



## ...MTT/project news

### MK GATEWAY



MTT is delighted to be part of the team delivering MK Gateway in Milton Keynes. Situated minutes from the £150m Santander Digital Hub and the proposed new MK:University, MK Gateway will be a new mixed-use scheme destination designed by internationally renowned architects, Rogers Stirk Harbour and Partners (RSHP).

An existing 1980's office building will be transformed by adding 3 new floors and a full refurbishment, resulting in 220,000ft<sup>2</sup> of grade A office space. This will be complimented with approximately 280 BTR homes, public realm (with unique space for events and cultural/community use), alongside food, leisure and retail outlets to create a vibrant environment.

### CAMDEN GOODS YARD

Continuing our long association with Berkeley Group, MTT is thrilled to be part of St George's team delivering Camden Goods Yard.

This new 8 acre development located between Camden Town and Primrose Hill is a residential led mixed-use scheme, comprising seven residential blocks, 100,000ft<sup>2</sup> of commercial office and retail spaces - including a new supermarket.



### MARKET SQUARE, BASILDON



We are also delighted to be working with SWAP Architects on this residential led, mixed-use scheme in the heart of Basildon.

The goal is to return the town centre to the social hub it was in the 1950's. This development will play an important part in refreshing the town centre and will act as the catalyst for wider regeneration.

The development will provide 500 BTR homes, a community health facility and incubator space for SME's. The goal is to diversify the housing offer and to encourage and nurture talent retention in Basildon.



## ...MTT/project news

It is great to be working with Canmoor on two very exciting commercial office redevelopments.

We have been appointed by Canmoor, on behalf of Legal & General for the redevelopment of Bricket Road in St Albans, which will deliver approximately 50,000ft<sup>2</sup> of grade A office space.

We are responsible for all MEP, Vertical Transportation, Sustainability/BREEAM and Acoustic Services from planning through to completion.

### 10 BRICKET ROAD



### ASCENT 02, FARNBOROUGH



Canmoor has also appointed us on behalf of Hermes, for the redevelopment of Ascent 02, an existing 78,000ft<sup>2</sup> office building in the Ascent Business Park in Farnborough.

The works include extending the reception area within a new glazed façade, the introduction of a new secondary core and the lateral extension of the floors to enhance the layout and increase the total NIA to 84,000ft<sup>2</sup>.

Our scope includes MEP, Sustainability, Vertical Transportation and Acoustic Services from planning submission to completion.

## ...hot off the press

New Projects

...280,000ft<sup>2</sup> LONDON  
office redevelopment

LONDON  
...Cat A fit out

more...Post Covid Workplace Reviews



## ...MTT/COVID-19 review - continued

In our July newsletter, we referred to our 'COVID-19 and Beyond' paper to explore the way ahead and to stimulate debate regarding what will be important to end users in the wake of the current situation.

As we said, the paper dealt with things in a practical and logical manner, and following the completion of many bespoke building studies carried out off the back of the original paper, we are now seeing proposals being implemented.

The Covid-19 situation is new, but the Wellness issue is not. The pandemic has heightened, not just developers' and their professional teams' awareness to this important point, but now most people have an opinion or need to satisfy their anxieties. It is now right at the top of the agenda.

Our reviews look at the occupiers' experience within the building and where the occupier interacts with the building, or could be affected by the environment within the workspace and associated areas.

Where improvements can be made to the existing provisions, they are identified and recommendations made with regards to any remedial works required.

Please contact our team if you would like more information on the studies carried out.

## ...MTT/COVID-19 & LIFTS

More specifically, the lift industry has responded positively to the Covid-19 pandemic with new technology and innovations for contactless systems and enhanced lift car controls and ventilation.

The BCO has also issued guidance on lift design, including destination control systems operated from security barriers or card reader systems. One of the great advantages of destination systems is that people wait in front of the designated lift, rather than mingling in large groups.

Contactless systems such as mobile phones with QR codes provided by building management systems are also being suggested for both tenants and visitors.



On a practical note; durable, easily cleaned finishes should also be considered for new lift cars, landing entrances, pushes and indicators to reduce the effects of frequent cleaning with chemicals or abrasion.

## BRIGHTON HALF MARATHON FOR SAY APHASIA

After such a, let's say, interesting summer, let's come together and give ourselves a positive challenge to focus on!



The 2021 Brighton Half Marathon will be held on 27th June 2021. The event takes place in Brighton in all its beauty: you'll run past Brighton Pavilion Pier, Hove's colourful beach huts, the Royal Pavilion, and the British Airways i360. You're also promised stunning sea views on 95% of the course! The race is one of the most popular races in the UK.

### HOW IT WORKS:

1. Say Aphasia buy the entry ticket
2. You raise at least £150 for **Say Aphasia**
3. We all jump for joy after completing your big challenge!



### WHAT TO DO NOW

- Go to <https://www.sayaphasia.org/Event/brighton-half-marathon>
- Click buy ticket - this will send us an email to let us know that you are interested in taking part in the event.
- You will then receive an email from the Brighton Half Marathon with a link to officially book a place on their website.
- Once this is complete, you can start training!

## SMALL STEPS CHRISTMAS FUNDRAISING

With the unfortunate cancellation of more events, Small Steps are very excited to announce their **Small Steps** Virtual Christmas Fair is now open! Browse and buy from the fantastic stallholders online whilst donating to **Small Steps** at the same time. Do your Christmas shopping from the comfort of your own sofa and donate to charity at no extra cost to you. <https://smallsteps.org.uk/virtual-christmas-fair/>



As well as the Virtual Christmas Fair, Small Steps are running their annual Christmas Raffle online, with a chance of winning some fantastic prizes, plus you can buy Christmas e-cards in aid of **Small Steps** too.

Your support is more important than ever during what is a very challenging time financially for **Small Steps**. All funds raised will help continue to offer sessions to families both during and post the Covid-19 Pandemic.

Please get involved and share with family and friends to help raise as much as possible for **Small Steps**!



# ...MTT/christmas wishes

We wish you a erry Christmas!

A strange year to say the least! We hope you have all managed to stay safe and positive, and that normality returns sooner rather than later.

Like everyone else, for us it's been a year of adapting and learning how to be flexible to evolving restrictions. At times, it has been challenging but overall, we have delivered, and it's been really encouraging to see how our industry kept going. Personally, I think we should be proud of this resilience.

A very Happy Christmas to you and your families and thank you for your continued support throughout 2020. We look forward to seeing you all in 2021.

Paul Mott



Our office will close on Thursday 24<sup>th</sup> December 2020, reopening Monday 4<sup>th</sup> January 2021.