



built to be sustainable

Templeback is designed to achieve the highest 2006 BREEAM rating of 'Excellent'. This guarantees that the best standards of sustainable design have been adopted in the development and construction of the building. This will not only lead to extensive 'whole life' cost savings but also enable you to clearly demonstrate to customers and staff, your commitment to corporate responsibility.

Sustainability Credentials

- **BREEAM**

The building has received a 2006 BREEAM rating of 'Excellent' for both the Design and Post Construction stage assessments.

- **Energy efficiency - Part L 2006 Conservation of Fuel and Power**

The building and its energy systems have been designed to exceed the minimum of Part L 2006 by approximately 20%. This equates to an effective saving of almost 60% compared to a 1990's building.

- **High performance glazing**

The building uses high performance clear solar glazing and brise soleil to reduce cooling requirements and energy consumption. The un-tinted glass maximizes day lighting within the space, reducing the need for artificial lighting.

- **Air tightness**

Reduces the amount of unconditioned (heated or cooled) air escaping from the building thus improving energy efficiency. Templeback is designed in line with BCO best practice guidelines and is 50% better than the base Part L 2006 requirements.

- **High efficiency low NOx boilers**

This type of boiler reduces Carbon and Nitrous Oxide emissions and will reduce the amount of natural gas used for heating.

- **High efficiency chillers**

The building uses the highest efficiency air-cooled chillers available. It is predicted that the cooling system efficiency will be twice that of the base Part L 2006 requirements whilst consuming 50% less electricity.

- **Electric sub metering**

This allows the energy used by the cooling plant, fans, lighting and small power to be individually monitored, optimising and reducing energy usage.

- **Energy performance certificate**

Templeback has secured an Energy Performance Certificate Rating of B.

- **Four-pipe fan coil units with DC motor technology**

The four-pipe fan coil units use the latest DC motor technology to reduce energy consumption by approximately 50%. They also only generate half the heat, reducing the buildings overall cooling load. Consequently, overall system efficiency is comparable to active chilled beams.

- **High efficiency 'Thermal Wheel' for ventilation energy recovery**

Templeback uses the highest standard of energy recovery in its ventilation systems. A thermal wheel recovers waste heat from the exhaust air stream and uses it to pre-heat or pre-cool the incoming fresh air thus reducing energy consumption.

- **Variable speed pumps for heating and cooling distribution**

Templeback's energy footprint is minimised thanks to highly efficient variable speed pumps, which control the flow of heating/cooling to suit usage.

- **LG7 compliant light throughout**

The building's lighting systems have been designed in accordance with the latest guidance to maximise energy efficiency and create an atmospheric and stimulating environment.

- **Fully addressable lighting controls**

The lighting system automatically turns off lights when your office is empty and will dim according to the strength of natural light. Brightness, presence detection and timing control are also all at your command, maximising cost and energy efficiencies.