



ProCon

2020-21

LEICESTERSHIRE PROPERTY AND
CONSTRUCTION AWARDS 2020-21

EVENT PROGRAMME

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FOREWORD

As Chairman of ProCon, and on behalf of the ProCon Board, I welcome you all to the 18th ProCon Awards.

It's wonderful to be back after two long years. And back with a wonderful selection of finalists.

Back too, thanks to our sponsors, our judges and our members whose support makes this celebration possible.

We are here also due to the vision and drive of our founder Pam Allardice, who we sadly lost in 2020 after guiding ProCon for two decades.

We are today announcing the Pam Allardice Bursary Fund, which will support our next generation as they enter our industry.

Thank you to everyone who took the time to put forward their work for these extended awards. It truly was an excellent crop of entries.

As we head towards 2022, we look forward to getting together much more than we have been able to.

Please do attend our forthcoming calendar of events, prompt your junior staff to join our Emerging Talent group and let us know how you want ProCon to better work for you.

Please enjoy an especially memorable ProCon Awards ceremony, with thanks to the many people whose time and energy make this possible.

On behalf of ProCon Leicestershire, we wish all ProCon members and your guests a very enjoyable evening.

Umesh Desai
Chair, ProCon Leicestershire



FENESTRATION EXPERTS TO THE COMMERCIAL, NEW-BUILD & TRADE SECTORS

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PROGRAMME

6.15pm	Wine reception Exhibition
7.15pm	Call through for dinner
7.45pm	Introduction Umesh Desai, ProCon Chair
8.05pm	Dinner
10.05pm	Charity raffle
10.15pm	Awards ceremony
10.45pm	Closing remarks
11.00pm	Casino
2.00am	Bar closes





Vistry Partnerships – Delivering homes and revitalising communities is at the heart of what we do.

Working with local authorities, housing associations and investors, we create lasting partnerships and deliver vibrant, sustainable places to live.

We are recognised as an innovative and collaborative industry leader focused on creating as many new homes of all tenures as possible, being able to draw on the experience of our national sales brands Linden Homes and Bovis Homes

We are a hybrid business fusing partner delivery programmes and mixed tenure housing delivery and have the skills and expertise to unlock and help realise our partners' visions.

TONIGHT'S HOST

MATT POOLE

Matt enjoyed a 12 year playing career with Leicester Tigers during which he won several titles and competitions, playing for England at a variety of age group levels as well as touring with the Senior team to Argentina and South Africa, he also had the privilege of playing for the Barbarians and Randwick in Sydney. Following his retirement he moved into the commercial side of sport which eventually led to him forming his own Events and Hospitality Agency in 2014 which now enjoys working with leading domestic and international brands on a variety of projects. Along the way he realised that sometimes it's just easier to do the hosting yourself and as a consequence has been asked to host many prestigious events both at home and overseas and is honoured to be doing the same tonight.



CHARITIES

We are raising money this evening for two very worthwhile causes:

Pam Allardice Bursary Fund

Pam was Chair of ProCon Leicestershire since its inception in 2000. She was passionate about connecting people across the property and construction industries and about giving the younger generation a step up into these professions. Shortly before her passing in 2020 the Board spoke to her about creating a legacy bursary fund through which she would always be remembered and would make a difference to the young people that it was awarded to. We are currently working with De Montfort University to make this happen.



Alex's Wish is a local Leicestershire charity dedicated to conquering Duchenne Muscular Dystrophy. A life-limiting childhood muscle wasting condition which affects 1 in every 3,500 boys born. Every single week two families will receive the same devastating diagnosis that Andy and Emma Hallam, parents to Alex, did back in 2010.

Since Alex's diagnosis at the at four years old his parents have worked tirelessly with their army of supporters to raise £1.4M to date and have invested in 27 projects from early-stage research, clinical trials as well as invested in doctors, nurses and physiotherapists to help run those trials. We exist to bring hope to children and young adults living with this condition.

We are *Gateley*

A legal and professional services group

Our team of experienced construction and engineering, property and planning lawyers work alongside our specialist surveyors, project managers, adjudicators, mediators and arbitrators to advise on commercial and residential developments across the UK and internationally.

From major regeneration and infrastructure schemes to complex engineering projects, we help our clients get where they need to be, including dealing with those occasional yet unavoidable disputes.

Let's talk...

Piet van Gelder
Partner, Construction
07701 360 306
piet.vangelder@gateleylegal.com

Gateley

MENU AND DRINKS

Starter

Pressed ham hock & garden herb terrine, cider jelly piccalilli & focaccia crisp

Vegetarian starter

Goats cheese, roasted beetroot, honey & orange salad

Main

Herb roast breast of chicken, sage and onion crust chicken thigh, glazed carrot, mashed potato

Vegetarian main

Pearl barley & arborio rice risotto, garlic & thyme mushroom, scorched cherry tomato, crumbled goats cheese, pea shoot salad, toasted sunflower seeds

Dessert

Baked lemon tart, forest fruit compote, broken meringue pieces

Tea and coffee

**To order drinks please
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SMALL RESIDENTIAL

An Award for a residential scheme located within the Leicestershire or Rutland boundaries which will be judged by both a panel of experts and the ProCon membership. Schemes must have achieved practical completion within the 30 months prior to 30 June 2021, and not have been previously submitted for a ProCon Award.

The scheme is judged in terms of its impact in the following criteria:

- Creative approach to property development including the issues and challenges overcome
- Design excellence
- Construction quality and materials used
- Innovation used in the development/scheme
- Visual impact, internally and externally
- Sympathetic environmental impact and sustainable aspects
- Integration into the surrounding area
- Budgetary considerations

Residential for the purpose of these Awards is classed as any scheme which is used for living purposes e.g. single dwelling, care home, housing development, apartments, student accommodation. Properties can be new build, conversion or refurbishment.

Small Residential means single dwelling / 1 unit

Forest View, Belton submitted by Peter Crichton



Forest View is a new build house that was designed to have minimal maintenance and be carbon neutral. The four-bedroom home was also designed to be suitable for family members during their senior years. The site was part of a large, landscaped garden and the building's design matches its rural environment and its location in North West Leicestershire. The owner, Peter Crichton, managed the project and its planning. The target was for a home that was entirely self-sustaining and carbon neutral, using an energy earth bank created below the building's footprint to a depth of two metres. The bank stores thermal energy gathered from solar roof panels during the summer and autumn. It is then retrieved via a ground-sourced heat pump to warm the underfloor heating during the winter and to provide hot water. Construction of the timber frame building took 34 weeks and the thermal efficiency, measured over the home's first year, has significantly outperformed its projections. To enable senior residents to make full use of the house, a lift has been built in and access to the balcony is wheelchair friendly. Four rooms can form a self-contained unit with bedroom, bathroom, living room and kitchenette.

Contract value: £0.44m
Completion date: October 2020
Main parties involved:
RJH Building Construction
Residential Design Architects
Michael Spouge
MTE
Caplin Homes
Window Concepts
S&L Engineering

Opulence House, Houghton on the Hill submitted by Design Studio Architects



Built on the site of a derelict bungalow, Opulence House is a new large family dwelling which captures great views of the Leicestershire countryside. The 6,000 square feet of residential space and outbuildings includes a triple garage plus a swimming pool. Inside there are open plan living, kitchen and dining spaces, cinema rooms, games rooms and a vaulted landing. The property also boasts an outdoor kitchen and entertainment area. Sustainability was a key part of the design brief, and the new home incorporates solar panels plus ground and air source heating. The technology built in includes a security system, voice activation smart devices, ambient lighting, fingerprint access and vehicle number plate recognition. Double and triple height volumes with feature glazing create spectacular spaces flooded with natural light.

Contract value: £1m
Completion date: Summer 2020
Main parties involved:
Chris McCahon Building Services
Farrow Walsh
JHAI

The Barn, Belton-in-Rutland submitted by BRP Architects



The Barn is a bespoke new dwelling created from a former agricultural barn. The project also included a new garage block, plant room and swimming pool. It was designed to protect views of the rolling Rutland countryside, using natural materials to make a strong but subtle architectural statement. There are five bedrooms, three reception rooms, a study and gym within the form of the original barn. The site has steeply sloping landscape to the building's rear, presenting the challenge of how to create usable garden space. It has been turned into a positive by creating an infinity lap swimming pool overlooking the wooded area below. The new property is integrated into its edge of village location through the choices of materials and finishes, including larch cladding and zinc roof. Underfloor heating was installed throughout. Inside, glazed partitions allow natural light deep into the home. An air source heat pump warms the house, and a mechanical ventilation and heat recovery system brings clean, fresh and cool air in.

Contract value: £0.6m
Completion date: October 2019
Main parties involved:
Langton Homes

MEDIUM RESIDENTIAL

An Award for a residential scheme located within the Leicestershire or Rutland boundaries which will be judged by both a panel of experts and the ProCon membership. Schemes must have achieved practical completion within the 30 months prior to 30 June 2021, and not have been previously submitted for a ProCon Award.

The scheme is judged in terms of its impact in the following criteria:

- Creative approach to property development including the issues and challenges overcome
- Design excellence
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- Innovation used in the development/scheme
- Visual impact, internally and externally
- Sympathetic environmental impact and sustainable aspects
- Integration into the surrounding area
- Budgetary considerations

Residential for the purpose of these Awards is classed as any scheme which is used for living purposes e.g. single dwelling, care home, housing development, apartments, student accommodation. Properties can be new build, conversion or refurbishment.

Medium Residential means 2 to 10 units.

Bull in the Oak, Cadeby

submitted by HSSP Architects and Hallam Read Construction



Five homes have been built at Bull in the Oak Farm in a project which saw the farm relocated to its farmland and the former site redeveloped with new structures emulating farm building styles. The previous farm buildings had become separated from their farming land by a busy road. Interlinking planning applications enabled their relocation and the freeing up of their former site for the new homes. The five new contemporary luxury dwellings were designed in the shapes of Dutch barns and traditional brick farm buildings. Farming had taken place at Bull in the Oak for more than 100 years but had become increasingly difficult. The radical approach of relocating the farm to its fields provided a new farmhouse and buildings for livestock and machinery. The new homes are arranged in a south facing courtyard formation. Each home has been designed with a bedroom and en-suite bathroom on their ground floor, to meet the requirements of Lifetime Homes. The new buildings blend in with the landscape and together resemble a farmstead. The variation in roof form and materials including timber cladding and brickwork echo actual farm buildings. Each of the four and five-bedroom houses has its own distinctive character.

Contract value: £2.7m
Completion date: Summer 2020
Main parties involved:
Cadeby Homes
Tunstall Smith King
Alan Capeling Landscape & Garden Design

Laburnum Gardens, Stoke Golding

submitted by Cartwright Homes



Laburnum Gardens is a development of five bespoke homes in the Stoke Golding Conservation Area. A private cul-de-sac was created in what was a garden. The cottage style homes taken their design inspiration from existing properties and landmarks in the village. Cartwright Homes worked with neighbours and the Parish Council to allay concerns and deliver five new homes for Stoke Golding plus a safe public green space. The four and five-bedroomed homes at Laburnum Gardens all feature mod cons, open layouts and spacious rooms within cottage-style designs that fit into their surroundings. The site was previously a privately-owned garden but had been viewed by residents as a public open space. The developer gave part of the site to the Parish Council so the people of Stoke Golding can continue to enjoy using it. Materials were chosen to complement the Conservation Area and sourced locally, with all bricks from Leicestershire producer Ibstock Brick. The joists came from Lincolnshire.

Contract value: £1.4m
Completion date: November 2020
Main parties involved:
Hayward Architects
JMS Engineers
UK Compliance
University of Leicester

Swing Bridge Wharf, Moira

submitted by MDA Consulting



An old two-storey factory building was demolished to make way for nine new homes next to a restored section of the Ashby Canal. The site was given a new lease of life by remediating the previously contaminated site. It reveals a previously hidden section of the canal. Local buildings such as Moira Furnace were used as inspiration for the chosen construction materials for the new buildings on a landscaped street. Swing Bridge Wharf provides Moira with much needed new housing in several types of home to cater for a variety of families. The site has been completely regenerated from a public eyesore into an asset for the whole community. The new properties are extra insulated and were given high-quality interiors and future proofed for adaptation in years to come. A sustainable drainage system means no surface water enters the public system and instead is directed into the canal, saving the canal's owners from having to import water to keep it topped up.

Contract value: £1.37m
Completion date: July 2020
Main parties involved:
Wheatcroft Land (Moira)
Oakwood Construction
Stephen George + Partners
BSP Consulting
The Engineering Practice

LARGE RESIDENTIAL

An Award for a residential scheme located within the Leicestershire or Rutland boundaries which will be judged by both a panel of experts and the ProCon membership. Schemes must have achieved practical completion within the 30 months prior to 30 June 2021, and not have been previously submitted for a ProCon Award.

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- Design excellence
- Construction quality and materials used
- Innovation used in the development/scheme
- Visual impact, internally and externally
- Sympathetic environmental impact and sustainable aspects
- Integration into the surrounding area
- Budgetary considerations

Residential for the purpose of these Awards is classed as any scheme which is used for living purposes e.g. single dwelling, care home, housing development, apartments, student accommodation. Properties can be new build, conversion or refurbishment.

Large Residential means 11 units or more.

Bath Lane, Leicester submitted by rg+p and CODE Student Accommodation



Bath Lane is a £50m Build to Rent development close to Leicester city centre. In three towers reaching 10, 14 and 16 storeys high are 386 one and two bed apartments. The development also has a ground floor commercial unit, undercroft parking and shared outdoor space for residents to enjoy. Situated on the former Merlin Works site, the development has regenerated the Bath Lane area of Leicester to provide contemporary waterside apartments for young professionals and families who enjoy city living. The regeneration site had a complex planning history and consent for a scheme that was no longer viable. Bringing a large-scale Built to Rent model to Leicester was also an innovation. The graduated towers sit over a podium that provides views across the river and city. Each room has large floor to ceiling windows. The dominant material is glass, with white rendering as a contrast. The towers are gradually bigger to help integrate the scheme into its surroundings.

Contract value: £50m
Completion date: April 2021
Main parties involved:
Winvic Construction

De Montfort Mews, Leicester submitted by MAS Architecture and Stepnell



De Montfort Mews is a new high-end student accommodation scheme, with 91 ultra-modern apartments and communal facilities. Within walking distance of the De Montfort University and University of Leicester campuses, De Montfort Mews is a 2,900 square metre, four storey building which includes a gym, cinema room, study pods and reception area. The formerly brownfield site now has an open courtyard and enjoys surrounding green spaces. The design aimed for a high-quality, modern building that respects the constraints and character of the site. The result is a contrast between the traditional and contemporary, with brick and grey fluted aluminium providing contrast. The development has been designed to allow for internal alterations and reconfiguration as future housing needs evolve. De Montfort Mews is the third collaboration between the client, contractor and architect.

Contract value: £5.3m
Completion date: September 2019
Main parties involved:
The Student Zone
PRP Leicester

The Mill, Waterside Village, Loughborough submitted by HSSP Architects

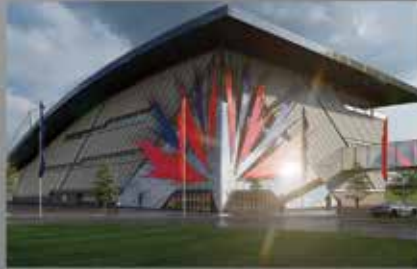


A former hosiery mill facing dereliction, The Mill has been reclaimed and restored as 76 luxury apartments in a waterside setting. The one and two-bedroom apartments are at a gateway hub into Loughborough. The design took inspiration from the mill's past, using the building's historic elements and retaining its iconic chimney. The rugged, industrial feel is inside and out and fuses the original structure and the two new storeys added at roof level. The Mill has been designed not just for living in but for working and playing in too. There is a communal workspace and a gym, plus canal side gardens and moorings. The goal was to preserve the existing fabric of the building whilst creating a contemporary living space. The 130-year-old structure could not bear the weight of the additional floors added, so a fusion frame was added. Beautiful brick work, bullnose brick detailing and decorative stops, high ceilings, original iron, oak and bow string beams, and cast iron columns with original maker's plates were revealed and retained.

Contract value: £8m
Completion date: March 2020
Main parties involved:
Solus Homes
Charnwood Borough Council
Diamond Wood & Shaw
WSP Safety
Kingsley Roofing
Fusion Building Systems
Kick Associates
BEC Consulting
K&DE Barnett & Sons
Balcony Life



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SMALL NON-RESIDENTIAL

An Award for a non-residential scheme located within the Leicestershire or Rutland boundaries which will be judged by a panel of experts and the ProCon membership. Schemes must have achieved practical completion within the 30 months prior to 30 June 2021, and not have been previously submitted for a ProCon Award.

The scheme is judged in terms of its impact in the following criteria:

- Creative approach to property development including the issues and challenges overcome
- Design excellence
- Construction quality and materials used
- Visual impact, internally and externally
- Sympathetic environmental impact and sustainable aspects
- Innovation used in the development/scheme
- Integration into the surrounding area
- Budgetary considerations / value for money
- How well the development meets occupier needs

Non-Residential for the purpose of these Awards includes commercial developments, educational establishments, retail, leisure, industrial and mixed use developments.

Small Non-Residential applicants have a contract value of £3 million or less.

Goodwood Islamic Centre, Leicester

submitted by rg+p



Goodwood Islamic Centre is both a place of worship and a community centre. The mosque and community hub has also been designed to support interfaith initiatives.

The building serves different generations of more than 500 families and the balance between classical/modern & Western/Islamic influences has been carefully considered.

The attention to detail, from the subtle choices of external materials to the ornate interior, are a complex reflection of this. The building is funded by the local community and the sense of participation and ownership of the design throughout the building is clear.

Goodwood Islamic Centre replaced the existing buildings on the site. It includes prayer, education and amenity areas.

Key to the project was an understanding of the funding and phasing of the scheme. Constraints included the orientation of the Centre and the requirement to retain the existing facilities during construction.

The ground floor accommodates the main prayer hall with class spaces accommodated on the upper floors. The Centre incorporates several access points to allow independent operation of the prayer hall, madrasah classes and women's facilities.

Contract value: £1.9m

Completion date: June 2020

Main parties involved:

Goodwood Community & Educational Trust

Burr & Neve

YYM Services

Great Central Station – Lane7, Leicester

submitted by Charles Street Buildings



The former Great Central Station has been transformed into a thriving leisure and nightlife venue.

Charles Street Buildings revitalised a forgotten area of the city with a high-quality indoor entertainment venue, featuring a bowling alley, street food, bars and pop-up events across a 20,000 square foot space operated by Lane7.

The project has acted as a catalyst for development in the area around the former Central Station, bringing all day activity to the area which supports the new hotels, offices and public realm.

By working closely with surrounding projects, Charles Street Buildings has created a destination venue that is unique for Leicester and something that people will travel to visit, drawing new people into the heart of the city.

The quality and variety of occupier Lane7's offering has provided the ideal fit for the unique space available at the former Central Station site.

The site forms part of Project Medius, a wider regeneration scheme that has taken a neglected section of the Leicester waterside and transformed it into a vibrant commercial and leisure space.

Contract value: £2.1m

Completion date: January 2020

Main parties involved:

Lane7

Tokio Marine HCC – Q-DOS HQ, Rearsby

submitted by Goodrich Cutler Associates



When insurance business Tokio Marine HCC was taking over another insurance business, Q-DOS, it needed to create additional office space at its Rearsby headquarters.

The new office premises needed to be linked to the existing buildings on the site. Previous extensions had been carried out in various styles. The new two-storey block adopted the form of the historic elements but with a new aesthetic.

Linked via a glass box lobby, the new south facing office building features a glazed colonnade of brick and stonework piers forming the facades.

Adjacent to a locally listed building, the proposals had to be identifiable as a separate entity to the main business but physically linked to the parent company's premises. During the construction phase of the work the main business had to remain unaffected.

Office space at ground and first floor enjoy open views of the gardens and countryside beyond. The pitched roof forms provide a high-volume space to the first-floor office where exposed services form an interesting ceiling.

The choice of external materials was directly informed by the existing building and are purposely simplified versions of some of the more ornate elements on the historic building.

Contract value: £1.35m

Completion date: September 2020

Main parties involved:

Tokio Marine HCC

3D Survey Scan

MDA

Peter Deer and Associates

BSP

Don Munro Consultancy

LARGE NON-RESIDENTIAL

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- Innovation used in the development/scheme
- Integration into the surrounding area
- Budgetary considerations / value for money
- How well the development meets occupier needs

Non-Residential for the purpose of these Awards includes commercial developments, educational establishments, retail, leisure, industrial and mixed use developments.

Small Non-Residential applicants have a contract value in excess of £3million.

Brookfield School of Business, University of Leicester submitted by Pulse Consult



The new University of Leicester School of Business Campus sought to bring together the Department of Economics and the School of Management into one consolidated faculty. The opportunity to relocate to the Brookfield Campus was consistent with the school's strategy by providing an attractive and unique identity and focus for students and staff within the School of Business, with the Victorian house at Brookfield as the memorable centrepiece of the new campus. The new business school development removed some of the lower quality Victorian and unsympathetic mid-20th century buildings to create space for a new extension to Brookfield House providing lecture spaces, teaching spaces and academic offices and a new oval lecture theatre and remodelled and restored Brookfield House. The challenge of the project was to bring together a disparate group of buildings from different ages into one cohesive campus, to provide a strong identity with integrated spaces that flow together. The communal social learning spaces, supported by cafes, provide social hubs along with the landscaping ties the key main teaching and learning spaces together. The campus has an elliptical 170 seat lecture theatre, replacing the demolished unsympathetic extension, The former stables and outbuildings have been adapted and refurbished to provide seminar rooms, offices and catering.

Contract value: £11.6m
Completion date: September 2020
Main parties involved:
Shepherd Epstein Hunter
Tetrattech
MDA
Barry Chinn Associates
G&T
Tricon

Everards Meadows, Phase 1B, Leicester submitted by Kier Construction



Everards Meadows Phase 1B is the third phase of Everards' ambitious relocation strategy to create a viable and vibrant destination. Phase 1B was the design and construction of Everards' new headquarters building, its new brewery, beer hall, shop and offices, as well as extensive soft landscaping, tree planting and cycle and pedestrian paths to link this phase of the development to the cycle routes and bridge created in Phase 1A. The scheme facilitates Everards' move into a new era, which is focused on customer experience, environmental sustainability, efficiency and long-term profitability. Everards already owned the land which now comprises Everards Meadows. The public benefit of opening up hitherto private land for public recreation outweighed the impact of any development. The Phase 1B development is appropriate to its surroundings and reflects the Everards ethos as a local business. It is a pioneering mixed-use scheme, combining leisure, commercial, industrial, process and manufacturing and retail elements with a focus on the customer experience. The overall site layout has been carefully laid out to draw visitors in from the neighbouring highways and the nearby Fosse Shopping Park and lead them to the open green space. The intended overall feel is of a high-quality country park.

Contract value: £14.5m
Completion date: November 2020
Main parties involved:
Everards
Franklin Ellis
WSP
Anderson Green
FPCR Environment & Design
Edmond Shipway

Percy Gee East Wing, University of Leicester submitted by Pulse Consult



The Percy Gee East Wing is a 3,000 square metre, four story extension to the existing Student's Union on the University of Leicester's main campus. The project involved the partial demolition of the existing building and a new extension, all completed whilst the remainder of the building, including a large nightclub/music venue, remained in operation. Key features of the new extension include a new five outlet food court, Student Union reception and seating area, meeting spaces and a large multi-use hall. The extension sits within the central square of the main campus of the University of Leicester and acts as a new focal point for socialising for students, staff and visitors. Externally the building features a striking glazed façade. Internally, existing historic features of the building have been retained on the lines of crossover from the demolition works and provide an interesting context between the old and the new. The project provides a striking new visual focal point to the central campus, enhanced landscaping to the surrounding areas, improving the overall student experience with a high-quality space and facilities.

Contract value: £13.2m
Completion date: February 2021
Main parties involved:
Shepherd Epstein Hunter
Scott White Hookins
Tetrattech
MDA

EXCELLENCE AS STANDARD

Charles Street Buildings Group is a leading property investment and development group. Focused on traditional office, industrial, warehousing and retail sectors CSB has been based in Leicester since the 1950s but has a nationwide portfolio and development capability.

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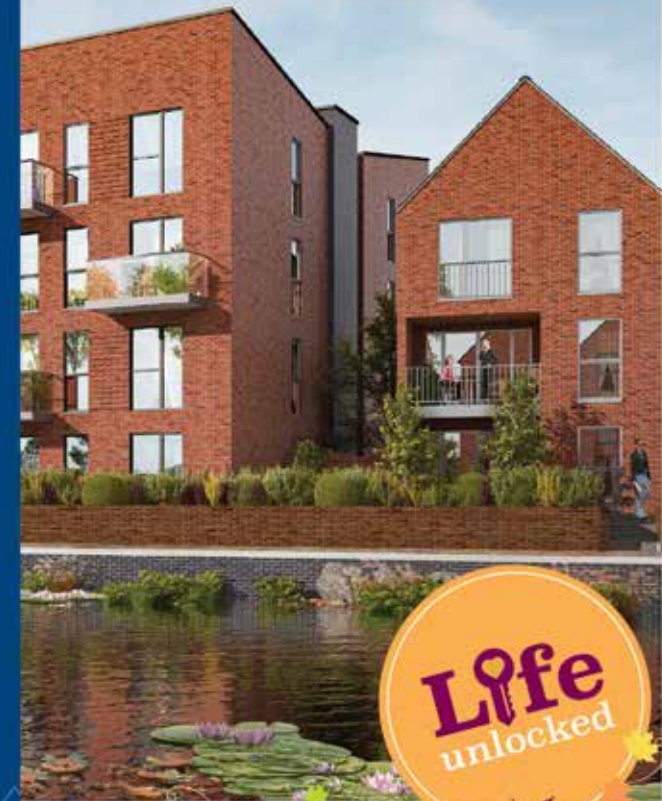
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REGENERATION PROJECT

SPONSORED BY



An Award for a building, scheme, landmark or other construction of any size or type completed within the 30 months prior to 30 June 2021 that the judging panel, including experts in the field, consider to be the best contribution to or catalyst for the regeneration of its local area within Leicestershire or Rutland. The project cannot have previously been submitted for a ProCon Award.

The development will be judged on the following criteria:

- **Catalyst for the regeneration of the wider area** – the extent to which the project has acted as a catalyst for the regeneration of the surrounding area or created opportunities for this to happen in the future
- **Economic regeneration benefits of the scheme** – jobs created or saved, investment brought in, training provided, etc
- **Social, community and environmental regeneration benefits** – including facilities for local residents, support for community groups, sustainability features, etc
- **Response to constraints and other regeneration factors** – e.g. how dealt with brownfield land, contaminated land, listed building status, etc
- **Quality of design** and building/conservation works
- **Development sensitivity** – to the surrounding area
- **Innovation** used in the project
- **Budgetary considerations** – e.g. funding streams accessed, public versus private funding received, etc.

Great Central Square, Leicester

submitted by Morgan Sindall
Construction & Infrastructure



Great Central Square is a £58 million regeneration scheme at the heart of Leicester that has been a catalyst for £200 million of wider development in the city. Through a partnership between Leicester City Council, Charles Street Buildings and Morgan Sindall Construction, the team designed and constructed two hotels, a new 4,000 square metre office block, high quality public realm and a complete renovation of the old Great Central Station.

A new super crossing provides vital connectivity between the heart of Leicester city centre and the new Great Central Square development as a gateway to the city's waterside regeneration area.

The objective was to take an area characterised by high levels of vacancy and dereliction dominated by busy roads with poor pedestrian linkages and transform it into an area of high-quality development – creating homes and commercial space, linked by new public realm. The regeneration of this area created a commercial and residential neighbourhood linking the city centre and the waterside. Challenges overcome included the hot 2018 summer, a redesign around a discovered Roman village and keeping the traffic flowing around the city as the main carriageways were remodelled.

Contract value: £58m

Completion date: December 2019

Main parties involved:

Leicester City Council
Charles Street Buildings
Hallam Read
Stephen George + Partners
Marrons Planning

Leach Rhodes Walker
Pick Everard
WYG
Andrew Davis Partnership

River Soar and Grand Union Canal Access & Environmental Improvement Programme

submitted by Leicester City Council



The River Soar and Grand Union Canal Access and Environmental Improvement Programme has seen approximately 40 individual but interconnected projects improve access, enhance biodiversity and reduce flood risk throughout the city.

Access improvements include the construction of Marsden Lane Ramp, improvements to 7.8 km of towpath and the installation of a disabled access ramp at the Leicester Outdoor Pursuit Centre. Flood storage and conveyance works included the construction of the Loughborough Road culvert, wetland creation at Ellis & Cardinals Meadows and land raising at Corporation Road.

The main purpose of the overall programme was to deliver improvements to the multifunctional green infrastructure along the canal and river corridors. Three objectives were established at the programme's inception to achieve this aim including: improving access, enhancing biodiversity and increasing flood attenuation throughout Leicester. Many areas have been taken out of flood risk, allowing development to take place where it may not have been viable before. Biodiversity enhancements have also been delivered which include the creation of bee banks/hibernacula and tree planting at Aylestone and Everards Meadows.

Contract value: £7.5m

Completion date: March 2021

Main parties involved:

Environment Agency
Canal and River Trust

The Mill, Waterside Village, Loughborough

submitted by HSSP Architects



A former hosiery mill facing dereliction, The Mill has been reclaimed and restored as 76 luxury apartments in a waterside setting. Charnwood Borough Council had identified Loughborough railway station as divorced from the town centre and regeneration of Nottingham Road as key to improving the area as a whole. The Mill site, which is two minutes from the railway station along Nottingham Road, immediately leant itself to redevelopment into a cohesive vibrant waterside complex.

The railway station end of Nottingham Road is an area rich in social history and the regeneration of such an important local landmark as The Mill has drawn in new people to the area.

The building has been reawakened and can now be publicly viewed all around and is once again part of the local community. The whole area now has a much more positive vibe about it. It is no longer a dreary scuttle from the railway station, but a walk one can now enjoy.

Contract value: £8m

Completion date: March 2020

Main parties involved:

Solus Homes
Charnwood Borough Council
Diamond Wood & Shaw
WSP Safety
Kingsley Roofing
Fusion Building Systems
Kick Associates
BEC Consulting
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INFRASTRUCTURE PROJECT

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An Award made for an infrastructure project of any size or type completed in the 30 months prior to 30 June 2021. This can relate to transport, highways, civil and structural engineering projects, drainage schemes, public realm works and also masterplanning. Projects must be located in the boundaries of Leicestershire and Rutland and not have previously been entered for a ProCon Award.

The project will be judged in terms of its impact using the following criteria:

- Creative approach to the project including overcoming issues and challenges
- Design excellence
- Construction quality and materials used
- Visual impact including integration into the surrounding area
- Innovation demonstrated in the project
- Sustainable elements of the scheme including the overall environmental impact
- Demonstrate how you engaged with stakeholders throughout the project

A46/A5630 Anstey Lane Junction Improvement, Leicester

submitted by Galliford Try Infrastructure



The scheme involved improvements of a major connection between the strategic A46, the Leicester local highway network and an area of significant housing growth in north Leicester.

Upgrading the length of the dual carriageway in both directions and increasing the number of lanes on the approach to the roundabouts provided a much-needed capacity increase to the local road infrastructure.

The scheme provided a gyratory system and signals improvements including traffic light control at the roundabouts. Improvements were made for pedestrian and cycling routes and provided safe crossing point facilities.

The purpose of the project was to increase the capacity of the local highways network and improve connectivity in preparation for the Ashton Green development.

The Anstey Lane and A46 junction had been a bottleneck for traffic flows and there needed to be an increase to capacity in this area to allow the additional traffic for the new development. These improvements were a planning condition for the development which will provide 3,000 residential properties.

The project was awarded the top accolade as national most considerate scheme 2021 by the Considerate Constructors scheme and the East Midlands Institute of Civils Engineers' award for project of the year.

Contract value: £7.6m
Completion date: July 2020
Main parties involved:
Leicestershire County Council
Leicester City Council
Highways England

Marsden Lane Ramp, Aylestone

submitted by Leicester City Council



Marsden Lane ramp creates a new pedestrian and cycle link which connects the Great Central Way to the Grand Union Canal and wider Aylestone Meadows area. Previously, the only access up to Great Central Way was via some narrow, steep steps which made getting bicycles and pushchairs up to the top of the bank difficult and impossible for wheelchair users who had to take a large detour to access the next available wheelchair access point.

The ramp has been constructed from Ekki timber (which is Forestry Stewardship Council Certified) and was manufactured locally in Enderby. Using timber as the main construction material allows the ramp to complement the natural environment. Funded through the Local Growth Fund (LGF) River Soar programme, Marsden Lane ramp is part of a £7.5m programme which aimed to improve access, enhance biodiversity and increase flood attenuation across Leicester. Using timber was an important element of the project due to the ramp being situated on the edge of a local nature reserve. Once the planting has re-established the ramp will blend in with the natural surroundings and enhance the environment.

As part of the overall project a raised bund has also been created around the edge of the Marsden Lane car park and a new culvert installed to protect around 20 properties on Marsden Lane from future flood events. The works to complete this are barely noticeable but will make a big impact to these properties, which are no longer subject to risk from flooding.

Contract value: £0.5m
Completion date: May 2021
Main parties involved:
Oliveti Construction
Arcadis
TSK Consultancy

SEGRO Logistics Park, East Midlands Gateway

submitted by Winvic Construction



SEGRO Logistics Park East Midlands Gateway (SLPEMG) is a nationally significant infrastructure project with a 50-acre strategic rail freight interchange and six million square feet of industrial warehouse space.

The scheme began in February 2017 with major civils and infrastructure works, which have transformed the 700-acre site from a blank canvas to a bustling inland port.

The project is centrally located within the UK distribution and logistics market, offering immediate access to the UK's motorway network as well as dedicated rail and air freight services.

The rail interchange provides the first dedicated service between the Midlands and the port of Felixstowe. It is capable of handling up to sixteen 775-metre-long freight trains daily.

Challenges overcome included the proximity of East Midlands International Airport, pipes bringing water from the Derwent reservoirs to Leicester and the diversion of a gas main.

Constructing high-bay warehouses and a rail terminal on a hillside posed significant challenges to the design and layout of the site. Large, heavily landscaped bunds were constructed along the northern and western boundaries to screen views from nearby villages.

Contract value: £66.7m
Completion date: March 2020
Main parties involved:
SEGRO
Hydrock Contracting and MPB Structures
PHP Architects
BWB
Cass Haywood

PROPERTY DEAL

An Award for the team that have pulled off the best property deal in Leicestershire and Rutland. The deal must have been completed in the 30 months prior to 30 June 2021 and not have been previously submitted for a ProCon Award.

We are not necessarily looking for the biggest deal but a deal that stands out from the norm and has had or has the potential to have a huge impact in its making.

The development will be judged on the following criteria:

- Level of complexity of the deal
- Innovation related to the deal
- Vision and purpose of the deal
- Challenges faced and overcome
- Financial aspects of the deal and related performance
- Commitment to placemaking and regeneration
- Commitment to environmental and sustainability factors

Abbey Meadows, Leicester

submitted by Nelsons, Addison Hunt and Newtown Living



82 new homes are being built at Lock 44 – Wolsey Island thanks to a partnership forged between a developer, a housing association and a contractor. Newtown Living, Nottingham Community Housing Association and Lovell Partnerships struck the £18 million deal to redevelop the 4.8 acre site on previously derelict industrial land. Part of Leicester's waterside regeneration, the site is bounded by the River Soar and the Grand Union Canal. The 82 two, three and four-bedroom houses being built at Lock 44 will transform the redundant manufacturing site. Nottingham Community Housing Association is buying 47 of the new properties to let them as affordable homes. The other 35 will be rented out by Newtown Living. To achieve the deal, the parties had to overcome obstacles including the location and history of the site, the lack of local services and infrastructure, and the phasing of the development amid Covid restrictions. Lock 44 – Wolsey Island is Leicester's first build to rent scheme for houses rather than flats. The privately rented homes will be serviced, including gardens being maintained and windows cleaned.

Contract value: £18m
Completion date: November 2019
Main parties involved:
Nottingham Community Housing Association
Ken Hiron
Lovell Partnerships
rg+p

Great Central Station – Lane7, Leicester

submitted by Charles Street Buildings



Lane7 is a leisure operator which struck a deal with Charles Street Buildings to create an all-day entertainment venue at the former Central Station site in Leicester. At 20,000 square feet, the space is Lane7's biggest venue in the UK, enabling an ambitious scheme featuring innovations such as double-decker bowling lanes. Lane7 took a 21-year lease, investing more than £1 million in creating a multi-use venue for street food, bars, bowling, mini golf, basketball, table tennis, pool and a large screen for events. Central Station site developer Charles Street Buildings agreed a 21-year deal with Lane7 as the ideal operator for the unique space. The long-term lease meant Lane7 could create a unique offer. Charles Street Buildings says Lane7 fits its long-term vision for the site and the wider regeneration project as the operator is well placed to adapt to changing trends in entertainment. Lane7's all-day operation complements other uses of the wider site, including the two new hotels overlooking the Central Station building. Lane7 provides an entertainment option that did not previously exist in that area of the city.

Contract value: £4.31m
Completion date: July 2019
Main parties involved:
Lane7

Novotel and Adagio Hotel, Leicester

submitted by Charles Street Buildings



A regeneration scheme developed by Charles Street Buildings saw two new Leicester city centre hotels built and operated within a multi-layered franchise agreement. The deal comprised eight separate agreements covering the franchising, management and operation of the new Novotel hotel and Adagio Aparthotel. As well as introducing new operators to Leicester's hotel market, the project also added more variety thanks to Adagio's aparthotel offering catering for longer-term stays. The deal delivered a key element of the regeneration of the city area around the former Central Station. One building houses both hotels, each with their own look and brand standards, with both operated from a single 'back of house'. The contracts had to allow those individual brand standards to be met. The contractor Morgan Sindall worked closely with Charles Street Buildings throughout to ensure the deal and design worked hand in hand. Both hotel brand franchises operate with their own budget, with hotel operator Interstate managing operations for the Novotel and Adagio.

Contract value: Undisclosed franchise arrangement
Completion date: December 2019
Main parties involved:
Davenport Developments
Westmoreland Properties
Interstate
Adagio
Accor Group
Morgan Sindall

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