



BREEAM AND SUSTAINABLE CONSTRUCTION

Project Experience

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TEP specialises in 'Land Use & Ecology' aspects of the Building Research Establishment's Environmental Assessment Method (BREEAM). We have several years experience in supporting BREEAM assessments including the Code for Sustainable Homes, Offices, Further and Higher Education, Schools, Multi Residential, Healthcare, Retail, Industrial and Bespoke. Our ecologists are suitably qualified under BRE guidance to visit sites and advise on appropriate techniques to maximise ecology credits.

TEP offers other services to support sustainable building projects, including:

- Arboricultural assessments;
- Protected species surveys of development sites;
- Mitigation strategies for protected species and trees;
- Landscape design to maximise biodiversity enhancement credits;
- Landscape management plans;
- Consultation sessions to involve users in landscape design (for BREEAM schools).

We understand the need to work in multi-disciplinary teams and provide rapid, focussed and positive reports.

Our recent clients and associates for BREEAM Ecology projects include:

- Housing Associations and other Registered Social Landlords;
- Private Housing Developers;
- Schools and Local Education Authorities;
- Universities
- Further and Higher Education Colleges;
- Commercial Developers;
- BREEAM Assessors;
- Architects, Planners and Construction Project Managers.

Case Studies are found on the following pages. Please contact Katie Shilcock, Lindsey Cunniff or Francis Hesketh if you would like to know more about TEP's experience.

CODE FOR SUSTAINABLE HOMES PROJECTS



Durham Street, Wigan. (Sutcliffe Projects for Wigan & Leigh Housing)

TEP undertook 3 surveys (Code for Sustainable Homes, Japanese knotweed and arboricultural impact assessment) on the above site, which was previously used for housing and has been demolished and grassed over. The results of the Japanese knotweed survey and arboricultural impact assessment informed the Code for Sustainable Homes report in order to maximise ecology credits. Due to the potential for great crested newts to be present in adjacent woodland and ponds, TEP has also developed a mitigation strategy as a planning condition for the development.



Butts Green, Stoke on Trent (Ainsley Gomon Architects for William Sutton Housing Association)

TEP carried out ecological surveys and arboricultural assessments of this multi-phase redevelopment. The site consisted of an area of existing housing to be demolished and/or refurbished, together with some public open space. Our BREEAM biodiversity specialists collated the information from ecological and arboricultural surveys, enabling the client to quickly ascertain what further work was required to protect ecological features and maximise credits under the Code for Sustainable Homes.



Fiveways, Birkenhead. (Lovell for Riverside Housing)

TEP has worked closely with Lovell on this large residential development on the Wirral. The site consists of cleared housing, gardens and some public open space. TEP developed an efficient working relationship with Lovell allowing the ecological element of the Code for Sustainable Homes assessment to be drafted in accordance with both the guidance and needs of the client. TEP liaised with Lovell's landscape architect from the outset of the design to ensure that the proposals meet the requirements of the Code for Sustainable Homes assessment maximising the credits awarded.



Heyhouses, Lytham St Annes (Croft Goode Architects for New Fylde Housing)

TEP undertook ecology surveys and landscape design of the site which consisted of residential housing and private gardens. The first phase of the scheme involved demolition of about 20 properties, followed by reconstruction of family housing. Our BREEAM biodiversity specialists and our design team worked together to ensure that the new landscape will meet the necessary criteria for the Code for Sustainable Homes Assessment. The second phase does not involve demolition, but TEP is retained to provide landscape advice to ensure high-quality gardens in the refurbished areas.



Various sites in Yorkshire. (Clayfield Construction for Berneslai Homes and Synergy Housing)

TEP undertook an initial assessment of twelve sites around Barnsley and Rotherham. We advised on whether field surveys were required and which ecology credits might be achieved under the Code for Sustainable Homes assessment. We reviewed tree and bat surveys and our BREEAM specialist ensured that the individual characteristics of each site were taken into consideration when completing the CSH assessment. Subsequently we provided support to the client, their architects and landscape architects through demolition until project completion.

MULTI-RESIDENTIAL AND HEALTHCARE PROJECTS



Tomlinson Court, Derby (Housing 21)



The site is a proposed residential care home for the elderly, in an urban setting. The site was primarily amenity grassland. TEP undertook desk based analysis, an ecological site survey and discussions with the project manager. We advised the client on the value of the site and about credits that could be achieved in a BREEAM assessment. Due to the sensitivities of the project, careful dialogue with the client, architect and project manager was needed. This has maximised available credits.



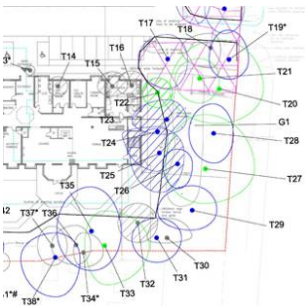
Low Hill Retirement Home, Wolverhampton (Wates Living Space)

The site is currently used as a daycare centre, with the client's intention being to create a new retirement home alongside. The site of the new facilities was on scrubby land with potential ecological interest. TEP prepared an ecology report to inform a BREEAM Multi Residential assessment. TEP was subsequently appointed to prepare landscape designs for the overall facility. This had to take into account the needs of future residents; for example choosing bright and colourful native plant species, while avoiding thorny shrubs or potentially poisonous berried plants.



YMCA, Derby (Strata Construction)

TEP prepared an ecology report for a BREEAM Multi Residential assessment of the existing YMCA site, which was proposed for demolition and rebuilding. The existing site was a 1960's 2-storey block. Detailed on-site discussion with Strata Construction allowed our BREEAM specialist to highlight features of ecological significance and review the proposed landscaping proposals suggesting adaptations to the scheme. This gave this the client detailed information on how to achieve further credits which had not been previously envisaged.



Multi-residential schemes in Altrincham, Blackburn & Wirral (Sutcliffe Projects)

TEP undertook ecology reports for multi-residential BREEAM assessments at sites throughout the north west. The sites included blocks of flats, former residential care homes and open land. We surveyed for bats, Japanese knotweed, nesting birds and also prepared arboricultural reports. TEP identified where credits in respect of Land Use and Ecology could be obtained. In some cases it became necessary to carry out further surveys for protected species such as newts and bats prior to demolition and tree-felling; and TEP's licenced specialists provided an on-site watching brief.



St Catherine's Hospital, Birkenhead (Norwest Holst & Sir Robert McAlpine)

This early 20th century hospital is in an urban area of Birkenhead. It has several 4-storey ward blocks and is primarily used for care of older people and physiotherapy. The NHS wish to restructure the site by demolishing the 4-storey blocks and rebuild modern facilities in an existing car park. TEP carried out ecology, bat and tree surveys to support a planning application. TEP also advised on protection of features of interest and incorporation of biodiversity into the new landscape. TEP's reports included recommendations to inform the BREEAM Healthcare assessment of the scheme.

OFFICE AND INDUSTRIAL PROJECTS



Driving Standards Agency Test Centre, Gibfield Business Park, Atherton (Hitchman Stone Partnership)

Gibfield Park is a large opencast mining site which was allowed to go derelict prior to its reclamation as a business park with community open space. TEP's ecologists have worked on the site since 2001, co-ordinating an ecological mitigation scheme for great crested newts. The Driving Standards Agency acquired one of the business plots for a new test centre. TEP prepared an ecology report and recommendations for the BREEAM Office assessment to maximise available credits and also ensure the test centre development tied into the park-wide ecological mitigation strategy.



Ruscombe Road, Liverpool (East Liverpool Economic and Community Trust Limited - ELECT)

TEP undertook an ecology report for a BREEAM Office assessment on this urban site. ELECT wished its new office to be close to its target community. To maximise credits, we also prepared an ecologically focused landscape management plan. TEP completed the assessment within two weeks of commission, ensuring this project met ELECT's deadline. As development had begun when TEP were commissioned, extensive desktop analysis was undertaken to ascertain the ecological value of the site and inform ELECT on how development may impact upon this.



Medical Extension at University of Warwick (University of Warwick)

This 2 story development involved the demolition of buildings and construction of a new building which adjoins the existing medical school. TEP has worked with the University since 2005, completing campus wide surveys for great crested newts, bats and arboricultural impact assessments. This extensive range of information was used to inform the BREEAM Office assessment and was the basis for recommendations to enhance the ecological value. Since completing this assessment TEP has been commissioned to complete further ecology reports for BREEAM assessments across campus.



Hawarden Business Park, North Wales (UK Land & Property)

TEP prepared an ecology report to inform a BREEAM Office assessment. TEP has been appointed since 2000 to carry out ecological surveys and implement habitat creation work at the Business Park. The site is a former RAF airbase which had been abandoned and had undergone natural regeneration. TEP had identified presence of newts and had implemented a wetland mitigation scheme. Our BREEAM specialist was able to demonstrate to the client which aspects were vital to obtain ecology credits and how further credits could be gained through adaption of the plot landscaping proposals.



Hortonwood Industrial Estate (unit 30), Telford. (McPhillips Ltd)

This is a greenfield site with planning permission for industrial uses in North Telford. TEP carried out phase 1 habitat surveys, along with surveys for protected species (newts, bats and badgers). Information from these surveys was used to prepare an ecology report for a BREEAM Industrial assessment. Working closely with the client and their architects allowed TEP to ensure that the differing needs of the site users were met whilst ensuring that the ecological value of the site is enhanced so increasing the BREEAM credits awarded.

SCHOOLS AND EDUCATION PROJECTS



Oldham College, Oldham (Waterman Environmental)

TEP undertook an ecological assessment of the existing Oldham College site developing recommendations as to how the ecology can be enhanced as a consequence of development. Oldham College are committed to achieving a BREEAM rating of 'Excellent'. TEP liaised with Waterman Environmental and the design team to realise the most appropriate opportunities to enhance the ecology of the site, as well as complying with the criteria for the BREEAM Further Education Assessment.



Saughall All Saints Primary School, Cheshire (Cheshire County Council and Willmott Dixon)

TEP undertook ecological aspects of the BREEAM Schools assessment and provided landscape design services at the above site. We held 4 consultation sessions with staff and students involving in them in design of the landscape. Our BREEAM specialist worked closely with our design team to suggest ways of enhancing the ecology as well as creating attractive environments for play. We also assisted with translocation of great crested newts and protection of mature oaks. Early indications are that this will be one of the first schools in the country to achieve a BREEAM rating of 'Excellent'.



Sir William Stanier Community Secondary School, Cheshire. (Willmott Dixon)

The school wished to rebuild on its extensive area of playing fields and amenity landscape. TEP was initially appointed to carry out ecological and arboricultural surveys. We subsequently advised on tree protection measures to meet British Standards and planning conditions. We assisted with the BREEAM Schools Assessment, specifically giving advice on how the new landscape could create biodiversity and improve learning opportunities. The school created a wildlife garden and a kitchen garden which were incorporated into an "outdoor classroom".



Rotherham College of Arts & Technology

TEP undertook a Phase 1 Habitat Survey and ecological aspects of the BREEAM Education assessment of this urban site. The Phase 1 habitat survey results informed the BREEAM report with recommendations for landscape enhancement tailored accordingly. Our ecologists had continual dialogue with the architects and the design team, in order to mitigate negative effects of development and enhance biodiversity. Our final BREEAM report made recommendations for ecological protection and contained a long-term landscape management plan in order to maximise available credits.



Bolton Colleges, Bolton. (Turner and Townsend)

TEP provided ecology reports for 3 BREEAM Education assessments for Bolton Sixth Form College and Bolton Community College. The Colleges proposed 3 new buildings on existing car parks. As some trees had to be felled, TEP included specific recommendations regarding bat roosting boxes and re-planting of native tree species. These measures would ensure that the biodiversity of the site is increased as a result of the developments. TEP's work involved working closely with the colleges and several different members of the design and project management teams.



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