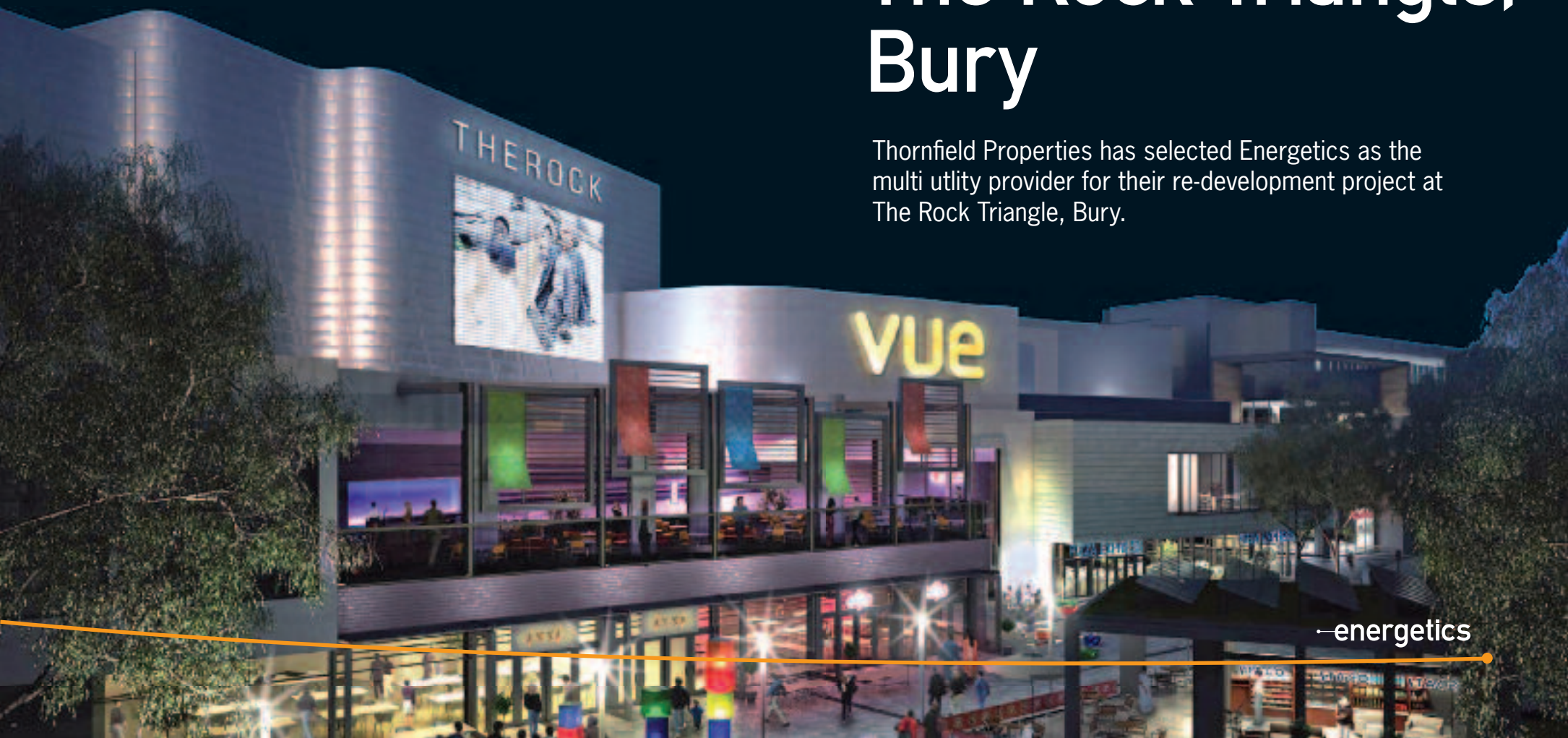


Case Study

The Rock Triangle, Bury

Thornfield Properties has selected Energetics as the multi utility provider for their re-development project at The Rock Triangle, Bury.



Project: The Rock Triangle, Bury

Client: Thornfield Properties Plc in partnership with Bury Metropolitan Borough Council



CGI of completed project

Project Overview

Adjacent to Bury town centre, The Rock is a major re-development that is now underway and will change the face of Bury forever.

Thornfield Properties plc, in partnership with Bury Metropolitan Borough Council, has designed an innovative regeneration plan to meet the needs of Bury and its local community. Due to open in autumn 2010, the £300 million development will double the retail floor space of the town centre, attracting investment and establishing Bury as a major retail destination.

This exciting mixed-use development combines close to 1 million square feet of retail, leisure, restaurant and residential accommodation, in a forward-thinking project to rejuvenate the Eastern Gateway into Bury town centre.

Background

The Rock will be home to two flagship department stores; Debenhams and M&S, along with 60 other retail outlets, a 10 screen cinema and leisure complex, 397 new homes, a 1250 bay multi-storey car park, restaurants and new public spaces.

Energetics Networked Energy is the first IDNO in the UK to be appointed to design, build, own and operate a new Primary Sub Station which will facilitate the re-development of The Rock Triangle.

Due to the complexity of the development and understanding of regulations and requirements with the relevant incumbent organisations, Energetics Design & Build were appointed directly by Thornfield Properties Plc.

The project itself presented the developer with various challenges, most notable being the relocation of an existing Church and a Primary Care Trust medical centre, prior to site clearance works. Energetics was able to assist in this unique challenge by ensuring that a substantial interim supply was provided via an Embedded Network during this crucial phase of re-development.





CGI of completed retail development

The Energetics Solution

Our proposal for the electrical infrastructure incorporated a new Primary Sub Station – the first to be requisitioned through an IDNO in the UK. The cabling works required the installation of 2.4km of 6.6 kV and low voltage associated distribution infrastructure and approximately 1.5 km of 33kV cables combining a double circuit onto United Utilities grid supply point to Bury city centre.

In addition, an estimated 14 distribution sub stations, including high and low voltage cable distribution systems are required to support the new development.

We have also planned and allowed for a Ducted Containment System for the 33kV system to minimise

the impact on surrounding road traffic management during installation.

As part of the proposed new development, the existing Primary Care Trust will be relocated and Energetics will supply the required embedded network for the move.

The solution for the provision of electricity and full water design to United Utilities specification was arrived at by working closely with client and partners. Our in house design team and project management has ensured that all requirements have been successfully met, if not exceeded, to deliver the project to be the highest possible quality.

Summary

By engaging with our client at initial planning stages, we have successfully and effectively delivered a productive solution to The Rock Triangle's utility requirements. Thornfield Properties have high expectations for this high profile development and we have met and exceeded these needs by designing and implementing a flexible and robust infrastructure. By challenging regulatory issues Energetics has presented technical and practical solutions to benefit the client in terms of both cost and time savings.

Energetics – connected thinking at its best.



Case Study: The Rock Triangle, Bury



Key Facts

- **Commercially Attractive**

Energetics provided cost savings to the client in the region of £1m to the overall development by challenging United Utilities proposed estimated reinforcement costs for this scheme.

- **Network Flexibility**

Energetics has worked closely with the client to provide a holistic approach to the overall management of the utilities infrastructure construction program. This continues to be delivered on time and in-line with other key items on the clients programme.

- **Accreditation, Design and Build**

Our unique approach to the overall design of the Primary Sub Station has allowed us to incorporate the sub station within the footprint of the development and has been designed to complement the aesthetics of the re-development of the new town centre whilst creating significant additional retail space.

- **Added Value**

Our approach to creating an agreed set of contract specific, terms and conditions has allowed the client to financially manage the project to suit the utility build out program. Energetics and Thornfield Properties have realised significant mutual benefits of working closely together at the design and build stages to establish this significant inner city re-development.