



BREEAM for domestic refurbishment

For many years now the environmental assessment methodology for domestic refurbishment has been the BRE Ecohomes scheme.

In October 2011 a new BREEAM scheme "Domestic Refurbishment" will be released by the BRE.

The aim is to promote more sustainable residential refurbishment projects with a focus on CO₂ emissions reduction, water efficiency, embodied impacts of materials, refurbishment waste recycling, flood resilience, overheating and health impacts, security and fire, together with overall good design and management.

The pre-assessment estimator is scheduled for release in December 2011 and the scheme should be available for registration in early 2012.

There will be a six month transition period where projects can be registered using either the existing Ecohomes or the new Domestic Refurbishment BREEAM.

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

Not so much noise



Watkins Payne rose to the challenge of renewing the heating and cooling systems in offices within a period property at Brook Green in west London, thus assisting the client Zurich Assurance to retain their tenant Pearlfisher.

The office accommodation is in a mainly residential area, so the key issue was to minimise noise emissions from the plant. The existing original chiller plant was located to the rear of the building, outside the window of another unit whose occupier turned it off at times because the noise was an irritant.

As the building has a pitched roof, a ground floor location had to be established for heat rejection plant. Two possible locations were considered with one probably being more suitable, which acoustic surveys proved to be the case. Even so, the external plant had to be contained within a high performance acoustic enclosure, and the London

Borough of Hammersmith & Fulham Environment Services scrutinised the proposal prior to issuing planning consent.

A variable refrigeration air conditioning system was selected, as it enabled heating and cooling plant to be positioned at ground level and be acoustically treated, and also permitted a phased floor by floor installation programme to suit the tenant's business operations.

Undertaking the works whilst the tenant remained in occupation required careful planning and co-operation. Close liaison was maintained at all times, from agreeing the specification through to completion.

The project was a complete success and all parties were delighted with the outcome that was delivered in budget, on time and with the minimum of fuss.

Client: Zurich Assurance Ltd
Project Manager: Workman

Green future at Broadgate

5 Broadgate is a new build shell and core office building being developed by British Land for occupier UBS, replacing the existing 4 and 6 Broadgate on the north side of Broadgate Arena where demolition works have commenced.

The gross area will exceed 1,100,000ft² in order to provide 700,000ft² net internal area over ground to level 12 that will include four trading floors each capable of accommodating 750 traders.

The building has a distinctive architectural design to accommodate the trading floor footprint requirements together with the various other functions required by UBS including conference facilities, auditorium,

gym, catering and IT/comms equipment rooms. The upper levels include atria, courtyards and extensive terracing.

Engineering services have been designed to provide the resiliency levels necessary for the critical trading operation to suit UBS requirements in particular for power and cooling.

Plant areas are incorporated within two basement and roof levels that include spatial allocation for the fit-out requirements. The riser strategy follows the resilient design principles required for power, cooling and IT services.

The project includes extensive sustainability related features and is scheduled to achieve a BREEAM

2008 excellent rating. The energy strategy uses 850m² PV panels, 350m² solar thermal panels and extensive condenser water heat rejection, together with a highly efficient façade and numerous other energy efficiency measures throughout the engineering services. The overall energy performance is predicted to exceed the Building Regulations Part L:2013 requirements.

The practice is providing the mechanical and electrical services consultancy plus BREEAM assessor's role on the project.

Client: *British Land*
Development Manager: *M3 Consulting*
Architect: *Make*
Cost Consultant: *Sense*



Vanilla adds good taste

When EC Harris, tenant of The Pavilion, a 17,500ft² office building in Milton Keynes, was looking to surrender the lease at a break opportunity, Watkins Payne assisted Ignis Asset Management in preparing a schedule of dilapidations. The preference was for the tenant to make a cash contribution rather than implement the repair and reinstatement work, and the Partnership assisted in this process.

Once the lease ended, Watkins Payne assessed the ways in which to enhance the property.

The cooling equipment was old and used R22 refrigerant which will not be permitted from 2015, so a new system was selected and installed.

The building warranted a cost effective 'vanilla' refurbishment, so expenditure was targeted on key areas including the reception and lighting.

Design of the scheme was economic, and the final product is interesting and appealing to the Milton Keynes office market.

Client: Ignis Asset Management
Project Manager/Designer: TMD Building Consultancy Ltd



New contracts

Abbey Gardens, Reading

The Partnership has been appointed by Hermes as building services consultants for the refurbishment of Abbey Gardens, Reading. The project includes the remodelling of the main reception and central core, together with the replacement of all the existing services installations to provide circa 79,000ft² NIA of Cat A office space.



Abbey Gardens, Reading

Client: Hermes Fund Managers
Development & Asset Manager: Bell Hammer
Architect: ESA Architects
Project Manager & Cost Consultant: Gardiner & Theobald

Queens Square, West Bromwich

The Partnership has been appointed building services consultants for the modernisation of Queens Square shopping centre in West Bromwich. The scheme involves complete refurbishment of the malls and enhancements to the life safety systems including a new sprinkler installation, and smoke control which is being integrated into a new green environmental control system.

Client Agent: Fairacre
Project Manager: TMD Building Consultancy Ltd
Architect: Corstophine + Wright
Cost Consultant: Feasibility Ltd

Albany House & Mortimer Street

The Partnership has been appointed building services consultants for the conversion of both Albany House (324-326 Regent Street) and 80-82 Mortimer Street from office use to high quality residential accommodation. An enabling works contract is about to commence to allow a clear start for the main contract works commencing in 2012.

Client: The Crown Estate
Project Manager: CB Richard Ellis
Architect: MSMR Architects
Cost Consultant: WT Partnership

New Associate

The practice is pleased to announce the appointment of Matthew Graves who has joined as an Associate from September.

Matthew brings to the practice almost 20 years' experience having worked for various clients in the commercial office, retail, residential and industrial market sectors, managing new build and refurbishment projects from inception through to completion. His appointment further strengthens our team in providing senior management input at all project stages.



Correction: The credit list in the St Martins Courtyard article in our June issue named Single Point Project Management as Development Manager when it should of course have read Project Manager.



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**