

BREEAM AWARDS 2010





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The BREEAM Awards recognise and reward those involved in the design and construction of the highest scoring buildings certified under BREEAM.

A BREEAM Excellent rating is a pre-qualification, so the winners truly represent the top examples of sustainable design. The awards are not subjective as each development has been independently assessed and certified. In order to win an award, each building must have excelled in every environmental category within BREEAM (eg from Energy to Ecology) and therefore winners represent a holistic approach to delivering environmental sustainability.



BREEAM ECOHOMES

SANDERSTEAD ROAD, CROYDON



About the buildings

This new housing development is set on a derelict brownfield site, a little under half a hectare in size, on Sanderstead Road in the London Borough of Croydon.

It comprises a three-storey block of 38 one and two bedroom flats, partly constructed over three new ground floor commercial units, with two blocks of three-storey semi-detached, four bedroom houses in the courtyard area to the rear.

Croydon is an environmentally proactive borough council, and sets standards that exceed government targets. In line with this, a condition of the granted planning consent was for the development to achieve an Ecohomes rating of Excellent.

Key facts

BREEAM rating:	Excellent
Score:	75.41%
Size:	42 units
Stage:	Design
BREEAM version:	Ecohomes 2006

Overview of environmental features

- A well located development site with good access to local amenities and public transport
- Surface water run-off fully attenuated through the use of sustainable drainage technology and on-site percolation
- Timber frame construction with significant insulation achieving good thermal performance
- All energy efficient internal and external lighting
- Photovoltaic solar panels
- Environmentally sound materials specification
- Ecological enhancements in accordance with the recommendations of an accredited ecologist
- Careful design consideration given to the provision of daylight
- A commitment to improved sound insulation at the properties in order to exceed the requirements of building regulations by three decibels

The BREEAM assessment

The development performed well across most categories, but particularly in relation to Materials and Management.

The Design & Build contractor fully embraced its responsibilities, operating excellent procurement and site management procedures whilst adopting environmentally aware design development.

Building services

Heating and hot water services are provided by highly efficient SEDBUK Band A natural gas condensing boilers, with photovoltaic panels serving the communal lighting and electrical services.

All internal, external and communal space lighting is energy efficient.

Green strategy

The development used a highly insulated and responsibly procured timber frame, resulting in good thermal performance and environmentally sound construction.

Surface water run-off was managed on site using sustainable drainage techniques, however the water collected for irrigation was excluded from the design calculations and consequently the overall site storage exceeds the 100% attenuation requirement.

The thermally efficient, highly insulated timber frame construction, in conjunction with 100% energy efficient lighting and natural gas condensing boilers, will ensure reduced heating and running costs for the social housing tenants. The use of photovoltaic panels to serve the communal spaces, whilst meeting the renewable energy targets for the development, will also offer reduced running costs for the landlord.



Project team details

Client and Developer – Metropolitan Housing Trust
Contractor – Mansell Construction Services
Architect – AHP Architects & Surveyors Limited
BREEAM Assessor – AHP Architects & Surveyors Limited.

“BREEAM certification was a requirement of the environmentally proactive borough council, which also ensured that Housing Corporation funding was available for the development. Appointing an architect with ‘in house’ accredited BREEAM Assessors, ensured that the design development maintained a focus on the target environmental rating.” Mark Lydall, AHP Architects & Surveyors