



...MTT/project news

DELIVERED - TWELVETREES PARK

The Twelvetrees Park project reaches a major milestone with the MEP infrastructure now out to tender. Under the current working restrictions, it's a huge achievement.

Congratulations to Berkeley Homes and the design team. We can now look forward to seeing this development come out the ground!



BASILDON MARKET SQUARE

Congratulations to Orwell and the entire team on the planning approval of the 492 units BTR scheme. It was a great effort by the team and an excellent result.

We look forward to the next stages of this exciting project.

PANTHER HOUSE

After being involved 4 years ago, we are pleased again to be part of the Dukelease team delivering Panther House, an exciting project on Gray's Inn Road. The mixed-use scheme will provide 67,000ft² of CAT A office accommodation, 15 residential units including 2 penthouses and 5 retail units.

The scheme aims to achieve a BREEAM Excellent rating and Wiredscore Gold standard.



IBEX HOUSE

Another project for Dukelease is this Grade 2 listed building in The City Of London.

The ambitious plans for the repositioning of the existing 157,000ft² building include an extension, window replacement, full refurbishment of the office floors and cores (including lifts) along with new entrances and pavilions.



...MTT/project news

WESTMINSTER BRIDGE ROAD ARCHES

Adjacent the student accommodation led scheme that we completed for Urbanest a few years ago, we're back working as part of their team on this unique project.

The proposal is to refurbish the existing arches to provide new flexible office accommodation, as well as the installation of a new mezzanine floor, with landscaping and public realm improvements.



SUSTAINABLE - WOOD WHARF D3D4

It's great for us to be part of the Canary Wharf Contractors team that collaborated to achieve BREEAM Outstanding for the design stage of Wood Wharf D3D4.

MTT is delighted to be part of such an exciting and sustainable project.

COMMUNITY - SAXON COURT, MILTON KEYNES

Good to see one of our exciting new projects playing a vital role in the community by being utilised as a mass vaccination centre.



...**hot** off the press

FUTURE
START

...more post COVID-19 workplace reviews

LONDON
...substantial residential development

LONDON
...feasibility for a landmark
350,000ft² office building

...MTT/debate

...IS THERE A SHIFT COMING?

It's fair to say that the debate around the post-pandemic world, and the impact on the commercial property market, will run and run.

For us in the world of design and property, we normally just push on through adversity knowing that we will emerge on the other side and things will 'return to normal', it's a cycle. To a degree, this is exactly what we have been doing on this occasion. In fact, the way the construction industry has adapted and continued to deliver is something to be proud of. That said, on this occasion it appears that the adversity caused by the pandemic may well inspire us to review the drivers normally used to mould the design of buildings and rethink what is actually important to the occupier. Particularly as occupiers are now very aware of the well-publicised issues that exist within the workplace and within our specific area – the delivery and control of their environment; an environment that most spend a large part of our lives operating within.

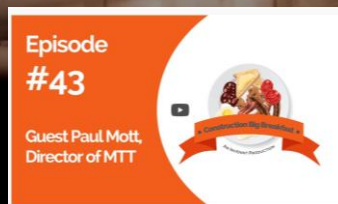
Some will say, 'once we have been vaccinated it will be business as usual'. We think that this will be the attitude of the minority though, as this pandemic has touched many people's lives making it more personal so it's likely that the majority may look at ways of responding to genuine anxieties of the occupiers by improving existing space and delivering better new space. As a practice, we are certainly seeing our clients putting the wellbeing and practical suitability of the spaces at the top of their agenda, rather than simply responding to the technical tick box items. In addition, our recent experience is that the agency market is certainly open to a holistic design approach and are embracing it. This is a key factor because we all know, these are the guys who often influence the product we collectively deliver and the end user when it comes to selecting space.

So; is there a shift? We are certainly seeing a change in attitude. Where appropriate, we have always been advocates of designs that respond to real scenarios, rather than rigid criteria that can often be excessive, energy hungry and not in step with modern sustainability requirements. That said, it is fair also fair to say that the industry as a whole is often pushed down a certain route simply because it is what the market expect. Indeed, the majority of commercial buildings over the past three decades have been designed to accommodate minimum fresh air systems such as fan coil units (or variations on a theme) as they result in efficient net to gross percentages, deal with nearly all of our internal load requirements and are tried and tested. These systems can be modified to provide a cleaner environment and will always have their place.

That said, in response to recent events, specific attention is now being paid to reducing the risk of cross-contamination and improving fresh air rates within the office and the 'shift' to a more open-minded holistic approach feels like a good thing as we learn from and adapt to recent events and focus attention on wellbeing. We are still delivering many traditional projects, but it's interesting and no coincidence that we are also now delivering two major office refurbishment projects with full underfloor displacement systems. The decision to adopt this approach was taken collectively following detailed analysis and review of the relevant pro's and con's attributed to a number of alternative systems for each specific asset. Yes, displacement doesn't fit all buildings, and historically people crab its ability to deal with higher internal loads and challenge its flexibility, but; in reality how 'flexible' are conventional systems? How much do CAT B modifications cost the occupier regardless of the system? Just because we are used to them, and more importantly understand them, it doesn't necessarily make them better. As displacement systems can provide high volumes of fresh air to occupants it's such a positive response to the pandemic, it is now being looked at favourably as fresh air appears to be higher on the list of tenant requirements. Displacement also results in micro-climates being formed naturally around the occupiers, reducing contact with contaminants, where as mixing systems can actually recirculate contaminants within the workplace. These two factors alone are key responses to the current big ticket items and are likely to carry a higher weighting than the ability to provide a large cooling load which is seldom utilised and results in inefficiencies through the design, procurement and operation - all this at a time when we are all striving to become carbon neutral.

Benjamin Franklin said 'out of adversity comes opportunity'. Hopefully it will also inspire a change in our approach, not for the sake of it, but where appropriate, in response to a new set of drivers.

Paul Mott



Paul joined 'The Construction Big Breakfast' with host, 'Tip-Top' Tim Fitch and fellow guest, Invennt's Ben Pritchard. During the podcast they dive into more of what the future of construction looks like following the pandemic.

They're answering important questions like:

Can the end-user trust the space that they're coming back to and feel safe returning to work, etc. without fully understanding the ins and outs of how it works?

Are clients changing their views on occupational densities and air conditioning systems to reduce the spread?

Are there any technologies that can help to clean up or sanitize the air? Do they work in an office space?

And so much more!

Check it out here - <https://www.youtube.com/watch?v=nstUC3rr5ys>

...MTT/future homes standard and future buildings standard

As many in the industry will no doubt be aware, on 1st October 2019 the Government released a public consultation on changes to the standards for the construction industry with respect to energy and carbon dioxide emissions of new dwellings. To be delivered via Building Regulations Part L, the consultation known as 'The Future Homes Standard' reached its next phase in January this year, with the release of the government responses. The principle aim of this process is to provide a regulatory pathway to zero carbon buildings as a contributor to the UK's legal requirement to bring all greenhouse gas emissions to net zero by 2050. This consultation also includes changes to the ventilation standards within Building Regulations Part F.



This was the first part of a two-phase consultation process specifically aimed at new dwellings; the second phase includes consultation on changes to standards for new and existing non-residential buildings, as well as existing dwellings.

We have reviewed the Government's response documentation, which gives further clarity on the effects the new regulations will have, and summarise the key points:

The Government response reiterates that from 2025 new homes will have at least 75% lower CO₂ emissions and will not be built with fossil fuel heating, anticipating gas boilers being replaced with heat pumps.

In the interim, new homes should be 'zero carbon ready'. This includes a 31% improvement in CO₂ emissions compared to current Part L, focusing on fabric first, but allowing low-carbon heating & renewables to contribute.

The interim standards, to be implemented in the form of a Part L update, will incorporate a change in the carbon intensities of fuels, including a decrease in emissions for grid electricity (referred to by many, including the GLA, as SAP10 carbon intensities).

The Part L update will also include more stringent standards for the thermal performance of building fabric and efficiencies and controls for building services. The notional dwelling (against which actual building designs are compared) will be improved.

There will be Transitional Arrangements for implementation of the Part L interim update (see below), which will apply to individual homes and blocks rather than whole developments. Local Authorities will still be able to set their own standards above the interim Part L update.

Transitional Arrangements

In order for the construction industry to prepare and adapt to the new regulations, Transitional Arrangements will be in place. If a residential building, or block in a phased masterplan has an initial notice in place by June 2022 and commences by June 2023, the existing Part L standards can be applied. Given these arrangements apply on an individual building level, one of the following activities would need to take place:

- Excavation for strip or trench foundations or for pad footings.
- Digging out and preparation of ground for raft foundations.
- Vibrofloatation (stone columns) piling, boring for piles or pile driving.
- Drainage work specific to the building(s) concerned.

Developers and their project teams will therefore need to bear in mind these requirements and the timescales set, when planning developments that have yet to make a start on site.

Key Questions

Q: If a building has already been designed to meet the latest London Plan requirement for a 35% reduction in CO₂ emissions, will it automatically meet the updated interim Part L standards?

A: Not necessarily. There will certainly be a good chance of achieving a significant CO₂ emissions reduction with an existing GLA compliant design, however the new Part L is set against a revised calculation methodology. Performance against this will be determined by updated software that is yet to be released.

Q: What happens after the interim Part L update?

A: The Government will consult on the technical specification of the Future Homes Standard (including 'energy efficiency', fabric and services) in 2023 and introduce legislation in 2024 ahead of the 2025 implementation of the Future Homes Standard.

Q: What about non-residential buildings?

A: The second stage of the Future Homes Standard consultation was also released on Tuesday, called the 'Future Buildings Standard' consultation. This focusses on proposed improved standards for new-build non-domestic buildings (under Part L & F), improved standards for existing domestic and non-domestic buildings, improved standards for overheating in domestic buildings and 'residential' non-domestic buildings (i.e. student accommodation), and the Fabric Energy Efficiency Standard.

Future Buildings Standard

The Future Building Standard government consultation was released in January 2021 and will be open until 11:45pm on 13 April 2021. Also intended to provide a pathway to net zero, the key proposals include:

Interim uplift in Part L standards in late 2021, including a 27% reduction in CO₂ emissions for new-build non-domestic buildings compared to current Part L.

Encouraging the phase-out of fossil fuels on site. Heat pumps are seen as the major technology, with acknowledgement of the use of heat networks and emerging low-carbon technologies. Direct electric is seen as playing a minor role, in cases where the heat demand is very low using the highest fabric standards.

Introducing primary energy as the principal performance metric for new non-domestic buildings, with the continued use of CO₂ as a secondary metric.

Upgrades to minimum fabric and services standards, the notional building and updates to the National Calculation Methodology (NCM).

Improvements to commissioning standards and standards for sizing plant.

Consulting on a new approach to overheating, with a potential separate guidance document.

Upgrades to minimum fabric and services standards for existing domestic & non-domestic buildings

Improving the Fabric Energy Efficiency Standard for dwellings.

RUN THE BRIGHTON HALF MARATHON FOR SAY APHASIA

Against all odds the Brighton Half Marathon is still scheduled to go ahead on the 27th June 2021.



If you would like to take part and raise some funds for a charity close to the hearts of those at MTT – here is what to do...

HOW IT WORKS:

1. Say Aphasias buy the entry ticket
2. You raise at least £150 for **Say Aphasias**
3. We all jump for joy after completing your big challenge!



WHAT TO DO NOW

- Go to <https://www.sayaphasia.org/Event/brighton-half-marathon>
- Click buy ticket - this will send us an email to let us know that you are interested in taking part in the event.
- You will then receive an email from the Brighton Half Marathon with a link to officially book a place on their website.
- Once this is complete, you can start training!

IF YOU'D LIKE SOMEONE ELSE TO DO THE RUNNING FOR YOU...

With gyms closed and most charities fundraising events cancelled people are getting creative...

Marketa's husband John is going to run to the distance from Slovakia to Ireland... Virtually.

What John has to say...

"Hi All. As I haven't been home in a year, I'm taking part in the #runninghome challenge to raise money for Irish Cancer Society and Say Aphasias. With the help of my brother Pat, nephew Michael and sister Jocelyn we are going to run or walk, virtually, from my village in Slovakia to our home in Co Clare, Ireland, a distance of 2303km, by the end the year or hopefully before. After week one we've completed 58.5km, only another 2244.5km to go!"

If you would like to donate to John's challenge please follow the links below:

<https://www.justgiving.com/fundraising/runninghometocratloe>

Or

<https://www.sayaphasia.org/appeal/johns-runninghome>

