

# Haven in between

In the heart of Leeds city centre, 11&12 Wellington Place sets a new benchmark for sustainable development. Said to be one of the UK's most sustainable office buildings, it is rated BREEAM Outstanding, has an EPC A rating and is the first to achieve a NABERS Five Star review in the UK, outside of London. Ed Humphreys, *The Fabricator's* special correspondent, reports

Originally two separate plots, 11&12 Wellington Place provides almost 230,000sq ft of office space across twin metallic bronze-clad structures connected by a stunning glazed link from level four and above.

The architect, TP Bennett, explored a range of different façade configurations with varying degrees of glazing aperture to deliver a solution that balances natural light, solar gain and heat loss, while also being compatible with the overall architectural style. Dane Architectural, was appointed to deliver the façade.

The Schüco FWS60 curtain walling system was used throughout the building envelope with each façade featuring a primary grid in bronze with a secondary slim silver-coloured frame around the glazing. This combination creates a layered appearance with depth achieved through projections and reveals, using colours inspired by tempered steel.

## Triple glazing

The building's façade is triple glazed and designed to maximise daylight while managing solar heat. This is accomplished using solar control glass and incorporating passive solar shading. During warmer months the well-defined features of the façade provide natural shading for the glazed openings. This is achieved by feature-fins with a depth of 300mm which shade the glazed and solid (spandrel) elements. A 150mm deep picture frame curtain wall cap applied to the edges of the windows, provides vertical shading in the morning and evening, as well as horizontal shading during peak daylight hours.

## Link bridge

The feature link bridge that connects buildings 11&12 was constructed using the Schüco UDC 80 unitised façade system and features a sculpted aluminium panel under the bridge with a curvy feature light suspended beneath it.



Billy Field, a director of Dane Architectural, says: "Due to the accessibility of the site we couldn't have lots of scaffolding in the area, so being able to install prefabricated units was key. We contacted Schüco which suggested the UDC 80 unitised façade system and worked with us on the design. When we have a complicated element such as this, we always turn to Schüco engineering."

Field says that the Schüco specification was a change for the client, Wates, which had overseen three mixed-use properties on the Wellington Place site. He said: "Wates was so delighted with the quality and finished result of this project, that we will be working with them again on the next building in the complex."

## Energy targets

Achieving the operational energy targets for EPC A and NABERS Five Star required a fabric first approach. The energy assessments required the buildings to achieve an airtightness target of 2m<sup>3</sup>/h/m<sup>2</sup> (@50pa) and an average weighted U-value of 0.8W/m<sup>2</sup>K. Using the precision engineered Schüco curtain wall systems enabled the design to accommodate these targets with an operational energy target 41% lower than the average UK office building. □

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