

# GLORY PARK

Glory Park

[www.bam.co.uk](http://www.bam.co.uk)

GLORY PARK

Inspired by nature

**VITAL STATISTICS**

**Building type:** Business Park

**Location:** Wooburn Green

**Phase 1 sq ft:** 64,000 sq ft

**Total sq ft:** 184,000 sq ft

**Agents:** BNP Paribas Real Estate / Savills

**BREEAM rating:** Excellent

**Website:** [www.glorypark.co.uk](http://www.glorypark.co.uk)

Glory Park occupies the site of an historic paper mill. The Park gets its name from John de la Gloria who built what became known as Glory Mill on the site in the late 13th Century, beginning a long tradition of papermaking and commerce in the Wye valley.

Today, Glory Park's appeal comes from its pleasing combination of state of the art office space with a sympathetically landscaped and thoroughly natural environment. The result is a restful and dynamic workplace. The Park and its surrounding villages offer occupiers a rural setting with the world of commerce close to hand. The M40 is two minutes away, Heathrow is 18 miles away, and local stations send travellers to and from central London in under an hour. With its wonderfully natural setting and excellent transport links Glory Park genuinely offers the best of both worlds.

Glory Park's architecture is thoroughly in tune with its surroundings. Enter the Park and the first thing you'll see is how well the office accommodation and the environment work together. Although Glory Park enjoys ample parking space it has been intelligently positioned behind the buildings to preserve the mood of tranquility.



From the beginning our aim was for the Park's architecture to reflect and grow naturally out of the site's features. As well as handling the issue of car parking with sensitivity this also means grass is allowed to grow right up to the edge of the buildings. Such is the success of our approach that the Environment Agency plans to use Glory Park as an example of best practice, showing how commercial development can enhance a site and preserve local habitats while providing a workplace for local people. The whole park is living proof that ecological needs and commercial concerns can work together.

Glory Park is built around a green 'T' formed by two stretches of water. The River Wye forms the horizontal, with a spring-fed chalk stream forming the vertical. Together they give Glory Park a unique and remarkably restful character.

Glory Park benefits from superb surroundings. The Chiltern Hills rise up to the front of the Park, while the site itself boasts two natural waterways. The demands of commerce aren't always kind to nature, and during the 19th and early 20th Centuries the River Wye was straightened and subdued, while the chalk stream was channelled along the edge of the site before being forgotten. Working in conjunction with the Environment Agency we have returned the site to its natural state, removing the River Wye's concrete banks and re-engineering the chalk stream to follow its natural course. Both are now clean, clear and already providing shelter to natural flora and fauna including water voles and newts. Like the River Wye, the stream will be left and allowed to grow naturally.



# Where is Glory Park?



In recent years, thanks to its excellent transport links, the picturesque Wooburn Green area has become a successful location for modern businesses. Glory Park itself offers a prime Thames Valley office location with superb connections to the road network and the nearby towns of Marlow, Maidenhead, Slough, High Wycombe and Amersham. The M40, M25, A404 and M4 are all close by – Junction 3 of the M40 is less than one mile away, while Junction 16 of the M25 is within 9.5 miles from the Park.

The nearest mainline station is High Wycombe (4.4 miles away), with services north to Birmingham and east to London Marylebone (the fast service taking just 29 minutes). Other local rail stations include Bourne End (2.4 miles) with regular services to London Paddington, Beaconsfield (3.48 miles) and Marlow (5.9 miles).

SAT NAV REF: HP10 0AP



# Around Wooburn Green

The local area enjoys a range of amenities, including shops, restaurants, pubs, hotels and leisure facilities. A few minutes walk away from Glory Park is the area's premier health and racquets facility, the Next Generation Gym, with its impressive 20 metre pool, Spa and creche.

There are also a number of hotels within easy reach including the superb 5\* Cliveden Hotel, the 4\* Burnham Beeches and 3\* Grovefield House hotels. The Wycombe Heights and Stoke Park golf courses are just a few miles away.

For anyone wishing to venture further afield, Glory Park's convenient location and excellent transport links mean nearby towns – including Wooburn Green village, Beaconsfield, Marlow, Amersham and High Wycombe – are all within easy reach.

The new Eden shopping centre in High Wycombe is a fashionable and exciting place to be during the day and into the night. It comprises 850,000 sq ft of retail, restaurants and leisure facilities with House of Fraser and Marks & Spencer as anchor tenants. John Lewis and Tesco stores are also nearby.



THE VILLAGE GREEN, WOOBURN GREEN



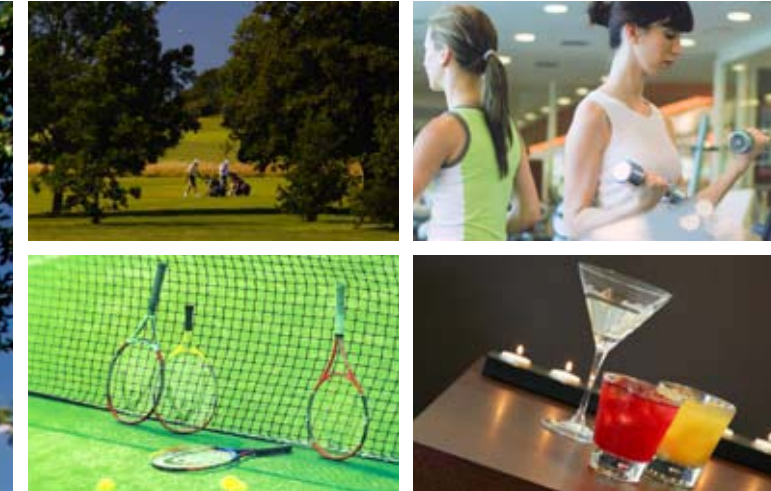
FARM NEAR TURVILLE



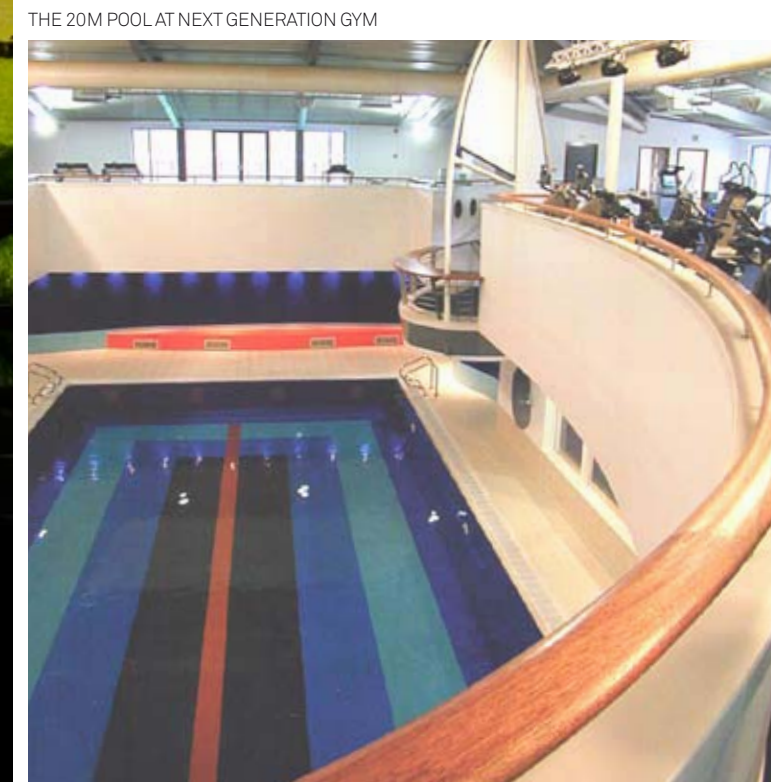
ABOVE: OLD BEACONSFIELD  
RIGHT: THE CROWN, COOKHAM



BELOW: RIVER THAMES AT BOURNE END



LOCAL AMENITIES INCLUDING THE NEXT GENERATION GYM, GLORY MILL

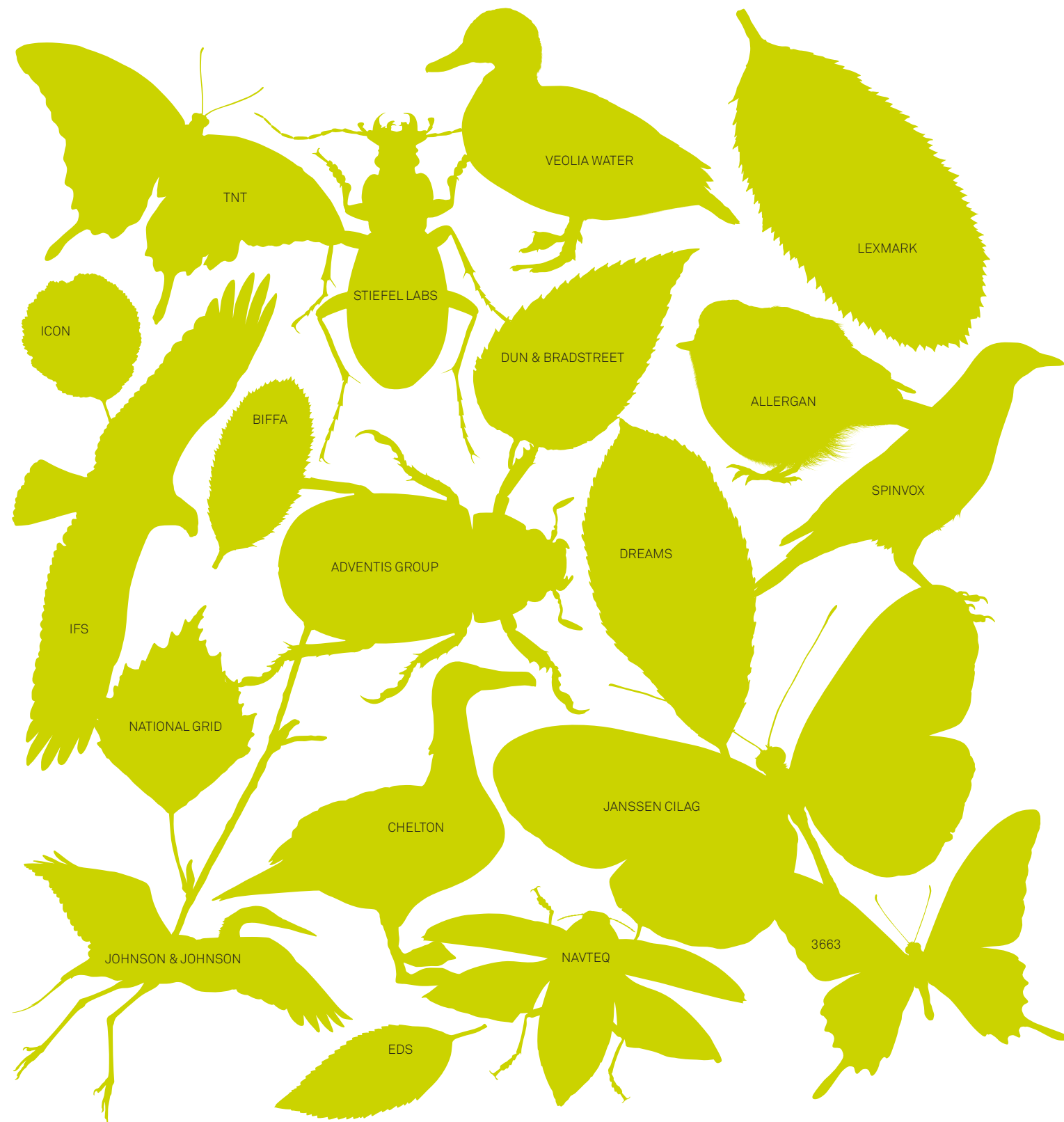


THE 20M POOL AT NEXT GENERATION GYM

inspired by nature\_local occupiers

# In good company

Choose Glory Park and you'll not only be in a beautiful location, you'll also be in good company. Wooburn Green and the neighbouring areas have all attracted a number of major international businesses, drawn by the benefits of the area's environment. The result is a growing sense of business momentum within the vicinity.



inspired by nature\_architecture

# The buildings

THE VIEW INTO GLORY PARK FROM THE SITE ENTRANCE







# The bigger picture

Glory Park's design reflects its high quality semi-rural environment; the result is a strong identity and unmistakable sense of place. The buildings themselves have been carefully grouped to create a focal point around an open public area, with a series of developments leading to the rear of the park fronting the river. Structural and soft landscape work together to create the ambience of pavilions in parkland. Car parking is discreetly located behind the individual buildings, while a series of generous open spaces along the central spine road culminate in a new river crossing.

Phase 1 is under construction and will comprise buildings A1, A2 and A3. The remaining plots B & C can accommodate bespoke requirements of up to 45,000 and 75,000 sq ft net internal area (NIA) respectively. When completed Glory Park will comprise over 180,000 sq ft NIA.

## PHASE ONE



\*The Courtyard is a separate small unit development of nine self-contained offices and is in separate ownership to the main park

## Future Proofing

Creating space that works

At BAM Properties we don't just talk about sustainability – we deliver it.

For over a decade we have achieved a 100% record obtaining a 'Very Good' or 'Excellent' rating from the Building Research Establishment for our office buildings. Our BREEAM record proves our commitment to sustainability.

This commitment runs through every one of our developments. We make sure our buildings not only meet current standards of sustainability but also try to anticipate the demands of the future.

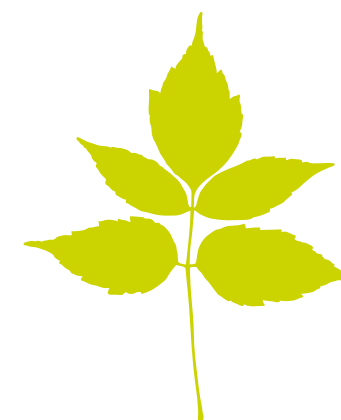
We call this **Future Proofing**, which is our green and social agenda for every project we're involved in.

Each development presents its own challenges, but we are striving to do even more to improve future BAM Properties' developments. Our goal is continuous improvement.

Owners and occupiers can have the comfort of knowing that our projects meet the very highest standards that will help them to deliver their own Corporate Social Responsibility agenda.

Future Proofing at Glory Park means:-

- > Designed to achieve an **'Excellent' BREEAM** rating
- > Insulation levels in excess of current legislation
- > Incorporation of heat recovery plant
- > Use of sustainable materials
- > Highly efficient lighting with PIR detection
- > Energy efficient solar shading via local brise soleil and advanced glazing
- > Designed to produce 30% less carbon emissions than current Building Regulations (2006).



## Office specification

### General structure

- > Floor to underside of:-
 

ceiling zone	2700 mm
floor to floor height	3900 mm
ceiling service zone (overall)	750/800 mm
raised floor zone (overall)	150 mm
structural zone	250 mm/300 mm to penultimate floor

### Frame

- > Ground and upper floor slabs designed to take a load of 2.5kN per m<sup>2</sup> plus a partition allowance of 1.0kN per m<sup>2</sup>
- > Roof plant areas designed for proposed load of 7.5kN per m<sup>2</sup>
- > Concrete frame with a balasted inverted roof
- > Internal structural width of 18 m with a 1.5 m space planning grid

### Envelope

- > A combination of curtain walling, punch windows, brickwork and terracotta rainscreen

### Reception and office area finishes

- > Feature entrance stair in reception
- > American white oak veneer doors (FSC approved)
- > Ironmongery 20 mm diameter brushed curve aluminium
- > Office flooring, medium grade steel encapsulated raised access floor
- > Proprietary suspended ceiling consisting of galvanised steel suspension system and tegular edge mineral fibre ceiling tiles, 600 x 600 mm
- > Shower room in each building
- > Ceramic finishes to reception area floors
- > Fully carpeted lift lobbies

### Services

- > BMS controls and zoning with intuitive control
- > Heat recovery from extract air and pre-heat of fresh air
- > Variable speed inverter drives on heating and chilled water pumps
- > Daylight sensing lighting
- > 2 No. 8 person passenger lifts in Building A1 and 1 No. 13 person passenger lift in Buildings A2 and A3
- > Heating and cooling to general office areas by a four pipe fan coil system
- > Zoning of fan coils as defined with *British Council for Offices Guide*, zoned to 30m<sup>2</sup>/fan coil at perimeter, 65m<sup>2</sup>/fan coil internally
- > Power 25 watts/m<sup>2</sup>
- > Lighting levels 350/400 lux to office areas
- > Office lighting 600 x 600 mm high frequency luminaires with PIR detection and dimable control

### External areas

- > A combination of textured blocked paving and sympathetic soft landscaping
- > Covered cycle spaces: 1 per 200m<sup>2</sup> of office space
- > Car parking: 1 space per 30m<sup>2</sup> gross external area

### Internal design conditions

- > Office Summer max 22°C / +/- 2°C
- > Office Winter min 21°C / +/- 2°C
- > Core 18°C minimum
- > Ventilation (offices) 12 litres/person/sec

# Building A1

Building A1 is arranged over four floors with an impressive full height loggia and double height reception.

Net Internal Area	Sq m	Sq ft
THIRD FLOOR	654.0	7,040
SECOND FLOOR	686.3	7,387
FIRST FLOOR	643.8	6,930
GROUND FLOOR	642.8	6,919
RECEPTION	53.1	572
<b>TOTAL</b>	<b>2,680.0</b>	<b>28,848</b>

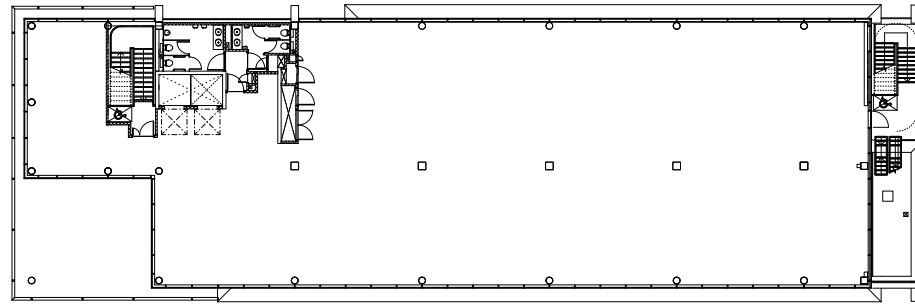
99 CAR PARKING SPACES (1:291 SQ FT)

OPPOSITE ABOVE: VIEW OF BUILDING A1 FROM THE CENTRAL SQUARE

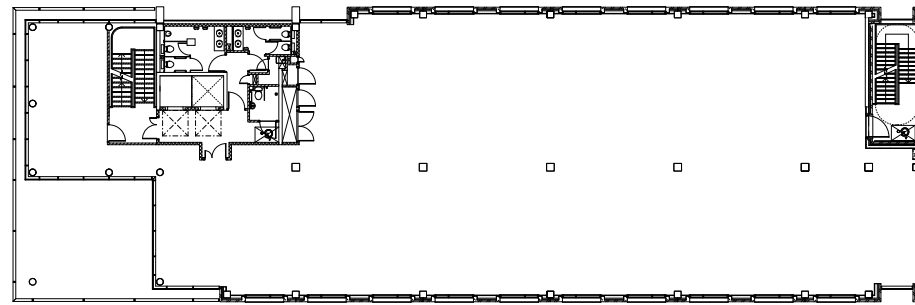
OPPOSITE BELOW: THE BUILDING VIEWED FROM THE NORTH BANK OF THE WYE



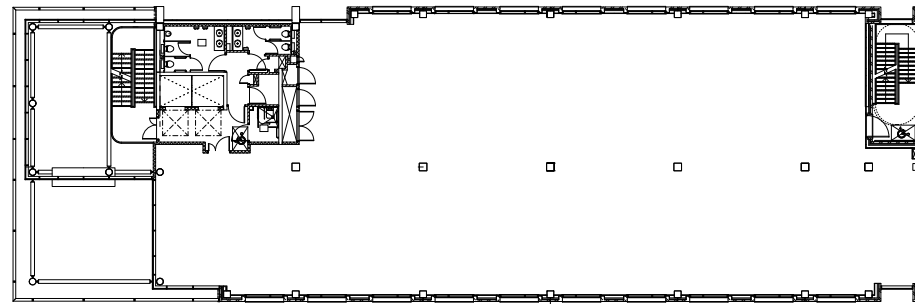
THIRD FLOOR



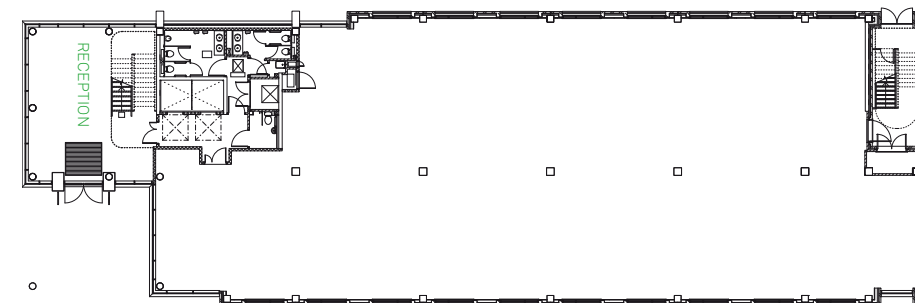
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



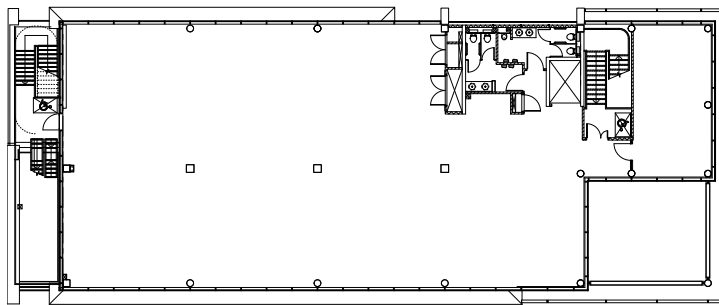
## Building A2

Building A2 is arranged over three floors with an impressive full height loggia and double height reception.

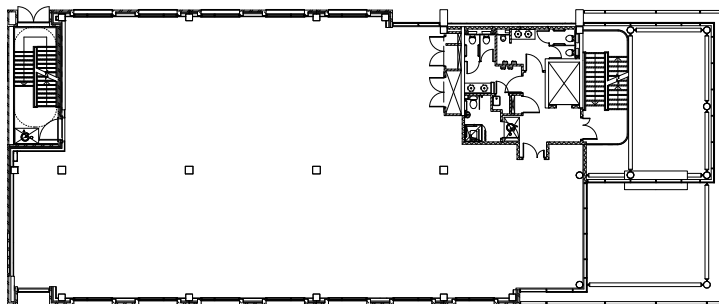
Net Internal Area	Sq m	Sq ft
SECOND FLOOR	465.0	5,005
FIRST FLOOR	462.8	4,982
GROUND FLOOR	484.5	5,215
RECEPTION	53.2	573
<b>TOTAL</b>	<b>1,465.5</b>	<b>15,775</b>

54 CAR PARKING SPACES (1:292 SQ FT)

SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

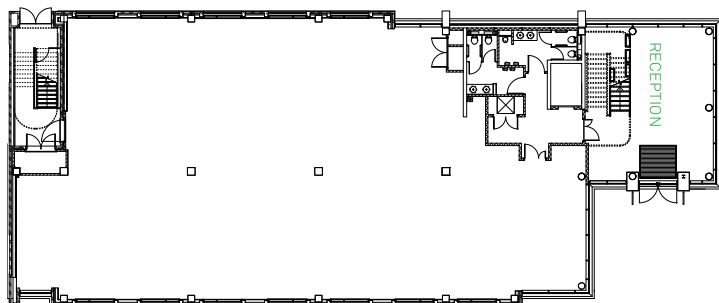


IMAGE LOOKING ACROSS THE CHALK STREAM (EAST TO WEST) TO PLOT A



VIEW OF THE ENTRANCE TO BUILDING A3  
FROM THE CENTRAL SQUARE

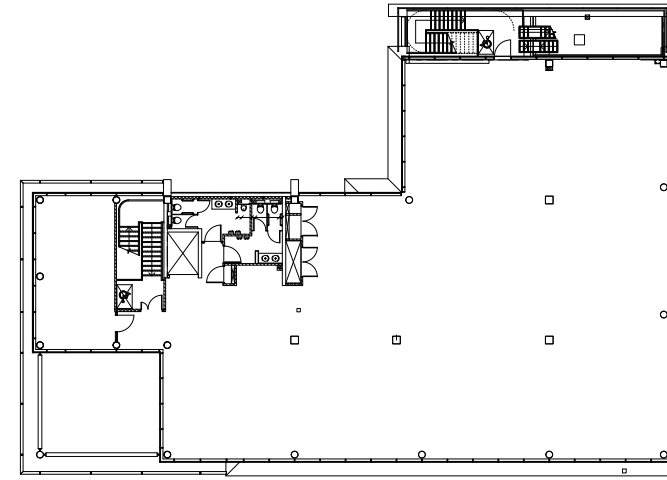


## Building A3

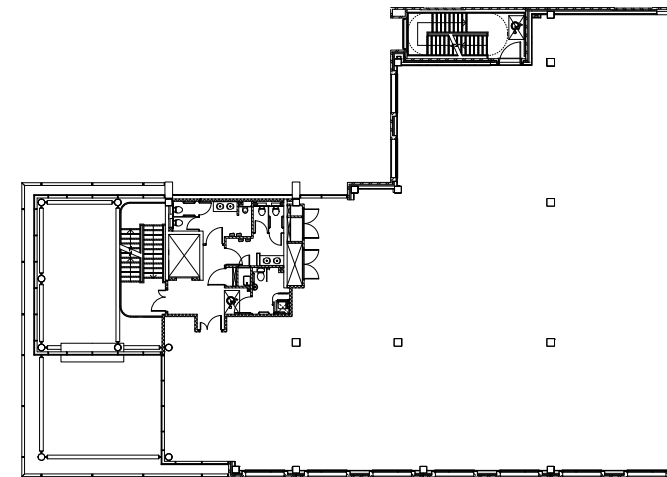
Building A3 is arranged over three floors with an impressive full height loggia and double height reception.

Net Internal Area	Sq m	Sq ft
SECOND FLOOR	593.3	6,386
FIRST FLOOR	577.5	6,216
GROUND FLOOR	581.0	6,254
RECEPTION	53.1	572
<b>TOTAL</b>	<b>1,804.9</b>	<b>19,428</b>

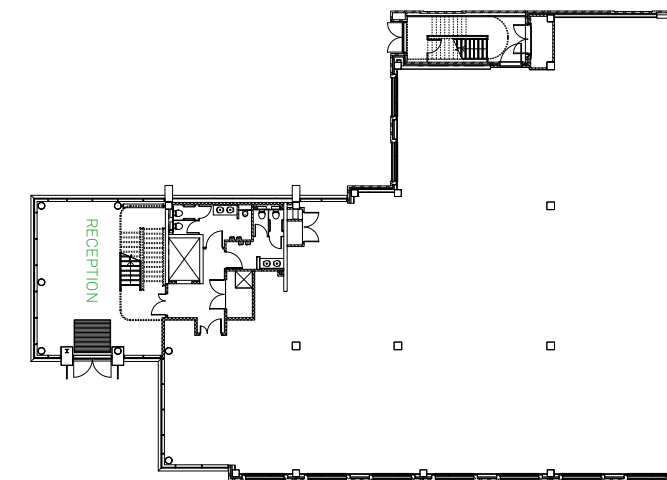
67 CAR PARKING SPACES (1:290 SQ FT)



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

# About us



HBG Properties is a leading player in the UK property market. We are known for high quality commercial developments in the corporate, retail, leisure and industrial markets. We create value for investors, and our high quality, sustainable developments also bring benefits to the businesses and people who occupy them.

We are the commercial property development arm of HBG UK Ltd, a major construction services company with a turnover exceeding £1 billion per annum, which also engages in construction, design, facilities management and public private partnerships. HBG is the UK arm of Royal BAM, a €9 billion international construction and property company listed on the Amsterdam Stock Exchange.

With staff based in six offices throughout the UK, HBG Properties' key strength is our nationwide reach combined with the detailed local knowledge of the market. Added to this is the backing and resources of the Royal BAM Group.

HBG Properties have developed over 2.5 million square feet over the past 25 years. We pride ourselves on our ability to read the market astutely, to anticipate future trends and demands and always delivering what we say we will deliver.

We currently have 450,000 sq ft of space awaiting or under development and a portfolio with a projected end value of over £400m.

For further information visit the Glory Park website

[www.glorypark.co.uk](http://www.glorypark.co.uk)

or contact:

**SIMON GLENN**

T: 020 7409 8792

[sglenn@savills.com](mailto:sglenn@savills.com)

**TIM YOUNG**

T: 020 7338 4208

[tim.young@bnpparibas.com](mailto:tim.young@bnpparibas.com)

# GLORY PARK