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Trading Up:

YY London redevelopment transforms former Reuters building

Eastpoint Science Park set to support growth of Oxford's life sciences sector Ruby Molly Hotel: A new landmark rising from Dublin's historic roots New Midlands home for digital creativity at NTU's Design & Digital Arts building



Welcome to our latest edition of Waterman Times

I'm delighted to welcome you to my first Waterman Times edition as Waterman's CEO.

Despite a backdrop of global geopolitical instability, our talented team is continuing to deliver outstanding support for our clients across every built environment sector in this challenging market.

With our design solutions driving innovation in low-carbon design, we're working with our clients to maximise value and support the feasibility of their schemes through value engineering. Increasingly, this has seen our specialists take a highly creative approach to reposition or retrofit existing assets, representing both embodied carbon and financial savings.

This edition showcases several such schemes, along with projects highlighting our work in a diverse range of sectors across the UK and Ireland. You'll also be able to catch up with some of our recent award wins and learn more about our key appointments as we further strengthen our team with industry-leading experts.

I'm excited about Waterman's future, and I look forward to working closely with you over the coming years. Best wishes for the remainder of 2025 and I hope that you enjoy reading this edition.

Neil Humphrey Chief Executive



Trading Up: YY London redevelopment transforms former Reuters building

The circular economy-focused redevelopment of this 90s Canary Wharf office building delivered 408,000 sq ft of Net Zero premium workspace and retail units, creating a new waterfront icon.



Eastpoint Science Park set to support growth of Oxford's life sciences sector

This significant scheme will transform an existing business park to offer 200,000 sq ft of premium life sciences space across a range of buildings.



Ruby Molly Hotel: A new landmark rising from Dublin's historic roots

From its prime location in the heart of Dublin, the stunning Ruby Molly Hotel offers guests a unique mix of historic charm and contemporary comfort.



New Midlands home for digital creativity at NTU's Design & Digital Arts building

Nottingham Trent University's stunning new Design & Digital Arts building is set to become an incubator for the next generation of digital creatives.



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Head Office

Pickfords Wharf, Clink Street, London SEI 9DG t +44 (0)20 7928 7888 www.watermangroup.com

Thank you to our team, clients and industry colleagues who contributed to this edition. If you have any queries, please contact our editorial team: communications@ watermangroup.com







Waterman reappointed for major University of Strathclyde CHATIC transformation scheme

Named the Charles Huang Advanced Technology & Innovation Centre (CHATIC), the ten-storey, 5,535 sqm facility will support both start-ups and established businesses in the technology and innovation space which significant milestone in the development of the Glasgow City Innovation District, reinforcing the area's reputation as a global hub for cutting-edge technology and market

focused design solutions which utilise the existing

Prashant Koonjul, Waterman's Associate Director where we helped unlock the potential of this incredible facility, and we look forward to once again working wit The University of Strathclyde and HLM Architects on the innovative CHATIC scheme. This facility will further enhance the University's campus as well as supporting



This project represents a significant milestone in the development of the Glasgow City Innovation District, reinforcing the area's reputation as a global hub for cuttingedge technology and market-changing innovation.



PAS 2080 re-verification signifies Waterman's commitment to sustainability

Demonstrating our ongoing commitment to creating a Net Zero built environment, our recent PAS 2080 two-day audit was a success, and we are now verified for the next 12 months.

The leading standard for carbon management solutions in buildings and infrastructure development, PAS 2080 is a verification scheme to assess compliance. The standard's development has been supported by leaders across our industry.

The standard applies to new projects or programs of work, as well as the management or retrofit of existing assets and networks. This means that any new buildings or infrastructure projects should consider their carbon footprint across their entire lifecycle. from design and construction to operation and end-of-life.

Richard Brooks, Waterman's National Lead for Civil Structures, commented: "We're delighted to extend our PAS 2080 verification for another year following a successful two-day audit. To ensure we fully embed compliance within our existing design processes, we developed a bespoke proforma written by an engineer for engineers, making it intuitive to avoid the need for an additional process. This re-verification is a clear demonstration of our commitment to designing and delivering a Net Zero built environment and is testament to both our culture of innovation and the way in which we embed sustainability within all our practices."

Commercial Fit Out award success for Dublin's Cadenza

Cadenza, a best-in-class office building in the heart of Dublin, was announced as a winner at the 2024 Fit Out Awards', picking up the award for 'Fit Out Project of the Year - Medium Office'.

This incredible Henry J Lyons-designed scheme for Irish Life comprises a six-storey building punctuated by a unique façade, all set above a lower ground floor and basement level. With sustainability central to the design, the project targeted LEED Platinum certification and includes a deep stone veil and stone fins to the street frontages to create shading, in addition to a green wall with deep recessed glazing to its rear facade Major emphasis was placed on buildability, and the development incorporates challenging interfaces with both an existing apartment complex and adjoining listed buildings on its Earlsfort Terrace side.

Our Dublin team provided civil and structural engineering consultancy services for both the initial development and the subsequent fit out.

Appointment secured to West Midlands and Worcestershire **Development Framework**

Waterman has been appointed to the West Midlands and Worcestershire Development Framework. Pretium Frameworks' and Community Housing's five-year framework will underpin the delivery of a vast range of schemes across the region, including new homes, shops, offices, light industrial and industrial units, in addition to commercial, community and educational buildings.

Enabling access to works and services for all parts of the development process, from site preparation to a wide range of consultancy support, the framework will be accessible to all public sector organisations and service providers in the Wyre Forest and areas surrounding Worcestershire and the Midlands.



Through our appointment, Waterman's team will provide specialist structural and civil engineering input, working in partnership with Pretium Frameworks, Community Housing and the other framework members to deliver projects across the region.

Commenting on the appointment, Waterman's Director, John Hughes, said: "Our appointment to the West Midlands and Worcestershire Development Framework which will see us help unlock the development potential of this thriving region. This is a welcome addition to our growing framework portfolio through which we are supporting major schemes across the UK."

Strategic Hires

Sustainability team strengthened with key hires

To support the delivery and continued expansion of our UK-wide Net Zero Sustainability services, we have bolstered our national team with the addition of two key industry leaders.

Joining us from architects, Sheppard Robson, **Ruth Marsh** will play a leading role in the delivery of our sustainability output in London and the surrounding regions as our new Head of Sustainability -South. Formerly Sustainability Director at Sheppard Robson, Ruth brings a wealth of knowledge in the design and delivery of low environmental impact buildings across a range of sectors, with particular emphasis on residential and commercial office schemes.

ustainabi

We also welcome carbon expert, James Barker, who joins us as Head of Sustainability - North, and will shape the delivery of our sustainability services in the region from his base in our Leeds office. With over 10 years' experience in the built environment industry, James brings particular expertise in whole life carbon assessments, building certifications, energy modelling, and overheating solutions. Specialising in helping clients and developments achieve their sustainability goals, his wide-ranging portfolio includes significant projects across the residential, commercial offices, industrial and hotel sectors.

Commenting on their appointment, Waterman's Director for Sustainability, Dr Ankit Singh, said: "I'm thrilled to welcome Ruth and James to our team as Head of Sustainability for the southern and northern regions respectively. They join us at an exciting time as our Sustainability Services continue to see UK-wide growth across the property and infrastructure markets. Their appointment will ensure we continue to provide our clients with leading-edge design and consultancy services across the whole asset lifecycle, and I'm sure Ruth and James will both prove to be invaluable members of our team for many years to come."

sh, new Head of Sustainability (South)

Ruth and James will join Emily Wingrove (Head of Sustainability -Midlands), and Sophie Murray (Head of Sustainability for Defence and the South-West) to support Dr. Ankit Singh in Waterman's new Senior Management Group for Sustainability, which is focused on providing expert support for projects across every UK region.



Reflecting continued growth in our UKwide industrial sector portfolio, we have strengthened our team through the appointment of leading expert, Alison Doube Joining us from BWB Consulting where she was a Director of their Structures team and played a key role in growing their railrelated portfolio, Alison will lead the expansion of our national industrial sector portfolio from her base in our Nottingham office. With nearly 30 years of experience in providing design consultancy services, she brings a wealth of expertise in delivering complex, large-scale industrial projects across the UK, including substantial industrial buildings, manufacturing facilities, waste facilities, rail depots, SRFIs, and stations.

Throughout her career, Alison has led a diverse range of projects, from small extensions to major schemes including the recent Radlett SRFI for SEGRO. Known for her ability to develop coherent, coordinated, and comprehensive design solutions, Alison has a strong track record of managing multiple design teams while collaborating with numerous stakeholders, including clients, suppliers, contractors, and legislative bodies. Alison has particular expertise in delivering optimum outcomes for challenging, operational, and contaminated sites with complex processes. Well-versed in integrating advanced technologies into design processes, she has led major schemes for Jaguar Land Rover, Network Rail, Hitachi, Siemens, GIST and Prologis.

Waterman's Managing Director for Structures, Richard Whitehead, commented: "We are delighted to welcome Alison to our team. Her wealth of experience, leadership capabilities, and strong industry relationships will be invaluable as we continue to expand our industrial portfolio and support our clients in achieving their commercial and sustainability goals."

Transforming road condition evaluation

Our value-focused system harnesses IRI and AI to identify the location, grading and mapping of road conditions and defects. The core technology was developed by the University of Tokyo, with further development carried out by JIP Techno Science Corporation and Waterman's parent company, CTI Engineering. The system is widely used for road maintenance in Japan, and CTI Engineering has been leading the introduction to projects overseas, before bringing DRIMS to the UK for development in 2020.

What is DRIMS?

DRIMS generates detailed data and reports which are then used to establish the type and location of repairs required, whilst also assessing the road's overall surface quality. This provides a perfect data set from which to plan detailed inspections, localised remedial or preventative maintenance work and to support larger asset management applications.

Want to find out more?

To learn more about applying DRIMS to your road maintenance operations, contact:

DRIMS®

The ultimate smartphone-based road monitoring system for effective condition evaluation.

WHY CHOOSE DRIMS?

Optimum data accuracy

DRIMS offers data compatibility with Asset / Pavement Management Systems and is also suitable for periodic Asset Safety Awareness (ASA), turning raw data into actionable insights.

Value focused

This cost-effective solution requires minimum resources, allowing wide-ranging, flexible condition monitoring from your existing fleet with a simple-to-operate smartphone application.

Accessible

DRIMS delivers flexible road condition monitoring together with easily accessible, on-demand data, supporting risk-based approaches to targeted maintenance.

Smartphone compatible

All that is required is two smartphones - DRIMS performs profile estimation that is consistent with profiler vehicles across a wide range of vehicle types, from compact cars to SUVs.

Reduced environmental impact

Automatic deterioration measurements over time provide materials analysis leading to better solutions or substantiating existing operations. The data helps to reduce maintenance and identifies poorly performing asphalt, concrete or surface dressed installations



UNGERS

wood bow

A landmark £45 million development in the heart of Preston, the highly anticipated Animate scheme recently opened its doors, creating a new leisure destination for the north west.



As one of six major projects within the £200 million Investment Programme, the Animate scheme has breathed new life into this key central site. By creating a diverse offering of culture, leisure, and employment opportunities, the wider initiative aims to position the Harris Quarter as a vibrant hub for the community.

A new centre for entertainment

Home to a variety of attractions, Animate includes an eight-screen cinema, 16-lane bowling alley with gaming zone, five family restaurant units, a food hall, public realm, a competitive socialising unit and 164-space basement car park.

The scheme was brought forward by Maple Grove Developments, part of Preston-based contractor Eric Wright Group, in partnership with Preston City Council. Waterman's team was involved from early pre-planning throughout the planning application process and on to completion. Our team provided structural engineering, civil engineering including geotechnical, land quality and drainage elements, as well as building services, environmental and acoustics consultancy.



blending with contemporary materials and large, glazed areas.

In a bid to enhance visitor experiences, Animate incorporates a host of public realm improvements, with attractive new public spaces around the market canopy, pedestrian pathways, and plenty of green spaces for people to enjoy.

To facilitate this striking design, Waterman's structural solution contains around 1,150 tonnes of steel within the new frame. With the installation taking place at this highly constrained and bustling location, the frame was erected in carefully managed phases. This saw each section built sequentially, rather than floor by floor.

In a bid to enhance visitor experiences, Animate incorporates a host of public realm improvements, with attractive new public spaces around the market canopy, pedestrian pathways, and plenty of green spaces for people to enjoy. The scheme promotes active travel uptake by interfacing with cycling and pedestrian networks, whilst the nearby public transport hubs provide a range of sustainable options for visitors.



Sustainability sits at the heart of the Animate scheme. with efforts to enhance environmental performance punctuating the design.

A focus on sustainability

Sustainability sits at the heart of the Animate scheme, with efforts to enhance environmental performance punctuating the design. This sees the project harnessing high-performance building materials and energy-efficient systems throughout to reduce overall energy consumption. In addition, rainwater harvesting systems and sustainable drainage solutions have been integrated to boost the scheme's climate resilience.

These efforts combine to create a development that not only meets current environmental standards but also contributes positively to the city's long-term sustainability goals.

Andrew Davies, Waterman's Structures Regional Director, said: "The Animate scheme represents a significant investment in Preston's future, which is transforming the city centre into a thriving hub of activity and entertainment. The collaboration between the public and private sectors has been instrumental in bringing this vision to life, and we're incredibly proud to have played a part in delivering meaningful benefits to the community, enhancing Preston's appeal as a vibrant place to live, work, and visit."

Andrew Davies Regional Director, Structures andrew.davies@watermangroup.com



* PRET & MANCER *

"Within the construction industry, circularity is crucial for reducing carbon emissions and waste. The material passport application at Edenica serves as a test bed for future widespread use, with up to 80% of the building's materials reusable in future projects. This new technology is now set to be standardised and replicated to create a thriving new economy in reusable materials."

Ged Simmonds, Managing Director Private Sector, Mace Construct

Sustainable office development redefined as Edenica completes

YardNine and BauMont Real Estate Capital's innovative 13,000 sqm office facility at the City of London's 100 Fetter Lane incorporates cutting-edge sustainability features and circular economy principles, including the first ever standardised approach to Materials Passports.

Set across 12 storeys plus ground, basement and mezzanine levels, this ambitious new office development has set a new standard for commercial spaces in London, with a robust future-proofing strategy and the reduction of carbon emissions at the heart of this Fletcher Priest Architects'-led design. Meeting the needs of new flexible working practices whilst pushing the boundaries of occupier experience through the implementation of the latest technology, the scheme achieved Wired Score 'Platinum' rating.

YardNine's Co-founder, Maxwell Shand, said: "We're delighted to see our goal of delivering a highly sustainable office facility at this prime City of London location come to fruition. With its focus on wellbeing, user experience, and connectivity, Edenica is an exceptional modern workspace. Thanks to the forward-thinking design, it has the in-built flexibility to be adapted in the future to suit evolving business requirements for years to come."

Working in close collaboration with the project team including main contractor Mace, project managers Third London Wall, and cost consultants Arcadis, Waterman's team provided multidisciplinary consultancy services for Edenica. This saw our specialists deliver sustainability, building services, structural engineering, and environmental input, and the scheme was also a pilot project for the first-ever standardised approach to Materials Passports, developed by Anastasia Stella of Circuland and Waterman's Sustainability team.

A new sustainability approach

Inspired by a brief which challenged the project team to look beyond conventional design, a truly holistic approach to sustainability was embedded throughout, with operational and embodied carbon minimised, and future adaptability and flexibility built into the scheme.



for schemes commencing in 2025 and going far beyond GLA aspirational targets for offices, in addition to a total of 853kg/sqm of whole life carbon. To deliver this, 'lean' design options were selected wherever possible. This informed the careful selection of MEP systems which were based on underfloor air distribution to reduce the carbon associated with Cat A and future fit outs, with shell and core systems largely fabricated off-site. In addition, exposed cores and soffits were selected for the building's structure to lower the quantum of new materials and drive down the build's embodied carbon. The scheme is on track to achieve a BREEAM 'Outstanding' rating, whilst the design's 'fabric first' approach to reducing energy use has yielded an operational energy consumption level which is far lower than regulatory requirements.

This resulted in Edenica achieving a remarkable embodied carbon footprint of 561kg/sqm, representing a significant uplift on UK Net Zero Building Pilot Sets for schemes commencing in 2025.

Utilising a mixed-mode cooling strategy with openable windows, in conjunction with an underfloor air-based heating and cooling system, our MEP design was carefully aligned with the high-performance façade to deliver the optimal solution for lighting and thermal comfort. Through the selection of high efficiency air source heat pumps for heating, cooling and hot water generation, along with a low-energy lighting strategy and a high-performance envelope, this fossil fuel-free development uses half the operational energy of a 'standard' Building Regulations-compliant building and is futureproofed to align with the UKGBC Net Zero Standard.

Further bolstering the environmental and wellness credentials of the building, occupiers have access to extensive terraces on multiple levels, along with a tranquil sunken garden located adjacent St Dunstan's Gardens. With nearly 400 sqm of soft landscaping, a vast range of habitat types, including green roofs, shrubs, grassland, climbers and trees, has been created, providing a variety of opportunities for local fauna. To minimise the impact of the landscaping on water resources, the design couples full 'greenfield' run-off attenuation, via a blue roof and basement storage tank, with the latest smart tank technology which recycles rain water and grey water from the building's showers. Recovered water will then be used to feed both the 'low flow' WC cisterns and irrigation.

Designing for the future

Our structural design will help boost the building's longevity and offers generous floor to floor heights with a variety of floor plate sizes, making it suitable for multiple uses and occupier types in the future. The main frame utilises steel with Material Passports to facilitate future re-use, and prefabricated facade elements were used with the support system fixings to simplify removal or replacement. The main frame is designed with beams at 4.5m centres which offer greater future flexibility for cutting in stairs, whilst significantly reducing the overall weight of steel used on site to yield substantial embodied carbon savings. In addition, prefabricated 4.5m span pre-cast concrete planks provide the thermal mass essential for extending the natural ventilation periods, whilst reducing concrete waste.

Commenting on Edenica's completion, Waterman's Managing Director for Building Services – South, Mark Terndrup, said: "I'm delighted to see this exceptional scheme reach completion. This has been a truly collaborative effort, and the whole team has pushed the boundaries of what's possible with the sustainable design of commercial offices. By embedding circular economy and futureproofing principles throughout the design, we've created a building which will stand the test of time whilst driving down embodied and operational carbon. It was a pleasure to work with BauMont Real Estate Capital, YardNine, Fletcher Priest Architects, Mace, and the wider project team, and we look forward to continuing this on future projects."

Mark Terndrup

Managing Director, Building Services - South mark.terndrup@watermangroup.com

Clerys Quarter scoops two major Irish awards

The major redevelopment of Dublin's Clerys Quarter picked up two prestigious industry accolades: the Institution of Structural Engineers (IStructE) Ireland's 'Structural Large Project' award, and the 'Structural Large' award from the Association of Consulting Engineers of Ireland.

Originally constructed in 1922, the refurbishment and extension of the historic Clerys department store has transformed the iconic city building to create a new retail, office and leisure destination. Developed by Oakmount in partnership with Europa Capital and Core Capital, this unique project involved the repair, restoration, and vertical extension of the original building, alongside the redevelopment of the overall site, bringing a new lease of life to this world-class Dublin landmark.

Working alongside architect Henry J Lyons, our team in Dublin provided civil and structural engineering designs which maximised the potential of the redevelopment, whilst preserving the historic building for future generations.



One New Street Square scoops prestigious BCO 'Test of Time' award

One New Street Square won the 'Test of Time' prize at the 2024 British Council for Offices (BCO) Awards.

The prestigious 'Test of Time' prize rewards previous BCO award winners that have proven themselves to live up to their original aspirations and intentions. This is assessed via a post occupancy evaluation which demonstrates how the building has coped with the requirements of tenants over time.

One New Street Square is a superb Grade A office development originally designed by Apt. The scheme provides 15 floors of premium office space combined with ground floor retail units and reception areas. The building's external Pas de Deux form offers a dynamic addition to the London skyline with panoramic views across the city.

Waterman was appointed by Landsec to provide structural engineering services for the scheme. Working collaboratively with the architect, Apt, we devised a cost effective and versatile floor plate with minimal internal columns.

The building is currently home to Deloitte, and the base build design's inherent flexibility enabled the Deloitte team to deliver a stunning fit out which went on to win the BCO 'Best Fit Out of a Workplace' award in 2019. The composite structural steel frame selected for the base build provided the opportunity for cost effective adaptability enabling the many alterations required by the Deloitte team. This inherent flexibility will permit future adaptions to ensure the structure will continue to stand the test of time and meet tenants' expectations in years to come.

At the time of completion, One New Street Square was the largest building in the world to achieve WELL Certified Gold, and the first building to achieve WELL and BREEAM dual certification. With flexible office spaces, varied membership packages and an inspiring business community, Huddle Wimbledon offers a vibrant home to modern businesses.

5.4



Huddle Wimbledon opens its doors in iconic Wimbledon Quarter

Located within the Grade II-listed former fire station, Huddle Wimbledon has opened its doors, offering modern coworking space with private offices, meeting rooms and a ground floor café.

With flexible office spaces, varied membership packages and an inspiring business community, Huddle Wimbledon offers a vibrant home to modern businesses. The space, situated next to Wimbledon station, benefits from overground, underground and tram links, as well as parking on site.

Designed by Studio YUME, Huddle is part of the wider revitalisation of Wimbledon Quarter which is not only a shopping destination but also offers a range of wellness facilities including a health club, London's largest indoor golf experience, STRONG Pilates and The Boardroom Climbing, an indoor rock-climbing centre.

Our structural engineers have been working with Romulus since 2021, helping to deliver several improvements to the overall Wimbledon Quarter scheme. This includes works to the main atrium space, featuring a new sliding roof, the events space and the food market.

Regeneration works are ongoing, with potential future improvements including retail, hospitality and office fit outs plus extended, landscaped external public realm.



Eastpoint Science Park set to support growth of Oxford's life sciences sector

In a significant boost to Oxford's thriving life sciences sector, planning approval was recently granted by Oxford City Council for Railpen's extensive transformation of an existing business park into a leading-edge life sciences campus.

With high demand for specialised life sciences facilities in Oxford, the Scott Brownrigg-designed Eastpoint Science Park will offer 200,000 sq ft of premium flexible space just two miles southeast of Oxford's city centre and close to both Oxford Business Park and Oxford Science Park. Arranged across three new four-storey laboratory buildings and a single-storey amenity building, the development will incorporate a flexible mix of 55% CL2 laboratory space and 45% office space to support advanced research and collaboration.

Creating a learning space for all

Community integration is high on the agenda, and the scheme includes a revitalised public realm with pedestrian-friendly pathways, and active ground-floor spaces, along with a range of amenities. Key features include a 'Learning Lab' where local students can access state-ofthe-art STEM facilities and interact with industry professionals. A publicly accessible café, social hub, and green spaces will also help create a vibrant community centre.



Commenting on the scheme in a recent statement, Richard Van Lente, Senior Asset Manager at Railpen, said: "There is strong demand for state-of-the-art laboratories in Oxford, which our plans for Eastpoint will help to address. More than that, however, they will make a significant contribution to the STEM sector in the city, facilitating meaningful interaction between research, commerce, education and the community. We believe this approach will further increase the appeal of the space among leading national and international research companies, which in turn will deliver enhanced long-term returns for our members and a lasting legacy for Oxford."

Designing for the future

Waterman has been involved with Eastpoint Science Park from the outset, seeing us provide multidisciplinary support. Our structural specialists developed a design solution which delivers optimum floor-to-ceiling heights, whilst maximising the flexibility of floor plates to accommodate multiple tenancies. With a strong focus on sustainable design methods and specifications, the specific vibration and loadbearing requirements of life sciences tenants and their specialist equipment have been incorporated across each of the buildings. In addition, our environmental team delivered a wide range of specialist designs and reports for Eastpoint, including civil engineering, flood risk, acoustics, ecology, air quality and arboriculture, whilst our sustainability experts conducted the predemolition audit.



With a strong focus on sustainable design methods and specifications, the specific vibration and load-bearing requirements of life sciences tenants and their specialist equipment have been incorporated across each of the buildings.

Embedding sustainability

With sustainability central to the design, BREEAM 'Outstanding' has been targeted, in addition to WELL, Wired, Smart, and Cycle Score 'Platinum' ratings. Taking a fabric-first approach, the scheme will incorporate renewable energy systems, whilst external biodiverse balconies and roofscapes will provide a welcome refuge for local wildlife.

Taking a fabric-first approach, the scheme will incorporate renewable energy systems, whilst external biodiverse balconies and roofscapes will provide a welcome refuge for local wildlife.

> Commenting on the scheme's recent planning success, Waterman's Director for Structures, Huseyin Hussein, said: "With sustained demand for life sciences laboratory and R&D space in Oxford, Eastpoint offers premium facilities designed specifically for this purpose from the ground up, whilst also facilitating the re-calibration of internal spaces to suit tenant growth and changing requirements. It was a real pleasure working with Railpen, Scott Brownrigg and the design team on this scheme, and I look forward to continuing this as we move on to the next project phase."

Huseyin Hussein Director, Structures huseyin.hussein@watermangroup.com

Ruby Molly Hotel: A new landmark rising from Dublin's historic roots

From its prime location in the heart of Dublin, the stunning new Ruby Molly Hotel offers guests a unique mix of historic charm and contemporary comfort.

With Temple Bar, Guinness Storehouse, Phoenix Park and the major shopping hubs of Henry Street and Grafton Steet right on the doorstep, Ruby's first hotel in Ireland provides guests with both unrivalled access to Dublin's attractions and a quiet retreat from the bustling streets.

The hotel's design draws upon the character of this Victorian neighbourhood, which was once home to the city's bustling fruit and vegetable market, seeing it pay homage to the site's past whilst embracing the vibrant, contemporary spirit of Dublin today.

Developed in partnership with ARA Europe, this John Fleming Architects-designed hotel offers 272 rooms spread across five categories, ranging from simple and cozy options to expansive loft rooms with private terraces Bringing Ruby Molly to life whilst protecting this rich history involved a comprehensive approach, from the planning stages through to the final details.

Punctuated by a striking interior design led by Ruby's in-house team under the creative direction of Matthew Balon, guests entering the hotel enjoy a welcoming 500 sq ft space incorporating a bar, café, and lounge complete with large feature windows which flood the area with natural light. Embracing a rich history

Originally part of St. Mary's Abbey which was established in 846, the site upon which Ruby Molly Hotel stands has deep historical roots. This area was once a prominent centre of Dublin's early development, and at its height, the Abbey was one of the largest and wealthiest in Ireland, playing a crucial role in shaping the city.

Bringing Ruby Molly to life whilst protecting this rich history involved a comprehensive approach, from the planning stages through to the final details. Prior to construction, the site underwent an extensive archaeological survey to uncover any historical artifacts or structures. This revealed fascinating glimpses into Dublin's medieval history, uncovering pottery shards, ancient street remnants, and even graves and parts of historic foundations, walls and cobble floors, much of which were preserved in-situ under the hotel connecting the new hotel to the layers of history beneath.



With sustainability high on the agenda, low environmental impact materials were selected throughout the building's design, and the interior is punctuated by pre-loved furniture, reclaimed wood and recycled metals.

Excellence in design

To help breathe a new lease of life into the site, Waterman Moylan's team in Dublin worked closely with the architect and wider project team from inception, ensuring the project's smooth progression and adherence to Dublin's heritage preservation guidelines.

This saw us provide multidisciplinary consultancy services for the scheme, including health and safety, building services, civil and structural design. Our structural design features a reinforced concrete and steel frame, with key elements from the historic Abbey buildings retained. To enhance guest experience at this busy central Dublin location, soundproofing was carefully integrated throughout the design, seeing walls and acoustic barriers strategically placed to minimise noise from the streets outside.

With sustainability high on the agenda, low environmental impact materials were selected throughout the building's design, and the interior is punctuated by pre-loved furniture, reclaimed wood and recycled metals. To drive down energy consumption in operation, our building services design includes air source heat pumps for space heating and hot water production, smart low energy lighting and occupancyresponsive energy-efficient heating, ventilation and air conditioning systems. In addition, the hotel also features efficient water management systems including low-flow fixtures.

Commenting on the scheme's success, Waterman Moylan's Associate, Margaret Dolan, said: "The Ruby Molly Hotel is a stunning example of how historic sites can be transformed through sensitive design to deliver incredible modern buildings. This sustainability-focused hotel respects the site's important heritage, whilst also offering premium guest experiences in a hugely popular location, and I'm certain it will become a destination of choice for many years to come."

Margaret Dolan Associate, Waterman Moylan m.dolan@waterman-moylan.ie

Trading up:

YY London redevelopment transforms former Reuters building

In the heart of Canary Wharf, a pioneering dockside redevelopment is making waves: the transformation of 30 South Colonnade into YY London.

This iconic building was previously home to Reuters and welcomed financial professionals and visitors arriving via Canary Wharf's Jubilee Line station with its famous stock exchange ticker display. Now, following Oaktree Capital's and Quadrant's major redevelopment, the building has been given a new lease of life, seeing it reengineered for the demands of the modern workforce.

Originally constructed in 1991, Buckley Gray Yeoman's striking redesign delivered 408,000 sq ft of premium office space and retail, restaurant and bar units, all while preserving much of the original structure. A powerful example of how transformative design techniques can unlock the potential within existing facilities and extend their lifespan, the scheme released 25% additional floor space through a series of sensitive design interventions developed by Waterman's structural engineering specialists.

Unlocking structural capacity

Material circularity was fundamental to YY London's design, seeing the refurbishment feature the extensive re-use of the building's existing materials. Approximately 95% of the original steelwork was retained, 84% of the concrete slabs were re-used, and the building's foundations were completely retained, including the marine piles driven into the dock.

Posing a significant challenge to the redevelopment plans, these complex foundations were strengthened to support the added capacity required for the two new storeys. To deliver this, Waterman's team reverseengineered the piles to maximise their load-bearing capacity, ensuring the foundations could handle the increased weight without compromising safety. The building's superstructure, originally a steel frame with composite metal deck slabs, also underwent significant modifications. Stability was provided by steel-braced cores located around the central and western sections of the building. During the retrofit, these cores were consolidated into a single central core, improving the structural performance while maximising usable internal space.

Nearly all columns within the building were strengthened, and the existing atrium was infilled to accommodate the expanded floor plates. These changes allowed the building to be extended vertically with two additional storeys, providing modern office spaces without the need for a complete demolition. Elsewhere, the entrance lobby was extended, removing the existing slab to create a triple-height feature entrance space. Within this reception area, a sweeping staircase connects the ground and upper ground levels, and an expansive digital screen wall provides a place to show abstract artwork, whilst a stunning full-height tree stands proudly on a rotating plinth to ensure it grows equally across its crown.

Within this reception area, a sweeping staircase connects the ground and upper ground levels, and an expansive digital screen wall provides a place to show abstract artwork, whilst a stunning fullheight tree stands proudly on a rotating plinth to ensure it grows equally across its crown.





Retained Materials

95% Steelwork retained

100% Foundations re-used

> 84% Slab retained

> > 17

With the tired original cladding needing a complete replacement, a stunning new design punctuated by a series of graceful curving arches was selected to create a new landmark for this significant location.

TELEPERT PROPERTY AND INC.







Creating a new icon

Among the most visible changes was the installation of a striking new façade. With the tired original cladding needing a complete replacement, a stunning new design punctuated by a series of graceful curving arches was selected to create a new landmark for this significant location. The new façade not only enhances the building's appearance but also contributes to its energy efficiency, with the envelope designed to improve daylight penetration while minimising heat loss, contributing to overall energy demand savings of 62% against the original building.

Throughout the recladding process, the project team, led by main contractor Skanska, worked closely with Transport for London (TfL) and the Docklands Light Railway (DLR) to ensure the works were completed safely, given the building's proximity to these transport systems.

Delivering a Net Zero building

With sustainability a core theme, this Net Zero building is entirely electric. Eliminating reliance on fossil fuels, the design incorporates a wide range of smart-controlled energy-efficient systems, including air source heat pumps with demand-led ventilation, high efficiency lighting and PV array at roof level. This contributed to the project securing a BREEAM 'Outstanding' certification, together with Smartscore and WiredScore 'Platinum' ratings.



Winning streak continues for NMIS

The National Manufacturing Institute Scotland (NMIS) in Glasgow picked up the award for 'Project of the Year' at the 2024 Learning Places Scotland Awards.

Designed by HLM Architects, NMIS aims to help manufacturing businesses throughout Scotland become world leaders in innovation. The 11,500 sqm Glasgow development is acting as a magnet for leading-edge manufacturing, engineering and tech businesses, offering a creative place where they can come together to share skills and develop new ideas. Following just over two years of construction, the University of Strathclyde recently took ownership of the completed facility at the heart of the Advanced Manufacturing Innovation District Scotland right next to Glasgow Airport.

The award-winning scheme has already picked up a number of other industry accolades, including 'Project of the Year' at the Education Estates Awards. Our team provided structural and civil engineering support for NMIS.



AESSEAL's 'Factory of the Future' picks up South Yorkshire Property award

AESSEAL's 'Factory of the Future' in Rotherham picked up the award for 'Sustainable Development of the Year' at Insider Media's South Yorkshire Property Awards 2024.

AESSEAL is the fourth largest global manufacturer of mechanical seals and equipment. This project involved constructing a new building that connected to their existing facility via a two-storey glazed structure featuring a new entrance to the entire integrated facility. The new building encompasses a 50,000 sq ft single-storey machine shop equipped with state-of-the-art computerised machinery, along with two stories of office accommodation.

Our team delivered the M&E design for the scheme, in addition to providing specialist sustainability support. Working alongside architect Race Cottom Associates, we helped drive-down in-use carbon and reduce energy consumption, designing passive stackdriven ventilation to control temperature and achieve an elegant design solution. Our all-electric design incorporates PV panels, LED lights and charging spaces for electric vehicles.



Tunbridge Wells Common's climate resilience boosted by natural flood management plan

Our flood and drainage team has successfully completed a study for Kent County Council on the natural flood management options available at Tunbridge Wells Common.

The area has a history of flooding, with a key source being overland flow from the Common which is routed towards the local road network, causing major disruption.

Kent County Council appointed our experts to investigate opportunities to reduce flooding from the Common and Major York's Road through the introduction of natural flood management and SuDS retrofitting. In addition to a reduction in flooding, the study delivered the Council's objectives of improving open space, supporting biodiversity and delivering climate resilience.

Abbi Gosling, Flood Risk Project Officer for Kent County Council, stated: "After providing a scope of works for this project, we were impressed by the research that Waterman's team presented in our first kick-off meeting. We felt they took the time to really understand what we wanted to achieve and the deliverables we wanted to see. The team communicated with us very well throughout the project. At the end, we were presented with comprehensive long and short lists of feasible options that we can now present to our stakeholders."

Rob Forsyth, Waterman's Flood and Drainage Lead, commented: "It was a pleasure supporting the Tunbridge Wells Common project, and collaborating with a team who are so committed to improving flood risk. Natural flood management not only provides a cost-effective means of reducing flooding, but it also presents opportunities for habitat enhancement, biodiversity, recreation and wellbeing benefits."

BREEAM Award for The Northcliffe

The Northcliffe picked up the award for 'Best Refurbishment & Fit out Project' at the 2024 BREEAM Awards.

This deep retrofit scheme preserved the Grade II-listed façade of the original 1920s Daily Mail headquarters building, seeing two upper floors extended and the creation of three landscaped roof terraces featuring extensive urban green areas to promote biodiversity. The Northcliffe's semi-industrial aesthetic was maintained throughout, with exposed steel frame elements and semiexposed ceilings.

Our structures specialists worked closely with John Robertson Architects along with the wider project team including principal contractor ISG, project manager M3 and cost consultants Gardiner & Theobald.



The new building encompasses a 50,000 sq ft single-story machine shop equipped with state-of-the-art computerised machinery, along with two stories of office accommodation.





III I' Soundbite

Horizon wins Jersey Construction Council innovation award

The exceptional residential-led Horizon development on St Helier waterfront won the award for 'Best Use of Innovation' at the Jersey Construction Council Awards.

The annual awards aim to raise awareness of the dynamic and essential role the construction sector plays in shaping Jersey's future. They recognise exceptional projects and celebrate excellence and innovation within the sector.

States of Jersey Development Company's (JDC's) landmark Horizon development in the heart of Jersey's St Helier delivered an exclusive collection of 280 one-, two- and three-bedroom waterside apartments and penthouses, along with a new restaurant and retail quarter at the water's edge, offering 20,000 sq ft of commercial opportunities for local and national businesses. Working closely with JDC and architect Skidmore, Owings and Merrill LLP (SOM International), our team provided multidisciplinary support for this exceptional scheme, including structures, building services, environmental and civil engineering.

New Midlands home for digital creativity at NTU's Design & Digital Arts building

With the UK fast becoming a world destination for the film, video games and animation industries, Nottingham Trent University's (NTU's) new Design & Digital Arts (D&DA) building is set to become an incubator for the next generation of digital creatives.

> Serving as NTU's gateway to their city campus, the existing building was demolished to make way for this new structure, which was designed to incorporate advanced techniques to ensure durability and efficiency.



Recently opened by Turner Prize-winning artist and NTU alumnus Simon Starling, the facility provides state-ofthe-art resources for students and is sure to enhance the university's reputation as a leading hub for film, television, animation, UX design, games design, graphic design and more.

A new home for digital creativity

The D&DA is a striking ten-storey structure located at the corner of Shakespeare Street and North Sherwood Street. Designed by award-winning architects Hawkins Brown and delivered by local architects CPMG, the building offers students a range of cutting-edge facilities, including studios, specialised teaching rooms, study spaces, and resources for visual communication, moving images, and digital screen disciplines. These resources are designed to provide students with the best possible environment to develop their skills and ideas.

In keeping with the core theme of creativity, the opening week for the scheme featured two unique digital artworks, one of which was an interactive piece by Matthew Woodham that allowed visitors to alter the artwork in real-time using their personal devices. Additionally, over 40 NTU design students collaborated with Foxall Studio to create a digital zine displayed across the building.

Designing for durability and efficiency

Serving as NTU's gateway to their city campus, the existing building was demolished to make way for this new structure, which was designed to incorporate advanced techniques to ensure durability and efficiency. The interior spaces are home to specialist equipment to support the advanced technological needs for the faculty and its students. Notable features include a stunning atrium staircase and one of the UK's most advanced Virtual Production film suites, utilising technology similar to that used in Disney's 'The Mandalorian'.

The building's design emphasises sustainability, aiming for BREEAM 'Excellent' and DEC 'A' ratings, and features a glazed ground floor entrance that doubles as an exhibition space, fostering collaboration between the university, industry, and the local community.

Continuing our successful relationship with NTU, which has seen us support the delivery of their award-winning

Commenting on how the scheme will cement the Midlands' position as a centre for digital arts learning, Waterman's Managing Director for Building Services - North, Jonathan Purcell, said: "With the new D&DA building and the exceptional Confetti Institute for Creative Technologies, NTU has positioned itself at the forefront of creative technology education and are driving Nottingham's reputation as an international learning destination in this field. It was a privilege to partner with NTU once again on the D&DA scheme, and I look forward to working with them again in the near future.'



Confetti Institute of Creative Technologies' Digital Media Hub and their specialist Health and Allied Professions Centre mock-hospital, Waterman's team returned once again for the D&DA project.

Our MEP specialists played a crucial role in the building services design from the initial concept to Stage 3 level design, which utilises displacement ventilation systems to enhance air quality, along with air source heat pumps that extract heat from exhaust air. These systems are integral to the building's sustainability goals and ensure a comfortable environment for all users.

Jonathan Purcell Managing Director, Building Services - North jonathan.purcell@watermangroup.com

> Notable features include a stunning atrium staircase and one of the UK's most advanced Virtual Production film suites, utilising technology similar to that used in Disney's 'The Mandalorian'.



Waterman appointed to YORconsult3 **Professional Services Consultancy Framework**

Our team has been appointed to the YORconsult3 Consultants Framework for the delivery of civil engineering, drainage and flood protection services.

The new agreement follows the successful delivery of the YORconsult2 framework, which to date has delivered over 200 projects worth over £80m for a range of clients across Yorkshire and the Humber, the Northeast, Lincolnshire and parts of the Midlands. YORconsult3 is estimated to be worth £152 million over the four-year duration with an option to extend the framework to a maximum of six years.

The appointment will see our infrastructure, environment and secondment specialists supporting a wide range of schemes from standalone commissions for design,

options appraisals, and surveys, to complex, long term multidisciplinary projects.

John Hughes, Waterman's Director for Infrastructure & Environment in the north, commented, "We have collaborated with the YORconsult team for over a decade, strengthening our regional teams and contributing to the wider community. This partnership has enabled us to help deliver major projects, including Barnsley's award-winning Tommy Taylor Memorial Bridge, a key part of The Glassworks town centre regeneration. Our latest appointment reinforces this ongoing commitment, fostering strong local partnerships to deliver sustainable, high-quality, and cost-effective projects."

Framework appointment sees Waterman support Highlands & Islands Airports' Net Zero journey

Our sustainability and environmental team have been appointed as the sole contractor on Highlands and Islands Airports (HIAL) environmental consultancy framework on a four-year term. Our experts will provide a range of services including annual carbon footprint reporting, Net Zero support, energy efficiency, air quality, waste, water, contaminated land and biodiversity.

HIAL published its Sustainability Strategy in January 2023, built around three key themes: reducing environmental impact, supporting communities and people, and Net Zero aviation - contributing to the Scottish Government's ambitions for the Highlands and Islands to become a Net Zero Aviation Zone by 2040.

HIAL is responsible for the management of 11 regional airports located in Barra, Benbecula, Campbeltown, Dundee, Inverness, Islay, Kirkwall, Stornoway, Sumburgh, Tiree and Wick John O'Groats. Working closely with its stakeholders, HIAL supports the essential socio-economic role played by aviation in Scotland by maintaining and developing its airports and the connections they provide for some of the country's most remote communities.

This appointment builds on Waterman's existing aviation experience and membership of The British Aviation Group, the leading representative body for British companies involved in aviation and airport development and operations.

Waterman's Framework Director, Lara Knapman, commented: "It's fantastic to see our team secure this important four-year framework agreement with HIAL. We know the aviation sector is facing a stern challenge to reach Net Zero, and we're looking forward to providing specialist guidance and supporting HIAL's ongoing environmental commitments and journey to Net Zero."



HIAL is responsible for the management of 11 regional airports located in Barra, Benbecula, Campbeltown, Dundee, Inverness, Islay, Kirkwall, Stornoway, Sumburgh, Tiree and Wick John O'Groats.



Bridge won 'Infrastructure Project Of The Year' at the Yorkshire and Humber Constructing Excellence Awards.

Providing a vital link to Glass Works Square, this iconic cable-stayed bridge harnesses innovative design to support active travel and zero-carbon initiatives. The structure acts as a catalyst for Barnsley's regeneration schemes, providing easier access to employment and education opportunities for residents. Whether travelling by foot, bike, scooter or wheelchair, access is provided to all, with special lifts at both ends.

In a boost to local safety, the bridge replaces the Jumble Lane level crossing which closed as part of Network. Rail's programme to remove the risks posed by outdated in the process of delivering this exceptional scheme including dividing the structure for transport and using bespoke temporary works to minimise the disruption to the local community during construction.

Our team worked closely with Barnsley Council, IBI Group Architects, Keltbray and Network Rail as the lead structural and civil designer, playing a central role in transforming the Barnsley skyline through the delivery of the new bridge. We provided a wide range of specialist services for this scheme, including delivering structural and geotechnical designs, undertaking key roles for Network Rail technical approval. Whilst also ensuring Network Rail compliance relating to headroom clearances and signal sighting, preliminary highway design and 'desire line' analysis.

Major London redevelopment dials-in focus on circular economy

Formerly home to J. P. Morgan, the late 1980s-built office building at 20 Finsbury Dials occupies a prominent 0.75-acre site just a stone's throw from both the new Elizabeth Line stations at Liverpool Street and Moorgate.

Greycoat Real Estate, in partnership with Goldman Sachs, is undertaking a major circular economyfocused redevelopment of the building, centred around Stiff+Trevillion's architectural vision to create a highly sustainable modern office asset. The scheme, now known as DIALS, will offer 140,000 sq ft of best-in-class space across lower ground, ground, and six upper floors, together with a new landscaped terrace at roof level

Releasing the building's potential

Waterman provided the structural engineering design for the original build back in the late 1980s and returned to breathe new life into the asset through a comprehensive retrofit and extension. For this latest iteration, our specialists are providing multidisciplinary support, seeing our structures and environmental experts work closely with Stiff+Trevillion and the wider project team. Harnessing our knowledge of the existing structure, our re-design is helping unlock the scheme's potential and minimise the quantum of new material added, all whilst maximising the floor space on offer.

Greycoat's Director of Commercial and Construction, Naman Masoud, commented: "Greycoat is incredibly proud to be part of a development like DIALS where ESG principles are embedded in every decision. It is truly a privilege to work on a project where every partner and service provider is fully committed to achieving the highest ESG standards. This project has been given a great ESG-driven vision by the client design team, including Waterman, Stiff+Trevillion and Cundall. We are confident that this development will stand out as a best-in-class example of ESG excellence for years to come."

Delivered by principal contractor, Erith, the remodelling will offer floor plates of just over 20,000 sq ft and floorto-ceiling heights of around 2.9m, creating spacious, adaptable workspaces. With user experience and wellbeing a key priority, tenants will benefit from access to new amenity space through the addition of a terrace and pavilion at roof level. A new external canopy will help to reposition the building and draw focus to the new double-height reception on the corner of Chiswell Street and Finsbury Street. A secondary 'amenity' entrance will also be incorporated to provide direct access from Chiswell Street.

FINSBURY DIALS

Taking a sensitive approach with our interventions, our structural solution will release an additional 8% of space typically per floor using minimal structural adaptations through the use of transformative design techniques. Following thorough investigation of the existing structure's properties and load capacities, our design is facilitating the transformation of the open five-storey atrium and the addition of the new 'Club Room' pavilion at roof level. To deliver this, the original atrium will be infilled using a low carbon solution featuring CLT floor slabs to limit the weight, enabling the retention of the existing structural frame and foundations.

Embracing circularity

Throughout the design process, the project team worked collaboratively to drive down embodied carbon, retain the original building fabric, re-use existing materials on site, and source reclaimed materials wherever possible.

From a building-wide total of **1,282** tonnes of steel, 89.7% will be retained **steel**, with the balance of the new steel elements to be split between 75% repurposed and only 25% by weight new steel.



Reflecting on how adopting this methodology impacted the design process, Waterman's Director for Structures, Andrew Sherlock, said: "The design brief challenged each of us to prioritise the circular economy wherever we could, and this required significant collaboration both across the design team and with specialist supply chain partners, including Cleveland Steel and steelwork contractor, ASME Engineers. We all learnt that early engagement and communication is absolutely vital to a successful outcome; it was a mutually beneficial arrangement, and it drove our creativity as we developed design solutions to suit material availability."

With several large areas of the original 1980s pink granite façade being removed to facilitate the new high efficiency glazed atrium and entrances, ceramics specialists Solus are repurposing this waste material as aggregate for the large terrazzo floor tiles which will be used extensively throughout the refurbishment.

As a result of this focus on material circularity, the design team has slashed both embodied and whole-life carbon, achieving a remarkable performance metric of 500kgCO₂/sqm.

Commenting on the scheme's carbon-busting focus, Chris Semones, a Managing Director in the Real Estate Business within Goldman Sachs Asset Management, said in a recent statement: "(this scheme) fits into the ongoing trend of transitioning offices from 'brown to green' and aligns with our belief that high-quality and sustainable office buildings in London will continue to enjoy strong demand. We believe the project will prove attractive to ESG focused occupiers and investors alike.'

Andrew Sherlock Director, Structures andrew.sherlock@watermangroup.com

Targeting energy use in operation

To minimise the environmental impact of the building's operation, this all-electric building will incorporate highefficiency MEP technology, reducing operational carbon whilst maintaining performance. Looking to the future, the commercial spaces will be future proofed through the specification of capped services on office floors, allowing tenants to implement custom fit outs without major services interventions.

As the scheme continues through the construction phase, Andrew Sherlock considers the project's impact, saying: "We've relished the opportunity to return to Finsbury Dials after 30 years and help deliver a more sustainable future for this incredible building. With its focus on sustainability, the scheme sets a blueprint for how commercial real estate must be adapted to meet the challenges of the climate emergency."

Set to complete in autumn 2025, this exceptional scheme is targeting BREEAM 'Outstanding', EPC 'A', WELL 'Platinum', NABERS '5*', and WiredScore 'Platinum' ratings.

District East:

Cambridge's new 23-acre centre for science

With the UK aspiring to become a 'science superpower', specialist investor, developer and operator for the science and innovation sector Mission Street, and BGO, a leading global real estate investment manager, recently received planning consent to deliver a world-class 23-acre urban science district in central Cambridge, known as 'District East'.

One of the largest new urban science developments in the UK, District East will facilitate a variety of research and development uses, catering to companies throughout their growth journey, from start-up to large multinational, within a single location.

Artem Korolev, CEO, Mission Street, said: "Since our first consultation with local stakeholders and the Cherry Hinton community, we've said that this is about breaking down the barriers prevalent with traditional science parks, creating an ben and inviting innovation district, and putting the science on show. This project embodies the principle that it is entirely possible to blend R&D space for worldleading innovators with community amenities that everyone can enjoy.

Approved by Cambridge City Council's planning committee, District East is located just ten minutes' cycle from the central railway station and will be developed on a site that has been unused for decades.

One of the largest new urban science developments in the UK, District East will facilitate a variety of research and development uses, catering to companies throughout their growth journey, from start-up to large multinational, within a single location. Innovative companies that have previously been forced to relocate or fragment their businesses will have the space to scale within the ecosystem, with the advantage of being part of a major science and technology cluster in a central location.

With the scheme situated on a long-vacant brownfield site, our experts worked closely with the project team to assess the environmental conditions and recommend mitigation measures.



Totalling 1,000,000 sq ft of GIA across nine buildings, the scheme's design has been led by master planners Hawkins\Brown in collaboration with other leading design practices. Anchored by a central square, the largely pedestrianised and publicly accessible masterplan will create a destination for all ages, including units suitable for local businesses, fitness infrastructure, a threefold increase of play space for children a diverse food and beverage offering and community events space. Access to extensive biodiversity-rich green space is also incorporated within the scheme, centred around meadow and lake habitats.

Provision has also been made for an active programme of events such as Public Art including an Artist in Residence, and a STEM-based educational outreach programme which is already being implementing in local schools.

Waterman's team has been involved with the scheme since the outset, with our environmental experts providing project management for the Environmental Impact Assessment, along with specialist air quality and noise consultancy.

With the scheme situated on a long-vacant brownfield site, our experts worked closely with the project team to assess the environmental conditions and recommend mitigation measures, helping District East secure planning approval. Waterman's Technical Director and EIA Lead, Polly Clifton, said: "This extensive scheme demonstrates how brownfield sites can be successfully reimagined to deliver worldleading facilities which benefit both the local area and the wider UK economy. With the project now having secured planning approval, we look forward to seeing District East progress, and to working with Mission Street, BGO and the project team again in the near future."

Polly Clifton

Technical Director, Infrastructure and Environment polly.clifton@watermangroup.com





New Natural History Museum wildlife gardens open to the public

London's world-famous Natural History Museum's new wildlife gardens are officially open to the public.

Situated within the Museum's complex in the heart of bustling South Kensington, the Nature Discovery Garden and the Evolution Garden are both designed to blend history and horticulture. Delivering an immersive experience with interactive exhibits to educate young people on the evolution of British habitats over the past 2.7 billion years, the gardens also feature a network of 25 environmental sensors. These constantly gather environmental data to create a 'data ecosystem', helping scientists to understand the adaptation of nature and species to the urban environment in the face of the climate emergency.

Spanning a five-acre area, the gardens have created a trail through natural history, culminating in a life-sized bronze replica of a diplodocus named "Fern" to capture the imagination of visitors and embeds the diversity of ancient life. As the gardens move into the Anthropocene period, the paving stones incorporate crushed glass, pottery and plastic to symbolise humanity's increasing impact on the natural world. In a recent statement, Museum Director, Dr Doug Gurr called the gardens "a national learning, science and public engagement initiative to make our towns and cities healthier and more sustainable places to live."

Sustainability was central to the gardens' design and operational ethos with a carbon budget in place, seeing this become a diesel free site using only peat-free fertilisers, with zero waste sent to landfill. To support the project, Waterman's structures specialists were responsible for detailing the below ground concrete elements which enabled the creation of the stunning design. In addition, we had design input on the curved stone walls that serve as an entranceway from South Kensington Tube Station, creating a pathway into the Jurassic world of nature which opens as you venture through the space.

Reflecting on the recent official opening, Waterman's Regional Director for Structures, Martyn Griffiths, said: "It has been a privilege to help shape the future of this world-famous museum and a great experience working in conjunction with Carey Group PLC. This is certain to become a popular addition to an internationally renowned attraction and look forward to seeing visitors from around the globe enjoying these stunning gardens for many years to come."





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Waterman supports Rubicon Partners in the successful acquisition of Jacopa Limited

Soundbite

Our ESG experts have been actively supporting Rubicon Partners, specialists in industrial sector investments, through their majority acquisition of Jacopa Limited, a leading provider of water and wastewater treatment solutions.

Jacopa operates across the UK and Ireland, offering a full suite of services including design, supply, installation, maintenance, hiring, and servicing of water and wastewater treatment equipment. As a key supplier, Jacopa serves all major municipal water companies throughout the UK and Ireland.

Through the due diligence process, our ESG specialists worked closely with Rubicon Partners acting as trusted advisors to ensure that ESG risks and opportunities were framed clearly and appropriately to enable the client to make informed decisions on the transaction. Waterman's team provided a rapid and thorough assessment of all required ESG considerations, which was delivered within the available timescales for the transaction to progress efficiently.

Affordable housing boost for Dublin as Church Fields scheme progresses at pace

One of Ireland's largest public housing projects, the Church Fields scheme in Dublin's Mulhuddart is set to bring 517 A-rated homes to this increasingly popular location.

Providing a mix of social, affordable, and cost-rental homes, Fingal County Council and GEM Construction's Church Fields development is making rapid progress on site. Since the sod-turning ceremony in February 2024, a 20-unit strong show village has been opened to prospective residents, whilst hundreds more two- and three-bed terraced homes and apartment units will be offered on completion of the current and future phases.

Part of the Ireland-wide 'Housing for All' initiative, Church Fields is focused on providing access to affordable, highly sustainable homes in a great location. To ensure this becomes a thriving neighbourhood for generations to come, the scheme will also incorporate a creche, community facilities, two retail units, and green public spaces. Residents will also benefit from a network of new walking and cycling green routes, along with the vibrant new Linear Park and Wellview Park.

The wider site will be punctuated by further pockets of green space, which will boost biodiversity through the selection of native plant species to minimise the need for soil improvement and watering, whilst also providing perfect spots for families to connect, exercise and play.

Working closely with the project team, our specialists in Dublin are providing multidisciplinary services for this exciting project, including civil, structural, and M&E designs.

I Soundbite

Blindwells scoops Scottish Civil Engineering award

Blindwells picked up the 'Geotechnical Award' at the Scottish Civil Engineering Awards 2024. The project was recognised for its use of various ground improvement techniques required to render the former open cast colliery site suitable for redevelopment, including sustainable and low carbon methods.

The mixed-use scheme will deliver 1,600 new homes at this substantial brownfield site just north of Tranent in East Lothian. The new neighbourhood will also include a school campus along with playing fields, commercial units and business premises, a 'Park & Ride' and a new garden network of paths and outdoor recreation areas for the local community to enjoy.

In addition to geotechnical design, our team has provided geoenvironmental, civils and flood consultancy services since the scheme's inception in 2017.

Making a DIFFERENCE

Carl Goldsack: My time volunteering as an expedition herpetologist in Mexico

Earlier this year, Carl Goldsack, a Consultant Ecologist from our Bristol office, spent some time in Calakmul in southern Mexico as an expedition herpetologist, studying reptiles and amphibians.

Volunteering with Operation Wallacea, Carl spent two months assessing the region's herpetofauna habitats.

We caught up with Carl to find out about his time in Mexico and learn why the work of Operation Wallacea is so important.

I love my daily work as an ecologist, supporting so many exciting projects across the UK, but when the opportunity arose to volunteer in Mexico, I jumped at the chance. Operation Wallacea run biodiversity research expeditions all over the world, sourcing data that underpins research papers and informs high-level environmental policy decisions.

The challenges encountered pushed me to expand my understanding and strengthen my skills as a researcher, and the knowledge gained will serve as a solid foundation for my future endeavours in herpetology.

Whilst on the expedition. I conducted a series of transect surveys. looking out for herpetofauna (the collective name for reptiles and amphibians). These surveys were part of an ongoing research project in the area which is monitoring the health of the forest ecosystem in relation to anthropogenic disturbance, including agriculture, hunting and general population growth as well as climate change.

College and university students also joined the expedition as part of research proposals or to gain some valuable experience in the field. Leading the students as a safari guide required a combination of effective communication, organisation, leadership, adaptability, and problem-solving skills. I needed to convey knowledge about wildlife and ecosystems to the students, coordinating logistics and fostering teamwork, all while navigating unpredictable situations. It was great to be able to work with the next generation of aspiring herpetologists.

Overall, the opportunity allowed me to grow both personally and professionally. The challenges encountered pushed me to expand my understanding and strengthen my skills as a researcher, and the knowledge gained will serve as a solid foundation for my future endeavours in herpetology.

Community | Education | Charity







Sophie O'Brien: Losing my locks to support The Little **Princess Trust**

Sophie O'Brien from our London team grew out her hair for many months to donate the offcuts in support of The Little Princess Trust, which is a charity who make real-hair wigs to support children who have lost their own hair though illness or treatment.

Sophie said: "I braved the cut and was relieved of almost 18 inches of my hair! As well as donating the hair, I was also raising money for the Trust. They rely entirely on donations to make and distribute these wigs to the children most in need."

Waterman secures Mind Wellbeing Index Silver Award

2023/2024.

Our people's wellbeing is hugely important to us, so we're delighted to have secured a Silver Award from the Mind Workplace Wellbeing Index

Achieving

Impact

Our Charity Partner for 2025







Baking up a storm for Macmillan Coffee Morning

Our offices around the UK took part in Macmillan Cancer Support's Coffee Morning to raise vital funds for this amazing cause.

People from across Waterman showcased their amazing baking skills and everyone enjoyed the sweet treats!

This year, we're delighted to be supporting the Childhood Eye Cancer Trust (CHECT) as our charity partner for 2025.

The CHECT is a UK charity dedicated to helping people affected by retinoblastoma, a rare form of eye cancer. From their base in The Royal London Hospital, they provide vital support and information to families and individuals impacted by the disease, whilst also funding research into the prevention and treatment of retinoblastoma. In addition, they are committed to raising awareness among health professionals and the public, whilst influencing policy to improve services for patients.



You can find further details of all our office locations on our website



watermangroup.com

