

PROJECT CASE STUDY

City of Edinburgh Council Chambers

LOCATION

Waverley, Edinburgh

CLIENT

Morley Fund Management
Developer/Funder acting on behalf of
NULAP

TENANT

City of Edinburgh Council

ARCHITECT

Building Design Partnership

STRUCTURAL ENGINEER

Beattie Watkinson

SERVICES ENGINEER

Cundall Johnson Partnership

QUANTITY SURVEYOR

Locus Cost Management

CONTRACT CONDITIONS

JCT Design & Build

CONTRACT VALUE

£55m

DURATION

26 Months

COMPLETION

December 2006



This project is a Design and Build scheme providing accommodation for 1800 people in 41,000m² of accommodation over 8 floors (including 3 levels of underground public parking). It is located adjacent to one of the busiest main rail lines in the UK and is occupied by the City of Edinburgh Council.

CEC is predominantly open plan, orientated northwards which maximises the glazed elevations without the problem of solar gain. The reinforced concrete frame, with exposed coffered ceilings, takes advantage of the high thermal mass to stabilise the internal temperature. Chilled beams and tempered air make up are used only when absolutely necessary to meet the performance characteristics of the building. However, the building is primarily designed to maximise natural ventilation and utilises night time cooling to improve the building's performance.

The building was designed to satisfy the most stringent Key Performance Indicators (74 in total) for sustainability set as a project objective by the authority, including;

- Embodied energy in production and manufacture
- CO₂ emissions
- Transportation and installation
- Waste Control and Minimisation
- Total Energy and Water consumption
- Air tightness of building fabric
- High efficiency heating and lighting
- Low NO_x boilers
- Solar Heating of water

The building, designed in 2002, achieved a Very Good BREEAM rating at Design Stage under the revised 2005 assessment procedure. An Environmental Performance Index of 9 out of 10, as assessed by BREEAM, is an indictment of the sustainability of this city centre office development.

For more information contact Duncan Livingstone, Sustainable Construction Manager
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