

The Corniche
Vauxhall, London
 St James Group

BIG Challenge 2015 submission category: Temporary

Project overview

The Corniche is based within the heart of Vauxhall, an urban and modern area within the London borough of Lambeth.

The Corniche is a large scale project located upon the Albert Embankment, an exclusive address on the south side of the river Thames consisting of three individual high-rise towers.

The development as a whole is made up of 3 buildings, Block A which is 14 storeys high, Block B which is 27 storeys high and Block C which is 24 storeys high. Block A has been allocated as senior living whilst block B/C are private residential.

The build process is currently still undergoing with the superstructure works now commencing.

The build cost of this project is 160million including cost materials and labour. Currently our workforce on a daily basis is being recorded as 135 operatives, which is expected to peak to 500 once all contractors are based on site.



Photo: Planters on site

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

Very limited ecological value as it was dominated by a 10 storey building accompanied by associated hardstanding.

Small areas of ruderal vegetation could be found to the east perimeter of site. An ecology report proposed that site had no potential to support breeding birds or any other protected species.

Were there any specific conditions that led to you carrying out this work?

There are no specific conditions requiring us to carry out this work, however we are targeting BREEAM accreditation to all

commercial spaces (offices, restaurant/café spaces) on the development. Within the BREEAM criteria, standards for sustainable building design and construction are set.

All apartments are to meet Code for Sustainable Homes Level 4. Within the CfSH assessment there are environmental obligations, e.g. recycling provisions, energy efficient white goods.

The projects planning conditions also cover a wide variety of environmental issues from flood risk assessments to travel plans. All of these have been discharged prior to commencement on site.

What were the biodiversity measures taken?

The project has been registered with the “Considerate Constructors Scheme” (CCS) which sets developers 5 key sustainable practices to adhere or surpass, recent audits have gone well with the Corniche being awarded a bronze award.

The site management team have implemented a waste management plan to safely and correctly remove or discard of rubbish leaving site, all waste is recorded and tracked.

A timber tracker is also in place to make sure all plywood material on site is FSC/PEFC registered.

Throughout the piling stage of the project all recyclable inert material was either sent to recycling plants or reused as hard crush. Towers A, B and C have green and brown roofs for recreational space for residences and an area intended to attract wildlife for habitual purposes.

The first floor within tower A has a landscape bridge with soft landscaping designed for residents to enjoy outdoor activities with outstanding views.

The ground floor throughout the development has various soft landscaping



Photo: Rainwater harvesting

areas and building A also has a roof garden located on Level 15 open to all residents for a variety of purposes from exercising to growing shrubs.

To maintain and meet standards within the build process we have introduced several methods such as Insect hotels, Bug hotels and bird boxes to increase and upsurge the wildlife within the vicinity which helps to increase biodiversity concerns.

Our contractors have been briefed and agreed to uphold all measures to protect the natural

environment against issues like Co2 pollution to the ozone layer.

We have engaged with the local community through various approaches like School assembly talks/visits, an opportunity to gain work experience with the company and even full employment at times (S.106) the staff internally have participated in challenges such as “Energy reduction fortnight” which focuses on saving electricity.

How would you best describe the project?
An enhancement.

Further information

Sustainability is vital to the way St James operates. Already leading the field in sustainable development, standards are being raised even higher through the Berkeley Our Vision initiative.

Our goal is to be a world class business generating long-term value by creating successful, sustainable places where people aspire to live.

The Corniche has been designed with a curve-like structural feature in order to maximize the balcony viewing radius however it also enhances the natural sunlight which feeds into the apartments via windows meaning less electricity is being used throughout the day by residences.

The eastern boundary of site is made up of an operational viaduct which really constraints site logistic.

We have to constantly monitor the viaduct for any movement whilst undergoing our basement construction works however this is ideal for a finish project as it has great transportation connections.

We have chosen to use a "Post Tension" construction technique throughout the



Photo: Project completion

project to construct our Slabs. This is a very sustainable method of building as we eliminate factors such as manual handling, Steel and even reducing the amount of concrete used.

Our cladding contractors have used a unitized methodology to create our façade panels, this is another sustainable design due to the fact all material used is prefabricated within a factory, less deliveries to site which minimizes embodied energy and also eliminates packaging and waste being cleared from site.

What was your personal motivation for carrying out the enhancement?

I would like to change the face of construction and implement new initiatives to preserve our natural environment as it is a global matter which affects both mankind and wildlife.

By sustainably building we can increase the awareness and importance resulting in further sustainable building.