COUNTRYSIDE
Places People Love

Case Study

Sustainable Design Initiatives

Buildings designed to be energy efficient, helping to reduce running costs and to help minimise the impact of development.

All buildings at Skyline 120 are designed to achieve a minimum BREEAM rating of Very Good. BREEAM is the recognised environmental assessment method for commercial buildings. Sustainability features incorporated in to the building design may include those items listed on table below.

Buildings at Skyline 120 are designed to be extremely thermally efficient through selecting materials with low heat loss values and installing a significant amount of insulation. Combined with sustainable design initiatives such as those listed below, helps to reduce the buildings CO_2 emissions.

A number of these initiatives help to substantially lower the buildings running costs through reducing the demand for heating, lighting and water consumption, resulting in reduced energy costs for the end-user.

Initiative	Benefit
High frequency lighting	Reduces risk of health problems related to the flicker of fluorescent lighting
Energy efficient light fittings	Reduces electricity costs
Automatic lighting control and time controls to light fittings	Reduces electricity costs as lighting is only switched on when spaces are occupied
Gas fired radiant heating to operational areas in warehouse areas	Excellent radiant performance, whereby more of the available heat generated is distributed to floor level thereby improving efficiency and reducing energy consumption. Fuel savings of up to 65% compared with conventional heating systems
Increased number of rooflights to warehouse area	Increased amount of natural day lighting, reduces the need for artificial lighting and in turn running costs
Sub-metering of substantial energy uses	Allows the occupier to identify the running costs associated within individual energy uses
Cyclist facilities provided including storage area, shower room and lockers	Encourages building users to cycle to work
Low water usage fittings installed, including taps, WC's and showers	Reduces water consumption and running costs
Water meter installed with a pulsed output	Allows water consumption to be monitored and managed, encouraging reductions in water consumption
Water leak detection system	Reduces the impact of major water leaks that may otherwise go undetected
Sanitary supply shut off	Reduces the risk of minor leaks in toilet facilities
Materials specified with a high 'Green Guide' Rating	Building materials are selected with a low environmental impact over the full life cycle of the building
Reduction in waste generated during construction	Promotes resource efficiency via the effective and appropriate management of construction site waste
Significant use of recycled aggregates during construction	Reduces the demand for virgin material during construction
Sustainable Urban Drainage System - i.e. permeable paving to car park areas	Reduces risk of on-site flooding
Oil separators fitted to surface water drainage system	Reduces the potential for pollution to the natural watercourses