



**PROPERTY**



**DEVELOPMENT**



**MANAGEMENT**



**ADVISORS**



**HAWK**





# Hawk Consultancy Services



Since 1983 Hawk has been working with both the private and public sectors in the fields of:

- Development Management
- Strategic Property Advice
- Project Organisation and Management
- Cost Management
- Marketing, Letting and Estate Rationalisation

These activities encompass the principal aspects of property investment, development and construction. From a single point of contact with the client, Hawk is able to provide a comprehensive service covering the full range of property development and project management functions from inception, feasibility and property acquisition through design development, procurement and construction to final commissioning for occupation or disposal.



The Hawk team includes members of:

- The Royal Institution of Chartered Surveyors
- The Royal Institute of British Architects
- The Chartered Institute of Building
- The Institution of Civil Engineers
- The Institution of Structural Engineers
- The Association of Project Managers





# A strategy for property



- Hawk employs experienced and qualified staff skilled in understanding and interpreting clients' requirements.
- Hawk empowers and encourages mutual support of staff members to develop them professionally and personally to the maximum of their capabilities.
- Hawk engenders an on-going programme of training to keep abreast of the market and the latest technical advances.
- Hawk applies a meticulous application of management procedures and systems.



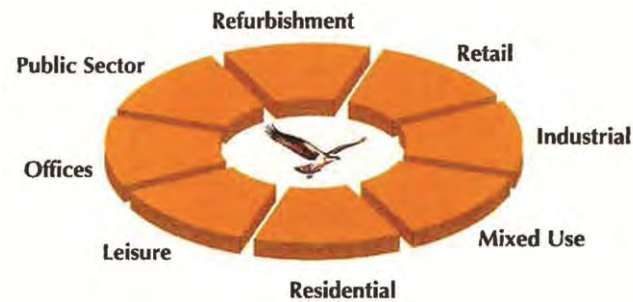






# Development Management

Hawk's background in property development, the experience and commercial flair of its professional teams and a detailed knowledge of the property market enables Hawk to offer specific property consultancy and development advice.



- Hawk controls and directs the development process on behalf of landowners, owner occupiers and tenants.
- Hawk is committed to adding value to its clients' property interests by the application of its commercial development skills.
- The success and quality of Hawk's past and existing projects demonstrate the experience and expertise Hawk employs for the benefit of its clients.

## Hawk's skills include:

- Strategic property advice
- Development appraisal and analysis
- Development agreements
- Joint venture partnerships
- Acquisition and disposal strategies
- Risk identification, evaluation and management
- Strategic planning
- Development financing
- Listed buildings and sensitive planning issues
- Briefing professionals
- Design management and evaluation
- Investment valuation and advice
- Property audits
- Town and Country Planning









# Project Management



Hawk's project organisation and management provides a range of professional services; as such it has earned a first class reputation for the comprehensive control of the design, procurement and construction process and for maximising value for money to the client. Hawk's success is based on careful management and attention to the detail of a scheme: maximising value through its expertise in project planning and, where applicable, minimising costs through efficient and skilful procurement and construction techniques.



## Hawk's skills include:

- Client representation
- Procurement planning
- Professional team selection
- Professional team appointment
- Project planning and programming
- Cost and value management
- Quantity surveying
- Account management
- Risk assessment and evaluation
- Tender action and evaluation
- Project procurement and control
- Post contract management
- CDM health and safety







# Architecture and Urban Planning



Through its Chairman Trevor Osborne, who is also the Chairman of the Urban Villages Forum and a Royal Fine Art Commissioner, Hawk will continue to promote quality buildings and the sympathetic regeneration of neglected areas and obsolete buildings by careful selection of talented architects, designers, associated consultants and specialist contractors.



Hawk's philosophy is to promote the creation of an improved urban environment by procuring imaginative and appropriate designs which, combined with sure management of their construction, produces a framework for an

enhanced quality of life for property users and a proper financial return for investors.







# Hawk International



In addition to its UK operations, Hawk undertakes overseas work. Although Hawk is firmly based in London, it is able to operate through its associated offices in Abu Dhabi, Bahrain, Hungary, Germany, India and Namibia.

Its expanding international business provides the full range of professional skills and services enjoyed by its UK clients, strategically co-ordinated from London.



## Public Sector Initiatives



The Private Finance Initiative is bringing about a radical change in the way buildings, facilities and infrastructure are procured and financed. The Millennium Commission and other National Lottery Funds have also created opportunities for the private sector to initiate projects of benefit to the wider community.

Through its association with other companies in the construction industry, Hawk is able to provide a wide and comprehensive range of disciplines to evaluate and procure projects which meet these new public sector requirements.

The Company's management skills and its practical and financial ability are already being successfully applied to a number of these projects. In addition Hawk provides project advice to a number of Government bodies such as English Partnerships and The Millennium Commission.





# Construction Safety



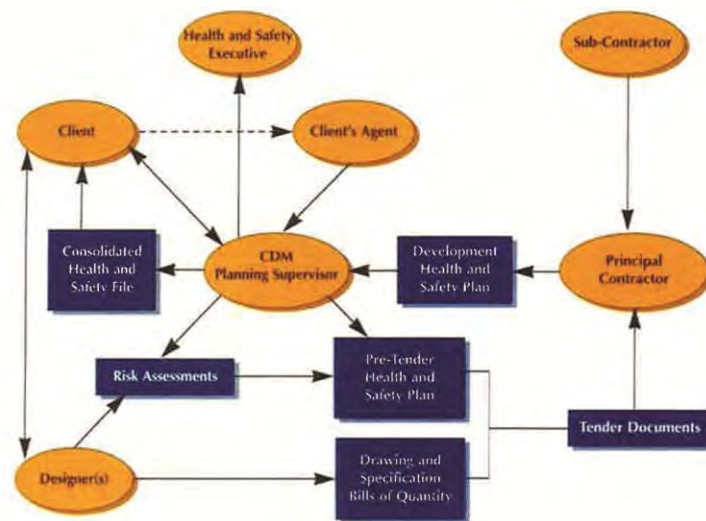
Hawk personnel, with their wide experience of all aspects of the construction industry and project management, are well qualified to assume

the roles of **The Client's Agent**  
or **Planning Supervisor**

to advise clients

- on the competence of designers and contractors in the health and safety aspects of a project or allocation of resources,
- on the completeness of a contractor's Health & Safety Plan to enable the client to authorise construction commencement.

Hawk has practical experience of CDM with the essential preparation of Health & Safety Plans and Health & Safety Files for commissions in both the public and private sectors.





**HAWK**

DEVELOPMENT MANAGEMENT PLC

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## Client List



- Amerada Hess Limited
- Bahrain International Golf Company
- Banque Paribas
- Boots Pension Fund
- British Gas Plc
- British Telecom Plc
- British Rail Property Board
- Building and Property Facilities Management
- Corporation of London
- County Nat West Limited
- The Duke of Edinburgh Award
- English Partnerships
- Foreign and Commonwealth Office
- General Accident
- Homerton College, Cambridge
- International Institute For Strategic Studies
- John Swire & Sons Limited
- Kleinwort Benson Investment Management Limited
- LEP Group Plc
- London Borough of Merton
- The London Clinic
- London Scottish Regiment
- London Standard Bank
- Magdalen College, Oxford
- Marr Taverns
- Millennium Commission
- The Miller Group
- The Ministry of Defence
- Minster Square Limited
- Morgan Stanley Property Development Company Ltd
- National Provident Institution
- Northcliffe Newspapers
- Prudential Portfolio Managers Limited
- Postel
- Reinhold International
- Royal Country of Berkshire
- Scottish Life Assurance Company
- The Soho Housing Association
- Speyhawk plc
- Standard Life
- Thames Water Authority
- Threadneedle Properties





# 2-4 Cockspur Street, London

## Project Description

The site comprises the whole of the property known as 2, 3 and 4 Cockspur Street, formerly known as the Sun Life of Canada Building, located in a prominent position to the west of Trafalgar Square.

The work involved the internal demolition of the existing building to form an atrium, new cores and new floors with a retained stone facade (two original facades to Cockspur Street and Pall Mall East), together with the construction of a new seventh floor level and plant area above. The value of the work is approximately £14.5 Million and will deliver 130,000ft<sup>2</sup> gross internal area.

The completed development includes fully fitted air conditioned office space, set around an atrium within two basement levels, ground floor and seven upper levels, linked by four passenger lifts. Mechanical and electrical plant is located at lower basement level and on the roof, with car parking provided at intermediate basement level.

## Services

Hawk provided Project Management and Development Management services.



buildings

Location  
London

Project Value  
£14.5 million

Funding  
Client

Services  
Project Management  
Development Management





# Morgan Stanley International, European Headquarters, 25 Cabot Square, Canary Wharf

## Project Description

The £200 Million, 750,000ft<sup>2</sup> building is principally 16 storeys high above the West India Dock wall (which is a listed structure). More than 50% of the building is located above water on a suspended slab. All main entrances to the Canary Wharf buildings are level with the raised roadway system 5m above the original dock wharf. The building forms an integral part of the Canary Wharf infrastructure.

Externally the building is clad in natural limestone and granite with double glazed aluminium framed fenestration. Internally the sophisticated building services and communication system serves 2 dealer floors, office areas and restaurant facilities with associated vertical transportation facilities. A sophisticated building management system integrates air conditioning and lighting in room zones. Marble and mahogany entrance area together with high quality partitioning maintain the high standards of this bespoke headquarters building.

## Services

Hawk Development Management were appointed as part of the client project team and have been actively involved in all aspects of design, procurement, construction and financial control for both the shell and core and fit out stages of the contract. Specific tasks included project control in close liaison with the Construction managers, subcontract and supplier negotiations, material and finished selections, programme monitoring and responsibility for agreeing logistics with Olympia and York project team. Morgan Stanley have been aided in converting their rigorous requirements for a high specification and technically complex building into the reality of their new European Headquarters within the framework of the Canary Wharf Development and always within the Local Authority's constraints.

Morgan Stanley successfully moved their operation from several West End locations to the Docklands building and Hawk assisted in the logistics and organisation of this relocation.

We were retained as Consultant Project managers to fit out the remaining seven floors as demand required by the client. Included in the final floor was a multi-functional teaching facility which centred around ICT and the requirement of a 100 seat, state of the art auditorium, with full IT and video conference facilities.



buildings

Location  
London

Project Value  
£200 million

Funding  
Client

Services  
Project Management



# Morgan Stanley International, European Headquarters – Fit Out of 25 Cabot Square, Canary Wharf

## Project Description

Following Departmental growth and the movement of personnel from the City of London, Morgan Stanley have retained Hawk Development Management to manage on their behalf the reconfiguration of office space on levels 6 and 7 of their European Headquarters Building.

The works entail major reconfiguration of occupied demountable partitioned offices in a phased sequence with all the attendant services and information services work being adjusted but always maintained. The major criteria throughout the project being to ensure the “business” of Morgan Stanley must never be disturbed. Included in the final floor was a multi-functional teaching facility which centred around the ICT and the requirement of a 100 seat, state of the art auditorium, with full IT and video conference facilities.

## Services

Hawk was responsible for project organisation and management of the development.

Architecture and service designs were completed and the actual works took 12 weeks with a cost of £1.75 Million.



buildings

Location  
England

Project Value  
£1.75 Million

Funding  
Client

Services  
Project Management





# Monument House, London

## Project Description

A new seven storey (35,000ft<sup>2</sup>) office building, built on a corner site adjacent to the historic Fire of London Monument. Because of its location, the site was severely restricted, abutting boundaries on all sides. The two basement levels were constructed adjacent to public highways on two sides and accommodated licensed premises on the upper level with plant and cellarge on the lower level, leaving space for archive storage.

The building is constructed with reinforced concrete frame faces with a conventional Portland stone cladding. The £11 Million building was pre-let so the interior was designed to meet all the requirements of a demanding City business occupier.

## Services

Hawk provided Project Management Services.



buildings

Location  
London

Project Value  
£11 million

Funding  
Client

Services  
Project Management



# Lygon Arms Hotel, Leisure Centre and Country Club

## Project Description

Hawk Development Management were appointed through the Client's solicitors in January 1992 as an independent advisor to investigate the operational problems with the swimming pool complex.

The problems related to:

- Insufficient space for maintenance of plant
- Inadequate facilities for a safe application and storage of chemicals.

The final report identified the problems and provided solutions to ensure the complex remained in operation at all times during modification work.



buildings

Location  
England

Project Value  
£Confidential

Funding  
Client

Services  
Development Advice





# Ludgate Hill Sites, London

## Project Description

There are three office buildings on two adjacent sites:

- Site A: 138,238ft<sup>2</sup> gross consisting of 89,201ft<sup>2</sup> net office space, 6,400ft<sup>2</sup> of retail and 6 car parking spaces.
- Site B: North building 69,525ft<sup>2</sup> gross (49,590ft<sup>2</sup> net and 4 car spaces); South building 55,165ft<sup>2</sup> gross (38,266ft<sup>2</sup> net office space, licensed accommodation and 4 car spaces).

The sites are partially within a conservation area under St Paul heights adjoining the processional route, surrounded by numerous listed buildings and ancient monuments and below ground is known to contain significant archaeological remains including sections of the London Wall.

## Services

Hawk Development Management were appointed by the City Corporation to recruit a team of consultants to advise on a scheme of redevelopment for the Corporation land and obtain beneficial planning consent and to carry out the outstanding archaeological investigations. Following the selection of Hawk an extension exercise was carried out to identify a number of suitable consultants in each of the required specialisation. These were examined and reduced to shortlists which have been approved by the City Corporation in Committee. In the light of the current over supply of commercial property in the City, the Corporation have suggested a careful and measured programme.



buildings

Location  
England

Project Value  
£28.5 Million

Funding  
Client

Services  
Project Management  
Planning Advisors



# Lucknam Park, Wiltshire

## Project Description

Lucknam Park is an imposing Palladian-style Country House, listed Grade II, dating from 1720 and set in an extensive parkland of 280 acres at Colerne in Wiltshire, 6 miles from historic Bath. A family home until 1987, Lucknam Park was bought by Speyhawk in a JV investment.

The house was sympathetically refurbished as a hotel providing 31 bedrooms and 11 suites with modern facilities to international standards.

The ancient walled garden was restored to its former splendour and the landscaped park, with its mile long avenues of beech trees, opens out from the sweeping lawns surrounding the house for outdoor recreation with paddocks and rides. There is also an adjoining leisure spa has a swimming pool, gymnasium and health club.

## Services

Hawk was responsible for project organisation and management of the development.



buildings

Location  
England

Project Value  
£Confidential

Funding  
Client

Services  
Project Management





# Jubilee Hall, Covent Garden, London

## Project Description

This £17 Million development provides 16,000ft<sup>2</sup> gross of office accommodation, 16,000ft<sup>2</sup> of market area, 9,000ft<sup>2</sup> of retail, a 16,000ft<sup>2</sup> sports hall, 4,000ft<sup>2</sup> of workshops and 28 flats.

The refurbishment and redevelopment of the existing Listed Jubilee Hall and adjacent market to provide a multi use facility on the south side of the Coven Garden piazza.

## Services

Hawk provided the Project Management for the scheme.



buildings

Location  
London

Project Value  
£17 Million

Funding  
Client

Services  
Project Management



# J P Morgan European Headquarters, Whitefriars, 60 Victoria Embankment, London

## Project Description

This £250M building providing gross 700,000ft<sup>2</sup> covers six floors above ground, three floors below ground with the lowest level 16.50m below ground level. The new building is split into 2 blocks linked under John Carpenter Street. In addition the main block is linked to the Great Hall, a Grade II Listed building.

The project included the restoration of the Grade II Listed Great Hall formerly part of the City of London Schools and the Italianate facades of the former Guildhall School of Music prior to their integration into a modern office development.

## Services

Hawk were appointed by the client, a wholly owned subsidiary of J P Morgan, to act as Development and Project Advisors. Hawk greatly influenced the layout of the conceptual design of the building with the demanding structures of end user requirement and the height restriction imposed by views of St Paul's Cathedral. In addition, detailed negotiations with the City of London Planners effected the removal of the listing orders which would have had the effect of seriously impairing the viability of the project.

During detailed design and construction phases of the project continued to act as advisor and agent of the client, which in final stages of construction and fitting out entailed executive roles with the Management Contractors organisation.



buildings

Location  
London

Project Value  
£250 million

Funding  
Client

Services  
Development and Project  
Advice





# Imperium, Reading, Berkshire

## Project Description

This £20 Million, 108,000ft<sup>2</sup>, office building on three floors has a glazed atrium entrance and courtyard. There is undercroft car parking for 114 cars. The frame of the building is precise, reinforced concrete on piles and ground beams. The cladding is curtain walling. The roof of the two office spines is a shallow barrel vault, constructed on steel frame, timber base with lead coated stainless steel finish. The atrium has a single glazed roof with natural ventilation and a stone floor. Extensive landscaping is included within the brief to enhance the site and reduce the visual impact of the 300 car parking spaces required to meet the brief. The building is fully fitted with raised floors and suspended ceiling, VAV air conditioning. The entrance atrium has two semi-panoramic lifts. A goods lift is provided to the rear of the building adjacent to the service area.

## Services

Hawk Development Management were appointed by Imperium Ltd in September 1987 to assemble a design team and proceed to instruct and achieve the commencement of an enabling works contract of piling, ground beams, below ground drainage, earth moving and site levelling on site, in September 1988. The structure of the building was agreed to be precast concrete frame and precast floor slabs, allowing sufficient detail design and fabrication time to make appropriate decision with the required constraints of the programme and fabrication requirements. The building was completed, fully fitted with an extensive landscaping, water feature and car parking in March 1990 at a building cost of £80 per ft<sup>2</sup>.



buildings

Location  
England

Project Value  
£20 million

Funding  
Client

Services  
Project Management



# Gallions Reach, Beckton

## Project Description

This £100M mixed use development on 130 acres of redundant gas works site adjacent to the Thames and proposed East London River Crossing and the Royal Docks will contain:

- Retail park of – 29,000m<sup>2</sup>
- B2 Industrial – 44,220m<sup>2</sup>
- B1 Offices - 22,760m<sup>2</sup>
- B8 Distribution – 15,240m<sup>2</sup>
- Leisure Complex (Hotel, Motor Showrooms) – 28,880m<sup>2</sup>
- TOTAL – 140,160m<sup>2</sup>

Outline planning application for the whole development and a detailed application for the first four phases of the infrastructures was submitted on the 19 December 1991, supported by a comprehensive environmental statement.

## Services

Hawk Development Management were appointed as British Gas development managers to act in conjunction with their development partners Carter Commercial Developments Limited, and to manage the professional team in preparing a masterplan and infrastructure proposals to deal with this contaminated site.

The master plan has to be, above all else, an exciting attractive and imaginative scheme with a wealth of landscaping parkland and riverside walks on what is currently a derelict moonscape. The plan had to be carefully engineered to deal with all the massive foundations and take into account structures within the ground and the contamination both in and over the ground arising from over a hundred years use as part of the world's largest gas works.

With such a large scheme and the public interest in contamination issues it was essential to produce a comprehensive environmental assessment to support the planning application.



buildings

Location  
England

Project Value  
£100 Million

Funding  
Client

Services  
Project Management  
Development Management





# Farnham Business Park

## Project Description

Our client, Miller Group, owned a high quality business park of 40,000ft<sup>2</sup> comprising four separate buildings and only part of the park was occupied.

Hawk were appointed as the clients representative to oversee the marketing and letting team. The instruction increased to include project management of remedial works to M&E systems. Activities included:

- Organising and incentivising all letting agents
- Structuring and monitoring marketing budgets
- Direct negotiation with potential tenants.
- Instruction of solicitors.
- The entire premises are now let.



buildings

Location  
London

Project Value  
£Confidential

Funding  
Client

Services  
Property / Letting Advice  
Project Management



# Euro-Clear HQ, Cala, Belgium

## Project Description

Purpose designed £116 Million, 600,000ft<sup>2</sup> headquarters building for the centralised European bank clearing facility. A reinforced concrete building of some 23 storeys (6 below ground level) clad in granite and curtain walling. High quality air conditioned space with great flexibility to cater for the ever changing needs of the high technology use. The project commenced in November 1989 and was completed in March 1992.

## Services

Hawk was appointed as advisor to the Project Director. In this role Hawk advised on design, value engineering and construction methodology. In addition we were instrumental on the appointment of the design team and contractor.



buildings

Location  
England

Project Value  
£116 Million

Funding  
Client

Services  
Development Advisor  
Client Representative





# Eagle Star Properties, 63 St Mary Axe, London

## Project Description

This recently completed multi-storey office block has been fitted out with extremely high quality finished and Hawk Development Management were appointed as Project Managers for the work.

The building, with three road frontages, comprises a basement, lower ground floor, ground and seven upper floors with M&E services plant at roof and basement levels. It provides 80,000ft<sup>2</sup> of lettable office accommodation for a project value of circa £70M.

Elevation treatment reflects a high quality modelled finish incorporating Portland stone and granite.

Structural design takes account of wide span space, providing flexibility for financial dealing space. Internal layouts on a 1.5m grid provide cellular and open plan space.

Full design for incorporation of restaurant, private dining and full catering facilities to be located at lower ground floor.

## Services

Hawk Development Management were appointed by the client, Eagle Star to act as development managers on their new corporate premises adjacent to their existing head office in 60 St Mary Axe. Hawks involvement commenced shortly after the purchase of the site from Bunge & Company.

The role was to oversee the demolition, coordinate the planning process and select the design team and the main contractor on a competitive basis. During the final stages of the construction, client decided to pass the scheme over to their in house property company and market the building for leasing and then investment sale. Hawk was therefore appointed for Phase II works to project manage the scheme to the conclusion of the letting campaign.

The work involved the marble to entrance halls, carpeting and partitioning, full services to the office accommodation, and final finishes to all common areas. In order to give the space the final touches HDM also coordinated the installation of soft furnishing, removable fixtures and fittings and planting.



Location  
England

Project Value  
£70 Million

Funding  
Client

Services  
Project Management  
Development Management



# Denison House, Vauxhall Bridge Road, London

## Project Description

This speculative office development is a reinforced concrete building of 7 storeys clad in limestone and curtain walling. The project commenced in April 1990 and was completed in Jun 1992. It delivers 46,00ft<sup>2</sup> gross area for a development value of £28 Million.

## Services

Hawk were originally brought in by the Bank as monitoring surveyors when the construction programme began to slip resulting in disputed between the contractor and the developer. Subsequently the developer went into receivership at which point Hawk took over the entire running of the project on behalf of the bank. The project was completed to a high standard and satisfactory settlement reached in respect of the construction contract.



buildings

Location  
London

Project Value  
£28 Million

Funding  
Client

Services  
Development Management  
Project Management





# D'Arcy House (Formerly Bible House), 146 Queen Victoria Street, London

## Project Description

Formerly known as Bible House, D'Arcy House is a new £6 Million office building on six floors, constructed behind two retained and Listed stone facades. The entrance hall and central staircase, also Listed, along with replication of ornamental balustrade to altered stair flight were restored. New staircases and lifts serve open plan offices with raised floors, suspended ceilings and air-conditioning. It provides a gross area 48,100ft<sup>2</sup>.

## Services

Hawk were the development managers and property advisors as well as Project organisers and managers.

The project was completed on time, within budget and to a very high standard of workmanship and quality.



Location  
London

Project Value  
£6 million

Funding  
Client

Services  
Development Manager  
Property Advisor  
Project Organiser  
Project Manager



# Clifton Heights, Triangle West, Bristol

## Project Description

A 1950's 14-storey tower block, originally designed to accommodate a combination of office, domestic and retail tenants. The refurbishment of this striking 66,000ft<sup>2</sup> tower block includes a change of use to office and retail only. Together with a complete external face list, internal alterations and changes to layouts, services and finishes.

## Services

Hawk Development Management were appointed in four months after works had commenced on site. At the time of our introduction, the contract was in serious delay and relationships between the contractor and professional team were extremely poor. Our brief from the client was to be given a completely free hand, to review the project in every aspect, make recommendations, implement those recommendations, mitigate the current delay and complete the project on or as near the original completion date and project cost as possible. The delay to the project was substantially recovered to within two weeks of the original completion date, including additional client instructions. Costs did not exceed those agreed with the client.

It includes high spec finished to the entrance hall (including complete remodelling and landscaping, office area, toilets, lifts windows, electrical services to ensure the building is and should remain structurally adequate and maintenance free over the next twenty years.



buildings

Location  
London

Project Value  
£Confidential

Funding  
Client

Services  
Project Management





# Chester Street, London

## Project Description

Our client, Amerada Hess Ltd, occupied a new 150,000ft<sup>2</sup> prestigious headquarters office building and sought to underlet a self-contained part totalling 59,000ft<sup>2</sup> to a high quality company.

Hawk were appointed as property advisor and letting agent to dispose of the premises. This included:

- Agree all matters with landlord and ground landlord
- Advised and organised all marketing activities
- Organised the design and construction of improvements to the entrance area of the space to let
- Handled all negotiations with the local authority
- Liaised with clients lawyers throughout
- Achieved a letting to Merrill Lynch Private Banking



buildings

Location  
London

Project Value  
£Confidential

Funding  
Client

Services  
Property / Letting Advice



# Centre Court, Wimbledon, London

## Project Description

The Centre Court Shopping Centre is a £110M, 760,000ft<sup>2</sup> development comprising 310,000ft<sup>2</sup> gross of retail space and 25,000ft<sup>2</sup> of offices with 880 car parking spaces.

The scheme is an extensive and sensitively designed development in a Conservation Area in the centre of Wimbledon, incorporating:

- The former Town Hall (built in the 1930s) – turned into specialist shops and 18,000ft<sup>2</sup> of fully fitted offices.
- The old Wimbledon Fire Station (built in 1898) – turned into shops and management facilities.
- The old Magistrates Courts – turned into business units, currently occupied by Halifax.
- Victorian Baptist Church

All these are Grade II listed buildings or facades, which were sympathetically renovated and imaginatively linked by internal double height glazed pedestrian malls to provide a successful shopping centre with a variety of specialist shops, a food court with a restaurant, brasseries and cafe kiosks and large multiple/department stores including Debenhams, Boots and Marks & Spencer.

The internal pedestrian malls and circulation areas are double height with extensive glazing, internal planting, water features and finished with terrazzo, marble, granite and ceramic tiles, fibrous plaster ceilings and pilasters. The structures is generally steel frames, 150 r.c concrete slabs with permanent shuttering with dry lining fire protection to steel columns, ground and first basement levels are post-tensioned slabs, braced and tied by piled r.c perimeter walls with drained cavities, shop unit dividing walls medium density brickwork.

## Services

Hawk were appointed as Construction Project Managers responsible for the preparation, agreement and implementation of the Design Brief, specification and working drawings. We were also responsible for the selection and agreement of the form of contract, the method of procuring the contractor and the principal M&E and design subcontractors. The agreement and implementation of a guaranteed maximise price for the services installation.

The control and management of the Design Team, the quality and the standard of workmanship, the completion of the project on time, on cost and to the quality standards agreed with the client and fund.

The provision of a team of Project Managers to provide Management and control of the tenants and tenant's contractors throughout the main contract works and after practical completion.

Hawk also provided Project Management for the subsequent retailers fitting out contractors and implementation of Tenant Handbook and Lease obligations.



During the construction period over 70% of the retail shopping outlets were let and fitted out without disrupting or delaying the progress of the main contractor.

buildings

Location  
London

Project Value  
£110 million

Funding  
Client

Services  
Project Management





# Cannon Bridge, London

## Project Description

Cannon Bridge is a £150M development above British Rail's operational station at Cannon Street, London, completed in 1991 by Cannon Bridge Developments Ltd, a wholly owned subsidiary of Speyhawk plc.

The development comprises two office buildings: the 'River Building' (2 storeys high with 95,000ft<sup>2</sup> office space) and the 'Atrium Building' (6 storeys high with 190,000ft<sup>2</sup> of office space). These two buildings have been built on a 3m deep steel transfer deck which covers the newly refurbished platforms and tracks which were completed six months earlier. This deck is supported on steel columns 20m high founded on 25m deep piles bored between the transverse brick arches of the Victoria Structure.

The River Building is built from a structure spanning between the girders masked by the partly rebuilt flank walls of brick arches and two listed water towers which had survived destruction in World War II. The Atrium Building rises behind, with its southern facade angled to maintain the sight line between St Paul's and historic Greenwich, with a glass barrel vaulted roofed atrium containing a group of escalators rising an impressive 25m from street level.

The cladding is based on a rain screen system with finished panels of powder coated aluminium and polished granite to cores. The building is fully services and air conditioned, the operation of which is monitored by a modern BMS (Building Management System).

On completion, the building became the headquarters of the London International Financial Futures Exchange.

## Services

As project managers, development advisors and client's representatives, Hawk were responsible as prime interface between the client, Joint Development Partner, Funding Banks, Professional team, Contractors and adjoining owners. Ensuring that the Client's brief is developed into clear manageable, contractual and financial objective, which are achievable in time, cost, quality and performance. Hawk played a significant role in the successful negotiation, completion and subsequent implementation of all legal, letting and funding agreements.



Location  
London

Project Value  
£150 million

Funding  
Client

Services  
Development Manager  
Project Management  
Development Advisor  
Client Representative



buildings

# Brighton Thistle, Brighton, Sussex

## Project Description

This £40M mixed use development with a 204 bed 4-star hotel as its centrepiece on the seafront at Brighton was financed by Postel Pension fund and developed fitted out and furnished by Speyhawk for operation by Ramada Hotel Group.

The hotel has its main elevation facing the sea and was designed around a central atrium with base and seating areas at its base and forms the hub of the hotels circulation. Other facilities include a swimming pool, a health club and public restaurant.

An integral part of the development was the provision of civic offices for occupation by the Local Authority and suites of commercial offices for lease to private companies. In total the development provides 100,000ft<sup>2</sup> of office space. Twelve self contained shops and a 700 space car park completed the development.

The development adjoins the sea front and special attention was given to the corrosive nature of the environment. In addition, the existing town hall had to be incorporated into the scheme together with a new underground car park under the piazza. The building itself is of contemporary design with significant amounts of feature glazing to the facade of the hotel. The hotel was designed around an internally central atrium, in the base of which are bars and seating.

## Services

Hawk development management were appointed by Speyhawk plc to act as project managers for the entire development. The hotel was constructed, fitted out and furnished for subsequent operation by the Ramada Hotel group (secured prior to development). It was eventually sold to the Mount charlotte Group who are now freeholders. The majority of the office accommodation was pre-let and all retail units were subsequently let on completion of the project.



buildings

Location  
England

Project Value  
£40 Million

Funding  
Client

Services  
Project Management





# Bridge Place / Hudson's Place, Victoria, London

## Project Description

This £110 Million development proposal utilising the air space over the railway tracks in the mainline Victoria Station and incorporating the refurbishment and extension of the Grade II Listed buildings which form one side of the station fronting Hudson's Place.

Planning approval was obtained. Enabling works programme with subsequent main contract period of two year duration. Commencement was subject to final negotiation with BR and agreement for track possessions.

The main new build development proposed spanning from Bridge Place to a deck behind Victoria Plaza to provide 188,527ft<sup>2</sup> of office accommodation. The design and planning requirements had to satisfy stringent requirements in both the buildability solutions and the continued use of the passenger platforms.

A concrete 'transfer deck' at first floor level was proposed to take the building loads through to limited pile locations, restricted by the existing platform positions, whilst also avoiding the underground tunnels which cross the site. Extensive negotiations with BR and LUL were required to satisfy the needs of safety, to agree working times and schedules of condition.

Access is designed at two levels at Bridge Place and at Hudson's Place, the latter being the entry for underground car parking, again requiring close liaison with BR and LUL due to the very close proximity to their property and areas of operation.

The buildings circa 80,320ft<sup>2</sup> were damaged during the war and are to be strengthened and extended with a matching facade and a new structure inserted in the existing buildings.

## Services

Hawk Development Management were the Project Managers and Development Advisors and appointed to secure for BR, Planning Permission and negotiate the relevant Contract Conditions and 106 Agreements. Subsequently the development proposals were put on hold, pending changes to the economic market.



buildings

Location  
England

Project Value  
£110 Million

Funding  
Client

Services  
Project Management  
Development Advisors



# Apollo House, Croydon

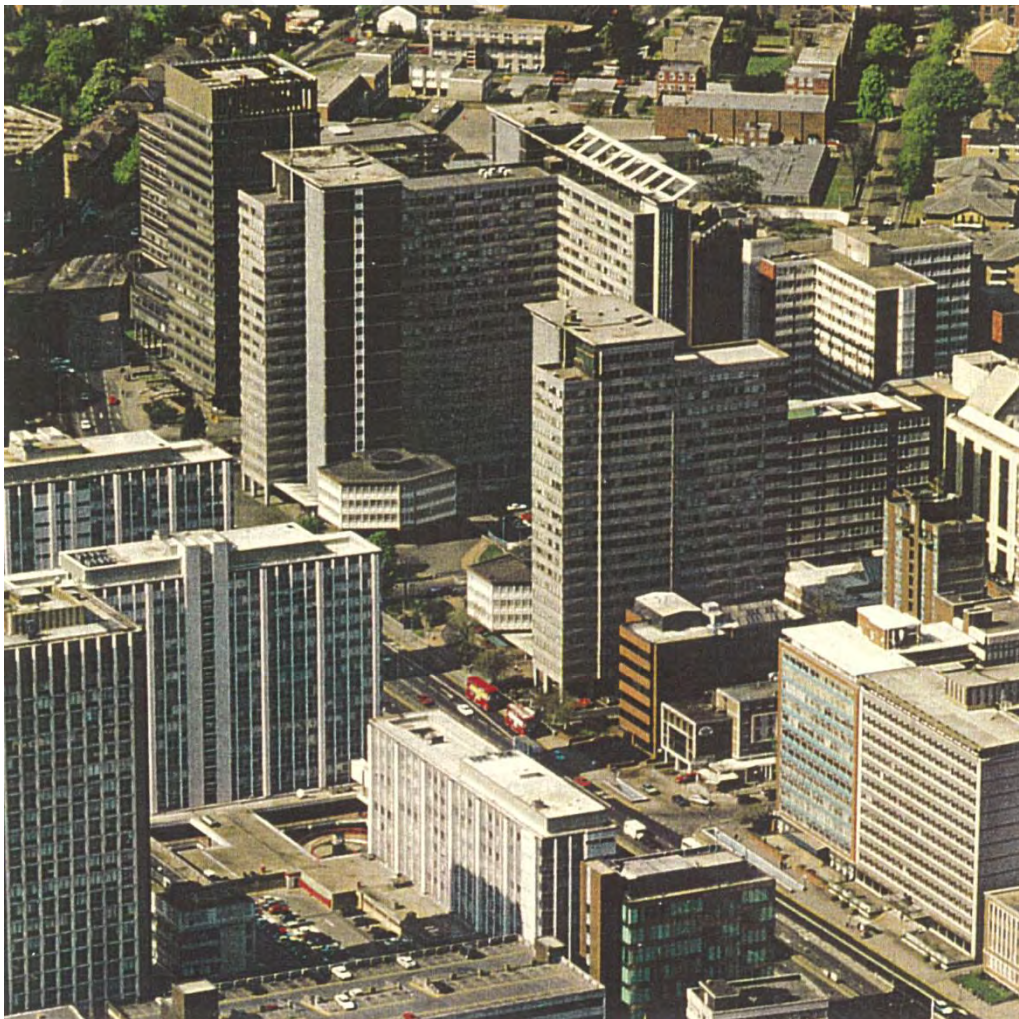
## Project Description

This is a 21 storey 1960s landmark building linked to a three storey octagonal podium and situated in the centre of Croydon. The project was the refurbishment and fitting out to a high standard, of occupied 100,000ft<sup>2</sup> office space in a planned sequence so minimising the disruption of the working environment by the construction works on the occupants.

## Services

Hawk was appointed to Project Manage the pre-tender stage, in succession to previous project managers. The commission was to review and strengthen the contract documentation and control the procedures and establish a risk management system to safeguard the client's financial interests.

Additionally Hawk's role entailed contract administration and site control, managing the decanting of occupiers to release areas for refurbishment while ensuring that the means of escape, fire, safety and security were uninterrupted. The project was completed on time, within budget and to the expressed satisfaction of the Client, National Provident Insurance, and occupiers alike.



buildings

Location  
England

Project Value  
£Confidential

Funding  
Client

Services  
Project Management





# 108 Cannon Street, London

## Project Description

A multi-storey high specification office building constructed on a prime city centre site. It has a project value of approximately £30 Million and provides a net letable area of 30,000ft<sup>2</sup>.

The accommodation comprises of basement plant room, including office storage space, office accommodation is on lower ground floors first to sixth. There is a lift motor room at roof level.

The scheme includes an electricity substation, parking for four cars and a provision for the installation of a tenant's generator. The building is constructed on piled foundations with a structural steelwork frame erected from lower ground level. The facade is clad with precise concrete panels having Portland stone veneer. External windows and rear elevation of curtain wall are constructed in anodised aluminium.

## Services

Hawk Development Management were appointed by the Client, Speyhawk Mount Row to act as project managers for this new prestigious office complex. The role was to coordinate the planning process, oversee the demolition of the existing building, and select the design team and the main contractor on a competitive basis. During the construction phase, Hawk directly involved in the planning and execution of the work in coordination with the main contractor, also involved in the procurement of subcontractors.



buildings

Location  
England

Project Value  
£30 Million

Funding  
Client

Services  
Project Management



# 100 Square, Bracknell, Berkshire

## Project Description

100 Square, Bracknell is a landmark 120,000ft<sup>2</sup>, seven storey office development with a distinctly sculptural appearance. The building form was developed from a cube with the entrance recessed for emphasis, lower floors stepped and upper floors set back from the main elevations to express the atrium emerging from the building at high level. The accommodation includes fully air-conditioned office space built around the central atrium and sits over three levels of car parking below ground providing spaces for 250 cars. It is the headquarters of Oracle, the major US computer company.

## Services

Hawk was responsible for project organisation and management of the development.



buildings

Location  
England

Project Value  
£30 million

Funding  
Client

Services  
Project Management





# 95 Horseferry Road, London

## Project Description

This £2.75 Million scheme provides a new Regimental Headquarters for the London Scottish Regiment principally designed around the roof of their former building at 59 Buckingham Gate. This formed the structure of the Drill Hall and involved the resolution of Planning and Listed Building issues and the control of operations through to occupation. The new building envelope features a classical style of architecture formed in brickwork with columns, cornices and pediment.

Other features of the building include a Rifle Range, Library, Officers Dining Room and other Ranks Messes, Motor Bays and Lecture Rooms. The Drill Hall forms a very important feature and incorporates galleries which house and display historical regimental artefacts.

The use of the building is shared by the Territorial Army.

## Services

Hawk were involved from Planning and Listed Building Problems through to occupation.



buildings

Location  
London

Project Value  
£2.75 million

Funding  
Client

Services  
Project Management  
Listed Building Negotiations



# 75 King William Street, London

## Project Description

This £100M office building (net area 137,439ft<sup>2</sup>) consists of steel frame, hollow rib floors, 11 storeys including mezzanine ground and double basement with a retained Portland stone facade. Raft foundations were used due to the proximity of tunnels of the docklands Light Railway. New elevations in mixture of aluminium curtain wall and granite, with mirrored facade to existing in Portland Stone. The project delivers fully air conditioned offices and includes an impressive atrium from 3rd floor with scenic lifts.

## Services

Hawk Development Management were appointed as BP's development managers to oversee the development process, following the Fund's acquisition of the former Standard Chartered Bank site. Following the selection of the Design team, an approach to the planning process was developed which maximised the site area whilst respecting the City Corporation's wish to retain the facade. Having achieved a successful planning application, the detailed design was progressed in parallel with the main contractor selection and marketing campaign. This culminated in the successful completion of the building to shell and core, whereupon the tenant, Westpac Banking Corporation, moved in to complete their fitting out programme.



buildings

Location  
London

Project Value  
£100 Million

Funding  
Client

Services  
Project Management  
Development Management





# 68/71 Newman Street / Berners Mews, London

## Project Description

This is an existing five-storey office building, constructed in the late 1950s, with R.C. frame on piled foundations below a basement. The building has a secondary frontage onto Berners Mews.

The scheme aims to divide the premises into two demises with ABTA taking the Newman Street side and the Trevor Osbourne Property Group (of which Hawk is a member) the Berners Mews side with a suitably upgraded frontage and entrance. Additional circulation cores and light wells create a greater flexibility and usability of the internal space.

## Services

Hawk's role is in Development Management of the acquisition of the building on behalf of the Trevor Osbourne Property Group, negotiating lease agreements with ABTA; Project and Cost Management and procurement of a Design and Build Contract for the refurbishment of the building and renewal of the services commensurate with high quality offices in a central location.



Location  
London

Project Value  
£Confidential

Funding  
Client

Services  
Project Management  
Development Advice



# 65 Old Church Street, Chelsea, London

## Project Description

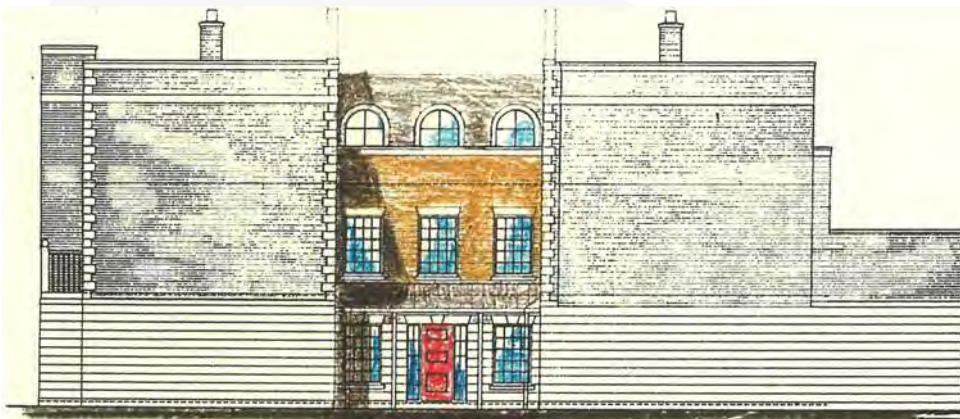
A £1.6 Million residential development providing 500m<sup>2</sup> over four three storey luxury town houses with ramp access to basement parking. Set in Chelsea's Conservation Area, on a restricted site formerly occupied by a 1960's office building and an old warehouse, the development will complete the courtyard forming Trydant Place Mews.

The two and three bedroom houses have their principal rooms on the first floor; conservatories, balconies and roof terraces maximise the amenity value of the available space.

Hawks role is to provide Design and Project Management, Cost Control and CDM Services. The restricted nature of the site required resolution of complex planning, party wall and Rights of Light issues.

## Services

Hawk Development Management were appointed by the Client, Speyhawk Mount Row to act as project managers for this new prestigious office complex. The role was to coordinate the planning process, oversee the demolition of the existing building, and select the design team and the main contractor on a competitive basis. During the construction phase, Hawk directly involved in the planning and execution of the work in coordination with the main contractor, also involved in the procurement of subcontractors.



buildings

Location  
England

Project Value  
£1.6 million

Funding  
Client

Services  
Design Management  
Project Management  
Cost Control  
CDM Services





# 59 Buckingham Gate, London

## Project Description

This £6M, 36,000ft<sup>2</sup> building project consists of 4 floors of offices, 1 Directors floor including residential, Board, Dining Rooms etc; Showroom and reception ground floor and basement. Swires have now taken occupation of the building as of 27 June 1988 with general practical completion having been achieved in June 1988.

Courtyard external works and water feature completed in Autumn 1988. The roof structures on the building formerly occupying the site at 59 Buckingham Gate was listed prior to demolition by HRH The Prince of Wales.

## Services

Hawk were involved in the de-listing negotiations which resulted in the roof structure being re-erected in an abridged form to create the new Drill Hall for the London Scottish Regiment at their new site at 97 Horseferry Road.

The two developments were constructed at the same time with Hawk being involved as Project Managers in both schemes.



buildings

Location  
England

Project Value  
£6.0 million

Funding  
Client

Services  
Listed Building Negotiations  
Project Management



# 23 Berkeley Square / 46 Bruton Place, London

## Project Description

This £7.3 Million refurbishment and extension of a turn of the century town house with office use provides 11,739ft<sup>2</sup> of net lettable area. The project included the provision of AC and lift, together with an extension to 46 Bruton Place to provide 4 residential units.

## Services

Hawk Development Management were invited to assemble a scheme that would maximise the long term development potential of a tired turn of the century town house which had previously been the subject of numerous alterations and contemporary additions, in order to provide a modern office services and air conditions in an unobtrusive manner together with the provision of 4 luxury residential units. This brief recognised the renaissance style of architecture depicted in the retained parts of the structure. The scheme involved exploring a number of alternative planning solutions.

Several planning solutions were explored, resulting in consent to create a two storey French style mansard roof and rear extension, retaining in part an existing stone staircase and incorporating a glass lift rising through the staircase.

Hawk assembled a design team, appointed a contractor and embarked upon an intricate and sympathetic reconstruction and refurbishment process that has resulted in a commercial property together with 4 residential units achieving a high quality in one of the most prominent locations in the West end.



buildings

Location  
England

Project Value  
£7.3 Million

Funding  
Client

Services  
Project Management





# Wimbledon Bridge House, London

## Project Description

Wimbledon Bridge House is a £55M development by Speyhawk for Standard Life Assurance Co. The development, located in the centre of Wimbledon, comprises 6-storey, 260,000ft<sup>2</sup> of air conditioned office building, 4 retail units in 70,000ft<sup>2</sup> and a multi-storey car park for 290 cars.

The office building has a dramatic glass roofed atrium 18m<sup>2</sup> with 4 scenic lifts connecting the 1st to 6th floors. The structure is a steel frame with 150mm r.c slab on permanent shuttering, the external walls are clad in curtain walling, the internal atrium has a full height glazed screens. The roof is asphalt laid to falls with 6m x 18m square glazed roof atrium. The foundations are 20m deep bored piled with pile caps and reinforced concrete retaining walls and ground beams. The retail units are two storeys high backed by a public car park on 4 levels built on a prefabricated steel transfer deck supported by reinforced concrete spine walls constructed between the 6 railway tracks of the main Waterloo to Portsmouth and Southampton lines. Servicing is by 2no goods lifts from the principal service bay.

The complex nature of the development required very detailed and accurate programming, advance procurement of off-site fabricated elements and tight control of site works to keep the trains running without interruption of the services. This necessitated a close working relationship with BR so all objectives could be met on time.

On completion the building was let to Hamilton Oil & Gas, Nynex Communications and McGraw Hill (Publishers).

## Services

Hawk was appointed Project Manager and was responsible for the preparation, agreement and implementation of the Design Brief, overseeing the preparation of the construction drawings and specification, and the control of the cost, time and quality of the works under a Management Contract.



buildings

Location  
London

Project Value  
£55 million

Funding  
Client

Services  
Project Management



# Whitefriars Estate, London

## Project Description

The 0.404-ha estate is an island site bounded by Tudor Street, Carmelite Street, Tallis Street and Temple Avenue. The principal buildings existing on the development site include Temple House, 4-6 Temple Avenue, Victoria House, 23-27 Tudor Street, Clan House, 19-21 Tudor Street, built circa 1900, Wheatsheaf House, 4 Carmelite Street built in 1894 and White friars House (6 Carmelite Street) designed by Sir Edwin Hall and built circa 1890.

The proposals are for a £40 Million, mixed-use development with the retention and refurbishment of Whitefriars House as offices; the retention of the facade of Wheatsheaf House with the demolition of the remaining building and the construction of a residential building behind; the retention of the facade and reduction of the floor area of Temple House to create an area in the centre of the block for office accommodation grouped round and enlarged courtyard Clan House and extension to Temple House and Victoria House will be replaced with new buildings providing office accommodation.

## Services

Hawk's role is to provide development advice and project management coordination to assist the three separate design teams to produce an integrated and economic development in harmony with its neighbours and profitable to the client.



buildings

Location  
London

Project Value  
£40 million

Funding  
Client

Services  
Project Management  
Development Advice





# Westcountry Television Studios

## Project Description

The £4.5M project with a gross area of 19,000ft<sup>2</sup> involved the conversion of an existing industrial/office unit into new television studios, support facilities and ancillary offices as the headquarters building for Westcountry Television, having acquired the TV broadcasting franchise from independent television for the South West.

## Services

Hawk were appointed to form and head up a design team, procure a contract and supervise the works as Contract Administrator, completing the works within 20 weeks of receiving the client's brief. The fast track building contract included the coordination of the studio technology into the fitting out works. Occupation of the building was achieved in October 1992 which allowed the client time to commission the facilities ready to commence broadcasting on 1 January 1993.



Location  
England

Project Value  
£4.5 million

Funding  
Client

Services  
Project Management  
Contract Administration



# Waterloo Place, Westminster Bridge Road, London

## Project Description

This £40 Million, 150,000ft<sup>2</sup> development is on a 1.5 acre site located adjacent to Waterloo Station and has planning permission for residential use and for office use. The client is currently seeking to secure an occupier for the site which will comply with the current permissions.

## Services

Hawk Development Management have been involved with the client successfully achieving the Planning Consents. Moreover, the role undertaken by Hawk has included procurement of a short term lease with NCP for temporary car parking. Procuring advertising hoarding to the perimeter of the site, also coordinating a marketing strategy involving the design and procurement of a brochure. Hawk have actively been involved in the searching the market for a potential tenant/use in cooperation with the Letting Advisors.



buildings

Location  
England

Project Value  
£40 million

Funding  
Client

Services  
Project Management





# Victoria Gardens, Harrogate, Yorkshire

## Project Description

Victoria Gardens is a £40M, 90,000ft<sup>2</sup> specialist retail development in the historic centre of Harrogate, comprising a traditional market hall operation at lower ground level with shops and restaurants on the upper levels, planned around an atrium. Hawk was appointed as Project Manager by Speyhawk Retail plc in 1990 to assist in the preparation of a submission to Harrogate Borough Council in competition with other developers. Hawk were also involved with the funding negotiations which led to the introduction of National Provident Institution to the scheme. The detailed design was progressed up to and following the appointment of the main contractor.

Speyhawk Retail plc were selected as the preferred developer after a public exhibition and consultation.

The building comprises of reinforced concrete frame and floors on pad foundations. Elevations of natural sandstone, stucco and aluminium curtain walling with copper mansard roof. Full height atrium and malls with glazed roofs, lifts, escalators and high quality finishes of terrazzo, GRG, hardwood and aluminium. The public use of the streets and surrounding market area were maintained during the construction works.

## Services

Hawk was fully involved in the speedy resolution of the complex land ownership negotiations and pre-contract preparations enabled work to start on site at the end of April 1991, with practical completion being achieved on target by mid October 1992 and trading starting in the market on 9 November 1992. Hawk was also appointed to coordinate tenant's shopfitting works.



buildings

Location  
England

Project Value  
£40.0 million

Funding  
Client

Services  
Project Management  
Land Ownership Negotiations



# The Pantiles, Royal Tunbridge Wells, Kent

## Project Description

With a development value of £15 Million, the redevelopment and refurbishment of the Georgian shopping precinct in Lower Pantiles Conservation Area totalling some 20,00ft<sup>2</sup>, which had become derelict was masterplanned by Hawk for Speyhawk.

The Civic Trust award winning development included the conversion of the Corn Exchange for a Galleria style shopping area with 15 units, incorporating some of the existing tenants into the new scheme. A tea-room was incorporated into the remodelled Corn Exchange and a new Auction Hall with associated car parking was provided on the site of the former Linden House to release the original Hall for reuse as a Heritage Centre. Craft studios were built on the site of the old stable yard, and the Sussex Arms was rejuvenated and restored to its original use as a public house.

## Services

Hawk were Development and Project Managers for the scheme which was a JV with the Local Authority in a very sensitive Conservation Area, therefore also requiring close liaison with English Heritage. There were also many existing tenants who had to be re-incorporated into the completed development and we worked closely with the existing tenants to satisfy their needs.



buildings

Location  
England

Project Value  
£15 Million

Funding  
Client

Services  
Development Management  
Project Management





# The Great Hall, Royal Tunbridge Wells, Kent

## Project Description

The £10.5 Million refurbishment and redevelopment of an existing Victoria public meeting rooms, built in the French Renaissance style which had become derelict after a serious fire.

Much of the existing front facade and the side projecting wings were retained and reproduced to form a building which accommodated a 19,500ft<sup>2</sup> retail shopping arcade, modelled on the Burlington and Piccadilly Arcades in London, at ground and basement levels, linking Mount Pleasant Avenue to a new three storey, 250 space car park which was constructed on the edge of Calverley Grounds and sited so it was hidden from view.

The upper floors and the new two-storey mansard produced 20,500ft<sup>2</sup> of space and were fitted out as office suites entered from the wings on each side of the main building.

## Services

Hawk project managed the implementation of the development and influenced the design which gained a Civic Trust Award in 1986.



buildings

Location  
England

Project Value  
£10.5 million

Funding  
Client

Services  
Project Management



# Thames Valley Park, Reading, Berkshire

## Project Description

One of the largest business parks in the UK, located in the east of Reading beside the River Thames. The £200M, 200 acre park is accessed via a new flyover and bridge as part of the complete infrastructure. It was developed by Speyhawk Business Parks. The development commenced in 1988 on a ten year rolling programme and delivers 1,500,000ft<sup>2</sup> of office space and a 150-bed hotel which blend well into the 80 acre country park and nature reserve which has been developed from a reclaimed and newly protected flood plain but at all times taking due account of the local council requirements and conservancy trusts. The development also includes a 5,000m<sup>2</sup> local shopping centre with restaurants and recreation facilities and a 10,000m<sup>2</sup> computer museum.

Three office buildings totalling some 220,000ft<sup>2</sup> were developed for the occupation of British Gas plc together with decked car parking for 850 cars. Development site packages were also established for both Digital Equipment and Oracle Corporation to occupy the park.

## Services

Hawk Development Management have been involved with every aspect of this vast development from the very start, appointing the professional team, and assisting in the production of the design brief and the Master Planning for both the infrastructure and the overall site.

The masterplan called for the provision of a new infrastructure; diversion of existing underground and overhead services, a network of estate service roads; the construction of a dual carriage-way extension from a major trunk road (A329M) and a bridge under the London to Bristol main railway line to provide access to the new park.

The water meadow was raised above the flood plain by the distribution of 350,000 cubic metres of waste pulverised fuel ash from the power station in cells created by extracting the gravel beds thus providing suitable material for the base of the roads.

The British Gas plc buildings, costing £26 Million are of two and three storeys with the major building of 100,000ft<sup>2</sup> having a large atrium with escalators servicing the floors. The buildings are constructed with Forticrete polished masonry blocks, some 30 to 40 different shapes are required. The development is set in an extensive and attractive landscaped area, with specially created lakes.

- Block A – 100,000ft<sup>2</sup> on 3 floors with a central atrium.
- Block B – 40,000ft<sup>2</sup> on 2 floors and in an open 'V' shape.
- Block C – 70,000ft<sup>2</sup> on 3 floors with a central courtyard.
- Parking – In a separate two-level structures, the lower deck set half into the ground and the upper deck formed in reinforced concrete.

In conjunction with the Architect the maximum site coverage was obtained. At all times close liaison with Berkshire County Council was necessary to provide the road works and the diversion and provision of a new services network through the site into Reading. As tenant's requirements became known. Hawk provided a total liaison service, by supplying all the technical back up and obtaining warranties from necessary works contractors.



buildings

Location  
England

Project Value  
£200 Million

Funding  
Client

Services  
Project Management  
Development Management





# Stonecutter Court, 75-82 Farringdon Street, London

## Project Description

Demolition of three 1950s office blocks and exhumation of a former burial ground. The construction of a high quality air conditioned office building with a double basement and 6 floors, rising to eight in once corner arranged around a courtyard. The scheme delivers 150,000ft<sup>2</sup> net lettable area at a development value of £100 Million. The external facades are of Portland stone with curtain wall infill. The internal courtyard elevations are of stone and brickwork. All internal finished to a high standard appropriate to a city scheme.

## Services

Having successfully won a selected competition, Hawk Development Management were appointed to give expert advice on the complex development process of the demolishing existing buildings whilst maintaining the integrity of a Grade II Listed Public house. This was followed by intense activity of archaeological investigation in parallel with the exhumation of a disused city burial ground.

Additionally Hawk took on the responsibilities normally associated with a professional development company, including selection of the design team, overseeing the planning process, and onto the detailed design. This was followed by procurement of the Main contractor and subcontractor to execute the building works. All of this had to be done to the exacting standard of the Client and the City Authorities.

The new development is housed within 2 new independent buildings. The larger building is 9 storeys over 2 levels of basement, some 140,000ft<sup>2</sup> of full VAV air conditioned office space. The structure is in-situ reinforced concrete frame with concrete flat slab floors, providing high quality, durability and flexibility; there are 2 independent cores each with its own foundations, plant and services, providing total future flexibility, including the option for independent partial demolition and redevelopment. This building is clad in Portland Stone. The smaller building is 5 storeys over a single level basement, 10,000ft<sup>2</sup> of office accommodation with 4 pipe fan coil air conditioning. Structural design for the smaller building is similar to the larger, it is clad with in-situ brick and stonework. Both new buildings are on piled foundations, the design and layouts of which were produced concurrent with construction due to the difficulty of establishing previous unrecorded layouts other than by actual physical exposure. The congestion this process revealed lead to the development of a continuous perimeter pile cap design enabling the inevitably necessary flexibility of new pile positions to be structurally resolved.



buildings

Location  
England

Project Value  
£100 Million

Funding  
Client

Services  
Project Management  
Development Management



# Standard Bank London Limited, The Atrium Building, Cannon Bridge, London

## Project Description

Standard Bank, London Limited have relocated their dealing and support facilities to a 24,000ft<sup>2</sup> space on the fifth floor of the Atrium Building at Cannon Bridge.

## Services

Hawk Development Management were appointed as Project Managers and were responsible for the development of the client's brief into a workable scheme together with full detailed design. The service was maintained throughout the construction phase together with the financial control of the works.

The client moved into their new accommodation and was operational on time at the end of the 15 weeks programme, at a cost within the originally agreed project cost of £2.1 Million.



buildings

Location  
England

Project Value  
£2.1 Million

Funding  
Client

Services  
Project Management





# Snowhill, Colmore Place, Birmingham

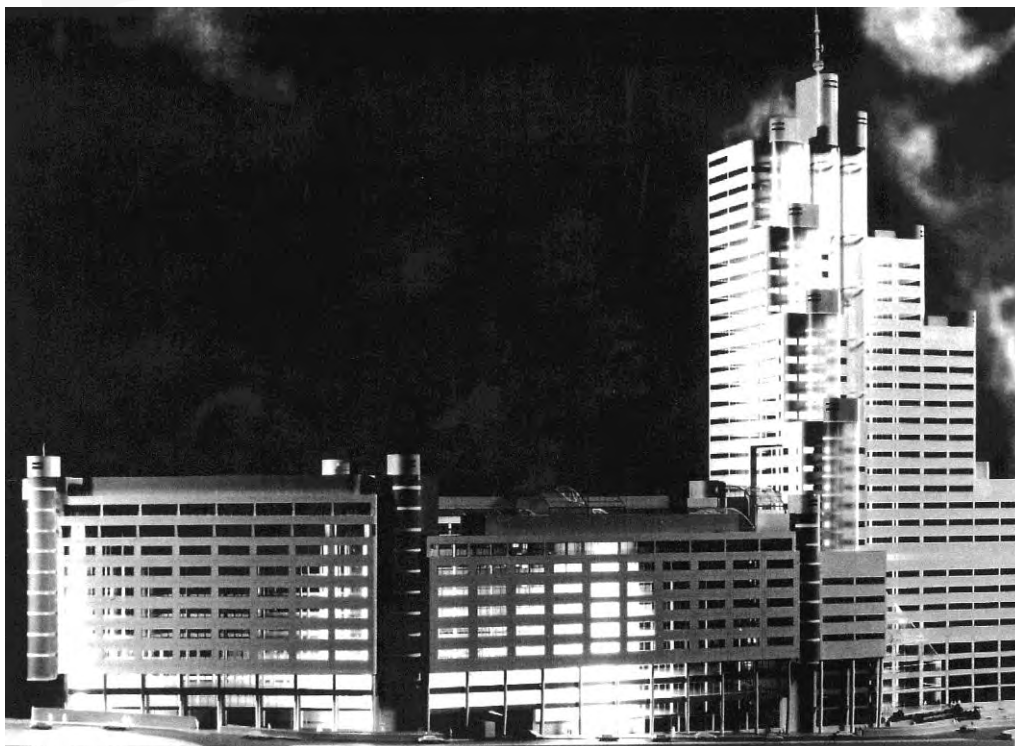
## Project Description

The project will be constructed in 2 phases. Phase A (£120M, 515,000ft<sup>2</sup>) consists of two linked buildings designed to generate from a principle podium level incorporating a central Street complete with escalators, galleries, walkways and passenger lifts, all enclosed by a glazed roof structure. The 10 upper levels consist of a structural steel frame with composite metal deck floors around reinforced concrete cores. The 3 lower levels up to the transfer structure at podium level utilise concrete encased steel columns and flat slab construction founded upon large diameter piles. The principal elevations incorporate stone facing elements. Phase B (300,000ft<sup>2</sup>) currently consists of a 34 storey tower in the outline design stage. There is also an adjacent multi-storey car park for 600 cars built over the railway tracks which will service the development.

The entrance to the complex will be from Colmore Row into a naturally lit atrium spine which will form an internal thoroughfare giving access to the office accommodation above, or the conference and leisure facilities below. The occupants of the office accommodation will have a cafe, restaurant and support facilities provided.

## Services

Hawk Development Management were appointed by Speyhawk Land & Estates during the initial stages of the development process to maximise the potential of one of the largest remaining sites in the northwest sector of Birmingham's inner financial quarter. The resultant scheme consisting of a mix of offices, retail, conference car parking and leisure facilities entailed detailed discussions with city planners, resulting in the planning consent for Phase A whilst working within the absolute cost constraints dictated by the overall financial viability. In addition, the specific interaction and requirements of the adjoining owners had to be established and considered in the building design, clearly demonstrated by the incorporation of a terminus station to the Midland Metro light rail network. Hawk are deeply involved with all legal aspects in particular with the formulation of development and lease agreements, including the detailed aspects associated with potential pre-let tenants.



buildings

Location  
England

Project Value  
£120 Million

Funding  
Client

Services  
Project Management  
Development Management



# Rivergate Shopping Centre, Peterborough

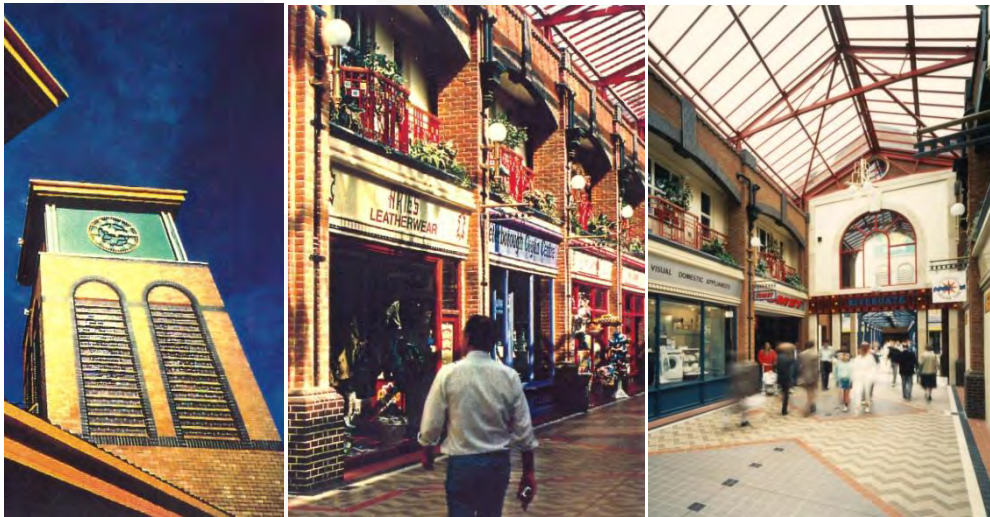
## Project Description

This £30M development is built on the site of a redundant power station 400m from the cathedral and the city centre, the development comprised a 60,000ft<sup>2</sup> Superstore for Gateway, a covered shopping mall with 30 retail units totally 60,000ft<sup>2</sup> (forward sold to Scottish Life) and office suites within adjacent row of six refurbished listed buildings. An archaeological investigation of the site which preceded the construction phase was overseen by Hawk.

A block of 100 apartments was built overlooking the river Nene, with a new pedestrian bridge over the river and environmental improvements to the riverside walkways. The development also entailed the diversion of major services and the provision of a 500 space car park.

## Services

Hawk acted as Development Advisors to the client and Project Managers for the control and implementation of the complex design and construction programme which had up to four contractors on the site at any one time. The development was a JV with eh Local Authority.



buildings

Location  
England

Project Value  
£30.0 million

Funding  
Local Authority

Services  
Development Advisors  
Project Management





# Oxford Science Park

## Project Description

Covering 40 acres (and with a potential expansion of 35 further acres) the £200 Million Science Park is one of Britain's major science centres with in excess of 1,000,000ft<sup>2</sup> of floor space and car parking in a heavily landscaped and environmentally friendly setting.

## Services

Hawk Development Management were appointed in late 1988 as the Oxford Science Park's Project and Development Manager to oversee the development process. Planning strategy was developed to maximise development value whilst respecting the views of the client and Oxford City Council's aspirations for the area. The Design team was chosen to be sympathetic to the Planning and master plan strategies as well as having the capability to respond to a rapid programme. A particular success was achieving highways connection to an existing trunk road without the usually prerequisite of a public enquiry that would have delayed the development by up to 2 years. Hawk's experience in land value enhancement and of making a development attractive to occupiers at the earliest possible stage was illustrated by Sharp Electronics purchase of a land plot prior to the completion of any building on the Park. Other parts of Phase I include the Rand Building on Plot 5 consisting of 11,000ft<sup>2</sup> of office space in software use. This was followed by the Medwar Centre, which has been designed for Plots 1 and 2 and will provide 32,000ft<sup>2</sup> of multi division, multi-use space dependant on individual tenants needs. This building has the capability of providing natural growth space for companied from the Innovation Centre and will be linked to the existing management facilities is the Tenants so wish.



buildings

Location  
England

Project Value  
£200 Million

Funding  
Client

Services  
Project Management  
Development Management



# Old Isleworth Business Village, Middlesex

## Project Description

A mixed use development of approximately 11 acres with an overall gross development value of approximately £50 Million. It comprises prime office space, luxury private residential housing, small leisure units, a riverside public house and a retail scheme. All these were sensitively landscaped to create an environment suitable for this riverside development. The majority of schemes were completed by 1989.

The following are a selection of the schemes within the development:

- The Gate House: 6,000ft<sup>2</sup> of office accommodation.
- Lion Court: 40,000ft<sup>2</sup> of prime office accommodation.
- Swan Court: 20,000ft<sup>2</sup> of prime office accommodation.
- Multi-level Car Park: 300 spaces.
- Retail shop units with private residential above.
- Town Wharf Public House
- Tolsons court: 20,000ft<sup>2</sup> office unit.
- Old Watermans Cottage: Conversion to offices approx 1,000ft<sup>2</sup>.
- Northumberland House: Refurbishment of coach house conversion to offices.

## Services

Hawk acted as the leading project advisors and development managers, interacting with the various local bodies, funding institutions and tenants on behalf of the developers, Speyhawk. Hawk were also involved in contractor procurement, management of contract administration and construction coordination, to achieve successful completion of each scheme.

Hawk assembled and promoted the scheme, as well as coordinating several architectural practices to achieve a comprehensive development, diverse yet sympathetic to its surroundings and creating a valuable riverside amenity.

buildings



Location  
London

Project Value  
£50 Million

Funding  
Client

Services  
Project Advisors  
Development Management

