

London's most sustainable properties with a **BREEAM rating of Excellent** and above.

The Climate Change Act legally binds the UK to ensure its greenhouse gas emissions for the year 2050 are at least 80 per cent lower than in the 1990s. The construction of buildings is one of the most significant contributors to our carbon footprint, with 40% of emissions a direct result from the construction and maintenance of the built environment.

BREEAM by BRE (Building Research Establishment) is the world's leading sustainability assessment method empowering those who commission, design, construct and manage buildings, infrastructure and communities to achieve their sustainability goals.

Predicted emissions from building services in a BREEAM Excellent building are on average 35 per cent lower than the regulatory baseline. The scheme has assessed more than 20,000 buildings in the UK over the last decade, significantly supporting the net reduction of the nation's CO2 emissions.

Please find below a shortlist of new developments and refurbishment projects which are rated excellent and above, images can be found via the following link:

Hoover Building – BREEAM rated Excellent



The iconic renovation of the Hoover Building in Perivale, West London not only celebrates the architecture of its era, but has also achieved BREEAM Excellent status of 75.5. This means that the scheme is one of only 45 finalised homes schemes in the UK to achieve either an Excellent certification, delivering total CO2 emissions at least 35% below current building regulations. The incredibly designed, Art Deco, former factory was built in the 1930's for The Hoover Company and has been transformed into 66 luxury studio, 1, 2 & 3 bedroom apartments by IDM Properties. The project goals were to ensure the building is protected and its lifetime extended, ensure this spectacular building is restored to its former glory and that the new homes are environmentally friendly and able to work harmoniously within the existing envelope.

Ebury Street – BREEAM rated Outstanding



Dubbed the UK's most sustainable period rental property, 119 Ebury Street was developed by Grosvenor transforming an old hotel into three duplex apartments. When BREEAM Domestic Refurbishment was released in 2012 the development managers at Grosvenor expressed a wish to achieve the highest level of sustainability certification, i.e. an 'Outstanding', as well as the UK Government's 2050 target of an 80% reduction in operational CO2 emissions. Major environmental features within the refurbishment of the property include energy saving strategies supported by a solar thermal system on the roof, triple glazed timber frame windows, an optimized sanitary system and a careful selection of materials used to include recycled and locally sourced where possible. This development is the first listed residential building in the UK to reach a globally recognised benchmark for sustainability.

Societe Generale 1 Bank Street – BREEAM rated Excellent



1 Bank Street is a 700,000sq ft new build office tower in London's Canary Wharf, set to become the new site for investment bank Societe Generale. The project was launched in 2013 to regroup over 3000 people working in three separate London sites. It was important for SG to have a sustainable building in which to operate and aligned with the company's corporate social responsibility strategy, for example SG set itself a target of a 25% reduction in its emissions per employee by 2020 compared to 2014 levels. It was also important to provide a better environment for staff who will work in the

building. Key environmental features include; energy efficient lighting and systems used throughout, maximum water credits achieved through low water consuming fittings and use of greywater systems, design and VOC products were possible to promote high air quality. It will be the first Societe Generale office in the world with BREEAM certification.

South Bank Tower BREEAM rated Excellent



South Bank Tower is a vibrant mixed-use development transforming a 1970s office tower, originally designed by Richard Seifert. The innovative scheme retains much of its original 30-storey design but has been cleverly extended 11 floors. The building has targeted a BREEAM Excellent and Code for Sustainable Homes 4 rating, the reuse of the existing structure is anticipated to save in excess of 6,000 tonnes of CO₂.