

# Smart needs smart



**Spencer Allen**

Smart buildings must begin with smart planning and designers must play their part by considering connectivity at the beginning of the design process.

That was the foundation of a talk on *Building Better Buildings Through Connectivity* given by Spencer Allen, GEZE UK's national sales manager for window technology, which took place at the Smart Building Show, London.

## Simple solutions

Placing people at the heart of design, construction, operations and development decisions, will in turn create added value by boosting productivity and generating cost-savings in human resources and building management, he said.

Controlling a building's systems – its heating, lighting, ventilation, air conditioning or other application, will offer improved efficiency, reduction in energy consumption and an extended life cycle of products used throughout the building.

## Spending on people

"But," he said, "the greatest return on investment could be seen by providing better workplaces for its occupiers."

A staggering 90% of an organisation's expenditure is spent on its people – by way of salaries, 'on-costs' and benefits according to Knoll Workplace Research. This compares with only 10% spent on operations and energy consumption.

"The need to look after our people is evident," he said. "Maintaining the health and satisfaction of employees will result in a greater return on a significant investment in any organisation's running costs."

It is estimated that we spend as much as 90% of our

time indoors (source: WELL Building Inst PLC 2015) so indoor space is crucial to our well-being.

"Since its launch in 2014, the WELL Building Standard has been integral in highlighting a growing aspiration across the built environment to develop spaces that uphold the well-being of the people using them day-to-day. A WELL certified project has the potential to add measurable value to the health, well-being and happiness of building occupants. It can also generate increased savings and productivity to the building owner or manager," said Allen.

Much of this can be achieved through better ventilation, he suggested.

## In touch with nature

"Natural ventilation will save a property between 10% and 30% in energy consumption, help remove air pollutants by as much as a third to allow for better breathing environments, provide low maintenance and easy-to-access operation of windows, helping staff feel 'in control', and more satisfied in their working environments."

He highlighted how technological advances had brought about greater opportunities for connectivity and how intelligent hubs like the GEZE Cockpit could integrate natural ventilation with the management of automatic doors, smoke and heat extraction, escape and rescue route management and access control.

"But this requires a vision," he said. "The forethought of designers in considering the end game, the proposed use of the building and the desire to create a workplace that puts people at the heart of how it should operate." □

[www.geze.co.uk](http://www.geze.co.uk)

# The happy customers

Senior Aluminium Systems says that, following on from positive feedback received from its network of trade fabricators and installers, its latest case study video features a testimonial for its Ali Fold aluminium doors from two domestic customers.

Ms Sexton and Mr Hillard from Leeds, West Yorkshire have joined other domestic customers who have chosen an Ali Fold folding sliding aluminium door. As part of the renovation of their kitchen and living space, they appointed Alphamet Aluminium to install aluminium folding doors.

The company says that the practical advantages of the Ali Fold aluminium door system were praised by the couple who said that they are impressed by how easy it is to use and in particular, by the flexibility of opening one or multiple door leaves to provide the desired level of access. Ali Fold's thermal performance was also mentioned as an important benefit.

With a claimed life expectancy in excess of 40 years, Senior says its Ali Fold aluminium doors have been designed to be easy to fabricate, install and maintain and are available as a folding sliding bi-fold style as well as both single and double doors. □



[www.seniorarchitectural.co.uk](http://www.seniorarchitectural.co.uk)



A couple from Bognor Regis have become the second winners of the Win Your Windows Back competition from Saint-Gobain Building Glass, winning over £6,000 to cover the cost of their new Planitherm windows.

After spending £6,256.20 replacing all the upstairs windows of their home, as well as glass in their front and back doors, with Planitherm Energy Standard glass, the couple were encouraged to enter by local Planitherm installation company, Wayne Windows.

Darren Wayne, owner of Wayne Windows, said: "As a Saint-Gobain Glass supplier, we're pleased to be able to always recommend the highest quality energy glass available. We always encourage our customers to enter the Win Your Windows Back competition as it's such a fantastic competition and we're sure the winners will be very pleased with their prize." □

[www.planitherm.com](http://www.planitherm.com)