



Fletton Quays

Ambitious riverfront redevelopment in the UK

Working with city council and various high profile developers, NORR is transforming 20 acres of largely vacant and derelict land on the south bank of the Nene River in Peterborough, UK, into Fletton Quays, a massive mixed-use development. Our master plan for this \$150 million USD (£120 million) commercial project re-energizes a neglected corner of the city.

The riverfront is being opened up once again with 175,000 square feet (16,258 square meters) of office space, a prestigious 160-bed hotel, five multi-story residential apartment blocks and a 412-space multi-story car park. The plans include converting an old mill on the property into a cultural and arts center, we have created a dedicated wildlife area and provided public walkways and leisure facilities for pedestrians and cyclists. The team carefully incorporated sightlines to the city's magnificent 900-year old Cathedral, famous for being the final resting place of Henry the Eighth's first wife. In addition to design services, NORR is providing knowledge in flood mitigation, ecological impacts, historical conservation and complex legalities. The ultimate goal of this important, multi-layered project is to help the city thrive and expand.

CLIENT	Peterborough Investment Partnership, Peterborough City Council, Bride Hall Developments, Bowmer and Kirkland & Weston Homes
PORTFOLIO	Commercial
CATEGORY	Ground Up Building
SIZE	871,877 SF (81,000 SM)
LOCATION	Peterborough, UK
DATE	Scheduled 2020
SERVICES	Master Planning Architecture

AWARDS

- 2019 The Planning Award, Regeneration
- 2019 The Planning Award, Best Use of Heritage in Placemaking (Multiple Buildings)
- 2018 Winner of Partnership Working at The Planning Awards
- 2018 The Planning Awards, Best Use of Brownfield Land nomination
- 2018 The Planning Awards, Mixed Use Development nomination

Commercial

NORR's focus on high-performance buildings is supported by our integrated design approach, with architects, interior designers and engineers working in unison to create optimum solutions. Our project experience extends across the entire spectrum of services, from master planning to workplace strategies. We take a client-centric approach to every project to deliver on business objectives and long-term value and efficiencies.

Designing to Meet Business Objectives

Our commercial architecture design approach is to create impactful, creative and sustainable projects to respond to our client's very specific goals and business objectives. We design for the future by creating state-of-the-art office structures and interiors that support healthy environments for the workforce. This enables higher employee productivity and lower operating costs. We do this through research and selection of mechanical, electrical, life safety, elevator and communications systems, sustainable materials and programs for each and every design project. The result is measurable performance against business objectives.

Creating for Long-Term Value and Efficiencies

We also know that it is critical that office buildings, workspaces and systems, be designed for flexibility, to accommodate the changing demands of tenants, and their workforce, over time. Expectations of the work environment and the rapid advance in technology are major factors in design. Building owners and employers

need to offer a gamut of completely-wired, flexible floor plates, collaborative and hoteling workspaces and employee amenities to remain competitive for tenants and skilled talent respectively. At NORR, we design for today, and tomorrow, to ensure our clients realize long-term value.

Sustainable building practices are also relevant when considering resiliency in the designs of building envelopes and reducing the environmental footprint, resulting in cost and energy savings. We've partnered with our clients to realize efficiencies on everything from brownfield projects to renovations to adaptive reuse structures. In every instance, we embrace the vital role that design plays in our lives and communities.

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