

20 Manchester Square

FAQs

INTERNAL USE ONLY

1. How do you define 'carbon neutral'? Is this the project redevelopment itself or 'the property in use' once complete?

Carbon neutral has two separately defined measures: embodied carbon (in construction) and operational carbon (in use). The carbon neutral is in the construction phase and can only be construction at this stage until the property is ready to be handed over to the tenant.

2. How are you achieving 'carbon neutral'?

We are minimising carbon throughout the construction process and then offsetting a relatively small amount to achieve carbon neutral.

3. Why only 'BREEAM excellent' and not 'Exceptional'?

BREEAM excellent is the highest reasonable target we are able to aim for while retaining as much of the existing building. BREEAM outstanding/exceptional would have required fundamental changes in the building structure itself, which would not have been possible with the amount of building we wanted to retain.

4. What extra steps have you had to take in the construction process to achieve this?

There have been several steps:

Air Quality

- Best practice ventilation rates and particulate matter filtration are included to ensure optimum indoor air quality.
- Materials specified will have low Volatile Organic Compound (VOC) content to further enhance indoor air quality and aim to reduce the possibility of respiratory irritation experienced from high VOCs.
- Indoor air quality will be tested on completion to illustrate performance.
- Indoor air quality monitors are also proposed inside the building to regularly monitor performance throughout operations.

Visual comfort

- The building allows natural light to enter the floor plates, increasing access to daylight for occupants.
- Electric lighting is designed to reduce glare and have a high colour rendering index, reducing eye strain.

Reduction of energy use and carbon emissions

- Improvements are being made to the building services to enhance energy efficiency and reduce carbon emissions compared to the existing building.
- Substantial energy-submetering is proposed, for all major energy end uses and tenanted areas.

Amenity, access and movement

- Cycle storage spaces and amenities including showers and lockers are provided to encourage an active lifestyle.
- Staircases are being aesthetically designed to include artwork and good lighting to encourage use.

Water

- Drinking water dispensers with best practice filtration including a UV disinfection system is specified to encourage hydration.
- Water quality will be tested on completion to illustrate performance.
- Shut-off valves linked to PIR systems in WC areas are included to reduce unnecessary water usage.
- Sinks in the WC areas are designed to allow effective hand washing and provide ample space.

Access to nature and ecology

- Natural materials are being used inside the building including timber cladding and natural stone finished.
- Planters are proposed on the terrace to improve access to nature on the site.

5. What additional steps are being built-in to the project to reduce consumption going forward.

Reduction of energy use and carbon emissions

- Improvements are being made to the building services to enhance energy efficiency and reduce carbon emissions in comparison to the existing building.
- Substantial energy-submetering is proposed, for all major energy end uses and tenanted areas.

6. Will 20MS be a 'smart' building?

This is an operational matter which will be addressed when the tenant occupies the building.

7. What is extra cost of introducing these qualities over funding a 'normal' project?

The additional cost is in the region of c.£750k-£1m.

8. How do you quantify the additional performance achieved?

The result is that we have secured a 15-year lease with the tenant. Yield impact is hard to quantify at this time due to there being very little historical examples of buildings with such credentials to base this on.