



**UNIVERSITY OF
PLYMOUTH**

**Sustainable Construction & Refurbishment Policy
Statement**

Issue 2

TITLE	Sustainable Construction & Refurbishment Policy Statement
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Sign off	Director of Estates & Facilities

Version No.	Date of Change	Originator of Change (Title)	Description of Change
1	December 2012	First issue	First issue
2	October 2020	Environment & Sustainability Manager	Refresh to incorporate updated standards

1. Introduction

The University has a continuous programme of construction and refurbishment to ensure the campus is fit for purpose and exceeds the ongoing expectations of our students. This programme provides a tremendous opportunity to improve the efficiency of our campus and reduce operating costs, carbon and environmental impacts.

Investing in our estate and its environment is vital. Our buildings and spaces support the creation and sharing of knowledge but also the social fabric and wellbeing of everyone – students, staff and visitors. Over the next ten years the University will be significantly investing in its campus, and has a Campus Masterplan to outline the proposed direction for development. This includes our new Engineering and Design Facility and a new base for the Faculty of Health in Intercity Place, part of the gateway to Plymouth railway redevelopment project.

Our mission is to advance knowledge and transform lives. Our campus must support excellence and enhance collaboration to achieve this. Blending state-of-the-art teaching and research facilities with attractive casual and social spaces the aim is to facilitate creativity and the sharing of ideas and knowledge.

This is a policy statement to summarise the sustainable construction and refurbishment requirements that are detailed within our working documents, for example our in depth Consultants Design Brief which details the full requirements from consultants and contractors for every project.

2. Goals

Our overarching goals are the following:

Goal 1: For refurbishment projects

- Design and deliver refurbishment projects to target SKA Gold standard for suitable projects.
- Upgrade existing buildings to higher levels of energy efficiency and reduced carbon emissions.

Goal 2: New construction projects

This includes small and large capital works and large extension projects

- Design buildings to deliver low carbon in use buildings
- Aim to deliver energy for space heating must not exceed 15 kWh/m²/year

3. Sustainable design principles

Sustainability and environmental performance is a key focus of the University of Plymouth and we are committed to managing construction, refurbishment and post completion occupancy of its buildings to reduce the environmental impact, reduce operating costs and energy use, and enhance the wellbeing of occupants.

The following principal objectives must be followed on all projects.

- Concentrate on brown field sites for development and refurbishment of existing sites and re-use of built assets where possible.

- Deliver whole life value using life cycle costing to improve design, specification, through-life maintenance and operation considering energy use of the building design and end use elements such as plant and equipment.
- Avoid energy and water waste during the operation of the buildings, reducing energy and water use and therefore costs.
- Limit heat gains and losses through thermal elements and other parts of the building fabric, and from pipes, ducts and vessels used for space heating, space cooling and hot water services.
- Provide fixed building services which are energy efficient, have effective controls and are commissioned by testing and adjusting to ensure they use no more fuel and power than is reasonable.
- Address all environment risks, manage and reduce the negative impact of new builds and maintenance projects.
- Integrate passive design features including orientation, glazing, insulation and natural ventilation. Comfort cooling/air conditioning is not supported as a design solution.
- Ensure the design considers climate change risks such as changing temperatures, seasons and rainfall.
- Use environmentally sound materials, with a focus on reuse and sustainable sourcing.
- Minimise pollution emissions from construction and operation activities.
- Design out waste where possible with all projects having a waste management plan and a zero waste to landfill target.
- Ensure local biodiversity is at a minimum protected, and at best enhanced, by the project.
- Use of renewable technologies where possible and practical, including connections to energy centres.
- Solar hot water and heating and photovoltaics where possible and practical.
- Rainwater harvesting, grey water, low volume water fittings and sustainable drainage systems where possible and practical.
- Low loss transformers (or voltage optimisers where considered effective) to be installed on all new build where possible and practical.
- Contractors with ISO 14001 accreditation and an environmental management system covering their main operations to be used where possible.

4. Success to Date

We have achieved a number of successful sustainable refurbishment and construction projects including the following.

- The Sustainability Hub (Kirkby Lodge) refurbished in 2019 to SKA Gold standard.
- Wellbeing Centre – opened in 2014, and designed to BREEAM Excellent.
- The House – our new performing arts centre, opened in September 2014 and built to BREEAM Excellent.
- Marine Station – opened in 2014 and designed to BREEAM Excellent.
- Marine Building – opened in 2012, built to BREEAM Excellent.
- Exeter Dental Education Facility – opened in 2017 and built to SKA Silver standard.
- Derriford Research Facility – opened in 2018 and built to BREEAM Excellent.

More information is available on our [sustainable campus and construction](#) and [campus Masterplan](#) pages.