



CITY GATE

Sustainability:

The principles of sustainability integrate three closely interlinked elements - the environment, the economy, and the social system - into a system that can be maintained in a healthy state indefinitely. From design stage the architects, mechanical and electrical consultants have made every effort to produce an energy efficient and pleasant working environment.

Office Working Environment:

Glazing:

There is extensive floor to ceiling glazing allowing in the maximum amount of natural light.

Solar Glass:

It is a new technology which has been fitted on all south facing elements. It is essential in all businesses at the present time as it keeps the glare from the light out and reduces Solar Gain.

Bris Soleil:

These are a mechanism for reducing the amount of UV light which enters the office and its adjoining areas.

Internal South Facing Light Wells:

These permit an office to have huge amounts of natural ventilation. It also enables the office area to have large amounts of natural light in the centre of the building and this in return reduces the need for artificial light.

Naturally Ventilated Offices:

All of the offices are fitted with opening sections in windows and perma vents to ensure natural ventilation is achieved. This eliminates the need for mechanical ventilation and leads to a more pleasant working environment for people who dislike air conditioning.

Design:

Rain Water Harvesting:

Rain Water is collected in a large holding tank and is then filtrated and hated using UV rays. It is then pumped around the building and used in the toilet and wash room areas. This reduces the reliance and draw on local authority water.

Solar Panels in Roof:

The solar panels are an essential part of the building structure as this heats the water which is used in offices and in the toilet blocks.

Lobby area:

All the lights in the lobby areas and the toilets are all placed on motion detectors and lux level sensors. This is an extremely environmentally friendly way of maintaining the building as it cuts down on the quantity of electricity used and wasted. It is also very cost effective as it cuts down on charges paid by tenants.

In all of the buildings 20% extra insulation over and above current building regulations has been installed. This is way over and above the required amounts. This will guarantee in the cold winter months that the building is kept heated and at a much lower cost, again reducing the buildings energy costs.

Outside Areas:

City Gate has been designed to be a pedestrian friendly location this is evident when you observe the underground parking, this cuts out the danger of traffic around the office area. All pedestrian crossings are in positions to ensure the maximum safety for everybody around the facility. There are safe walk ways situated so that people can walk to the nearby amenities including Mahon point and Mahon Retail Park. This encourages people to walk rather than drive, therefore reducing C02 omissions and traffic in the local area.

Extensive upper floor terraces and roof gardens have been built. These areas are accessible to everybody within the City Gate complex. The area has been beautiful and expertly landscaped and maintained to the highest standards providing a world class working environment.

Naturally Ventilated Car Parks:

Architects have achieved the required 2.5% natural ventilation through the use of open voids.

Vegetation in open ventilation voids:

This is extremely health beneficial as it helps to reduce the amount of CO₂ in the car park.

Construction methods:

- Carbon free concrete
- Disposal of excavated material within a 3km radius therefore reducing CO₂ emissions
- Construction waste was crushed and recycled