

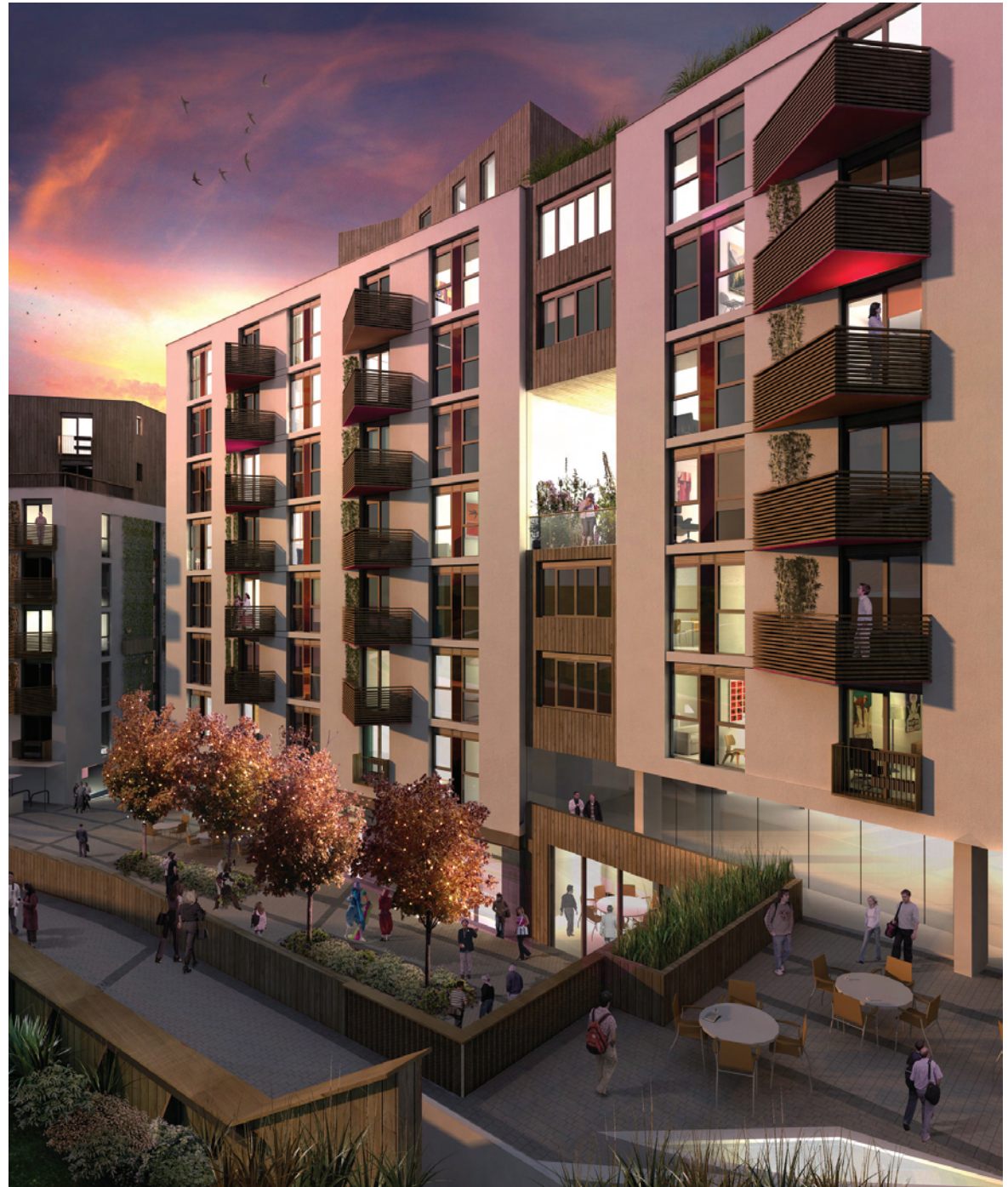
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Crest Nicholson and BioRegional Quintain

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New England Quarter

A masterplan for the regeneration of the 8 hectare site in Brighton city centre was approved by Brighton and Hove City Council in September 2003. The overall New England Quarter (NEQ) proposal was for a mixed-use scheme including:

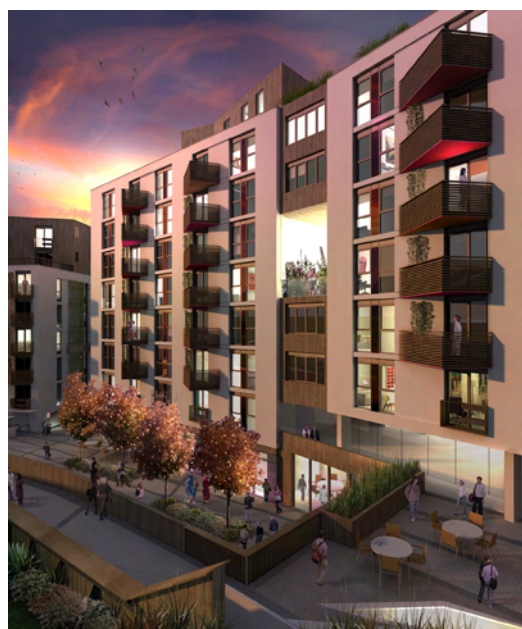
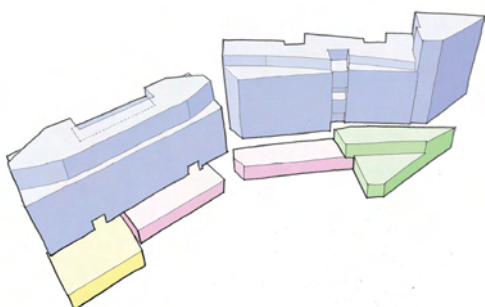
- 355 residential units
- New car park for the station
- Sainsbury food store
- Community facility
- Two hotels
- Training centre
- Office and workspace
- Language school

As part of the overall masterplan, Blocks E & F secured outline planning permission for a proportion of the residential units, as well as commercial space and a community facility.



Blocks E & F – One Brighton

New England Quarter Blocks E & F (One Brighton) is a residential lead, mixed-use development, comprising **172 residential units** –including Eco-Studios and 1, 2, and 3 bedroom flats -54 (31%) being for affordable housing. It also includes **1,134 m² of B1 office space** and **929 m² of community space** that will house a number of charitable organisations and provide a resource for local people to use.



DESIGN

The design has been developed by **Feliden Clegg Bradley** architects, in accordance with the 10 One Planet Living principles in order to provide a comprehensive and lifestyle orientated approach to sustainability, by making it easy, attractive and affordable to live sustainably.

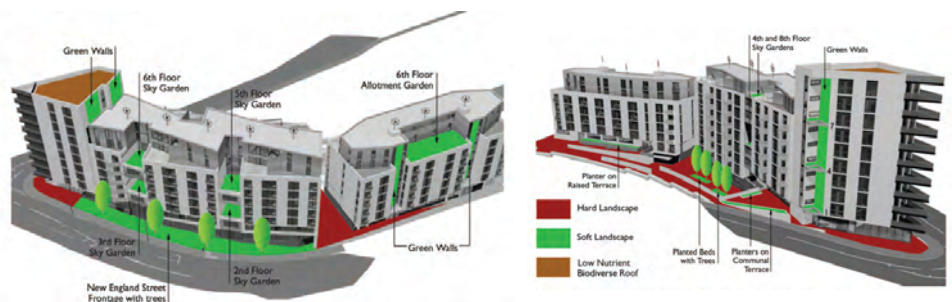
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The scheme is predominantly residential accommodation sitting over community, commercial and service elements. The Commercial elements have frontage onto New England Street with their main access points from the main courtyard. This encourages natural surveillance of this space so that its use is maintained and encouraged. The residential floors of the building are designed to offer dual aspect flats where possible with diagonal views across the valley to the East and along the Greenway to the West. The roof-scape has been developed to give identity and character to the scheme by angling the setback timber facades towards the south, thereby increasing day lighting to the flats and giving a brighter facade. The landscape design centres around 3 courtyards at different levels, shielded from New England Street and treated as one interlinked scheme. The courtyard spaces are predominantly hard landscaped and linked by gently sloping ramps that extend the public realm further. The building is designed to support plant growth, including balconies, terraces and [green] walls; contributing to the visual amenity of the streetscape, provide habitat for insects and birds as well as providing food growing opportunities for residents.



Open Space

The development features over 1,000 m² of private amenity space, including balconies, terraces, sky gardens, communal roof gardens, and a gated courtyard. Additionally, the central courtyard provides over 400m² of open space.



Sustainability

A key aspect of One Planet Living is to achieve zero carbon emissions, as well as to provide a zero waste plan, use sustainable materials, implement sustainable transport solutions and apply measures to support local and sustainable food and wildlife.

The zero carbon development will include an energy efficient on-site communal woodchip biomass boiler, supplied from local wood waste that currently goes to landfill, and operated by a community owned Energy Services Company (ESCo).



The scheme will include a number of on-site roof mounted wind turbines and an array of photovoltaic panels –which could provide energy for electric vehicles, and serve as a sustainability ‘icon’. The bulk of the electric energy demand will be secured (via the ESCo and contractual agreements) from a certified ‘Green’ supplier. Additionally, CNBQ are working with the Council in order to secure a location to install wind-energy capacity in the Brighton & Hove area.



Other key sustainability features include:

- Highly efficient building fabric
- Energy efficient light fittings
- On-site recycling facilities, including an on-site in-vessel composter
- Water efficient taps, fittings and appliances
- Rain-water harvesting or irrigation of roof-top mini allotments
- Healthy, locally and responsibly sourced materials with low environmental impacts
- Significant cycle storage
- On-site Car-Club
- On-site food-growing spaces
- Green walls, brown roofs, sky gardens and mini allotments
- Community facilities
- Community extranet

Detailed Planning Consent was secured in late February 2007 and it is expected to start works on site in August 2007.



If we are to achieve One Planet Living, we need to rise to the challenge as individuals and as communities and organisations. We need to consider every aspect of how we live and build to enable and make lifestyle choices to reduce our environmental impact.

The One Planet Living programme is structured around ten Principles, which act as a framework to express the sustainability challenge and a mechanism for developing and presenting solutions.

ONE PLANET LIVING PRINCIPLES	
ZERO CARBON	SUSTAINABLE WATER
ZERO WASTE	NATURAL HABITATS & WILDLIFE
SUSTAINABLE TRANSPORT	CULTURE & HERITAGE
LOCAL & SUSTAINABLE MATERIALS	EQUITY & FAIRTRADE
LOCAL & SUSTAINABLE FOOD	HEALTH & HAPPINESS

Crest Nicholson BioRegional Quintain and their design team are using the framework of One Planet Living Principles to inspire and structure their vision for their Brighton proposals. Furthermore, the team are committing to the One Planet Living range of common international targets which establish over-arching standards to be met by developments by 2020.

One Brighton is endorsed by One Planet Living © and will be the first One Planet Community to start on site, worldwide.

- Buildings specified to reduce energy demands and achieve high levels of thermal efficiency. Zero carbon strategy includes on-site renewable energy generation
- Recycling and composting made easy through the provision of on-site segregation and composting facilities. Ongoing support and guidance provided to occupants
- Access to local services and public transport, providing a car club and facilities for cyclists, provision of ongoing information and support making it easy to live without a car
- Development constructed using materials which offer high performance in use, but with reduced impacts in sourcing, manufacturing and transportation
- Opportunities for on-site food growing within a tight urban site through innovative building design, with facilities and initiatives to encourage the consumption of local and seasonal produce
- Water consumption reduced through the specification of efficient fittings and appliances. Rainwater harvested and used for irrigation and for WCs in community facility
- Building design and landscaping strategy to promote biodiversity through the selection of planting, building finishes and habitat creation
- Community trust and community extranet to be established, and Green Caretaker employed to support the ongoing sustainable management of the development. Sense of community and identity engendered
- Mixed-use community offering private and affordable homes, including a proportion of eco-studios to address the challenge of providing intermediate affordable private homes to the local market
- High levels of indoor air quality whilst optimising energy use. To provide access to pleasant outdoor space in an urban location. Ongoing sustainable management supported by commitment to monitor performance



One Planet Living © is a joint initiative of BioRegional Development Group and WWF based on 10 Guiding Principles of sustainability. The vision of One Planet Living © is a world in which people everywhere can lead happy, healthy lives within their fair share of the Earth's resources. To find out more visit www.oneplanetliving.org

