

Langley Park Hotel Langley, Buckinghamshire

Brookfield Multiplex Construction Europe Ltd

BIG Challenge 2015 submission category: Temporary

Project overview

Brookfield Multiplex is currently in the process of refurbishing two listed buildings into a luxury hotel and also constructing an underground spa area.

The site is located in a rural area in Langley, inside Langley Park, Buckinghamshire.

The whole area offers great environmental enhancement potential with the development situated next to a pond, a number of trees requiring construction exclusion zones, and extensive fauna.

Reptile surveys have indicated that grass snakes and common lizards are present near the pond.

Due to the nature of the site, prior to the design stage, the team held meetings to determine the best strategies in order to minimise the impact to the wildlife.

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



Photo: Habitat created using logs and branches

A number of environmental surveys prior to the start of the project identified a number of animals onsite including but not limited to grass snakes, bats, falcons etc.

In many ways, the site is and has to remain an essential part of Langley Park's flora and fauna.

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

Even though no Environmental Assessment Method like BREEAM was a requirement; the rich biodiversity and

environmental conditions onsite guided our policies and strategies in all construction stages of the project.

Furthermore, the pond situated in close proximity to the main building creates some restrictions but also offers numerous environmental opportunities.

The environmental surveys recommended a series of mitigation measures but in most cases the team decided to improve them even more.

What were the biodiversity measures taken?

Mini-project 1- Protecting Wildlife:

The aim was to minimise impact on the wildlife as far as practically possible. To this end, more than 75% of the site was excluded from all construction activities using Heras fencing.

Instead of just following the environmentalist's recommendations for reduced impact to the ecosystem, we decided to plan construction in such a way so no activities will be undertaken next to the pond.

The wildlife zone was designed in accordance with the reptile survey so as to include all snake's hibernacula and grass laying areas.

Furthermore, most of the welfare/ storage areas are installed in areas with low ecological value (next to the existing road between the two buildings and an old parking area).

The rest of the area has remained undisrupted from any construction activity.

Additionally, 11 out of the 14 bat boxes previously installed were excluded from the construction area.



Photo: Habitat created using logs and branches

The project team is responsible for providing connection to the grit for the heated bat box and maintenance for all of them.

Mini-project 2 – Habitat Creation:

Most logs, already cut down for construction activities were used to create 2 small habitats.

As the construction works progress, more new habitats will be created on site. The location of these habitats was selected in order to have minimal visual impact thus, being able to be preserved after the handover of the project to the Client.

Moreover, standing and lying dead wood were left undisrupted, because they already offered valuable habitat for the local fauna,

but they were also enhanced them by using brush piles and leaves.

How would you best describe the project? Mitigation.

Further information

Regarding the cost, all-wood and other materials used for the new habitats are recycled resources, otherwise treated as waste.

The Heras fencing was a prerequisite due to the nature of the site. However, by selecting to include only a small percentage of the whole site, not only preserved the wildlife but also reduced the overall cost of installation.

As construction works progresses, more biodiversity measures will be implemented; from bat

roosts in the roofs of both buildings, to bee hives producing local honey for the future residents and guests of the hotel.

What was your personal motivation for carrying out the enhancement?

Biodiversity measures, when discussed with the whole construction team, can be beneficial, not only from an environmental but also economic perspective.