

Cabot House – New Home for the Environment Agency – Sets new BREEAM record

The new headquarters for the Environment Agency- set to house 1000 staff- will be the £10 million Cabot House development which will have 6500 square metres of office space upon completion in 2010. The building will replace the old Cabot House which had remained derelict for over 10 years after the Bristol Planning Department moved out in 1994. The project will be undertaken by the local development company Westmark, who plan to include along side this development: a block of 75 flats, and a further 2,320m² of multi-let offices.

The new headquarters have been labelled the 'greenest' building in Bristol as they are incorporating a green management plan to help reduce water and energy waste within the premises. The building will also include a natural ventilation system, rainwater harvesting systems and on-site renewable energy technologies, such as solar PV and geothermal. 50% of construction materials and furnishings will be recycled, and by

2012 the EA expect the building to be operating carbon neutrally.

The ground source heating system comprises of 25 separate borehole ground loops, which are connected to closed loop, water-to-water heat pumps, providing heating and cooling. Boreholes were used due to area constraints as the site is located in the middle of Bristol.

The EarthEnergy system characteristically has a very long life, requires no routine annual maintenance and reduces CO₂ emissions by 40 – 60%, when compared with a traditional heating or cooling system. Adrian Slade, Project Director at Westmark, said:

"Cabot House will be one of the greenest buildings in the country and will set a new standard locally. This makes it the perfect fit for the Environment Agency."



Ground loop Type	Boreholes 25nr
Heat Pump size	155 kW (CIAT)
Operation	Simultaneous
Client	Environment Agency
Commissioned	December 2009

