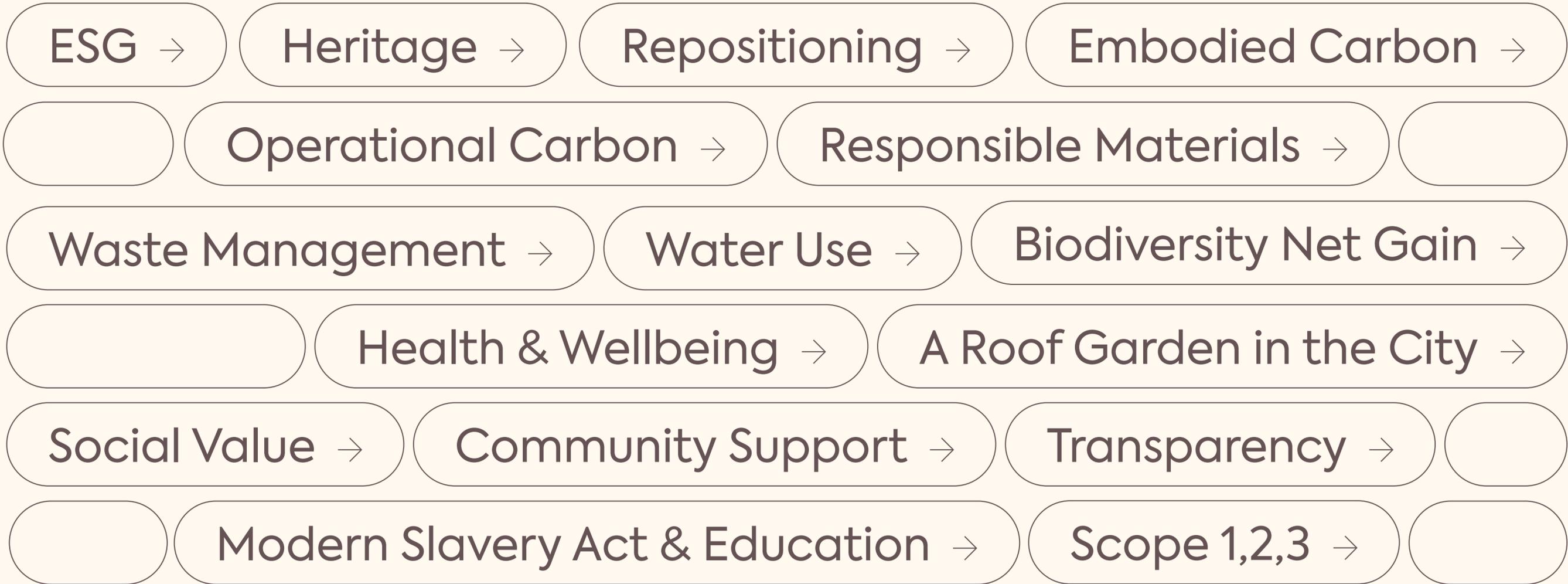


# TENGRRESHAM

ESG PACK

Welcome to 10 Gresham Street, one of London's leading most sustainable and low carbon refurbishments. Located in the heart of the City of London, to the northeast of St Paul's Cathedral, the refurbishment of 10 Gresham Street bridges the gap between heritage and high-performance where memory, wellness, and sustainability converge. 10 Gresham Street is not just a place to work – it's a low-carbon lifestyle with character and connection.

10 Gresham Street offers excellent transport links. Tube stations St. Paul's and Bank are 4 minutes away on foot, and train stations Cannon Street, Liverpool Street, and City Thameslink are all approximately an 11-minute walk away.



# Biodiversity Net Gain



## Environmental

10 Gresham Street represents a beacon of environmental stewardship and biodiversity enhancement. Through the preservation of the original structure and shell, including its iconic façade, the development pays homage to the city's heritage while promoting sustainability. As one of London's most sustainable buildings, the project sets new standards by not only enhancing biodiversity but also being powered by clean, 100% electric energy. This commitment to emission free operations underscores 10 Gresham Street's dedication to mitigating climate change and promoting a greener future.



## Social

A cutting-edge approach to responsible development that combines sustainability with social progress, 10 Gresham Street is a model for inclusive and sustainable growth that benefits both the tenants and the wider community. The building prioritises creating a clean, green, and safe environment that enhances the social fabric of the neighbourhood, while also providing job opportunities and supporting local businesses.



## Governance

10 Gresham Street is committed to upholding governance standards that prioritise transparency, diversity, and ethical supply chain practices. With a focus on open and honest communication with stakeholders, the refurbishment aims to foster a diverse and inclusive community within its walls. Ethical sourcing and supply chain practices that support human rights and environmental sustainability are a top priority.

# Indicative occupier fit out



# A commitment to sustainability



## BREEAM Outstanding (targeted)

The building is set to achieve an overall score of 88%, in accordance with BREEAM (Building Research Establishment Environmental Assessment Methodology), the world's leading design and assessment method for sustainable buildings.



## WELL Core Platinum (targeted)

10 Gresham Street is committed to achieving the highest standards of sustainability and wellness. With a focus on excellence, the building is dedicated to obtaining WELL Core Platinum accreditation, ensuring a healthy and vibrant environment for all occupants.



## NABERS Assessed

With a focus on Design for Performance principles, the development of the building looks at energy efficiency as a top priority. Once the post-occupation criteria are fulfilled, it will be submitted for a NABERS energy rating, aiming to achieve a 4-star rating.



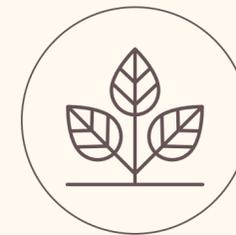
## Active Score Platinum

The building has achieved ACTIVE SCORE Platinum accreditation, demonstrating its commitment to promoting an active and healthy lifestyle for building users.

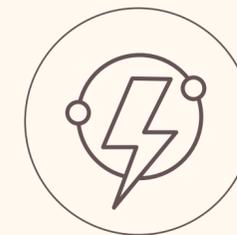


## AirRated Platinum

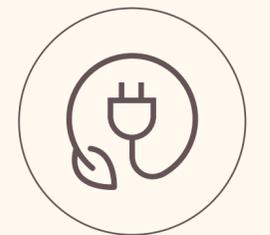
The building has achieved AirRated Platinum accreditation, showcasing its unwavering dedication to maintaining exceptional indoor air quality standards.



Biodiversity Net Gain



100% Electric



100% Renewable Energy

# Heritage

Embracing the architectural heritage of Foster + Partners' original design from 2003, Gensler's transformative ethos is reshaping this iconic building into a prime example of human-centric design. Located in the vibrant and historic City of London, surrounded by bustling streets and neighbouring heritage landmarks, it stands as a singular, striking structure that seamlessly blends the past with the present. In the 19th century, this area was witness to the City's explosive growth as the arrival of the railways turned London into a specialised hub for office and commercial activity.

# Repositioning

## The most sustainable building is one that is already built

The design for the refurbishment of 10 Gresham Street has been driven by the objectives to deliver a highperformance office space with a focus on sustainable resource use. As the original building is being retained, the project achieves significant embodied carbon savings compared to a new construction. **The project is on track for an A rating, in line with RIBA and LETI 2030 targets.**

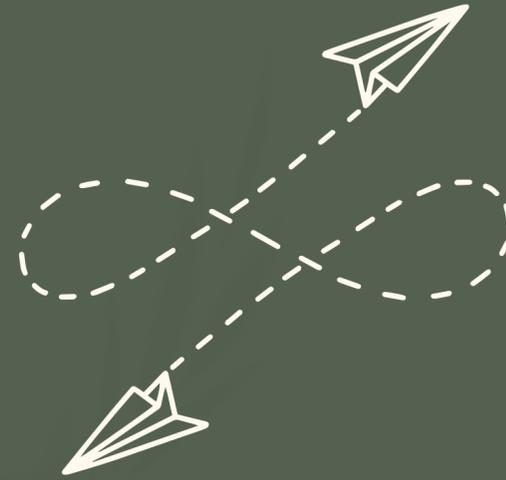
The core sustainability qualities of this project reflect commitments to reusing materials while improving building efficiency and comfort.



By refurbishing rather than building new, we are saving...

# 17,000

Tonnes of carbon dioxide.



This is equivalent to:

# 20,000

Direct flights from London to New York.

# 750,000

Trees planted.

# Atrium



# Embodied Carbon

## Outperforming RIBA 2030 target for new-build offices by 67%



▲ 67% below embodied carbon targets for new offices in 2030

The RIBA 2030 target sets ambitious goals for minimising embodied carbon throughout a building's lifecycle: from extraction and manufacturing to construction and disposal. By surpassing the RIBA target by 67%, 10 Gresham Street showcases an exceptional commitment to sustainability and **carbon reduction**, prioritising **sustainable construction practices** to minimise the environmental impact associated with building materials and processes.

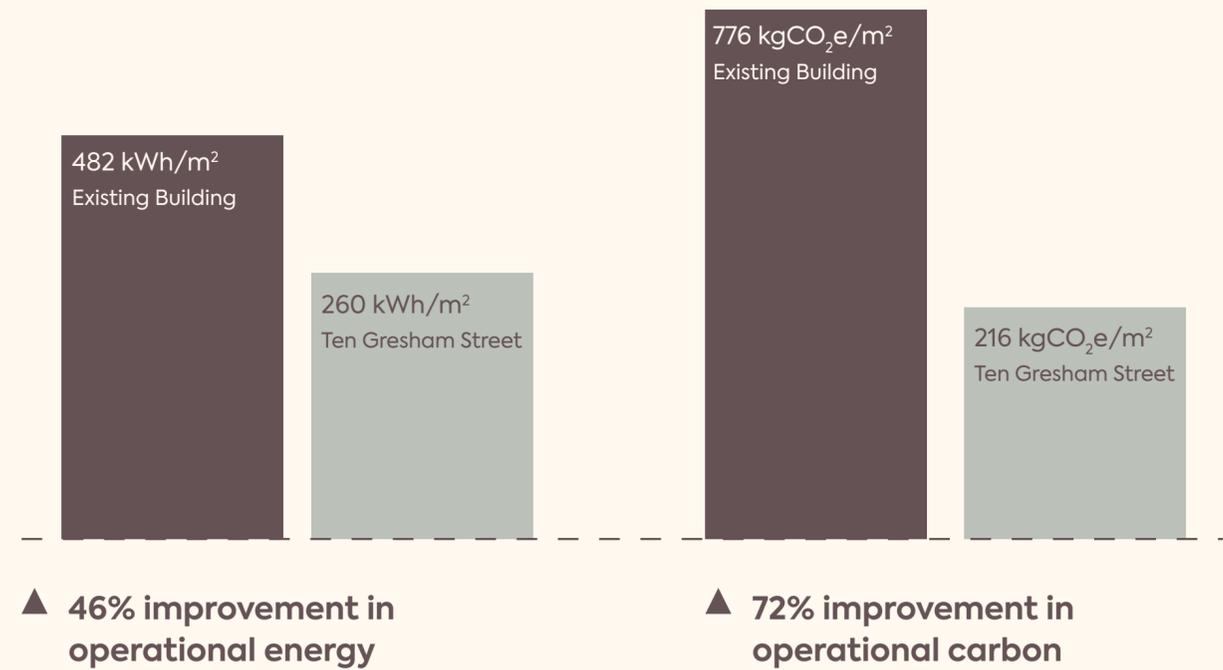


# Operational Carbon

## Smart, Secure, Sustainable

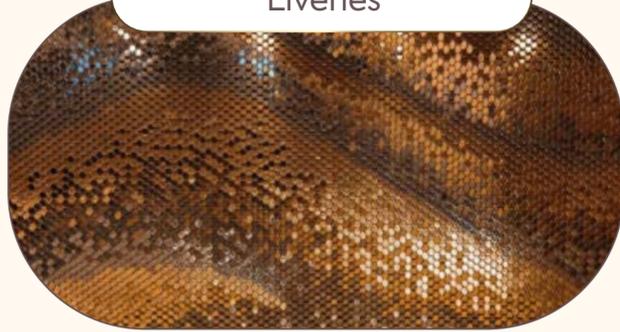
The renovation is set to improve 10 Gresham Street's operational energy use by 46% compared to the existing building.

This reduction in consumption combined with the electrification of systems will result in a 72% reduction in operational carbon over the building's service life. Additionally, the building will include smart building systems which will drive further efficiency, improved occupant experience, and better health, comfort, safety, and security outcomes. These will allow further efficiency of energy use through a robust metering strategy, a modern Energy Management System, and intelligent controls for lighting and HVAC systems.



# Responsible Materials

Liveries



Certified Timber



Reused Glazing



Reused floor tiles



Reused access flooring



The design includes a homage to unique livery companies nearby, featuring the original trade and craft of the City of London and retaining its history and artisanal processes. Moreover, **sustainability is prioritised through a commitment to green material certifications.** Incorporating FSC certified wood products, such as the reception ceiling, ensures that the building's materials are sourced from responsibly managed forests.

**The building embraces the principles of circular economy** by prioritising the retention and reuse of materials, including flooring, finishes, and glazing. The project's contractor is committed to **10% local procurement**, supporting the local community and economy.



# Waste Management

Construction waste recycling



Furniture/equipment donation



In-use waste management



10 Gresham Street offers a ground-breaking approach that bridges the gap between supply and demand. With a focus on sustainability, **50-75% of waste materials generated by refurbishment and fit-out works are anticipated to be either redirected for reuse or sent back to manufacturers for closed-loop recycling.**

Demolition materials, such as furniture and equipment, are being donated to charities, schools, community groups, NHS trusts, and other not-for-profits through the organisation Collecteco.

The building's comprehensive Delivery, Servicing, and Waste Management Plan is meticulously designed to enhance efficiency, safety, and sustainability during frequent servicing activities. The plan optimises operations, saving valuable time and resources. As a result, costs are minimised, air quality is improved, and the environmental footprint is significantly reduced.



# Water Use

## Preserving Natural Resources

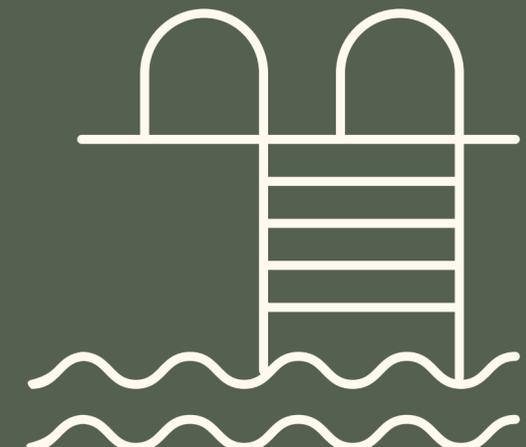
**The building uses 55% less potable water than a typical building.** Strategies such as installing low flow plumbing fixtures and utilising alternative sources like rainwater and greywater help 10 Gresham conserve natural resources and reduce freshwater depletion.

As a whole, this saves...

**18L = 45**

/person/day

swimming pools/year



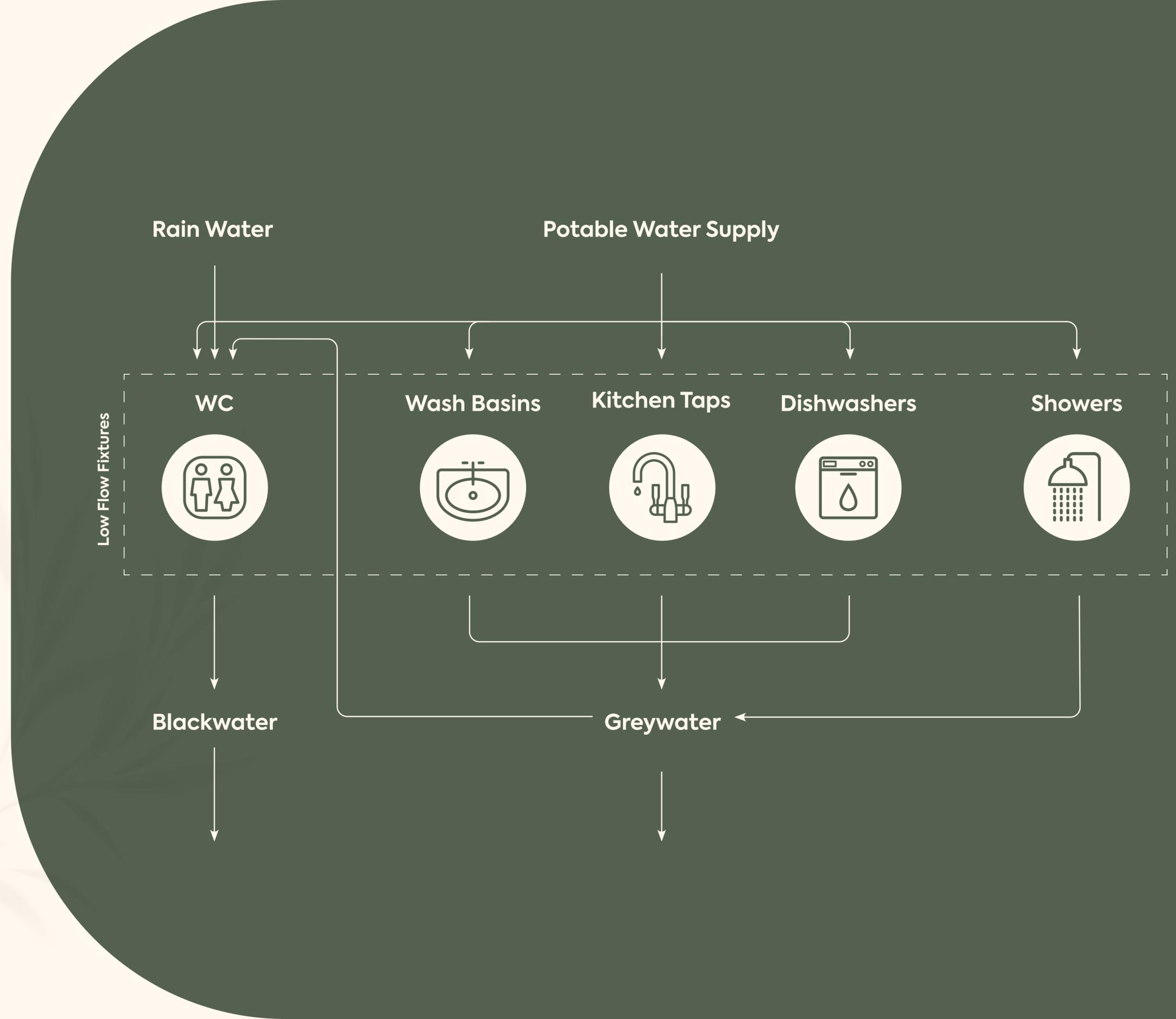
# Water Use

## Grey Water

Reusing all shower water alleviates 20% of flushing demand.

## Blue roof with rainwater harvesting

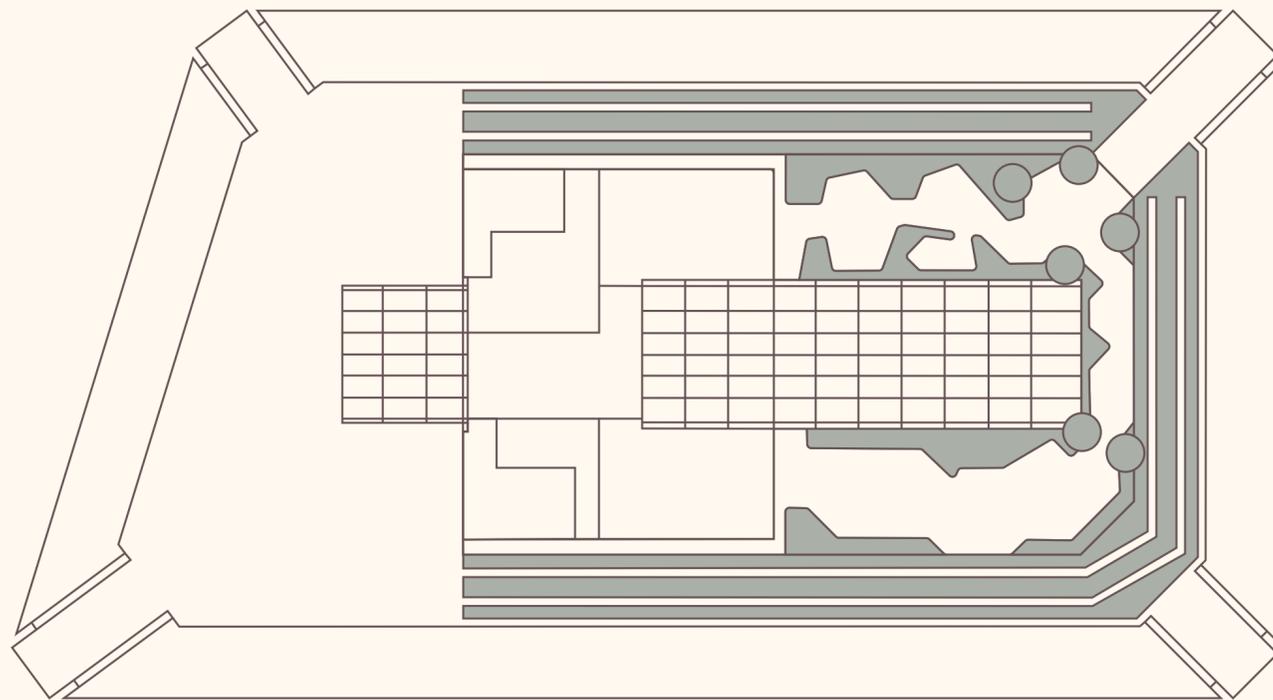
Increasing the permeable area on the roof by 26% helps absorb rainwater and reduce pressure on the existing drainage system. Rainwater collection tanks are used to store excess water and alleviate 5% of flushing demand.



# Roof Terrace



# Biodiversity Net Gain



▲ +12% Urban Greening Factor

## Building a Sustainable Legacy

The world is in a species mass extinction event. 10 Gresham Street is playing its part by providing **biodiversity net gain for habitat to promote health of all species – not just humans using the building.**

The building's green infrastructure additions align with the London Environment Strategy. In particular, the new green roof contributes to safeguarding the city against climate change, **preserving wildlife habitats**, and enriching cultural and heritage experiences. By focusing on supporting vital pollinators and other invertebrates, the roof provides a thriving ecosystem that thrills and inspires. Bat boxes and bird boxes further enhance the building's commitment to ecological value, allowing for the creation of a habitat where nature can flourish.

Urban greening also transforms the ground floor interface. By incorporating lush, flower-rich perennial planting, the building's Urban Greening Factor is increased from 0% to 12%.



# Health & Wellbeing



## Breathing Life into Spaces

**Biophilia and greenery throughout the building:** The design incorporates natural materials, shapes, colours and elements both externally and internally. This contributes to improving acoustic performance and air quality, reducing stress, enhancing creativity and clarity of thought, improving wellbeing, and expediting healing.

**Active Lifestyle:** 10 Gresham Street offers more relaxed and informal areas that blend productivity with wellbeing. Occupiers choosing to actively travel to and from the building will have access to 480 cycle parking spaces, 480 lockers, and modern showers and changing rooms.

Targeted **WELL Core Platinum** certification will ensure a holistically healthy and vibrant environment for all occupants.



# A Roof Garden in the City

## Blurring the lines between natural and urban spaces

The rooftop pavilion and terrace extension elevate the existing building to new heights, offering fresh air and stunning views that enhance wellbeing for office tenants. Made with a mass timber structure, the pavilion provides direct outdoor access and aligns seamlessly with the existing building's design. The timber roof extends into the terrace as a canopy, blurring the lines between indoor and outdoor spaces. It is a place where users can benefit from a meticulously chosen collection of plants and shrubs, each selected for their seasonal interest, resilience to the local climate conditions, and alignment with local conservation objectives.



# Roof Terrace St Paul's



# Social Value



## Driving Growth & Opportunity

Through advanced in-house tools and extensive forecasting, it has been determined that **the construction of 10 Gresham Street will generate remarkable social value for the sector, for society, for government and individuals.** For example, this is made possible through local procurement, wellbeing programs, apprenticeships and monetary investment in the community. As part of the project contractor's commitment to community engagement, a dedicated volunteering day is offered for all employees, ensuring their active involvement in making a positive impact. Moreover, the 10 Gresham Street team is committed to delivering four community activities and contributing 150 volunteering hours within the City of London.



# Community Support



## Affordable Housing & Access to Education

10 Gresham Street is contributing to the CIL (Community Infrastructure Levy), which funds and drives infrastructure improvements in the City of London, including affordable housing, education access, public realm enhancements, and healthcare and social outreach facilities.

**Equity & inclusion:** With equity and inclusion in mind, gender-neutral restrooms are included in the retrofit design.

**Equal Access:** The building's generous entrance with two sloped paved areas has been retained in order to enable easy access to people with health impairments.



# Transparency

10 Gresham Street is committed to complete transparency. It reports all aspects of the building that are trackable with Environmental, Social, and Governance (ESG) metrics. It incorporates various certifications such as BREEAM, WELL, NABERS, and utilises FSC-certified wood products. Additionally, the building emphasises the disclosure of emissions and environmental impacts, providing stakeholders with comprehensive information on its sustainability performance.

## Employee Diversity, Ethical Supply Chain & Fair Wages

All parties involved in the project have implemented wellbeing, diversity, equity, and inclusion principles in their assets and operations. They are also implementing fair wages across the project.



# Modern Slavery Act

All parties involved have a zero-tolerance approach to modern slavery and are committed to consistently reviewing and strengthening processes and systems to minimise the risk of human rights infringements anywhere in the supply chain – in accordance with the UK Modern Slavery Act of 2015. The contractor on 10 Gresham Street has also made several commitments and developed policies designed to help eradicate modern slavery. It has also formed working relationships with unions and police forces around the UK in relation to pursuing this same goal.

# Education Commitments

With a strong dedication to fostering diversity, the architect on 10 Gresham Street has a track record of providing scholarships to underrepresented communities. Through the Diversity in Design Bursary + Micro Prizes initiative, they champion inclusivity in architecture and design by supporting underrepresented ethnic minority students in pursuing careers in the field. The contractor on 10 Gresham Street is committed to providing two work experience opportunities, offering two apprenticeships, and engaging with 120 students during the construction.



# Scope 1, 2, 3 Disclosures for Construction



## Scope 1 (Direct Emissions)

Using in-house reporting tools to track and monitor direct emissions from fuel burned on site, vehicles, heating sources and refrigerant leakage during construction.



## Scope 2 (Indirect Emissions)

Using in-house reporting tools to track and monitor indirect emissions from purchased energy during construction.



## Scope 3 (Indirect Emissions)

Using industry recognised tools to report on indirect emissions linked to materials and supply chain:

- Carrying out multiple Life Cycle Carbon Assessments during design as well as construction.
- Monitoring and reporting employee commuting



# Contributors



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[tengresham.com](http://tengresham.com)