

Prime redevelopment into a grade A education building with enhanced efficiency and health & wellbeing benefits for its future occupants and its neighbourhood

Asset Overview

- **Full-scale redevelopment** with an increase in lettable area by approximately 3,000 sqm.
- **Strong social value credentials** – providing a state-of-the-art educational building in an area where the shortage of education supply is expected to grow.
- **Conveniently located** in the Södermalm area of central Stockholm with Hammarby canal views, a park and proximity to key metro and bus routes

Sustainable Building Design

Energy design and performance

- Enhanced occupant experience and energy performance were two of the key criteria included in the design specification.
- Upgrades to the building fabric are planned to improve its thermal performance.
- Building energy performance at the design stage has been specified to meet 80 kWh/m².
- A FTX system will provide ventilation with heat recovery.
- Ventilation rates have been designed to meet 6.5 m² per student.
- A trigeneration system (CCHP) will provide heating and cooling.
- The building is to remain connected to the local district heating network with no on-site burning of fossil fuels.
- The lighting systems throughout will be LED and are automated via sensors.
- Real time energy usage will be monitored via a centralised management system.
- All site waste generated during the refurbishment will be appropriately recycled.

Water Efficiency

- All installed water fixtures were specified based on their water conserving attributes.
- Occupant water usage can be monitored via a centralised management system.

For EQT Real Estate, addressing sustainability means:

- *Contributing to a sustainable built environment for the benefit of the environment and society whilst meeting our fiduciary commitments to our clients*
- *Anticipating future trends to capture value creation opportunities and manage risks stemming from the sustainability agenda*
- *Establishing robust processes to address and progress on material aspects and transparently disclose the results from these engagements*

Key Achievements

BREEAM 'Very Good' targeted

Occupier experience enhanced

Health and Wellbeing

Healthy Buildings

- Enhanced daylight levels:
 - Classrooms will be located around the building perimeter to benefit from natural daylight.
 - The glass atrium is to be extended to the ground floor.
- Thermal and CO₂ sensors will be present in all classrooms and linked to the centralised building management system.
- Acoustic performance is analysed and incorporated into the building design.
- A bakery, a restaurant, breakout areas, an atrium and relaxation areas will be available for all regular occupants.
- Materials selected will meet BREEAM 'Very Good' requirements based on their environmental attributes.

Active Design

- The two staircases are centrally located and include glass side panels to promote their use.
- The limited number of lifts seeks to promote occupants' regular physical activity.
- A gym, cycling facilities, lockers and showers will be available to all occupants, facilitating and encouraging active and healthy lifestyles.
- Car spaces will be replaced by bicycle storage with capacity for over 300 bicycles.
- The buildings' proximity to cycle and bus lanes, walking paths along the Hammarby canal and nearby green parks eliminates car dependency to and from the building.

