



PROJECT DESCRIPTION:

The project consists of the construction of a new four storey extension to the rear of the existing Management School, utilising a brownfield site, to provide teaching space to cover all pedagogical approaches, including the addition of a new case pit, seminar space and dedicated Bloomberg training suite. The project will also address the connection to the existing building through a refurbishment of the ground and first floor spaces, to improving the student support centres, flexible teaching and breakout spaces to maximise the student experience.

BREEAM Rating - EXCELLENT



BREEAM Score - 71.9%

FINANCIAL

Basic Building Costs - £2981/m²
Service Costs - £586/m²
External Works - £44.50/m²

KEY STATISTICS

Gross Floor area - 2454m²
Total area of site - 0.127 hectares
Area of circulation - 640.87m²

CONSTRUCTION

Environmental impacts reduced during the construction process through:

KEY INNOVATIVE AND LOW-IMPACT DESIGN FEATURES:

The building fabric is designed to minimise the energy requirements of the building and reduce reliance on mechanical controls, with the majority of materials specified achieving a class A or A+ rating, in accordance with the BRE green guide. All external glazing is finished with a solar control film in order to passively improve internal comfort by reducing solar gain.

The landscaping scheme will incorporate additional secure cycle storage adjacent to the existing School to encourage cycling onto campus. A green wall has also been proposed to two elevations of the extension to increase species diversity in the planting scheme.

Both the refurbishment of the existing school and the new extension are to receive heating and hot water through the campus wide CHP district heating system together with solar photovoltaic cells fitted at roof level. The mechanical and electrical design has also been adapted to use only LED lighting paired with presence and daylight detectors to ensure lighting is only used as required. The building will also be continuously metered to monitor energy usage throughout occupation and mechanical systems are to be fitted with leak detection.

Key function areas within the new extension, and existing refurbishment:

Teaching (including case pit, lecture theatre, and computer suites) - 1039m²

Professional Services (including Student Support, Management offices, marketing etc.) - 532.55m²

Academic offices - 398.82m²

Shared space (including Cafe and Breakout - 464.97m²

Ancillary (including service spaces, storage, reception and toilets) - 532.55m²

19.48% of the grounds will be available for community use

8.6% of the building will be available for community use

Predicted electricity consumption - 61.26 kWh/m²

Predicted fossil fuel consumption - 49.84 kWh/m²

Predicted water use - 3.3m³/person/year

- Waste segregation to facilitate material reuse and recycling
- Environmental method statement provided to all subcontractors
- Monitoring of site services to ensure minimal waste occurs
- Environmental Purchasing policy, to include consultation with the design team to ensure that chosen materials and systems are sourced responsibly
- Sustainable Timber Procurement Strategy
- Company commitment to reduce overall carbon footprint

The main contractor, ULCCO SP, will be holding regular site meetings with the neighbouring building users within the University Campus, whilst also issuing a monthly newsletter detailing upcoming works on the project. The scheme is also a registered project with the Considerate Constructors initiative, undergoing regular inspection to ensure that impact to the local community is minimised, and is currently rated as being 'Excellent' and receiving a 'Performance Beyond Compliance' certificate. Due to the efficient nature of the site setup, the University has asked ULCCO SP to produce a document detailing the measures taken in the early stages to establish the current setup so that this can be used as the benchmark for future projects.

