



Stephen Reynolds

Job Title Director
 Profession Environmental Engineering BEng (Hons) CEng MCIBSE MIMechE
 Speciality Mechanical & Sustainable Systems Design
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Profile

Over 25 years Steve's experience has been in the design and construction of commercial offices, hotel, retail and education buildings. Starting in contracting and manufacturing, he moved to design consultancy he has used his wide knowledge gained from completed projects ranging through pre-planning/start to commissioning/finish. His skills are predominantly in technical design and he applies this in managing the TR team to deliver quality projects. Steve jointly started Thornton Reynolds with Tim in 2009.

Advanced skills

Steve is a designer. He brings a wide range of experience to the table, from the many projects he has designed from start to finish. He engages with the team from the start, contributing and adding synergy with his ideas. He provides complete solutions, from pre-bid/appointment to finishing off a project post-commissioning.

Previously he worked at York International (manufacturer), H Page Eng (Contractor), Flack + Kurtz, BDSP and Watermans (Consultants) before joining Halcrow Yolles, where he met Tim.

Steve is proactive and focused. He applies an analytical approach that provides the best solutions understanding clients' needs.

As one of the leaders at TR, he ensures each stage of design has careful forethought and tries to anticipate client questions by applying previous experience. The planning stage particularly has been a focus of recent years, ensuring a 'real' energy statement is agreed with the planners that can work with the building. Then when planning is approved, this practical approach allows the building services approach to be expanded to work with the architecture and structure parts of the design team.

Deadlines are important and the care taken to understand what a client needs allows us to understand and Steve to deliver on what is promised.

Steve has experience of commercial, retail, leisure, residential developments as well as larger site wide masterplanning engineering.

Selected projects

- KING EDWARD CT, LONDON STOCK EXCHANGE**
 Part of the landmark Paternoster Square development, the building was designed with free cooling and considerable stand-by power. During his Watermans days, Steve designed base build and Cat A, then coordinated of the 250,000 ft² of fit-out of office and retail.
- 70 WILSON STREET**
 A Low Carbon Workplace Partnership (LCWP) EPC 'B' rated building completed with a BREEAM 'Excellent'. Working with architects Astudio & HTS, the façade was removed and structure stripped back to extend up to six floors above ground and create a new 70,000 ft² landmark with completely new architecture. The water cooled condenser system allows 'heat sharing', also including extensive occupancy detection & control.
- WHICH?HQ REFURBISHMENT, END USER OFFICE**
 50,000ft² refurbishment and extension project for Which? HQ with listed 'Nash Terrace' frontage to Marylebone Rd and 1980s' rear extension. New fourth floor roof extension. Full replacement of all building services for offices, conference auditorium, kitchen, servery, ancillary areas.

Qualifications & Membership

BEng (Hons) Environmental Engineering
 South Bank University

Chartered Engineer and member of Chartered Institute of Building Services Engineers & Institute of Mechanical Engineers

Extended Project Experience

- LUKE STREET/PAUL STREET**

Another LCWP project, with architects Hale Brown stripped the building back to its base brick structure, replaced the 'Crittell' type windows and extended up for a new floor. With air cooled DX and on floor MVHR's, along with gas fired water heating, an EPC 'B' rating was achieved with a BREEAM 'Excellent' rating. Construction as completed by Knight Harwood and the building let to Barclays 'Incubator'.
- SMO, MOSCOW**

New build office in central Moscow. MEP design including chilled water and LTHW fan coil units with minimum fresh air and low energy lighting to offices, atrium ventilation, car park pulse jet systems, with sprinklers throughout.
- UNILEVER, KINGSTON**

A 2,000m² upgrade and refurbishment of Unilever's Kingston facility working alongside Kohn Pedersen Fox, the refurbishment was completed by ISG.
- PINNACLE HOUSE WIMBLEDON - OFFICE**

Wimbledon office refurbishment for Aviva, constructed extended and reconfigured internal spaces, re-clad front, removed existing roof to extend by adding 3 floors. Green roof, planted terraces, and plant space enclosure added. Basement reconfigured to accommodate plant room, cycle parking, showers & changing. VRV system, gas fired condensing boilers, renewable energy PV array at roof level.
- 63 KEW ROAD - OFFICE**

Our first project for the Low Carbon Workplace Partnership, this brief improved the EPC from a 'D' to 'B' rating. Providing fabric improvement advice to the architects Hale Brown, the contractor added insulation to the wall, new dormers and roof, as well as improving the air tightness a. 'Not on The High Street' moved in at the end of November 2014. The building was completed with a BREEAM 'Excellent'.
- CLUB ALIGA MASTERPLAN, HUNGARY**

Responsible for the multi-discipline design of a mixed use scheme for a joint venture of SBI Promat Hungaria and Africa-Israeli Developments. We were appointed by the architect RMJM to lead on Sustainability, Energy, Water/Drainage, Utilities and Transportation design input. We have also provided advice on Ecology and Geo-Technical. The project covers 46 hectares on the North East shore of Lake Balaton.
- MERCANTILE QUARTER, POOLE (HALCROW YOLLES)**

Responsible for MEP, sustainability and energy modelling for a Dublin based client Neptune Consulting, for a mixed use £80M scheme in Poole Harbour. The scheme includes residential, retail and office, all above a large underground car park, as parking is very difficult in the area. We are working with HKR Architects to ensure planning approval and then development of the scheme.
- BRIGHTON MARINA, BRIGHTON (HALCROW YOLLES)**

Responsible for the M&E design delivery for the R@dd team at Laing O'Rourke, the mixed use development includes residential, retail and transport related infrastructure works. The 1,200 residential unit and 100,000 sq.ft. retail unit scheme, is split over five sites, with a single energy centre with a 750kWe Combined Heat and Power unit, operated and maintained by Utilicom.
- WHITE CITY RETAIL CENTRE, LONDON (WATERMANS)**

Responsible for London Underground asset diversion and enabling, design of the new Central Line sidings and the concept design for the retail centre above for Westfield Shoppingtowns.
- CROWN PLAZA HOTEL, LONDON, (WATERMANS)**

Coordinating the M&E design and delivery for this 200 key facility for Embankment Property, to the Crown Plaza employers requirements, the retained façade scheme has new facilities in three levels of sub-grade basement. The completed M&E design served conference, leisure, retail, restaurant, atrium, guest room and back of house facilities.