Southside, Stockholm
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.

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.

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