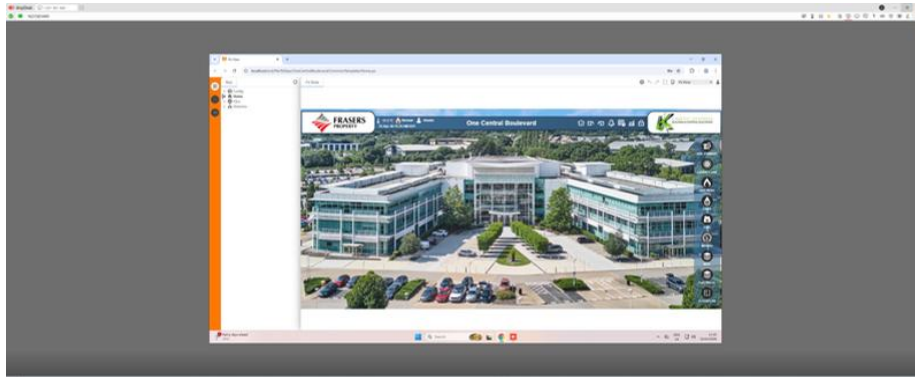


REFURBISHMENT CASE STUDY

One Central Boulevard

Full-Building Decarbonisation & BEMS Controls Upgrade



One Central Boulevard is a high-quality, A-Grade office building in the heart of Blythe Valley Park — a business park committed to net zero carbon. Combining modern design with a landscaped park setting, a striking reception, flexible workspace, and strong on-site amenities, it offers an efficient, future-focused environment for modern businesses.

1500A Electrical capacity limit	3 Floors served	4 → 3 Boilers electrified	25+ Years of experience
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Project Overview

At One Central Boulevard, a full decarbonisation upgrade was delivered through a modern Building Energy Management System (BEMS). The project focused on replacing legacy gas-based heating systems with an electrified, energy-efficient solution — while maintaining occupant comfort and operating within strict electrical capacity constraints.

The Challenge

- Ageing plant, including gas boilers and a legacy chiller
- Site electrical capacity limited to 1500A
- Maintaining comfort across 3 floors served by AHUs and VAV systems
- Integrating new and existing plant without increasing peak electrical demand

The Solution

A fully integrated BEMS controls package, designed, installed, and commissioned

Optimised system performance and energy efficiency

Active electrical load management to protect site capacity

Seamless coordination between new and legacy plant

Experience you can trust. **Expertise** you can rely on. **Support** you can count on

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Plant Upgrades

- Removal of 4 existing boilers, associated pumps, and one chiller
- Upgrade of 3 Air Handling Units (AHUs) with energy-efficient EC fans

New installation:

- 3 electric boilers with shunt pumps
- New distribution pumps
- Air Source Heat Pump (ASHP) with BACnet integration



Controls Strategy

- Intelligent plant sequencing between ASHP, boilers, and chillers
- Innovative complex load-shedding strategy to maintain electrical demand within the 1500A limit
- Automated prioritisation of heating, cooling, and ventilation systems
- Real-time monitoring, alarms, and system optimisation via IQVision
- Site Critical System interlocks to prevent simultaneous high electrical demand
- BACnet integration for seamless communication with the ASHP

The Outcome

✓	Reduced carbon emissions through electrification
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✓	Improved energy efficiency across HVAC systems
✓	Maintained occupant comfort across all three floors
✓	Avoided costly electrical site infrastructure upgrades
✓	Provided a future-ready platform for ongoing optimisation and ESG reporting

About Kinetic Systems

With 25+ years of experience, Kinetic Systems delivers innovative, independent, and tailored energy control solutions for building services, plant, and equipment across new and existing buildings — supporting the world's leading Building Energy Management Systems from design through to ongoing support.



25+ Years Experience

delivering innovative, independent, and tailored energy control solutions, for building services, plant and equipment in both new and existing buildings

Accreditations & Partners



Planning a decarbonisation or BEMS upgrade?

Get in touch with Kinetic Systems to discuss how a tailored controls strategy can cut carbon, protect electrical capacity, and future-proof your building.

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