st. clair
investments

New Grade ‘A’ Office Development

Design & build opportunities from

4500 sq ft - 170,000 sq ft

Waterside,
the Lakes

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1. Waterside, the Lakes

Waterside and The Lakes is regarded as the town's premier office location and has been successful in attracting major occupiers including Shoosmiths, Opus Energy, MacIntyre Hudson and Howes Percival as well as offering a Holiday Inn hotel and Lakeside Public House.

Waterside, The Lakes is situated just off the A428 Bedford Road which connects directly with the A45 dual carriageway approximately 2 miles to the south east of Northampton town centre. The site forms part of the town's dominant commercial area, which also includes Northampton Business Park and the Brackmills Industrial Estate immediately to the south.

The new phase will be an extension to our established campus style office development which is set within a landscaped environment and includes notable occupiers including Barclays, Redrow Homes, Persimmon Homes, Northamptonshire Chamber of Commerce, Handelsbanken, Amey and HSBC Bank.

St Clair Investments have so far completed in the order of 100,000 sq ft of high quality office space on Phases 1 & 2.

Planning permission for a further 90,000 sq ft has been granted for Waterside Phase 3 with 11 high quality office buildings ranging from 2336 sq ft to 24171 sq ft.

Full detailed planning permission was implemented during 2013 ensuring future deliverability within an assured timescale.

Waterside, The Lakes is currently one of the only deliverable office schemes in Northampton which could be completed and available for occupation within 18/24 months.

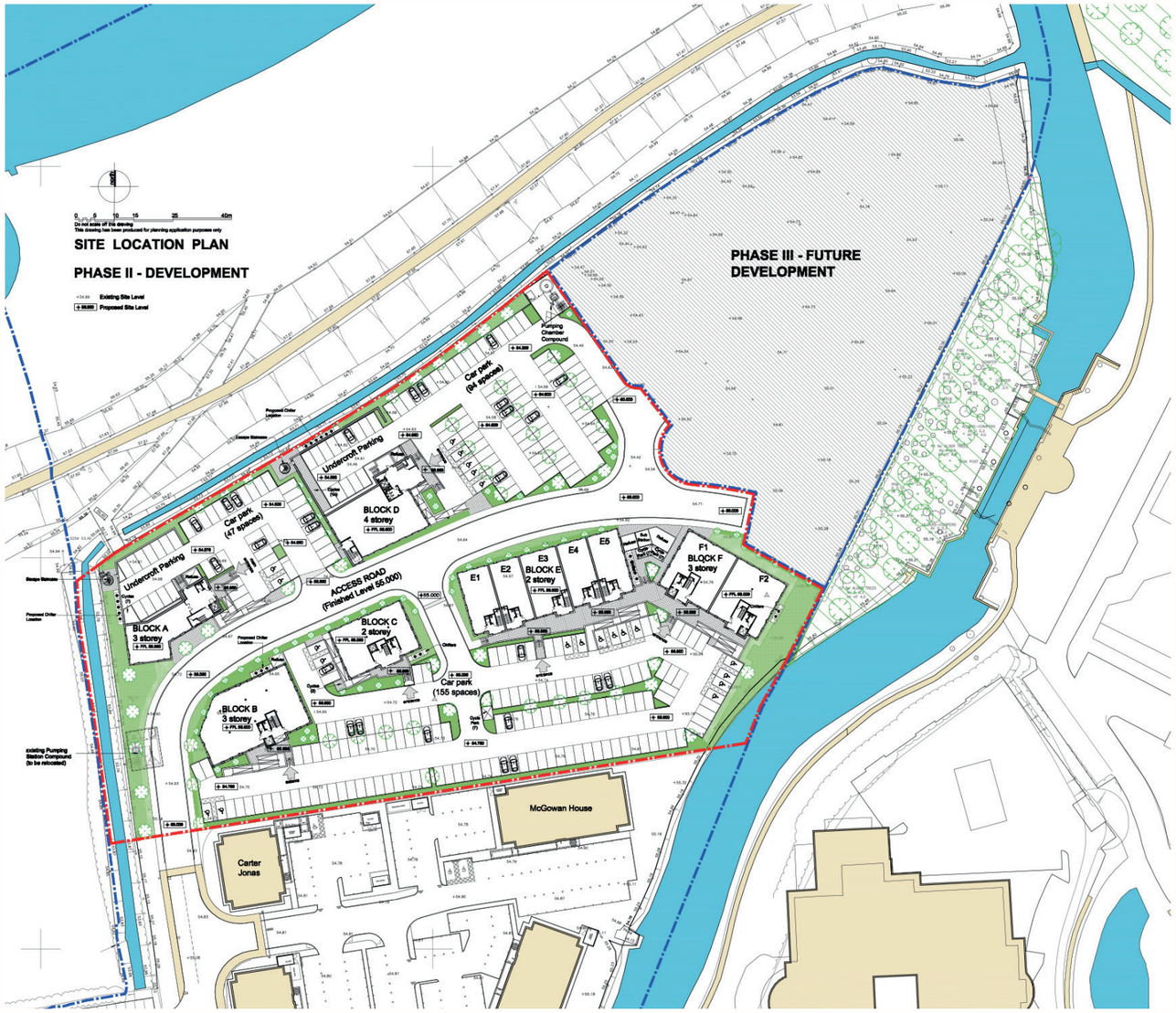
A final 3 acres of development land on Phase 4, accommodating a further 80,000 sq ft of office space, will complete the scheme.

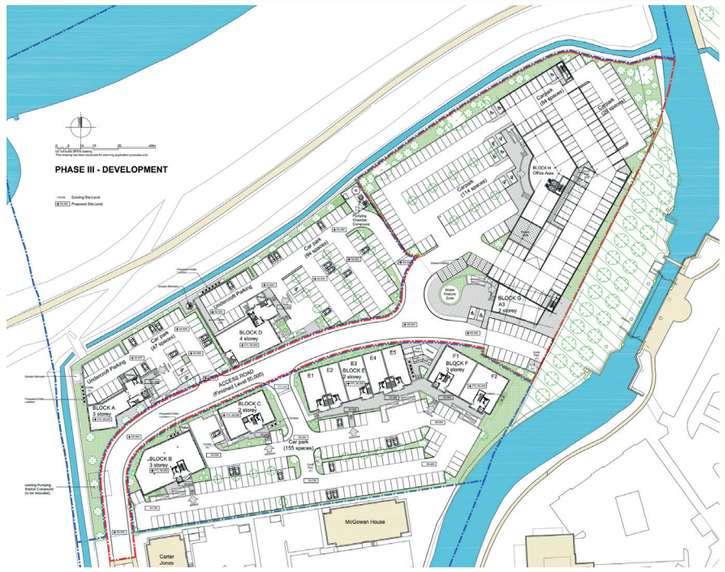
Occupiers include:

HSBC
BARCLAYS
Handelsbanken
PERSIMMON Together we make a home
Staysure™
NORTHAMPTONSHIRE Chamber
Tollers SOLICITORS
CARTER JONAS
CHARLES CHURCH
REDROW
budworth hardcastle property consultants
dfa law
amey
ST. JAMES'S PLACE WEALTH MANAGEMENT

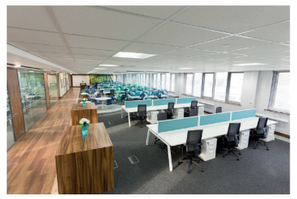
2. Location Map

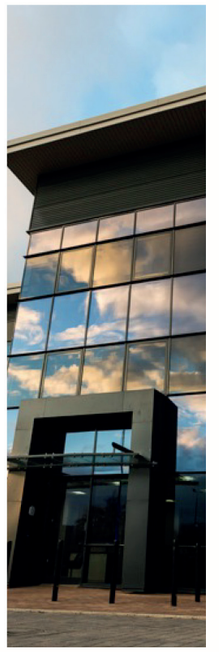
3. PHASE 3 Site Plan





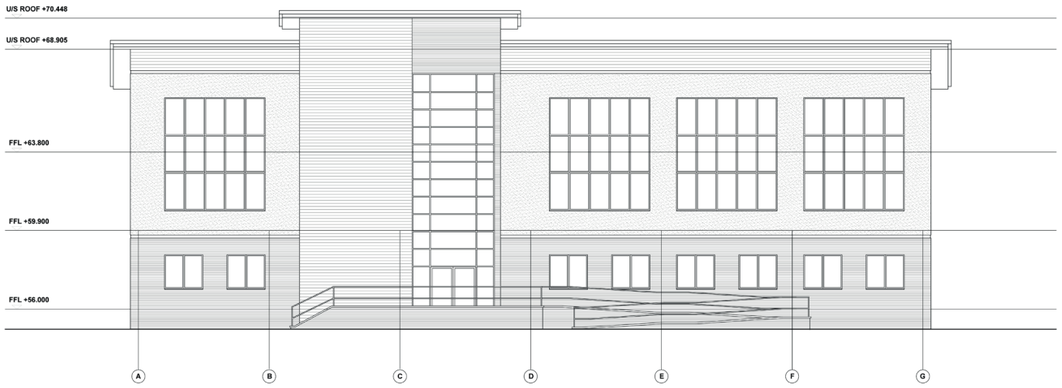
4. Indicative Phase 3 Building Images



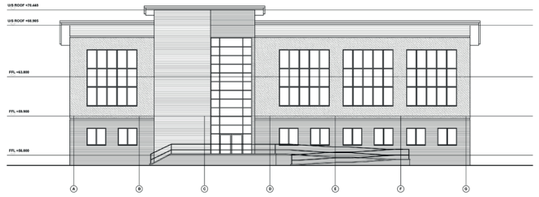


5. Illustrative Elevations

3 storey

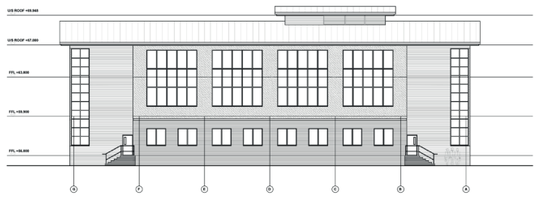


South Elevation 1:100

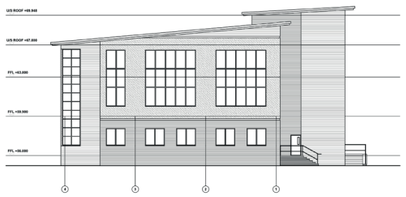


South Elevation 1:200

East Elevation 1:200



North Elevation 1:200



West Elevation 1:200

4 storey with undercroft parking

6. Developer Specification

Superstructure

Frame:	Structural steel with fire protection to comply with Building Regulations.
Upper Floors:	Reinforced suspended concrete floors to achieve a universally distributed load of 3.5kN/m² plus an additional 1kN/m² for partitions.
Roof:	The roof covering shall comprise of a high performance single membrane system supported on a galvanized metal deck.
Staircases:	All staircases will be pre-cast concrete with a stainless steel balustrade and a smooth plaster soffit and string.
External Walls:	External elevations will include materials such as rain screen cladding, facing brickwork and curtain walling. The inner skin is to comprise of 100mm dense concrete blocks with a 100mm cavity containing extruded polystyrene partial fill cavity insulation. All cavity ties to be stainless steel.
Windows:	Extruded aluminium framing with a polyester powder coat finish containing sealed double glazed units. Where indicated the windows will be top hung, outward opening and all the windows will be lockable.
Entrance Canopy:	A feature architectural canopy will be provided above the main entrance to the new building.
Entrance Doors:	Powder coated aluminium framing incorporating sealed double glazed units and security hook locks. The doors will have brushed finish stainless steel handles.

Interior

Internal Walls:	Concrete blockwork with conventional multi-coat plaster finish, other than in toilets, which will be rendered, ready to receive tiling
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Internal Doors:	All internal doors, door frames, window sills, skirting boards and architraves will be finished in American white oak or American white oak veneers. All door furniture will be of brushed finish stainless steel.
Ceilings:	A 600mm x 600mm suspended ceiling grid will be provided containing high quality suspended ceiling tiles.
Wall Finishes:	All walls will be plastered and finished in one mist coat and two full coats of vinyl matt emulsion, other than in toilet areas which will be fully tiled using ceramic tiles.
Raised Access Floor:	All office areas will be provided with a proprietary raised floor system, based on a 600mm x 600mm panel. The floor is to be a medium grade floor, in accordance with the PSA specification. A minimum clear void will be provided beneath the raised access floor of 115mm. All non-office areas will be provided with sand and cement screed substrate.
Floor Finishes:	All office areas will be provided with carpeting comprising good quality carpet tiles. The toilet area floors are to be ceramic tiled or similar. The entrance area will be provided with limestone tiles or similar quality ceramic tiles and entrance matting within a mat well.
Sanitary Fittings:	Sanitary fittings will be white and of good quality. WC's will be provided with matching seats and covers (except where Building Regulations require colour contrast e.g. for Disabled WC's). Cisterns will be concealed behind laminate-faced integrated panelling systems (IPS) and provided with dual flush controls. All wash-hand basins will be set in vanity units and provided with chrome mixer taps.

Developer Specification Cont'd

External Works

Access Roads:	All access roads will be finished in tarmacadam and will be constructed to a standard to accommodate.
Car Parking Bays:	All car parking bays will be finished in concrete block paviors with spaces defined by demarcation blocks of a different colour.
Footpaths:	All footpaths will be constructed of pre-cast concrete paving slabs or concrete block paviors.
Compounds:	Bin stores and chiller compounds will be provided, each of which will be surrounded by timber screening and will be lockable.
Cycle Storage:	Cycle storage facilities will be provided adjacent to the building.
Landscaping:	A full landscaping scheme will be provided, to meet the requirements of the Local Authority.

Electrical Installation

Generally:	The electrical installation shall comply with the 17th Edition of the IEE Regulations.
Office Area Lighting:	Lighting to the office areas will comprise modular luminaries, recessed into the suspended ceiling to achieve an average illuminance of 350 lux at desk level. The lighting will be designed in accordance with CIBSE LG7 and will include energy efficient fluorescent T5 fittings, day light sensing and PIR occupancy.
Emergency Lighting:	Self-contained, non-maintenance emergency lights are to be provided throughout.
External Lighting:	External lighting is to be provided to all car parking areas and personnel access routes to achieve a lighting level of 20 LUX. The lighting is to be controlled by solar cells with time clock override.
Power Installation:	Small power to the office areas is to be provided by 3-compartment floor boxes set into the raised floor with the provision of one box per 8.6 sq. metre of net floor area. Each floor box is to contain a double switched, socket outlet and two double blank boxes for data and voice systems. Adequate small power for the use of cleaners, is to be provided by means of wall mounted sockets.
Fire Alarm Installation:	An automatic L1 fire alarm installation is to be provided, with analogue addressable panel located adjacent to the main entrance.

Mechanical Installation

Heating Installation:	An energy efficient heating system will be provided to the office areas utilising ceiling mounted cassettes (see item below). Electric heating may be used in the core areas at the contractor's discretion.
Comfort Cooling:	An energy efficient comfort cooling system is to be provided to all net office areas and to the entrance lobby by means of split package cassette units (with heat pumps) or similar.
Ventilation:	Mechanical ventilation is to be provided to deep plan floor space to comply with Building Regulations. Mechanical air extraction shall be provided to all toilets.
Hot Water:	Hot water is to be provided by means of local point of use electric hot water heaters, concealed within vanity units or in risers.
Lightning Protection:	A lightning protection system is to be provided in accordance with British Standards.
Lift Installation:	The building is to be provided with a lift to comply with Part M of the Building Regulations. The lift will have a minimum vertical speed of 0.6 metre per second and have variable speed drive.

7. Project Timescale & Professional Team

Project Timescale for 10,000 sq ft Office Building

- Client meetings and project approval — 4 weeks
- Client brief and project design — 18 weeks
- Preparation of planning application — 12 weeks
- Planning application and approval — 18 weeks
- Construction period (Cat A) — 30 weeks
- Total project timescale to handover — 82 weeks

* Excludes clients Cat B fit out of 12 weeks

* Additional construction period for a 25,000 sq ft office building would be approximately 10 weeks

Professional Team

Architects

pHp architects

Main Contractor

warwick burt CONSTRUCTION

Consulting Engineers

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ENGINEERING THE FUTURE

Planning Consultants

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