COAL HOUSE

Sustainability

The Coal House has always been about delivering a sustainable, socially responsible building that promotes health, wellbeing and productivity, so residents can flourish – and feel good about their impact on the planet.

We've sought to achieve the optimal balance between retaining the embodied carbon in the existing building and keeping energy consumption to a minimum. This focus on sustainability means the Coal House is on target for an EPC rating of B and BREEAM rating of Very Good.

We're proudly powered by 100% renewable energy, with a portion coming from our very own solar panels. And have a highly energy-efficient and best-in-class heating, ventilation and comfort cooling system, as well as LED lighting, to keep energy use to a minimum. This equipment is controlled by smart building technology and IoT sensors to optimise performance and reduce energy use.

When it comes to water and waste reduction, we've fitted low-flow water appliances – and operate a zero-to-landfill waste management system.

Sustainable travel options are encouraged by design, through 8 electric vehicle charging points, and generous secure cycle storage, showers and changing facilities. There's also a DIY bike maintenance station where visiting technicians can carry out repairs and servicing. Plus, grab-and-go community bikes, so you can whizz around the city – without creating any emissions.

You're also just a stone's throw from Cardiff Queen Street, so sustainable travel options and connectivity are excellent.

Innovation

Innovation runs through the heart of Coal House to make each day smoother and more productive. So much so that we're aiming for a WiredScore of Gold.

Every floor is fitted with plug-and-play fibre optic broadband, so you can instantly get connected from day one – and there's a back-up line for superior data resilience. This superfast WiFi will be free in all communal areas.

The network of smart building sensors throughout Coal House's shared areas will monitor and manage key cost, sustainability and wellness factors, including air quality, energy consumption, occupancy levels and use of different spaces. You can decide which sensors you'd like to integrate into your own space.

The next clever thing is how these sensors link up to the building management system, so you can instantly access data, optimisation, and automation. For example, the building will automatically respond to changing occupancy levels, as well as other environmental factors, to maintain air quality at the optimal level for superior wellbeing and peak productivity. All the while, the building systems will work no harder than is necessary for the number of people using the space at any one time to keep energy waste to a minimum.

You'll get fantastic insight into how your space is being used and operating because data is in real-time, to enable real-time responses, but you can also view it over time and with combined data sets. This enables optimisation and cost efficiency, as well as accurate ESG reporting.

Our **CoalHouse.Life app** is your handy gateway to all these intelligent building features – and it doubles up as a 'digital key' to unlock doors when a permitted user is present via Bluetooth.

The app is also home to the smart visitor management system. It makes guests' lives easier by sending them directions, safety and security info, a QR visitor pass, and anything else you want them to receive. It will alert you of their arrival through push notifications, too.

Meeting and Zoom rooms and the lounge can be booked through the app – or with your guest experience manager. The lounge is especially good for events, as it has a projector and audio system.

Comfort and convenience

It's the thoughtful details, stylish design and focus on wellbeing that makes Coal House such a pleasurable place to work.

The impressive shared spaces have been biophilically designed by award-winning design agency Run for The Hills to bring the beauty and calm of the great outdoors inside. They feature an abundance of plants and natural materials, such as sustainable bamboo, eco-engineered timber and recycled weave flooring to boost residents' creativity, productivity, and emotional health. We've even used vegetable-based paints, as they're safer for you and the environment.

There'll be a lively calendar of events to meet like-minded residents – and affordable hot drinks, juices, and flavoured and sparkling waters available in our specialty coffee and juice bar. We'll donate any profits made from drink sales to a local charity chosen by you and the Coal House community in the **CoalHouse.Life app.**

We've even got a concierge team to lighten the load. You'll be able to arrange all sorts via the **CoalHouse.Life app** – from dry cleaning, cycle repair and maintenance, to car valeting and food and drink deliveries.

Then there are the Neighbourhood Perks: an exclusive range of promotions and discounts from some of the city's most exciting businesses – including local gyms, and health, fitness, and wellbeing studios. Also accessible via the **CoalHouse.Life app.**

To top things off, Coal House is on the right side of the city centre for easy access from the surrounding neighbourhoods. There's a secure basement car park offering an excellent parking ratio of 1:1100 – and a 955-space NCP car park right outside, should you ever need more space.

What's more, Coal House will be Fitwell, CyclingScore and AirRated accredited.

coalhouse.co.uk