



HANSLOPE PARK

Estate Operations new construction 2021



Foreign, Commonwealth
& Development Office



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INTRODUCTION

The FCDO has to meet its Net Zero obligations by 2050. This is a responsibility that is taken very seriously by the management of Hanslope Park and to that end, the Estate Operations Team at Hanslope Park made the conscious decision to deliver a new build for the Facilities Management Group based at the Park with sustainability in mind for the scope and design.

There is no one-size-fits-all solution to reducing emissions but using modern design and construction methods, is one way that can help to deliver exacting environmental targets for the estate. With this in mind, this modern £1.8M build includes state of the art features and utilises some of the latest environmentally friendly technology to reduce the carbon footprint of the build and the overall running of the building.

This is the first new building to be constructed at Hanslope Park since 2008 and is the first new build that Estates Operations have delivered. It was also built and delivered during a lockdown period of 2020/2021 which, although difficult, gave a boost to the local market.

The design was completed in 2020 and after a seven-month build, the new building was formally opened by Ed Hobart, Estates Security and Network Director, on 21 September 2021.

PROGRAMME OVERVIEW

The programme has been delivered on time. There were many changes due to BREEAM expectations and client requirements. The projected programme was estimated to be completed in 12 months and as a team Mitie and Inside Out Group have delivered.

There were many hurdles with the Covid pandemic, but procedures were put in place and precautions set out on site to ensure controls and cleanliness were kept to a safe standard.

Mitie allowed Inside Out Group to pre-order materials early in the project and store on-site as the pandemic situation was causing problems with obtaining materials from our local supply chains.

Budget control was well managed and delivered all through the difficult times of the pandemic. Inside Out Group ensured the figure tendered was not exceeded, this was challenging at times as there were many design changes throughout the development of this project. The quality of materials and workmanship was never compromised and the highest quality specification was installed.

The Considerate Contractor Scheme was implemented on site, and we were awarded 'excellent' with a 4.5 Star award.

Scoring	
Care about Appearance	9 / 9
Respect the Community	8 / 9
Protect the Environment	8 / 9
Care about Safety	9 / 9
Value their Workforce	8 / 9
Innovation points	0 / 5
Total score	42 / 50
Overall summary	Excellent

- Each section of the Checklist will be scored out of 9 points with 1 additional point available for each approved innovation, up to a maximum of 5.
- A score of 5 in one of the sections of the Checklist reflects compliance with the Scheme's core requirements while scores of 4 or lower indicate different levels of non-compliance.
- Higher scores indicate performance beyond compliance with 6 reflecting a 'good' level of performance, 7 'very good', 8 'excellent' and 9 'exceptional'.
- Approved innovations will need to be further developed and improved to receive an additional point at a subsequent visit.
- For more information on the Monitor Checklist, scoring descriptors, the Scheme's definition of innovation and report writing standards, visit www.ccscheme.org.uk.
- For an online library of best practice examples, case studies, e-learning modules and other resources, visit www.ccsbestpractice.org.uk.



CLIENT STATEMENT

As existing office space at Hanslope Park is at a premium, especially now that more staff want to be located here, the local Estate Operations Management Team made the decision to construct the new building to increase desk capacity at the Park.

Having this building has also allowed us to free up other areas of the Park vacated by the residents of the building. Therefore this new building has allowed Park Management to develop more space into additional hot desk areas, which allow other colleagues to work at the Park.

INSIDE OUT GROUP STATEMENT

Inside Out Group were asked to price this project as a design and build. It was awarded on a competitive tender.

The project was an interesting one with many sustainable elements, it has been a pleasure to work with Mitie on such an innovative project. There were many innovations on this project that will be implemented on future projects.

PROJECT MANAGER - BEN GREENAWAY

Working with FCDO Estates, Inside Out Group and all other parties involved on this project has been a pleasure. It was a true team effort to deliver the project successfully through such a difficult time, which has made the results even more rewarding.

I believe the building captures perfectly the vision of the FCDO to create a building that is sustainable and blends seamlessly with the surrounding area. Every individual involved played their part to perfection which made my job much easier than it could have been.

I look forward to continuing the effort to develop Hanslope Park for the FCDO Estates Team.









SPECIALIST SUSTAINABLE INSTALLATIONS AND MATERIALS USED ON THE NEW BUILDING

PV Installation - Photo voltaics is conversion of light to energy.

Rain Water Harvestor - Capturing water and re-using for toilets and outside tap.

Air Source Pumps - Absorb heat from outside air to heat your property.

LED Lighting - Light emitting diodes energy saving long life.

Waterless Urinals - Save on water consumption.

Sustainably Sourced Timber Products - FSC approved.

Energy Meter - Fitted with a BMS management system - to allow awareness of energy consumption.

UV Protection of Wood - Long life.

BREEAM - Achieving a sustainable construction working to a range of of performance benchmarks.

Site Welfare - Solar panels, rainwater recycling.



SUSTAINABLE DESIGN CONSIDERATION ELEMENTS

Ecologist surveys

BRUKL

EPC - Drawing & results

Design concept drawings

3D drawing ridge

Delivery photos

Bird boxes

Bat boxes

Hedgehog house

Planting

Tree planting & landscaping

BREEAM - Target very good

CLIENT



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MAIN CONTRACTOR



SUB CONTRACTOR



DESIGN CONSULTANTS

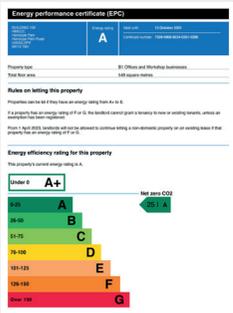


JSA ARCHITECTS

CONTRACTORS



TOTAL CARPENTRY



BREEAM/CC SCHEME

Ridge were appointed at RIBA Stage 3 to complete the Stage 4/5 design for a new single storey workshop at Hanslope Park. Structural and civil engineers developed designs for foundations, below ground drainage and surface finishes given the challenging sloping site topography. Building Surveying teams delivered a fit out design in line with the Employer’s Requirements, while enhancing design solutions to meet BREEAM certification. Ridge designs were developed using the latest measured survey and Revit technology which enabled the structural, civil and architectural elements to be fully co-ordinated throughout RIBA Stage 4/5.

BREEAM INTRODUCTION

BREEAM (Building Research Establishment Environmental Assessment Method) is a performance-based sustainability assessment methodology and certification scheme for new and refurbished buildings which mitigates the life cycle impacts of new buildings on the environment in a robust and cost-effective manner. The scheme is based on the 3 pillars of sustainability – Economic, Environmental and Social – with an appreciation of the interplay of these factors. The performance of a scheme is quantified by a number of individual measures and associated criteria stretching across a range of 10 sustainability categories which is ultimately expressed as a single certified BREEAM rating.

Each of these categories carries an associated weighting which is applied to credits achieved in that category to calculate the total score for the assessed building. The weightings vary depending on the type of building being assessed and whether certain elements are included or excluded from the scheme. Whilst most BREEAM credits are tradable and can be targeted in various configurations to achieve the required overall score, there are mandatory requirements set to achieve certain BREEAM ratings. Potential BREEAM ratings for a building are Pass ($\geq 30\%$), Good ($\geq 45\%$), Very Good ($\geq 55\%$), Excellent ($\geq 70\%$) and Outstanding ($\geq 85\%$).

To achieve a BREEAM rating an independent person accredited by the Building Research Establishment (BRE) must be appointed to act as an assessor. Early engagement with the process is important particularly to achieve the higher scores

as there are a number of early studies / surveys that should be undertaken to inform the evolving design such as energy reports, acoustics surveys, security assessments and ecology reviews.

The BREEAM assessment encompasses the building’s design and construction process and can typically be split into the following stages: a pre-assessment, design stage assessment and post construction assessment which includes site inspection around handover for the final certificate. Once the final certificate has been issued, the details of the building’s final BREEAM score will also be listed on Green Book Live (www.greenbooklive.com) which is publicly available.

EVIDENCE

Throughout a BREEAM assessment the appointed BREEAM Assessor will require evidence to validate the achievement of the various targeted criteria. There are a few issues where specific items are required and where this is the case these will be listed in the BREEAM technical manual. However, for the majority of issues the evidence requirements have been left as deliberately flexible to minimise the amount of additional documentation that must be produced to satisfy the BREEAM requirement only.

Evidence is colated to ensure forecast target is reached, this would be site evidence, reporting and certification.

