



Excellent BREEAM ratings for British Land

On many new build and refurbishment projects, Watkins Payne are appointed as the BREEAM assessors.

Recently the British Land 5 Broadgate development design stage assessment was awarded an Excellent BREEAM rating with a score of 82.68%, representing the highest achieved across all British Land office developments.

In fact when the 10 and 30 Brock Street offices (forming part of the NEQ scheme at Regents Place) are taken into consideration, these Watkins Payne projects provide the three highest BREEAM offices design stage scores that British Land has achieved.

Currently these projects are in their construction stages and we are closely tracking all the credits driving towards the post construction review and final certification. This demonstrates our focus not only on guiding schemes through to achieving BREEAM Excellent ratings, but also on striving to maximise their sustainability potential.

One Chapel Place



Raising the roof



One Chapel Place reception

One Chapel Place just north of Oxford Street has been transformed into a prestigious modern building, with a new fourth floor extension and all the offices arranged on a half floor letting basis to give maximum flexibility.

The lower ground floor provides restaurant facilities with a dedicated ground floor entrance, but is designed for conversion to offices if required. A separate retail area on the ground floor has dedicated riser and plant space as well as incoming services.

The scheme provides circa 2,395m² of office accommodation with a spectacular roof terrace, 458m² of restaurant space and 322m² retail space.

A contemporary extension to create a fourth floor was achieved by reconfiguring the roof plant space. This provides a high degree of flexibility for office tenant's plant including a generator along with retail and restaurant plant space. The lift motor room was removed and a new machine room less lift

arrangement incorporated within the existing shafts.

Dynamic lighting in reception distinguishes two distinct areas, with bright slot lights and a copper feature behind the reception desk, while an elevated area has more subdued LED down lights and copper lined black pendants. The two areas are connected by a short staircase with LED floor lights. Also provided is a Sesame disabled hoist which disappears into the surround.

As there were some pinch points in ceilings and it was essential to optimise riser space, a variable refrigerant flow air conditioning system was selected. Sustainable features include daylight dimming and air source heat pump renewable energy, and the building achieved Very Good BREEAM plus a B rated Energy Performance Certificate.

Client: WELPUT

Development Manager: Quintain/Grafton Advisors

Architect: Sawkins + Norton

Cost Consultant: MPG Shreeves

Fire fighting fit

To meet the client objectives for complete renovation of the 130 Shaftesbury Avenue office building, that also houses the operational Soho fire station, it was particularly important that ageing engineering services should undergo an entire refurbishment.

During the initial design stage it was established that additional office area could be created by replacing the original variable air volume with a fan coil unit system to reduce riser area, while reducing plant space would allow roof terraces to be created.

The refurbishment has created 60,000ft² of accommodation from ground to sixth floor with a new reception and core layout, and

facilitates either retail or office use at ground floor level.

The new engineering services are in line with or exceed BCO Guide standards, with the flexibility to achieve two separate tenancies on most floors.

Overall energy efficiency has significantly improved. The replacement windows together with new services have meant a B rated EPC has been achieved that contributed to gaining a Very Good BREEAM 2008 rating.

Client: LaSalle Investment Management
Project Manager & Cost Consultant: Constructive Management
Architect: MCM



Gateway to success

Epsom Gateway, formerly known as Sir William Atkins House, has been converted and modernised to provide a multi-let office facility as well as retaining the existing tenant Atkins.

Watkins Payne was involved in the early stages of negotiations with Atkins to formulate a specification that would suit both their requirements and the needs of the commercial speculative office market.

Approximately 8,000m² of office accommodation is arranged in two wings on either side of the reception and atrium. Initially the east wing was refurbished, including Cat B fit out works for Atkins which then enabled them to move across from the west wing to occupy three of the four storeys.

This first phase of the work included modernising the reception area and the provision of a new shower block. Infrastructure works, including replacement of central electrical switchgear, were necessary to

arrange the services for a multi-let office facility and to enhance the life of the building.

The second phase comprised the complete refurbishment of the west wing.

Originally the plant was located internally, with significant loss of floor space on the upper floors. This valuable space was recovered and a more efficient plant and riser

arrangement introduced. Four lifts were also replaced, and all work was undertaken whilst Atkins maintained their business operations without interruption.

As required by Atkins, the whole project achieved a BREEAM Excellent rating.

Client: Threadneedle
Project Manager & Cost Consultant: Workman



On top form

The final piece of the 99 Kensington High Street rejuvenation jigsaw is now in place with the completion of 5th floor facilities including category A office fit-out, the refurbishment of listed art-deco toilets, and the provision of Landlord services to the gym and health club. Watkins Payne has been employed throughout all the phases of the building's refurbishment since designing the shell and core M&E infrastructure replacement, completed in 2008.

The imposing mixed use Grade 2* listed building, located adjacent to Kensington High Street underground station, was constructed in the late 1920s and was the Derry & Toms department store that incorporated the now world famous 6th floor roof gardens. For people of a certain age, the building might also be remembered for housing the Biba store in the 1960s and early 1970s.

Incorporating 21st century services into a listed building presented many interesting challenges, especially

in the 5th floor listed art-deco toilets. The project team worked in close partnership with English Heritage and the Royal Borough of Kensington and Chelsea to achieve their goals.

The scheme provides approximately 11,500m² of office accommodation from 3rd to 5th floors, with a further 3,500m² of leisure accommodation on the 5th floor currently being fitted

out for use as an exclusive gym and health club. The health club area incorporates the impressive domed feature ceiling area known as the Rainbow Room, which was a famous dining/dance venue within the Derry & Toms store.

Client: 818 Pte Ltd
Project Manager: Hampton Ldn Ltd
Architect: Colwyn Foulkes



It's all rosy in the Garden

For Threadneedle, work at 1 Albany Place in Welwyn Garden City involved refurbishing 1,780m² of office accommodation on one floor of a two-storey building that had been partially modernised five years previously.

Key to the success of the project was the analysis of the previous refurbishment work to see if accommodation could be let with reasonably robust leases whilst keeping the ground floor tenant in occupation.

The building water quality proved to be an area that needed attention, so prior to the contract starting, validation checks were undertaken

on water quality and other aspects of the services operation so that the correct strategy of refurbishment could be implemented.

The building's four pipe fan coil installation was retained, and new on floor plant, equipment, controls and lighting were installed. Distribution systems were overhauled and tested.

The modernisation successfully achieved its aims of meeting local market needs within a challenging budget.

Client: Threadneedle
Project Manager & Cost Consultant: Workman



Associate

The Practice is delighted to announce the promotion of Simon James to Associate level.

This reflects Simon's capabilities to manage and engineer projects from inception through to completion, and further enhances the Practice ethos of Partner/Associate input through all project stages.



New contracts

55 Bishopsgate

The Partnership is acting as building services consultants for the Cat A and Cat B fit out of 4,000m² offices on the first and second floors of 55 Bishopsgate to suit the tenants bespoke use of the space.

Client: Brit Insurance
Employer's Agent & Project Manager: Savills Commercial

17 Connaught Place

Building services consultancy is being provided for the Cat A refurbishment of 3,000m² offices. The scheme involves the replacement of the existing perimeter induction and internal VAV systems with an air source heat pump air conditioning system. This commission follows on from our prior involvement with the refurbishment of 16 Connaught Place.

Client: Connaught Unit Trust
Employer's Agent & Project Manager: Savills Commercial

Santander

The Partnership has been appointed building services consultants for the new Santander branch at Walkden in Manchester. The scheme involves the complete fit out of the recently formed shell unit associated with the Ellesmere shopping centre. A similar role is also being undertaken for new Santander branches at Northallerton and South Shields.

Client: Santander



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