

An icon
with a
new beat

SUSTAINABILITY

88
Wood
Street.

Green Apple



88 Wood Street has recently been awarded the International Green Apple Environment Award for providing a sustainable environment for its occupiers across all aspects of waste management, energy management and utility consumption.

How we achieved this:

- Increased segregation of waste streams from the 5 core streams (general, mixed recycling, glass, food, card) to 10 waste streams in total.
- Increased the recycling rate from 54% to 62%.
- On-site training with loading bay and cleaning teams to maximize on segregation of waste and reduce contamination.
- Stakeholder engagement programme led by waste partner with all occupiers including on-site training to assist the staff and cleaning team and occupiers with segregation.
- Introduction of energy saving measures including LED lighting with PIR sensors, infra-red taps in washrooms, with water heating system at point of use, a living wall which absorbs CO2, and promotion of cycle to work for occupiers with addition of bike store.



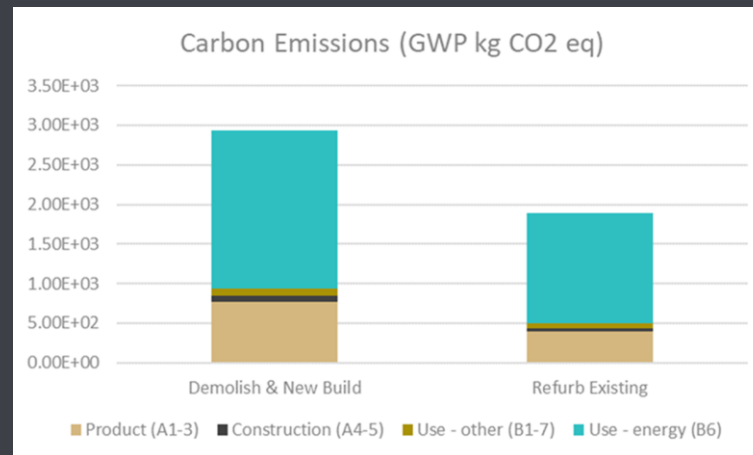
The Living Wall

- As part of Star Winner's ongoing efforts to reduce their carbon footprint, the team at 88 Wood Street introduced a living wall to the building.
- The living wall is 83 sq. m. and contains 7968 plants, extracting approximately 105kg of carbon per year and producing approximately 140kg of Oxygen. This living wall has a natural organic substrate not reliant on chemicals and supports the wellbeing standard providing a Biophilic space.
- The Living Wall uses natural soil, meaning there is a larger plant range to select from, which affords the opportunity to specifically select plant species with air purification benefits to create a feature that has measurable impacts on the air quality.
- The soil retains moisture which means the living wall does not need constant feeding in order to stay healthy, and savings are made on water usage.
- We are also about to introduce 4 Urban Farming Farm-stands into the building, able to grow over 40 varieties of leafy-green veg, salad leaves and herbs, available to tenants to work on and harvest for their dinner!



The Refurbishment

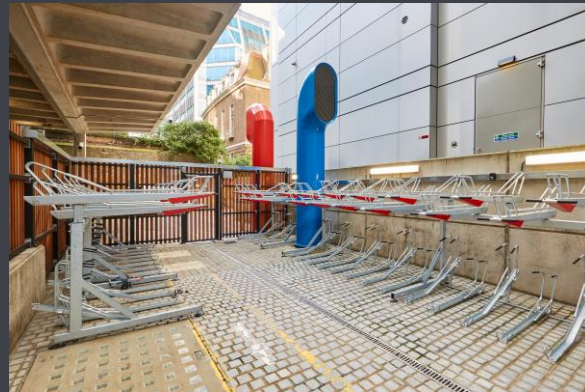
- Over 15 years, refurbishing an existing building and retaining the structure has a much lower environmental impact than demolishing and constructing a new building.
- We have left both the 4th & 5th floors in a 'Shell & Floor' condition. This method results in the development of more environmentally friendly buildings. It provides end users with a blank slate which helps cut back on the excess waste created when buildings stripped out to make room for alternate fittings.
- Lights have been upgraded to LEDs across the refurbished floors, which operate by PIR sensors, reducing energy usage across the building.
- We have installed infrared taps for all refurbished DDA WC's so as to minimise water consumption.



End of Trip Facilities

We have upgraded the wellness facilities at 88 Wood Street to encourage occupiers within the building to choose a more sustainable way of commuting to work. The facilities will provide you with everything you need to make your end of journey as pleasant as possible. These facilities include:

- 213 cycle racks plus 20 folding cycle lockers (233)
- 25 showers including one accessible
- 233 lockers and 6 airing cupboards
- Towel service
- Complimentary Shower Gel and Shampoo



Ongoing commitments

- WELL Building Certification proposals being sought
- Introducing Demand Side Response Technology helping balance the fluctuations in the UK's electricity system. This reduces our electricity consumption when these fluctuations occur by adjusting the electricity demand of selected plant at certain times of the day, proactively managing electricity consumption, with no negative impact on the performance of the building. Over 5 years, the CO2 Emissions Savings are forecast to be 244,500kg (48,900kg pa)
- We have installed Smartcool technology which improves the energy efficiency of air conditioning, refrigeration and heat pump systems by optimising their operating cycles. This equates to saving 125,000 kWh of electricity every year

