

30 Broadwick Street London

Client: Great Portland Estates **plc** Contractor: BAM Construction Ltd

BIG Biodiversity Challenge Award category: Small scale permanent

Project overview

Located in the centre of London's historic Soho district, 30 Broadwick Street is a BREEAM Excellent building providing 94,400 ft² of CAT A office accommodation and retail space. It was built by BAM Construction for the client, Great Portland Estates plc. Biodiversity enhancements were included in the design and will provide permanent enhancement to biodiversity.

What were the biodiversity conditions on site, prior to the enhancement?

An ecological appraisal and impact assessment was carried out by suitably qualified ecologists who identified low potential of bats and nesting birds onsite. During the site survey, there were no ecological features requiring protection. Consequently, the site was deemed to currently provide negligible ecological value.

Were there any specific reasons that led to this project?

The biodiversity enhancements assisted with achieving the BREEAM Excellent score, as well as a client requirement through the biodiversity section of their Sustainable Development Brief. It supports the London Mayor Biodiversity Strategy for promoting biodiversity. The project has entered the BIG Biodiversity Challenge to celebrate its commitment to improving biodiversity in the local area.



Living walls and planting on the roof terraces.

What were the biodiversity measures taken?

30 Broadwick Street includes 36m² feature living walls on levels 5 and 6, and 585m² of green roof planting representing a net gain in biodiversity. The living walls are maintained through a fully automatic irrigation system. The species selected in the roof planting include those which are UK Biodiversity Action Plan (BAP) and Westminster BAP species, respectively.

There are many benefits of the living wall system, including habitat provision and protection for flora and fauna and air purification which links to well being. The wall system lowers the heat island effect, helping to lower temperatures in urban areas and reduces smog from traffic fumes.

The inclusion of these features has contributed to biodiversity in the London Borough of Westminster. It provides a green stepping stone between the nearby Phoenix Garden and other local parks and open spaces, and so contributes to local BAP objectives.

In order to contribute to the implementation of Westminster and National BAP targets, two house sparrow terraces and two black redstart boxes were located on the plant screens on the roof-top of the development.

A five year landscape management and habitat plan has been created for the development by the suitably qualified ecologist and the Building Management team trained on the implementation of the plan as part of the Soft Landings process.

The successful management of biodiversity on site during construction and the enhancements made resulted in the project achieving nine out of ten credits in the landscape and ecology section of BREEAM.



Photo Description: Living wall



Planting on roof terraces

How would you best describe the project?

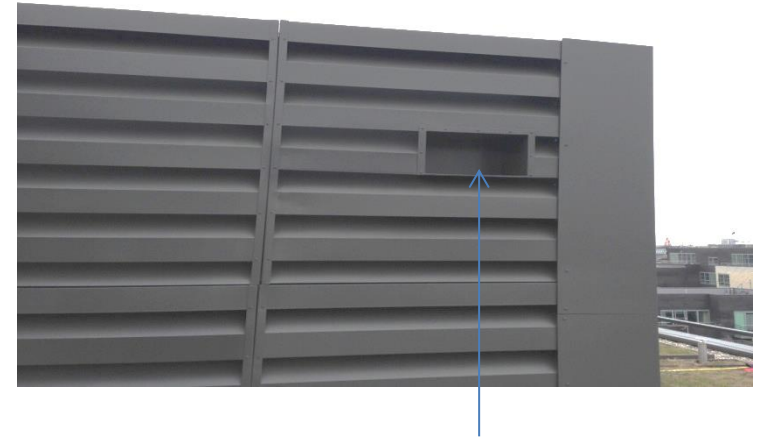
Enhancement

Further information

Client commitment ensured that this progressed from the design through to construction and into building management processes.



Landscaped roof terrace



Sparrow terrace in louvres

What was your personal motivation for carrying out the enhancement?

The client Sustainable Development Brief, expects all major developments to result in a net improvement in site biodiversity. It requires appropriate solutions to be found that reflect the site conditions and local needs, referring to local and national biodiversity action plans to provide environments for priority species and habitats.