



RETAIL

ROCKSPRING PROPERTY INVESTMENT MANAGERS

PROJECT: WESTCOTT VENTURE PARK (THE GATEHOUSE),
AYLESBURY, BUCKINGHAMSHIRE
VALUE: £800K

DESCRIPTION OF PROJECT

Westcott Venture Park nestles in the Buckinghamshire countryside between Aylesbury and Bicester. It comprises numerous dispersed offices, workshops, stores, warehouses, light industrial and manufacturing buildings.

The Park is a former 650 acre RAF airfield and currently home to over 60 businesses including distributors, fabricators, plant hire companies, technology companies, automotive specialists, from small start ups to multi-national corporates.

The Westcott Venture Park community central operations are run from within a secure manned gatehouse operating 24 hours a day and seven days a week.

DESCRIPTION OF SERVICES

The project consisted of various works associated with an entire redevelopment of the site. The improvements of which Q Design were asked to contribute were related to the construction of a new Gatehouse building.

The new Gatehouse is associated with a proposed new highway scheme and involved the construction of a single storey mixed use building to accommodate a shop, meeting rooms and security offices with a floor area of 252m². 'Rockspring Investment Property Ltd' are the landlord for the site, with the Gatehouse constructed as a mixed use building to serve the redevelopment of the entire site. Renewable energy systems were to be included with the aim of providing a self sufficient building.

OUR RESPONSIBILITIES

Q Design was commissioned to carry out a number of tasks across the varied site. These included:

- Complete services design of the new Gatehouse building and associated services with Tender specification
- Energy Survey along with final Energy Performance Certificate for the new Gatehouse development
- Review of installation and site assistance throughout
- Electrical services to new Gatehouse and adjacent shop
- Barrier control
- CCTV system

SUMMARY

The project was to run over a period of approximately 4 years and has naturally required varied degrees of attention over that time. Q Design were able to provide this throughout by actively remaining in close contact with site engineers and staff from the initial design stage through to the final commissioning and testing. We have continued to provide assistance post completion to assist with an easy integration for the buildings occupants.

Q Design provided an initial design with accompanying report utilising a variety of sustainable technologies. Q Design were able to put forward a number of recommendations taking into account all feasibility factors associated in equipment selection, in particular payback periods and carbon emissions.

Following the report and subsequent discussions, Q Design were able to successfully integrate an innovative new range of CO₂ Air Source Heat pump to feed a combined cylinder to serve the building with domestic hot water and heating via radiators and an underfloor system.

The Gatehouse opened ahead of schedule to the satisfaction of the client.