

BSkyB Campus Development: Environment and Sustainability Management



Project Details

KLH Sustainability has provided technical support and assurance to BskyB in the major redevelopment of their Osterley Campus. During the past three years, three buildings have been demolished to provide space for over 54,000 sqm of new, media-specific workspace and associated facilities.

The new campus is now home to The Hub, a new core executive suite, Sky Academy or the Believe in Better Building and a dedicated Health and Fitness Centre for staff. The heart of the campus, Sky Central, will become home later this year to 4,000 employees and contains key facilities for the 7,000 campus staff including post office, hairdresser, dry cleaners and bike shop. Sky Central also houses new recording studios and screening facilities.

Process

Setting Strategy

KLH Sustainability translated BskyB's Corporate Sustainability position into a design and construction specific Sustainable Development Strategy (SDS). The SDS sets clear objectives and targets for energy performance, employee well-being, integrated biodiversity and material innovation.

In addition, KLH Sustainability facilitated a number of workshops with training providers, employment specialists and the local council. The output from the workshops was an ambitious Employment and Skills Strategy for construction to ensure that local people could benefit from the major redevelopment work.

Implementation

KLH Sustainability developed collaborative relationships with design teams to explore and deliver sustainable solutions. All design stage submissions were subsequently reviewed and evaluated against the core sustainability requirements.

Additional guidance notes were developed to support the delivery of specific sustainability aspects including a deleterious material policy to improve the working environment for site operatives and end users.

KLH Sustainability continued to work alongside BskyB throughout the procurement of a principle contractor. Input into procurement documentation, review of tender submissions and candidate interviews ensured that the selected principle contractor had the right resources and expertise to deliver the sustainability requirements.

Monitoring and on-going support

KLH Sustainability conduct weekly site inspections throughout construction to ensure full supply chain engagement, capture best practice and validate monthly reporting data submitted by the contractor.

Outcomes

Reduction in CO2 emissions

The redevelopment is predicted to deliver a 43% reduction in carbon emissions per m2 of internal floor area for the Osterley Campus by 2020. Of these emissions:

- 90% is due to the decommissioning and replacement of inefficient buildings with new energy efficient buildings,
- 7% is associated with the optimisation of the existing low carbon district heating, cooling and power (CCHP) plant and;
- The residual 3% is delivered through building integrated photovoltaics.

Material Sustainability

Sustainably sourced timber features heavily throughout the campus in structural and architectural forms. The timber construction has demonstrably lowered the embodied carbon of construction and provides a unique workplace environment.

In addition, all other key construction products including concrete, steel, plasterboard and block work have been responsibly sourced.

Health and Well-being

Throughout design and procurement, the well-being of staff and construction operatives was a priority. The selection of carpets, paints and flooring products has given due consideration to chemicals used in manufacture and the subsequent impact on indoor air quality.

The on-site Health and Fitness Centre and a unifying campus landscape complete with cycle lanes and running track help BskyB employees live a healthy lifestyle.

Employment and Skills

The construction phase has offered unprecedented opportunities for the local community. To date, over 198 local residents have received some form of employment support, including work placements and formal apprenticeships.

Client
BskyB

Architects
Arup Associates
AL_A, dRMM

Engineers
Arup

Contractors
Lend Lease, Mace
B&K Structures

Year
2013 - Ongoing



Sky Campus 1100m2 PV array



Timber-frame Believe in Better Building



HUB Executive Suite



MIT Course Graduates