

# WINVIC WORD

The newsletter of Winvic Construction

Spring 2017

## The Winvic Way

**'Doing it right'**

Cambridge Research Park. Find out more about this exciting D&amp;B project on page 2

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Our people told us they instinctively understood 'the Winvic Way' but is this understanding something that is consistent across the business? What does it mean in practical terms; surely one big shed goes up in the same way as another? How does 'the Winvic Way' translate into practical benefit and added value to you, our clients?

As we continue to expand at pace (we've grown 260% since 2012, and are on track for 20% in the current year), we decided to invest some time in defining what we actually mean by this phrase, 'the Winvic Way'.

We found that, at its heart, it means **'doing it right'** for our clients, our suppliers and our people.

It means consistently providing immaculate site facilities. It means treating people – employees, clients, suppliers – with respect and fairness. It means finding, nurturing and rewarding the best construction industry talent. It means being open and honest; having difficult conversations when necessary to ensure that we can solve problems quickly and cost-effectively.

On a practical level, the Winvic Way ensures our construction solutions are thoroughly planned and competitively delivered, through a well managed design and procurement process, and a secure, reliable and proven supply chain.

The strength of our supply chain (you can read about one of our suppliers later in this newsletter) is a constant theme across the projects featured on the following pages, from mega sheds and retail units through to research parks and office space, and from infrastructure projects to multi-room developments. These projects are just a snapshot of recent activity and we are fortunate to be looking forward to the future from a position of strong financial security and an exciting pipeline of projects across all our major areas.

We thank you for your support and look forward to working with you over the coming months.

# Offices

We have delivered over 1.5 million ft<sup>2</sup> of office space. Whether it's stand-alone offices or multiple building office parks, new build projects or live environment schemes; we get the job done.

**£450 million**  
Winvic turnover in 2016/17



Victoria House



## State-of-the-art construction

Flexibility has been a defining feature of Winvic's design of two Grade A office buildings which form part of the Cambridge Research Park, a self-contained, landscaped business community near to the A10 north of Cambridge city centre.

The multi-project design and build contract completed for XLB Property gives occupiers options to allocate usage of the two-storey buildings, both with plant room and associated vehicle access, to suit a combination of office space, R&D and production/storage space.

Building 610 (Plot Y) hosts a 25,000 ft<sup>2</sup> midtech business unit ideal for a headquarters-styled facility, while Plot Z is comprised of two detached office and laboratory buildings, totalling 30,000 ft<sup>2</sup> and 25,000 ft<sup>2</sup> respectively.

## Aiming high with landmark offices

A landmark office development in Milton Keynes will be notable for many innovative features with sustainability lying at the heart of its design and construction process.

The achievement of a BREEAM rating of 'Excellent' is the sustainability target for Victoria House as we work towards completion of this project in the town's business district.

As the first major new office development in Milton Keynes for seven years, the architectural expression of the building reflects the simple modernism of the area.

Its BREEAM Excellent aspirations have involved the use of renewable and recycled materials throughout a 54-week construction period, as well as 390 tonnes of steel, 2,200 tonnes of concrete, 929 m<sup>2</sup> of glazing, 75km of electric cables and 15km of pipework.

The energy efficient fabric and design of Victoria House features 139 m<sup>2</sup> Solar PV on the roof which will generate 150kW of power, while a gridded concrete and brick façade with deep reveals will help to shade floorplates and minimise internal heat gains in the building.

Even the landscaping and planting is being laid out in a way to enhance the thermal performance of a building which will be a notable contribution to the urban landscape.

More than half of the 37,000 ft<sup>2</sup> of office space has been leased to business advisory firm Grant Thornton who are due to take up occupancy on its completion in Q2 this year.



# Retail and Leisure

We deliver high-quality, cost-effective schemes which are rewarding for our clients, their employees, and their customers. The robust systems and processes we enforce make certain of business stability and a safe, tightly managed environment.

## England expects to go shopping at Rushden Lakes in 2017



Therefore, management of growth and change has been a key requirement of this prestigious opportunity to enhance our reputation for delivering high-profile retail and leisure projects.

The 380,000 ft<sup>2</sup> of shopping space within the £140 million project is being developed across three retail terraces to accommodate High Street brands and a significant number of smaller units.

Located next to the A45, Rushden Lakes has many more attractions too, including a multi-screen cinema, waterfront restaurants, a boathouse and lakeside Visitors Centre.

A measure of the size and scale of this project is evident in the use of 2,400 tonnes of steel and 3,844.95m<sup>3</sup> of concrete on the 1km-long site, while the number of 140mm blocks is not far short of 100,000, roof cladding covers 19,500 m<sup>2</sup> and wall cladding 15,100 m<sup>2</sup>.

In addition to that, more than 40km of timber decking makes up the lakeside Boardwalk and sustainability is a key element of setting new standards with 30% of energy generated from renewable sources and PV systems ensuring three buildings are net zero energy.

The first of a new generation of retail and leisure experiences is now taking shape at Rushden Lakes as we play a prominent part in creating a unique destination in Northamptonshire.

What was already considered to be the United Kingdom's largest out-of-town scheme of its kind in a decade has grown considerably in size since we were initially contracted by LXB Retail Properties.

## Lidl details make the difference



Located on a live site in central Leicester, Winvic were contracted to build a single storey retail shell of 15,000 ft<sup>2</sup> for Jamie Lewis Residential.

The site - for end user, Lidl - includes one loading bay with dock leveller and an adjoining warehouse with bakery, prep room and built-in freezers extending from a pre-existing block of student accommodation.

## A sustainable supply chain cuts costs for Costco



The cost of operating as a retailer or wholesaler in south-west London can be cut-throat.

Developing a new distribution/retail shell for wholesalers, Costco, therefore presented us with the opportunity to demonstrate our commitment to sustainable supply-chain thinking.

This was evident right from the outset with the recycling of 6000 m<sup>3</sup> of crushed concrete from the

demolition of the old dairy factory on the Sunbury-based site for use in the new building's foundations, thus reducing local pollution from delivery vehicles.

As well as an elevated unit of 139,995 ft<sup>2</sup>, the high-profile site also has an accompanying external area with tyre fitting, sales and associated facilities as well as access, parking and landscaping.

# Industrial

# TAXI

## Winvic has got 'The Knowledge'



London Taxi drivers must have 'The Knowledge' before they are allowed behind the wheel. Delivering the London Taxi Company's new HQ put our own knowledge to the test and, like all the best cabbies, we were on time, on budget – and good listeners.

### 12 million

square feet of industrial space constructed in 2016

We aim to always deliver our clients buildings that are not just energy and space efficient, but create productive and cost-effective working environments.

A prime example of this is our work on behalf of The London Taxi Company, building the new headquarters for their state-of-the-art research, development, and assembly site. Located in Coventry's Ansty Park, this visually striking £26M project was completed on time and within budget, incorporating 331,776 ft<sup>2</sup>

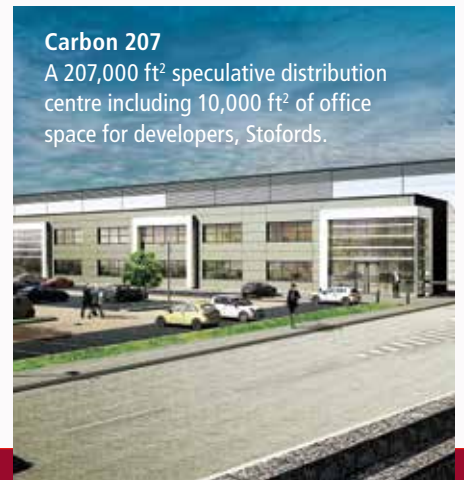
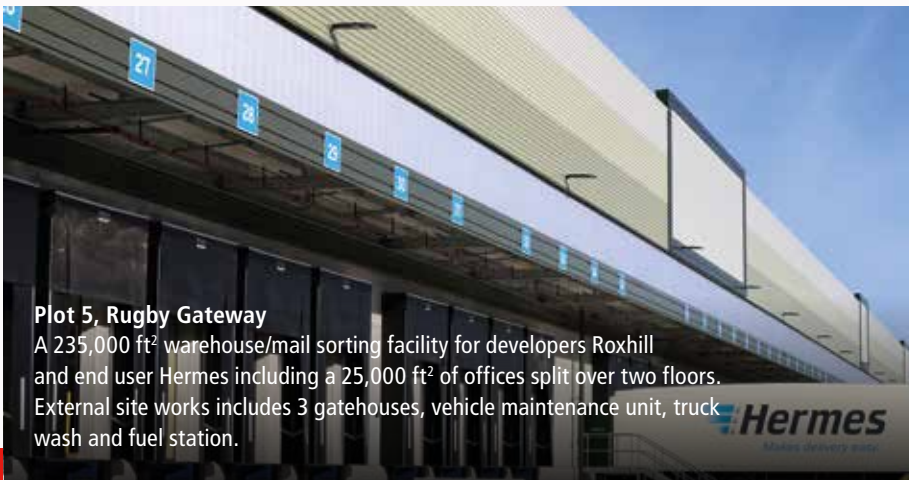
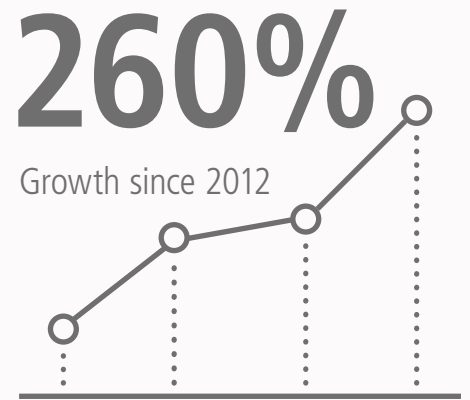
of warehouse space, 253,597 ft<sup>2</sup> of external yards, and 76,660 ft<sup>2</sup> of office space across three floors.

Alongside its prominent physical presence, our work included the installation of a rainwater harvesting system, 849 m<sup>2</sup> of photovoltaic solar panels, 20 electric vehicle charge points, and a compressed air system that allows for waste heat to be harvested and reused. This has led to us achieving a BREEAM 'Excellent' rating, as well as an EPC rating of: A18.



# Industrial strength

## Our current key projects



# Industrial

# Giving Hermes a new set of wings



176 dock levellers  
help to process  
100,000 parcels  
per hour

An ever-increasing demand for consumer delivery services has led to us developing a new 'Midlands Super Hub' which will strengthen Hermes' position as an industry leader.

We were contracted to create a state-of-the-art distribution centre specifically designed to process up to 100,000 parcels per hour, increasing Hermes' capacity by 45%.

To achieve such a high level of processing, a cross-docking system has been installed into the 235,000 ft<sup>2</sup> warehouse incorporating 176 dock levellers; a significantly large number for a building of that size, but essential in meeting the operational target.

We have also fitted an extra layer of steel at a height of 4 metres to accommodate the very latest, high-capacity sortation system being installed before the distribution centre, which is located adjacent to the M6 (J1) near Rugby, is up and running later this year.

Our design and construction teams are dedicated to developing sustainable buildings and this achieved a BREEAM rating of 'Very Good' to support an operation with access to 85% of the United Kingdom's population within 4.5 hours HGV drive time of the site.

Constructed for Roxhill Developments, Segro and their client Hermes, the distribution facility features a combination of energy efficient measures. These include rainwater harvesting, solar thermal heating and low energy, high efficiency lighting solutions.



# Fit-out

When business' operational efficiency is linked to profit, we know the importance of offering a comprehensive warehouse fit-out service which ensures your operation stays on track.



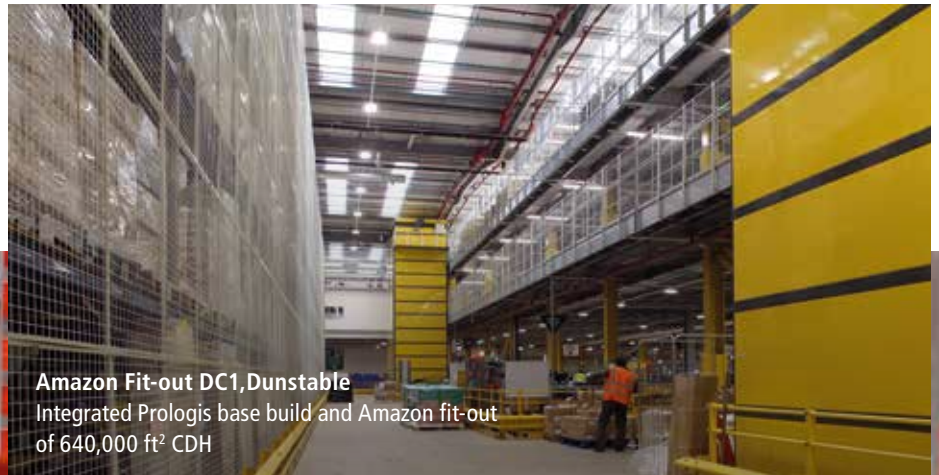
**Primark, Thrapston:** 1 million ft<sup>2</sup> warehouse fit-out for Primark stores to an original contract sum of £33.5 million.



**Bidvest, Slough:** New purpose-built depot and head office includes a customer presentation suite developed with direction from the company's food development team.



**ECP, Birch Coppice:** As the main contractor, this fit-out project involved extensive coordination with automation contractor TGW and was completed in July 2016.



**Amazon Fit-out DC1, Dunstable**  
Integrated Prologis base build and Amazon fit-out of 640,000 ft<sup>2</sup> CDH







# We've got joined-up thinking

£85 million  
total investment  
£20 million  
investment in  
facility fit-out



Roxhill Developments knew who would measure up to the task when the United Kingdom's largest supplier of fitted kitchens and joinery products wanted to create a centre of excellence capable of supporting their long-term growth plans.

We were engaged as the main contractor by Roxhill who acknowledged our experience and expertise in developing facilities which would enable Howdens Joinery to expand their operation and enhance their supply function.

The 670,000 ft<sup>2</sup> distribution facility constructed at Warth Park, Raunds will increase the manufacturing, purchasing and logistics capabilities to service forecasted growth prospects over their 30-year lease.

Built across a 32.5-acre site over a 26-week construction period, the centre's gross external area is approximately 630,000 ft<sup>2</sup> and represents a total investment of £85 million.

Included in that figure is a £20 million fit-out of the unit which was divided into three chambers featuring narrow and wide-aisle racking, high-level lighting, mechanical ventilation and sprinkler systems.

In addition to this, a 13,000 ft<sup>2</sup> extension to the unit has also been added to focus on Howdens' Occupational Health and Safety services where a smaller fit-out incorporates new meeting rooms and video conferencing facilities.



# High spec fit-outs to meet high demand

Sheds as we  
know them  
are changing



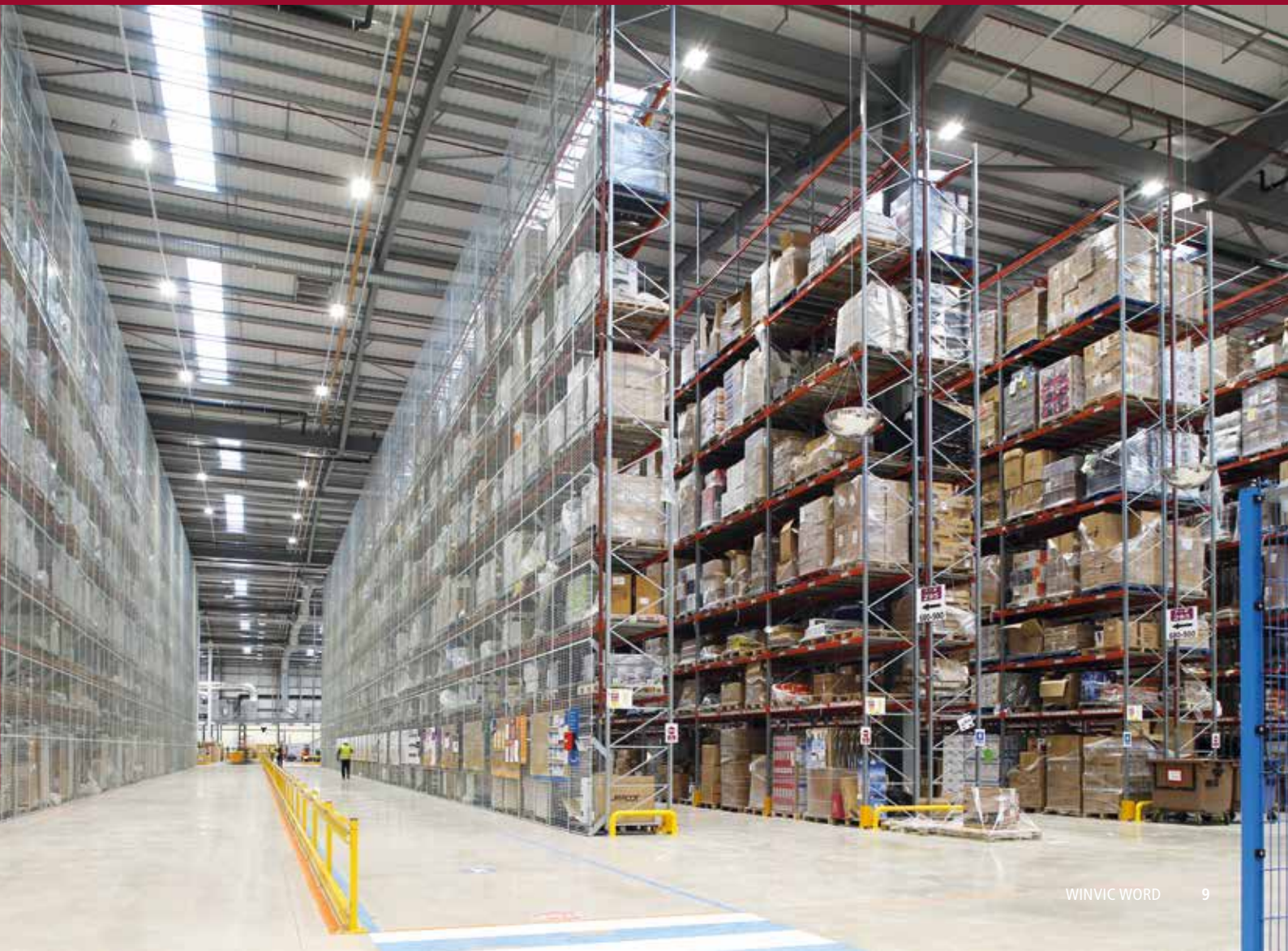
A decade or so ago, occupiers largely sought 100,000 – 500,000 ft<sup>2</sup> spaces plus regional distribution centres to fulfil their customer requirements. Today, the demand for goods and services, and the soaring number of products bought online, has amplified the call for commercial real estate that meets users' need for speed and efficiency.

Our recent work for e-retail giant, Amazon, on behalf of Mountpark Properties, underlines our commitment to both our clients and the unparalleled quality of our fit-outs.

Although the overall build received more than £86 million in investment, over half of this was dedicated to the complete mechanical and electrical fit-out of the 1,053,445 ft<sup>2</sup> unit, including its 53,000 ft<sup>2</sup> main office block and 230 ft<sup>2</sup> gatehouse.

Our project was completed over 36 weeks and incorporated the erection of steel racking by AR Storage, including an in-rack sprinkler system, as well as the Cat A fit-out of the offices. This included the construction of a mezzanine to house a low-noise modular conveyor system (MCS) connecting the production line to high speed pop-up belt sorters.

In addition to the installation of a data system by Computacentre, and CCTV and access control by security systems experts, Tyco, the project also involved further joinery and building work, as well as painting, signage and decoration.





# Multi-room

Our efficiency and smart use of technology means we can quickly and cost-effectively deliver multi-room projects that are fully compliant with local and national regulations. We work on a variety of projects including: student accommodation, PRS, hotels and leisure, retirement living, mixed-use schemes, and education/universities.

STUDENT ACCOMMODATION



# 1,309

Multi-room units developed

## Building smarter for students



Beech House



Helix



Southgates



Upperton Road

### Southgates, Leicester

Partially located on the site of a 4 month archaeological dig at Leicester's former bus depot, this 83,959 ft<sup>2</sup> design and build project supports 567 rooms across 4 separate 5 and 6-storey blocks – each of different size and design. Accommodation is set around a shared courtyard and offers occupants access to an on-site gym as well as study areas and communal lounges.

### The Helix Student Accommodation, Birmingham

Occupying a prominent location on Bristol Road opposite the University of Birmingham, this private development consists of a mix of self-contained studios and apartment-style rooms with shared communal facilities. The site and its occupants also benefit from an on-site gymnasium and cinema located on its ground floor level.

### Upperton Road, Leicester

Consisting of two blocks of 5 and 6-storeys respectively, our work on Leicester's Upperton Road development included 285 self-contained study bedrooms finished to the highest specification, as well as parking, landscaping, office and common room facilities.

In addition to this, the project also included work on a 15,000 ft<sup>2</sup> retail unit (which we mention on page 3).

### Beech House, Oxford

After demolishing four existing dwellings, our work on Beech House, Oxford, includes the construction of a 5-storey student accommodation block with basement, and an adjacent 5-storey residential apartment block. Works and phasing will take into account neighbourhood congestion, with target completion proposed for July 2017.



# Infrastructure/Turnkey

## Highway men

“Winvic are very proactive, positive and have an open approach to the whole construction process for client and supplier alike; making the supplier want to do what they can to assist the design and build process, and being comfortable that you can work openly with them at all times.”

David Miles, Director



### A 14 year partnership

Established in 1928, Walter Miles Electrical Engineers Limited is a third generation family business with specific expertise in the D&B market. The company has 120 site operatives and 16 office based staff – and all design work is carried out in-house by skilled designers and CAD engineers.

Led by David Miles, grandson of the company's founder, the Walter Miles team has worked with Winvic for around 14 years, with projects including the recent multi-room developments at Southgates in Leicester and Helix in Birmingham; Sports Direct/Amazon at Dunstable and Amazon at Bardon; Costo at Sunbury; plus several other industrial sites for Prologis.



Many of our distribution, industrial and business park projects often require the construction of supporting road infrastructure that is built to adoptable highway standards. Our expertise in developing civil works and infrastructure projects has meant we have a very strong reputation in this area.

#### A50/M1 road link

We have been independently contracted to create a link road from the A50 east-bound onto the M1 southbound. This involved major improvements and widening of J24 of the M1, as well as the construction of two bridges – one extending the rail line into Lockington; the other carrying the A50/M1 slip to J24.

#### Appleby Lodge, Wellingborough

Our early involvement in Appleby Lodge meant that we were able to assist Prologis with the informed planning and design of the scheme. Not only did the project require 240,000 m<sup>3</sup> of earthworks, but we also built a new S278 roundabout and widened approx. 23,000 ft of an existing road on behalf of Northamptonshire County Council.

# 1.8 million

cubic metres of earth moved in the last year



# Learning the Winvic way



"I've learnt a huge amount in a short space of time by shadowing previous engineers on site and am able to see the link between academic studies and their practical use on site."

Mark Jamieson, Trainee Site Engineer

## Providing a real world experience

Alongside our 'year out' students, Winvic is also supporting the personal development of seven other talented young people. Studying a mixture of qualifications from university degrees to Higher National Diplomas (and receiving a personalised training plan tailored to their professional development), students work primarily on-site - allowing them to put the skills they learn in-class into practice.

The achievement of strong and sustained growth means that we need a pipeline of talented individuals to join our expanding team.

As part of a commitment to a broadly-based training and development policy, one initiative saw us take on 'year out' students from Nottingham Trent University.

An opportunity for all the students to gain real work experience in a placement with the company resulted from a successful careers day which generated a considerable amount of interest in our Work Placement Traineeships.

The students had just completed their second year at Nottingham Trent and have since spent time with us on different sites, across various departments in our offices, and attending specific courses related to their traineeship in the industry.

We are continually investing in training and development to help those who work for us in any capacity achieve full potential, ensuring they possess the necessary skills to keep up with developments in technology and therefore help us remain competitive.

"The first few weeks with Winvic have been fantastic! I have already learnt a lot in such a short time. Over the next year, I hope to improve my knowledge and understanding of the construction process and see how different parts of the company work."

Adam McKenna, Work Placement Trainee

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