

# ECO-BUILDING CONSULTANCY

**ECO**  
*CONSULTING*





# SUSTAINABLE CONSTRUCTION

“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” – The UN Brundtland Report, 1987

The lifespan of man-made constructions can last infinitely longer than a single human being; thus we cannot ignore the impacts of our present decisions on our future world. The construction industry, as a high energy and resource consumer, needs to rise to the challenge of sustainable development, not only at a project’s construction phase but also throughout its long lifetime of use.

Living in a world of finite natural resources but boundless possibilities, we ought to change current building methods and designs, to ensure a safe and secure future for generations to come.

“Because architecture lasts longer than we do”



## OUR SERVICES

EcoConsulting offers a range of inter-linked eco-building services for the construction industry; we advise on enhancing the energy efficiency and environmental-friendliness of developments and the health and well-being of its future occupants.

We are a one-stop-shop for all information and advice needed on sustainable construction: from eco-design, to LEED and BREEAM assessments, to energy efficiency building regulations, to green product specification.

## GREEN BUILDING

- Dynamic Thermal Modelling
- 3-D Daylighting Simulations
- Renewable Energy Feasibility Studies
- Eco-Building Consulting
- “Green” Product Specifications
- Sustainability Reports

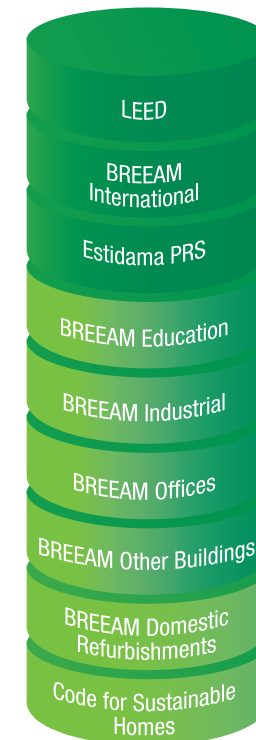
## UK-SPECIFIC

- BREEAM Education, BREEAM Industrial, BREEAM Multi-Residential, BREEAM Offices, BREEAM Other Buildings, BREEAM Retail
- EcoHomes, the Code for Sustainable Homes, BREEAM Domestic Refurbishments
- Section 106 Requirements
- L1A / NHER - Certified SAPs
- L2A / SBEM Compliance
- Energy Performance Certificates (EPCs)

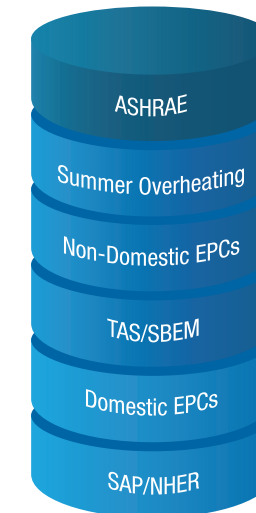
## INTERNATIONAL

- LEED
- BREEAM International, BREEAM Europe, BREEAM Gulf
- Estidama Pearl Rating System
- ARZ Building Rating System (Lebanon)

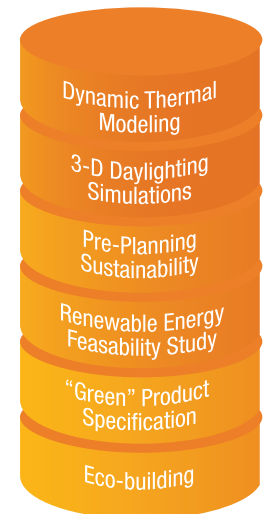
## Certifications & Consulting



## Building Regulations Energy Compliance



## Eco-Building Consulting



## A Holistic Approach:

EcoConsulting’s goal is to minimise resource extraction, energy use, and waste generation without compromising current living standards. In fact, the aim is to make an interior space more comfortable, healthy, pleasant, practical, and eco-friendly than a traditional construction, and with a similar budget.

Our eco-building consultancy service addresses the four inter-related aspects of bioclimatic design:

**1. Improve energy efficiency, resources use, and water consumption:** Mitigate climate change, reduce utility bills and running costs.

**2. Improve health standards inside houses and buildings:** Use natural materials with zero toxicity and low pollutant levels; enhance indoor environmental air quality through carefully planned ventilation.

**3. Improve comfort levels of residents and users:** Increase quality of life and productivity levels by providing naturally lit and well-thought areas.

**4. Improve the sustainability of the construction industry:** Use renewable, environmentally-friendly, or recycled products materials and reduce construction waste.



## OUR WORK

Our commitment to being a market leader in the eco-building industry and our dedication to our clients have been the main drivers of EcoConsulting's growth.

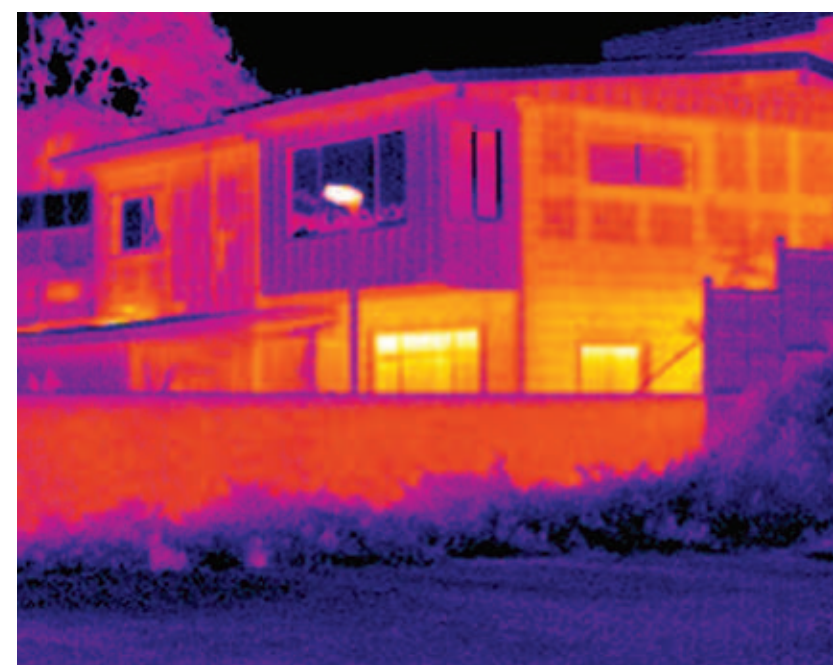
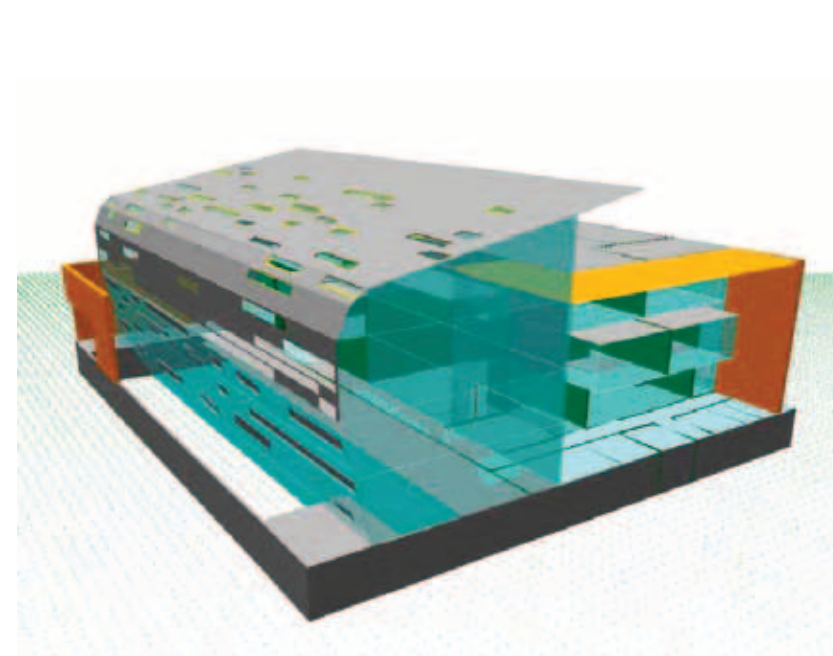
We treat each client and project with the same high level of service, irrespective of size or value.

EcoConsulting has acquired a substantial portfolio of projects in the housing, schools, offices, industrial, and retail sectors while working with some of the largest architects, developers, and contractors. Our projects range in size from individual houses to £150-million developments.

EcoConsulting employs fully qualified BREEAM, Code, EcoHomes, LEED, Estidama PRS assessors; Low Carbon Consultants; and Part L1 & L2 "Competent Persons" (NHER/SAP and iSBEM/TAS); these licenses demonstrate our expertise through internationally recognised labels of quality. We pride ourselves in providing a highly professional, competitive, and personal service adapted to each of our client's specific needs.

Our clients choose time and again, to come back and work with us; happily referring EcoConsulting to their clients, colleagues and competitors.

**“Our track record speaks for itself; Over 450 Developments throughout the UK, Europe, and the Middle East and 70% of new projects generated from existing client base.”**



## GETTING IT RIGHT FROM THE START:

### THE BENEFITS OF SIMULATIONS

Design stage modifications are easy; however remedial works can be extremely costly or even impossible.

3-D dynamic thermal modelling and daylight simulations allow us to take the guess-work out of designing. These simulations provide helpful visuals and accurate calculations of invisible but fundamental elements of a building: light, temperature, and ventilation.

With precise simulations, we can help design passive or low energy houses and buildings, by forecasting internal and external heat gains and losses. We determine the optimum number and locations of glazing and shading. This balances daylighting with heat gain and loss; avoiding summer over-heating and excessive winter heat losses.

We use the same software, TAS (Thermal Analysis Software)- fully approved by DCLG, BRE, and ASHRAE - to demonstrate Part L2A and ASHRAE Compliance, along with AGi32 for daylighting analysis.

## BREEAM

EcoConsulting is licensed to undertake all BREEAM certification schemes.

We employ certified assessors for BREEAM Education, BREEAM Industrial, BREEAM Multi-Residential, BREEAM Offices, BREEAM Other Buildings, BREEAM Retail, BREEAM Domestic Refurbishments, EcoHomes, and the Code for Sustainable Homes.

EcoConsulting's BREEAM and Code services include:

- Pre-assessment recommendations on design with our bespoke *Strategic Report*
- Pre-planning permission Energy and Sustainability Report
- Energy & CO<sub>2</sub> emissions calculations - SAP & L2A/iSBEM
- 10-100% Renewable Energy Feasibility Study

- Daylighting calculations and simulations
- Research and specification of most appropriate eco-friendly products and materials

Our complete, customised, and professional service meets the needs and requirements of all clients and design teams interested in achieving an "Excellent," or otherwise desired rating.

Launched in 1990, BREEAM (BRE Environmental Assessment Method) and the Code for Sustainable Homes are the most widespread sustainability evaluation methods that recognise superior environmental design, management, and performance within the UK construction industry.

Buildings are assessed against nine groups of best practice criteria: Ecology and land use, Energy, Health and well-being, Materials, Pollution, Transport, Water, Waste Management.



## CERTIFICATION BENEFITS

### DEVELOPERS:

- Facilitate planning permission by demonstrating sustainability credentials
- Appeal to ethical investors by minimising investment, negligence, and liabilities risks
- Recognise forward-thinking developers who exceed regulatory compliance standards
- Improve image as an environmentally and socially-responsible developer
- Increase value of property and leasing prices

### OCCUPANTS:

- Lower utility bills through higher energy and water efficiency
- Healthier and more comfortable internal environment
- Better quality of life by ensuring access to local amenities and outdoor private space
- Reduced dependency on the car
- Lower absenteeism and higher productivity

“We spend approximately 90% of our time in the built environment.”

## Scoring Rating

Pass	Developments with minor changes at no or minimum additional cost
Good	Developments which demonstrate good practice in some areas
Very Good	Developments which demonstrate best practice in most areas
Excellent	Developments which push forward the boundaries of environmental performance
Outstanding	Developments with exemplary environmental performance across the full range of issues

breeam:ecohomes  
breeam:education  
breeam:industrial  
breeam:offices  
breeam:other buildings  
breeam:international



PART L & EPCs

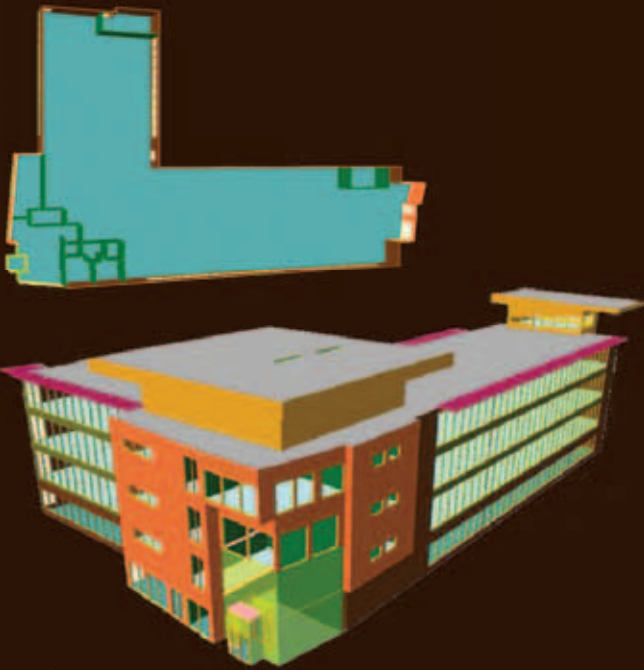
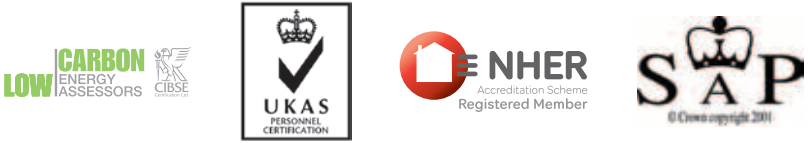
EcoConsulting is pleased to offer full Part L compliance services and Energy Performance Certificates for all new-build developments, both domestic and non-domestic.

EcoConsulting has conducted thousands of domestic and non-domestic energy assessments for Building Regs over the past 5 years. As such, offering EPCs were a logical evolution of our services and enable our clients to have a one-stop-shop for all their sustainability and energy-efficiency compliance needs.

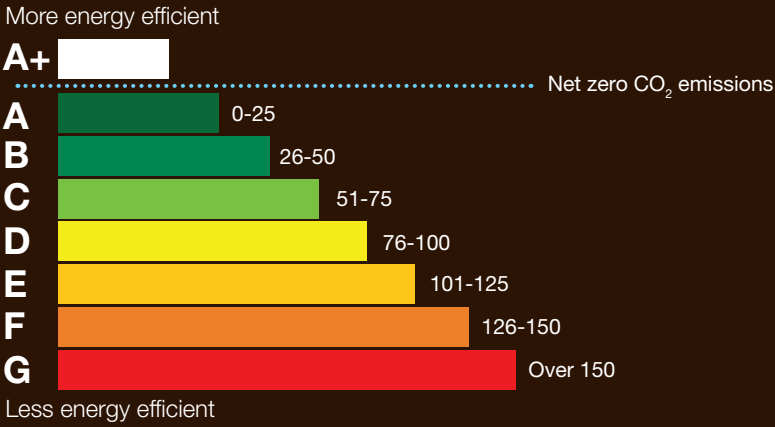
We have chosen the best software and most rigorous certification providers for our Part L and EPC licenses; Our domestic SAP (Part L1A) and EPC licenses are under the NHER's "Competent Person" and "On-Construction Domestic Energy Assessors" (OCDEA) schemes which fully meet the BRE's requirements for quality-certified SAP/EPC calculations under the Code for Sustainable Homes.

Our non-domestic Part L2A/SBEM and Level 5 EPC license is provided under CIBSE's "Low Carbon Energy Assessor" scheme using TAS –a 3D dynamic thermal modelling software. TAS is also able to demonstrate compliance with the summer-overheating requirement (Criterion 3), which iSBEM is not able to do, as it is too simple to undertake complex thermal energy simulations.

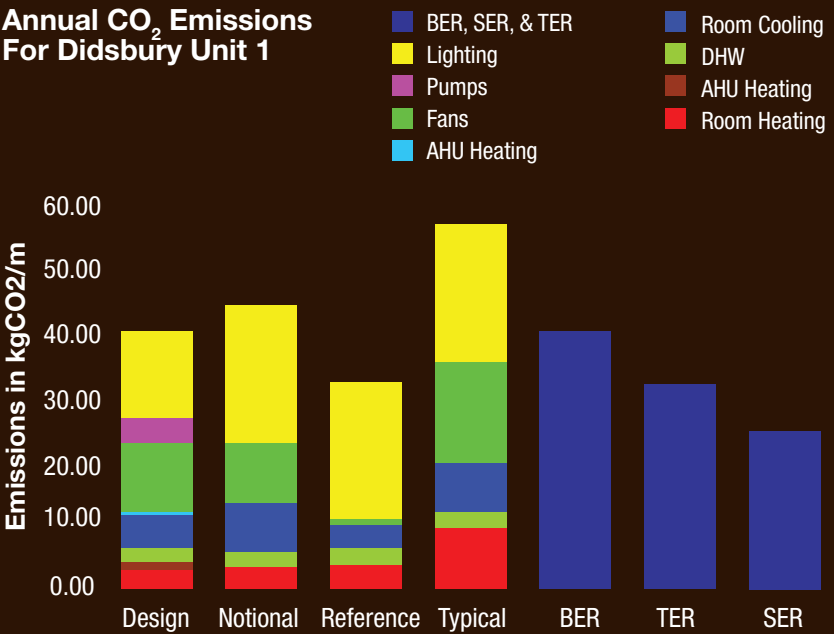
“ Nearly 7 out of 10 Britons believe that energy-efficient homes are worth paying more money for. ”



Energy Performance Asset Rating



Annual CO<sub>2</sub> Emissions For Didsbury Unit 1





K3 extension  
European Court of Auditors, Luxembourg  
BREEAM Europe “Very Good” Rating

## LEED

EcoConsulting employs LEED Accredited Professionals. We assist our clients internationally in LEED-certifying a construction project, by simplifying the complex assessment process and advising on hitting the desired rating.

From our regional office based in Beirut, Lebanon, we have a continuous presence in the Middle-East and the Gulf; our consultants are knowledgeable about the local context, language, and work culture. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the U.S. benchmark for the design, build, and operation of energy-efficient and green buildings.

Four LEED ratings are achievable:

Certified  
Silver  
Gold  
Platinum

LEED evaluates buildings against a wide range of environmental and sustainability issues, covering seven categories:

1. Sustainable Sites
2. Water Efficiency
3. Energy & Atmosphere
4. Materials & Resources
5. Indoor Environmental Quality
6. Innovation in Design
7. Regional Priority



## BREEAM INTERNATIONAL

EcoConsulting is licensed to provide BREEAM International, BREEAM Europe, and BREEAM Gulf assessments. We employ multi-cultural consultants mastering a range of languages, including Arabic, French, Italian, and Spanish.

The BRE has expanded and adapted its renowned BREEAM scheme to cover International projects. BREEAM International requirements are adapted to the local climate, resources, & building codes.

An international construction project can be evaluated with one of the following BREEAM International options:

- BREEAM Europe** – Any European country
- BREEAM Gulf** – Any country within the Gulf
- BREEAM International Bespoke** – Customised for any other country

## ESTIDAMA PEARL RATING SYSTEM

The Pearl Rating System (PRS) is the Abu Dhabi certification scheme for the design, build, and operation of energy-efficient and green buildings. EcoConsulting employs Pearl Qualified Professionals (PQP) who assists our clients to obtain the desired PRS certification rating.

“Green Building Certification provides independent third-party verification of sustainable buildings”



# ABOUT US

EcoConsulting is an environmental consultancy founded in 2003 that specialises in eco-building. We work with clients, architects, engineers, and developers to improve the sustainability of their projects.

We pride ourselves in offering the highest level of service available in the construction industry through our solid eco-building expertise and our personal approach, customised for each and every development.

EcoConsulting is unique in its specialisation, expertise, and experience; we offer a complete range of eco-building, energy-efficiency, and renewable energy advice.

We are a fully independent sustainability consultancy — not a subset of an architectural or engineering practice — which allows us to remain impartial, credible, and at the cutting-edge of a complex and rapidly evolving field of construction.

Thanks to our specialism, we offer excellent service at competitive prices with quick turnaround times.

Our holistic approach provides our clients and their design teams with environmentally-friendly, energy-efficient solutions that are appropriate and cost-effective for their developments.

**“You must be the change that you wish to see in the world”** - Ghandi



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[breeam:education](#)

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[breeam:international](#)

