

# 1 Waterhouse Square



With a Grade II\* listed status, Martin Arnold were commissioned as Employer's Agent on this intricate project.

1 Waterhouse Square was a complex project with many stakeholders involved due to the sensitive heritage and complex nature of the works. The works spanned across many floors in 1 Waterhouse Square and was designed to integrate various historical features to achieve the desired outcome. Through regular liaison with the heritage officer, the building's historic features were monitored closely, and the expected outcome was achieved.

This project had a complex programme due to programme phasing but with close monitoring and collaboration with the project team, all works were completed to the satisfaction of all parties.

A CAT A specification was considered across all floors with a key emphasis on integration of BMS controls, toilet upgrade works and upgrade of the M&E systems to meet the needs of the client's design. The CAT B specification was consistent with the client's design principles however integration of historical features made this building unique as a fit-out project.

Martin Arnold also played an integral part in delivery of lease obligations between the client and the Landlord.

**Client**  
WeWork

**Contractor**  
LT Build Ltd

**Address**  
1 Waterhouse Square,  
London

**Use**  
Flexible Office  
Workspace

**GIA**  
70,000 sq.ft

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## Critical Challenges

Upon reflection of this project, there were a number of challenges that required careful planning due to design complexity and logistical constraints on site, these included;

- Sequence of the works due to the phasing programme.
- Heritage of the building and design integration.
- Working closely with the building management team and stakeholder.

Through good communication and collaboration, Martin Arnold worked closely with the client to deliver this collaborative workspace despite the various obstacles that were presented.

## Services Provided

Employer's Agent

Project Management

Quantity Surveying