

Sustainability and Commercial statement

3 Hardman Street

This building is designed to include a variety of recognisable measures therefore delivering a development with good environmental credentials.

3 Hardman Street has received an excellent Breem rating.

Facade:

Has been built to limit energy demands by careful design of the building fabric and structure.

- Cladding/glazing and external wall performance figures are better than those required to meet Part L2A of the Building Regulations 2006.
- The facade has been designed to limit energy use caused by the impact of solar heat gain and loss to and from the building. Computer engineered thermal design techniques, with consideration given to the orientation, to optimise the ratio of solid area to translucent (glazed) area and maximising passive solar benefits and daylight availability has been used.
- Occupant controlled internal blinds are fitted to control glare.

Engineering Systems:

- Boiler plant is specified to allow efficiency in operation. Modular boilers used to achieve efficiency at either full or part load conditions. All boilers are low nitrogen oxide type to reduce NO_x emission.
- The ventilation plant incorporates energy recovery using thermal wheels.
- Chillers specifically selected to allow turndown control allowing efficiency at full and part load conditions. The refrigerant used within the chiller plant and all insulation specified, will have an ozone depletion potential of zero.

Building Systems Controls:

- BMS provides efficient use of energy.
- Electricity sub-metering.

Water Usage:

- Appropriate sanitary fittings as well as dual flush system used to provide consumption savings.

Building Sustainability:

- All timber used is certified to FSC standards.
- Cycle Storage provided for staff and guests.
- Recyclable waste storage provided.

BREEAM – rated “Excellent”:

- “Excellent” achieved in Management, Health and Wellbeing, Energy, Transport, Water, Materials, Land Use and Ecology Pollution.
- Factors affecting the global environment include the contribution of energy use to accumulating greenhouse gases, ozone depletion, use of timbers from sustainable managed sources and space for occupants to store materials for recycling.

Building services installation is to be designed to alleviate consequential environmental effects – both passive and active.

Consideration is given therefore to the global neighbourhood and internal environment by the following:

- Limiting carbon dioxide production.
- Utilising refrigerants having zero ozone depletion potential
- Reducing the risk of refrigerant leakage.
- Using insulants free from CFC’s where possible
- Mitigating against the risk of Legionnaire’s Disease.
- Exceeding minimum ventilation rates to CIBSE standards.
- Sub-metering of major plant items and tenant areas.
- Use of timber from managed and regulated sources to FSC or PEFC standards.
- Providing space for storage of recyclable materials.
- Avoiding lead based paints.
- Avoiding asbestos products.
- Reducing the emissions of Nitrogen Oxides (cause of acid rain).
- Taking account of water economy.
- Promoting energy efficiency.
- Appropriate use of wood preservatives.
- Minimising risks of discomfort due to overheating.

Commercial Facts:

- Gross Internal space: 522,025 sq ft (maybe a net figure is more useful to potential occupiers?)
- Large open plan floor plates: 35,000 sq ft
- Floor plates of 17,500 sq ft
- Raised floors – 150mm
- Population density: 1:10m²
- “Excellent” BREEAM rating
- World class development
- Iconic landmark building
- Opportunity for a dominant high profile corporate address
- Comprehensive public transport connections