



## Bridge Point Enterprise East, Dagenham

**Client** Bridge Industrial

**SWH were appointed as BREEAM Assessors and AP for the design and construction of the new industrial units at Bridge Point Enterprise East in Dagenham, London. The development constitutes three buildings split into ten shell and core industrial units, which house warehouse and office spaces.**

We worked proactively with the Client and the design team to identify the most valuable sustainability measures that can be implemented in order to successfully reach the 'Excellent' BREEAM target rating. By incorporating early design stage studies such as Life Cycle Costing, energy modelling for operational energy consumption and Life Cycle Assessment studies, the design team quickly identified several additional measures that enhanced the target to 'Outstanding' rating. The development scored particularly high within Energy, Water, Waste and Ecology sections, and achieved the maximum score under the Management section. Notable sustainability measures include the installation of PVs, ASHPs and water efficient sanitary fittings. Rigorous construction procedures were also implemented to ensure the responsible sourcing of materials and waste management.

Also impressive is the supplementary innovation items that the development achieved due to early intervention, and thorough procurement procedures and waste management practices. Additionally, by incorporating passive design measures to reduce the building's energy demand and implementing renewable energy technologies, the building exceeded BREEAM's 'Outstanding' energy performance levels.

The project also considered embodied carbon throughout the design process to allow the team to identify the building's most carbon intensive components and choose materials with a lower embodied carbon.

