

ESG CHARACTERISTICS



GOVERNANCE

For Eaglestone Luxembourg, the challenge is a considerable one as we wish to make The Bridge a benchmark for office buildings meeting the new expectations of occupants whilst limiting its environmental footprint. We demonstrate the Eaglestone vision by summarising one of our construction projects.



- ✓ Appointment of an Environmental Assistant to the Contracting Authority

An environmental design company was appointed to the project with responsibility for BREEAM-related aspects.



- ✓ Appointment of an ecologist to the project

An ecologist worked on the operation in connection with BREEAM certification.



- ✓ Construction site charter

A construction site charter was defined for the project and signed by the contractors carrying out the works.



Target certifications

Various certifications covering environmental and social aspects were implemented, in line with our sustained levels of ambition. The Bridge is the first building in Luxembourg to obtain Carbon Footprint Neutral certification, proof of its commitment towards the carbon issue.

BREEAM
Excellent

WELL
Gold

Carbon Footprint
Neutral



ENVIRONMENT

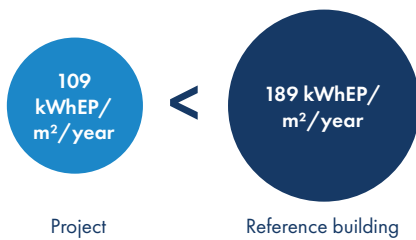
The architectural design took an innovative approach, focussing on sustainability of the building at all stages of its development and use.

Demand for primary energy and comparison with the national EPD (energy performance diagnosis) scale

An energy performance certificate was produced.



Energy performance and comparison with the national environmental standard



Reuse ready



We chose a hybrid timber-concrete construction method, as well as taking reuse into consideration, wherever possible, and putting the major principles of the circular economy into practice.

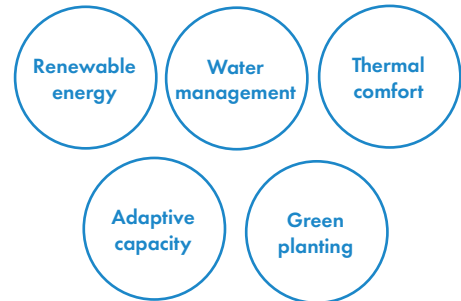
No hazardous products were used (air quality - VOCs)



A charter for non-use of asbestos was signed for improved quality.

Adaptability solutions implemented

Solutions were implemented in connection with adapting the building to climate change.



Carbon compensation



A voluntary approach was adopted as regards offsetting the construction project's carbon footprint, outside of its emissions (2,700 tCO₂e) by financing a reforestation project selected in the local area, less than 40 km from Luxembourg (in Moselle, France).

Life Cycle Analysis Calculation

A Life Cycle Analysis was performed of the building in order to assess the impact of the construction on the environment. Over a forecast life cycle of 60 years and a reference surface area of 5,670 m².

+ 20% reduction in greenhouse gas emissions

Offset by reforestation of 45 acres

Compared to a standard construction project = 2,900 tCO₂e



SOCIAL



35 bike parking spaces



4 electric charging points



20 bus routes less than 500 m away



Tramway 100 m away



Luxembourg railway station 500 m away

Number of bike parking spaces

The project reserved spaces for soft mobilities. Bike parking spaces were provided for users to promote bike use. The project also provided for parking spaces for vehicles with electric charging points.

Number of other nearby public transport routes

The project is ideally located in a dense urban centre, offering multiple public transport services a short distance away.



Work of art

The project included a work of art in order to enhance the site and promote culture and the work of artists.



2 showers



2 locker rooms

Number of additional services for occupants included in the project

The project provides the occupants with useful services, such as bike parking spaces and which fully comply with the modal shift of users towards softer mobilities.