



Air



Water



Biodiversity



Light



Movement



Thermal
Comfort



Sound



Materials



Mind



Community

Why Choose a Refurbished Office?

A choice of Broadway Two over a new build is a choice to reduce overall embodied and operational carbon and improve health and wellbeing.

As a rule, a typical commercial new build will mean between 1000-1500 kgCO₂e/m² embodied carbon during its construction. Over 60% of this embodied carbon figure is due to the building's substructure, frame, upper floors and roof.

However, as these elements are retained within the building, the heavy upfront toll of embodied carbon associated with them is avoided. The residual 40% of potential embodied carbon is mitigated and designed to be as low as possible in line with Edinburgh and the Scottish Government's guidance – Broadway Two drives this into the fabric of the new work hub.

This in effect means that the refurbished building has saved enough carbon to operate for 23.5 years compared to a new build.

Choosing a refurbished building such as Broadway Two correlates to a saving of more than half of the embodied carbon footprint associated with a new build.

Carbon Reduction

- ➔ **Reduction of Energy Use and CO₂ Emissions** – providing reductions in operational energy demand, primary energy consumption and carbon emissions – Targeting EPC Rating of A.
- ➔ **Energy Monitoring** – Building Management System with metering systems to efficiently monitor and control the central plant and equipment.
- ➔ **Low Carbon Design** – Heating and cooling via individual pipe VRF electrical Air Source Heat systems with integral heat recovery.
- ➔ **External Finishes** – Black mineral paint is a sustainable method of achieving an improved finish to existing brick work, with minimal change to current maintenance requirements, while maintaining required levels of permeability and other key characteristics of the brick.
- ➔ **Energy Efficient Transportation Systems** – specification of energy efficient transportation systems via new energy efficient lifts.
- ➔ **Energy Efficient Equipment** – reducing the building's unregulated energy load using energy efficient equipment to ensure optimum performance and energy savings in operation, these include sensor taps.
- ➔ **Low Carbon Travel** – Location acts as an interchange hub to non car travel via bus, tram and train stops close by.
- ➔ **Lighting** – lighting and emergency lighting throughout the workspace utilising the latest LED technologies.

Health & Wellbeing

- ➔ **Visual Comfort** – maximising good daylight, artificial lighting and occupant controls ensuring best practice in visual performance and comfort for the occupant.
- ➔ **Indoor Air Quality** – recognising and encouraging a healthy internal environment through the specification and installation of appropriate ventilation, equipment and finishes BCO compliant.
- ➔ **Thermal Comfort** – ensuring that appropriate thermal comfort levels are achieved through design, and controls are selected to maintain a thermally comfortable environment for the occupant.
- ➔ **Acoustic Performance** – ensuring the building's acoustic performance including sound insulation meet the appropriate standards for its occupant's purpose.
- ➔ **Safety and Security** – recognising and encouraging effective measures that promote safe and secure use and access to and from the building via an updated fire detection, alarm system, access control, and CCTV.
- ➔ **Active Travel** – significant provision of secure bicycle storage, changing rooms, lockers and energy efficient showers.