

Guildford Design Awards Nomination Form 2023

Note:

Areas Autosize as required.

Seven Boxes require Completion.

Consider using WeTransfer <https://wetransfer.com/> if files get very large

Return to PeteColeman petercolemanarchitects@gmail.com

1) Address of Scheme (including postcode) <i>Cathedral Hill Industrial Estate, Guildford GU2 7YB</i>	2) Category of Project (Select from list at foot of form) <i>Regeneration Project</i>
3) Name of Client FTSE 100 Corporate Pension Fund Clients of Savills Investment Management	4) Architect, Design Consultants or Artist Savills Building & Project Consultancy Team
5) Key Contact (Email address, phone number, etc.) <i>Lucy Winterburn</i> Lucy.winterburn@savillsim.com <i>07776 154 407</i>	
Category of Project <ul style="list-style-type: none">• New Commercial Building• New Public Building• New Build - Individual House• New Build - Multiple Housing – smaller projects up to 30 homes• New Build - Multiple Housing – larger projects 30 homes and over• Conservation Project• Regeneration Project those involving an extension to an existing building.• Public Realm including soft (landscape) and/or hard works• Public Art	

6) Brief description of the Project

Discretionary Corporate Pension Fund clients of Savills Investment Management purchased Cathedral Hill Industrial Estate in November 2019. The Estate comprises 13 light industrial units totalling 94,000 sq ft on a site extending to 4.9 acres. At purchase, the Estate was fully let with an average unexpired lease term of c. 5.6 years to expiry and c. 3.2 years to break. Rent passing at purchase averaged £9.50 psf.

Occupationally the Estate was stabilised, with passing rents offering reversionary potential but the quality of the real estate and common areas was tired and in need of upgrading. The Estate was developed in the 1970s and included asbestos roofs which while “safe” were leaking in areas (with some tenants collecting rainwater in buckets). Asset obsolescence was a concern with EPC’s in the range C-D. The “bones” of the Estate were good, and this provided an opportunity to upgrade and improve the asset. We were keen that any works instructed would not only deliver a sustainable construction phase outcome but to also offer a sustainable in occupation solution for existing and future occupiers.

We could have worked the Estate to a block date to redevelop, but a more sustainable refurbishment specification was progressed to minimise in construction carbon emissions including the replacement of the poorly performing asbestos roofs. The design brief sought to modernise the look and feel of the Estate through a combination of new cladding and a simple but effective raised parapet detail to the front elevations. Working with Savills Building & Project Consultancy Team, a phased refurbishment programme was devised targeting a WLCA NZC/ BREEAM Excellent/ EPC’s A+/A outcome.

A review of external areas included the addition of EV charging points, secure cycle storage and better lit, safer pedestrian walkways. Where the landlord was able to gain access to vacant units, internal specification was improved to include enhanced occupier facilities with natural ventilation provided to first floor office, kitchenettes and breakout areas. Shower facilities were also added at ground floor.

Ecology and biodiversity betterment was achieved with the inclusion of bird and bat boxes together with the introduction of new native urban trees to line the Estate Road. To the rear of the units adjacent to the railway line, a wildflower meadow habitat has been created to encourage insects and wildlife.

The importance of energy security and the significant operational cost savings that renewable power can generate were an important component of our future proofing strategy. Gas supply has been removed to all internally refurbished units as we work to reduce the Estate’s reliance on fossil fuels – this strategy will be continued until all gas is removed from the Estate. Solar panels (0.5 MW of power potential) have been added to all new roofs in combination with Tesla Battery Storage Systems – a valuable 24/7 renewable power solution for the direct benefit of all occupiers. Grid supply remains (with green energy tariffs secured) but as a back up to solar + battery generation. Some of our occupiers are already operating on a 100% renewable power basis with surplus electricity being sent back to the Grid.

Whilst some of the tenants who were on the Estate at purchase remain, we have agreed terms with 6 new tenants to take space in the Estate’s regenerated format. The latest lettings on the Estate prove a headline rent of c. £20 psf. All new leases include green clauses to encourage the continued sustainable efficiency of the estate in operation.

The final phase of works is due to complete at the end of June 2023 coinciding with a new black topping to the Estate Road and new entrance signage. We are on target to achieve BREEAM Excellent and NZC WLCA status with all units reaching EPC A/A+. The finished product is unrecognisable from the Estate that we purchased in 2019 and is a significant regeneration success story on every measure.

7) Photographs of the completed project

(Either paste into this area or add as separate files, include existing photographs, plans and elevations, as appropriate for the Conservation Project and Regeneration Project categories.)

ESTATE BEFORE



ESTATE AFTER



AERIAL BEFORE



AERIAL AFTER



DURING



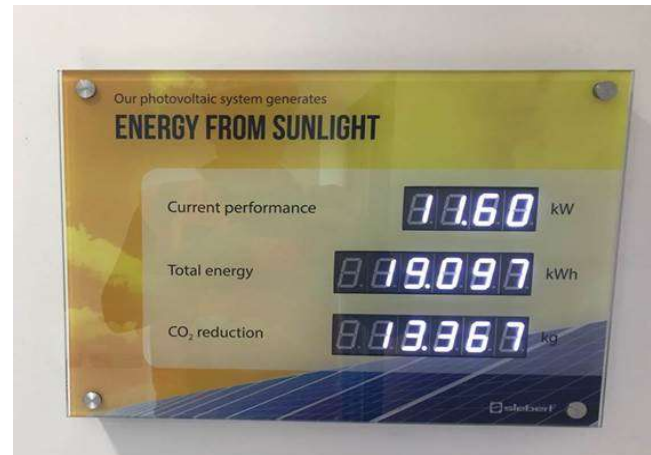
DURING



TESLA BATTERIES



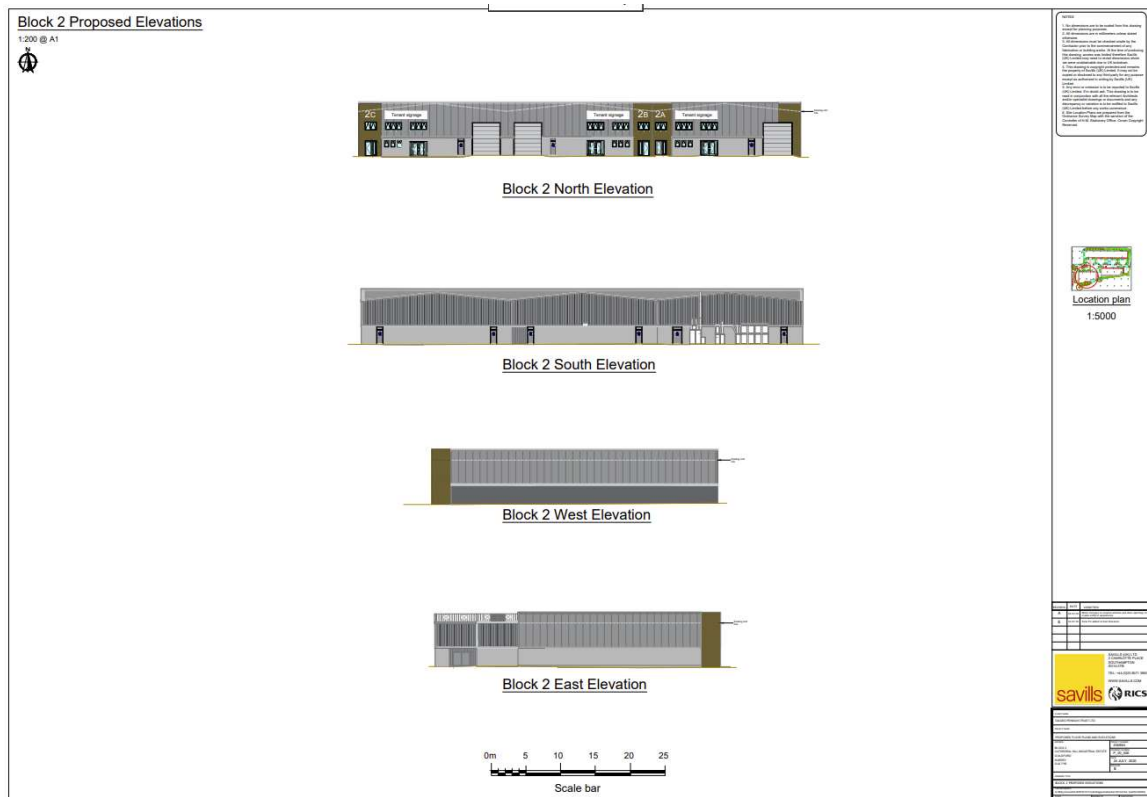
SOLAR PV OUTPUT



8) Plans, Sections, elevations.

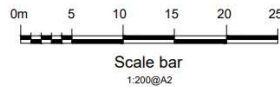
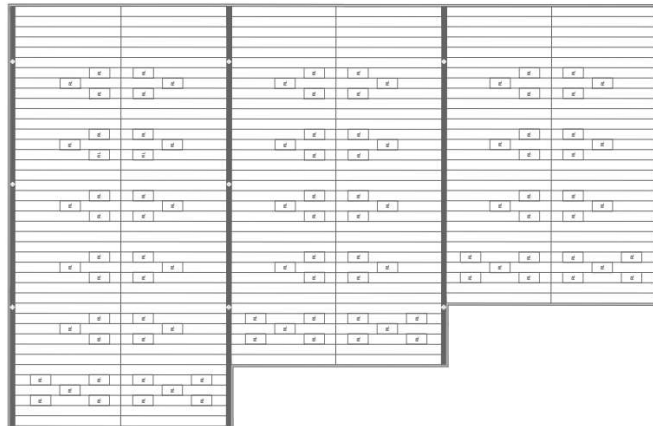
(Include or attach these to appropriately support your application)

Example Plans for Block 2



Block 2 Existing Roof Plan

1:200 @ A2



- NOTES
1. No dimensions are to be scaled from this drawing except for plotting purposes.
 2. All dimensions are in millimetres unless stated otherwise.
 3. All dimensions must be checked on site by the Contractor prior to the commencement of any work.
 4. This drawing is copyright (unpublished) and remains the property of Savills LLP. It is not to be used or disclosed in any third party for any purpose without the written consent of Savills LLP.
 5. Any error or omission is to be reported to Savills LLP. Savills LLP is not liable for any loss or damage or in connection with all the relevant authorities and/or regulatory bodies in connection with this drawing.
 6. This drawing is copyright (unpublished) and remains the property of Savills LLP. It is not to be used or disclosed in any third party for any purpose without the written consent of Savills LLP.



Location Plan
1:5000



SECTION	DATE	REVISION

savills **RICS**

SHOULD CONTACT SAVILLS LLP FOR ANY INFORMATION
Savills LLP, 100 Old Broad Street, London EC2N 2AE
Tel: +44 (0)20 7077 3000
www.savills.com

PROJECT: CLIP FLOOR AND SUBSTITUTION
DRAWING: 01/01
DATE: 20 JUL 2020
BY: JH
CHECKED: JH
APPROVED: JH

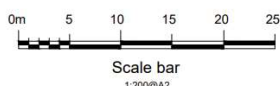
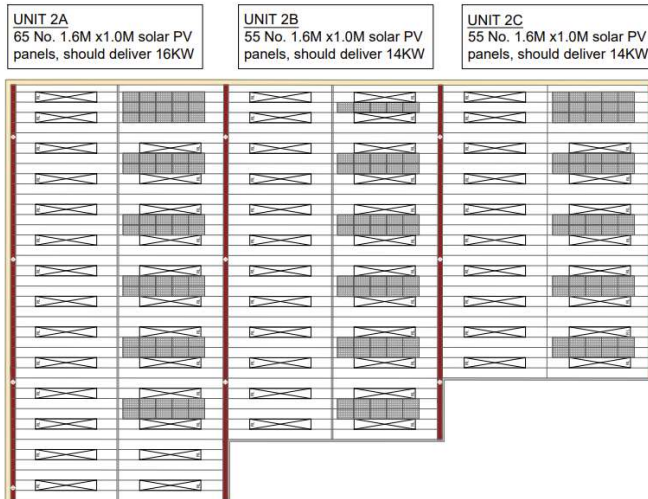
Block 2 (EXISTING) ROOF PLAN

KEY

Wall coping
Lined gutter
Asbestos cement sheeting
Rainwater outlet
RL
Existing Roof Lights
Existing flat roof

Block 2 Proposed Roof Plan

1:200 @ A2



- NOTES
1. No dimensions are to be scaled from this drawing except for plotting purposes.
 2. All dimensions are in millimetres unless stated otherwise.
 3. All dimensions must be checked on site by the Contractor prior to the commencement of any work.
 4. This drawing is copyright (unpublished) and remains the property of Savills LLP. It is not to be used or disclosed in any third party for any purpose without the written consent of Savills LLP.
 5. Any error or omission is to be reported to Savills LLP. Savills LLP is not liable for any loss or damage or in connection with all the relevant authorities and/or regulatory bodies in connection with this drawing.
 6. This drawing is copyright (unpublished) and remains the property of Savills LLP. It is not to be used or disclosed in any third party for any purpose without the written consent of Savills LLP.



Location Plan
1:5000



SECTION	DATE	REVISION

savills **RICS**

SHOULD CONTACT SAVILLS LLP FOR ANY INFORMATION
Savills LLP, 100 Old Broad Street, London EC2N 2AE
Tel: +44 (0)20 7077 3000
www.savills.com

PROJECT: CLIP FLOOR AND SUBSTITUTION
DRAWING: 01/02
DATE: 20 JUL 2020
BY: JH
CHECKED: JH
APPROVED: JH

Block 2 (PROPOSED) ROOF PLAN

KEY

Newly formed gutter system with lining
New wall coping formed by flashing detail
New raised parapet detail
Existing concrete gutters newly insulated and membrane lined
Reinforced concrete (RC) 150mm or insulated translucent roof panels (colour: blue grey)
Rainwater outlet
Solar PV
Reinforced Clay-Lite Trugridplus Plus K51000 D17K Plus

