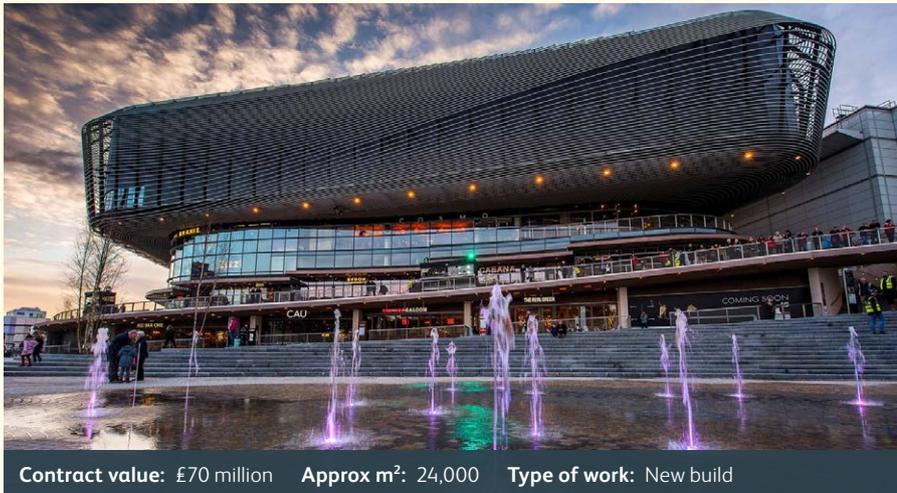




# Sustainability – Winner 2017

## Westquay South, Southampton



**Contract value:** £70 million    **Approx m<sup>2</sup>:** 24,000    **Type of work:** New build

### Judges' comments

*The corporate commitments of both the developer (Hammerson) and the contractor (Sir Robert McAlpine) to have a positive influence on communities in which they operate shine through in this impressive project of 'placemaking'. Early contractor involvement, corporate commitment and great collaboration achieved a comprehensive approach to sustainability to deliver the largest food and beverage development in the UK.*

This project has transformed a brownfield site into an iconic new leisure led development creating new public space and showcasing the historic city walls. It has been delivered through effective partnership between the public and private sector against financial viability challenges and with strong sustainability outcomes. This is the result of joint partnership investment and commitment by both the developer and contractor. It is a great example of new placemaking for the city and a fantastic example to other local authorities of what can be achieved with joint public-private collaboration. It has provided the city with 1000 jobs, training opportunities and a long-term asset that has transformed this part of Southampton. The project has achieved very sustainable environmental outcomes for a leisure led development with a large number of tenants. This was demonstrated by BREEAM Excellent certification for the design stage and pending completion of the post construction assessment. Whole team collaboration between client, tenants, design team and contractor was required to achieve this outcome.

For the wider industry, the project demonstrates how a commercial project can be both environmentally and socially sustainable and also provide a significant regeneration and placemaking benefit to the heart of a city. **For more information contact:**

[2017winner@ce-awards.co.uk](mailto:2017winner@ce-awards.co.uk)

### Actions:

- Investment in a dedicated sustainability team with BREEAM Excellent as a key target.
- Priority to design out waste in the first instance – eg offsite manufacturing of concrete cladding/steps.
- Effective management of waste and carbon emissions throughout construction phase eg 25% reuse of demolition materials.
- Tenants obligated to meet various energy efficiency standards for lighting and HVAC as part of their lease agreements.
- Predominantly occupied by restaurant operators so BioWhale food digester installed to address food waste issue.
- Social value plan focused on enterprise, employment and skills, youth and health & wellbeing – executed by a dedicated team.
- Post completion – space and resource provided to support regular community led events, an investment of £3 million by Hammerson.

### Results:

- Through value engineering and a successful regional growth fund application, the project was delivered within an accelerated programme. The scheme opened 95% let with an annual income of £5 million.
- Conversion of a brownfield site where height restrictions due to the historic city walls challenged financial viability.
- 96% construction waste diverted from landfill. 278T carbon saved through changes to façade design/specification. A 30% reduction in carbon emissions on Part L 2010 achieved through a combination of energy efficiency measures and solar photovoltaics. EPC rating of B (33) achieved.
- BioWhale grinds and stores foodwaste for use as a renewable fuel source in anaerobic digestion plants – significant reduction in cost of waste management & emissions associated with transportation.
- 45% local labour; 16; work placements; 19 apprentices; three graduates; 12 unemployed into work; 103,891 people days.

### Lessons learned/recommendations:

- This is a fantastic example to other local authorities of what can be achieved with joint public-private collaboration.
- Driven by corporate ambitions: to be Leaders in Sustainability (Sir Robert McAlpine) and a Net Positive Company for carbon, resource use, water and socio-economic impacts (Hammerson).
- Engagement with the building's tenants comprising one cinema operator and over 25 restaurants helped meet the project's BREEAM and other environmental targets.
- Providing and managing central food waste recycling through the BioWhale is really innovative.

**Sir Robert  
McALPINE**

