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# 199 BISHOPSGATE

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# EXCELLENT

BREEAM sustainability rating,  
as standard on every British Land  
office development

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# 61%

more energy efficient than  
the previous building

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# Five

minute walk to Liverpool Street Station  
and Shoreditch High Street Station

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# 199 BISHOPSGATE



Our challenge to the design team for 199 Bishopsgate: refurbish the existing building to be more efficient than a comparable new building.

**SARAH CARY**  
SUSTAINABLE DEVELOPMENTS EXECUTIVE  
AT BRITISH LAND



## ENERGY

# 41

Energy Performance Certificate (EPC) score, a B rating; better than an average new building

# 40%

more energy efficient than regulations require

# 80%

reduction in fan energy use, thanks to intelligent controls

## STAFF AMENITIES

# 400+

shops, restaurants and bars within a five minute walk

# 50

secure indoor cycle storage spaces



## SOCIETY

# 1,000

jobs supported through the refurbishment, including two apprenticeships



# £25,000

raised for charity during a construction site auction

## BRITISH LAND

# 8.2/10

scored for interaction on environmental issues, as rated by our occupiers (industry average 3.8)

# £5.4m

saved on energy and water costs for our occupiers over the last four years

# 95%

of development waste diverted from landfill – 724,561 tonnes over the past three years



We set challenging energy efficient design targets for 199 Bishopsgate: BREEAM Excellent and an EPC of 43, which we exceeded. At a very early stage, the design team built an energy model that allowed collaboration and testing of which technologies would work best to achieve the targets.

The studies were extremely valuable and effectively set the performance brief for much of the mechanical and electrical plant. They also demonstrated that renewable photovoltaic panels and solar hot water heating had minimal benefit (less than 2% carbon saving) and that conventional approaches, such as high efficiency lighting and daylight dimming, created better energy performance than generating energy on site.



In modern offices, the main energy costs arise from cooling and lighting. At 199 Bishopsgate, the glazing specification was considered in detail to balance heat and lighting gains. Combined with lighting which automatically adjusts lux levels in response to daylight and movement, this maximises office natural light without increasing cooling costs.

Our recent sustainability awards include:



For more information:  
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Blackstone

BROADGATE  
CITY OF LONDON