



THE INK BUILDING

Sustainability



AIR



WATER



NOURISHMENT



LIGHT



MOVEMENT



THERMAL COMFORT



SOUND



MATERIALS



MIND



COMMUNITY

Why choose a fully refurbished office?

A choice of the Ink Building over a new build is a choice to reduce overall embodied and operational carbon to net zero 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. As these elements are retained within the Ink 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 Glasgow and the Scottish Government's net zero targets – the Ink Building drives this into the fabric of the new work hub.

This in effect means that the refurbished Ink Building has saved enough carbon to operate the building for 26.5 years compared to a new build.

Choosing a refurbished building such as the Ink Building therefore means an embodied carbon footprint of over half that of a new building that would replace it. Operational Carbon Emissions are also targeted to comply with net zero targets and comply and exceed in some areas with the equivalent of recognised sustainability accreditations and certifications (BREEAM, WELL, Building Regs, Planning etc.) via the following:

Energy

- **Reduction of Energy Use and CO₂ Emissions** - providing reductions in operational energy demand, primary energy consumption and carbon emissions - EPC Rating of A.
- **Energy Monitoring** - installation of energy sub-metering that facilitates the monitoring of operational energy consumption for every level.
- **Lighting** - specification of energy efficient light fittings for existing and new lighting – redesigned ready for the latest LED and circadian lighting technologies.
- **Low Carbon Design** - reduction in building energy consumption and associated carbon emissions and minimising reliance on active building services systems via Passive Design – full fresh air system focusing on air quality; On Site Low and Zero Carbon Energy Sources – VRF ASHP system installed with heat/cooling distributed via ceiling fitted fan coil units. Roof works to incorporate solar PV, and;
- **External Finishes** – use of mineral paint on the existing brick is the sustainable choice in reducing moisture ingress and cracking hence requires minimal maintenance and repainting, including new windows of high specification.
 - **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 and energy efficient flushing technology in bathrooms.

Sustainability at the Ink Building also means an affordable, health and wellbeing focused, flexible post COVID work environment.

Health & Wellbeing

- **Visual Comfort** - maximising good daylighting, 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 and alarm system, access control, CCTV, and intruder protection.
- **Active Travel** – significant provision of secure bicycle storage, changing rooms, lockers and energy efficient showers.