Herbal House

A new concept of flexible workspace, revives one of London’s most iconic pieces of industrial architecture.

Circus, Liverpool
Liverpool’s new mixed-use destination brings the historic Lewis’s Building ‘back to life’.

New Community Hospitals in the Highlands
Isle of Skye and Aviemore welcomes two new facilities.

Clifden Community School
Ambitious €8m redevelopment in the heart of the beautiful Connemara region in Ireland.
Welcome to 2018 and to the Spring edition of Waterman Times

All of us at Waterman are looking forward to the future with a certain level of confidence. The number of people we employ is increasing and we continue to be appointed for a wide range of projects and new commissions.

You will notice that this edition of Waterman Times has focused more on the commercial sector where in some situations projects are being prepared for the next phase of development activity.

In the retail sector, we had a busy time in 2017 with Westgate Oxford opening in the autumn to great acclaim providing 800,000 ft² of retail and the creation of 3,500 full time jobs in the city. Our next large retail development for 2018 is at Brent Cross where detailed designs are currently being finalised.

One of our interesting residential developments is showcased in this publication where we are part of the team redeveloping the Thames TV Studios site at Teddington Lock. This is a superb riverside location where ecological constraints had to be overcome during the planning and construction phases.

I look forward to 2018 and beyond with great interest as unpredictability can often create opportunities and as engineers we always like solving problems.

Nick Taylor
Chief Executive

Head Office
Pickfords Wharf Clink Street, London SE1 9DG
+ 44 (0)20 7928 7888 www.watermangroup.com

Thank you to staff and clients who contributed to this edition. If you have any queries, please contact our editorial team: communications@watermangroup.com

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Situated a stone’s throw from the vibrancy of Fleet Street in London, Greycoat and Cheyne Capital’s newly refurbished development 8 Salisbury Square, comprises 156,000 ft² of Grade A office space across lower ground, ground and eight upper levels, adding 35% to its lettable area to accommodate 1,500 people.

18 20 Farringdon Street
This prestigious development offers brand new, user-focused office space in a vibrant location in central London. Situated in the heart of Maltown in London, 20 Farringdon Street is a striking new development which marks the second investment in the UK market for international real estate developer, Hill REavis.

20 Teddington Riverside
A new high-quality residential scheme in an idyllic setting of the River Thames. Built in the early 20th century, Teddington Film Studios in the London Borough of Richmond was once home to some of British television’s most loved programmes.

22 New Build Community Hospitals in the Highlands
Two new build community hospitals, driven by NHS Highland, are part of a new initiative to reshape health and social care services across the region. With a combined construction value of £30 million, the new facilities will be located on the Isle of Skye and in Aviemore, serving the communities of Badenoch, Strathspey, Lochalsh and South West Ross.

Herbal House

A new concept of flexible workspace, revives one of London’s most iconic pieces of industrial architecture.

The newly completed Herbal House is a 120,000 ft² mixed-use redevelopment delivered in partnership with owner, Aervium and developer, Allied London. Located at 10 Back Hill in Farringdon, the former factory with its original character is part of London’s trendy hub for digital, design and creative businesses.

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Along the world famous Wild Atlantic Way’s scenic coastal route, located at the foot of the Twelve Pins Mountains and in the heart of the beautiful Connemara region, travellers driving north will now be greeted by the ambitious £3m redevelopment of Clifden Community School, originally built in 1979.

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@waterman_group
Waterman Group

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The new shopping and leisure centre, Circus, formerly known as Central Village in Liverpool is a new scheme developed in collaboration with Augur Group, Liverpool City and Network Rail and comprises 480,000 ft² of the Grade II listed Lewis’ Building and surrounding land.

26 Abbey Wood
The new, vibrant area in the South East of London, is undergoing a complete overhaul. The regeneration is a joint initiative between The London Borough of Bexley, Royal Borough of Greenwich, Crossrail, Network Rail and TfL in partnership with developer Peabody.

28 Making a difference
Our charity and community initiatives in this edition; Waterman’s Beach Watchers lock eyes on litter, our PIE editorial team launches a Plastic Challenge, Stephen Lawrence Trust’s ‘Your Space’ and Running the extra mile for Kaleigh.

For more details please visit our website www.watermangroup.com.
The most high-tech residential building in Australia

Luxury apartment complex designed with facial, fingerprint and number plate recognition technology.

Melbourne’s luxury 14-storey Muse apartment complex on St Kilda Road will see the installation of facial, fingerprint and number plate recognition technology amongst its security measures for future residents. The most high-tech residential building in the country, by Devitt Property Group, will be crowned with a penthouse-worth $400m. It will include 35 to 45 apartments with 6-star amenities, ranging from 200 m² to more than 1,000 m². Occupants will have access to a 28m lap pool, relaxation pool and spa, gym with sauna and steam rooms and a residents’ club lounge with meeting rooms. Convenience features will also include commercial refrigeration in the lobby to take deliveries of wine, meat, fish and groceries until residents arrive home.

Residents will not require keys or smart cards to enter their homes, instead they will be able to access all the building’s facilities and control their homes remotely through an app. The high-tech features include customizable home automation systems which will call lifts when residents enter the building and residents can remotely turn on heating and cooling systems, control the lighting, lower blinds and put the kettle on. A 24-hour concierge will monitor a CCTV system using facial recognition and ‘intruder detection systems’ to ensure top-level security. Our team has been appointed to provide building services and sustainability consultancy for the luxury scheme which is due to commence construction during the spring 2018.

Elekta’s international campus completes

The new £12m South Lakes Birth Centre at the Furness General Hospital (FGH) site in Barrow opened its doors on Valentine’s Day, 14th February. The grand opening ceremony was attended by guests, VIPs, Councillors, MP’s and many happy patients. MP John Woodlock and Dr Bill Kirkup jointly unveiled a special commemorative wall plaque to mark the opening of the unit.

The new 253 m² centre comprises 14 en-suite birthing rooms with facilities for partners to stay over. It has two dedicated operating theatres, a special care baby unit, a maternity assessment area, a transitional care facility, a skills lab for staff training, and a bereavement suite. The world-class centre provides an interactive classroom fitted with highly sophisticated technology including microphones, cameras and a training simulator that can simulate various birthing situations and complications to allow staff to keep their clinical skills and decision making up-to-date.

Tom Davies, Building Services Director, commented; “We are really proud to have played an integral part of the wider IHP (Integrated Health Projects) team. The transformation into a world-class unit has been vital for the local community and sets an exemplary standard for future facilities.”

Project completion is anticipated in late 2020.
Marrsfield Apartments gets the go ahead

Our Dublin team is pleased to have been appointed by Hollybrook Homes on the development of two apartment buildings at Marrsfield Avenue, Clongriffin following planning permission granted by the Dublin City Council in 2017.

The development will provide 234 one, two and three-bedroom apartments across five and six storeys which sets back penthouse apartments. The façades will feature an attractive mix of brick and glazing, with large cantilever balconies. A single-level basement will accommodate off-street resident car and bicycle parking whilst retail and office premises will be located on the ground floor.

Located on the northern edge of the rapidly growing Clongriffin area of Dublin, residents will have the convenience of excellent public transport connections, local shopping and leisure facilities, and direct access to both Father Collins Park and the River Mayne Linear Park, which adjoin the site.

Having already provided all engineering services for the planning stage, our Dublin team is pleased to be involved in the next step, providing civil, structural, mechanical, electrical, transportation consultancy including sustainability advice.

Richard Osborne, Structures Director, commented; “We have worked closely with Hollybrook on their Robswall development and are looking forward to continuing to support them on this prestigious project.”

A new hotel scheme in Dublin’s popular Henry Street

The prestigious Henry Street in Dublin’s famous shopping district is soon to be welcoming a new hotel following submission of a planning application to redevelop the commercial premises at Twilfit House. The existing three storeys will be demolished and replaced by a new eight-storey premises with a single level basement. Opening onto Wolfe Tone Square the new building will accommodate a 218-bedroom hotel, gym and a café/restaurant at street level.

Our Dublin team worked closely with The O’Toole Partnership Architects, throughout the planning stage to provide engineering services to our client, Abarta Investments plc. We liaised with Transport Infrastructure Ireland regarding the LUAS Red line, which runs along the southern boundary of the site. We agreed on acceptable measures to ensure the safety and continuity of the tram being in full operation throughout construction and following completion of the project.

Our services included a Flood Risk Assessment, traffic engineering, services and utilities design and outline structural design. As the site is located in a very busy part of the city we also prepared a Construction and Waste Management Plan, a Delivery Services Management Plan as well as an Outline Method Statement, all of which ensures safety throughout demolition and subsequently the construction of the development.

Completion is anticipated by the end of 2019.
Qantas launch new lounge at London Heathrow

The new lounge opened on 29th November 2017 and is part of Qantas’ ambitious multimillion-dollar investment to launch one of the world’s longest routes in March 2018, a non-stop flight between Australia and London.

Conceptualised by international architectural firm Woods Bagot, the new lounge building is one of a kind offering seating for more than 230 people to dine, work and relax.

Split across two levels with prime airfield views, the new lounge offers a la carte menu, a circular marble cocktail bar, six shower suites with spa amenities, VIP areas, recreation for children as well as business facilities with Wi-Fi.

Our teams in Sydney and London carried out the full design for MEP structures and fire engineering services for the 12-month project. We designed a new interconnecting feature stairway, linking the two floors of the lounge. The M&E systems were digitally integrated with the Airport’s energy monitoring and control systems, to enable fully integrated systems management.

Craig Beresford, COO of Waterman’s Property business, commented: “Effective collaboration has always been at the heart of this fantastic project. The successful completion is testament to the project team’s commitment to working collaboratively, both in the UK and Australia, to deliver such an amazing space for Qantas at Heathrow airport.”

Transforming City Square in Waterford

Ireland’s oldest city has been through a major extension and revamp into a premier shopping destination.

The recently completed redevelopment has added 17,000 m² of two-storey anchor retail space facing Aungard Square and Peter Street Mall, a new food court and expanded units within the centre.

Our Dublin team were appointed by Bryant Park to provide civil and structural engineering design services from planning to construction. As Waterford is Ireland’s oldest city, historical preservation has been paramount throughout. The key design initiatives of the scheme were to keep the shopping centre fully operational during the demolition and construction works, and to mitigate the impact of the new development on the archaeologically sensitive zone.

Desktop studies and examination of previous archaeological excavations identified Viking archaeological remains dating back to the 11th century, including a bank to the west of the site which formed part of the defences of the medieval city.

Our team worked with architectural and archaeological consultants in consultation with National Monuments. We undertook an impact study to identify the most appropriate substructure strategy that would allow the development to proceed economically while preserving the existing archaeology in-situ. We created a 3D ground model which included all archaeologically sensitive layers and features, to allow us to examine and demonstrate various alternative foundation options, finally settling on a piled design using single CFA piles constructed at locations where they would have minimal impact on the archaeology.

We designed a lightweight steel frame with reinforced composite flooring to achieve low foundation loads, while maintaining a robust structural solution for the retail space. We also undertook strict vibration and movement monitoring throughout the works to ensure minimal impact to the existing structure but also to retailers. A number of existing retail units were modified and extensive façade upgrading work was carried out throughout the centre.

Anthony Byrne, Senior Engineer, commented; “It has been a privilege to be involved in this prestigious shopping scheme which has included major emphasis on preserving the architectural value for the city of Waterford.”

Recent Awards

BCO London Awards 2018
Shortlisted - ‘Best Commercial Workplace’
33 Central, London

BCO London Awards 2018
Shortlisted - ‘Best Commercial Workplace’
Anglo Court, London

BCO Midlands and Central England Awards 2018
Shortlisted - ‘Best Refurbished / Recycled Workplace’
Levin Building, Birmingham

CTBUH Awards 2018
Finalist - Best Tall Building Europe
Anglo Court, London

ICE Yorkshire and Humber
Civil Engineering Awards 2018
Shortlisted - Centenary Award – £5m and over
Allerton Waste Recovery Park

London Planning Awards 2018
Winner - ‘Best New Place to Work’
St James’s Market, London

AJ Architecture Awards 2017
Winner - ‘Tall Building of the Year’
Anglo Court, London

LABC Awards 2017
Highly Commended - ‘Best High Volume New Housing Development’
The Buttercross, Witney

APS National CDM Awards 2017
Winner - ‘Consultancy of the Year’

Jersey Construction (JeCC) Awards 2017
Winner - ‘Best Use of Innovation’
IFC 1, Jersey

Structural Steel Design Award 2017
LSQ London

National BCO Award 2017
Winner - ‘Best Commercial Workplace’
8 Finsbury Circus, London

RICS RIBA50ME Award 2017
Winner - ‘Best Use of BIM for Costings & Materials Take Off’
Brent Cross, London

Insider Yorkshire Property Industry Awards 2017
‘Consultancy Firm of the Year’

NSW Export Awards 2017
Shortlisted - ‘NSW Innovation’ category

06

20 Ropemaker Street gets the go-ahead

The London Borough of Islington has granted planning permission on behalf of Old Park Lane Management for 20 Ropemaker Street, a new commercial tower development in London. The 27-storey, mixed-use development will include work space designed for small and micro-sized industries to fill a gap in the market created by the ongoing regeneration in the area. The ground floor will comprise retail premises facing Finsbury Pavement whilst also being accessible through internal connections. The ground floor entrance level will have a community space for the building’s occupants, the reception desk can double up as a barista bar and there will be a variety of meeting and co-working spaces, green walls, established planting, events spaces, cafes and a lecture area.

The tower will have a vertical rhythm, with strong vertical stone corners and secondary horizontal spandrel panels wrapping the building. These will provide solar shading, obscure desk clutter and create a ladder-style effect when viewed externally as a whole. Materials have been chosen to pick up from the classical vernacular, with stone on the pretruding slices and darker reflective ceramic for the recessed slices. We have been appointed to provide structural, geotechnical and environmental consultancy services as well as liaison with Crossrail, Network Rail, London Underground (tunnels) and Thames Water (major sewers).

David Ainsworth, CEO of development manager CORE, said in a recent press release; “We have been privileged to work with a great team to reach this milestone, and we are now looking forward to creating a game-changing building in this well-connected location.”

Jody Pearce, Structures Director, commented; “We are very excited to be working with such a good team on this fantastic looking building, delivering a flexible scheme that can adapt to occupiers needs. I am especially pleased that the structural stabilizing ladder frames have been integrated into the front façade to such dramatic effect, creating panoramic views across London.”

07
Circus
Liverpool’s new retail destination

The new shopping and leisure centre, Circus, formerly known as Central Village in Liverpool is a new scheme developed in collaboration with Augur Group, Liverpool City and Network Rail and comprises 400,000 ft² of the Grade II listed Lewis’s Building and surrounding land.

The existing building on Ranelagh Street which opened in 1856 was built on the site of the original store after it was largely destroyed in World War II. It closed in 2010 and the premises have since housed a hotel, gym and NHS offices.

The site will offer more than 275,000 ft² of retail and leisure space across five floors. In addition to the existing 126-room Adagio Hotel, the scheme will offer 70,000 ft² of Grade A refurbished office space over four floors and a 25,000 ft² Pure Gym on the lower ground floor.

The planned development lies adjacent to the Knowledge Quarter Liverpool (KQ) and adjoins the Liverpool Central Station which will be expanded to create a more pleasant environment for the growing passenger numbers. Reaching 16 million in 2015/2016, made it one of the busiest rail stations in the UK.

‘Lime Square’ - a gateway to the city

At the heart of KQ is ‘Lime Square’, the new proposed epicentre of Liverpool, that will act as a gateway to the rest of the city, forming areas of high-quality public realm connecting with the retail district. This will involve a major overhaul of the crossroads adjacent to the Adelphi Hotel and Lewis’s Building carefully linking the built environment with the natural.

The area will be transformed into a vibrant part of the city with new shops, offices, galleries, bars, restaurants, gym and university space. A key component of the gateway will be the new commercial space for tech and digital businesses, alongside futuristic educational space.

We have been appointed to provide structural and civil engineering services as well as expert rail liaison interface with Network Rail and Mersey Rail. Having established the site controls with the design team, we are developing a sympathetic proposal which involves a top-down phased construction solution that will provide Augur with a base for their above-track development. This approach will also allow Network Rail to undertake maintenance and future station improvements during the construction phase.

Creating a brand new destination
Developer Augur Group is currently working on the refurbishment which involves cleaning the stonework, restoring historic features inside the building and installing a new lighting scheme.

Jody Pearce, Structures Director, commented; “We are delighted to be working alongside Augur on this exciting new retail scheme that will transform Liverpool into a prime location with huge potential for people to come together for leisure and work.”

Simon Mann, Chief Executive of Augur Group, commented in a recent interview; “In developing Circus, we are restarting the regeneration of the Lewis’s Building, bringing back to life a significant and historic landmark in the city and creating a brand new, mixed-use destination for the people of Liverpool.”

Work on the scheme is due to commence before the end of 2018.

Jody Pearce, Director, Structures
jody.pearce@watermangroup.com
Regeneration of London’s building stock is increasingly being favoured over alternative demolition and new build strategies. The redevelopment of 31 Gresham Street is a particularly poignant example of how the London commercial market requirements are rapidly evolving, generating the need to carry out substantial reinvention of the internal space to suit changes in working culture.

This major refurbishment will offer high-quality office space in London’s financial district. Garrard House, originally completed in 1998, was designed for Schroders as their investment bank world headquarters. Once extended, the building will comprise a ground floor, 9 office floors and 1 basement with a DOA car space and 126 cycle spaces, increasing the Gross Internal Area from 210,219 ft² to 240,444 ft².

Our team previously worked with Stanhope on the design and construction of the original building and are pleased to be re-appointed to carry out the multidiscipline design of this major refurbishment.

Remodelling the building

Together with the design team, led by Stanhope, AFIAA and WilkinsonEyre, we were tasked with rethinking how best to augment and refurbish the building to provide flexibility for a variety of tenants. We engaged with property agents to consider new ideas, technology and wellness strategies. As a result, the ground floor reception area will differ from the traditional front of house experience with a welcoming, open-plan and efficient space where reception, office amenities and flexible working space are all within the same environment.

Furthermore, our Building Services team have tailored the designs to meet the office requirements for a variety of future tenants including facilities for on-floor break-out and kitchen areas, adaptable lighting and user responsive air-conditioning systems.

The basement design largely follows the footprint of the original building where a foundation solution was devised to minimise excavation. Our MEP design will replace the original building services systems entirely and divide services between the basement and the roof, so that new cycle parking and changing facilities can be accommodated in the basement.

Substantial restructing of the central core is at the heart of the strategy to bring the building performance up to British Council of Offices (BCO) best practice guidance. The lift bank will be extended from 4 to 6 cars. The service lift will be brought into this zone, so that all floors can be serviced without crossing over tenant areas. Mechanical and electrical risers will be reconfigured to ensure landlord and tenant risers are correctly orientated. The atrium will be removed to create more flexible floorplates and form a physical continuity throughout the building.

The existing roofs on level 9 and part of level 8 will be removed to make way for new floors and facilities. Level 9 will provide terrace areas and a plant compound will be located at roof level. The new levels extend out to the current perimeter and will be supported directly by the existing stanchions. Our team designed the new floor space using a steel frame with a metal deck composite floor slab which incorporates lightweight concrete. This solution, combined with a reduction in the existing structure’s floor load allowances from 4.5 to 4 kN/m², significantly reduced strengthening work required to the existing structure.

Sustainability and environmental initiatives

The building is designed to achieve a BREEAM 2014 ‘Excellent’ rating. The sustainability strategy will see the carbon emissions of the building reduced by 58% to 35kgCO₂/m². Retention and re-use of the existing structure will save over 2,500 tonnes of embedded carbon emissions. In addition, our ecology experts have incorporated a large sedum roof with bat boxes as part of the strategy.

The new design adopts the latest standards and includes new energy efficient building services systems that will significantly reduce energy use and carbon emissions compared to the original building.

Mark Terndrup, Director of Building Services, commented; “This is a really exciting project and a great example of how we can generate increased value without resorting to demolition and rebuild. The new design adopts the latest standards and includes new energy efficient building services systems that will significantly reduce energy use and carbon emissions compared to the original building. The existing and new façade will include high performance glass that reduces summer heat gain and optimises daylight penetration.”

David Fung, Director of Structures, commented; “We are extremely pleased to have the opportunity to be involved in the re-shaping of the scheme again. Our team designed the original steel frame and included a number of features that we hoped would future proof the building and these have given us a great advantage with the new proposals. The steel frame and thin metal deck allows easy adaptation and is a concept still used in today’s buildings. The column design was conceived to allow the atrium to be infilled relatively easily and the steel frame solution means that the core can be adapted without compromising the main structure.”

The project is due to commence in late 2018 with completion anticipated in 2020.

David Fung, Director of Structures
david.fung@watermangroup.com

Mark Terndrup, Director of Building Services
mark.terndrup@watermangroup.com

10

Garrard House

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David Fung, Director of Structures
david.fung@watermangroup.com

Mark Terndrup, Director of Building Services
mark.terndrup@watermangroup.com

10
Situated a stone’s throw from the vibrancy of Fleet Street in London, Greycoat and Cheyne Capital’s newly refurbished development 8 Salisbury Square, comprises 156,000 ft² of Grade A office space across lower ground, ground and eight upper levels, adding 35% to its lettable area to accommodate 1,500 people. The secluded square has a dedicated taxi drop-off area, making arrivals convenient for both employees and visitors.

Its welcoming double-height reception hall is modern and contemporary with plenty of room for meeting areas. Designed to offer an open-plan, flexible working environment with ample daylight, large floorplates range from 12,000 to 19,000 ft². Spacious terraces across five floors are accessible via sliding glass doors, allowing staff to take advantage of 6,500 ft² of outdoor space with far reaching views over London.

Additional amenities on the lower ground floors include lockers, a drying room, showers, changing rooms and a 163-secure basement cycle spaces and five car parking spaces.

We were appointed alongside TP Bennett to carry out full design duties for MEP, structures and fire engineering, including advising on the energy strategy and façade performance.

Future Proofing the Building

Our building services team used high efficiency water cooled chillers to reduce energy use and the carefully coordinated heat rejection strategy included discrete low profile dry air coolers, minimising the roof plant height to keep within St Paul’s sight line restrictions. Our structural design was able to retain the original structure and extend it by 35% with minimal strengthening works.

We identified areas of the existing frame with spare structural capacity to allow the numerous side and rooftop extensions and atrium infills to be accommodated.

We also used an innovative load redistribution mechanism below ground floor to avoid the need to strengthen the existing raft foundation. This was possible due to properties of the two existing sub-structure levels which were heavier 400mm thick reinforced concrete slabs.

The superstructure consists of 8 levels of 130mm lightweight metal deck superstructure. The building is designed based on a 1.5m planning grid to accommodate both open plan office space and cellular office.

Eco-efficiency

Focussing on a low carbon design strategy, a Combined Heat and Power Plant (CHP) delivers 75% of the annual heating load. Other energy efficient improvements include low energy LED-lighting with dimmable daylight control features throughout and DC motor driven variable volume fan coil units, which adapt their fan speed to the demand and occupancy.

The project has achieved a BREEAM 2014 ‘Excellent’ rating.

Peter Downing, Director of Building Services, commented, “We are really pleased to have been involved in transitioning 8 Salisbury Square into a future proof building a tall retaining its characteristics. We have implemented the latest technology and solutions throughout, and the luxury of spacious floors with outdoor space and panoramic views makes this building very flexible to meet the modern occupant and its employee’s needs.”

Charlie Scott, Director of Structures, commented, “We are proud of our structural achievement of being able to add 35% additional NIA to the building by carefully adapting its original design characteristics to avoid significant strengthening or reconstruction.”

8 Salisbury Square reached practical completion in October 2017.

Peter Downing, Director, Building Services peter.downing@watermangroup.com

Charlie Scott, Director, Structures charles.scott@watermangroup.com
A new concept of flexible workspace, revives one of London’s most iconic pieces of industrial architecture.
The newly completed Herbal House is a 120,000 ft² mixed-use redevelopment delivered in partnership with owner, Aerium and developer, Allied London. Located at 10 Back Hill in Farringdon, the former factory with its original character, is part of London’s trendy hub for digital, design and creative businesses.

The industrial building, formally known as Back Hill and Reveille House, is one of London’s most iconic pieces of industrial architecture that has been transformed to suit the modern day needs of the TMT (Technology, Media and Telecom) market.

Originally constructed in 1928 for the Daily Mirror as their headquarters, it has played many roles throughout its lifetime, including; an artist’s studio, a backdrop for influential music videos, and home to The London College of Printing.

In addition to a two-storey roof extension and another level at lower ground, the redevelopment provides over 100,000 ft² of workspace arranged over ten floors with 9,000 ft² of high specification residential space across the fifth and sixth floor. The new spacious offices are designed with flexible floorplates from 2,800 ft² to 15,000 ft² to accommodate single or multi-occupier options.

Our Structures and Building Services teams worked closely with architects, Buckley Gray Yeoman, to deliver a design that respects the former print works industrial past, enhancing the original features rather than concealing them and transforming the existing building from D1 (higher education) to B1 (office).

We carefully designed the roof extension with a new lightwell that brings daylight through the building down to the lower levels. Our Structures and Building Services teams worked closely with architects, Buckley Gray Yeoman, to deliver a design that respects the former print works industrial past, enhancing the original features rather than concealing them and transforming the existing building from D1 (higher education) to B1 (office).

The external envelope of original brickwork and stone wrapped around the building has been restored whilst the original windows have been replaced with modern equivalents.

We assisted BGY in the design of the roof extension with a new lightwell that brings daylight through the building down to the lower levels.

Edwin Bergbaum, Structures Director, explains; “Following the initial detailed investigations, we designed a reinforced concrete slab with two levels of protection against water ingress. To maximize the use of the existing construction, we enveloped the original foundations into our design and strengthened the perimeter walls by supplementing them with additional steel supports to provide surety against corrosion of the embedded steelwork.”

Mark Terndrup, Building Services Director, said; “This innovative project has been fine-tuned to meet the flexible working culture within a striking industrial style workplace. Our MEP and Structures teams worked closely with Allied London and Buckley Gray Yeoman to create a unique product that respects the original buildings’ industrial heritage yet has the technical infrastructure and technology expected in a modern office.”

Mark Terndrup, Director of Building Services mark.terndrup@watermangroup.com
Edwin Bergbaum, Director of Structures edwin.bergbaum@watermangroup.com
This prestigious development offers brand new, user-focused office space in a vibrant location in central London.

Situated in the heart of Midtown in London, 20 Farringdon Street is a striking new development which marks the second investment in the UK market for international real estate developer, HB Reavis.

The 11-storey commercial development comprises 85,000 ft\(^2\) of CAT A office space with six external terraces on the top floors offering desirable panoramic views of St Paul’s and the city.

Innovation runs throughout the scheme and this is notably displayed within the four-passenger lifts which use destination hall-call control. The development has been designed with well-being as a high priority. Facilities include a double-width staircase with enhanced finish to encourage people to use the stairs for increased activity levels.

A separately designated cycle entrance off the cycle superhighway will accommodate 142 bicycles, showers and lockers.

Future-proofed and flexible design solutions

Our Energy Specialists carefully considered the façade performance requirements to reduce solar gain, utilising dot matrix fitting on high performance glazing whilst optimising useful daylight penetration. The low energy strategy was further enhanced with energy efficient air source heat pump chillers to provide cooling and act as the lead heat source in winter.

The Fan Coil Units run on low heating water temperatures to optimise the pump efficiency supplemented by low NOx condensing boilers. Photo Voltic cells generate on-site electricity and low energy LED lighting utilises daylight dimming with presence detection control. The scheme’s design has reduced carbon emissions by 25% below current Part L2A standards and achieved a BREEAM 2014 ‘Excellent’ rating.

The open ceiling solution, with exposed M&E services gives a modern feel which provides increased volume, light and space. The design team has carefully considered all aspects of creating a future-proofed and flexible office which can easily adapt for a variety of tenants.

Julian Traxler, Structures Director, commented; “The team’s collaboration on 20 Farringdon Street has contributed to HB Reavis’ delivery of another striking and efficient commercial building in Central London. The ability for Waterman to provide a seamless multidiscipline service led to much of the coordination taking place internally, enabling the rest of the project team to focus on other key parts of the project.”

20 Farringdon Street reached practical completion in March 2018.

Julian Traxler, Director, Structures
julian.traxler@watermangroup.com

Mark Terndrup, Director, Building Services
mark.terndrup@watermangroup.com
Built in the early 20th century, Teddington Film Studios in the London Borough of Richmond was once home to some of British television’s most loved programmes.

Teddington Riverside enjoys a prominent position on the River Thames overlooking Teddington weir. There will be four new buildings with over 200 apartments as well as separate townhouses and affordable housing plots taking shape. The new area will also provide secure car parking and cycle/residential storage as part of a double storey/part single storey basement to alleviate parking on surrounding streets.

We are proud to have been appointed by Pinenorth Properties Ltd to provide structural, environmental, ecology and transportation advice for this prestigious 4.5-acre project.

**Ecological matters and land assessments**

Our Environmental team undertook a Preliminary Ecological Appraisal (PEA) to facilitate discharge of the ecological planning condition. The results of the PEA required our surveyors to carry out a series of Evening Emergence and pre-dawn re-entry bat surveys to determine the presence or absence of roosting bats. We recorded low levels of bat activity, both foraging and commuting on and adjacent to the site along the River Thames, and determined that no bats were recorded as roosting. To minimise the impacts of the development upon the foraging and commuting bats, as well as nesting birds recorded on site during the PEA, we recommended practical mitigation measures during the demolition process and ongoing construction with the main contractor.

**Transportation layout**

Our transportation experts have provided guidance for the layout and geometry of the underground car park, including refuse access and advice concerning the associated clearance required for these vehicles, and input into the design of the main highway access. In addition, we have also produced various transportation documents which supports planning applications associated with the scheme.

David Fung, Board Director of Structures said; “We are extremely proud to have been appointed by Pinenorth Properties on this major high quality residential development. We look forward to being a part of an exceptional team which is transforming the heritage site previously occupied by Teddington Film Studios, situated in a prime location on the edge of the Thames and overlooking Teddington weir.”

The overall Teddington Riverside development is due for completion in 2019.

David Fung, Board Director, Structures
david.fung@watermangroup.com

**Structural frame**

Our Structures team have designed the buildings on the site comprising mid to low rise concrete frames utilising precast columns, shear walls and post tensioned slabs for the residential blocks to suit the basement car park grid, whilst the town houses and the affordable block have been designed using load bearing masonry construction. The residential blocks, with a mix of balconies and terracing, are set back at the uppermost levels offering riverside views.

The substructure comprises a single-storey basement with a split mezzanine level which has been constructed with a permanent sheet-pile retaining wall and ground bearing raft foundation. The basement will accommodate 258 car parking spaces as well as the energy centre that will support the entire development.

The contractor has chosen to adopt precast and post tension construction to improve the overall cost and construction programme.
New build Community Hospitals in the Highlands

Two new build community hospitals, driven by NHS Highland, are part of a new initiative to reshape health and social care services across the region. With a combined construction value of £30 million, the new facilities will be located on the Isle of Skye and in Aviemore, serving the communities of Badenoch & Strathspey and Skye, Lochalsh & South West Ross.

Both projects are being designed, built, financed and maintained by hub North Scotland Limited for NHS Highland, through a public-private partnership initiative set up by the Scottish Futures Trust. The development will combine and centralise multiple health and social care services and fulfil key requirements of functionality, flexibility, aesthetic quality and sustainability whilst being delivered within the affordability caps. With both sites located in attractive small communities, the new buildings will be among the largest structures in the immediate area, and while the focus will be on providing services to patients, the new infrastructure and buildings will be for many, the most visible and tangible element of the design.

New ‘hub’ on Skye, Lochalsh & South West Ross

Innovative designs will see a new, modern integrated health and social care ‘hub’ in Broadford, with all the inpatient services, and a smaller ‘spoke’ facility in Portree.

The new ‘hub’ will replace the existing Dr MacKinnon Memorial Hospital and the inpatient facilities in Portree Community Hospital. The development will comprise an in-patient ward, A&E department, radiology services, infusion suite, outpatient treatment and maternity services.

Integrating health and social care in Badenoch & Strathspey

The new build in Aviemore will replace the two existing inpatient facilities in the area — Ian Charles in Grantown-on-Spey and St Vincent’s in Kingussie – the Aviemore Health Centre and the ‘Scottish Ambulance Service Base’.

The design will allow for integration between the teams whilst enabling health and social care to be delivered from a modern, fit for purpose environment. The development includes inpatient ward, a GP practice, outpatient services, a dental clinic, x-ray facilities, out of hours service and a minor injuries unit.

Civil and structural engineering design

Our Structures team in Scotland has been working with hub North Scotland and NHS Highland in the development of these two projects since early 2016. We carried out due diligence on the acquisition of the Aviemore site and have now been appointed to deliver civil and structural engineering design services for both new community hospitals. We are working in partnership with Faithful & Gould (Project Management), Oberlanders and Rural Design (Architects), Wardell Armstrong (Landscape Architect), Rybka (Building Services), and Tier 1 Contractor Balfour Beatty.

Our team is also undertaking pre-planning support through specialist services in transportation, geo-environmental, acoustics, ecology and hydrology for both sites.

Construction is due to begin in early 2019, with project completion anticipated in 2020.

Eric Green, Head of Estates, NHS Highland, said: “We look forward to delivering high-quality facilities that the communities of Badenoch and Strathspey and Skye, Lochalsh and South West Ross can be proud of.”

Alun Rae, Structures Director in Scotland, commented; “The new hospitals will enhance health and social care provision across the communities and we are honoured to play our part in delivering these exciting projects which are great contributions to our growing healthcare portfolio.”

Alun Rae, Director of Structures alm.rae@watermangroup.com
Clifden Community School

Along the world famous Wild Atlantic Way’s scenic coastal route, located at the foot of the Twelve Pins Mountains and in the heart of the beautiful Connemara region, travellers driving north will now be greeted by the ambitious €8m redevelopment of Clifden Community School, originally built in 1979.

The new school was completed in October 2017, as part of a €100m investment initiative to upgrade older school premises to meet modern day standards. It has greatly improved educational facilities for this western seaboard community.

Located in one of the most picturesque towns in Ireland, the Community School sits close to the winding roadway, making a bold statement with its white mica-speckled render, against the imposing surrounding landscape.

The existing school has been fully operational throughout the entire construction of the new premises, which will cater for 500 students. Our team in Dublin provided civil and structural engineering services for the new school building.

A combination of two and three storeys offering more than 3,900 m² of teaching and ancillary space has also been designed to include a new school entrance, internal access roads, parking spaces, landscaping, drainage works, sports facilities as well as an on-site waste water treatment plant.

The moment the new school was completed, the project moved onto demolition of the existing school buildings at the rear of the site.

Dip in the rock horizon

The southern, western and northern edges of the site comprise rock faces, up to 9m in height, carved out of the hill to accommodate the new school.

The rock is a competent schist which is extremely resistant to break out. It also transpired that the mass of rock belied the most difficult issue encountered in the construction of the entire school - when the rock was needed, it was nowhere to be found!

While most of the new school building is supported on strip foundations formed on cleaned and levelled rock faces, under the centre of the new building footprint there was a localised sharp dip in the bedrock. The new building could not be founded on the alluvial clay overburden, as the foundation loads would certainly cause long term consolidation of the deep saturated clay. It was critical to reach the bedrock, and we had to be sure that it was indeed bedrock that the building was being founded on.

We achieved this by designing for piled support for the new building, utilising thick-walled steel tubular piles driven to bedrock. This solution enabled the use of high impact driving forces to break through rock fragments in the clay matrix and ensure bearing on competent rock. The piles installed ranged in length from 1.2m to 28m.

Protecting the deep-water salt lagoon

As the school site is located within the Connemara Bog Complex Special Area of Conservation our team prepared an Environmental Impact Statement, incorporating careful mitigation measures to avoid any detrimental impacts on the surrounding environment.

One of our biggest challenges was to minimise the impact of foul and surface water discharges on a sensitive deep-water salt lagoon in front of the school. The lagoon has an extremely diverse specialist lagoonal flora and fauna. We designed and constructed a pumping station and a tertiary treatment plant, including UV sterilisation, to ensure that the Salt Lake salinity and the ecosystems would be entirely protected from foul or surface water discharges.

Offsite construction reduced the overall programme

As the existing school was in full operation throughout the construction, offsite construction was adopted to minimise the overall programme. Precast concrete was used throughout, with walls, floors and lift shafts all cast under factory conditions, transported to site and erected in place. Our team had overall responsibility for the preparation of coordinated drawings for the precast manufacture. We designed fully detailed and coordinated drawings at an early stage in the process to ensure the factory had everything required to manufacture the individual precast units.

Richard Osborne, Director of Waterman Moylan, commented: “We are pleased to have been responsible for the provision of civil and structural engineering services on this technically and logistically challenging project, and we are delighted with how well the final build has turned out.”

Richard Osborne, Director, Waterman Moylan r.osborne@waterman-moylan.ie
The area is transforming into a thriving business and residential hub that will see the new Crossrail station open to customers in December 2018, allowing them to speed across London to the City, Canary Wharf, West End, Heathrow and beyond. The dramatically improved transport links will make Abbey Wood an even more attractive place to live, work and visit, with more people, businesses and investments coming into the local area.

More than 1,500 new homes

The regeneration scheme has already resulted in a new Sainsbury’s supermarket, planning permission has been granted for 220 new homes, a new library, retail units and a public square close to the station. In addition, Peabody is building 1,500 new homes on nearby sites along Harrow Manorway through the Mayor of London’s Housing Zone programme.

Abbey Wood, the new, vibrant area in the South East of London, is undergoing a complete overhaul. The regeneration is a joint initiative between The London Borough of Bexley, Royal Borough of Greenwich, Crossrail, Network Rail and TfL in partnership with developer Peabody.

Abbey Wood opened the new Abbey Wood station building in October 2017 as part of the Crossrail programme. It has been partially operational for the existing Southeastern services and will be fully operational in December 2018 when the Elizabeth Line opens. Designed to include a spacious concourse that leads directly onto a wide forecourt that connects the station to the Harrow Manorway flyover, it will also have two new island platforms for Crossrail and North Kent services, six lifts to help passengers get around the station as well as step-free access to every platform.

Waterman has worked with the London Borough of Bexley for over 28 years and has been involved in the regeneration of Abbey Wood from the early stages in 2009. Our team has provided engineering consultancy services for a public realm design and transport interchange at the station to allow for the urban regeneration of the surrounding area to maximise the benefit by the additional station capacity.

Major renovations of the existing Public Realm on the Harrow Manorway Flyover and the side roads of Gayton Road and Felixstowe Road are under way for which our team have designed new high-quality paving, soft and hard landscaping, street lighting, transport infrastructure in the form of upgraded bus facilities and cycle parking. On the flyover, a new toucan crossing arrangement will compliment footway facilities and bus stop infrastructure to allow for seamless transition from the station to different modes of transport.

Keeping all stakeholders informed

Our team has assisted Bexley in the co-ordination and interface with all stakeholders to deliver the scheme. This included the clarification and amendment of the land classifications between the Boroughs of Bexley and Greenwich, defining the working arrangement and the future maintenance requirements between the two Boroughs (through a Section 8 Agreement of the Highways Act) as well as providing lead co-ordination with the Station Works Contractor and Network Rail/Crossrail at points of interface between the station works and public realm works.

The early success of Abbey Wood station work schedule has already made an impact on the local area. The Leader of Bexley Council, Cllr Teresa O’Neill OBE said in a recent statement; “The opening of the new station at Abbey Wood in October was a great step forward towards achieving the vision for Abbey Wood and South Thamesmead. The arrival of the new Elizabeth line in just 9 months’ time is really good news for all of Bexley’s residents and businesses, especially the people who will benefit from the long-term regeneration of this area.”

Amrit Ghose, Regional Director commented; “We’re proud of our partnership with the London Borough of Bexley and hope to continue pushing the area forward for the next 20 years, just as we have for the last 20. We know it’s a fantastic part of London and this type of regeneration project is vital for the entire community.”

Amrit Ghose, Regional Director of Infrastructure & Environment amrit.ghose@watermangroup.com

Image Courtesy of Urban Movement on behalf of Bexley Council
Making a difference

Is it possible to live life without plastic? Or to at least live with less of it?

Plastic is used every day for just about everything. According to the Plastic Pollution Coalition, worldwide reliance on disposable plastic packaging is ever-harming our planet and by 2050 the oceans will contain more plastic than fish by weight.

Our PIE Magazine editorial team has decided to take on the Plastic Free Challenge as part of a worldwide initiative to raise awareness of the damages single-use disposable plastic makes to our health and environment.

Waterman Beach watchers lock eyes on litter

Waste and litter in our sea, particularly discarded plastic, is rapidly leaving its mark on our marine wildlife, injuring and killing fish, seabirds and marine mammals. The Marine Conservation Society, UK’s leading marine charity, has been protecting our seas, shores and wildlife, since it was founded in 1983. Supported by 1 million UK’s leading marine charity, has been protecting our seas, shores and wildlife, since it was founded in 1983. Supported by 1 million volunteers in the last year, their campaigns have had a major impact on the fight against marine waste around the UK. Their Beach watch initiative is a programme of beach clean events, supported by volunteer beach watchers across the country, helping to remove litter and monitor the levels of waste on our beaches.

Kim McKissock, Associate Director in our Perth office, has enrolled as a Marine Conservation Society Beach watch Leader, and is in charge of beach clean in her home village of Limekilns in Fife. The beach clean exercise aims to spread awareness whilst also being a great team activity. It works best in a team of three - one to pick up, one to hold the bag and one to record everything that’s found. Waterman’s team joined the local Beach watch on the 4th March. She added; “We can all make a difference, small or big, every little counts. We have to start somewhere and I am really proud that our team is doing our part.”

To find out more, visit www.mcsuk.org.

Milly Bowen is ready for the challenge with her re-usable coffee cup and carrier bag.

They will give up plastic for a week in March and challenge staff to do the same to help reduce our plastic footprint. That includes giving up all plastic packaging, disposable coffee cups, disposable plastic bags, plastic tubs, plastic trays, plastic bottles and so on.

Our staff have to keep a record of any plastic they’ve had to buy and state their reasons. They will have to collect their plastic and take a photo of all the items that have been impossible to go without. The challenge is hoping to see some creative solutions by the end of the week with the winner receiving printed ceramic mugs for their team.

Milly Bowen, Environmental Consultant and member of PIE Magazine, said; “Thousands of us have watched Blue Planet II and witnessed some of the terrible harm plastic can cause to ocean wildlife. We feel it is important to engage our teams across Waterman in this challenge. Whilst it is a fun exercise it has an important message.”

To find out more about the top ways you could get involved in helping to live a plastic free life visit: https://myplasticfreelife.com/plasticfreeguide/

Stephen Lawrence Trust launches ‘Your Space’

Stephen Lawrence Charitable Trust has initiated an exciting new bid called ‘Your Space’ as a memorial of Stephen’s aspirations of becoming an architect, before his senseless murder in a racist attack in 1993. The project marks the 25th Anniversary of Stephen’s death, and creates a legacy for the Trust to continue its work in the coming years.

The aim of ‘Your Space’ is to provide a creative incubator platform for young start-ups within the built environment. The income will support The Stephen Lawrence Bursary Award which has already awarded over 125 bursaries to architecture students. It will also contribute to their Building Futures Programme, which in its first year helped over 100 architecture students from Black, Asian and Minority Ethnic (BAME) backgrounds by providing paid internships, work placements, access to professional mentors and workshops.

Our team volunteered to provide structural engineering advice working closely with fit-out and refurbishment expert BW to transform the existing David Adjaye Centre in Deptford, South London, into a thriving creative space. At a meeting in December attended by approximately 30 people from the project team, including Gender Architects, BW and the various companies involved, Stephen’s mother Doreen Lawrence, Baroness Lawrence of Clarendon OBE, gave a speech to recognise the effort and support shown. She said; “The legacy of Stephen has stretched worldwide with what we have done in his name.”

Waterman’s Structural Engineer, David Marshall, said; “It has been an honour for us to be part of turning the Trust’s ambition into reality helping them to create a space for young people to pursue their careers within the built environment.”

‘Your Space’ opened its doors in March 2018.

Running the extra mile for Kaleigh’s Trust

In 2016, Scott Lau, a Structures Engineer who worked in our London office, was given the devastating news that his six-year-old daughter Kaleigh had DIPG, an inoperable malignant tumour which grows in the brain stem. Over 40 children between the ages of 5 and 10 are diagnosed each year in the UK and there is currently no known cure. Due to a lack of research funding, the average life expectancy from a DIPG diagnosis is between 9 months to 2 years.

Kaleigh’s family decided to raise awareness about this medical condition by setting up Kaleigh’s Trust. Our team has joined the fight for Kaleigh, trying our best to raise funds for her treatment and pediatric brain cancer research. In addition to office bake sales throughout the year, Jennifer Camilletti, Phil Hanby and Ottavia Rispoli from our structures team, have completed several 10k fundraising races with the aim to complete as many 10k races as possible by September 2018. In November 2017, they were even joined by brave Kaleigh herself, who covered the 10k distance in her wheelchair.

Follow Kaleigh’s progress at www.kaleigh.ethanet.co.uk
Our talent is shaping our future!

We have a number of opportunities for Graduates and Apprentices. If you want to enter the world of an engineering and environmental consultancy, don’t look any further.

Visit our website to find out more or contact Nick Harrison, nick.harrison@watermangroup.com