

Sustainable Workspace

Living roofs
 • Brown roofs and green planted roofs enhance the local ecology



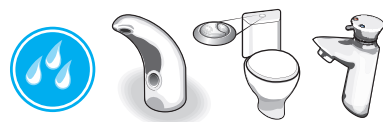
Meadow planted



Brown roof



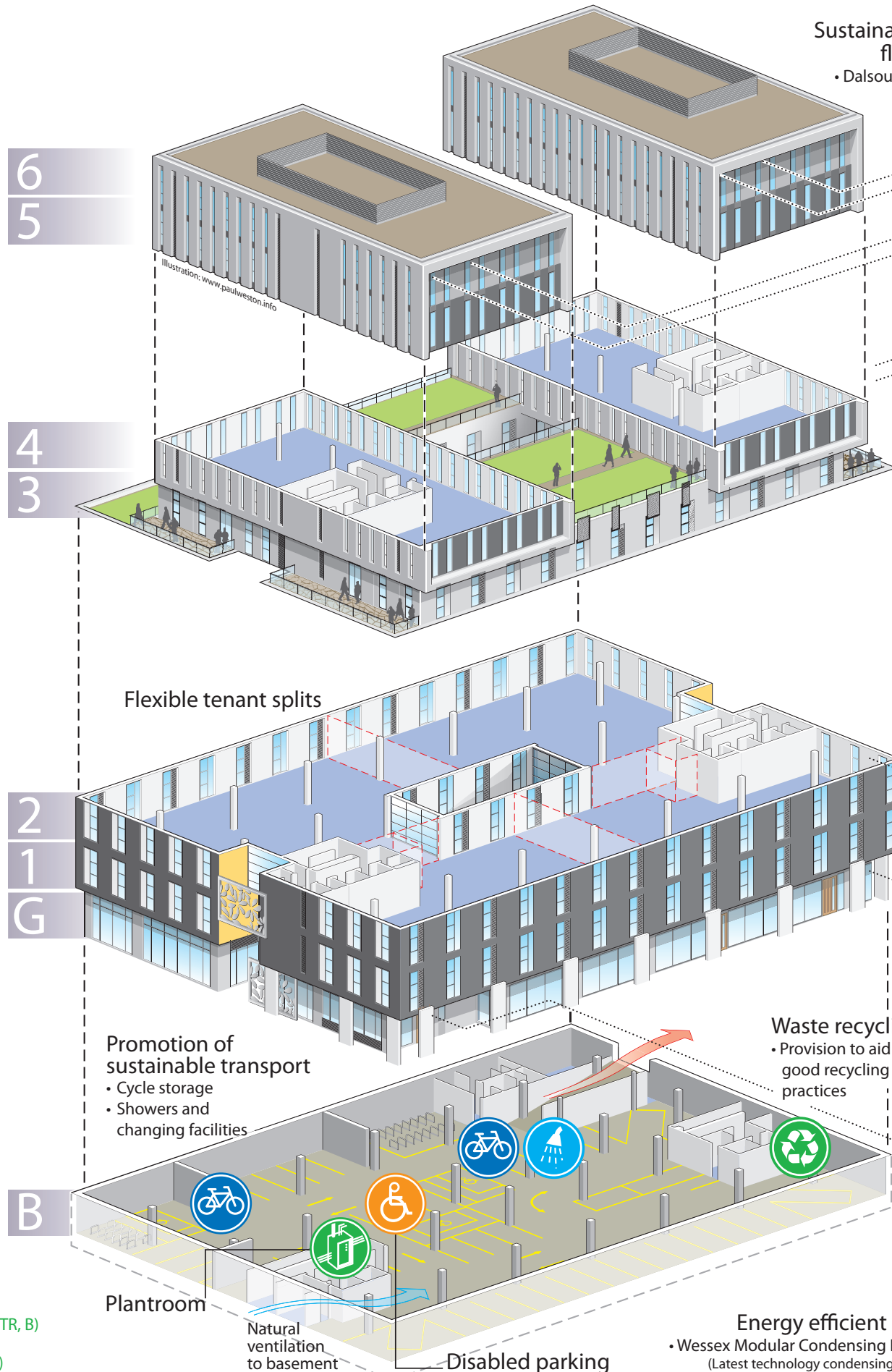
BREEAM
 • Targeting a rating of "Excellent" (BREEAM - Set of measurable energy efficiency and sustainability criteria)



Low water use measures
 • Low flow fixtures and fittings
 • Self closing taps
 • Leak detection facilities



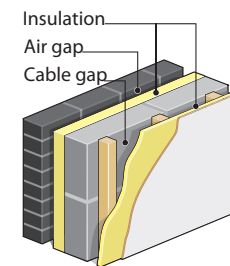
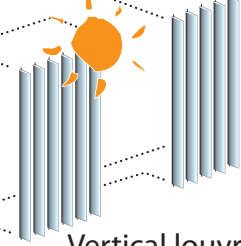
Excellent transport links (walk times)
 ?? mins - Manchester Victoria Station (T, TR, B)
 10 mins - Shude Hill Metrolink and Bus Depot (TR, B)
 ?? mins - Piccadilly Gardens Bus Station (TR, B)
 ?? mins - Manchester Piccadilly Station (T, TR, B)



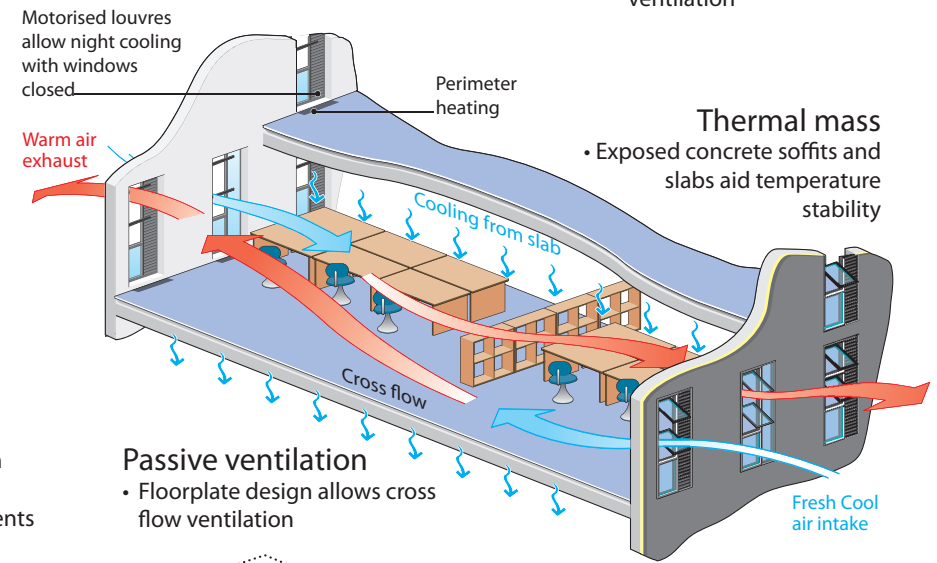
Sustainably produced floor coverings
 • Dalsouple natural rubber products fitted to common areas



Vertical louvres
 • Contributing to solar shading

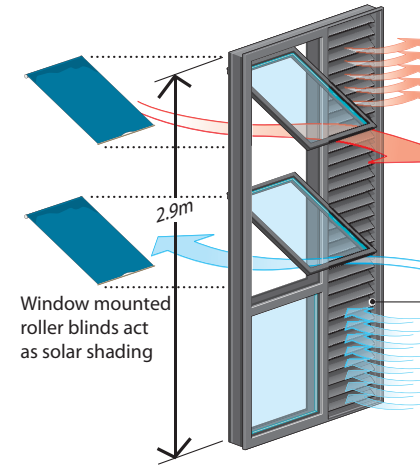


High performance insulation
 • Wall and floor insulation over 50% better than current Part L requirements



Passive ventilation
 • Floorplate design allows cross flow ventilation

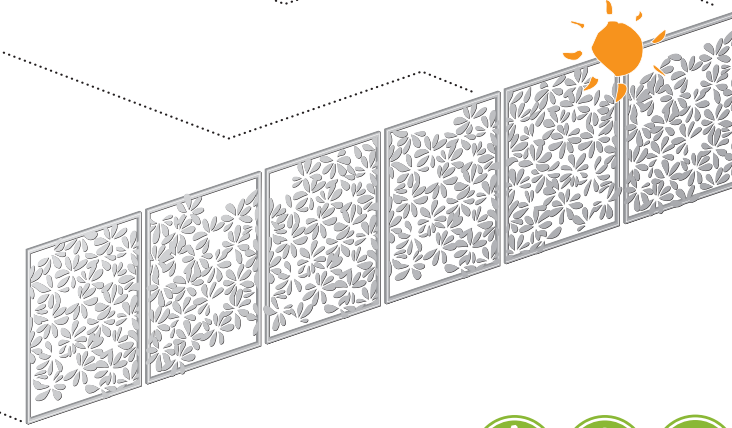
Window design
 • Openable aspect of design allows good user control for ventilation
 • Excellent light with floor to ceiling design of 2.9m
 • Timber frames, low embodied energy material (FSC certified 'chain of custody')



Motorised louvres
 • Night cooling dampers
 • Open to cool building at night where appropriate
 • Weather resistant ventilation

Thermal mass
 • Exposed concrete soffits and slabs aid temperature stability

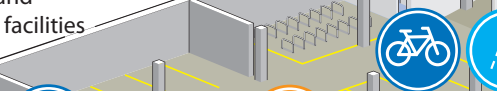
Solar shading
 • 45m long façade screen
 • Community artwork TBC
 Local 'design by' competition



Waste recycling
 • Provision to aid good recycling practices



Promotion of sustainable transport
 • Cycle storage
 • Showers and changing facilities



Plantroom

Natural ventilation to basement

Disabled parking

Energy efficient plant
 • Wessex Modular Condensing Boilers (Latest technology condensing boilers)



High level of user control
 • Thermostatic controls
 • Operable windows



Energy efficient lighting
 • Intelligent lighting management system
 • Zone controlled
 • Presence detection
 • Daylight dimming

