



SUSTAINABILITY
REPORT 2014

PROCESS



WHAT PEOPLE THINK IT LOOKS LIKE

PROCESS



WHAT IT REALLY LOOKS LIKE

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01 About Alliance arkitekter

Alliance arkitekter AS is a Norwegian architectural studio established in June 2005, with headquarters in Oslo and a local branch in Stavanger. The studio collaborates with various offices and disciplines, and we frequently participate in architectural competitions.

The scope of our work spans from case studies and area planning to the development and completion of various building projects. Our projects range from detailing a 50 m² boat house to developing 220 000 m² area plans. We primarily work with new construction, but are also involved in renovation, restoring and extensions to existing structures. The majority of our commissions consist of residential and commercial developments.

Our studio is organized as a non-hierarchical/horizontal structure and we continuously seek to collaborate with groups and individuals from other disciplines. We believe that such collaboration contributes to a positive synergy effect as well as add inspiration and learning to the work processes, resulting in creative methods and original results. We carefully assemble teams with the necessary requested experience in combination with innovative strategies. This represents the energy and an attitude that inspire us in our daily work. We also have a set of values that we strive to implement in all we do: **CURIOUS, RESPONSIBLE and CHALLENGING.**

In the spring of 2007, as the first architectural office in Norway, we became members of the UN's Global Compact, where members commit to aligning their operations with ten principles concerning environment, anti-corruption, human rights and labour.

**OUR STATED VISION:
WE MAKE
ARCHITECTURE
FOR A BETTER WORLD**

Our involvement so far is mainly concerned with environmental sustainability and labour standards. Furthermore, we promote the role of architecture as a trigger in encouraging the public to participate on environmental and social issues. As architects we aspire to encourage the discourse on our current and future urban development, where the interests of private developers may diverge from the needs of the society.

02 About Global compact

The **UN Global Compact** is a strategic policy initiative for businesses committed to aligning their operations and strategies with ten universally accepted principles on human rights, labour, environment and anti-corruption. By doing so, business, as a primary driver of globalization, can help markets, commerce, technology and finance advance in ways that benefit economies and societies everywhere.

As social, political and economic issues – at home or in other regions – increasingly affect business, many companies recognize the need to collaborate and partner with governments, civil society, labour and NGO's like the UN Global Compact.

This ever-increasing understanding is reflected in the Global Compact's rapid growth. With over 12.000 corporate participants and other stakeholders from over 145 countries, it is the largest voluntary corporate responsibility initiative in the world.

The Global Compact is a practical framework for the development, implementation, and disclosure of sustainability policies and practices. Offering participants a wide range of work streams, management tools and resources, the framework is designed to help advance sustainable business models and markets.

03 The Principles

“Due to the type and small size of our business, our biggest impact is via our clients, various connections to collaborators and the media. We are committed to raise awareness around Global Compact and the ten principles, and proactively encourage them to take actions”

Founder & Creative Director Harald M. Gjølvaag



ANTI-CORRUPTION

Principle 1: Businesses should work against corruption in all its forms, including extortion and bribery

Alliance arkitekter is committed to work against corruption in all its forms.

LABOUR

Principle 2: Businesses should uphold the freedom of association and the effective recognition of the right to collective bargaining;

Alliance arkitekter is committed to protecting labour rights, including freedom of association, abolition of forced- and child labour, and the elimination of any type of discrimination.

Principle 3: the elimination of all forms of forced and compulsory labour;

Alliance arkitekter fulfills all its responsibilities according to Norwegian law. Beyond the legislative demand, Alliance arkitekter has appointed employee representatives in both office locations as council and neutral support for employees on issues regarding salary negotiation and contractual dispute.

Principle 4: the effective abolition of child labour; and

Principle 5: the elimination of discrimination in respect of employment and occupation.

Alliance arkitekter sees great value in geographical and ethnic diversity among its work force.

HUMAN RIGHTS

Principle 6: Businesses should support and respect the protection of internationally proclaimed human rights; and

Alliance arkitekter is committed to the protection of international human rights within our sphere of influence.

Principle 7: make sure that they are not complicit in human rights abuses

Alliance arkitekter fulfills all its responsibilities according to Norwegian law, including implementing a health and safety management system. The company holds a third party certification as a "Sustainability lighthouse" (Miljøfyrtårn), with obligations on health- and safety management beyond the legislative minimum. Progress is reported annually.

ENVIRONMENT

Principle 8: Businesses should support a precautionary approach to environmental challenges

Alliance arkitekter is committed to the promotion of greater environmental responsibility and precautionary approaches to environmental challenges in our sphere of influence.

Principle 9: Undertake initiatives to promote greater environmental responsibility

We seek to involve users and stakeholders at an early project stage. We design for a healthy living-, working- and social environment, and believe this is key to a sustainable society.

We make an effort to reduce our resource- and energy use in our running of the office and the project development.

We aim to achieve best practice for our projects through the use of international building and area planning certification systems, such as BREEAM, and recognized national standards like the passive house principle.



Steinboligen, Finse

04 Statement of continued support

Architecture, as a part of the building industry, is the single largest source of greenhouse gas emissions worldwide. Every time we design a building, we project its energy consumption and its greenhouse gas footprint for the next 50-100 years. This emphasizes why the building industry and architecture is so critical, and why our membership in The Global Compact is a vital and relevant tool for our practice.

Since the office was launched in June 2005, we have been focusing on how to utilize the ten principles within our sphere of influence and how to encourage other companies, partners and collaborators to act likewise. After five years of Global Compact activities, it's clear to us that even a small architectural office can make a considerable contribution in our common efforts to improve the world.

During the last few years, our most successful strategy towards the principles has been through changing our client's attitude on environmental design. Parallel to this, we have increased our

knowledge on sustainable design, offering a broader range of services to our clients. This has led to a more environmentally sound project portfolio.

We have implemented different internal measures to improve our social impact. Furthermore, we have attended different network meetings and seminars on sustainable design. We participate in the public debate concerning the architect's social responsibility and role in society and strive for an innovative architecture.

We believe that the social and environmental components are crucial in the development of long term profits and competitive advantages, and we plan to continue and further develop our commitment to the Global Compact principles.

Additionally we continue to seek ways to develop our work and proficiency through workshops, courses, a wide range of interdisciplinary collaborations, study trips, literature as well as the constant exchange of ideas and experience.

Oslo, May 2014



Harald Martin Gjøvaag
Founder & Creative Director

05 Living the principles

As architects we have a remarkable opportunity to influence the building industry in areas considering design, methods and materials. We take advantage of this opportunity as often as we can.

It is now more than seven years since Alliance took on board **The Global Compact** in our office. Since the start, we have had a rapid growth in both project volume and staff, including setting up a second office in Stavanger. Following the G.C. principles, we have put a lot of effort into developing both a good work place and great projects. This has required both a constant process of defining and reaching for our goals, and to develop a framework of implementation.

Since the start up, the office has regularly used surveys to map staff priorities for the resources at hand. Now that we have settled in as a medium size company with some years' experience, we have managed to put more of the priorities of the staff into life, such as a shorter work week and a better pension scheme. In addition we have put extra effort into health and safety issues such as optimizing the work space and getting in place a good health insurance for the staff.

The office has developed a fixed salary system for the first eight years of practice, securing a fair salary development in the initial years of practice, regardless of for instance gender, parental leave or negotiation skills.

The office plans a new competence mapping of our staff to ensure that the competence at hand gets used and to develop new areas of expertise through a new education program. In terms of sustainable design, we are committed to raise the bar both on the types and number of projects with this approach and in terms of developing skills and our management framework.

The office has chosen **BREEAM** as the preferred tool for environmental assessment in planning and building projects. We also work with other environmental standards such as the passive house standard or area specific sustainable programs.



Støperigaten, Stavanger

06 Achievements in the report period

In 2013 we set specific goals for the principles for the next year. Our goals and achievements are described in the following.

HUMAN RIGHTS IN-HOUSE

Goal

Use Fairtrade and organic products where this is an alternative.

Result

As part of being third party certified with the Norwegian standard Miljøfyrtårn, we have established guidelines for all purchases promoting fair trade, third party certified and organic products. Progress is reported on an annual basis.

HUMAN RIGHTS IN BUILDING PROJECTS

Goal

Establish a partnership relation for a specific project with a Norwegian or foreign NGO working with human rights.

Result

This goal is not yet achieved.

Goal

Recommend materials where human rights are considered in the producing process.

Result

The company continues to disseminate knowledge on sustainable and responsibly sourced materials within its staff and actively suggest such material alternatives in our projects, including awareness on recognized material certification.

ANTI-CORRUPTION IN-HOUSE

Goal

Continue with a transparent economy and company administration to all our employees.

Result

We continue to involve the staff in decision making when it comes to economy and company administration. Every third week we hold office meetings where important issues are stated and discussed.

ANTI-CORRUPTION IN BUILDING PROJECTS

Goal

Continue to promote the principles by implementing our ethical standard in contracts, in dialogue with our project groups and through our publications and social media activities.

Result

We've published the sustainability report on our web page to show our vision and opinion on these important principles. Our contracts in building projects are fair and according to Norwegian law, and the staff is encouraged to update themselves on new standards and laws.

LABOUR IN-HOUSE

Goal

Improve office environment by adjusting lights, get professional evaluation of the physical workspace, introduce green plants, and arrange small exercise breaks through the day.

Result

An ergotherapist has gone through the individual workplaces to prevent health risks. The office has installed new and improved lighting for the workspaces and meeting areas. We hope to get in place green elements and further improve our work environment in the next report period.

Goal

Have presentations every other week to inspire and share knowledge between co-workers.

Result

Peer sharing and awareness of colleague knowledge is a strategic goal to get the most out of each others competence. We have held a number of internal presentations on our projects, on topics like sustainable design or out of house presentations that contribute to raising staff competence. Through a number of small workshops we have involved the whole staff in project startups to benefit from the experience and creativity of the whole staff. We hope to increase such interaction on a more regular basis.

Goal

Open a Skype-line between the Oslo and Stavanger offices every weekday between 8:30 and 16:30, to make communication and sharing

knowledge more accessible, and also reduce travelling.

Result

We have tested the open line over a period of time, but have encountered some technical and interactional issues that need be resolved to achieve the effect we were hoping for. We will investigate this further in the next report period.

Goal

Uphold an international work environment with a good gender balance.

Result

At the time of report, 50 % of our employees is of foreign origin and 76 % has worked or studied abroad. Currently the office consists of 56 % female and 44 % male employees.

Goal

Further develop opportunities for study trip and company assisted learning curricula.

Result

Learning is a continuous process for our entire staff to keep up to date with the latest legislation, principles and technology and to expand our field of work. Every employee received a fixed funding for free choice of external courses. For the next period we will look into a more comprehensive program for learning as part of our regular competence mapping and individual development plans. Our budget didn't allow a study trip 2013, but the office plans for a trip the coming year.

LABOUR IN BUILDING PROJECTS

Goal

Define at least one innovation factor in each new project to promote learning. Implement innovation in our quality system.

Result

For every project the team defines one or more topics of special focus. This encourages the builder to consider new methods and solutions, including increased focus on sustainable design. This becomes a possibility for additional learning for the project team. We hope to keep up this focus for the coming period.

Goal

Specify materials with certificate of origin and encourage our clients and partners to choose materials with certificate of origin for all main building components in projects.

Result

We always try to influence our clients by recommending materials with certificate of origin. A staff member keeps our material library up to date and arranges presentations about various products. The increasing use of Breeam certification has made it easier to implement certificate of origin policies in the projects.

ENVIRONMENT IN-HOUSE

Goal

Decrease the number of flights per year and reduce our CO₂ emissions /energy use by 5 %.

Result

For the report period we have reduced our in house energy use with 7% and our CO₂-emissions by 14% in our daily running of our business. Including the study trip in 2012, the reduction is 27,5 %.

Goal

Make sure that most of our purchases are eco-labelled products.

Result

With a new catering solution for lunch, our direct purchases are limited to office material and some additional items like coffee and fruit. We choose eco- and fair trade products where available.

Goal

Reduce the amount of waste by 5 %.

Result

We have not reached this goal for the period, but continue to work towards this goal for the next report period. Our general waste generation is about 60% of the average in our business category.



Restaurant Onda, Oslo

ENVIRONMENT IN BUILDING PROJECTS

Goal

Increase our focus on sustainable development in area planning- and building projects.

Result

We have developed a number of projects with a sustainable focus

Goal

Reduce the the generated waste from our construction sites by challenging suppliers and contractors when it comes to material consumption and recycling.

Result

Goal

Implement life circle analysis (LCA) in at least two projects.

Result

We have not yet achieved this goal.

Goal

Facilitate an open network workshop on architects' challenges in sustainable design and management, and how we can overcome barriers together.

Result

We have not yet achieved this goal.

Goal

Promote Breeam-certification to all projects. Implement the scheme in 30% of new projects.

Result

We offer BREEAM certification in all contracts. We weren't able to implement BREEAM certification in any new projects in 2013, but continued the certification process for earlier projects such as 2020 Park and have been able to use the principles in several projects without certification.

Goal

Urban planning and development is among our major assignments, and we aim to contribute to an environmentally sound and sustainable transformation of an area at a level higher than the individual project. We want to expand our project for the Ministry of the Environment where we have developed a 3D-model for Drammen municipality and FutureBuilt. This is a tool for a more informed and publicly available platform to develop more sustainable cities. We aim at modelling at least three more cities.

Result

In 2013 we have done urban planning in four projects:

Bjørsvika west, Oslo

Sustainable urban planning for increased usage in cooperation with heritage authorities.

Sandnes harbour

Area outside Stavanger where there's a development potential for business and housing of 25 000 - 40 000 m².

EXTERNAL COMMUNICATION

Goal

At least three articles or events on architectural issues related to the principles, and in particular on environmental sustainability, such as the architects role and responsibility in society for a more sustainable community.

Result

We have been given the chance to promote issues related to the principles in the following forums:

Website of the Norwegian Architecture association for Sustainable model projects - three projects published.

The lecture "Housing as the engine in sustainable development" for the course "Sustainable housing" by the Norwegian Architecture Academy.

The lecture "Design and planning process" for the Area planning department at the Norwegian university of life sciences.

The lecture "Universal design" for the Norwegian Architecture Academy.

07 Sustainable design in our projects

A major part of our projects consists of area planning, master plans and feasibility studies that lay down the framework for future buildings. Getting the regulatory framework right is key to optimizing the future buildings in terms of sustainable issues. We see a need for a broader and more holistic approach to sustainable planning that includes management of the sustainable issues through the process. For this reason, we have started to use **BREEAM Communities** as a tool in several of our planning projects.

For our building projects we have a growing portfolio where sustainable issues have been implemented. The majority of projects with sustainable issues are in the range of offices, schools and housing. We strive towards a broader range of sustainable projects and issues and for more ambitious goals.

In the following is a short introduction to some of our planning and building projects and how we have implemented the **Global Compact** principles in the work.



FREDRIKSTAD

innovation business park

In the historical centre of Fredrikstad Norway, a master plan for a sustainable and innovative business park is in progress. Today the area attracts creative businesses through the Hydrogen factory - an art studio and gallery. There is enormous potential for densifying with both offices and housing, and also further develop the site as a local centre for cultural activity.

We focus on this area as a sustainable and innovative commercial park, where creative and industrial businesses can benefit from each other. The project is founded on BREEAM Communities to secure sustainable qualities at area plan level.


TU SCHOOL

a passive house star

The school is shaped like a star, where the arms meet in an open common area connected to the canteen and library. One wing is lowered half a floor to reflect the sloping terrain, and provide the possibility for the stairs outside to flow through the building and form an amphitheatre on the inside. This creates a strong contact between inside and outside.

Tu School is planned as a passive house building and houses a total of 350 pupils.





LYSAKER-SKØYEN

Densifying the cars away

This study for the Agency for Planning and Building Services, Municipality of Oslo, illustrates the possibilities for densification to the point where new public rail transport can be introduced, reducing the car volume on the western corridor into Oslo by 50 %. Not only does this offer much needed building ground for densification within the city borders, but also improves the environmental footprint and the pollution load on the city immensely.

2020PARK

BREEAM excellent

2020 Park is the first building of a larger area transformation from industry to mixed use housing and commerce. The building is close to completion and it's as-built BREEAM certification. The goal and the preliminary design phase certificate level is BREEAM Excellent.

Sustainable issues given particular attention are energy use, materials, ecological impact, indoor climate, transport, pollution and sustainable project management.





TOU PARK

low energy housing

This transformation area is a central part of the urban development project, *Urban Seafront* in Stavanger. The area includes the Tou brewery which is heritage listed, and today the old brewery houses the cultural institution Tou Scene.

Our area plan has sought to cultivate existing site qualities and adapt the area to its future surroundings. The project is universally designed and the buildings planned as low-energy standard with a compact shape, good insulation levels and a conscious insertion of glass. The buildings is connected to low carbon district heating.

Tou Park is well connected to pedestrian and cycling networks and public transport to the centre of Stavanger. The environmental profile of the project is developed in collaboration with Enova, the Norwegian State Housing Bank and Future cities - Stavanger.

SANDNES INNER PORT - NORTH

Sustainable area planning

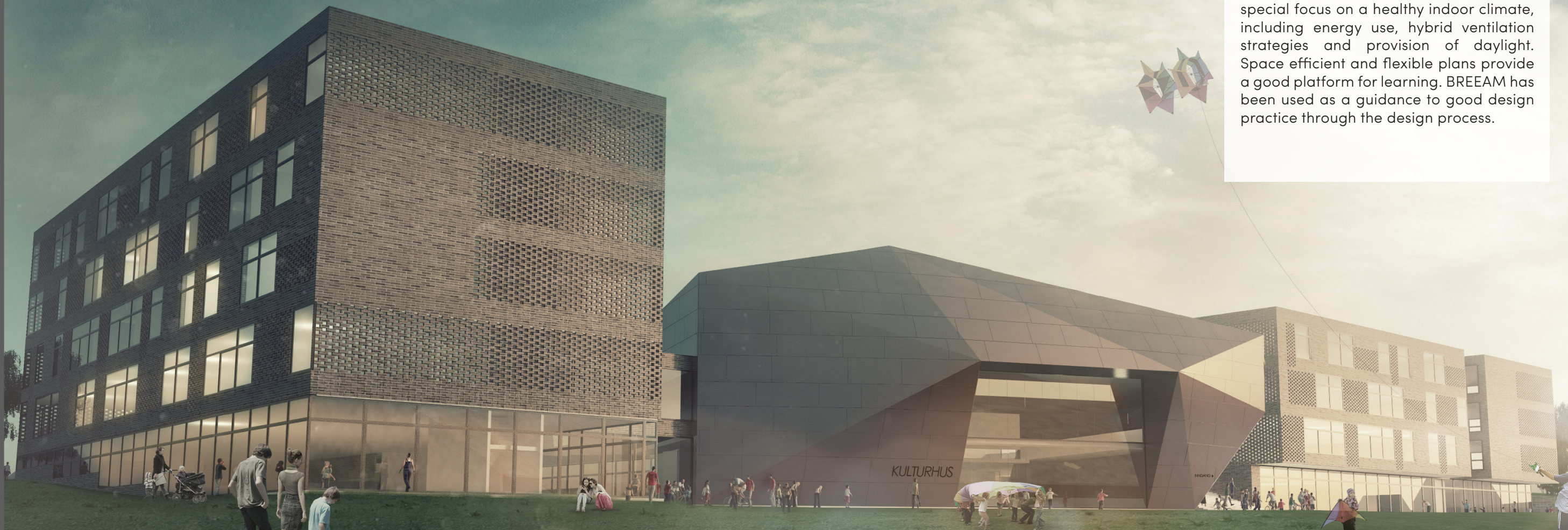
The area planning project aims at transforming part of the harbor to an attractive extension of the city centre. The plan takes on board the framework of FutureCities Sandnes and BREEAM Communities to ensure sustainable qualities lies as a base for future building projects within the area plan.



HARESTAD SCHOOL

Healthy learning

The 500 pupil school is planned with special focus on a healthy indoor climate, including energy use, hybrid ventilation strategies and provision of daylight. Space efficient and flexible plans provide a good platform for learning. BREEAM has been used as a guidance to good design practice through the design process.



08 Goals for the next report

In order to track our progress on promoting the ten principles, we have set specific goals for the coming report period.

HUMAN RIGHTS

In-house

Establish a partnership relation for a specific project with a Norwegian or foreign NGO working with human rights.

In building projects

Recommend materials where human rights are considered in the producing process.

ANTI-CORRUPTION

In-house

Continue with a transparent economy and company administration open to all employees.

In building projects

Continue to promote the principles by implementing our ethical standard in contracts, in dialogue with our project groups and through our publications and social media activities.

LABOUR

In-house

Improve our office environment by adding plants, better facilities for model building and small workshops, and introduce small exercise breaks through the day.

Have presentations every other week to inspire and share knowledge between co-workers.

Improve the video link between the Oslo and Stavanger offices, to make communication and sharing knowledge more accessible, and also reduce travelling.

In building projects

Define at least one innovation factor in each project to promote learning and quality awareness.

ENVIRONMENT

In-house

Decrease the number of flights per year. We aim to reduce our CO² emissions by 5 %.

Make sure that most of our purchases are eco-labelled, organic or fair trade products.

Reduce the amount of waste by 5 %.

Use less electricity in the office by taking actions such as: using the stairs instead of the elevator, adjusting lights and heat according to climate, and turn off computers at the end of the day.

In building projects

Increase our focus on sustainable development in area planning- and building projects.

Always offer BREEAM certification to our projects.

Reduce the amount of waste on construction site by challenging the suppliers and contractors when it comes to material consumption and recycling.

EXTERNAL COMMUNICATION

Publish at least three articles or events on architectural issues related to the principles, and in particular on environmental sustainability.



This Communication of progress has been discussed, reviewed and approved by our board and all our employees.

This report is published on the United Nations Global Compact website

WWW.UNGLOALCOMPACT.ORG

and our own website

WWW.ALLARK.NO

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