



39 VICTORIA STREET

10%

more energy efficient than
the latest regulations require

EXCELLENT

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

98%

of waste diverted from landfill (2,554
tonnes = 175 double-decker buses)

39 VICTORIA STREET



That 39 Victoria Street achieves such high levels of environmental performance is due to the key sustainability drivers for the project being set out by British Land at the outset and embodied into the design work from an early stage.

FESTUS MOFFAT
DIRECTOR, JOHN ROBERTSON ARCHITECTS



ENERGY

115

energy meters installed for billing and measurement, so that occupiers save money when they switch off

41

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



STAFF AMENITIES

44

indoor cycle storage spaces, plus 44 lockers, 15 showers, and a drying room

Eight

minute walk to St James's Park, the oldest of London's Royal Parks

Two

electric car charging points



At 39 Victoria Street, we wanted our refurbishment of the 1980s office building to give it a new lease of life, with a modern specification, sustainable approach and high energy efficiency standards. The project team, led by John Robertson Architects, rose to the challenge, re-using the structure whilst expanding and enhancing the building. 39 Victoria Street now offers 88,500 sq ft of fully refurbished new Grade A office space, with a new façade and a BREEAM Excellent rating.

To help occupiers improve energy efficiency, cut water consumption, reduce carbon emissions and save money, we've fitted energy efficient appliances, water saving devices and an innovative energy and water metering and monitoring system. We've also made sure occupiers have plenty of space for recycling facilities and room for a future connection to a decentralised energy network. So, as the outside world changes, 39 Victoria Street has the flexibility to adapt.

SOCIETY

182

local people worked on the construction site

12

apprenticeships supported through the construction

Three

year partnership with local St Andrew's youth club, helping with its refurbishment and more



Cycle spaces, showers, lockers and a drying room are there to encourage active and sustainable commutes to work – or Victoria Station, one of London's primary transport hubs, is just a short walk away. Together with our construction team, we've made sure all timber comes from sources certified as sustainable. We've also worked together to build good local relationships in Victoria, putting our Community Charter commitments into practice, as we strive to be the best neighbour that we can be.

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

18%

water reduction in the last four years, saving as much liquid as 2,100 people drink in a lifetime

Our recent sustainability awards include:



For more information:
www.39victoriastreet.com
sarah.cary@britishland.com

