



CANNON PLACE
ENGINEERED FOR BUSINESS

SUSTAINABILITY

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Hines has a long standing commitment to create buildings that not only are economically sustainable but also make a positive contribution to tenants and the community. Creating sustainable buildings that provide enduring design and long-term value is the cornerstone of Hines' development philosophy.

The environmental impact of Cannon Place has been a key consideration from the initial stages of design as it has enabled the redevelopment of a brownfield site above a major transport interchange. Cannon Place has achieved a 'Very Good' BREEAM rating and, through Intelligent design of the façade and the services systems, the building is scheduled to use 10% less CO₂ emissions than the Building Regulations Part L2A target emissions rate. Cannon Place has been designed to minimize energy consumption and carbon emissions through a range of proven technologies in both its construction and operation, without compromising its flexibility and adaptability for a range of tenants' operational requirements, now and into the future.

ENERGY CONSUMPTION

Wherever possible the building plant has been selected to increase overall efficiency, e.g. using condensing boilers enables the building to run at nearly 95% efficiency when compared to less efficient, low-pressure hot water boilers.

The centralised refrigeration machine arrangement is capable of achieving a good Energy Efficiency Rating (EER) across the complete operating range.

HIGH EFFICIENCY LIGHTING

The base build lighting system has the flexibility to allow incoming tenants to install efficient lighting systems. The Cat. A lighting design utilises highly efficient louvres and high frequency control gear linked to a fully programmable lighting control system with the flexibility to accommodate the particular needs of users in each area.

NATURAL DAY LIGHTING

The lighting strategy maximizes natural day lighting through careful facade design and lighting control, whilst the full height atria delivers daylight and views to the heart of the building.

FACADE THERMAL PERFORMANCE

The building is wrapped in high performance glass which delivers high efficiencies by reducing heating and cooling loads. In addition the structure on the outside of the facade affords some degree of solar shading, and has been designed to incorporate blinds which further reduces the heating load, and provides enhanced tenant comfort through control of glare and the effects of direct solar radiation.

WATER EFFICIENCY

The scheme has incorporated dual flush WCs, sensor taps, and low flush urinals. All water usage in the building is monitored to help maximize efficiency.

SUSTAINABILITY

CONTINUED

CONTRIBUTIONS TO THE LOCAL AREA

The developer is providing a substantial contribution to the City of London for improving the environment and landscaping, making the vicinity more attractive for city occupiers and residents alike.

The developer and the contractors employ a proportion of their operatives from the locality, thereby reducing the extent of travel required and also helping the local community.

CONSIDERATE CONTRACTORS

The environmental impact of the construction phase is minimized through compliance with the "Considerate Contractors' Scheme". In addition, a Construction Environmental Management Plan is followed at this site.

COMPREHENSIVE ENVIRONMENTAL REPORTING

Water and energy use on site has been recorded on a monthly basis, as well as all transport and deliveries to and from the site. This data is used to benchmark Cannon Place against other sites as well as compliance with all environmental legislation and standards.

MANAGEMENT AND REDUCTION OF CONSTRUCTION WASTE

A full recycling programme has been put in place throughout the site, as well as the site offices, and all hazardous waste is segregated. The demolition sub-contractor has recycled 95% of waste by volume and the overall average recycling rate for the entire site is above 93%.

TRANSPORT AND LOCAL ENVIRONMENT

LOCAL TRANSPORT

Cannon Street underground station is located under the corner of the site giving access to the District and Circle lines. With both this and the overground railway station (South Eastern Trains) the site enjoys direct access to London's transport network.

CYCLING PROVISION

Cycling is encouraged with facilities provided, including ten showers (male and female), lockers, a drying room and 206 cycle spaces on the basement level.

NATURE CONVERSATION AND LANDSCAPE

A sedum blanket roof has been incorporated to help mitigate the urban heat island effect and to help in improving the biodiversity of the City's environment. This is an extensive green roof made up of sedums and indigenous herbs and grasses.

WASTE MANAGEMENT

A central recycling point has been allocated for the efficient depositing, sorting and collection of recyclable materials from the building for use by tenants, the building management and the station operators.

RECYCLING

Recycled materials have been specified wherever possible for the construction of the building. Materials chosen are themselves recyclable in the future.

The demolition and building contractors are required to recycle materials and packaging arising from the construction work.

Mark Slim

D +44 (0)20 7182 3788
E mark.slim@cbre.com

James Walker

D +44 (0)20 7182 3216
E james.walker@cbre.com

Anna Biggin

D +44 (0)20 7182 3352
E anna.biggin@cbre.com

Peter Thursfield

D +44 (0)20 7409 8928
E pthursfield@savills.com

Stuart Lawson

D +44 (0)20 7409 8920
E slawson@savills.com

Will Butler

D +44 (0)20 7409 8831
E wbutler@savills.com

WWW.CANNONPLACE.CO.UK

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