

SUMMARY

The Aberdeen City and Shire Structure Plan set a target for all new buildings to be carbon neutral by 2016. Meeting this zero carbon agenda will be a challenge for the North East construction industry, therefore the Council have been working to lead by example by introducing Sustainable Building Standards for Council owned buildings.

WHAT WE DID

Sustainable Building Standards

Aberdeen City Council adopted "sustainable building standards" in April 2008 for its own new buildings, based on a checklist similar to the Code for Sustainable Homes, developed specifically for Aberdeen by the BRE. Through working with these sustainable building standards, Council officers have gained valuable experience in assessing and addressing the environmental impact of new buildings.

A copy of the Sustainable Building Standards can be found on the Council website at:

www.aberdeencity.gov.uk/sustainabledevelopment

Marischal College

The Council's Sustainable Building Standards have been used during the development of our new corporate Headquarters, Marischal College.

The A listed building was reconstructed in 1846 to create what is now the 2nd largest Granite Building in the World. Unfortunately it has been derelict for some years and the Council is investing £80.4 million to fully reconstruct the building's shell providing 174,000 sq ft of modern office space over four floors for up to 1,300 city council staff. The sustainable approach taken from the outset of the project has meant that a recent assessment by the Building Research Establishment has rated the Marischal College development as 'excellent' - the highest rating that can be achieved. The BREEAM rating addresses wide-ranging environmental and sustainability issues such as energy, transport, water, land use and ecology, materials and pollution.

The project is still in the early stages and so far more than 4,200 tons of waste has been removed; 90% of which has been recycled. The recyclable materials include 3,791 tons of plaster and other mixed materials, more than 400 tons of wood and around 30 tons of metal.

Instead of going to landfill, the bulk of the materials are being reused in various ways. Where it can not be dressed for reuse, wood is getting chipped and used as fuel for bio-mass boilers. The better quality stone like granite and slate is being stored for future use on Marischal and other buildings. The remainder of the stone that can't be re-used in buildings will be ground down for construction for road surfaces.



Marischal College

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Build with CaRe

<http://www.buildwithcare.net/>



Artist's impression of Marischal College



Artist's impression of Marischal College

LOOKING AHEAD

Sustainable Building Standards

The Council have plans to extend their Sustainable Building Standards to include all new builds, not just Council ones, since the finalised Aberdeen City and Shire Structure Plan sets a target for all new buildings to be carbon neutral by 2016.

Not only that but there are plans to develop a low carbon city wide strategy which would recommend specific approaches for new developments to take in different areas of the city to support the aim of creating a low carbon city. Approaches would include different renewable technologies, linking into District Heating networks and further increases in energy efficiency.

Build with CaRe:

The Council is a partner in a 3 year EU funded project, Build with CaRe (Carbon Reduction). This project aims to mainstream energy efficient building design. The Council are leading the Planning and Policy work package and are currently developing a transnational strategy in conjunction with Robert Gordon University, which will detail how the project will influence the planning and policy framework to promote energy efficient buildings. As part of the project, the issue of retrofitting homes has been identified as a major challenge therefore we are working towards a solution for the City. Also as part of the project, Build with CaRe is investing money to install a biomass heating system into Marischal College.

Further information on the project can be found at:

<http://www.buildwithcare.net/>