



**ProCon** 2016  
LEICESTERSHIRE PROPERTY AND  
CONSTRUCTION AWARDS 2016

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# EVENT PROGRAMME

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KING POWER STADIUM 17 NOVEMBER 2016

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# FOREWORD

On behalf of the ProCon Board, we welcome you all to the 14th annual ProCon Awards.

You join us at the home of the Premier League Champions to celebrate projects that rightfully belong in the premier league of construction and new buildings. Leicester City and the surrounding counties are competing nationally and internationally to attract inward investment. The city's recent sporting successes, as well as the cultural impact of the Richard III find and reburial, have not only raised Leicester's profile around the world but given those who live and work here a real shot of confidence and optimism. It's a combination that can only bode well for the on-going development of the built environment and long may the effect continue. Together we have the skills, experience and expertise to enable visionary developers realise their ambitions here in Leicester, Leicestershire and Rutland.

We welcome you all to this spectacular evening. Please use this opportunity to celebrate your own personal successes as well as those of your peers who are in contention for the 2016 ProCon Awards.

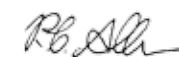
The ProCon Awards and this ceremony would not be possible without our sponsors. We are grateful for the support of tonight's corporate sponsors: Salus Approved Inspectors, Spearing Waite, Unique Window Systems and Westleigh Partnerships.

We have a full complement of award sponsors again this year in Cambridge & Counties Bank, Edward Cooper Young Chartered Surveyors, EME Installations and Infrastructure Investments and an increased number of associate sponsors. Your support is invaluable – thank you all. Also, we really appreciate the time and commitment of our specialist judges and acknowledge their role in scrutinising and visiting the nominated buildings.

Our congratulations go to all the finalists whose work is showcased here tonight. The competition to get to the finalist stage was fierce, with many excellent entries unfortunately missing the cut. Even if your entry did not get through as a finalist please use tonight to celebrate your jobs well done.

Our aim is to give you all another memorable evening and to display the very best that Leicestershire's and Rutland's property and construction sector can produce. It takes an enormous amount of time and energy from many people to make this happen and thanks to them we are confident that will happen again tonight.

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



Pam Allardice



Craig Mitchell





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# PROGRAMME

6.45pm	Wine reception Exhibition
7.30pm	Call through for dinner
8.00pm	Introduction Pam Allardice and Craig Mitchell
8.15pm	Dinner
10.15pm	Guest speaker and charity raffle Shaun Williamson
10.35pm	Awards ceremony
10.55pm	Closing remarks
11.00pm	Casino
Last orders: 2.00am	





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## SPEAKER & HOST SHAUN WILLIAMSON

Perhaps one of the most lovable and hilarious characters to grace corporate events and dinner parties, Shaun Williamson brings comedy and excitement to each of his performances. As a comedian, singer, presenter and actor, his versatility allows him to spread his talents into TV soaps such as EastEnders, where he played Barry Evans from 1994 until 2004, and also stage performances such as Saturday Night Fever, where he played Monty the DJ.

Comedy also plays a huge part in Shaun's performances, featuring in Ricky Gervais's Extras in 2005 and 2006. Williamson's talents also stretch to singing, where he won Celebrity Stars in Their Eyes for his sublime performance as Meatloaf.

Shaun was born in Maidstone, Kent. He is married with two children and his early years included a variety of jobs including a postman, being in the Navy and working on the wines and spirits at Safeway.

He set up his own amateur group and staged a production of A Day In The Death of Joe Egg for which he won Best Actor in the Kent Drama Festival. He successfully completed a three-year acting diploma at The Webber Douglas Academy and he appeared in several TV shows before landing the part of Barry Evans in BBC's EastEnders.



Shaun has starred as DJ Monty in the West End Saturday Night Fever and Fagin in Oliver before he embarked on a short tour of Guys and Dolls before going into the West End in the role of Nathan Detroit.

2016 has been a busy year for Shaun with two roles, firstly as Mr Perks in the hit stage adaptation of The Railway Children at London's King's Cross Theatre and then he played the part of The Baron in Chitty Chitty Bang Bang. In December this year Shaun will be appearing at The Hawth Theatre, Crawley, as Captain Hook in Peter Pan.



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We estimate the build will cost in the region of £750,000 and to kit the centre out with the specialist equipment and to make it as state of the art as possible we think will cost a further £250,000. We are well on the way to this target having secured grants of £200,000 and having support from Willmott Dixon who will be the main contractor for the build. Further support would assist hugely in the project and therefore allowing us to help more and more people on a daily basis which without our own centre we just cannot do at present.

We believe the Centre we will build is unique in what it will be able to achieve and know already the impact it will have in bringing people together who have suffered similar catastrophic injuries.

All who assist in making this project a reality will benefit from its existence as all who visit it will be inspired by our beneficiaries. It helps to put life into perspective when you meet people who have overcome such adversity and are getting busy living.

We hope this is a project that may well be replicated around the country in time, however with our location in the Midlands it will be easily accessible to many people and will make a huge difference to many people's lives.

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# SMALL RESIDENTIAL

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An Award made to a developer or owner of a residential scheme located within the Leicestershire or Rutland boundaries judged by both a panel of experts and the ProCon membership. Schemes must have achieved practical completion within the 18 months prior to 30th June 2016 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 innovation
- Visual impact
- Sympathetic environmental impact
- 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 five units or less.



## Hemploe View, South Kilworth submitted by Diamond Wood and Shaw



Hemploe View is a unique, bespoke home with panoramic views towards the Hemploe Hills. It uses good quality, natural materials and incorporates a number of sustainable energy systems. Replacing an existing house, the design created a building which relates more comfortably to the landscape and is appropriate to its setting in terms of mass and volume. Hemploe View has a two storey bedroom wing containing the master bedroom suite at first floor level, with access to a south facing balcony, and an attached single storey wing with open plan kitchen, dining and living spaces. The south-facing glazing and a roof lantern provide passive solar gain and natural daylight to the interior, and the construction form provides high thermal and acoustic efficiency by the careful choice of materials. These include a hand crafted structural timber frame of Douglas Fir, and wide, single-skin, extruded, precision-engineered clay block walls. The materials and structure meant low-carbon manufacturing with long term sustainability. The building has a projected life of more than 150 years with minimal maintenance. The property's renewable energy systems include the use of grey water harvesting, a ground source heat pump and solar evacuated tubes, together with a sustainable surface water drainage system.

**Contract value:** undisclosed  
**Completion date:** January 2015  
**Main parties involved:**  
Client: Mr & Mrs Wilson  
Architect: Roderick James Architects  
Structural engineer: Diamond Wood and Shaw  
Timber frame: Carpenter Oak



## The Lilies, Gaulby submitted by MDA Consulting



The Lilies is a bespoke five-double bedroom family house in the village of Gaulby. It was designed to be a grand, traditional looking house blending in with the nearby houses. The three-storey home includes an office and gym and there is also a garage with a first floor, designed to imitate the main house with buff brick, slate roof and dormers. The client family's requirements included an open, light downstairs living area featuring an oak and glass curved staircase and curved folding doors leading from the kitchen diner to the garden. The external facades are buff brick with sash windows, plus a slate roof with dormers. There is also a balcony at first floor level with views of the garden. A stone band has been added to the mid and low levels of the elevations to break the large areas of brickwork. The choices of internal and external materials were made to a high specification and picked by the client family.

**Contract value:** £0.5m  
**Completion date:** September 2015  
**Main parties involved:**  
Client: Mr & Mrs Pancholi  
Contractor: SP&AJ Building and Development  
Project manager and quantity surveyor: MDA Consulting  
Designer: ADM Surveyors



## Vicarage Drive, Foxton submitted by Keyplan Developments



Fox Lodge is a contemporary eco-house built in 20 weeks at the heart of the Leicestershire conservation village of Foxton. Externally the house had to be carefully designed to prevent overlooking and maintain mutual privacy between the new and adjacent properties. The barn conversion appearance on two sides embraces the traditional style of the period residences. By way of contrast the other contemporary elevations showcase its eco-house character, providing ample natural light via full length glazing and it has a fibreglass decked balcony. The aim was to create innovative contemporary accommodation in a rural village whilst maximising sustainability via the materials selected, energy sources, heat loss, airtightness and minimised running costs, maintenance and repairs. Using zinc on the fascias, rainwater goods and roof all help to minimise future maintenance and lifetime costs. Areas of full height glazing, a concealed light well and stairwell glazing add to the ambiance of the largely open plan living space on the ground floor. The patio doors to one bedroom provide access to the extensive balcony with magnificent countryside views. The structure's design is future-proofed to allow the creation of a ground floor bedroom with en-suite.

**Contract value:** £0.5m  
**Completion date:** October 2015  
**Main parties involved:**  
Developer: Keyplan Developments  
Project manager: Fox Projects  
Architect: Corporate Architecture  
Timber panel construction: Roust Trae  
M&E consultant: TSG  
Airsource heat pump/Ecoden: Mitsubishi Electric



# LARGE RESIDENTIAL

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- Visual impact
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- 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 six or more units.



**Brooks House, Oadby**  
submitted by Goliath Developments



Brooks House is the high specification conversion of the former Victorian house Oadby Hill into 11 apartments set in generous and picturesque grounds. Constructed in the mid 19th Century for WE Hutchinson, a former director of The Midland Railway, the building had been used as a company's offices for around 30 years. The site was acquired in 2013 and all the apartments were sold and occupied by spring 2016. Sales values exceeded £250 per square foot; a new benchmark for apartment living in Oadby. The original substantial family home displayed the finest Victorian architecture with large bay windows, a pillared entrance and stone parapets. The aim was to restore and enhance. The stonework and sash windows were repaired, re-fitted and refurbished to frame the external fabric for the high specification interiors. Internally, the renovation of the communal entrance, staircase and inner corridors as well as retention of the stained glass window, cornice, flooring and architrave ensured the building's historic quality was highlighted. The apartments are genuinely individual, using the building's challenging spaces and rear floor levels to create spacious and innovative living areas, with exclusive gardens for six of the units. There is also communal outside seating and dining space.

**Contract value:** £1.3m

**Completion date:** Spring 2015

**Main parties involved:**

Developer and contractor: Goliath Developments

Agent and development consultant: Fothergill Wyatt

Architect: Staniforth Architects

Planning consultant: Astill Consulting



**The Maltings, Sileby**  
submitted by Hazelton Homes



The Maltings in Sileby delivers the character of a period property with the specification and energy ratings of a modern home. Derelict for two decades and an eyesore in the middle of the Leicestershire village of Sileby, the 1860s brewery has been totally transformed into 11 town houses and 10 apartments. Designed to create a cohesive community and attract buyers from all rungs of the property ladder, the plots ranged from one to five bedrooms and prices from £100,000 to more than £300,000. The grade II listed facades of the former brewery buildings were painstakingly restored, including the four storey tower which used to house the engine room. It is now a very impressive five-bedroom family home. The former Maltings and malt kiln with its unusual tall oast roof have also had new life breathed into them and are now apartments and townhouses. The third building in the complex, formerly offices and now named The Vaults, comprises two townhouses and four apartments. Located on the High Street in Sileby, it is a truly sustainable development having breathed new life into the heart of the village. Less than a five-minute walk to the train station with Leicester 16 minutes away and Loughborough less than half an hour, it has also brought new people into the village.

**Contract value:** £4.0m

**Completion date:** March 2016

**Main parties involved:**

Developer: Hazelton Homes

Architect: Kevin R Twigger & Associates

Structural and civil engineer: Farrow Walsh Consulting



**Six Houses, Tur Langton**  
submitted by Stephen George and Partners



A derelict pub in a Conservation Area was replaced by six new houses in the village of Tur Langton. The former Bull's Head was next to a Grade II listed building and partially outside the village's development boundary but a design was carefully crafted that won approval and enabled the sympathetic development. There is a terrace of three three-bedroom houses echoing the footprint of the original pub along the front of the site. Behind are three five-bedroom detached houses. The Bull's Head building had been in a state of disrepair for a number of years. The site rose in level and included a large area of hard-standing previously used as a car park and overgrown open land. All the new homes were individually detailed to create their own character while sitting as a coherent whole within the village. Their siting and their relationship to the village was specifically considered to contribute to Tur Langton. All the buildings are timber frame construction with brick outer leaf. This method of construction enables the buildings to achieve high levels of air tightness and insulation.

**Contract value:** £2.2m

**Completion date:** May 2016

**Main parties involved:**

Client and contractor: Langton Homes

Architect: Stephen George and Partners

Structural engineer: Barry Dixon

Approved inspector: Peter Cox JHA





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# SMALL NON-RESIDENTIAL

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An Award made to a developer or owner of a non-residential scheme located within the Leicestershire or Rutland boundaries judged by both a panel of experts and the ProCon membership. Schemes must have achieved practical completion within the 18 months prior to 30th June 2016 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 innovation
- Visual impact
- Sympathetic environmental impact
- 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.



## The Motor Vehicle Engineering Workshop, Leicester College submitted by Stepnell



The Motor Vehicle Engineering Workshop is a modern single storey teaching facility at Leicester College's Abbey Park Campus for the growing numbers of learners signing up for motor vehicle engineering courses. The building is the first phase of the College's new vocational Skills Village development funded by the Leicester and Leicestershire Enterprise Partnership (LLEP), one of its first projects in Leicester. The new workshop includes two classrooms and extensive practical facilities for car and motorcycle skills. The steel framed building provides 600 square metres of workshop and teaching spaces with facilities for up to 80 learners at one time. Modern and contemporary in design, the front of the building includes a large, arched feature window to maximise natural light in the classrooms and to provide a design statement for the first building in the initial phase of the wider development. The workshop roof is fitted with glazed roof lights and large glazed screens. The new building has state-of-the-art mechanical and electrical installations including electronically operated car ramps, compressed air lines, retractable vehicle extraction ventilation systems, high level radiant panels, LED lighting and IT installations throughout.

**Contract value:** £1.4m

**Completion date:** July 2015

**Main parties involved:**

Client: Leicester College

Lead consultant and quantity surveyor: Summers Inman

Architect: Moss Architecture Interiors

Engineer: MP Consulting Engineers

Mechanical & electrical engineers: LAM Associates (UK)

Main contractor: Stepnell



## Optimax, Market Harborough submitted by Corporate Architecture



A growing technology company, Optimax wanted a modern versatile open-plan office building with workshops for the maintenance of high precision equipment, a large showroom and a product demonstration area. Located on the Peaker Park development site, on the eastern edge of Market Harborough, the building's two floors include floor space of more than 4,000 square feet. As microscopic engineers, Optimax have a keen appreciation for fine tolerances so there was added emphasis on achieving excellent workmanship and construction quality. Optimax and the team behind the building worked hard on the design so it would provide the specifications the business needs. The result allows for future expansion. The design features render clad walls, scored to break the façade and create a panelled effect. A new dark render provides a prominent contrast on the otherwise white building. Aluminium was used for windows, soffits and detailing, and is combined with coloured glazing and modern sustainable clay roof tiles to create the building's individual visual identity. Energy saving initiatives include air recirculation systems, low energy lighting, sensor lighting in ancillary spaces and door closers to minimise daily energy use.

**Contract value:** £0.9m

**Completion date:** May 2016

**Main parties involved:**

Client: Clements Properties

Architect and project manager: Corporate Architecture

Main contractor: S&S Contracting

Quantity surveyor: ADM Surveyors

Structural engineer: JMS Consulting Engineers



## Radha Soami Satsang Beas (RSSB) Building, Leicester submitted by rg+p



The RSSB Building is a modern, bright and peaceful meeting place for the Radha Soami Satsang Beas (RSSB) Science of the Soul (SOS), a philosophical organisation. The new development provides them with a permanent base to host meetings, seminars, lectures and spiritual teachings. It is sited on the former Leicester College Charles Keene College Annexe site on Abbey Park Street. Outside there are lawns and gardens with newly planted trees and shrubs to provide attractive, peaceful external areas for RSSB and SOS followers to meet. Originally the site of a Victorian school, the project saw the demolition of post-war buildings but the retention of the old school building which has been brought back into use alongside the new elements of the scheme. The new build entrance module and lecture theatre, which can accommodate 750 people, is built over two storeys using local materials and colour palettes, with large expanses of glass providing light and airy circulation spaces with great views outside. The adjacent Victorian school building has been renovated and finished to a high specification, providing administration and meeting rooms, whilst preserving original features and scale. A glazed walkway joins the old and new.

**Contract value:** £2.9m

**Completion date:** May 2015

**Main parties involved:**

Client: RSSB

Architect: rg+p

Structural engineer: Bob Kumar



# LARGE NON-RESIDENTIAL

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- 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.

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



## Hinckley Leisure Centre submitted by Hinckley & Bosworth Borough Council



Hinckley's new Leisure Centre was created to inspire the town's people to enjoy and benefit from physical activity. Built on the site of the Council's former offices in the heart of the town centre, Hinckley Leisure Centre opened on time and on budget and has a life expectancy of more than 40 years. It includes a fitness suite, an eight court sports hall, eight-lane 25 metre swimming pool and a community pool – both with moveable floors. There are also sauna and steam rooms, group exercise studios and a cycling studio. The new facility will be significantly greener and more environmentally friendly than the old leisure centre, which dated back to 1975 and although popular and well-used was becoming tired. The design strategy was to create an elegant pavilion in a mature parkland setting near a historic monument and listed building. The Centre responds to the sensitive site through high quality design and use of high quality, modern and traditional materials. The centre's entrance focuses on the parkland in front, with the aim for the park to be part of the building and the building part of the park. The activity spaces in the building have been designed to overlook the park and be a shop window for what is available within.

**Contract value:** £15.0m

**Completion date:** April 2016

**Main parties involved:**

Client: Hinckley & Bosworth Borough Council

Lead contractor and operator: Places for People Leisure

Contractor: Pellikaan Construction

Architect and design team leader: Roberts Limbrick



## Leicester Riders Arena submitted by Clague Architects



The 2,400-seat Arena is the new home of the Leicester Riders and Leicester Cobras Wheelchair Basketball Club. Also a regional basketball centre of excellence, the Arena was created by a partnership including the Riders, Leicester College, Leicester City Council and Sport England. It will serve as Leicester College's sports teaching and learning facility. The multi-use sports venue, fully accessible by wheelchair users, also has fifteen badminton courts, four changing rooms and a fitness facility available for community use. The new sports facility was built on the southern edges of the Grand Union Canal and is bounded by Charter Street and Memory Lane. The two storey block contains changing rooms, showers, offices and meeting rooms. The building was designed to be contemporary but functional in appearance. It provides three full sized basketball courts, including the show court and has more than seven metres from the court to the structural beams above.

**Contract value:** £6.0m

**Completion date:** September 2015

**Main parties involved:**

Client: Leicester Community Sports Arena and Leicester City Council

Architect: Clague Architects

Project manager: Ball Hall



## University of Leicester Centre for Medicine submitted by Willmott Dixon Construction



The £42m Centre for Medicine at the University of Leicester is the UK's largest non-residential project built and certified to the Passivhaus ultra-low energy consumption standard. The Centre for Medicine is a striking, modern building that offers state of the art facilities for its users. Two atriums, roof lights, full height glazing and narrow floor plates in the towers enable substantial natural lighting. Highly intelligent building management systems automatically raise and lower the external blinds to ensure a comfortable environment. The building is the new home for the College of Medicine and the Biological Sciences and Psychology departments, and provides more than 12,800 square metres of teaching facilities, offices, laboratories, lecture theatres and other spaces for more than 2,350 staff and students. Comprising a podium base and five-storey and six-storey tower blocks, Passivhaus standards of air-tightness, thermal performance, high thermal mass, low energy use ventilation and maximised natural daylight ensure exceptional energy efficiency and a very comfortable environment for users. The building's energy efficiency credentials are outstanding. It was designed to reduce the departments' annual energy bills by more than 80 per cent. In February 2016 the Centre for Medicine officially became Passivhaus accredited and is currently the largest Passivhaus building in the UK and one of the largest in Europe.

**Contract value:** £42.0m

**Completion date:** December 2015

**Main parties involved:**

Client: University of Leicester

Contractor: Willmott Dixon Construction

Architect: Associated Architects

Structural engineer: Ramboll

Services engineer: Couch Perry Wilkes



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# REGENERATION PROJECT

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An Award given to the developer/owner/designer of a building, scheme, landmark or other construction of any size or type completed within the 18 months prior to 30th June 2016 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



## Friars Mill, Leicester

submitted by Leicester City Council



The Friars Mill project saw Leicester City Council purchase, restore and reuse one of the city's most important listed buildings. Believed to be the oldest factory building in Leicester, Friars Mill was subject to a serious fire in 2012 which threatened the loss of this part of the city's heritage. The project saved the buildings, converting them to a prestigious and unique complex of managed offices in the heart of the city's waterside regeneration area. This scheme marks the start of the transformation of Leicester's waterside. The complex of 15 managed workspace units will form the hub of a new community of knowledge and creative businesses that will grow as the regeneration of the waterside continues. Confidence created by this project will allow new homes and more offices to follow, building on the success of Friars Mill. The project architects employed a simple but effective strategy of stripping back the existing buildings to expose and celebrate the original brick and timber structure. Carefully designed new additions in contrasting modern industrial finishes accommodate the services and circulation cores of the buildings, leaving the original fabric intact. Strong sustainability credentials aligned to great architecture will secure the site's future.

**Contract value:** £7.0m

**Completion date:** December 2015

**Main parties involved:**

Client: Leicester City Council

Contractor: William Anelay

Architect: Levitate

Project manager: Faithful+Gould

Engineers: Cundalls

Archaeologist: University of Leicester

Cost consultants: Pick Everard

Clerk of Works: William Saunders



## The Venue@DMU, Leicester

submitted by De Montfort University



De Montfort University created a 3,000 square metre multi-use events and conference space by refurbishing the redundant John Sandford Sports Centre. The Venue@DMU brought back into use the well-known historical building. Its large hall holds 1,000 people or can be flexibly divided into three spaces. Full height glazing gives the building a light, open feel as well as a new identity. The project is part of a campus-wide £136 million investment in refurbishments and new buildings as a catalyst for regeneration. The brief to the architect was simple; to transform the external appearance of the building to give it a new lease of life with no demolition or new building works. The design needed to give the building a wow factor, using low maintenance sustainable materials and at the same time be attractive enough to be a venue that people would want to come to. The Venue@DMU has already created eight new jobs and DMU believes it underlines the University's commitment to the public good and investing in the city acting as a catalyst for others to follow. The project successfully demonstrates that with the right approach developers can transform old redundant buildings rather than demolish and start again.

**Contract value:** £4.0m

**Completion date:** August 2015

**Main parties involved:**

Client: De Montfort University

Main contractor: Stepnell

Project management: Concept Project Management

Quantity surveyors: MDA Consulting

Architect: CPMG Architects

M&E Engineers: CPW

Structural engineers: Curtins

CDM co-ordinator: WSP Safety



## Welford House, Leicester

submitted by Spearing Waite



A derelict 1920s former bank building empty for a decade has been brought back to life as the offices for the Leicester law firm Spearing Waite. Welford House was built as the headquarters of the Leicester Permanent Building Society. As well as the main part of the former bank building facing Pocklington's Walk there is a three storey building facing Welford Place. The 20,000 square feet of space is contemporary and energy efficient whilst respectful of the building's heritage. The property's owner, Charles Street Buildings, wanted to develop the site for many years but due to the unusual layout and features of the building it needed a tenant that shared its vision. With Spearing Waite on board they saw an opportunity to create a unique office environment that would both highlight the original features and provide contemporary touches. The main hall of the former bank building, with its impressive dome, is the main entrance point for visitors, with a large reception area and meeting space. This allows natural light from the dome to flow through into the atrium below. Both the dome and the ceiling features, many of which had been badly damaged, were carefully restored to their original state. The project has brought back to life one of Leicester's most under-appreciated yet beautiful buildings.

**Contract value:** £2.0m

**Completion date:** July 2015

**Main parties involved:**

Client: Spearing Waite

Developer: Charles Street Buildings

Architect: Stephen George and Partners

Approved inspector: Salus



# SUSTAINABLE DEVELOPMENT

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INSTALLATIONS

An Award given to the developer/owner/designer of a scheme that the judging panel, including experts in the field, consider to be the best new environmentally sustainable development in Leicestershire or Rutland that was completed within the 18 months prior to 30th June 2016 and has not been previously submitted for a ProCon Award.

The development will be judged on the following criteria:

- Efficient use and conservation of resources – including energy, CO2, water, timber, other materials
- Voluntary adoption of recognised advanced standards – such as BREEAM, Passivhaus and Code for Sustainable Homes, Considerate Constructors and Forestry Certification Scheme
- Biodiversity – natural landscape and species conservation and enhancement measures
- Contribution to a sustainable local community and community well-being – including both physical building measures and the quality and diversity of services enabled by the building
- Overall sustainability – a discretionary evaluation based upon overall social, economic and environmental achievements in the round, or exceptional or innovative effort, especially on limited budgets.



### Leicester Flood Risk Alleviation Scheme

submitted by Environment Agency



Creating and enhancing green infrastructure along Leicester's river corridor has reduced the flood risk to 2,000 homes and businesses in one of the UK's cities at greatest risk of flooding. Disused public spaces have been transformed, public access improved and new habitat created along this important ecological corridor. The flood alleviation scheme works by removing barriers to flood conveyance and improving the capacity of the floodplain to store water. This draws water away from areas of built development by lowering flood levels. Land has been lowered at Abbey Meadows to increase floodplain capacity. A new cycle route has been constructed to a transformed public open space with tree planting, a large wetland and areas of wildflower meadow. At Bath Street the floodplain has been reconnected with the river by re-landscaping an old dredging tip, making space for water. And at the Great Central Way bridge over the River Biam, a branch of the River Soar in Aylestone, flood arches have been cleared of silt and debris which has built up over a period of 100 years. Land has been lowered downstream of the Watermead Way bridge to improve flood hydraulics and a new area of wetland has been created.

**Contract value:** £3.0m

**Completion date:** June 2016

**Main parties involved:**

Partners: Environment Agency and Leicester City Council

Additional funding: Leicester and Leicestershire Enterprise Partnership

Partnership

Contractor: Jacksons Civil Engineering



### University of Leicester Centre for Medicine

submitted by Willmott Dixon Construction



The Centre for Medicine sets a new benchmark for energy efficiency performance in large-scale buildings. Certified as the UK's largest non-residential building constructed to the Passivhaus standard, it is an exemplar for future developments of this size and complexity for both the university sector and the UK as a whole. The building is a new home for the College of Medicine and the Biological Sciences and Psychology departments. It contains 12,836sqm of teaching facilities, offices, laboratories, lecture theatres and support spaces for more than 2,350 staff and students. The five- and six-storey tower blocks have Passivhaus standards of air-tightness, thermal performance, high thermal mass, low energy use ventilation and maximised natural daylight. The building's intelligent systems include a subsoil heat exchange system to pre-warm or pre-cool incoming air, heat recovery mechanisms within the ventilation system and automated blinds to keep rooms cool in summer. A photovoltaic array generates an estimated 30,000 kWh of electricity per year and connection to a district energy scheme, using low carbon gas-fired combined heat and power (CHP) and biomass boilers, contributes renewable energy. A green wall and roof planting promote biodiversity.

**Contract value:** £42.0m

**Completion date:** December 2015

**Main parties involved:**

Client: University of Leicester

Contractor: Willmott Dixon Construction

Architect: Associated Architects

Structural engineer: Ramboll

Services engineer: Couch Perry Wilkes



### Vicarage Drive, Foxton

submitted by Keyplan Developments



Fox Lodge is a contemporary eco-house built at the heart of the Leicestershire conservation village of Foxton. The project sought to maximise sustainability in the materials selected, energy sources, heat loss, airtightness and to minimise running costs, maintenance and repairs. The two-storey structure was built using timber framed panels containing rock wool insulation. The internal lining boards, which needed no plastering, are made of recycled newspaper and resin. The walls, floors and roof structure was erected in four working days. Fox Lodge's full height glazing, concealed light well and stairwell glazing add to the ambience of the largely open plan living space on the ground floor. At first floor level multi-faceted apex ceilings and roof lights bring in an abundance of natural light. An air source heat pump provides warmth and an Ecodan thermal store delivers hot water at 65 degrees centigrade. Solar panels add to the electricity supply. LEDs are used for lighting throughout. Air is circulated around the home, with the system monitoring temperature changes and moisture levels to extract air from hot spots or humidity zones such as bathrooms and the kitchen. That heat is sent to other parts of the house.

**Contract value:** £0.5m

**Completion date:** October 2015

**Main parties involved:**

Developer: Keyplan Developments

Project manager: Fox Projects

Architect: Corporate Architecture

Timber panel construction: Roust Trae

M&E consultant: TSG

Air source heat pump/Ecodan: Mitsubishi Electric



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