



# ...MTT/project news

## 2 TRAFALGAR WAY

We are proud to be part of the Urbanest team delivering 2 Trafalgar Way. The development will provide 1,672 student accommodation units, together with 3,650m<sup>2</sup> of associated student amenity space and 68 residential units. There will also be 4,127m<sup>2</sup> (GIA) of commercial space, 1,204m<sup>2</sup> (GIA) of retail space including a re-provided McDonald's restaurant with public realm improvements, improved accessibility, 4 car parking spaces and 1454 long-stay plus 30 short-stay cycle parking spaces.

The scheme will be an exemplary sustainable development, achieving a BREEAM outstanding rating, Passivhaus and exceeding London Plan sustainability targets. It will be a Landmark development due for completion in 2025.



## BUREAU 'FETTER LANE'

Alongside JRA, MTT carried out the refurbishment and repositioning of Bureau at 90 Fetter Lane for Evans Randall Investors. The prominent Midtown site has been transformed from a dated 1980s building into a contemporary multi-occupier workspace with high specification facilities and user experience at its heart.

With a new refined rectilinear façade and double-height glazed reception hall, the development is a wonderful example of building re-use. The lettable space of the building has increased dramatically, from 6,000m<sup>2</sup> to 7,100m<sup>2</sup>, with two additional floors added at levels seven and eight. These are linked by a feature stair and benefit from three new terraces.

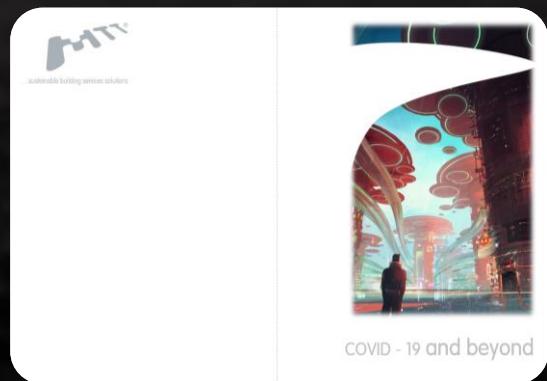
Bureau has been awarded a BREEAM 'Excellent' rating and all office floors are WELL Standard ready.



# ...MTT/COVID-19 review

In May we produced a 'COVID-19 and Beyond' paper to explore the way ahead and to stimulate debate about what will be important to end users in the wake of the current situation. The paper deals with things in a practical and logical manner.

It is clear that following the Covid-19 outbreak things will change and we have been commissioned by a number of our clients to become actively involved in preparing their buildings to ensure the environment we create is as clean as possible for the return to work and the future..



COVID - 19 and beyond

The 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.

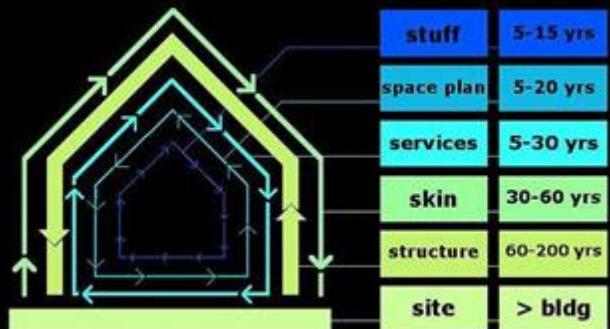
Where improvements can be made to the existing provisions, they are identified and recommendations made with regards to any remedial works required.

Please contact our team to arrange a building review.

## ...MTT/think tank

MTT recently completed one of the First Circular Economy Statements, now required at planning by the GLA for major projects under the New London Plan.

Circular Economy principles are focussed on decoupling economic growth from finite resource consumption, by moving from a 'take-make-use-dispose' model, to one in which materials are kept at the highest useful purpose as long as feasible. Key principles include identifying the potential for waste prevention and better resource use, through assets that are designed and built for durability, refurbishment, reuse and disassembly.



Embedding Circular Economy principles requires the design and processes to change. The GLA's new guidance published in April is due to become a major driver in this process, calling for detailed Circular Economy Statements throughout design and construction to forecast and manage resource use. Alongside establishing a detailed bill of materials for each 'layer' of the building, the statement must define project-specific strategies and targets for resource management.

MTT were well placed to lead the Circular Economy Statement process for a recent student accommodation project, based on our experience of functional adaptability, design for waste minimisation, increasing recycled content and modular construction – all key Circular Economy strategies. We led the collaborative knowledge sharing across the team to generate a statement containing policy-compliant goals and approaches to which the client and team could deliver.

# ...MTT/charity

With the cancellation of major funding events due to the COVID-19 outbreak charities more than ever need our support.



As mentioned in previous newsletters Small Steps and Say Aphasia are 2 charities close to the hearts of the team here at MTT.

Donations can be made via their websites;

<https://www.justgiving.com/sssf>

<https://www.sayaphasia.org/donate/donate/>

# ...MTT/anniversary

The first half of the year has seen some big work anniversaries for the team including...

**18 years**  
**PETER GIBSON**

**15 years**  
**RICHARD JACKSON**  
**MARTIN LAWLESS**

**14 years**  
**MIKE GALE, LAUREN GREEN,**  
**GRAHAM COMPTON, LOREES ARAKELIAN**

**13 years**  
**AMY MCCORMICK**

**10 years**  
**MARKETA RUZICKOVA**

**8 years**  
**CLARK LEAKE-LYALL**  
**LEE CURTIS**

**6 years**  
**MIKE CASTALDO**

**2 years**  
**EVA ZIELINSKA**  
**ALEX FANZINI**

**5 years**  
**DANIEL MONTEJO-JESUS**

It's incredible that so many of the team have been with us for so long. I guess we must be doing something right and it really helps us maintain continuity of our bespoke product.

Like most, during these past few months we have all had to adapt to new ways of working. We achieved this and it's been business as usual in terms of delivering the projects. However, we have to develop as a business and face to face interaction is critical for everyone's development and general well-being. Home working, Teams and Zoom solve a short-term problem, but they will never replace the camaraderie and buzz an office environment provides - or the progression it stimulates in the younger team members.

So; we put in place all the necessary safety protocols and returned to the office at the end of June. Since then, we have welcomed some new talent to the MTT team and are really looking forward to the fresh ideas and energy they will bring to the practice.

We look forward to seeing you all in person soon.

**PAUL MOTT**

Check us out and see what we're getting up to...

