

St John's Street student accommodation University of Northampton

Background

A new 462-bedroom student accommodation block in Northampton town centre, as part of the University of Northampton's wider redevelopment plans. The site was formally an open air car park, surrounded by a major road through the town, plus a multi-storey car park and mixed-use office and residential buildings. The project was assessed under the BREEAM 2008 Multi-residential Scheme.

Challenge

The development had a planning condition imposed to achieve a BREEAM 'Very Good' rating. We were appointed by the main contractor, Kier Construction, as they were beginning preliminary works on site. We were to provide advice to the design and construction team on how to achieve the most cost effective and appropriate credits, given the stage the project was at.

Solution

Working with the design team, we initially set targets to achieve the most appropriate, and cost effective BREEAM rating. In this case, we developed template letters and specification clauses which allowed the project team to easily convey their design intentions into the clear evidence required by BRE, and to make sure that no elements were missed. This has become an integrated part of our service on all BREEAM projects. We used our tracker documents to clearly define the BREEAM responsibilities of each member of the team, as well as specific evidence requirements and deadlines. Regular site meetings and inspections helped us pinpoint any potential problems in achieving the required BREEAM rating and also allowed us to discuss the next stages with the team. The project went on to achieve BREEAM 'Very Good' final certification, with a score of 57% achieved.



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