



## GREEN WAVE

What comes to mind when a "green wave" is mentioned? Is it the succession of traffic lights facilitating traffic for some and leaving others in the congestion? Is it your boss's oblique nod in approval of your new project? Or are you planning your holiday at the seaside already? In addition to all of the above, a green wave can be a phrase that describes your new home. Contemporary architects and developers have faced a huge challenge: constructing intelligent buildings that impose the least load on the environment, consume less energy and are built using less construction materials.

The need of a new environmentally responsible design stems from gloomy figures: buildings account for 40 percent of global energy consumption and 70 percent of the total electric power consumption. They produce 40 percent of all greenhouse gases. Forty percent of all natural material resources available and 12 percent of the drinking water available are used to construct buildings.

The construction of intelligent buildings meets the new European standards. The European Commission's Energy Efficiency Action

Plan envisages for the EU to consume some 13 percent less energy than it currently does by 2020. The goal will be accomplished through a variety of energy efficiency initiatives. Some of them include construction of passive buildings, or buildings with very low energy consumption levels.

Until recently greater expenses posed a major hindrance to building green homes. A study by an international consulting agency shows however that environmentally friendly construction costs are just two percent up on conventional construction ones. In addition, the overheads for these type of buildings are 50 to 70 percent down.

Now that the green construction wave has become very popular in the United States and Europe it has arrived in Bulgaria too.

Winslow Developments, a Bulgarian registered company with British investors is developing the Winslow Gardens complex in Sofia's *Manastirski livadi* residential quarter. Due to the low density of buildings, green areas will take up over 50 percent of the complex's total area. Special anti-allergy trees will be planted in the park to ensure resident's comfort.

Winslow Gardens will be car free thanks to an underground infrastructure. Also, it will be the first residential complex in Bulgaria with an independent gas supply. Every owner will be able to control his own gas use and pay the charges to the local gas supplier.

Bulgaria's first green complex will welcome residents in late 2009.

