

## Our approach to sustainability

# Delivering truly sustainable buildings

### At 240 Blackfriars Road, we have ensured a pragmatic approach to sustainability from design principles through to operation

Despite the original design being undertaken in 2005, following changes in BREEAM requirements, we have undertaken a gap analysis to ensure the design of our 240 Blackfriars Road development has been updated to achieve BREEAM Excellent under 2011 requirements.

**240 Blackfriars Road, SE1**  
 BREEAM 2011 **Excellent**  
 EPC rating: **B**  
 with a score of 37  
 Occupancy at **1:8**  
 FSC Project certification



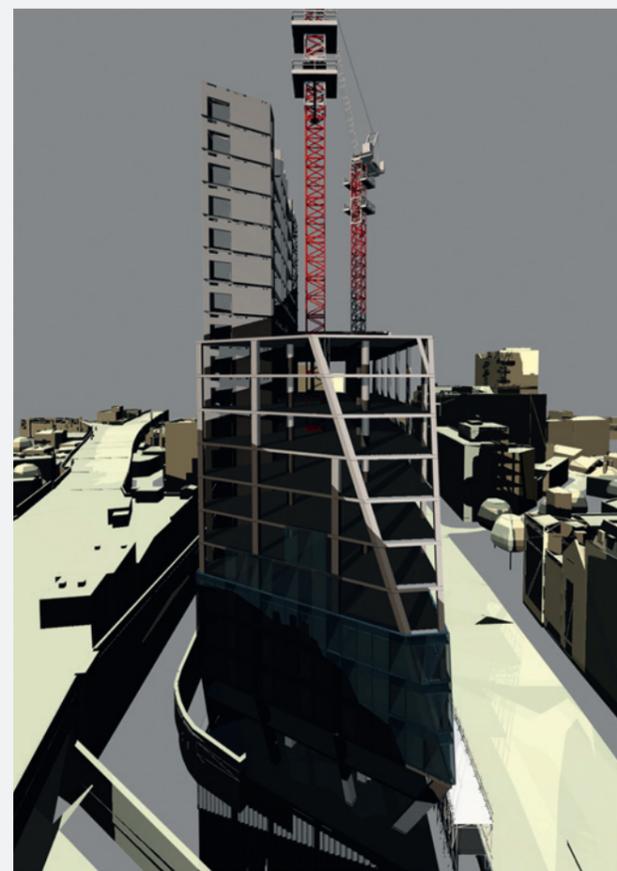
“Through the use of innovative tools and construction techniques we have ensured that from design to operation we will deliver a highly efficient building.”

Martin Quinn Project Manager

### Our teams

Development management

Asset management



## design

Through the building design we will:

- exceed Building Regulations energy efficiency requirements Part L 2010 by 28%.
- reduce energy consumption by 19% through introducing energy efficient systems such as:
  - High efficiency solar control glazing;
  - LED lighting in office areas;
  - Mechanical heat recovery;
  - High efficiency chillers;
  - PhotoVoltaic cells;
- exceed water saving baseline figures by 50% through:
  - The use of highly efficient sanitary fittings;
  - Using an innovative approach to commissioning and testing of the water services to reduce the quantity of water used from an estimated 1,460,000 to 146,000 litres; and
- enhance biodiversity by introducing ground landscaping.



## construction

During construction we are:

- ensuring that concrete and cement products have been responsibly sourced from manufacturers who hold a current BES 6001 certificate;
- diverting an average of 95% of non-hazardous construction waste from landfill;
- designing out waste during procurement and construction, with a reduction of 6.5 tonnes per 100m<sup>2</sup> of gross internal area against industry standards;
- registered with the Considerate Constructors scheme and have achieved a score of 36 out of 40 on our most recent audit;
- providing local employment and training through the provision of NVQ courses and Jobstart schemes; and
- ensuring our dedicated Neighbourhood liaison manager has regular interaction with local schools and colleges.



## operation

Once the building is operational we will:

- optimise the building management system's performance through seasonal commissioning of all systems;
- complete a post occupancy evaluation one year after building occupation;
- ensure that building staff are fully trained on the ecological and energy efficiency features of the property;
- ensure that tenants are fully informed of the sustainable and energy efficient features of the property through the tenant fit out guide and tenant guide;
- monitor energy and water usage on a monthly basis in both tenant and landlord spaces in order to assess building operation against projected standards; and
- ensure energy and water usage is provided to occupiers through the Environmental Working Group.