

4.0 PROJECT BRIEF

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 & celebrating the existing fabric & character of the building
- + Safeguarding the building for the future



4.2 PROJECT BRIEF

Sustainability Targets

- + **Energy Efficiency** -
Improvement to EPC B from E
- + **Air Source Heat Pumps** -
For Heating & Cooling
- + **AHU Ventilation** -
Provided for floors B1 - 03, including heat recovery. This is necessary 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.
- + **Lighting**
LED efficient lighting installed
- + **Renewables**
PV Panels at roof level



Air Source Heat Pumps



Solar Panels



Planted Terraces