The Law & Management Building

Building Description
The Law and Management Building occupies a central location at the heart of Cluster 1 of the Heslington East site. The building accommodation consists of 2 wings of 3 storeys separated by a central Atrium milling space. Lecture theatres are plugged into the North and South of the Atrium volume.

The building has been designed in such a way as to facilitate passive measures for ventilating, cooling and lighting the accommodation wherever possible.

Innovative Design and Low Impact Design Features

Cooling System
The building is generally naturally ventilated through manually operated and automated windows. Where cooling is provided it is controlled by the building management system and interlinked with the manually operated windows.

Where mechanical comfort cooling is provided, this utilises high efficiency heat rejection units and chillers which incorporate free cooling facilities.

Lighting
The light output is controlled based on the amount of daylight available and will dim automatically according to daylight in the space.

Sanitary Fittings
Dual flush toilets, sensor taps and low pressure showers have been installed to reduce the water use of the building.

Steps Taken During the Construction Process to Reduce Environmental Impact

- The contractor nominated a biodiversity champion to minimise the impact on biodiversity during the construction works.
- Site waste management plan produced by Contractor - over 75% construction waste diverted from landfill.
- Construction impacts including CO2 production, water and dust pollution were minimised by setting targets and monitoring results.
- Contractor’s workforce trained in how to protect the sites ecology.
Key Statistics

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>BREEAM rating</td>
<td>Very Good</td>
</tr>
<tr>
<td>BREEAM score</td>
<td>58.10%</td>
</tr>
<tr>
<td>Basic building cost (£/m$^2$)</td>
<td>2408</td>
</tr>
<tr>
<td>Services Costs (£/m$^2$)</td>
<td>557</td>
</tr>
<tr>
<td>External Works (£/m$^2$)</td>
<td>85</td>
</tr>
<tr>
<td>Gross Floor Area (m$^2$)</td>
<td>6,306</td>
</tr>
<tr>
<td>Total Area of the Site - hectares</td>
<td>2.7</td>
</tr>
</tbody>
</table>

Function areas and size (m$^2$)

<table>
<thead>
<tr>
<th>Area</th>
<th>Size (m$^2$)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception</td>
<td>74.2</td>
</tr>
<tr>
<td>Offices/PhD</td>
<td>1281.5</td>
</tr>
<tr>
<td>Meeting Rooms</td>
<td>49.2</td>
</tr>
<tr>
<td>Breakout/Milling/Common</td>
<td>594.5</td>
</tr>
<tr>
<td>Seminar Rooms</td>
<td>562.2</td>
</tr>
<tr>
<td>Lecture Theatre</td>
<td>472.0</td>
</tr>
<tr>
<td>Kitchen</td>
<td>66.5</td>
</tr>
<tr>
<td>Teaching Laboratories</td>
<td>91.8</td>
</tr>
<tr>
<td>Teaching (PBL)</td>
<td>918.1</td>
</tr>
<tr>
<td>WCs and showers</td>
<td>214.1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area</th>
<th>Size (m$^2$)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area of circulation</td>
<td>1258</td>
</tr>
<tr>
<td>Area of storage</td>
<td>161.15</td>
</tr>
<tr>
<td>% area of grounds to be used by the community</td>
<td>100%</td>
</tr>
<tr>
<td>% area of buildings to be used by the community</td>
<td>25%</td>
</tr>
<tr>
<td>Predicted fossil fuel consumption (kWh/m$^2$)</td>
<td>55.5</td>
</tr>
<tr>
<td>Predicted electrical consumption (kWh/m$^2$)</td>
<td>220</td>
</tr>
<tr>
<td>Predicted renewable energy generation(kWh/m$^2$)</td>
<td>49</td>
</tr>
<tr>
<td>Predicted water use — m$^3$/person</td>
<td>3.75</td>
</tr>
<tr>
<td>Predicted water use to be provided by rainwater or grey water</td>
<td>None</td>
</tr>
</tbody>
</table>

Socially/Economically Sustainable measures implemented

The health and well being of building users has been considered in all aspects of the building design and external landscape spaces. Provision of designed-in recycling and extensive cycle-parking is included to promote responsible and social work lifestyles. Secure by design principles have also been adhered to throughout the design process.

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1 Build cost/m$^2$ are net and include contractors prelims, design and fee but excludes external works/ancillary buildings where applicable.

2 Based on electrical output of 12,500,000kwh/annum from CHP serving the University private networks.