BIM - Being at the forefront of a building design revolution
In June 2011, the Government announced its intention to require its projects to be designed using collaborative 3D Building Information Modelling (BIM) systems by 2016.

Delivering Macquarie’s New EMEA Headquarters
Waterman’s structural and building services teams facilitated the delivery of a £28 million fit out project to house Macquarie Group’s regional headquarters.

Why Hide?
Too often our designs remain hidden behind the fabric of a building.

Future360
Waterman launches new sustainability group
ON THE COVER

future360

Waterman launches new sustainability group.

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We have entered our 60th anniversary year with great gusto.

Several initiatives have come to fruition in recent months. We have launched our new sustainability group future360 to focus on improving the sustainability performance of projects and managing risks for our clients by addressing environmental, social and economic aspects, challenges and goals as part of every project.

In partnership with PwC, Waterman recently jointly published a guidance paper on Responsible Investment on behalf of the British Venture Capital Association. Waterman has also recently launched future360 sustainability screening reports to benchmark the sustainability performance of existing assets and sustainability risks when acquiring new properties.

We have been advising clients on carbon and energy reduction strategies and we have promoted our expertise in the renewable energy sector. In Scotland, we have been managing planning applications for over 150 separate single rural wind turbines.

In Australia, Waterman has been appointed to provide technical assistance on the National Broadband Network roll out programme. This will involve the laying of fibre optic cabling to 93% of Australian homes, schools and businesses providing broadband speeds of up to one gigabit per second.

Since the last issue of Waterman Times, we have increased the diversification of our Information & Communications Technology (ICT) group and in Australia a new director has been appointed. ICT is used in all industries, however it is particularly prevalent in hospitals, universities, defence, retail and leisure sectors where network based management of electronically stored, transmitted and received information is becoming more readily available to all users.

In the UK, Waterman has continued to focus on its core property and infrastructure markets and we welcome the Chancellor’s Autumn statement regarding future investment in education and transportation. We have been appointed for the conversion of Hampden Park Stadium in Glasgow for the 2014 Commonwealth Games. Our environment impact assessment teams have recently been particularly busy processing planning applications for our property clients.

I do hope that you will enjoy the Spring issue of Waterman Times and reading about our increasing diversity of projects and expertise.

Nick Taylor, Chief Executive

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Thank you to staff and clients who contributed to this edition.
If you have any comments, please contact the editorial team:
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We are now on Twitter, you can find us @waterman_group.

Scan this code with your smart phone to download* this issue of Waterman Times.

* 3G or WiFi recommended for download

This publication was produced to ISO14001 Environmental Management System standard and 95% of the waste created during the process was recycled. The materials used included vegetable oil inks, elemental chlorine free pulp and fibre from PEFC managed forests. The PEFC provides an assurance mechanism to purchasers of wood and paper products that they are promoting the sustainable management of forests.

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Waterman Future360 & TrackerPlus - Online BREEAM Project Management

UK: The BREEAM 2011 New Construction Methodology was launched in July 2011 and, as part of a more holistic approach to sustainability, it encourages design teams to use the BREEAM criteria as a foundation for their design. Greater emphasis has been placed on the management of the BREEAM assessment and ensuring that key actions are made at the appropriate stage in the design process.

To aid both Waterman clients and their design teams in the management of BREEAM assessments, Waterman Future360, in collaboration with Southfacing Services Ltd, is proud to announce the launch of an online BREEAM project management tool ‘TrackerPlus™’ as part of their BREEAM assessment services. TrackerPlus™ is currently the only web based BREEAM project management system which has been awarded the formal ‘BREEAM Badge of Recognition’ by the BRE Global.

TrackerPlus™ streamlines and provides full transparency of the BREEAM assessment process for both the client, members of the design team, the project manager, and the BREEAM assessor. It allows the live tracking of the progress of single and multiple BREEAM assessments, allowing both the client and design team to focus on delivery the project.

Benefits of TrackerPlus™ in summary include:

• All BREEAM schemes supported, including bespoke & international;
• Supports full assessment process, from pre-assessment to Post Construction Review;
• Secure portal for the transfer, storing and updating of design team evidence;
• Fully transparent BREEAM assessment process;
• Real time tracking of progress;
• Dedicated portal and single location for BREEAM manuals and assessment criteria;
• Allocation of responsibilities for credits to each member of the design team;
• Filtered guidance and reports to display discipline specific information;
• Evidence reviewed online and credits awarded or feedback given;
• Automated linking of evidence to the BRE submission process;
• Up to date scoring and online progress reports available at all times;
• Output reports can be used to demonstrate compliance with the BREEAM accredited professional credits and
• Digital and direct onward submission of the assessment to the BRE Global for QA & certification

Waterman EED’s Andrew Ferguson, Director, commented: “TrackerPlus™ is a fantastic project management tool which will allow our BREEAM assessors, clients and their design teams to streamline the assessment process, whilst maintaining the highest levels of communication and reporting. The live on-line system provides full transparency of the BREEAM assessment process. The BRE Global ‘BREEAM Badge of Recognition’ demonstrates its ground-breaking ability to deliver the highest quality of service throughout the lifespan of a project.”

For further information on our BREEAM services please contact:
Andy Ferguson, Director, andrew.ferguson@watermangroup.com
Jessica Main, Consultant, jessica.main@watermangroup.com
Chris Ilman, Senior Consultant, chris.ilm@watermangroup.com

™ Southfacing Services hold the ownership, copyright and Trademark associated with the TrackerPlus product.

UK: In mid-November a multi-disciplined delegation from Waterman attended the annual MAPIC retail conference and exhibition in Cannes.

This global event brings together representatives from many countries, cities, retail and development organisations as well as professional consultants and advisors.

The event allows those attending to showcase their developments and ideas. Conference seminars and speeches provide an opportunity to gauge the retail market and to network with industry leaders.

Waterman participated in the UK retail exhibition stand which was shared by 35 organisations. We were positioned adjacent to our clients from Newport Council and Queensberry Real Estate who were exhibiting the Friars Walk Newport development and to Realis, our client showing their Stoke city centre scheme.

The event allows us access to the best in international and UK retail and provides valuable information as well as raising our profile to prospective new clients.

Contact: Craig Beresford, Plc Director, craig.beresford@watermangroup.com
brief news

What is at Risk if London Floods?

UK: Waterman was invited to sponsor the Cambridge University Land Society Real Estate Finance Forum, Flooding – The Risk to London, held at the RCSI Headquarters at Great George Street, London in November 2011.

Waterman was pleased to support this event that was to appraise property developers and insurance brokers of the potential impacts of flooding to central London. Edwin Bergbaum and Brendan McCarthy attended, increasing Waterman’s profile in this sector.

Three industry experts provided insights into different aspects of flooding, namely the existing risk of flooding to London, the indirect costs of flooding, the implications on insurance and the future funding mechanisms for flood defence.

Professor Douglas Crawford-Brown of the Cambridge Centre for Climate Change Mitigation Research explained that the long term, indirect effects of flooding are not currently well understood. He cited the severe flooding of New Orleans in 2005, which destroyed civil infrastructure and has had a lasting impact on the city’s economy, which is unlikely to ever return to its previous state.

Pieter Quarmby of the Environment Agency explained that 570,000 properties in London are at a high risk of flooding from the River Thames and its tributaries. Land adjacent to the River Thames is protected from flooding by the Thames Barrier and its associated tidal defence, which provides protection to the 1 in 100 year (0.1% annual probability) design standard to the year 2070, after which the standard of defence will begin to decrease due to rising sea levels. Long term strategic defence options to extend this level of protection to the year 2170 are under discussion. He also pointed out that 380,000 properties in London are at a high risk of surface water flooding, which has a higher probability of occurrence but generally smaller consequences.

Waterman’s flood team are well versed in advising developers on the constraints imposed to new development by flooding and the mitigation measures that can be provided. Hydraulic modelling can be undertaken where the flood depth and hazards need to be quantified. Mitigation can vary from setting sleeping accommodation on the upper floors of the building to providing detailed flood defence solutions and evacuation plans. Many new developments have benefitted from this approach, including several sites within the Nine Elms Regeneration Area, where negotiations with the Environment Agency resulted in residential development being permitted on the ground floor within the defended flood plain.

From an insurance perspective, Bill Gloyn of JLT Speciality Limited advised that the 2007 floods in England alone exposed insurers to £3 billion in claims. Following this, the ABI informed Government in 2008 that beyond June 2013, insurance could not be guaranteed to properties at a high risk of flooding unless they either benefitted from flood defences or would be protected by a future scheme that had secured funding. However, Government funding for flood defence schemes has not been forthcoming and it is possible that insurance cover will not be made available for some properties after this date. The Government’s solution is to part fund flood defence schemes, with the balance being sought from developers through Section 106 or Community Infrastructure Levy (CIL) payments. We have seen evidence of this in recent projects, where the Environment Agency have requested developer funding for off-site flood defence improvements to protect new development.

The overall conclusion was that while central London is defended to a high standard from the River Thames, there is uncertainty regarding the funding of flood defence schemes and developers are now expected to contribute where they are deemed to benefit from increased land values resulting from the works. Waterman’s view is that the Government should not put unnecessary additional burden on developers, particularly in the current economic climate, when they are hard pressed to fund much needed development.

Contact: Brendan McCarthy, Associate, brendan.mccarthy@watermangroup.com

Edwin Bergbaum, Regional Director, edwin.bergbaum@watermangroup.com

Engineering The Olympic Park

UK: The 24th Annual East Midlands Joint Institutions Prestige lecture took place recently at The Albert Hall Conference Centre, in Nottingham.

This year’s event was supported by Waterman and John Armitt, Chairman of the Olympic Delivery Authority, who gave a key note speech on ‘Engineering The Olympic Park’.

The lecture covered the early planning, project management and multi-disciplined engineering issues associated with the Olympic Park.

The event was organised by The East Midlands Engineering and Science Professionals (EMESP) network, which provides a voice on the common issues for the engineering and science profession in the East Midlands.

John Armitt has recently been appointed as the next Deputy Chairman of Berkeley Homes and Waterman is currently working closely with them on the Royal Arsenal Woolwich Crossrail Stadion Box project.

Waterman appointed onto Fife Councils Framework

UK: Waterman Transport & Development has been appointed as a participant in Fife Councils Structural Engineering Consultancy Framework which will provide both maintenance and new build consultancy services throughout Fife. Our Scottish offices will service the needs of the framework jointly.

The Structural Engineering Consultancy Framework will allow for participants to be appointed in a more efficient manner over the next four year period with resulting savings in procurement costs for Fife Council. Other benefits include quicker appointment times and opportunities for repeat business. The full value of the Framework is in excess of £600,000 and will be apportioned amongst all consultants appointed to the Framework.

Daryl Fosset, Associate Director of our Dundee office will be managing the project commented, “I am looking forward to this new opportunity to combine our extensive skills and experience within Waterman to maximise both client satisfaction and company aspirations for successful growth.”

Contact: Daryl Fosset, Associate Director, daryl.fosset@watermangroup.com

Glasgow Commonwealth Games 2014

UK: Waterman has been appointed for the conversion and reinstatement of the Hampden Park Stadium in Glasgow for the 2014 Commonwealth Games.

Our teams in Scotland will provide a range of multi-disciplinary consultancy services to transform the existing football stadium into an international track and field facility. The sporting venue, built in 1903, will be adapted using an innovative building technique that provides a platform for the proposed playing surface approximately two metres above the current level. Waterman is also commissioned for the extension of the north stand and conversion of the west stand undercroft.

Additionally, a warm up track and jump areas will be provided immediately adjacent to the stadium at Lesser Hampden with direct and secure access from this site into the main stadium.

Waterman has been selected by Glasgow 2014 Ltd to provide a Utilities Demand Assessment for the 2014 Commonwealth Games Village.

The projects are due for completion by June 2014, just in time to welcome the Commonwealth of Nations.

These successful commissions continue to raise Waterman’s profile in what will be a historic event for Glasgow.

Contact: Paul Nicoll, Senior Project Engineer, paul.nicoll@watermangroup.com
Waterman Impresses at Offshore Wind Conference

UK: In November 2011, Waterman attended the conference on offshore wind energy, organised by the European Wind Energy Association (EWEA) in Amsterdam.

The event, the largest of its type in the world, with over 8,200 participants and more than 480 exhibitors, was the biggest and busiest EWEA conference and exhibition to date. Waterman was invited by Scottish Development International to have a stand in the Scottish pavilion promoting Waterman’s experience in the wind and renewable energy sector. Stuart Burke and John McLoughlin from the Edinburgh office spent three days at the event increasing Waterman’s profile in this sector. They also had a chance to meet the Minister for Energy, Enterprise and Tourism, Mr Fergus Ewing MSP and Stuart took the opportunity to outline our experience within this sector and our vision and aspirations for the future in this growing market. A large number of people were interested in Waterman’s research and development proposal for a hybrid floating foundation which is aimed at reducing the high cost of wind turbines in deep water. Further design development and testing of the floating foundations is set to be carried out during 2012. The event also provided a number of leads for projects outside the UK and discussions are on-going with potential partners for these international opportunities.

As a result of the meeting with the Minister, Waterman has initiated discussions to set up an energy apprentice scheme based in Scotland, which aims to give young people experience with a range of firms operating in the renewable energy market. It is intended that the apprentices gain work experience by spending time with companies in the sector and combine this with attendance at college to gain formal qualifications.

Contact: Stuart Burke, Regional Director, stuart.burke@watermangroup.com

Waterman secures major framework appointment

UK: Waterman Transport & Development (WTD) are delighted to have been appointed by the London Borough of Bexley to provide engineering and consultancy services under an NEC3 partnering term contract.

The contract is for the period 2011-2015, with options to extend for another four years. The new contract, which commenced on 1 October 2011, follows on the back of three successive five year term contracts with the Borough, dating back to 1996.

Our appointment is for civil, highway, bridgeworks, drainage, CDM-C and staff secondment. WTD will be supported on the contract by our colleagues in Waterman Aspen.

Contact: Keith Kennett, Divisional Director, keith.kennett@watermangroup.com

Angus Council Framework

UK: Waterman has been appointed to provide consultancy services for the design of affordable homes in Inveraridie, Scotland.

This project was won under mini tender after Waterman Scotland recently beat strong competition to be included on Angus Council’s consultancy framework for the next three years. This is a one of seven consultancy frameworks that have been won in Scotland in the last twelve months.

Daryl Fossett, Associate Director at the Dundee office, was very pleased with this small commission so early on in the framework and hopes that this will lead to further work.

As Stuart Burke, Director for Scotland, recently commented: “You have to be in it to win it!”

Contact: Daryl Fossett, Associate Director, daryl.fossett@watermangroup.com

Royal Mint Street

UK: In December 2010, Waterman was instructed by the ZOG Group Ltd to undertake an Environmental Impact Assessment and prepare the Environmental Statement, sustainability strategy and energy strategy for the proposed redevelopment of the Royal Mint Street site. The 1.1ha site is located within the London Borough of Tower Hamlets and is characterised by large elements of infrastructure.

The proposed development comprises two buildings located on the western and eastern parts of the site respectively. These buildings would reach a maximum height of 14 storeys plus a mezzanine level, and would span over the high level DLR. The development would provide:

- A 236 bed, 5*hotel units
- 33 serviced apartments
- 354 residential apartments (9 of which are affordable townhouses) and
- Commercial and community space unit

The proposals incorporate measures to promote energy efficiency, the use of ‘clean’ energy and the use of renewable technologies in line with the energy hierarchy. An overall carbon dioxide reduction for the proposed development of 49% over the baseline (notional 2006 Part L building) would be achieved through a range of energy efficiency measures and a site wide Combined Heat and Power (CHP).

Waterman undertook a Code for Sustainable Homes and BREEAM pre-assessment demonstrating how the proposals could achieve Code level 4 and BREEAM ‘Excellent’ for the hotel.

The planning application was submitted in March 2011 and a resolution to grant permission was received in December 2011.

John West Director at ZBV(RMS)Ltd, commented: “The Waterman Royal Mint Street team were marvellous, the A TEAM.”

As a result of the meeting with the Minister, Waterman has an expanding portfolio of energy projects in the fields of conventional power generation, transmission, distribution, energy from waste and renewable energy projects. In November 2011, Waterman attended the conference on offshore wind energy, organised by the European Wind Energy Association (EWEA) in Amsterdam.

The proposed development is set to be carried out during 2012. The event increasing Waterman’s profile in this sector. They also had a chance to meet the Minister for Energy, Enterprise and Tourism, Mr Fergus Ewing MSP and Stuart took the opportunity to outline our experience within this sector and our vision and aspirations for the future in this growing market. A large number of people were interested in Waterman’s research and development proposal for a hybrid floating foundation which is aimed at reducing the high cost of wind turbines in deep water. Further design development and testing of the floating foundations is set to be carried out during 2012. The event also provided a number of leads for projects outside the UK and discussions are on-going with potential partners for these international opportunities.

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Contact: Daryl Fossett, Associate Director, daryl.fossett@watermangroup.com
At Waterman we realise the importance of sustainability in every aspect of the services we provide. We believe that to provide truly sustainable solutions for our clients, we need to infuse sustainability into our company culture and we work hard to ensure this is one of our core values. We also recognise that sustainability is key to the growth of Waterman. In recognition of this, I am proud to announce the launch of our Future360 group.

Nick Taylor, Chief Executive

Slaughter and May, One Bunhill Row

Energy consumption of existing building stock is a major sustainability issue that needs to be tackled if we are going to meet our carbon reduction commitments. Waterman have been working with Slaughter and May, over the past 4 years to develop an energy reduction strategy for their premises at One Bunhill Row, London.

The strategy reduced consumption figures focused upon a systematic review of the Building Management System and all energy consuming elements of plant and equipment to identify ways of reducing carbon emissions and the operational carbon footprint of the building.

The strategy resulted in a 34% reduction in electricity consumption in August 2011 compared with August 2007.

Waterman have also developed a water consumption strategy, which has included the installation of local water meters and the introduction of low water use fittings such as waterless urinals. This has resulted in a reduction in excess of 20% of water consumption during August 2011 compared with August 2010.

Allan Fitzgerald, Senior Premises Manager for Slaughter and May stated: “We had been conscious for some time of the need to implement an energy strategy for our premises at One Bunhill Row. In order to achieve this we needed to establish where our energy was being consumed and understand the effects of reducing consumption on the business. Waterman were a critical part of the energy initiative, working to review the operation of the building services and drive through energy saving initiatives.”

Waterman are continuing to work with Slaughter and May to monitor energy and water consumption and seek further initiatives to continue reducing consumption and achieving carbon reduction targets.

GovToday Sustainable Communities 2011: Local Growth, Local Futures Conference

The Sustainable Communities: Local Growth, Local Futures conference and exhibition examined specific areas of Government policy, which are radically affecting our Sustainable Communities: economic growth, social development and environmental responsibility.

Waterman’s Future360 group part sponsored the event and showcased their solutions in delivering sustainable communities to local government and government estates owners.

It provided us the opportunity to hear from those at the forefront of policy making, examine the detail and debate the future priorities for local government, local business, communities and neighbourhoods. The conference also allowed delegates to explore those areas, which could both determine and drive the long-term growth and development of sustainable societies.

Waterman have a strong track record working with local authorities in the education, health care and residential sectors.

Contact: Emily Low, Associate Director, emily.low@watermangroup.com

Neil Lewis, Managing Director of Building Services, neil.lewis@watermangroup.com
There is overwhelming scientific consensus that the climate is changing and that the changes are linked to greenhouse gas emissions. To date, regulation and policy has focused on mitigating climate change through the reduction of greenhouse gas emissions. However, recent reports indicate that targets for reducing greenhouse gas emissions are not going to be met in the short to medium term.

Many climate scientists argue that we are already seeing the effects of climate change including an increase in extreme weather and flooding events. This included the heat wave that hit Europe in 2003, which resulted in the deaths of more than 37,000 Europeans. One of the main issues was that night-time temperatures remained high negating the effect of night-time cooling of buildings.

While this weather event was extreme, climate projections published by the UK Climate Impacts Programme indicate that in 2080 we can expect to have more than 100 days each year above 25°C. Climate projections published by the UK Climate Impacts Programme indicate that in 2080 we can expect to have more than 100 days each year above 25°C.

According to the International Energy Agency and the UN Environment Programme global CO₂ emissions made the biggest ever leap in 2010. Recent research has indicated that even if we were able to significantly reduce our greenhouse gas emissions over the coming years, there will be changes to the climate as a result of emissions already released into the atmosphere. Further to this, predictions for high future greenhouse gas emissions scenarios indicate there is a much higher likelihood of severe changes to the climate. It is therefore now considered prudent to start to plan and design our buildings and infrastructure to adapt to climate change.

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Waterman Energy, Environment & Design Ltd Awarded Climate Adaptation Research Funding

Waterman Energy, Environment & Design have been awarded a funding grant by the Technology Strategy Board (TSB) to develop a climate adaptation strategy for a new office led development in the Midlands. The exemplar sustainable building is proposed to accommodate a mixture of civic services, commercial office space and retail space. TSB recognises that regardless of the extent to which climate mitigation measures are adopted in the future, the climate is going to change, consequently it is important to design buildings to be able to be resilient to anticipated future changes in climate.

Waterman are to develop a climate adaptation strategy which aims to extend the life of the development. The adaptation strategy would utilise thermal dynamic modelling to analyse the effect that rising temperatures would have on the heating and cooling strategy and comfort levels within the building. Once the adaptation strategy is completed, the information gained and lessons learnt from the process would be disseminated to better inform the construction industry on climate adaptation measures for office and civic buildings.

Waterman have a proven track record in providing a wide range of energy and carbon management services for the built environment, including energy audits, carbon footprinting, carbon and energy reduction strategies, evaluation of future energy requirements and feasibility appraisals for renewable options. Waterman can also provide climate change adaptation services including:

- Climate change risk assessments
- Thermal dynamic modelling of future climate change scenarios to test the performance of HVAC systems and corresponding comfort for building users
- Flood risk assessment and management
- Sustainable drainage and portable water strategies
- Climate change adaptation strategies

Contact: Emily Low, Associate Director, emily.low@watermangroup.com

Climate change adaptation strategies

- A rise in sea levels by up to 36cm
- An increase of 16% in average winter rainfall in the north west, with increases in the amount of rain on the wettest days leading to a higher risk of flooding
- A 22% decrease in average summer rainfall in the south east – which is already water-stressed
- An increase of 15% in average winter rainfall in the north west, with increases in the amount of rain on the wettest days leading to a higher risk of flooding
- Increased risk of droughts

Building for the Future Climate

Emerging regulation and policy recognises the need to address both climate mitigation and adaptation in order to protect buildings, building users and wider infrastructure from the effects of extreme heat, flooding and droughts. Waterman has a proven track record in providing a wide range of energy and carbon management services for the built environment, including energy audits, carbon footprinting, carbon and energy reduction strategies, evaluation of future energy requirements and feasibility appraisals for renewable options. Waterman can also provide climate change adaptation services including:

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Contact: Emily Low, Associate Director, emily.low@watermangroup.com

Climate projections published by the UK Climate Impacts Programme indicate that in 2080 we can expect to have more than 100 days each year above 25°C.
Letting of Poor Performing Buildings to be prohibited by 2018

The Climate Change Act 2008 committed the Government to reduce overall carbon emissions by at least 80% by 2050, and it was widely accepted that meeting this target would require a step change in energy efficiency of existing buildings.

Buildings are responsible for 40% of the UK’s total carbon emissions and it is estimated by the Department of Energy & Climate Change that 75% of the buildings we will have in 2050 have already been built. It is unsurprising therefore that existing building stock is now receiving increasing regulatory attention.

First came the Energy Performance Certificate (EPC), which was legally required from 2008 prior to letting a building and rated a building from A to G. At the time, the roll out of EPC’s was equated to the improvement in energy performance of white goods and many in the industry predicted tenants demanding from landlords improvements to buildings in line with corporate commitments and CSR policies, along with valuation blight from poorly performing buildings.

This second risk took a step closer to reality in October with the passing of the Energy Act 2015. The Act provides for a step change in the provision of energy efficiency measures to premises and businesses, specifically:

- The Green Deal: The Act creates a new financing framework to enable the provision of fixed improvements to the energy efficiency of households and non-domestic properties, funded by a charge on energy bills that avoids the need for consumers to pay upfront costs;
- Private rented sector: The Act includes provisions to ensure that from April 2016, private residential landlords will be unable to refuse a tenant's reasonable request for consent to energy efficiency improvements where a finance package, such as the Green Deal and/or the Energy Company Obligation (ECO), is available; and
- Provisions in the Act also provide for powers to ensure that from April 2015, it will be unlawful to rent out a residential or business premise that does not reach a minimum energy efficiency standard (the intention is for this to be set at EPC rating ‘E’).

Depending on how the provisions of the Act are finally enacted, the final point could mean that property owners will be forced to refurbish their buildings in England and Wales or face obsolescence and the measures could come in before 2018. It is estimated that up to 18% of commercial properties could be at risk of being unlettable unless they are updated, with a further estimated 681,000 residential properties also being at risk.

It is estimated that up to 18% of commercial properties could be at risk of being unlettable unless they are updated, with a further estimated 681,000 residential properties also being at risk.

Waterman Energy, Environment & Design (Waterman EED) in partnership with Pan has recently produced updated guidance on behalf of the British Venture Capital Association (BVCA) on Responsible Investment, which was officially launched at the BVCA’s annual conference in London in October.

The document was originally published in 2009 to help improve private equity’s understanding of environmental, social and governance (ESG) risks and opportunities, showing how these can be identified and managed within a structured investment framework. The new edition also now features a supplement on Responsible ESG Issues at the Pre-Investment Phase to give more practical guidance on these issues. Future editions of the guidance with further practical support are anticipated as the Responsible Investment agenda moves forward.

Commenting on the updated publication, Neil Humphrey, Managing Director of Waterman EED stated: “Private equity firms are now beginning to hold portfolio companies for longer, and are therefore becoming more operationally focused. Coupled with this, major Limited Partners are requiring more transparency in how their money is invested. Leading private equity firms are therefore increasingly realising that proactive management of ESG issues can create additional value and are now factoring these considerations into their investment strategies. They are now proactive in not only complying with regulations and mitigating key risks at the due diligence stage, to seeking strategic advantage from managing ESG issues affecting their portfolio companies. Experience has shown that these initiatives do not necessarily add significant cost to the business and can create substantial operational benefits, during the hold period and on exit of portfolio companies and also at fundraising.

We are proud to be supporting the BVCA in the preparation of this updated publication and look forward to working with them in the future as further updates and guidance are produced.”

Contact: Neil Humphrey, Managing Director of Energy, Environment & Design, neil.humphrey@watermangroup.com

Launched: Future360 Sustainability Screening Reports

Waterman is pleased to announce the launch of our Future360 Sustainability Screening reports. This product has been developed to support due diligence for property investors and portfolio managers. Waterman already has a strong track record in environmental due diligence reports, advising banks, private equity, corporate and property clients both in the UK and overseas. It is now widely recognised that sustainability is a key issue in property transactions and in the management of existing building stock. On this basis, our unique product provides information to benchmark the sustainability performance of existing assets and sustainability risks when acquiring new properties. In addition, the Future360 reports help clients recognise potential opportunities to maximise investment returns and minimise risks during maintenance and operation of assets. The reports provide information on issues such as air pollution, energy, water, waste, transport, pollution, occupier satisfaction and management. The services involves carrying out an audit and preparing a report which provides a tool to support high level decision making, at the acquisition and due diligence stage. We believe it will help our clients to assess and manage the potential risks and opportunities in relation to sustainability and to highlight any issues that could be critical to an investment opportunity or existing portfolio.

Waterman Issues Guidance on ESG Investment

As its potential to affect profitability and value grows, the field of environmental, social and governance (ESG) aligned management practice is swiftly coming of age. An increasing number of leading private equity (PE) and venture capital (VC) firms are now factoring these investment considerations into their investment strategies. They are progressing from complying with regulations and mitigating risks, to seeking strategic advantage from managing ESG issues.

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In June 2011, the Government announced its intention to require its projects to be designed using collaborative 3D Building Information Modelling (BIM) systems by 2016. Given Waterman’s lead in the use of Revit and its continuous innovation in both digital information production and exchange, the company is meeting the Government’s requirements.

In 2011, Waterman was one of the first consultancies to invest in Revit, a programme which allows building to be designed in three dimensions, also known as object based design. Since then, the company has been assisting with the development of Revit and is now a leading authority in its use. David Fung, Director of Structures, commented: “I’m delighted we entered the Revit platform as the new millennium commenced, enabling us to be at the forefront of the BIM process. We are now in full compliance of Level 2 and we are developing Level 3, which will allow us to be a leader of BIM technology in the future.”

In 2000, Waterman was involved in the first series of projects to be designed using 2D/3D models. The project team for Bluewater in Kent agreed to exchange all design information digitally. This allowed coordination between the design team to be carried out on screen and therefore reduced the time it took for construction information to reach site. This was a significant advance over other projects at the time.

Waterman is already using 3D collaborative BIM systems on a number of projects and is therefore delivering the Government’s vision for the use of BIM today. For Quadrant 3, a 40,000m² development adjacent to Regent Street in central London, BIM technology was instrumental in the project completing three months ahead of programme. It was also used on the substantial redevelopment and refurbishment of the prominent 12-15 Finsbury Circus headquarters building in London; the new Shark Walkway at the London Aquarium; 20 Gresham Street, London including complex roofing geometry; Waterman’s multi-disciplinary appointment for One Angel Lane on the north bank of the River Thames; and the Trinity Leeds shopping centre. Waterman’s multi-disciplinary appointment for One Angel Lane on the north bank of the River Thames; and the Trinity Leeds shopping centre.

In parallel with this fundamental change to the way Waterman designs buildings, in May 2011, the UK Government Chief Construction Advisor, Paul Morrell, called for the adoption of Building Information Modelling (BIM) for all UK Government construction projects of £5 million and over. At the core of the BIM initiative is the use of 3D collaborative building models, such as Revit and the digital production and exchange of all project and asset information, data and documentation.

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In late February 2010, with one year remaining on the lease of its current accommodation and appropriate City office accommodation hard to come by, Macquarie Group needed to find and fit out a future regional headquarters. Ropemaker Place, a new office building in the heart of the City, seemed to tick all the boxes but would need extensive modification if Macquarie’s vision for a 21st century office was to be realised.

Macquarie was not simply intending to relocate employees into a city commercial building. It was determined that the new accommodation would encompass the company’s strategic principles of connectivity, flexibility, sustainability and service.

The vision that emerged over the course of the first two weeks of the project would not only provide Macquarie’s employees with state of the art IT, working space and leisure / support facilities, but would bring it all together in an iconic meeting tree within a newly created six storey atrium at one end of their tenancy block. With its interconnecting flying stairs criss-crossing the void and projecting meeting pods of various forms, this space provides a breath-taking central focus for the Macquarie teams working in the building.

The technical challenges posed by this vision were compounded by the programme constraints when it became apparent to Macquarie that the project needed to be on site just ten weeks after the design team started work. During this period the design would need to obtain Landlord and Building Control approval and the principal contractor would need to be appointed. Consequently, Waterman proposed that the structural works be undertaken ahead of the main fit-out, to make the work packages manageable and buy design time. Additionally, Waterman provided a full, detailed design to minimise the potential for disruption during the construction stages. This was of particular importance for the steel stairs, which are highly architectural.

The structural work was split into two main phases. The first phase, termed the enabling works, comprised the removal of the existing metal-deck slab and auto-fab steel beams to form the atria openings at each level. The deconstruction was undertaken up through the building and was followed as closely as possible by remedial works to strengthen any existing retained structural elements that would experience increased loading regimes. In areas where the atrium design was still evolving, the void was initially oversized, allowing the architects more time to determine their optimum edge profiling and details.

The second phase comprised the construction of cantilevered desks for the support of the projecting meeting pods and the onsite fabrication and erection of the steel stairs, together with supporting steelwork for moveable walls to audioria spaces, retrofitting of new builders work openings and reconfiguring plant platforms at roof level.

Overbury, the contractor had to deliver these structural works within the allotted 16 week period due to the very onerous site constraints that included a maximum delivery length of 3m for all new steels and neighbours above and below Macquarie’s tenancy floors. The adoption of transparent reporting and close working between all parties in the Macquarie and Overbury teams was key to the success of the project.

From the outset, the client’s aim was for the fit out to achieve a BREEAM ‘Excellent’ rating and the architect’s vision included exposed services at high level with no false ceilings to the dealing areas and meeting tree. Cooling is provided using a combination of chilled beams and cool desks within the dealing areas which are areas with increased fresh air provision. The reason for this is that chilled beams alone could not provide sufficient cooling on the trading floors due to the heat gains from the trading desk computers. In order to get the additional fresh air, alterations had to be made to the landlord’s air distribution system, together with new plant with air being supplied via new louvres installed within the building façade. New lighting was provided together with a state of the art, automatic lighting control system, which incorporated daylight sensing, movement detectors and an astronomical time clock. The fit out also incorporates a commercial kitchen which provides staff welfare facilities and catering for level 11. The top floor (Level 11), known as the Guest Relations floor, consists of the main board room, executive meeting rooms and a 150 person auditorium all feeding into the meeting tree space. Waterman was also required to provide the fire strategy. This involved the re-engineering of the base build fire strategy concept to achieve the design aspiration whilst maintaining the appropriate fire safety requirements.

The complex project, delivered on time and within budget, has created a space that fosters communication and collaboration within and between business units and is supporting the development of a stronger Macquarie community.

Contact: Mark Terndrup, Director, mark.terndrup@watermangroup.com

In addition, Waterman Energy, Environment & Design were appointed by Macquarie Group to undertake the BREEAM assessment of the fit out works would achieve a BREEAM Excellent rating, which was achieved in Spring 2011.
Too often our designs remain hidden behind the fabric of a building. These finishes obscure our designs and limit an engineer’s ability to express our ingenuity and creativity. So how would it feel to be able to design and detail a building where all the structure was exposed and what would be the benefits?

The Quadrant:MK at Milton Keynes provided this opportunity on a grand scale, with most of the structure remaining on display.

Buildings traditionally have an internal veneer of finishes for a number of reasons. Finishes can accommodate complex architectural detailing and use a broad range of materials. The finishes hide the building services and allow for greater flexibility of servicing. The structure can be designed to be utilitarian, focusing on function only. Finishes can be easily replaced if damaged.

These benefits provide a strong impetus to design a traditional building but there are some significant advantages to be gained by omitting the finishes. These include a reduction of fit out costs and programme, less working at height, improved durability and a merging of form and function.

The main incentive for choosing exposed structures is sustainability. Exposed structures tend to require less material, less construction processes, fewer trades and fewer deliveries and therefore usually have a lower embodied energy. In addition, concrete floor slabs have thermal mass, which can be mobilised to modulate the internal temperatures of a building and reduce or avoid the need for supplementary air conditioning.

Thermal Mass is the term used to describe the process of mobilising the mass of the building to provide inertia against temperature fluctuations. This is usually achieved using exposed concrete frames. There is some debate as to whether profiled or flat soffit slabs provide the optimum performance, but the current thinking is that a flat soffit provides the optimum surface to harness the cooler night-time air by avoiding trapping pockets of warm air.

The form of passively cooled buildings needs to be carefully tailored to be able to harness and store the cool night-time air. The Quadrant:MK buildings are designed with internal atriums that project above the roof level. At night perimeter vents are opened up on the external façade and the window is open at the top of the internal atria. This venting arrangement creates a stack, which passively draws in cool night-time air at each floor level and vents the warmer internal air through the atrium. This cools the floor slabs sufficiently to allow them to absorb the warmth generated during the day.

The resulting buildings are passively cooled by the thermal mass of the exposed concrete, requiring no supplementary cooling except in meeting and server rooms. Using the exposed frame in this way dramatically reduces the energy use in the building. This low energy consumption has significantly contributed to the attainment of a BREEAM ‘Excellent’ designation for nearly 400,000 ft² of office space.
The canopy frame design is a simple geometric expression of its structural needs. The simplicity of form is maintained by the absence of any cross bracing. The canopy has a diagonal intersection with the office buildings. We were able to mobilise this geometry to stabilise the canopy without the need for any cross bracing. The images below show how a combination of the slender tapering frames and the absence of braces or trusses help to create a dramatic entrance for the building.

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Tuan Huynh-Quoc, Project Engineer, tuan.huynh-quoc@watermangroup.com

There is a natural elegance to well-designed structures which often mirrors the beauty and strength found in nature. We set out to design a shading canopy for Southern Elevation of The Quadrant:MK which achieved this natural beauty.

The entrance shading canopy is designed as a series of half portal frames. The depth of each portal varies to suit the spans of the rafters. The portal frames are formed from tapering box girders, with the angle of taper varying slightly on each column to suit the larger forces generated by the larger spans.

The best exposed structures seamlessly combine form and function. Bridges often provide the purest and most legible expression of the merging of form and function. The two pedestrian bridges at The Quadrant:MK are exposed steel trusses and hence the elegance of the structural form would be important.

The key functions of the bridges are to provide a clear span across the atrium, to enhance connectivity between the buildings and to create a strong physical and visual link within the central atrium.

Typical bridge forms include arch, single or paired beams or trusses and cable stay options, all of which have their own distinctive appearance.

The 18m bridge span was achieved with an inverted bow string truss projecting diagonally from one corner of the bridge deck to the other. The bow string is a single solid steel bar which is suitably slender to maximise views through the truss. The diagonal orientation of the bow-string creates a dynamic view of the bridge soffit which changes depending on where it is viewed. The final solution represents a link between form and function.

The central atrium roof was installed at a 20m height between the office buildings and so it became important for safety to deliver a design which would reduce the number of trades working at height. The steel truss solution involved craning in prefabricated truss units into position between the buildings and enabled a modular integrated panel system to be lowered on top of the trusses. This significantly minimised the numbers of trades working at height as separate trades were not required to install insulation or apply finishes such as plaster.

The roof steelwork will be a combination of exposed and clad steelwork. The trusses have been detailed to support a Barrisol tensile fabric surround. These are clipped to the trusses to create the dramatic volumetric shapes defined by the form of the trusses.
Are we connected?

For the ‘I want it now generation’ instantaneous communication is a way of life in modern society.

Communication technology has changed so radically since the evolution of the printing press in the mid 15th century. The printing press’s primary effect on information reproduction was to make the production of words relatively cheap and accessible to the masses. For the first time in history, the effort required to disseminate information to the masses became achievable in a reasonable timeframe. Ever since then, technology’s primary role has been to lower the cost of information communication whilst increasing it’s availability. It now touches all of our lives.

Nowadays, Information & Communications Technology (ICT) consists of IT, telecommunications, broadcast media, all types of audio and video processing and transmission and network based control and monitoring functions. ICT is used in all industries, however it is particularly relevant to hospitals, universities, defence, hotels, shopping centres, entertainment, industrial and transportation infrastructure.

Waterman has been at the forefront in the provision of specialist ICT services for buildings, infrastructure and campus style developments in Australia. In order to further develop its presence and capabilities in the Australian market, Waterman recently appointed Brian Irwin to develop this market. Brian is an ICT specialist with a vast range of experience in design and contracting.

Brian commented, “In Australia, the Waterman approach going forward will be to work in close collaboration with clients to develop tailored solutions that specifically address the needs for today and tomorrow’s information, communication and network environment. In a buildings context, one such example includes the burgeoning building systems integration field where many large corporate and government clients are now looking to integrate the building services into a single IP network. The convergence of audio-visual and telephone networks with computer networks provides large economic incentives to merge the audio-visual, building management and telephone network with the computer network system using a single unified system of cabling, network traffic distribution and management. Other benefits include information availability, operational efficiency and cost savings over the life of a building.”

Brian joins Waterman in Sydney as Associate Director (ICT). He currently sits on the National Electrical Contractors Association Advisory Panel for the National Broadband Network, Fibre in Greenfields Stake Holder Reference Group. He is also a member of the Institute of Electrical and Electronic Engineers (IEEE) and the Project Management Institute (PMI).
Sizeable growth for data centre demand in the Middle East

Waterman has been operational in the Middle East for over seven years, during which time the world economy has endured significant changes. Despite being widely regarded as a relatively ‘safe haven’ in the worldwide economic fragility, there is still some degree of economic slowdown even in the oil-rich gulf states. However, while most industries are still facing the fallout from the economic crash, Waterman in the Middle East is enjoying sizeable growth in their data centre offering.

With worldwide technology dependence increasing at an exponential rate and with no analysts predicting this will abate any time soon, data centres are a recession-beating market niche which Waterman are at the forefront of within the Middle East. Waterman designed the first (and still the only) Tier-IV data centre, on which we have continued to perform operational and maintenance functions. Over the past 12 months, Waterman has fortified their position as the go-to consultancy for mission critical in the gulf region. We have presented at the market-leading data centre dynamics conferences in Muscat and Dubai where Kevin Miller, Senior Associate, presented what are widely considered as the best keynote of their respective conferences. This success led to us being invited for the honour of chairing the data centre dynamics conference in Doha, Qatar. The team also attended the data centre strategies conference in Dubai (as the only consultant invited) where we sat on the ‘cloud computing’ expert Q&A panel and again presented a 45 minute keynote.

This exposure has led to enquiry growth being exponential. A large area for data centre investment growth is the world with a 47% year on year projected growth for 2011/12. The reason for this interest is because no other region has the ability to offer low-latency connections to both the Indian subcontinent and West Africa simultaneously beside the UAE and the United Arab Emirates. This is concurrent with active projects in Dubai and Abu Dhabi, one of which is ultra-cutting edge and is leading Waterman to push the boundaries of what was traditionally considered possible.

We are working with our existing customers to bring a new product offering to the market, we are launching a range of low-cost assessment services to the Middle Eastern market with assessments of operations, power, cooling, efficiency and redundancy being offered in the near future. Prior to launch interest is already growing in this exciting new addition to our portfolio.

So, while the worldwide economic future is unclear the only certainty is that the data centre market is on the rise; with our extensive experience both locally and across the group we are ideally placed to capitalise on this growth. We are helping our customers to realise their ambitions to satisfy the information market demand and caring ourselves a respected name as thought-leaders in the market.

Waterman is known as not only the team who designed the first Tier-IV but more recently as the thought leaders in the region.

Greg Morgan, Managing Director and Kevin Miller, Senior Associate from Waterman Middle East visited Bangalore and Bombay in January to meet with key clients in those regions, as well as taking inquiries in Qatar, Oman, Egypt, Saudi Arabia and the United Arab Emirates. This is concurrent with active projects in Dubai and Abu Dhabi, one of which is ultra-cutting edge and is leading Waterman to push the boundaries of what was traditionally considered possible.

Mission Critical Systems Expertise Valued at Conference

Kevin Miller shortlisted as ‘Young Mission Critical Engineer of the Year’

Kevin was shortlisted in the ‘Young Mission Critical Engineer of the Year’ category at the 2011 Data Centre Dynamics Awards.

The ceremony, which was held in London in December, celebrated another year of challenge and achievement in data centres across Europe, the Middle East and Africa.

The future of any industry depends on the quality of the young people it can attract. The data centre industry is no different and the relatively low profile of the data centre as a career choice combined with increasing local shortages of suitably qualified M&E engineering staff places a premium on attracting new blood into the industry. The contenders of this award to date have achieved a higher client-facing profile than their tender years would suggest.

Contact: Kevin Miller, Senior Associate, kmiller@waterman-int.com

Waterman Middle East representatives including Greg Morgan, Managing Director, Kevin Miller, Senior Associate and Keith Askey, Senior Associate, participated in the inaugural Data Centre Dynamics conference held in Muscat, Oman on 25th September 2011.

The conference brings together personalities from across the mission critical business community in the Middle East and was particularly well supported by the government departments and regional business leaders. The opening address was presented by Dr. Salim Sultan Al Ruzaiq, the CEO of the Oman Information Technology Authority (ITA). Greg moderated the open panel discussion at the end of the conference with Kevin as one of the keynote speakers. The conference, one of a global series presented annually, is seen as the industry benchmark conference. This is the first time Waterman has been asked to provide a keynote speaker for an event in the Middle East which is a major achievement for the company.

Kevin opened the event to a packed conference hall of 300 attendees with a presentation on Sustaining Operational Effectiveness that was very well received and considered by many to be the best submission on the day. It was so well received that the event team has asked Waterman to provide another keynote presentation for DCO in Dubai and Doha.

Mission Critical Operations are rightly seen as one of the key success drivers to our business in the region and Waterman is at the forefront of advancements in this field. Having successfully mobilised and managed operations at the region’s first certified Tier IV data centre for Injazat Data Systems, we have now begun the transition of our processes into an advanced data centre culture in order to offer significant, added value to our clients across the region.

Our data centre operations assessment package is one of the most comprehensive and extensive auditing tools available to the mission critical sector and Waterman Middle East believes it will eventually help sustain the business regionally and offer a global solution to the wider market as it strives for cost controls and savings.

Contact: Keith Askey, Senior Associate, kaskey@waterman-int.com
**Waterman Sydney Supports Daffodil Day**

In Australia, Daffodil Day is a well-known charity event which helps raise funds to support the cancer council. This year was the 25th Anniversary of the event and was held on Friday 26th August 2011.

Pauline Shackleton from our Sydney office dyed her hair yellow for last year’s event and raised $700.

With fundraising becoming apparent to our staff in Sydney, this year Pauline and Godfrey Frederick both dyed their hair and raised over $2,000.

Pauline said: “I know that most of us have been touched by cancer in one way or another so I am very proud of the amount of money we have raised. Who knows what we will do next year!”

**WaterAid**

The Waterman Energy, Environment & Design (EED) team has chosen to support the charity WaterAid and aims to raise £20,000 over a 2 year period for their Maji Programme in Tanzania. Fund raising has got off to a flying start with a cake sale, charity football match, a raffle to young Scottish planners and donations collected at the RWM exhibition bringing the total to £728 so far.

Future fund raising events include wine tasting, a cycling challenge and mini golf. The fund raising programme is overseen by a committee chaired by Simon Handy, Director of Waterman EED, who would welcome any ideas for events or joint initiatives with our friends in the industry.

Commenting on the relationship with WaterAid, Simon said: “I am delighted with the real enthusiasm shown by staff and colleagues to help raise funds for WaterAid during a period of such austerity. The activities and rewards of raising money for charity are really helping to lift spirits and bring people together whilst doing something so worthwhile.”

WaterAid’s Maji programme focuses on the regions of Tabora, Singida, Dodoma, Manyara, Pwani, Lindi, Mwara, Ruvuma, Arusha, Mara, Mwanza and Musoma. Communities in these areas are very poor, relying on traditional farming and livestock keeping – livelihoods which are threatened by unpredictable rainfall patterns.

Susie Henderson, Corporate Account Manager at WaterAid, said: “We are delighted to be working with Waterman EED as their nominated charity on a range of exciting activities and events. WaterAid hugely appreciate this support, which is helping us transform lives in some of the poorest communities in Tanzania. Just £15 can help one person gain a lasting supply of safe water, sanitation and hygiene, so your continued support will really make an incredible difference.”

Contact: Simon Handy, Director, simon.handy@watermangroup.com

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**5km Resolution Run**

Linda McGregor, Divisional Director at Waterman Aspen, recently accomplished a 5km Resolution Run at Heaton Park for the Stroke Association.

Linda beat her personal record and completed the course in 44mins 36 secs, raising a total of £91.

Linda said: “I’d like to say a huge thank you to all those that sponsored me. It was loads of fun; there were lots of runners wearing costumes and everyone was in great spirits.

P.S I got my first ever running medal!! (ok so its plastic - but it’s still my medal).”

**A little festive cheer**

Waterman brought a little festive cheer to Beermond Special Community School in Southwark by donating a selection of presents from the children’s Christmas lists.

Santa Claus arrived at the school grotto on the 16th December with footballs, mp3-players and lightsabers, which were all gratefully received by the children of ages between 6-11.

The community scheme, which is organised in collaboration with Better Bankside, has been running for several years with great success.

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**Network 2011**

Waterman recently provided sponsorship to the RICS Matrics / Scottish Young Planners Network / Scottish Young Lawyers Association networking event held on the 10th November in Glasgow. Approximately 75 young professionals attended the event, which included a drinks reception, networking workshop and buffet.

In addition to promoting the services of Waterman at the event, Associate Director Ben Steele held a charity raffle, raising £200 for WaterAid. Prizes included a Christmas Hamper, limited edition Glastonbury artworks and Tony & Guy vouchers.

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**WEED’s ‘Fundrazors’ support Movember**

Four brave and intrepid men from WEED London and a trio from Bristol forewent shaving their top lips in support of ‘Movember’.

Movember is a charity event held annually to raise awareness of men’s health issues, particularly testicular and prostate cancers, with participants raising sponsorship by growing and grooming a moustache in November.
Two Design Awards for Knop Law School

Having recently won a RIBA design award for this primary school in Newcastle upon Tyne, Waterman Energy Environment & Design are delighted to announce a further two design awards in this year’s Lord Mayors Design Awards.

The scheme was voted overall winner in the ‘Accessibility’ category where “the judges were united in their praise for this scheme which has considered accessibility from the outset. Ramp access has been incorporated into the landscape design which covers an 11 metre change in levels across the site. Internally there is good colour contrast, excellent lighting, it is spacious and there is good free flow access to the external areas.”

The second honour, The Lord Mayors Special Award, represents the peoples recognition and is presented to the scheme which the Judges and Lord Mayor felt was the overall winner across all categories. “The judges were unanimous in their praise for the attention to detail given to both the internal and external areas of the school.”

This rounds off a successful year for our Landscape team, winning four design awards in the past twelve months.

Sydney Project Wins ‘World House’ Award

A house, which looks like a slimline prefabricated concrete umbrella stand, has been awarded the ‘World House’ of the Year at the prestigious 2011 World Architectural Festival award ceremony in Barcelona. Built in Surry Hills, Sydney, the house was assembled in four days from prefabricated concrete wall and floor panels. Inspired by architects in Tokyo, who work with incredibly small spaces this project used every square millimetre of the available plan area of 6 metres x 7 metres.

The house, known as Small House, was credited with its exceptional architectural / interiors features and for presenting a solution to the long-standing issue of urban sprawl. Despite the tiny size of the parcel of land, the house has three bedrooms, two bathrooms, living, kitchen and dining areas.

Waterman was appointed as structural engineering consultants during the project concept, design and construction phases, off the back of our previous work related to precast construction.

Graeme Deaker, Waterman Director commented: “The cantilever stairs were the most fun to design. The stairs consisted of very slim elements that float with seemingly inadequate support.”

Waterman worked with architects Domenic Alvaro and Woods Bagot as well as Baseline Constructions on this award winning project.
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// delivering solutions for a sustainable future //