

Strata Green Credentials

The green credentials of any building are extremely important to an occupier, to help maintain efficient running costs. This has been at the forefront of the design for Strata and the building will achieve the following:

Design

The design of the building exceeds the requirements of Building Regulations Part L 2A 2010.

The design team have chosen new materials with a low environmental impact over the full life cycle of the building and those that are responsibly sourced. Designing a building to promote the health and wellbeing of occupants through appropriate internal office layout, internal lighting levels and appropriate zoning and user controls.

The new building has been designed to reuse the existing structure. By reusing the concrete frame an estimated 3,892 tonnes of carbon will be saved, together with reduced transport and environmental impacts.

Energy consumption

The building's specification has been designed to include energy efficiency measures and Low and Zero Carbon technologies such as air source heat pumps and photovoltaic panels to help minimise CO2 emissions associated with operational energy consumption.

More specifically Energy Consumption will be significantly reduced by the following features incorporated into the design:-

- Lighting – daylight dimming and PIR control
- Air source heat pumps
- Rainwater harvesting for irrigation purposes
- Electric car charging points
- 130m² of photovoltaic panels
- Enhanced building air tightness
- Increased levels of fabric insulation
- Sustainably sourced timber
- Ecologically friendly amenity space
- Low water volume flush WC's
- Low water volume taps
- Energy metering and sub metering

The specification of energy sub-metering will facilitate the monitoring of in use energy consumption.

BREEAM

The building is designed to achieve a target BREEAM rating of "Excellent".

EPC

The building is designed to achieve a target EPC rating of "B".

Additional benefits

- Excellent public transport connections, therefore encouraging sustainable modes of transport for building users and contributing to the reduction of transport-related emissions and traffic congestion.
- Provision of cyclist parking spaces and facilities such as showers and changing spaces, to further promote and encourage non-car based transport to and from the building.
- Production of a guide to give the facility managers and occupiers information on energy-efficient features and strategies relating to the building, and also provide an overview of the reasons for their use, e.g. economic and environmental savings. The guide will include energy targets and benchmarks for the building type, and information on monitoring, such as the metering and sub-metering strategy.
- Minimization of the impact on existing site ecology, while maintaining and enhancing the ecological value of the site as a result of development.
- Considerate Constructors award.