

St Crispin's House.

Yugo St. Crispin's House was developed by GSA and opened in September 2023. It is home to 684 students who benefit from on-site facilities including communal spaces, a gym, podcast studio, multi-purpose event room and both individual and collaborative study spaces.

- **Originally a 1970's office block, the property is an example of how buildings can be repurposed, refurbished, extended, and given a new lease of life.**

By retaining the existing structure, the overall impact of the development process was significantly minimised. Benefits included the reduction in environmental impact, a reduced development timeframe and a reduced impact on the local community.

The development achieved a 13% carbon reduction against Part L 2013 targeted emissions. This was achieved through:

- All electric heating.
- 75% of the total roof designed as a green roof.
- Integration of a detailed façade design.
- Innovative lighting design that surpasses the required building regulations target by 60%.
- 99.6% recycled waste.
- 32% improvement in energy consumption with a highly efficient air source heat pump.
- Efficient aerothermal space heating and cooling technology.

Yugo St. Crispin's House was awarded Fitwel three-star accreditation and achieved a BREEAM score of 'Very Good'.

4,700 ✓

metric tons of embedded carbon saved by using the existing concrete structure – an offset equivalent to planting roughly 188,000 trees.

75% of the total roof designed as a green roof.



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We're proud of the sustainability impact of Yugo St. Crispin's House and the carbon savings achieved, while creating an impressive, state-of-the-art facility tailored for student living in the heart of Norwich.
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- **As operator, Yugo has embraced the ethos of the property by building sustainability into the student experience, using a combination of engagement and education.**

This includes:

- Onboarding at check-in to help students understand how to support carbon-saving initiatives;
- Community events including 'Trash City', where students brought their waste and used it to build structures, emphasising the sheer volume of rubbish collected in the building;
- A recycling education program on which bins to use, in response to a study by Yugo finding that recycling and reducing waste is a priority for 68% of students, with 23% citing challenges with recycling facilities.