

water's edge

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Water's Edge: It's the workplace reworked right in the heart of Dundee. From offices accommodating 50 people through to co-working desks - you'll find the perfect vibrant space for your business to thrive.

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INTRODUCTION

Dundee's historic transit Shed 25 has been transformed into the state-of-the-art Water's Edge commercial office development by Chroma Developments.

Overlooking Dundee's City Quay marina, Water's Edge has been conceived as a catalyst to inspire, connect and energise 21st Century business innovators, entrepreneurs and freelancers.

Chroma Developments, which is owned by Chris van der Kuyl and Paddy Burns (founders of 4J Studios and developers of the Minecraft console editions), and operated by Managing Director Stewart Clark, worked with Dundee based architects Nicoll Russell Studios Ltd. and contractors Lyon Building Services to deliver the project which was completed in Autumn 2018.

Designed to nurture creative thinking, encourage collaboration and enhance productivity, this landmark development combines historic detail with modern aesthetic and cutting-edge technology, co-working space and meeting rooms.

Original features have been retained and incorporated into Water's Edge which boasts specification of the highest quality, including ultrafast broadband and temperature control.

From offices with capacity for 50 people through to individual co-working desks - open-plan, flexible workspace is at the heart of Water's Edge.

The co-working concept is popular with entrepreneurs looking for creative collaboration and larger companies needing a satellite office or temporary space between moves or renovations. It is also viewed as an alternative to working from home or leasing office space.

Water's Edge is situated between Camperdown Dock and Victoria Dock at Dundee's City Quay. Future developments at Water's Edge include the development of a quay-side restaurant which will offer stunning views, a friendly atmosphere and superb food.

Businesses who are interested in finding out more about Water's Edge should contact Stewart Clark on 07782 637 420 or email stewart.clark@chromadevelopments.co.uk



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THE WATER'S EDGE FAMILY

Chris van der Kuyl

Chris van der Kuyl is an entrepreneur whose expertise combines the start-up, development and market listed business arena in the technology, media and entertainment sectors.

He is Chairman and Co-Founder of 4J Studios, one of the UK's most successful videogame developers and responsible for the multi-million selling and multi-award-winning Minecraft Console editions.

Minecraft is a global phenomenon and is currently on track to become the most successful videogame of all time.

Chris is a visiting professor of digital entertainment at the University of Abertay Dundee and has been awarded honorary degrees from the University of Dundee, Abertay University, Edinburgh Napier University, University of Edinburgh and University of Strathclyde.

Elected as one of the youngest Fellows of the Royal Society of Edinburgh, Chris sits on the boards of TV Squared, Scottish Institute for Enterprise, Scottish EDGE Advisory, Informatics Ventures Advisory, Dundee Science Centre, Dundee Museums Trust and the High School of Dundee.

Chris was the founding Chairman of Entrepreneurial Scotland which represents all Scotland's entrepreneurial talent and exists to inspire, connect and develop entrepreneurial behaviour in all Scotland's people.



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THE WATER'S EDGE FAMILY

Paddy Burns

Paddy Burns is CEO and Co-Founder of BAFTA winning 4J Studios, which he set up with Chris van der Kuyl in 2005, and is responsible for the development of Minecraft across Microsoft, Sony and Nintendo games consoles.

Paddy graduated with a degree in Computer Science from Edinburgh University in 1991. Upon graduation, he worked for NCR as a software developer and was involved in the development

of Interactive Video Terminals and Digital Video Software.

He then co-founded VIS Entertainment Ltd in 1994, and was instrumental in growing the company from three employees to over 100, holding the roles of Technical Director, Head of Software and Studio Manager before becoming Director of Development.



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THE WATER'S EDGE FAMILY

Stewart Clark

Stewart Clark is the Managing Director of Chroma Developments and managed the development of Water's Edge ahead of its opening in Autumn 2018.

He joined the company in 2016 after a ten-year period of running his own property development company and managing properties throughout Dundee and Angus.

With the V&A a catalyst for change in his home city, Stewart is excited by the opportunities for the area and has a keen eye for future potential developments.

Stewart's early career was as a full-time musician. This led to him working with Chris van der Kuyl and Paddy Burns, producing audio and digital imagery for VIS Entertainment. In his last role with the company, he headed up the audio department creating music, special effects and dialogue for games such as State of Emergency and Brave. That work still stands as some of the best examples of interactive music and sound design of the time.



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THE WATER'S EDGE FAMILY

Architects – Nicoll Russell Studios Ltd.

Nicoll Russell Studios Ltd. has created some of Scotland's best loved new buildings. The Dundee-based company was established in 1982 as a result of the successful completion of Dundee Repertory Theatre. The project made an enormous impact at a time when very little was being built in Scotland and immediately offered the Studios a springboard architecturally and in terms of publicity.

The company has grown steadily from then and during the last three decades Nicoll Russell Studios Ltd. has won eight RIBA awards, two awards from the National Civic Trust, a Dynamic

Place Award and in addition, a further 40 awards recognising the merits of its work.

Although the practice is well-known for its civic, theatre, licensed leisure and civil engineering projects, the Studios' depth of experience goes far beyond these sectors to include everything from private houses to major private hospitals.

Nicoll Russell Studios Ltd. has also built up an international portfolio of work with projects ranging from the Western Isles, through Glasgow, Edinburgh, West Midlands and London to several projects in the Republic of Ireland, Portugal, Middle and Far East and Australia.



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THE WATER'S EDGE FAMILY

Construction firm – Lyon Building Services

Construction firm, Lyon Building Services was tasked with transforming Dundee's oldest transit shed into high quality, commercial office space.

Founded in 1968 by William Lyon, this highly successful business is still family-run after Craig Lyon took over as managing director in 2006 following his father's retirement.

Based in Broughty Ferry and covering the north east of Scotland, Lyon Building Services provides a complete build service from design to completion, specialising in bespoke quality residences, extensions, renovations and structural alterations.

Operating a multi-trade workforce enables the firm to provide an in-house service backed up by a network of reliable and experienced subcontractors who have had a long-term working relationship with Lyon Building Services.



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MILESTONES: 2016-2018

Chris van der Kuyl and **Paddy Burns** came up with the Water's Edge concept following a discussion about how to grow 4J's working environment.

Chris said: "We had an office at City Quay which we really liked. But Paddy and I decided we wanted something a little bit bigger, maybe a little bit cooler and even closer to the waterfront."

"When we bought Shed 25 it was literally a hole in the ground with half a roof. But thanks to our great friends and partners at Nicoll Russell Studios we came up with this amazing concept."

"We created Water's Edge to attract businesses with a real energy and appetite for innovation. By putting them all together in one space, exciting things are already beginning to happen and success is contagious. It's a fantastic space."

TIMELINE

- In March 2016, Chroma Developments secured planning permission to transform vacant Shed 25 at Dundee's City Quay into contemporary office space.
- Architect Nicoll Russell Studios Ltd. And contractor Lyon Building Services are appointed.
- In June 2016, Lord Provost Bob Duncan joined Chris van der Kuyl and Paddy Burns to perform a ceremonial ground-breaking ceremony at the site which faces City Quay, which itself is being reinvented by Dundee City Council as a spectacular marina development.
- Just 12 months later, Chris van der Kuyl and Paddy Burns announce the development will be called Water's Edge at a special 'topping out' ceremony on June 23. The event is attended by over 300 business leaders, politicians, influencers and neighbours.
- 2018: Water's Edge is completed and first tenants move in.



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BACK STORY: 1865-2018

Shed 25 is a 19th Century, Category B-listed transit shed, situated between Camperdown Dock and Victoria Dock.

The oldest surviving transit shed in Dundee, it comprises the eastern bay by Camperdown Dock, which was completed in 1865, and the later extension built to the west in 1880/90.

The historic shed remains relatively unaltered since its construction and retains much of the original historic detail.

Shed 25 was primarily used for storage, including the export of cattle to the troops on the Rhine during the Second World War. The interior was laid out with pens for inspecting and managing cattle prior to embarkation.

More recently, the sheds were used for temporary training exercises as well as events.

Nearby, Transit Shed 26-30 to the east of the site has already been extensively converted with mixed leisure and commercial uses, while the Category A-listed Clock Tower was converted into luxury apartments. The adjacent Shed S (Formerly F) which was Category B-listed was demolished and replaced with contemporary housing.

Camperdown and Victoria Docks are now the only remaining 19th Century docks in Dundee Harbour.

Like many of Dundee's transit sheds, the design of Shed 25 was the result of advances in building techniques which allowed larger building through the use of iron and steel.

Developments in shipping from sail to steam, as well as steam trains, allowed for faster handling of goods and the need for long term storage provided by traditional multi-level storage buildings was no longer required.

The high standard of detailing in a building principally used as a storage shed is both a reflection of the importance of the harbour of Dundee and Victorian transport architecture in general at that time.

The history of Dundee Harbour can be traced back to the 11th Century. However, it reached its peak in the late 19th Century when it was a major centre for the import and export of textiles.

Dundee Harbour declined following World War II and its port facilities are now redundant. The former harbour area and buildings are now a combination of residential, commercial, leisure and retail uses.



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DUNDEE'S £1 BILLION WATERFRONT PROJECT

Dundee's £1 billion Waterfront renaissance is the UK's third largest regeneration project.

Transforming 240 acres of land along 8km of the River Tay, the project is split into five distinct zones - Riverside; Seabraes (The Braes); Central Waterfront (The Front); City Quay (The Quay) and Dundee Port (The Port).

Most infrastructure works have been completed and the 'build' phase is well underway with a growing community of businesses and residents moving into the Waterfront area.

Major projects include the construction of a new railway station, V&A Museum of Design Dundee, a new marina, port developments, offices, hotels, bars, shops, cafes, residential accommodation and, of course, Water's Edge.

The V&A Museum of Design Dundee opened in September 2018 and is the only design museum in the UK outside of London.

A number of Scotland's most successful companies are based within the city region, including 4J Studios, Alliance Trust and DC Thomson. Hotels, businesses and retailers are reaping the rewards of the ongoing city transformation, with around 7000 new jobs forecast to be created, providing a wide range of new opportunities for young people.

Dundee Waterfront is a partnership between Dundee City Council and Scottish Enterprise.



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DUNDEE'S CITY OF DESIGN STATUS

Dundee was named the UK's first City of Design by the United Nations in 2014.

The city was recognised by UNESCO for its diverse contributions to fields including medical research, comics and video games.

The City of Design designation has previously been awarded to 12 cities, including Beijing, Berlin and Montreal. Dundee was added to the UNESCO grouping of "creative cities" alongside European cities Turin, Helsinki, Bilbao and Curitiba in Brazil.

The title recognises the design innovations Dundee has contributed to the world, including aspirin, biomedical research which has led to hundreds of new cancer drugs, comics including the Beano and Dandy, orange marmalade, and video games.



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NOTES TO EDITORS

1. Chroma Developments: Chris van der Kuyl and Paddy Burns are the founders of 4J Studios and developers of the Minecraft console editions. They are also co-owners of Chroma Developments which is operated by managing director Stewart Clark.
2. The Vision: At Water's Edge we asked ourselves how working environment impacts on creative thinking and productivity? How much easier would it be to focus on the task in hand with a supply of fresh, clean air flowing through your open plan workspace, at just the right temperature? What if the broadband was ultrafast? Would blue-sky thinking come easier if you had your own waterside terrace? And wouldn't it be great if there were other like-minded teams and individuals sharing the building and generating a creative community spirit? Would full management of the building and a calendar of exciting industry and public events to fire imagination be too much to ask?

That all sounded ideal to us – so we built it for you right in the heart of the city.

From offices accommodating 50 people through to co-working desks, you'll find the perfect flexible workspace for your business to thrive here. It's the workplace, reworked.

3. Press Enquiries: Please contact Tricia Fox at Volpa on 01738 658187 or 07989 955039 or t.fox@volpa.co.uk

4. More information at www.watersedgedundee.co.uk



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