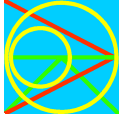


# Waterside, Northampton - Phase II



## Project Data

Client  
St. Clair Investments

Occupier  
Multi Let

Location  
Waterside,  
Northampton

Type  
Commercial Office

Size  
8400 sq m  
90,419 sq ft

Value  
Approx £8m

Woods Hardwick were appointed to provide architectural services for Phase II and Phase III of a proposed new office development at Waterside, Northampton. The site is located just South of the River Nene and close to the Barnes Meadow Interchange on the A45 in Northampton.

After considering and testing a number of mixed use design options that included residential, office, community and leisure facilities and in order to optimise the commercial viability of the site and market requirements a commercial development was agreed to be pursued in 2 Phases.

Phase II provides a collection of six 2 and 3 storey office buildings comprising 11 B1 units totalling 8400 sqm (90,419 sqft) of commercial office accommodation. Together with all associated car parking and hard/ soft landscaping.

The overall concept and design brief was to provide a contemporary architectural solution that seek to respond to the challenges of this key site and sets a new standard for development in this area. Each building will be individual in its nature with an underlying theme running through the design to provide a common and homogenous architectural language across the development.

To respond to the market place the buildings have been kept relatively simple using standard materials with traditional construction methods backed up with robust yet simple well thought out architectural detailing which will provide a predominantly brickwork façade with punched opening windows set over a heavy masonry plinth. Horizontal strip windows provide a clear storey affect at the top storey with all buildings being topped with either a double mono pitched 'gull wing' type roof, or an elegant thin flat roof configuration to provide identity each building boasts an impressive projecting entrance block comprising full height curtain walling, within a masonry type rainscreen cladding element. Simple canopies then provide additional definition to the main entrances.

The Phase II development which has been submitted for planning approval is currently being considered by the local authority forms a pivot point or strong 'Architectural Link' between the existing Phase I development and further Phase III development that is currently under review.



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