

TIDE
Bankside

**Our commitment
to sustainability**

At TIDE, every element and phase of the project has been shaped by our deep commitment to sustainability.

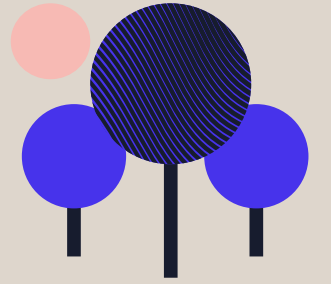
Ian Mayhew, Barings

We have gathered a team of leading specialists who share our sense of responsibility and our passion for harnessing the latest environmental ideas, technologies and materials. Together, we have found new and better ways to reduce our impact today and for generations to come – from reduced energy use and increased renewables to smarter systems and longer lasting materials. Embodied carbon and carbon in operation have been independently assessed by Watkins Payne to give TIDE its Net Zero Carbon certification.

Nick Crawford, LBS



Computer generated image. Indicative only.



Green

Extensive planting will encourage and support biodiversity.

Credentials

Setting new standards_



LETI 2020-2025

TIDE is a Net Zero Carbon building designed to meet London Energy Transformation Initiative (LETI) 2020-2025 – with many new buildings only adopting the basic LETI 2020 standards, TIDE looks further to improve on the best practise, embracing the most ambitious future targets.



NABERS Certified

TIDE has already received a BRE Design Reviewed Target Rating of 5* for its energy efficiency, water usage, waste management and indoor environment, encouraging a collaborative approach to driving down operational energy use.



BREEAM

TIDE's target rating of Outstanding puts us in the top 1% of UK's most sustainable buildings.



BCO

Designed to best practice office specification.



UKGBC

Designed to meet Net Zero Carbon guidance.



Natural Carbon Solutions

Third party verified environmental performance.



WiredScore Platinum

Rating obtained for digital connectivity and infrastructure.



Well Platinum Enabled

Base build design enables occupiers to pursue certification from the International WELL Building Institute.



SmartScore Platinum (Target)

Rating for smart building systems.

Embodied carbon

Delivering built-in sustainability_

With the construction sector responsible for approximately 60% of carbon emissions, we recognise that new developments must reduce their footprint and increase their longevity.

We have carefully chosen processes and products for their ability to do both. Our benchmark has been the highly regarded and stringent LETI Primer, which includes targets for re-used materials in construction.



Recycled materials

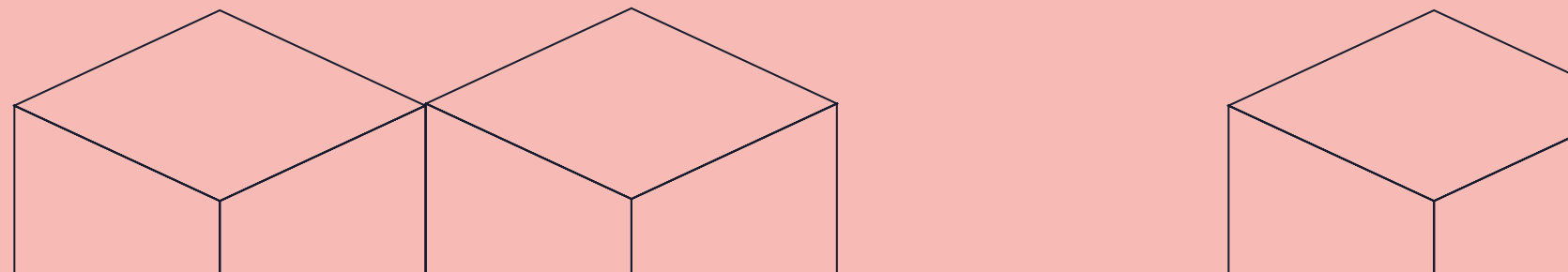
We have reclaimed sheet metals from the neighbouring buildings and recycled them at TIDE. We are also locally sourcing all aggregate.



Uniquely efficient

TIDE is class leading in the adoption of high GGBS; 65% GGBS cement replacement reduces the overall embodied carbon of our reinforced concrete by 50% compared to a standard mix.

Embodied carbon rating of **493kg/CO₂e/m²** (Building Life Cycle Stages A1 – A5) – **17% better than the LETI 2020 best practice target.**



Carbon in operation

Making a difference day in, day out_

TIDE represents a new benchmark for the modern office environment in terms of both efficiency and enjoyment. Innovative systems everywhere from glazing and lighting to energy monitoring work seamlessly to significantly lower carbon emissions and reduce running costs. At the same time, generous, light-filled spaces with easy access to fresh air and greenery make for a healthier, happier place to work and visit. TIDE has been designed to deliver on our low operational energy promise, even at future high occupancy levels.

15%

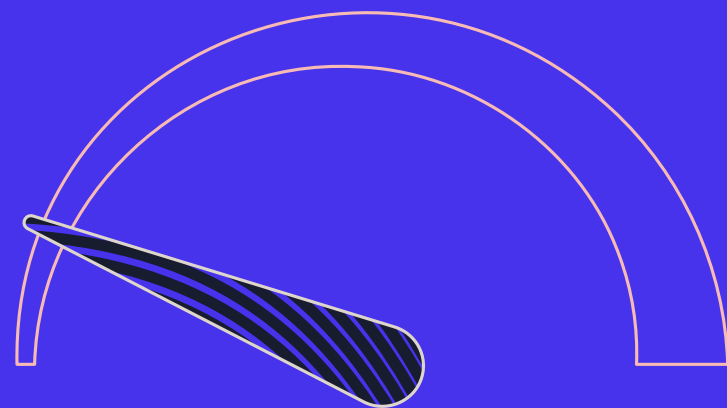
Approximately 15% less
carbon emission than
permitted by Part L 2021

Net Zero Carbon in operation

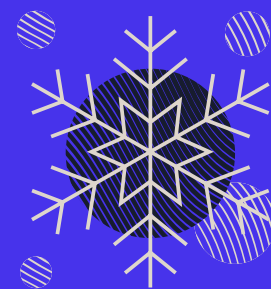
“At TIDE, we’re focusing on educating and giving occupiers the tools and the technology that will allow them to make the right decisions to ensure they stay Net Zero Carbon in operation.”

Clive Williamson, Hoare Lea

Carbon in operation

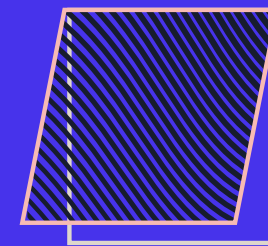


TIDE boasts a landlord system energy consumption of 55 kWh/m²/annum (NIA) which is commensurate with the UKGBC's net zero carbon interim energy target for 2030 to 2035, far exceeding the current best practise.



Glazing and insulation

Cutting edge systems reduce the need for mechanical heating and cooling.



Openable windows

Fresh air helps keep your people happy and well, whilst helping you drive down energy consumption.



Efficient heating and cooling

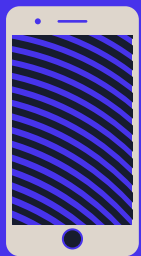
High efficiency heat pumps with waste energy recovered to heat domestic water. All energy comes from a combination of on-site and off-site renewable sources.



Low energy lighting

LEDs reduce energy use and bills and automatically respond to occupier presence.

Carbon in operation



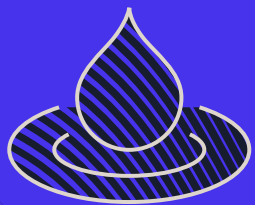
Smart-enabled

TIDE's smart systems and app allow occupiers to control and optimise their environment in all kinds of ways – from highlighting empty spaces that don't need lighting or heating, or bathrooms that don't need cleaning, through to monitoring air quality so openable windows can be used efficiently.



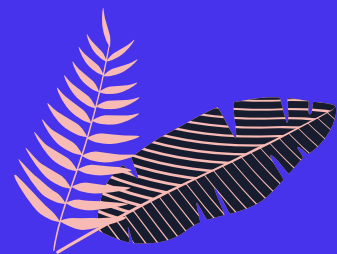
Bike facilities

196 spaces, 60 folding bike lockers, 26 Sheffield stands, 2 accessible bike bays, 248 lockers, bike maintenance area, electric bike charging points, dedicated bike lift, and 28 showers.



Water usage

Low water usage sanitary ware throughout reduces water consumption.



Green spaces

13,000 sq ft of private terraces and shared roof gardens.

“The climate emergency is now. As designers, we need to take immediate action to have impact.

TIDE is a truly long life, loose fit new structure, adaptable to an unknown future.

TIDE reports its carbon with integrity. We have class leading quantities of cement replacement creating probably the most sustainable RC structure of this scale in London.”

Mark Tillett, Heyne Tillett Steel



Our team

In partnership



LBS Properties

Founded in 2012, LBS Properties focuses on large-scale, complex commercial and residential projects in Central London. Its portfolio comprises c.£1.5bn of GDV across the capital.

BARINGS

Barings Real Estate

Part of a \$362bn+* global financial services leader, Barings Real Estate has a track record in all real estate sectors investing in and developing landmark schemes in the UK, continental Europe and globally.

Design partners

SQUIRE & PARTNERS

Squire & Partners

This architecture and design practice has an international reputation founded on four decades of award-winning work for leading developers. Its portfolio spans workspace, residential, retail, education and public buildings.



Heyne Tillett Steel

A structural and civil engineering practice with a reputation for delivering intelligent low carbon solutions on complex, urban sites.



Gardiner & Theobald

An independent construction and property consultancy working across all sectors of the built environment. G&T is one of the most ethical firms in the built environment.



Hoare Lea

An award-winning engineering consultancy with a creative team of engineers, designers and technical specialists providing innovative solutions to complex construction challenges.

Contact

Let's talk

For more on TIDE's sustainability story or any aspect of this ground-breaking development, please get in touch with our team.



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