4.0 PROJECT BRIEF

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4.1 PROJECT BRIEF

Summary of Brief

- Targeting a 'best in class' commercial office
- Creating a healthy work environment with exemplary ESG credentials
- Optimising sustainability performance, increasing EPC from E to B
- Targeting BREEAM 'Excellent' with aspirations towards 'Outstanding'
- Providing level access at ground floor and throughout the building
- Enhancing cycle provision to promote active transport
- Re activating the ground floor to animate Bayham Street
- Upgrading the thermal performance and visual appearance of the fourth floor
- Revealing δ celebrating the existing fabric δ character of the building
- Safeguarding the building for the future



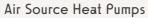
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4.2 PROJECT BRIEF

Sustainability Targets

- Energy Efficiency Improvement to EPC B from E
- Air Source Heat Pumps For Heating δ Cooling
- AHU Ventilation Provided for floors B1 03, including heat recovery. This is
 nescessary due to tested noise levels along Bayham Street.
- Fabric Performance Performance of existing walls, roof and windows to be enhanced
- Passive Solar Shading Reducing heat gains through passive shading and improved window
 G value.
- LED efficient lighting installed
- Renewables
 PV Panels at roof level







Solar Panels



Planted Terraces

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