

# One Angel Square

PROJECT PROFILE



**Client** Northamptonshire CC  
**Location** Northampton, UK  
**Size / Cost** 20,000 sqm NIA / £40 Million  
**Team** Novated Architect - BDP  
Structures - Prince & Myers  
MEP - Briggs & Forrester  
PM - Lendlease  
Contractor - Galliford Try

**Awards** RICS Awards 2018  
Commercial Office Project  
RIBA Regional Award 2018



In 2012 we were appointed Lead Client Advisors to Northamptonshire County Council for their new 20,000 sqm civic headquarters, "Project Angel". The new building designed by BDP provides agile workspace for over 2,000 NCC / LGSS employees, brought together from a number of sites, saving the Council about £51 Million over the next 20 years. The key aim was to deliver a Strategic Public Asset, held over the long-term to embrace and adapt to the changing needs of the Council and its staff.

#### Client Technical Advisers

As architectural Client Advisor and Workplace Consultants we took on a 'cradle to cradle' approach. Working as part of the Lendlease project management team, we effectively helped create an experienced, 'intelligent' client team. We worked extensively with the organisation, delivering the initial building brief for the incoming design team, establishing the construction contracts, and producing the instructions for the OJEU competitive process (with LGSS) for the selection of the design team and principal contractor. We also continuously monitored the design, providing technical assistance to the project manager and the client, reviewing drawings and specifications to ensure the brief and the employer's requirements were met.

As workplace consultants, we worked closely with the in-house project team, helping internal workgroups define and formulate their needs to be 'move ready'. We facilitated internal communications and helped create an animated video for staff to understand the new building and workplace strategy. We also assisted the development of the interior colour scheme and evaluated the furniture tender returns.

**"Your professional approach, dedication to the task, willingness to meet challenging time scales, openness during moderation and knowledge & expertise fully contributed towards a successful outcome"**

Richard Beeby, Programme Director, NCC

The building achieves a very high BREEM score and will be the first in the UK to have throughout flexible user-controlled floor-mounted (and other) LED lighting fittings, which will dramatically lower the ongoing energy costs. It is a trailblazer in the operation of mixed mode ventilation approaches, and can accommodate up to 600 staff per floor, with high levels of natural light.

Client Technical Advisory  
Brief Writing  
Architectural Consultancy  
Interior Design Consultancy

ADVISORY