

## Better Buildings Policy

### FORWARD

The University of Bradford is committed to sustainable design and environmental best practice for all new developments and major refurbishments as part of our drive towards a sustainable campus.

The University Environment Policy (2004) states *“Manage, refurbish and develop our estate and buildings in a manner that avoids impact, enhances the environment and promotes the principals of sustainable development”*.

As part of this policy, the University will seek to assess all new developments and major refurbishments against the internationally recognised Building Research Establishment’s Environmental Assessment Method (BREEAM). The University aims to achieve a rating of ‘very good’ or better.

### POLICY STATEMENT

The University will endeavour to incorporate the following design principles into each new development and major refurbishment:

#### Working towards a healthy environment

- Minimise the change to land use by protecting the local area during construction and reinstating the site with native plants beneficial to wildlife
- Minimise the impact of materials procurement by reusing materials wherever appropriate, and the preference of low embodied energy materials, recycled products and products from renewable sources
- Minimise energy use by incorporating energy efficient design features and by installing energy efficient equipment
- Minimise the consumption of white water by incorporating rain/grey water reuse and by installing no flush/low flow water technology
- Minimise pollution with particular attention to light and the avoidance of refrigerants
- Minimise waste during construction through the reuse of materials and during operation through the provision of internal space for recycling facilities

### **Working towards social well-being**

- Minimise construction impact with particular control over noise, dust and visual disturbance and maximize the protection of neighbours health, welfare and safety
- Develop a built environment which is an attractive, accessible and healthy place to work and live
- Promote a built environment where the fear of crime is minimised by careful design
- Promote a built environment with attention to the culture, history and development of the local community

### **Working towards a thriving economy**

- Incorporate whole-life costing into the planning process to enable comparisons in utility, servicing, maintenance and decommissioning costs between different building designs
- Develop buildings within 400m of public transport corridors, adjacent to pedestrian routes, that incorporate cycle facilities and limit the provision of car parking
- Develop mixed-use design features that enable easy re-use, remodeling and expansion of buildings to meet the changing needs of the University