



Impact of BREEAM 2011

The BREEAM New Construction 2011 for Offices is having a considerable impact on building design, primarily due to the way points are now awarded in the Energy section.

Under BREEAM 2008, points were based on the EPC rating, with new and refurbished buildings needing 40 and 47 respectively to achieve a BREEAM Excellent rating.

The main change under the 2011 scheme is that points are awarded on the energy/carbon emissions relative to the notional building. To achieve BREEAM Excellent, the CO₂ emissions must be at least 25% better than the notional building complying with Part L2A:2010.

At least six credits are needed under the Ene1 section to achieve BREEAM Excellent. These cover building energy demand, the efficiency of the plant and equipment, as well as the CO₂ emissions.

Previously it was possible to achieve an Excellent rating with a relatively poor building envelope design and compensate by improving plant and equipment efficiency, or by introducing renewable energy technologies. BREEAM 2011 however requires the building envelope to be efficient in its own right. This has a major effect on building design and cost. The proportion of glazing used in any building now has to be carefully reviewed, as well as the glass thermal performance and shading features.

Other key changes within BREEAM 2011 include more focus on contractor site management, sustainable procurement, materials selection and water conservation, plus new credits for items such as stakeholder engagement, life cycle costing analysis and discouragement for suspended ceiling installation.

Where BREEAM Excellent is a client or planning requirement, it is essential to undertake a building façade engineering study and thermal model analysis at an early stage to inform the envelope design.

One anomaly of Ene1 is its unfavourable stance towards some heated and naturally ventilated buildings, due to its 'improvement' analysis rather than relying on the EPC as before.

For further information or advice, contact partner Stephen Milliner at smilliner@wppgroup.co.uk.

Progressing down Regent Street



Works are progressing well on the prestigious redevelopment of Block W4 on the west side of Regent Street that incorporates office and retail units over ground to sixth floor with two basement levels totalling 193,000ft².

The building will include significant sections of retained façade complemented by new distinctive modern elements. The building envelope will be enhanced to improve thermal performance that forms a key component of the overall energy strategy.

Behind the retained façades, borehole drilling has recently commenced for the geothermal ground source heat pump system. Each borehole will be drilled to a depth of approx 150 metres with a closed loop design arrangement. When completed, the system will provide simultaneous heating and cooling to the office and retail areas.

Watkins Payne is providing building services consultancy and BREEAM

assessor roles, and has developed a good working relationship with the main contractor Mace. The project is on schedule for completion in Q4 2013, and the design stage BREEAM 2008 assessment has achieved an Excellent rating.

Client: The Crown Estate and Exemplar Properties

Project Manager: Buro Four

Architect: AHMM

Cost Consultant: Gardiner & Theobald



A special place

Grove House in Marylebone is a special place for Kajima, having for many years been their UK Headquarters. When Kajima decided to move to 55 Baker Street, they elected to undertake a high quality refurbishment of their former home.

Grove House was developed as offices in the 1980s in the post modern style and purchased by Kajima in 1989. The completed building provides 25,000ft² of office accommodation over ground to sixth floors.

The design team were instructed by Kajima to take their former home and deliver a contemporary, sustainable and flexible working environment to a very high standard, where quality would be paramount.

Watkins Payne established that the existing variable volume all air system with internal ducted chillers could be replaced, and in doing so would allow the sixth floor plant area to be converted into additional office space. This opportunity was developed by AHMM to create a unique office environment.

To achieve this, a new plant room was needed and space was found within the basement car park to house elements such as the chiller,



boilers, pumps, domestic hot water plant, cold water storage tanks and controls.

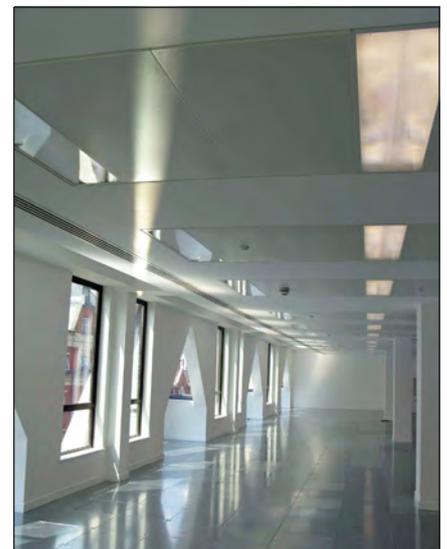
Heat rejection from the chiller is achieved by ultra low noise condenser units located in a bespoke housing over part of the car park that required careful consideration due to the close proximity of residential apartments and Abercorn School.

The building engineering services were completely replaced, incorporating variable volume 4 pipe fan coil units, mechanical supply and extract ventilation with heat recovery on a floor by floor basis, high quality luminaires to the office areas, a solar thermal hot water system with collectors built into new rooflights at sixth floor level, and new lifts.

As part of the refurbishment all the existing windows were sympathetically replaced by new high performance units and the reception area was remodelled.

The refurbishment has achieved an Excellent BREEAM 2008 rating and created a unique product.

Client: Kajima
Project Manager & Cost Consultant: Jackson Coles
Architect: AHMM



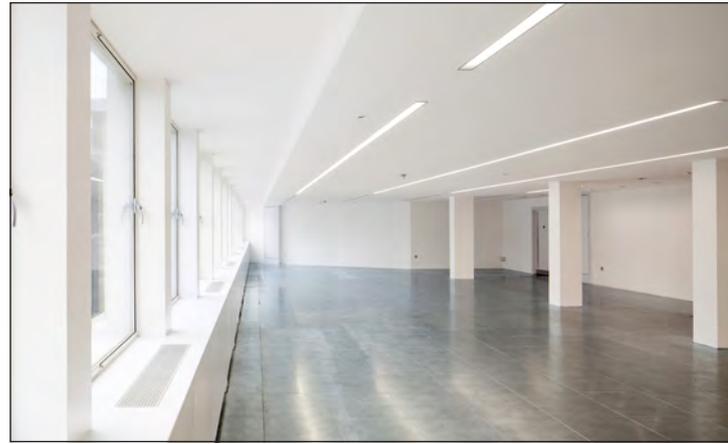
The perfect link

As part of the overall St Martins Courtyard development, floors within 17 Slingsby Place have been refurbished to create bespoke office accommodation.

The scheme links two existing buildings and incorporates a feature staircase linking two floors, together with upgrading the reception, staircase and toilet areas. The office space incorporates VRF air source heat pump systems together with a variety of integrated lighting solutions.

The works were undertaken with existing office and retail tenants located both above and below the refurbished floors, and the end result has created a high quality product suitable for the Covent Garden area.

Client: Longmartin Properties
Project Manager: Single Point Project Management
Architect: SCH Architects
Cost Consultant: Hother Associates



New HQ for Debenhams at Regent's Place

In order to bring their London office staff together in a single prestigious headquarters, Debenhams have agreed a pre-let for the ground to fifth floor office accommodation of 10 Brock Street, part of British Land's North East Quadrant development at Regent's Place.

The agreement is the largest pre-let in the West End for over six years. Debenhams have taken 174,500ft², which is over half of the total space being developed at 10 Brock Street, for a 25 year term without breaks.

The NEQ development is currently under construction, and Watkins Payne are responsible for both the shell and core and the category A/B mechanical and electrical services fit-out with the Debenhams demise floors.

The fit-out scheme incorporates the fully equipped conference,

meeting and communications rooms commensurate with a head office, together with a full catering and staff restaurant facility that can use the fourth floor terrace as a dining area when the weather is appropriate.

Tim Roberts, Head of Offices at British Land, noted: "The confidence of major corporates such as Debenhams to select Regent's Place as the location for their headquarters is further evidence of the strength of the estate's appeal, services and amenities and of the increasing demand from occupiers for high quality space."

Client: Debenhams Retail plc
Fit-Out Project Manager: Troika Retail Consultancy
Fit-Out Architect: Wilkinson Eyre



New contracts

Carnaby Court

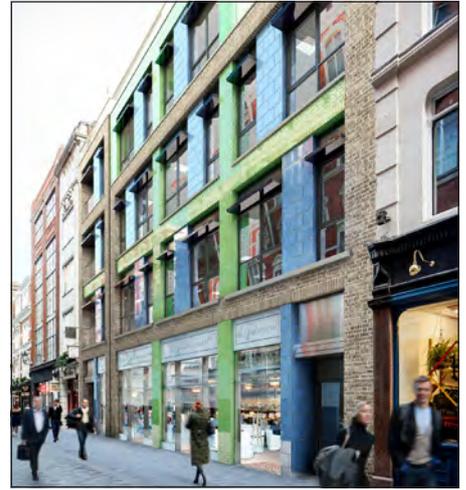
Watkins Payne has been appointed building services consultant for the second phase of the Carnaby Court development after successful involvement in the completion of the first phase at 36 Carnaby Street. The second phase is a mixed development providing retail, residential and commercial across two street façades, providing four storey accommodation totalling 32,700ft².

Client: Shaftesbury Carnaby Ltd

Project Management: Single Point Project Management

Architect: Rolfe Judd

Cost Consultant: MEA



12-13 Conduit Street

Having completed a feasibility study Watkins Payne is now assisting in providing enhanced retail and office accommodation in Mayfair.

Client: The London Property Partnership Ltd

Project Manager: Paragon LLP

Architect: Sawkings + Norton



28 Clarendon Road, Watford

Building services consultancy is being provided for the refurbishment of circa 1,900m² of office accommodation in Clarendon Road, Watford.

Client: Threadneedle

Employer's Agent: Workman



Film House, Wardour Street

The Partnership has been appointed building services consultant to upgrade facilities for the media industry at Film House, the former offices of Associated-British Pathe, located on Wardour Street. The scheme incorporates a Hiross under floor air conditioning system.

Client: Threadneedle

Employer's Agent: Workman



74 Wigmore Street

The Partnership is assisting architects DAR Al-handasah Sheir & Partners in their move to new 14,153ft² premises recently refurbished to Cat A office standard. Watkins Payne is providing due diligence services while DAR procure the lease, and acting as building services consultants for the Cat B fit-out.

Client: DAR Al-handasah Sheir & Partners

Employer's Agent & Building Surveyor: TMD Building Consultancy Ltd

Renaissance, Croydon

The Partnership is providing BREEAM duties as well as building services consultancy on a landmark scheme providing circa 9,000m² of office accommodation adjacent to East Croydon station. The building specification has exemplary green credentials including a BREEAM 2011 Excellent rating, displacement ventilation, solar thermal hot water, photovoltaic panels and air source heat pumps. Watkins Payne developed the energy strategies and thermal modelling and also engaged with the team to provide the BREEAM report for planning.

Client: Abstract Securities

Employer's Agent: MDA Consulting Ltd

Architect: Andrew Lett Architects Ltd



51 Staines Road West, Sunbury-on-Thames, Middlesex TW16 7AH

Also offices at 7/8 Conduit Street, London W1S 2XF

Tel: 01932 781641 Fax: 01932 765590

e-mail: wpp@wppgroup.co.uk website: www.watkinspayne.com

For more information, please contact **Steve Milliner**, Partner