

A photograph of the Santander headquarters building at night. The building is a modern, multi-story glass structure with a prominent 'Santander' logo in red on the upper right corner. The interior lights are on, and the building is illuminated by streetlights.

Case Study: Transforming Unity Place – Santander’s Sustainable and Smart HQ

Introduction

Unity Place, Santander’s new headquarters located in Milton Keynes, serves as a pioneering model for sustainable architecture, community integration, and advanced smart technology. **This case study delves into the collaborative efforts of Santander, NuXform smart building consultants, and their partners to transform Unity Place into a thriving, eco-friendly, and technologically advanced workspace.**

Project Overview

Unity Place was conceived as more than just a headquarters; it aimed to become a focal point for the community while championing sustainability and staff well-being. The project’s objective was to create a vibrant, **multi-purpose facility that combines business, leisure, and community** under a shared ethos. Unity Place was designed to be an emblem of Milton Keynes’ evolution, fostering pride and aspirations within the local community.

Sustainability and staff well-being were central to the project, evident by its achievement of a BREEAM ‘Excellent’ rating for environmental performance.



“At NuXform, we’re immensely proud of our role in transforming Unity Place into a sustainable, smart, and community-driven hub.

Collaborating closely with Santander and partners, our smart building strategies fused technology with purpose, from smart lockers to a seamless mobile app.

This partnership demonstrates how innovation can elevate workspace architecture and technology integration.”



NuXform's Role

Starting from Stage 3 of the design process, NuXform smart building consultants collaborated closely with Santander and the design team to devise a smart building strategy that aligned with the project's goals of energy efficiency and sustainability. **NuXform played a pivotal role in incorporating smart technologies into Unity Place's infrastructure**, including features like smart lockers, real-time occupancy sensors, and energy usage data tracking.

One of NuXform's standout contributions was its involvement in the design and deployment of a purpose-built campus mobile application. This app seamlessly **integrates with the building's functions**, allowing users to perform tasks such as parking reservations, meeting room bookings, and visitor management.

Ongoing Collaboration

NuXform recognised that a smart building initiative extends beyond the project's completion date. Their support continued into **Unity Place's settling period, offering data-driven analysis, custom monitoring, performance dashboards, and onboarding assistance for tenants**. This ongoing partnership ensured that Unity Place's smart capabilities remained optimised and responsive to evolving needs.

Results and Impact

The collaboration between Santander, NuXform, and its partners led to the successful transformation of Unity Place into a cutting-edge, sustainable, and community-centered hub. The smart technologies implemented within the building enhance occupant experiences, from **booking facilities to managing daily tasks**. The close relationship between all stakeholders facilitated the development of a comprehensive smart building strategy that catered to the project's vision and objectives.

Conclusion

Unity Place stands as a testament to the potential of integrating sustainable design and smart technology to create a landmark that not only serves as a corporate headquarters but also enriches the surrounding community.

The case study of Unity Place and NuXform's integral role showcases the significance of collaboration, innovation, and forward-thinking in shaping the future of workspace architecture and technology integration.

Project Partners:

Santander Property Services, NuXform
Smart Building Consultants.

Testimonial

"NuXform's instrumental role in the Unity Place project has been truly transformative. As the Director of this ambitious endeavor, I witnessed firsthand their unwavering dedication to our vision of a sustainable, community-centered headquarters.

From the very beginning, NuXform's collaboration was marked by expertise and innovation, aligning seamlessly with our sustainability and efficiency goals.

**Director, Unity Place Project
Santander Property Services**



About NUXFORM

NuXform is a leader in security and technology consultancy, supporting organisations in SMART enabling and transforming their physical security, systems, and technology infrastructure.



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