



## Watkins Payne wins British Land award

The Partnership is delighted to have been named Supplier of the Year for Developments at British Land's annual awards ceremony on 24 May.

Judging is undertaken by a group of British Land staff, and Adrian Penfold, Head of Planning and Corporate Responsibility, told the guests: "Watkins Payne Partnership has been working with British Land for a number of years, notably on 10 and 20 Triton Street and One Osnaburgh Street, the three buildings currently under construction at Regents Place, and most recently 5 Broadgate. We have been consistently impressed by their knowledge and service levels. They go the extra mile for the project, often against challenging deadlines."

Since 2001 the Partnership has completed a variety of projects for British Land, and is currently working on two main schemes.

North East Quadrant, Regents Place, comprises two office buildings totalling 530,000ft<sup>2</sup> together with a 170 flat residential scheme incorporating a 26 storey private flat tower and affordable housing building. The scheme also includes retail units and a community arts facility.

5 Broadgate is an office development of 700,000ft<sup>2</sup> NIA, including four trading floors of 62,000ft<sup>2</sup> accommodating 750 traders per floor that will be occupied by UBS.



North East Quadrant



Left: Partner Andrew Thrower is presented with the British Land award by Tim Roberts, Head of Offices.



One Osnaburgh Street



North East Quadrant

# St. Martins Courtyard

St. Martins Courtyard in Covent Garden has recently been completed following regeneration of the area to create a vibrant retail and restaurant destination together with quality office space and a variety of bespoke residential flats all set around a central courtyard.

The development comprises five main buildings that combine both new build and refurbishment projects. The architectural design incorporates retained façade sections together with new modern architecture to create a distinct and unique environment within which the various uses co-exist. The new courtyard provides access to a range of retail offerings and dining destinations.

In overall terms the development has created around 26,000ft<sup>2</sup> restaurant units, 73,000ft<sup>2</sup> retail units, 69,000ft<sup>2</sup> offices and 37 private residential apartments. The project was undertaken in a series of phases with the retail and restaurant units brought on stream as early as possible.

The vast majority of the development has already been let which is testament to the client's vision and overall development quality.

The practice carried out the building services design throughout all buildings and phases together with acting as BREEAM and Ecohomes assessors. The engineering services comprise a variety of system types to suit the particular building size and use along with infrastructure for retail and restaurant units including tenant's riser allocation and plant space. The utilities infrastructure was upgraded and extended considerably to suit the development requirements and included the provision of three new substations.

**Client:** Longmartin Properties  
**Development Manager:** Single Point Project Management  
**Architects:** MR Partnership and SCH Architects  
**Cost Consultants:** Hother Associates and MEA



## One project, two clients



Having been involved in several work streams at Cambridge Business Park for Ignis Asset Management, Watkins Payne assisted in securing a new tenant for Titan House, a 10,000ft<sup>2</sup> building which could be modernised to meet the precise requirements of solicitors Tees.

Ignis had already decided to refurbish the building prior to re-letting, but now Watkins Payne, together with the landlord's project manager TMD and the tenant's selected interior designer, were able to agree the base build with both the landlord – the initial client – and the tenant. Discussions were very amenable, and agreement was reached that the landlord's consultant team would also work for the tenant.

Agreeing on both the Cat A outline specification and the Cat B specification saved both clients

significant money and was well reflected in the tender costs, which were broken down into the two responsibilities, with a couple of areas having collectively agreed proportions. It was quicker than a conventional approach and avoided the old chestnut of throwing away Cat A installations to achieve the tenant fit out.

There has to be an element of trust, and Watkins Payne helped to develop close relationships quickly and worked hard for both parties. This was a good example of how common sense and sustainability had least cost and much benefit for all.

The Cat A specification included a complete internal refurbishment including a new lift and mechanical and electrical services. The ground floor front of house area has black feature ceilings and a good Cat

B specification including audio visual facilities and client meeting rooms. The upper floors provide a new working environment for Tees with fee earners seated in open plan offices.

The project was completed within budget and on programme, to the satisfaction of both clients. Ignis has an improved asset and a new tenant, and Tees has a smart modern office in Cambridge.

**Clients:** *Ignis Asset Management and Tees Solicitors*

**Project Manager & Contract Administrator:** *TMD Building Consultancy Ltd*

**Interior Designer:** *Harmsen*

## Partners

In May Kevin Ainsworth and Rob Ingram were promoted to partners within the practice.

Between them Kevin and Rob have accumulated 36 years at Watkins Payne, during which time they have contributed significantly to the practice's success, leading our input on a wide variety of projects. They will continue their client and design team focused role on both existing and new projects.

## New contracts

### Chiltern Park, Phase 2

Watkins Payne has been appointed building services consultant for the Phase 2 development at Chiltern Park in Chalfont St. Peter. The scheme involves three new office buildings totalling approximately 40,000ft<sup>2</sup>, two of which will be developed to include tenant/occupier fit-out requirements.

**Client:** *Barwood Developments*

**Project Manager:** *PM Projects*

**Architect:** *PRC*

**Cost Consultant:** *Faithful & Gould*

### Delta 25, Waltham Cross

The Partnership has been appointed consulting engineers for a 178,000 ft<sup>2</sup> printing facility for the Delta Group, who provide design, printing and fulfilment of promotional marketing materials primarily for the retail industry. The key building services design package involves upgrading the electrical infrastructure to the building including new high voltage equipment.

**Client:** *The Delta Group*

**Architect** *Mansfield Monk*



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