



**SUSTAINABILITY
INDEX**

SETTING | STANDARDS



48% less regulated carbon emissions compared to business as usual



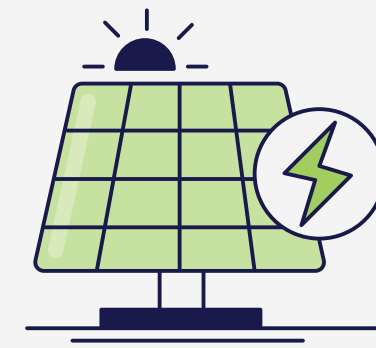
21% less heating & cooling demand compared to a typical office



Saving 69 tonnes of carbon per year compared to a typical office building



Diverting 90% demolition waste from landfill (3,459 tonnes to date)



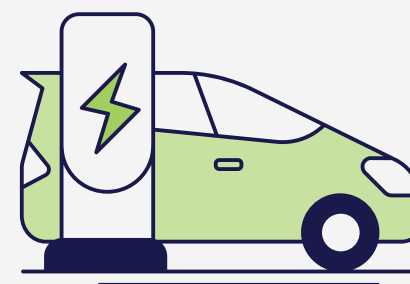
94kw peak PV array



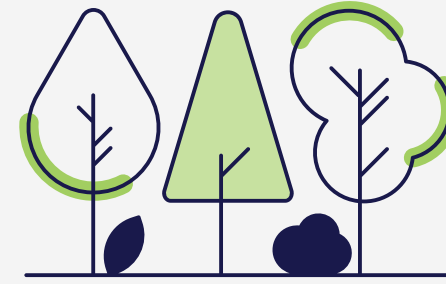
Diverting 80% operational waste from landfill (2,338 tonnes to date)



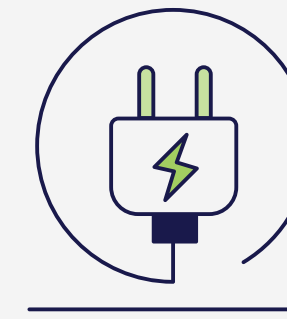
EPC Rating A for the offices and targeting insulation value equal or better than Part L



150 on-site parking spaces, 58 spaces with EV charging of which 50% will be active and 50% passive - all 7Kw/h



Enhanced biodiversity, planting approx 40 trees and a range of evergreen plants and flowers



All electric

SETTING | STANDARDS



EU taxonomy compliance



WiredScore – platinum achieved

BREEAM[®]

BREEAM – excellent achieved



WELL rating – platinum achieved (precertification)



ActiveScore – platinum achieved

ofgem

REGO certified (100% powered by renewable energy)



EXCELLENT ACHIEVED



01

Safe pedestrian and cyclist access



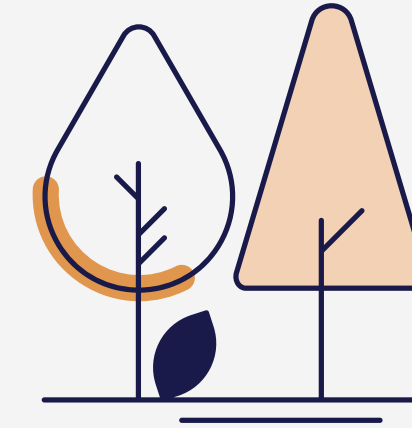
02

Designated spaces provided for recycling



03

Assessment of, and measures to ensure thermal comfort and client change adaption through M&E and façade design



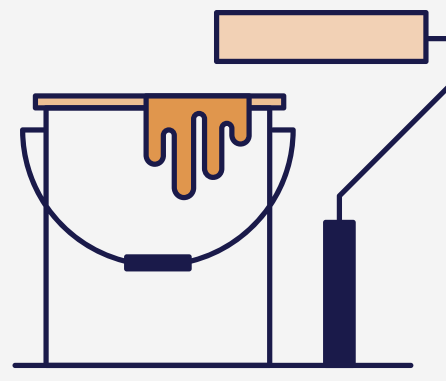
04

Outside space for building users



05

Developing a sustainable procurement plan



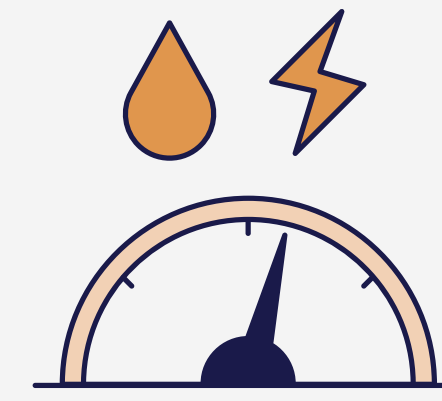
06

Paints, varnishes and all other finishing products specified to meet the BREEAM VOC emissions limits



07

50% reduction of internal water use from baseline



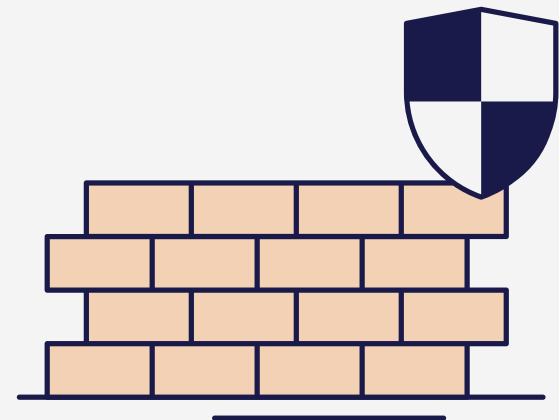
08

Monitoring of energy and water usage in the building

EXCELLENT ACHIEVED



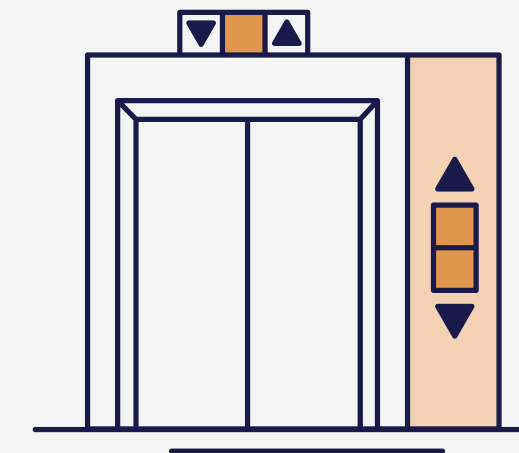
09
A+ Green Guide ratings for materials reducing embodied carbon



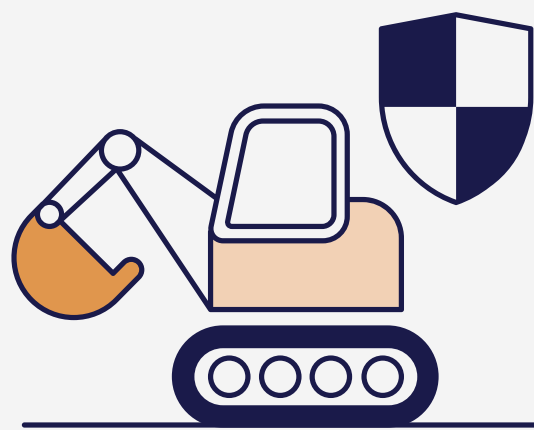
10
Responsible sourcing of materials and insulation



11
Enhancing ecology of the site through native planting schemes



12
Energy efficient lifts



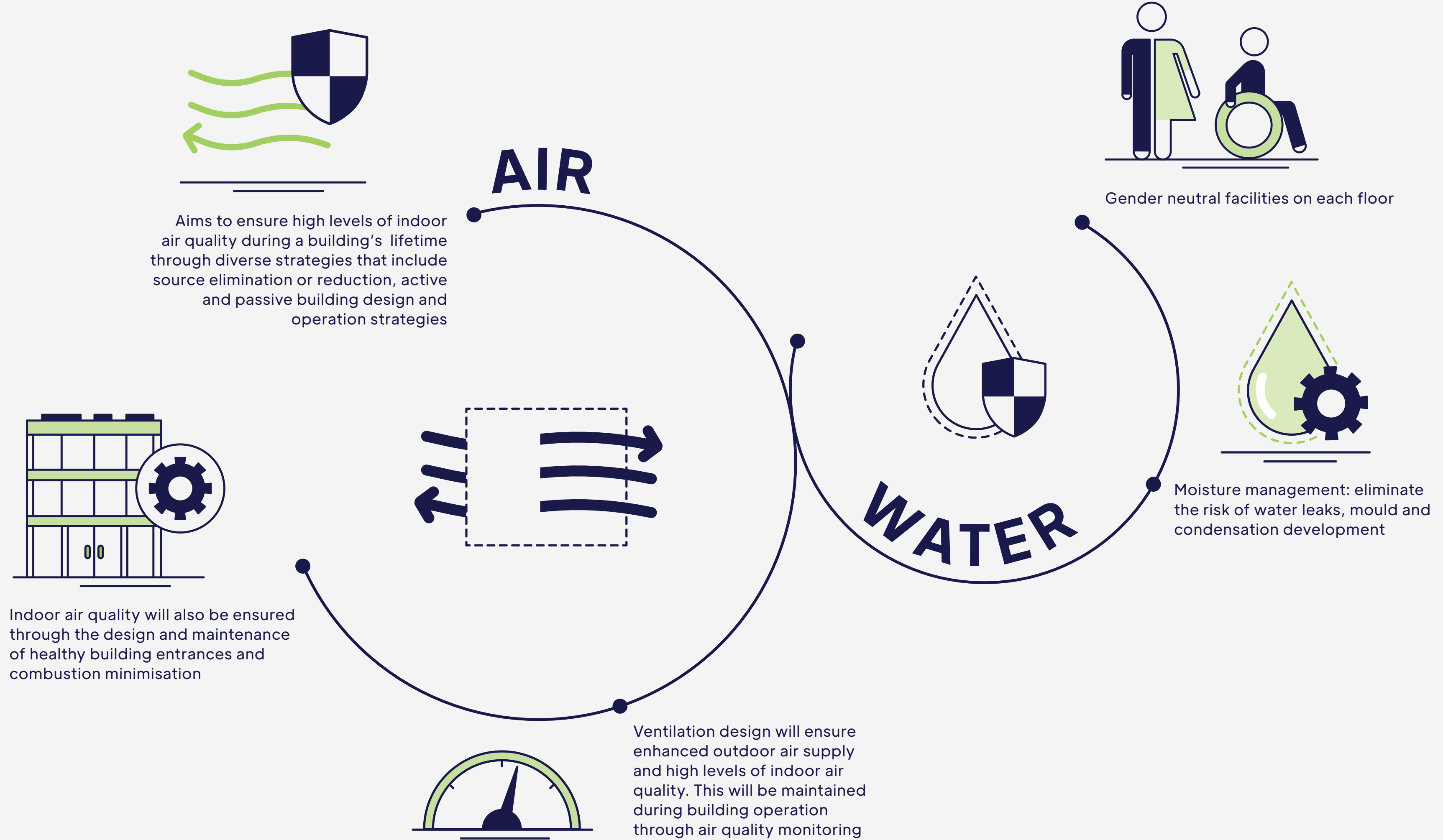
13
Responsible construction practices including on site monitoring of energy, water and fuel use

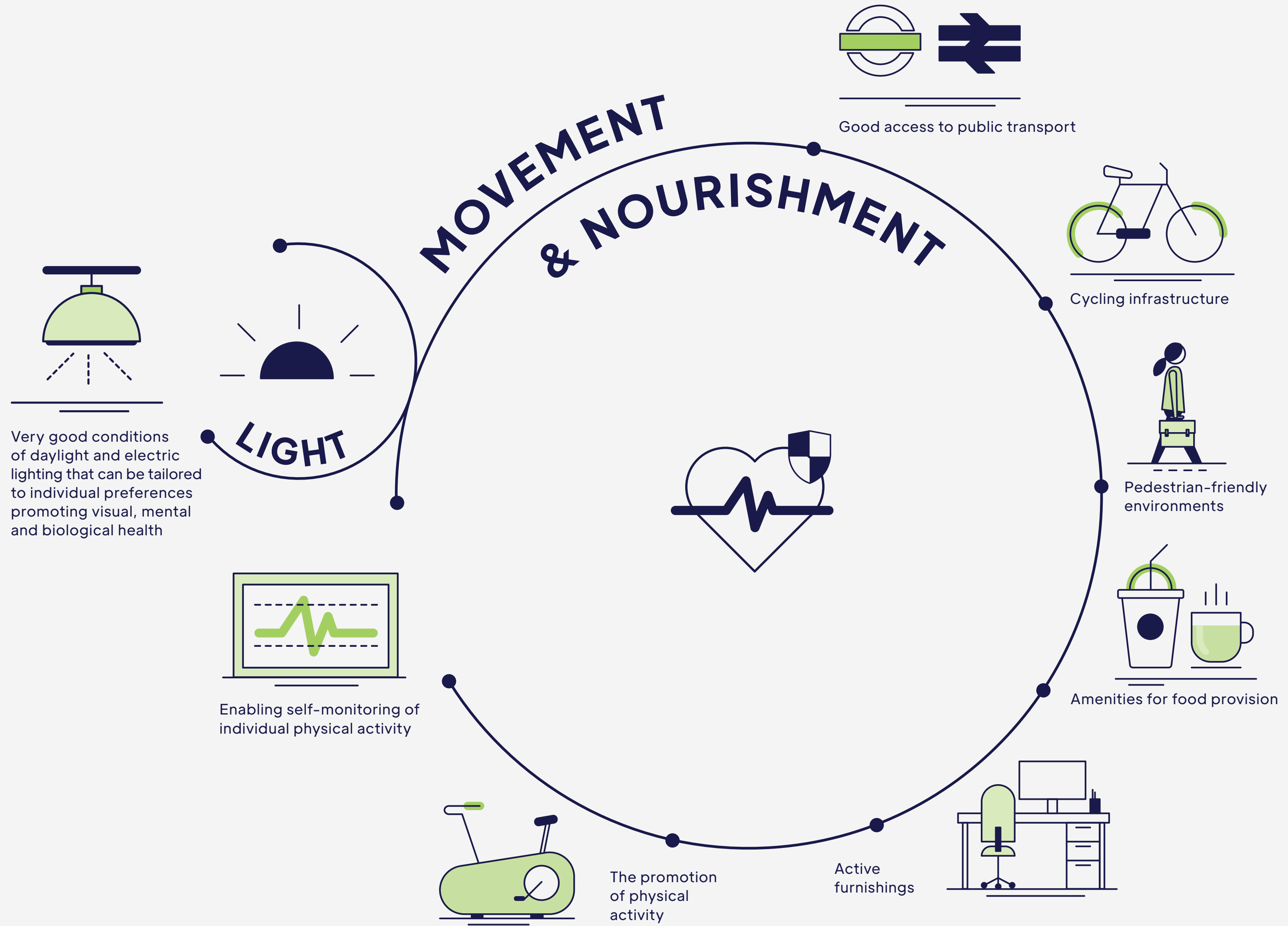


14
Achieving Beyond Best Practice Considerate Constructors score



15
Sustainable travel plan for the development



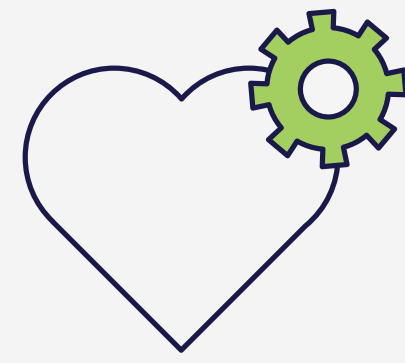




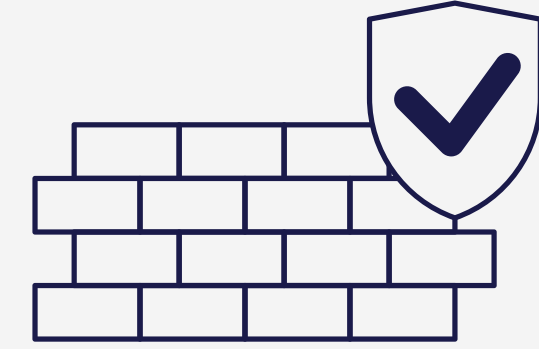
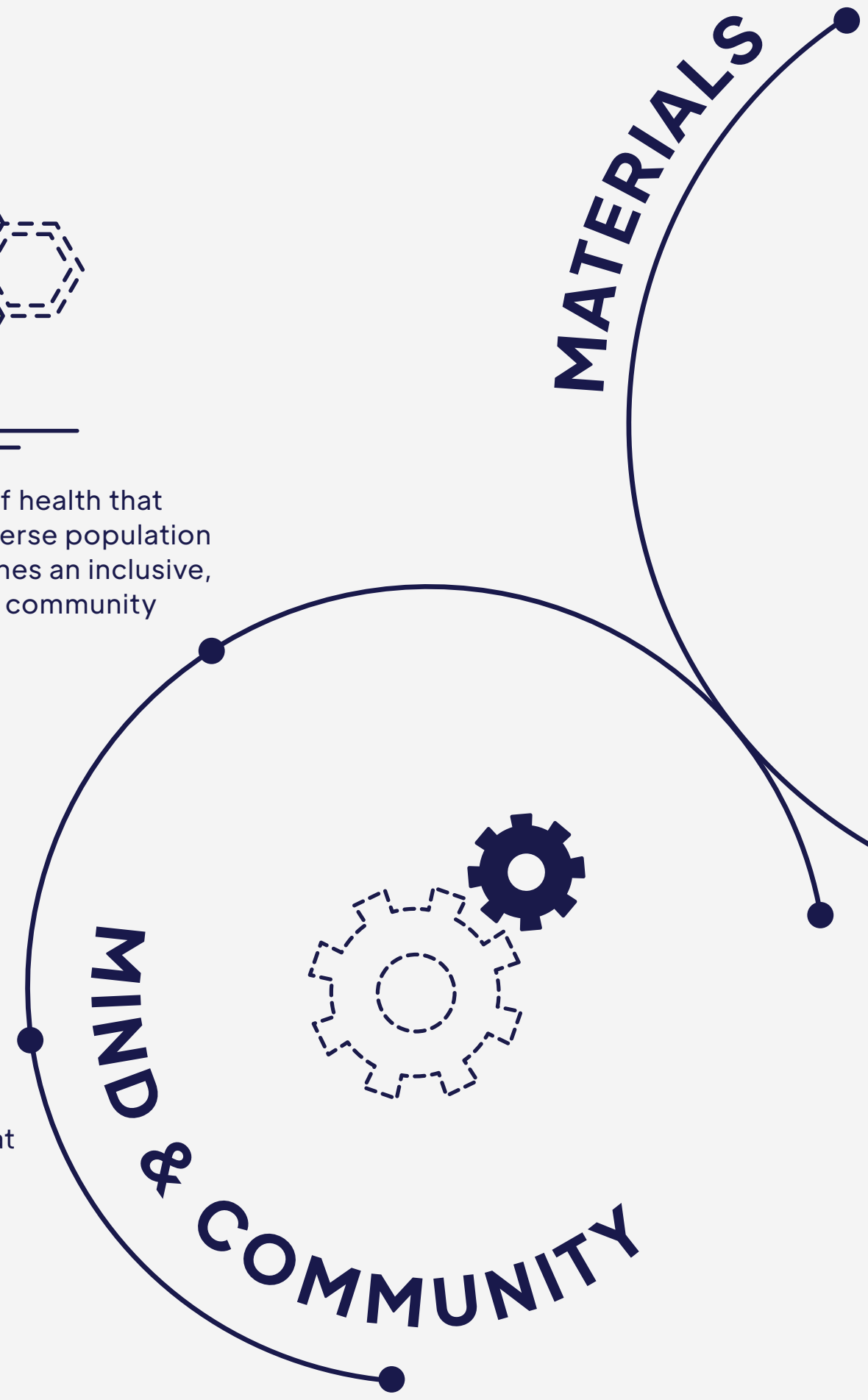
WELL | PLATINUM



Building a culture of health that accommodates diverse population needs and establishes an inclusive, engaged occupant community



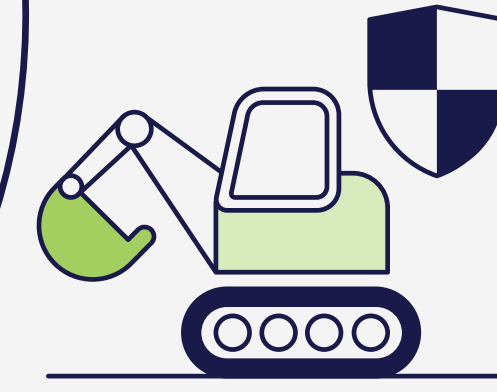
Promoting mental health and addressing the diverse factors that influence cognitive and emotional well-being through policies, operations and design strategies



Avoids the use of any harmful materials to reduce human exposure to chemicals that may impact health during the construction, furnishing and operation of the building



Ensures healthier materials are included in the construction



Healthier materials used during maintenance and cleaning of the building during its operation



Climate change mitigation – risk assessment to assess the impact of climate change on the building



Climate change adaptation – adaptation of services to adapt to future weather years and adapt to warmer climate to ensure maintenance of comfortable internal temperatures



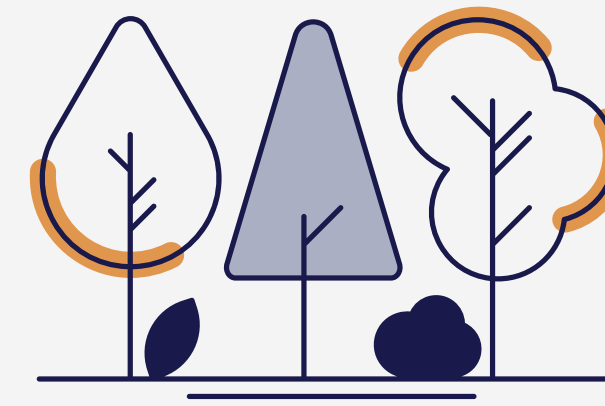
The sustainable use and protection of water and marine resources – 50% reduction from baseline on water use



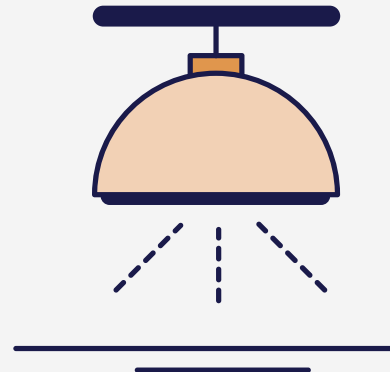
The transition to a circular economy – use of prefabricated elements to reduce waste and increase efficiency



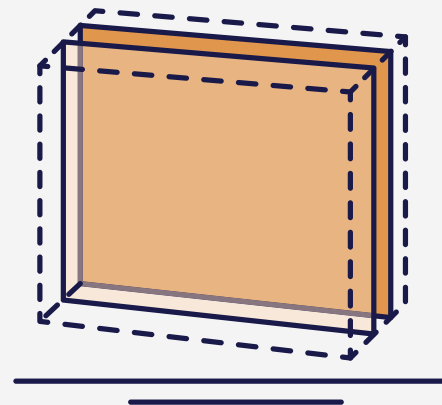
Pollution prevention and control – surface water runoff is reduced on site and pollution controlled to protect waterways



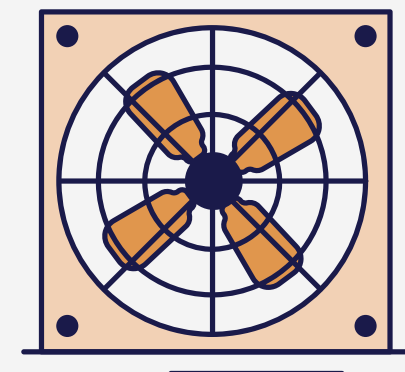
The protection and restoration of biodiversity and ecosystem – a planting scheme to enhance the biodiversity of the scheme



Energy efficient LED lighting for the offices, all external lighting specified for the building with compliant BS 5489-1:2013 and BS EN12464-2:2014



High performance double glazed windows with average weighted façade



MEV / MVHR ventilation





ACTIVE SCORE | PLATINUM ACHIEVED



01 Provision of secure, convenient and accessible staff cycle parking



02 Cycle parking available for 10% of occupancy



03 118% of long stay and 250% of short stay cycle parking achieved against targets



04 Parking for irregular and e-bikes provided



05 CCTV to cover cycle parking



06 Safe and easily navigated route to access cycle parking



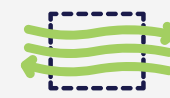
07 20% lockers per cycle space achieved



08 10% showers to cycle spaces provided



09 Gender specific changing rooms, along with gender neutral and accessible cubicle provided



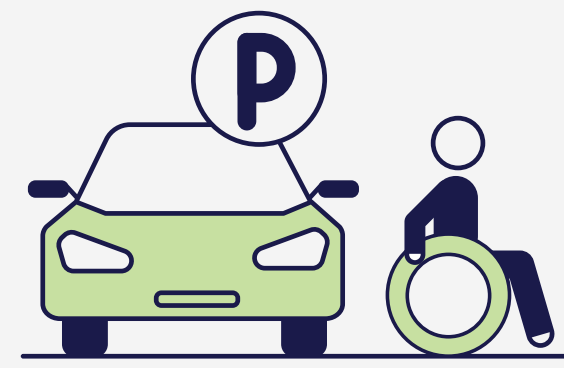
10 Specific provision of drying cabinets provided



11 Overprovision of cycle parking for future proofing provided



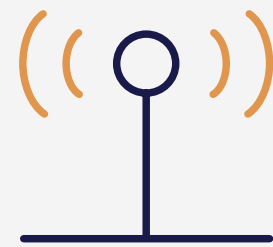
12 Maintenance station with stand, pump and tools provided within the cycle store



13 Provision of visitor short stay parking with step free access



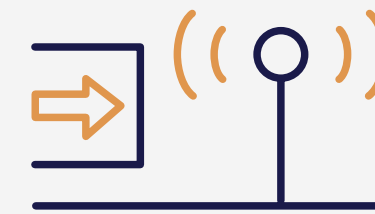
WIREScore PLATINUM ACHIEVED



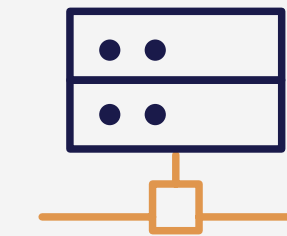
01 Guaranteed voice and data performance for a minimum of two operators



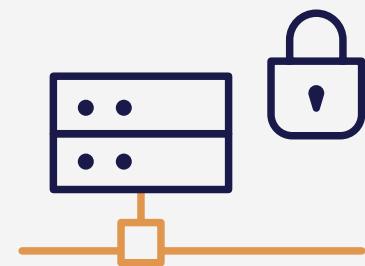
02 Building-owned backbone cabling for the distribution of systems and services



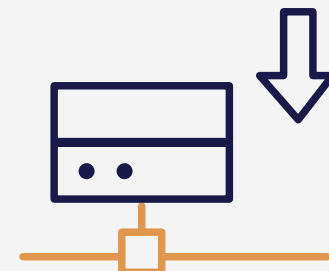
03 Roof space and access for telecommunications purposes



04 Allocated space within the secure riser closets on each floor for the installation of in-building technology equipment



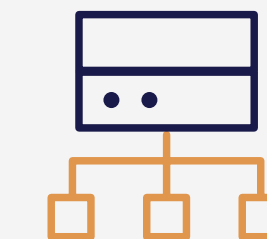
05 Allocated space in a secure location near the main telecommunication infrastructure of the building, or with a route to it, for the installation of in-building technology equipment



06 Below-ground telecommunication cable pathways via a Universal Communication Chambers



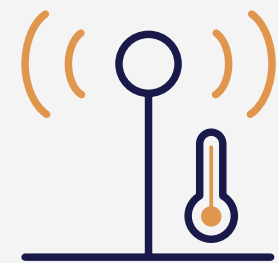
07 Multiple telecommunications points of entry



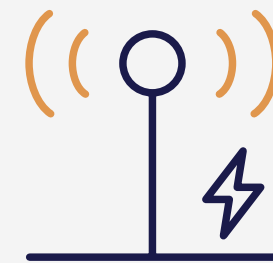
08 Telecommunications rooms appropriately sized in proportion in the NLA of the building, to support equipment from multiple providers contained within secure cabinets



WIREScore PLATINUM ACHIEVED



11 Climate control in a telecommunications room via air conditioning or mechanically



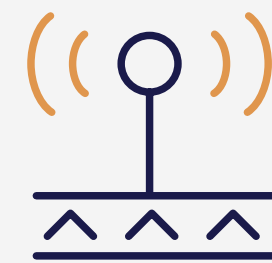
12 Power to support active equipment within the telecommunications room



09 Secure designated telecommunications spaces



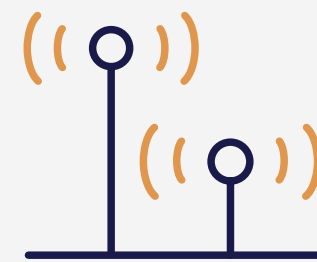
10 Location of a telecommunications room above the floodplain level local to the room, and protection measures in place against internal leaks/flooding



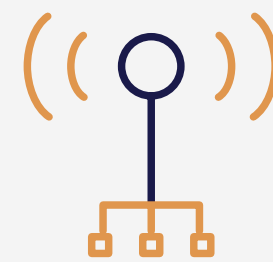
13 Provision of a telecommunications riser protected within a closet or room on each floor and easily accessible by authorized users



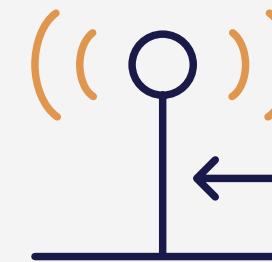
14 Telecommunications riser traversing the building from the lowest point on entry (POE) and telecommunications room to the top tenant-accessible floor



15 Multiple diverse telecommunications riser locations



16 Diverse cable routes between telecommunications room and telecommunications risers offering physical cabling separation of at least 3m



17 Defined horizontal route from a telecommunications riser to the tenant spaces, to facilitate the installation of connectivity cabling

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REGAL

