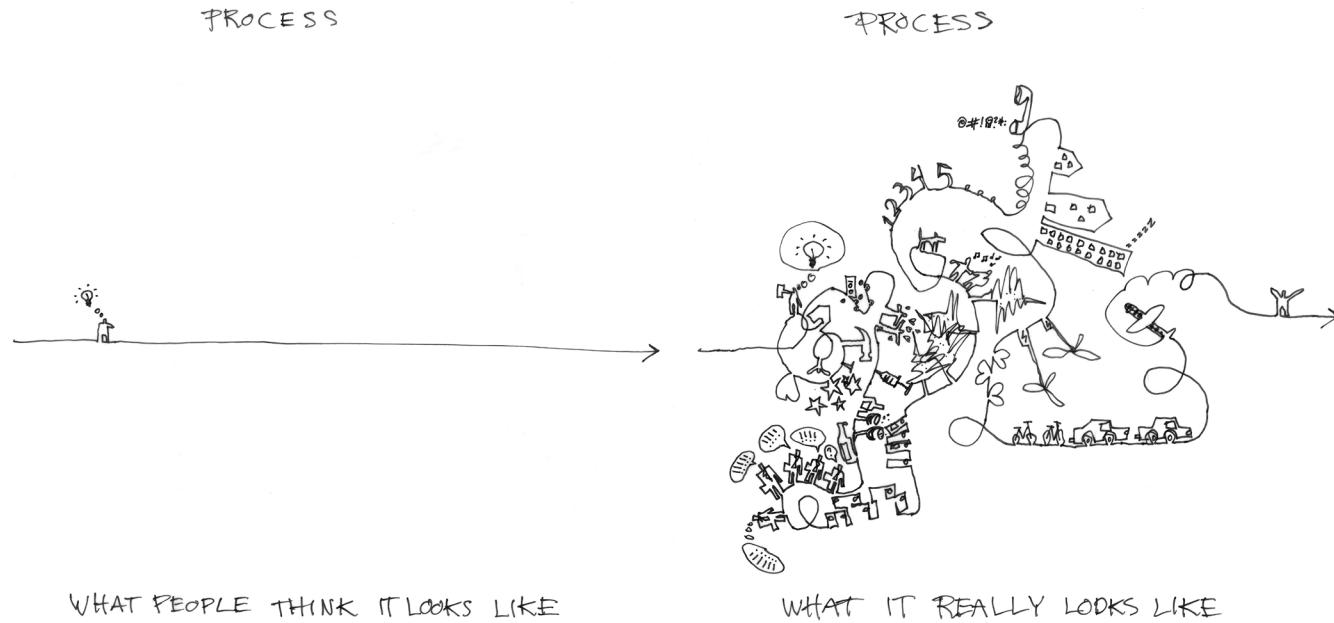




# SUSTAINABILITY REPORT 2015



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# 01 About Alliance arkitekter

Alliance arkitekter AS is a Norwegian architectural studio established in June 2005, with offices both in Oslo and 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 building projects. Our projects range from detailing a 50 m<sup>2</sup> boat house to developing 470 000 m<sup>2</sup> 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. We do development design from concept to completion.

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:

**CURIOS, 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.



Restaurant Onda, Aker brygge in Oslo / Photo by Terje Skåre

## 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 pro-actively encourage them to take actions"

Founder & Creative Director Harald M. Gjøvaag

## 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 protect 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 fulfils 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.

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.

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

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

Alliance arkitekter fulfils 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 since 2012.

## ENVIRONMENT

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

Principle 9: Undertake initiatives to promote greater environmental responsibility.

Principle 10: Encourage the development and diffusion of environmentally friendly technologies.

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

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.



Mini-hotel Steinboligen at Finse, Norway / Photo by Alliance arkitekter

## 04 Statement of continued support

Architecture, as a part of the building industry, is the 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 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 2015



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 eight years since we 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 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 workweek and a better pension scheme. In addition, we have put extra effort into health and safety issues such as optimizing the workspace and providing 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 gender, parental leave or negotiation skills.

The office has done a competence mapping of the staff to ensure that the competence at hand is used correctly. We also seek to develop new areas of expertise through education and courses, and by encouraging staff to enter the public arena through debates, lectures, and teaching. In terms of sustainable design, we are committed to raise the bar on both the types and number of projects with this approach, and in terms of developing skills in 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.



Housing development, Støperigaten 25 in Stavanger / Photo by Tove Laluton

# 06 Achievements in the report period

In 2014 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*

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

### *Result*

Although we have done some research to achieve this, we have not yet found a NGO partner to cooperate with in our ongoing projects.

## HUMAN RIGHTS IN BUILDING PROJECTS

### *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 open to all employees.

### *Result*

We continue to involve the staff in decision making when it comes to economy and company administration. The monthly accounts is placed in public files, so all employees can read it. In january 2015 we started the process where employees are able to be co-owners of the company. This gives everyone the opportunity to be part of making decisions both financially and academically. Every fourth week we have 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 new web page and blog to show our vision and opinion on these important principles. We also share the report on social media Facebook and Twitter. The printed sustainability report is often handed out to customers to show our commitment.

Our contracts in building projects are fair and according to Norwegian law, and the staff is encouraged to read up on new standards and laws.

## LABOUR IN-HOUSE

### *Goal*

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

### *Result*

We have not fully achieved this goal yet. The plants are still in planning for the correct type and amount to our indoor environment. We don't do exercise through the day, but every spring we participate in the relay race "Holmenkollstafetten", which include exercise in the months before, and a social event after.

### *Goal*

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 reduce travelling.

### *Result*

Peer sharing and awareness of colleague knowledge is a strategic goal to get the most out of each other's 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 start-ups to benefit from the experience and creativity. We hope to increase such interaction on a more regular basis. The number of web-meetings went up from 30 to 35 in 2014.

## LABOUR IN BUILDING PROJECTS

### *Goal*

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

### *Result*

For every project, the team defines one or more topics of special focus. This encourage 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.

## ENVIRONMENT IN-HOUSE

### *Goal*

Decrease the number of flights per year. We aim to reduce our CO<sub>2</sub> emissions by 5 %.

### *Result*

We managed to reduce the number of travels by aeroplane from 114 to 73. We also encourage staff to travel by bicycle, train, bus or tram whenever possible. This have resulted in the use of gasoline has gone from 2 615 litres in 2013 to only 27 litres in 2014.

### *Goal*

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

### *Result*

Yes, we are very conscious about always buying eco- and Fairtrade products where available. The fruit we get once a week is organic, and the company that provide our daily lunch is in the process of getting the Norwegian lighthouse "Miljøfyrtårn" certification.

### *Goal*

Reduce the amount of waste by 5 %.

### *Result*

Yes, we have actually managed to reduce the total amount of waste by 55 %. However, we wish to recycle more when the municipality facilitate this in the city centre.

### *Goal*

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.

### *Result*

We are proud to say that we have reduced the amount of electricity from 97 527 kWh in 2013 to 61 119 kWh in 2014. This is a reduction of 37 %, and we will continue the good initiative that is well established in our staff.

## ENVIRONMENT IN BUILDING PROJECTS

### Goal

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

### Result

We are constantly seeking to implement environmental principles in all projects. When planning we encourage densification, facilitate good use of outdoor areas, facilitate cycling, pedestrians and use of public transport, following the principles of "10-minute city" in the Stavanger region.

### Goal

Always offer BREEAM certification to our projects.

### Result

Yes, we always offer BREEAM certification in all projects, and encourage architecture with low energy use such as passive housing.

### Goal

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

### Result

We aspire the thinking of a life cycle cost, and to consider materials which are easy to recycle in case of later demolishing. The material guide compiled by *Grønn Byggalliance* (Green building alliance) is distributed to all of our staff to guide them when choosing materials.

## EXTERNAL COMMUNICATION

### Goal

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

### Result

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

1. Creative director Harald Martin Gjøvaag participated as leader for the council regarding Fornebu area outside Oslo.
2. Architect and partner Charlotte Helleland held presentation at the conference for urban settlement in Norheimsund.
3. Charlotte also held presentation at NAL Oslo (Norwegian Architects Association), regarding "How to succeed on temporary urban spaces".
4. Department manager Stavanger, Kirsten Welschemeyer held the presentation Sustainable building process for Stavanger municipality.
5. Kirsten also presented *The Sustainable Building Process* for Stavanger municipality.
6. By the end of semester at the University of Stavanger, Kirsten participated in the debate on sustainable development of Nytorget as an urban space.



In-fill at Nordre gate, Grünerløkka Oslo / Illustration by Alliance arkitekter

"People must be in the centre of all urban development"

Founder & Creative Director Harald M. Gjøvaag as leader of the council regarding Fornebu area outside Oslo.

## 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, housing and industry. 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.



# REGJERINGS-KVARTALET

A place to meet

Team White, Alliance Architects and Sweco has as one of six teams submitted proposals for urban grip for the new government quarter in Oslo.

The main concept is that the government quarter is actively used in an urban strategy to expand Oslo city center and creating good urban connections between east and west for pedestrians and cyclists. The distance from Young Square to the courthouse will be experienced in a completely new way. Hospital Gata is the best link between Youngstorget Rosenkrantzgate. Oslo center has the opportunity to become a much better Cycling and fotgjengerby if Hospitalgata opened up and revitalized a really good city street!

City life in Oslo receive a new offer. Government buildings will be a new attraction and a new venue in the city.

*Illustration by Alliance arkitekter and White*



## FREDRIKSTAD

### Innovation business park

Close to 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 – a creative hub with design and art studios, and a gallery. Through the area's location near the industrial area and dock at Øra, the business park also attracts innovative industrial businesses. There is enormous potential for densifying with both offices, workshops and housing, and also to further develop the site as a local centre for cultural activity and innovation. This through transforming older industrial buildings and sites into new business hubs.

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

Illustration by Alliance arkitekter

# TU SCHOOL

## A passive house star

The primary 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. Completed january 2015.

*Photo by Terje Skåre*

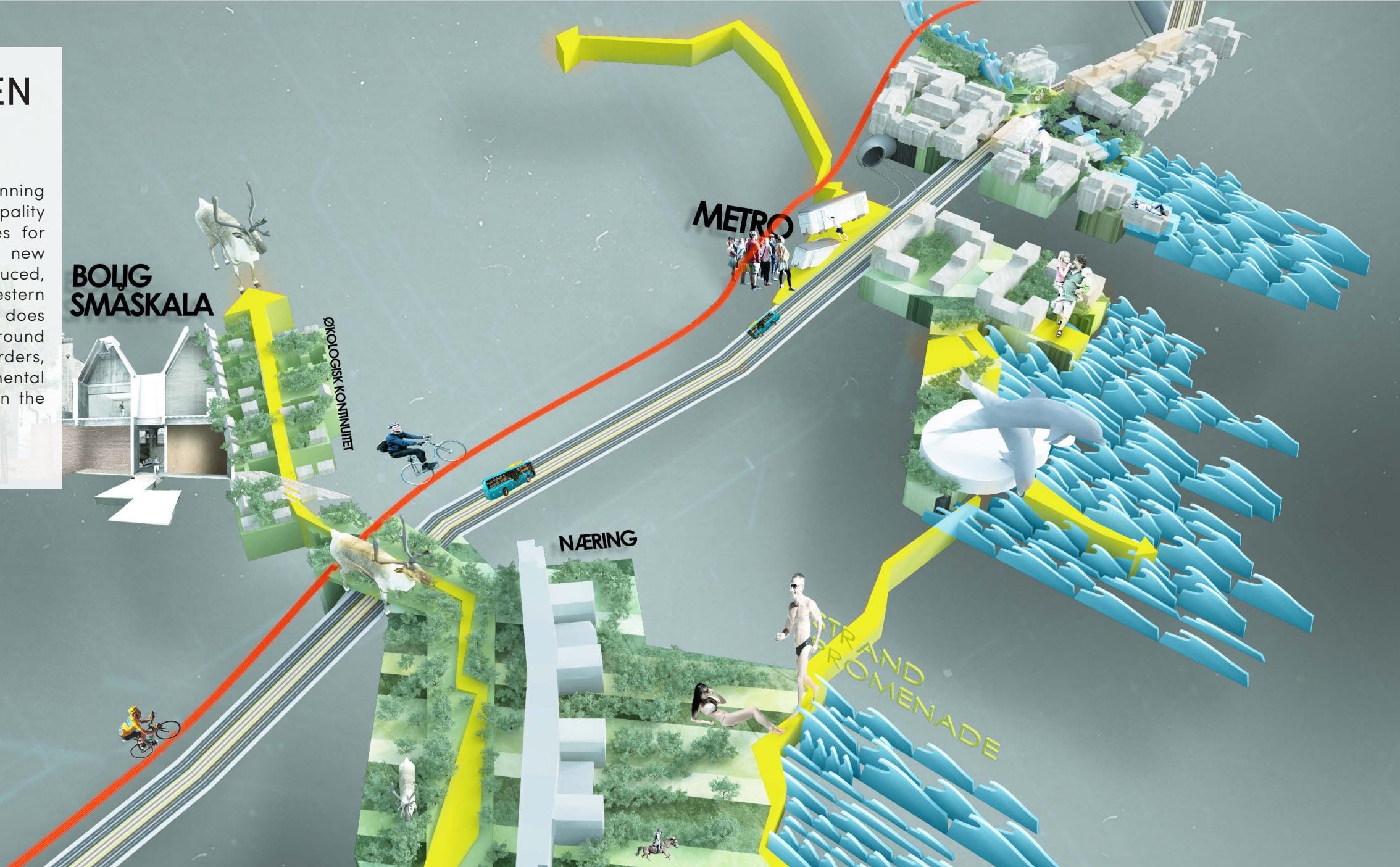


# LYSAKER-SKØYEN

Densifying 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.

Illustration by Alliance arkitekter



# 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.

*Photo by Alliance arkitekter*





# 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.

*Illustration by Alliance arkitekter*





## 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.

*Photo by Tove Laluten*

# HARESTAD SCHOOL

## Healthy learning

Harestad school is planned as both a primary and a secondary school, for a total of 1150 pupils. The first phase consists of the secondary school, as well as a multifunctional hall for cultural purposes, and is planned for construction 2015-16. Space efficient and flexible plans, with a great focus on the possibilities of social interaction, are designed to provide a good platform for learning.

There is an emphasis on a healthy indoor climate, low energy use, hybrid ventilation strategies and provision of daylight. BREEAM has been used as a guidance to good design practice through the design process. Harestad school is a collaboration project between SPINN arkitekter and Alliance arkitekter.

*Illustration by Alliance arkitekter*



# 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*

Measure the quality of the indoor climate regarding oxygen levels. Also, explore the possibility of green plants in the office.

Have presentations of both ongoing and finished projects to inspire and share knowledge between co-workers.

### *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 flights from 73 to 63.

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

Reduce the amount of waste by 10 %. We will especially stress the importance of updating the calendar to make sure we order the correct amount of lunch.

Continue to 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. We will also find a more energy efficient printer.

### *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. Also, consider recycling for the future when choosing materials.

## EXTERNAL COMMUNICATION

Participate on at least three 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.UNGLOBALCOMPACT.ORG**

and our own website

**WWW.ALLARK.NO**

*Coverphoto by Terje skåre - Tu school*



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