



ROXETH GREEN AVE OFFICES

Our office scheme in South Harrow will bring an exciting and innovative new development which will use the highest specification of cutting edge environmental technology to transform this underused site into a showcase for 21st century sustainable working.

Our proposals will allow the future users of the building to work in a highly sustainable office.

Our buildings require substantially less energy and so are significantly cheaper to run.

Occupiers of a ZED office are made more aware of energy usage and environmental issues and are positively encouraged to make use of schemes provided on the developments for the recycling and composting of everyday waste. Our developments are designed to provide a safer and cleaner environment for all businesses and neighbouring residents.

Our development in South Harrow will include the following energy saving measures making it the most environmentally sustainable development in Harrow.

Water Technologies

Roof Insulation

We will install on the roof area, a sedum roofing system which acts as a higher roof insulation absorbing rain water and encouraging biodiversity. The sedum absorbs the rain water and has the effect of reducing surface runoff across the site which, in turn, has the effect of reducing peak run off in the river system. Sedum roofing has the added benefit of acting as an added insulator thereby conserving more energy.



Sanitary appliances

We go further in our aim to save water by installing water-efficient washroom fittings such as fitting taps with water-saving flow restrictors. Installing 'dual flush' toilets (this alone could save an estimated 55,500 litres of water per room per year).

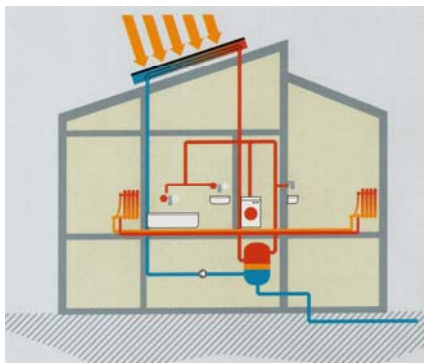


Heating and Power Technologies

Solar panels supply heating and hot water

The roof solar panels supply hot water on a bright day and help to boost the Hot Water system on a grey day. The system can also be used in the future as a cooling system on sunny days.

Solar systems convert light into heat and having captured the heat, thermal solar technology deploys the energy in water heating. The systems produce hot water without creating carbon dioxide or any other greenhouse gas and create no pollution.



Wind technologies

Wind turbines can be installed in buildings to further boost energy technologies. A 6kW wind turbine on the roof of a building is capable of producing 6000-12000 kWh of power every year. That's enough electricity to supply an office building with all its electricity service requirements (excluding heating).

These turbines start generating power at wind speeds over 5mph and reach their maximum output in winds of 25mph. In stronger winds the blades of the turbine will twist or 'feather' to allow the wind to pass without increasing the speed of the blades. These turbines have experienced winds of up to 150mph in storms in Scotland, gales in the Falkland Islands and hurricanes in the Caribbean. In a typical breeze of 10mph the noise emitted at the base of the tower is 45 decibels. In comparison a car passing 20 metres away at a speed of 40mph will produce 70-80 decibels



Super Insulation



We incorporate 300 mm of super insulation. The incorporation of super insulation and improved air tightness in buildings ensures that new Part L building regulations are exceeded and that smaller plant (in terms of KWH rating) is required to heat buildings. The end user benefits in the long term from lower utility bills.

Recycling



Integrated kitchen bins and other similar bins make it easier for our occupiers to support the Local Council initiatives already in place.

We integrate compartment bins (above) within the communal areas to encourage end users to recycle at source.

Our communal areas are fully integrated with recycling bins so waste is separated at source before moving to the main refuse disposal bins situated on site. This offers all occupiers a unique opportunity to actively be involved with recycling with minimal thought and effort. ZEDHomes makes recycling an easy option for a ZED office occupier. The waste management strategy will be compatible with the Council's provision and will rely on their services for the majority of disposal once the bins are emptied by the occupiers. A lot can be done on the new developments to encourage recycling and reduce the cross-contamination of waste streams by making it easy for occupiers to segregate their waste and compost organic matter on-site.

Use of Natural Materials

Our units are furnished with natural materials (allergy and formaldehyde free) and easy to maintain and clean.



In addition to the above we will ensure that :-

- Low energy light bulbs are used in all units
- Walls are painted with non-toxic paints
- All floor coverings are natural materials and allergy free

ZED Green transport strategy

At ZEDHomes we can dramatically cut our reliance on gas-guzzling cars. We have established a green transport policy that is core to our developments. With fewer cars, ZEDHomes can offer occupiers less noise, less pollution and a safer environment.

The ZED transport strategy aims to:

- Reduce the need to travel by car
- Promote public transport – close to underground stations, and British Main line station - offering excellent access to and from Central London and surrounding areas by train.



ZED Philosophy

“ Climate change represents a potentially catastrophic threat, but it is within our control to address it – and address it we must” Tony Blair

Climate change is real and is happening now. The recent Stern review makes it plain that human activity is changing the world's climate and, as these changes deepen and intensify, there will be profound and rising costs for global and national prosperity, people's health and the natural environment.

By 2016, the government wants every new home to be carbon-neutral and self sufficient in energy. ZEDHomes has been working hard towards delivering the same vision for the last 6 years and our philosophy is very much in line with government's thinking.

We are building mutually inclusive and integrated developments. We aim to reduce energy requirements to the point where renewable energy is a viable option, in part, for energy supply. Our aim is to deliver sustainable solutions on our developments which are sympathetic to the environment and the landscape they are situated in, offering the occupants of a ZED a unique opportunity to be part of an environmentally sustainable community.

We are moving from a past where materials, energy and water were apparently unlimited towards a future defined by nature's clearly finite resource capacity. A sustainable future has to provide for our continuing prosperity, amenity and comfort, yet with perhaps 80% less resource use. The challenge of doing more with so much less calls for the highest levels of innovation in all aspects of life. We believe that ZEDHomes, can provide a unique opportunity for any of our Partners to embrace the concept of sustainable development, and be a leading light for others to follow.

We believe we are offering a unique opportunity to support the development of innovative, forward thinking, developments which will be energy efficient and designed to a very high standard. If the UK is to make real progress towards the long-term ambition to reduce emissions by some 60% by 2050, we need to deliver many more low and zero carbon homes throughout the country in line with the emerging Code for Sustainable Homes.

