

New gateway for Punch Taverns



East Staffordshire Building Control have helped to construct eye-catching new headquarters for Punch Taverns on the main arterial route into Burton

Following its acquisition of The Spirit Group, Punch Taverns required new accommodation to allow for the imminent expiry of the Spirit Group's lease on its existing premises in Burton town centre.

Given the title 'Project Sunrise', the development is an eye-catching building located on the main route into Burton upon Trent. Early meetings between the design

team and building control indicated that the client had a desire to develop a highly sustainable building.

The 4,088m² low carbon building will be a blueprint for future construction projects in the town.

Developed at a cost of £8 million, the new building has been specifically designed to minimise its carbon footprint and ensure it's as energy efficient as possible.

Commenting on the

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development, Steve Allen, Punch Taverns' head of facilities said: "We've spent a great deal of time making sure that we use the most advanced materials and equipment to ensure that the finished building is as environmentally friendly as it possibly can be."

The solar thermal panels will heat the hot water in the new building. Additional green features include rainwater harvesting and daylight sensor



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controls for lighting.

The new site is opposite Punch Tavern's existing head office building on Second Avenue. The low carbon building will house a mixture of employees from the Second Avenue office and Spirit's head office building in Station Street, which reverted back to the landlord in July this year.

Steve said: "The new building gives us a positive platform for the future and reaffirms our commitment to the Burton economy that will provide an impressive gateway to the town from the A38."

Building Control Manager, Geoff Sherratt said: "This development is really the first large sustainable building in East Staffordshire. It is a prestige development with a build cost in the region of £8 million.

"A number of pre-application meetings were held during which various options for the design were tabled. During this time the planning aspects of the design were being developed.

"I think that the resulting

building has more than achieved the design objectives and has also provided an impressive and exciting feature building at one of the main gateways into the town."

The finalised project brief was for the building to be constructed in two phases with three separate wings.

The close working relationship between the whole of the design team and East Staffs Building Control minimised any obstacles or problems associated with achieving the client's design brief. Fire safety, access, thermal performance and energy issues were all considered at an early stage in the design, pulling in the expertise of other professionals, such as the fire prevention team, as required.

The two wings of the first phase share an atrium conceived as a large open venue for whole company briefings and to provide a high level of visual and physical connection between floors. The design of the atrium needed to include the future second phase with its fire

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As well as achieving the client's sustainability brief, the external form and materials of the building were required to reflect Burton upon Trent's history as the brewing capital of the world, particularly in respect of the local vernacular brewery buildings seen throughout Burton at the turn of the 20th century.

The client's desire for an exciting yet functional, highly sustainable building resulted in the adoption of a number of innovative design solutions.

These include:

- Sustainable use of materials, not only in respect of the structure but also in respect of the minimisation of construction waste. Top soil was saved and reused across the site
- Timber cladding – Siberian larch, unfinished and allowed to weather
- Solar thermal panels – heating the hot water for the building
- Large central atrium with roof lights and glazing maximises solar gain which is used to heat the building
- Full rain water harvesting - used for WCs (there are no urinals installed in the premises) – excess water into the natural sand and gravel strata combined with water saving technology
- Lighting – energy saving high efficiency with sensors for both daylight





and movement.

- Proprietary composite granite paving has been adopted, reducing the CO₂ emissions
- BRE Environmental Assessment Method 'Very Good' rating achieved
- Air tightness of 6.08 m³/hr was achieved which exceeded the designed level of 10.0 m³/hr.
- External timber screens to reduce solar gain for windows to offices
- Self cleaning glass throughout
- As an extra commitment

to the sustainability cause Punch have furnished the building with fully recyclable office furniture.

Geoff Sherratt concluded: "It is hoped that this development will stimulate further sustainable and architecturally exciting developments throughout the borough.

"In addition, I think that the whole process, from client brief through architects design and on through the construction process is a tribute to what can be

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achieved with good communication and partnership style working between building control, client, architects and contractors."