

# ALFREDS' WAY, BARKING


 Client : Bridge Industrial

**31** weeks

Net Zero Carbon

**A-20**  
EPC

Features:



- ASHP
- Low Energy Lighting
- PV Array
- EV charging

## Project details

A brand warehouse and office in Barking, situated on the Alfreds' Way Industrial Estate, Barking.

The existing site works involved a complete demolition of the existing structure to then incorporate this new redevelopment.

The development comprise of a (B2) General industrial and (B8) Storage and distribution centre with two storey office provision.

Including excellent facilities for cyclists, electric vehicle charge points.

## Highlights

The scheme achieved BREEAM NC 2018 'Excellent' and an EPC which ensured a Net Zero Carbon performance.

This was achieved with a combination of air source heat pumps (ASHP), Mechanical Ventilation Heat Recovery (MVHR) and a large roof mounted Photovoltaic array.





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## Sustainability performance

The overall performance of this property surpassed Building Regulations and Net Zero Carbon targets. The property generates an annual saving of 9.3 Tonnes of CO<sub>2</sub>. The equivalent to driving over 23,000 miles in an average family car or to fill two Hot Air balloons.

The scheme incorporated highly efficient design across the entire scheme from fabric to energy using and generating plant as well as improved water conservation measures.



## Our Credentials



Low Carbon Consultant



## Harniss team

Michael Richie – Design Lead  
Curtis Castledine – Senior Mechanical Designer  
Jamie Thompson – Senior Electrical Designer  
Gavin Hayes – Project Manager