



BREEAM 2011

Advance technical information on BREEAM 2011 shows many enhancements which include:

- Establishing new benchmarks and assessment methodology for operational carbon emissions and energy efficiency
- Modified construction waste and water consumption benchmarks
- New standards on sustainable procurement and post construction requirements including building performance monitoring
- New and modified reporting standards for key performance indicators such as building CO₂ emissions, construction and operational water consumption, construction waste volumes and volatile organic carbon emissions
- General consolidation and re-classification of various issues and criteria within the methodology

BREEAM 2011 will cover the same range of buildings as the current BREEAM 2008, which includes offices, industrial units, retail, schools, further and higher education, health care, multi-residential, prisons and courts. The new BREEAM for data centres will be excluded within the 2011 update and will remain as the current 2010 version.

As BREEAM 2011 is focused on new buildings, for refurbishment and fit-out projects the BREEAM 2008 version will continue to be used. If major refurbishment were to be involved, BREEAM 2011 could be used if an assessment against the new construction criteria was required.

The latest feedback is that BREEAM 2011 will go live from June 2011.

For more information or advice, contact partner Andrew Thrower at athrower@wppgroup.co.uk

Luxury in Mayfair



Having acted as base building consultants for 8 Stratton Street, Watkins Payne brought invaluable knowledge to the design team when new owners then fitted out the 1,550m² offices for their own occupation.

The fit out was of exceptional quality with the highest attention to detail, requiring extensive design co-ordination with architects Squire & Partners. It included replacing the lighting, and installing a high sensitivity smoke detection system to blend in with the architecture.

The office building is more akin to a quality residential property. The main period room has been converted into the chairman's office whilst modern technologies and audio visual facilities have been neatly integrated. There is a



lounge and bar area, and the reception has been profiled.

Transforming the lighting was a challenging task, and the design needed a number of alterations to achieve the balance between visual effect and energy consumption/carbon emissions.

All the client's audio visual and IT requirements were included in the building services package.

Client: Urban Velvet
Architect: Squire & Partners
Cost Consultant: Davis Langdon

Engineering solutions save energy in Regent Street

Planning consent has been obtained for the redevelopment of two blocks on the west side of Regent Street designated W4 and W5 South.

Both incorporate office and retail accommodation over two basement levels and from ground to sixth floor. W4 has 193,000ft² gross internal area with 97,000ft² office and 38,000ft² retail space, and W5 South provides 169,000ft² gross internal area with 90,000ft² office and 28,000ft² retail space.

The buildings include significant sections of retained façade, whilst new sections have a distinctive modern appearance designed to complement the existing, and include elements that blend with the surrounding Mayfair area.

Watkins Payne is acting as building services consultant and BREEAM assessor.

The engineering solutions focus on extensive energy efficiency, and hence the reduction of carbon emissions.

The heating and cooling strategy includes closed loop ground source boreholes linked to heat pumps, together with significant enhancement to the building envelope to reduce solar gain and heat loss, including double wall façade sections.

Additional sustainability features include rainwater harvesting systems, rainwater retention to reduce surface water discharge to the sewer, and green roofs and walls. The aim is to achieve “excellent” ratings under BREEAM 2008.

W4 is currently being developed through Stage D, with works on site scheduled to commence in Q3 2011.

Client:
The Crown Estate and Exemplar Properties
Development Manager:
Buro Four
Architect:
AHMM
Cost Consultant:
Gardiner & Theobald



Stylish welcome at Santander

Santander has redesigned two of its retail branches at Moorgate and Canary Wharf by redefining the layout to enhance customer service, and installing imaginative lighting and marketing displays.

Watkins Payne assisted Santander in evaluating and implementing the new format, and are now performing a similar role at the branch in Kensington High Street

Client & Project Manager: Santander
Interior Designer: NewGround



New for old in Welwyn Garden City...

Watkins Payne is adept at modernising properties on business parks to make them commercially viable for the landlord and attractive to new tenants.

A two-storey office block at Albany Place in Welwyn Garden City was typical of older business parks, with a tired reception area and dated services. For client Threadneedle, the Partnership designed a scheme which focused on the reception, staircase and toilets, and replacement of the lift.

Some static components were retained, such as ductwork risers and soil/vent pipework stacks that would provide a further 15 year life cycle. This was cost effective and allowed expenditure to be focused on modernising the finishings.

The design and build contract enabled outline proposals to be developed and costed prior to the detailed formation of the employer's requirements.

Client: Threadneedle
Project Manager: Workman



...and closer to home

Not far from our Sunbury on Thames office, Unit B at Dolphin Business Park is well placed for light industrial and distribution use being close to the M3 and Heathrow, but has to compete with other properties. Previous occupiers had left it in good repair, but with dated services that were unlikely to attract a new tenant.

The extensive mezzanine offices were not considered of value for letting, so components such as modular light fittings were reused to refurbish the reception area.

As the building is suitable for sub-dividing, the central heating system was replaced by four smaller systems of a more domestic nature. Poor floor to ceiling heights made horizontal distribution of services difficult to integrate, so radiators were installed using plastic pipework within the perimeter trunking.

Client: Ignis Asset Management
Project Manager: TMD



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