

New Street Square ... Built with the environment in mind

The key to designing an environmentally smart, sustainable building such as New Street Square is shaping the design and the services so that it is capable of being operated efficiently while keeping its occupants comfortable and productive.

Sustainable architecture involves a holistic approach to the design of buildings. That means:

- reducing embodied energy and resource depletion
- reducing energy consumption in operation
- ensuring a comfortable environment for its occupants
- minimising external pollution to the environment
- minimising internal pollution and damage to health

In line with this philosophy, the design of the New Street Square building has been influenced by the principles of low-energy and sustainable design.

We considered the following issues when considering environmental sustainability:

- **Energy efficiency when the building is in use (including CO₂ emissions)**
 - Effective solar (sun) control to limit the amount of cooling required
 - High comfort, low energy air conditioning systems
 - Daylight levels and controls to reduce the amount of artificial lighting usage
- **Energy efficiency during construction**
 - Reduction of landfill requirements when transporting to offsite locations due to retention or re-use of excavated material
 - Sourcing of sustainable materials
 - Sustainable transportation of materials and contractors to site
 - Site waste minimisation and recycling schemes
- **Waste**
 - 92% of all waste collected by the Corporation of London is commercial waste, of which 80% is paper. Taylor Wessing already recycles plastic, glass and paper (among other recyclable materials). At New Street Square almost all waste will be recycled
- **Water**
 - Installation of water-saving appliances and appropriate controls to reduce the amount of water consumed by as much as 70% in comparison to standard fittings and appliances
 - Green roof areas help to attenuate water run-off, reducing the risk of flooding and pollution
- **Biodiversity**
 - Mature trees planted in the Square outside the building
 - Roof terraces have planted grass beds
 - Vertical green wall to pavilion is covered by growing plant habitat and grasses, sedums and herbs

New Street Square was built using the following recognised standards:

- Compliance with Econ 19 targets, Type 4 offices (Prestige) - (good practice - 348kWh/m²/annum maximum)
- Energy purchasing
- Carbon trading
- A "Very Good" BREEAM Office 2003 assessment