



Westergate Business Centre



Westergate Business Centre

- Located in Moulsecoomb, Brighton
- Fairway Business Park, Moulsecoomb Way off Lewes Road
- Area of high deprivation particularly with regard to employment



Westergate Business Centre

- Original building constructed in 1963
- Became redundant over a period of time
- 50% Office 50% Factory
- Poor mix



Westergate Business Centre

- On market for some time
- Long leaseholder attempted to sell
- Funding available through SRB for improvement of industrial estates
- Many sites investigated
- Westergate chosen by Brighton & Hove Regeneration Partnership



Westergate Business Centre

- Partnership with eb4U formulated
- eb4U to be head lessees
- Joint objectives
 - Employment of local people
 - Regeneration of area
 - Remediation of brownfieldland
 - Sustainable development
- Funding from SEEDA and GOSE





Westergate Business Centre

- Consultants CDA appointed to obtain planning permission
- Option appraisals carried out
- Retaining existing building investigated but too costly and lacked flexibility
- Scheme with two single storey blocks and some office accommodation preferred
- Applications to SEEDA and GOSE made



Westergate Business Centre

- Long leasehold redeemed for £650,000
- Project aims formulated
 - 22,500 of light industrial
 - Highly sustainable
 - BREEAM excellent rating
 - SEEDA sustainability checklist
 - High quality aesthetic appearance
 - Flexible
- Consultation with businesses and residents



Westergate Business Centre

- Project approved
- New team of consultants appointed
 - Hazle McCormack Young - Architects and Lead Consultants
 - Dixon Hurst Kemp – Structural Engineers and Party wall surveyors
 - Blyth and Blyth – Services Consultants
 - MacConvilles – Quantity Surveyors and Planning Supervisors
- Design Developed



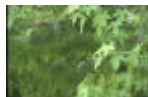
Westergate Business Centre

- Demolition tendered
- Selection based on cost and sustainability
- Re-use of as much material as possible
- Brick and concrete crushed on site
- Timber, steel, copper, etc. segregated
- Davis and Samson appointed
- On budget and time
- Won Considerate Constructor Award
- BRE using document as exemplar



Westergate Business Centre

- Sustainability options considered
 - Green roof
 - Growing walls
 - Geothermal energy
 - Solar water heating
 - Wind turbine
 - Sun pipes
 - Natural ventilation
 - Photo voltaic cells
 - Grey water recycling
 - Carbon balancing
 - Nesting boxes
 - Use of local and sustainable materials



Westergate Business Centre

- All adopted except
 - Green roof as heavy load and therefore too expensive
 - Grey water recycling as not enough total flow
 - Photo voltaic cells as too expensive
- Description of each sustainable measure



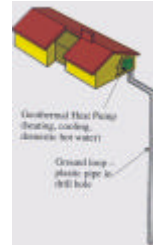
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- Growing walls
- More economic alternative to green roof
- Planters at base of walls
- Plants trained up wall on stainless steel wires
- Careful choice of non-combustible plants
- Natural rainwater irrigation



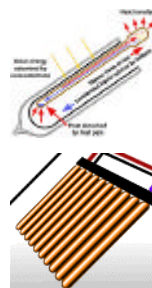
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- Geothermal energy
- Greater heat below the surface of the ground
- 3 number 80m boreholes
- Heat pump system
- Should provide 60% ambient heat for Unit 5
- Minimal running costs



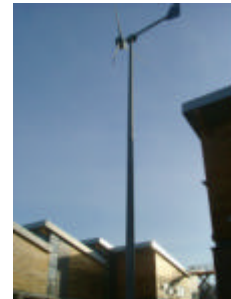
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- Solar water heating
- Evacuated tube technique
- Most efficient
- Positioned South facing
- Should provide 50 percent of hot water for unit 5



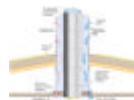
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- Wind turbine 5 kW
- First major one in Brighton & Hove
- Extensive Planning process
- Photos from all aspects
- Liaison with many bodies
- 60% of power for Unit 5
- Silent as possible



Westergate Business Centre

- Sun pipes
- Introduce more natural light
- Minimise use of artificial light
- Mirrored tubes also acting for ventilation



Westergate Business Centre

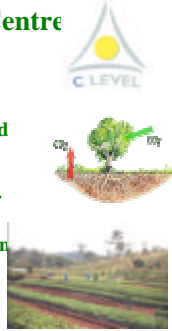
- Natural ventilation
- Non-sustainable air conditioning avoided
- North light construction and light tubes utilised
- Automatic opening lights
- Insulation and building mass keeps temperature stable





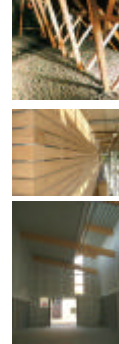
Westergate Business Centre

- Carbon balancing
- By C Level
- Innovative assessment of construction impact (CO2) from fuel use, cement and transport
- 332 tonnes CO2, 258,967 miles
- Planting trees as a compensating factor
- 2 acres Mount Elgon Uganda
- Pilot for Carbon Balanced Construction method for new developments



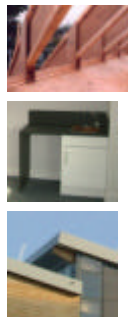
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- Use of sustainable and local materials
 - Warmcell recycled newspaper insulation
 - Bricks with lime mortar for demountability
 - Locally sourced sweet chestnut cladding
 - Glulam laminated timber beams



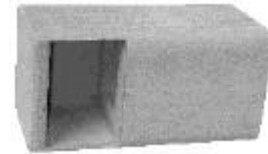
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- Use of sustainable and local materials
 - Masonite
 - Plastic bottles recycled as worktops
 - Low flush toilets
 - 50% roof cladding aluminium recycled



Westergate Business Centre

- Nesting boxes considered
- Bat boxes
- Small bird boxes
- Swift boxes



Westergate Business Centre

- Revised planning application made
- eb4Us agents suggested additional parking
- Scheme amended
- Planning granted
- Section 106 money for real time bus indicator
- Scheme tendered



Westergate Business Centre

- Two blocks – Total 21,308 sq.ft.
- Ten major units
 - Largest 2,458 sq.ft.
 - Smallest 1,576 sq.ft.
- Unit 5 sub divided into ten office units
 - Largest 1,048 sq.ft.
 - Smallest 189 sq.ft.
- Unit 10 sub-basement – recording studio/photography?





Westergate Business Centre

Plans



Westergate Business Centre

- Expressions of interest received
- Shortlist of contractors formulated
- Tenders to those who best met criteria
- Interviews carried out
- Final selection against criteria
- Weighted scoring



Westergate Business Centre

Criteria

- Pricing/resourcing 25%
- Relationships 15%
- Sustainability 15%
- Local labour/training 15%
- Health and Safety 15%
- Team 15%

- Bluestone appointed in December 2004



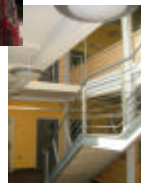
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- Scheme initially over budget
- Savings made
- Additional funding identified
- Started on site 10th January 2005
- Additional works required on site
- Extension of time granted
- Completion 9th December 2005



Westergate Business Centre

- Buildings to be managed by eb4U
- Ground rent paid to Brighton & Hove City Council
- Committee to oversee running
- All profits ploughed back into regenerating East Brighton



Westergate Business Centre

- Already won a sustainability award
- Hopefully more to come!





Westergate Business Centre

