



PROJECT:

ProLogis Daventry International Rail Freight Terminal Expansion, Daventry

CLIENT:

ProLogis

ARCHITECTS:

Stephen George & Partners

BM SERVICES:

Sustainability consultants

AREA:

100,000m²

DESIGN BRIEF

ProLogis recognise that as an organisation they have a Corporate Social Responsibility to find the right balance between people, planet and profits.

They are committed to developing a best practice business park that meets all of the aspirations of all of the stakeholders.

The building which achieves over 50% saving on energy is daylight and has a reduced embodied carbon footprint.

BREEAM Pre-Assessment - Very Good
Plant Positive in Construction

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DESIGN INITIATIVES/ACTIONS UNDERTAKEN

The key design objectives of the development have been to specifically achieve the following:

A catalyst for change

We hope our design solution will become a catalyst for economic growth, social benefit and environmental improvement

Respect for the site

Our solution will build on existing landscape and ecological opportunities. We pledge to:

- Create new habitats for local fauna and flora
- Preserve, clean up and enhance ecological and aesthetic value of adjoining sites
- Expand upon the existing Sustainable Urban Drainage System and principles already installed by DIRFT to retain water, mitigate flooding and enhance the natural habitat
- Implement a managed landscape strategy to enhance the ecology and beauty of the site
- Maintain the naturally open landscape

Bringing community benefits

We will respect and respond to the needs of the community and employees by:

- Developing the scheme with good security and safety provision
- Adhering to the height restrictions and reducing visual massing impacts through adequate landscaping
- Using no pollutants in the systems or in the choice of materials

A bioclimatic building

We will create climate-responsive building forms, which:

- Are solar-orientated to protect against glare and excessive heat gain while encouraging the benefits of solar exposure
- Have well day-lit spaces in both offices and warehouses
- Respond to wind allowing natural ventilation in the office and preventing drafts in the warehouse

Low Energy, Low Carbon, Low Resource

This will be a development that exceeds expectations in energy, carbon and water savings, providing:

- 85% reduction in conventional energy use
- 75% Reduction in typical carbon emissions
- 20% Reduced water consumption in the office
- Renewable energy systems to meet 10% of the energy demand
- Efficient material use

Building good practice from the beginning

ProLogis is committed to implementing sustainable construction techniques such as:

- Maximising recycled materials
- Designing for recyclability and reuse
- Implementing sustainable practices in supply chain management, materials selection and in waste management
- Increased flexibility and life span of the building.

A low impact solution

The development will seek to minimise global impact. We will:

- Utilise transport better – in particular rail
- Off-set carbon emissions due to operating the building through new landscape
- Mitigate against air, land, noise, light and water pollution

Aiming for excellence

The team is committed to achieving a BREEAM excellent under the new 2006 assessment procedure and have worked with approved assessors to achieve this.

