement of the Scheme design.
- Discharge of Planning Conditions relating to the services and Building Regulations Approvals including SBEM calculation.
- Liaison with utility providers for upgraded or new mains services as required.
- Detailed Design and Tender Issue drawings, full NBS Specification and Equipment Schedules.
- Construction Issue drawings and specifications.
- Post contract engineering support and monitoring

Project Scope

Full MEP Design

Post-Contract Engineering
Support



LEK, 40RTY GROSVENOR PLACE

Commercial Building in London

- Phased works within occupied office including fit-out of existing basebuild open plan office space to include reduced IT / comms. room, cellular offices and meeting rooms.
- Modifications to existing client kitchen and staff room, creation of new reception area and additional meeting rooms.
- Electrical works included underfloor powertrack, fire alarms, comms room VESDA system, existing lighting control system together with small power installation.
- Adaptation of chilled ceiling.
- Underfloor fan boxes installed for Partner's offices.
- New scene setting lighting control system installed in client meeting rooms and reception.

Project Scope

Fit-out of Basebuild

Chilled Ceiling Adaption

New Scene Setting Lighting
Control System

UBM, 240 BLACKFRIARS, LONDON

Commercial Building in London

- Approximately 10,000m² of commercial offices including triple height feature function space.
- Client Representative role, due diligence and monitoring of basebuild stages.
- Concept design of Cat B Fit-out.
- Future design of Cat B Fit-out aiming to achieve exceptional result in either LEED or BREEAM Certification.
- Investigation and feasibility for the provision of N+1 UPS and comms. room redundancy.

Project Scope

Clients Representative

N+1 UPS Feasibility

CAT B Fit-out Concept
Design

CABLE HOUSE, NEW BROAD STREET, LONDON

Commercial Building in London

- 10,000m² offices re-fit including the strip-out of existing services back to infrastructure.
- Refurbishment of chilled and condenser water infrastructure including new pump, motor control panel and BMS.
- New chiller installation in a confined space.
- Seven floors of office accommodation returned to CAT A Fit-out standard.

Project Scope

New Chiller Works

CAT A Fit-out

Strip Out Works



Contact Details

Head Office

Syntegra Consulting (SC)

Syntegra House
63 Milford Road
Reading
RG1 8LG

Tel: +44 (0)118 402 8520

Email: mail@syntegragroup.com

Web: syntegragroup.com

Mon – Fri: 8:30am – 6:00pm GMT London

London Head Office

Syntegra Group

The Smiths Building
179 Great Portland Street
London
W1W 5PL

Tel: +44 (0)20 8016 6699

Email: mail@syntegragroup.com

Web: syntegragroup.com

Mon – Fri: 8:30am – 6:00pm GMT London

Tonbridge Office

Building Services Group (BSG)

Cape House
60a Priory Road
Tonbridge
Kent TN9 2BL

Tel: +44 (0)1732 350557 / +44 (0)1732 375800

Email: bsg@bsguk.com

Web: www.bsguk.com

Mon – Fri: 8:30am – 6:00pm GMT London