

# SUSTAINABILITY REPORT 2016

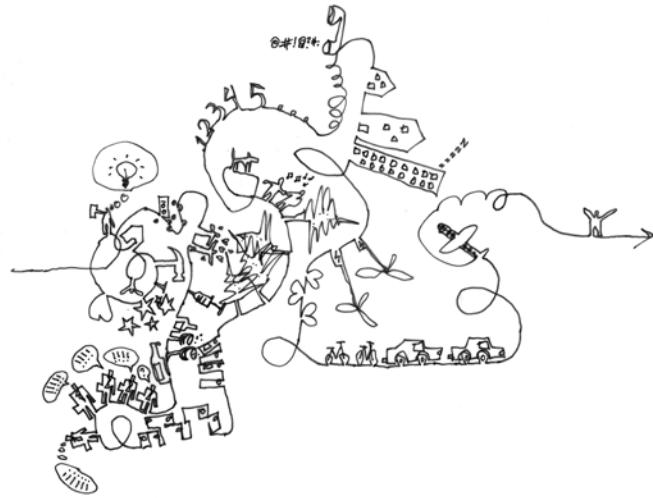


PROCESS



WHAT PEOPLE THINK IT LOOKS LIKE

PROCESS



WHAT IT REALLY LOOKS LIKE

- 01 About Alliance arkitekter
- 02 About Global Compact
- 03 The Principles
- 04 Statement of Continued Support
- 05 Living the principles
- 06 Achievements in the report period
- 07 Sustainable design in our projects
- 08 Our Goals for the next year

# 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:

## **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.



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

# 02 About Global compact

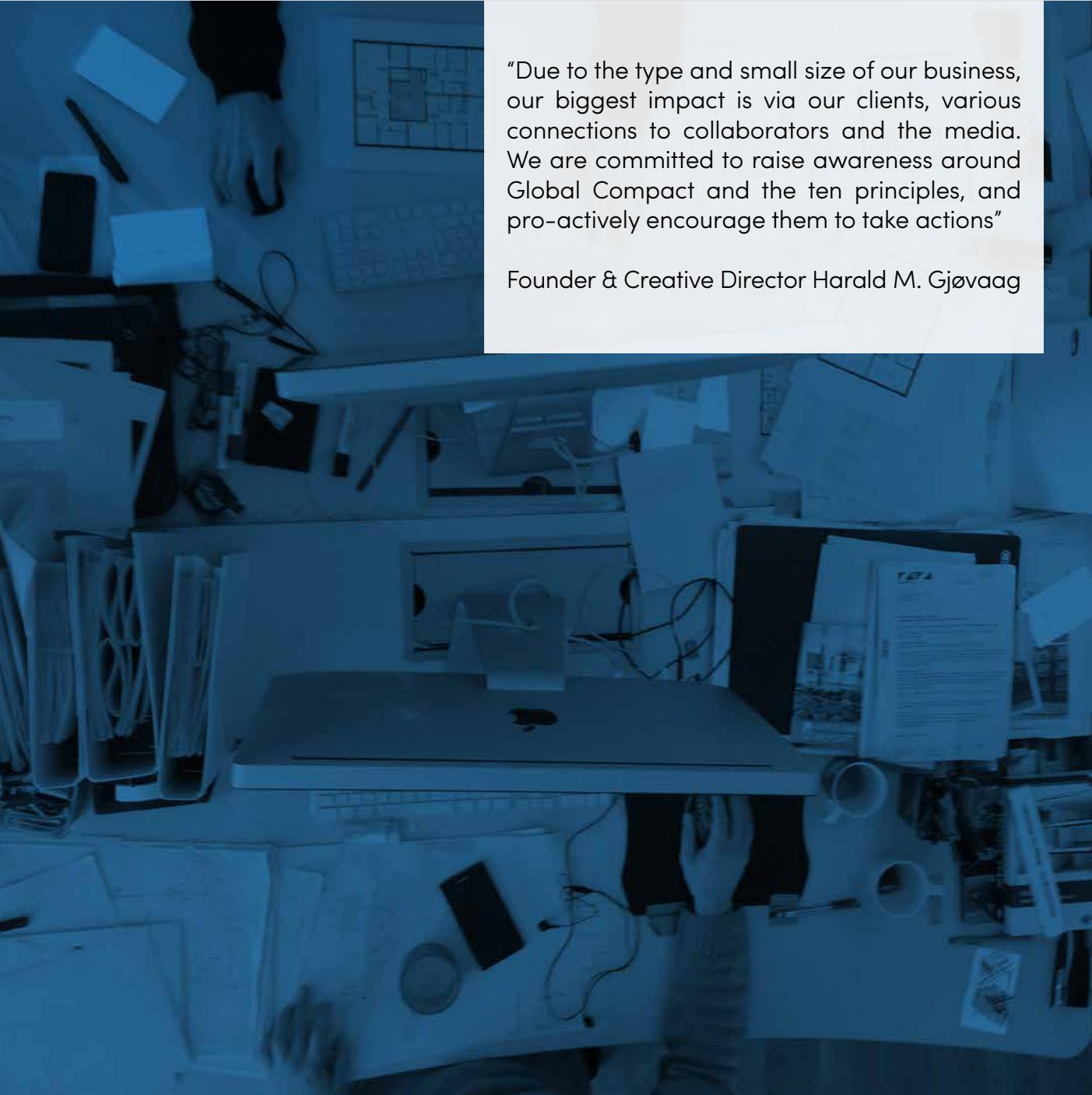
The **UN Global Compact** is a strategic policy initiative for businesses committed to aligning their operations and strategies with ten universally accepted principles on **human rights, labour, environment and anti-corruption**. By doing so, business, as a primary driver of globalization, can help 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.

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 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.

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.

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

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.



*Finse Mountain Lodge, 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 nine 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 2016



Harald Martin Gjølvaag  
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.

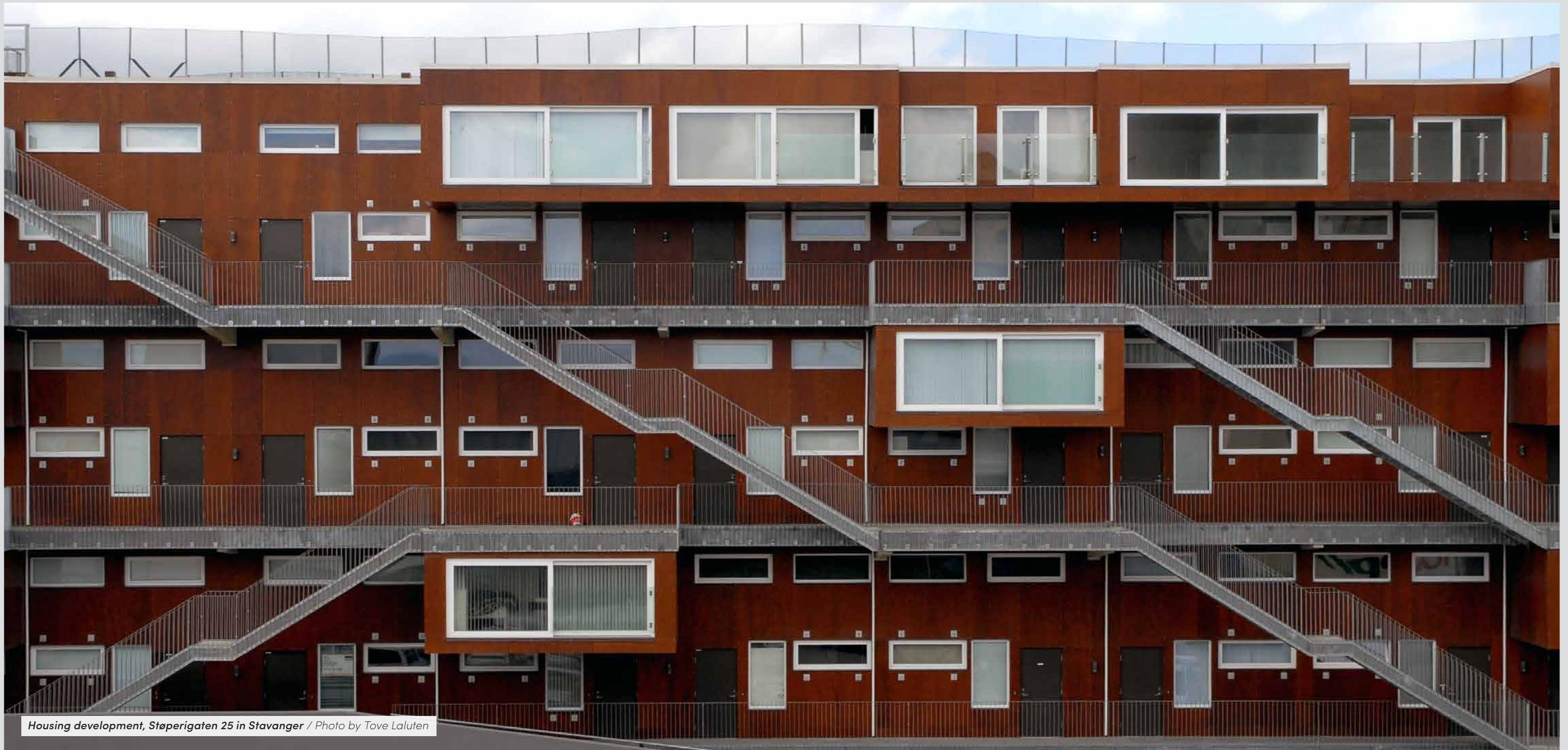
It is now more than nine years since we took on board **The Global Compact** in our office. Since the beginning, we have had a rapid growth in both project volume and staff, including setting up a second office in Stavanger. Following the G.C. principles, we have put a lot of effort into developing both 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 Laluten*

# 06 Achievements in the report period

In 2015 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*

We have not yet reached our goal, and continue to pursue the issue in our efforts for the current year.

## 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*

All staff has open access to our administrative material not underlying any pledge of confidentiality. The office economy and strategies are shared with the staff on a regular basis as part of office philosophy to have everyone on board to tackle opportunities and challenges.

## 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 have achieved our goal for 2015 and will pursue this goal further for the next report period.

## LABOUR IN-HOUSE

### *Goal*

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

### *Result*

We have undertaken measurements of the indoor air quality, with results of low humidity and high dust levels. Following this, we have initiated a comprehensive office clean-up for moving archive material to a different location, extra focus on areas hard to reach during regular cleaning and improving our routines for clean desk particularly before regular cleaning. Through these measurements the air quality has improved significantly. We also invested in green plants that improve the air quality, and intend to increase the number during the next report period.

### *Goal*

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

### *Result*

We have had some presentations through the year, but see that we can improve further on this issue. We uphold this goal for the next period.

## LABOUR IN BUILDING PROJECTS

### *Goal*

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

### *Result*

We have several projects where we have managed to implement innovation/learning factors, but can improve both on the percentage of projects and on making these factors evident to the entire staff and to our clients. We uphold this goal for the next period.

## ENVIRONMENT IN-HOUSE

### *Goal*

Decrease the number of flights per year. We aim to reduce our flights from 73 to 63.

### *Result*

We failed to reach this goal, with 86 flights of regular office business last year plus a study trip of 35 flights extraordinarily. We continue to pursue low flight numbers through our policies of staffing projects from the nearest office department, using video conferences and choosing other transport modes where feasible.

### *Goal*

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

### *Result*

We continue to choose sustainable products where available and to inquire such alternatives where not, for future purchases.

### *Goal*

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.

### *Result*

We have not managed to reduce the amount of waste significantly, mainly due to our major cleanup this year, where a larger amount of paper was sent to recycling. We uphold this goal for the next period.

### *Goal*

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.

### *Result*

We have followed our goal, and our in-office electricity use has gone slightly down, but we have been unable to get our concrete measures for district heating use, the building doesn't have energy metering for each unit. A new and more energy efficient printer was provided for the office. We have influenced the house owner to get energy certification for the ventilation facility and to improve airtightness of our windows. The owner also has gone through a list of possible energy savings, hopefully giving improvements both in the electricity use and concerning district heating. We uphold this goal for the next period.

## ENVIRONMENT IN BUILDING PROJECTS

### Goal

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

### Result

Last year we worked out a number of area plan schemes and building projects with a strong sustainable profile. We also continue to promote sustainable development in a number of public arenas and to our clients. We now have our first BREEAM Communities urban planning project on its way, and several other plans with strong sustainable monitoring plans as part of the development. We continue to promote sustainable materials and energy efficient solutions where possible. We uphold this goal for the next period.

### Goal

Always offer BREEAM certification to our projects.

### Result

We have offered BREEAM certification to a large number of projects, but not to all. We uphold this goal for the next period.

### Goal

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.

### Result

For the report period we have had an overweight of planning projects and early stage projects. We have therefore had focus on material consumption, recycling and life span issues, and mass handling in large scale planning. We uphold this goal for the next period.

## EXTERNAL COMMUNICATION

### Goal

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

### Result

We have reached this goal, with participation on the Global Compact network meeting, Oslo Urban arena, Oslo BOBY plus other smaller events.



“People must be in the centre of all urban development”

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

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

# 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.



## HARBOUR AREA A4

### Development plan for Bjørvika, Oslo

HAV Eiendom AS is developing the harbour area at Bjørvika in Oslo planning an office building for long-term rental. They aim to realize a plan which will transform the area from just being a left over space after the E18 road ramp to be a well-established part of the city. The office building will be very modern and environmental friendly, with functions for the public. An urban public area will also be situated above the submerged tunnel ramp.

HAV Eiendom AS looks upon this task as a necessary city repair which will ensure the premises for a sustainable and contemporary settlement within the area.

*Illustration by Alliance arkitekter*

## TU PRIMARY 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*





## SAKKESTAD GARDEN VILLAGE

### New concept outside of Haugesund

Enter Eiendom AS have developed in cooperation with Haugesund municipality a new area plan for Sakkestad focusing on residential buildings. Today Sakkestad is an open-air landscape 3-4 km south of Haugesund center with good public transportations. In the future, there will be a pedestrianized residential area with up to 300 homes of varying sizes, types and shapes.

The concept of the garden village brings entirely new qualities and living environments to Haugesund commune. Alliance arkitekter have created the concept, the illustration project and the design manual for the outdoor area. Together with Plan Vest the office have been responsible for parts of the impact assessment and the elaboration of plans and regulations. The area plan was unanimously approved June 10, 2015.

*Illustration by Alliance arkitekter*

## 2020-01

### BREEAM excellent

2020-01 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*





## 2020PARK PLAN

### Ten minute city

2020park on Forus Stavanger seeks to become the most significant urban borough in the region through the development of an all-embracing area that provides good physical frames for living, working, recreation, local shopping and services. The work is planned in phases and the estimated completion time is 20–30 years. The area will contain roughly 10 000 modern office workspaces, 500 homes plus a range of shops, cafés and other services. This strategy is based in the principles of the “ten minute city”, where as many people as possible should be able to manage their everyday needs within as small area. This reduces the impact of transport on the environment and local infrastructure.

The project is part of the NGBC pilot consortium adaptation of BREEAM Communities to Norwegian context, and aims at a high certification level.

*Illustration by Alliance arkitekter*

# SCANA JØRPELAND

## A small town outside Stavanger

A feasibility study, as an input to the town plan, regarding the area's development potential for the future, including the expansion of Jørpeland town center. In 2019, the Ryfast tunnel from Stavanger will open; this will most likely cause an increased demand for housing in Jørpeland as the village then becomes a central suburb to Stavanger.

In this perspective, Jørpeland can have a successful development as small town, based on its inherent attractive qualities; it is a small town with shops, kindergarten and schools that covers daily needs within close proximity, situated in a spectacular landscape. Our feasibility study shows how Jørpeland can reconnect with the bay, while establishing a fish market, a city bath, sailing club, cultural center and 600 new homes.

*Illustration by Alliance arkitekter*





## KDP STAVANGER

### Downtown Stavanger

Alliance arkitekter was invited by Stavanger to author a study for the revision of the municipal plan, applicable to key parts of Stavanger south city center. Each area was assessed for its existing character and potential for densification, focusing on short distances between jobs and housing, in the context of a sustainable city development.

The study emphasizes on infrastructure and restructuring for a more efficient crowd transportation, as well as protection of the built environment, in relation to new attractive urban spaces and specific infill principles, including suggestions for new features and utilization of height. After the initial study, we were hired as a consultant for further feasibility studies in connection with the on-going political process. This work forms the basis of the plan details, EIA and provisions for the planning map.

*Illustration by Alliance arkitekter*

# MØLLEGÅRDEN

## The gateway to Sandnes centre

A revitalizing concept design for Møllegården, which is situated in central Sandnes, and consists of 4 apartment buildings with varied building heights, as well as a high rise building.

The new apartment buildings, together with existing buildings, form a consecutive quarter with a large green communal garden. Along Jærveien, new building volumes are designed with attention to creating high quality outdoor spaces and attractive entrance zones to homes and business. The location of the high-rise will contribute to the establishment of an urban square, which along Jærveien becomes a new attractive venue with al fresco dining and drinking, surrounded by water surfaces and green spaces.

The ground floor, both in the high rise and the apartment buildings, are planned with high ceilings and transparent facades along the sidewalk, which will contribute to an active and attractive street environment.

*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 dust, humidity and oxygen levels. Also, increase the number 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. Share

the knowledge obtained within the office, and where feasible, with our clients and the public.

## ENVIRONMENT

### *In-house*

Decrease the number of flights per year. We aim to reduce our flights with 10% and to increase the number of video conferences or alternative communication by 10 %.

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

Reduce the amount of waste by 10 %. We focus on reducing unnecessary printouts, ordering the correct amount of lunch.

Continue to use less electricity in the office by taking actions such as: influencing the house owner management on standard temperature levels, avoiding unnecessary use of the elevator, adjusting lights and heat according to climate, and turn off computers and other equipment at the end of the day.

### *In building projects*

Increase our focus and mapping of results 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.

Put extra focus on the Global Compact 2016 areas of special attention relevant to our industry:

#### Accelerating transport emissions

- flexible mobility
- crowd transport
- low transport cities

#### A generation wasted

- futurepreneurs
- the digital labour market
- closing the skills gap

#### Global food crisis

- New diets
- Smart farming
- Reduce food waste

### EXTERNAL COMMUNICATION

Participate on at least four 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](http://WWW.UNGLOBALCOMPACT.ORG)

and our own website

[WWW.ALLARK.NO](http://WWW.ALLARK.NO)





ALLIANCE  
ARKITEKTER

KRISTIAN AUGUSTS GATE 13, 0164 OSLO  
+47 22 36 40 44, [post@allark.no](mailto:post@allark.no)

RYFYLKEGATA 22, 4014 STAVANGER  
+47 45 03 62 18, [www.allark.no](http://www.allark.no)