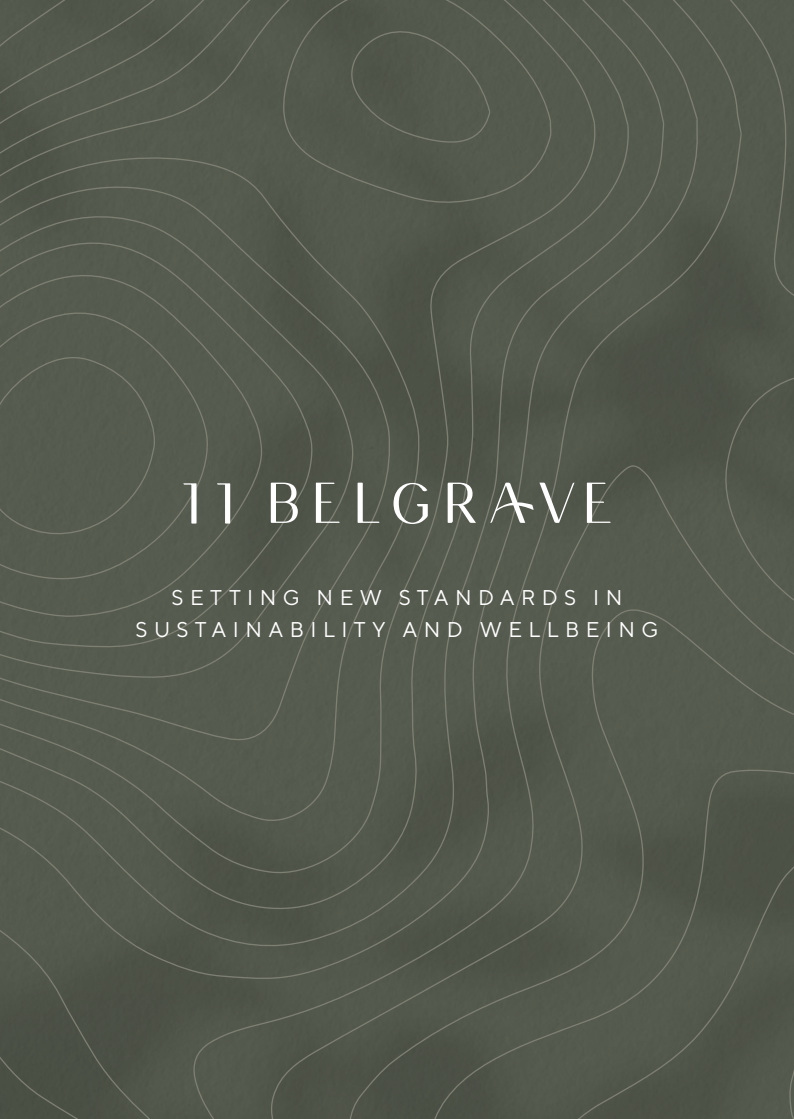




11 BELGRAVE

SETTING NEW STANDARDS IN
SUSTAINABILITY AND WELLBEING



11 BELGRAVE
VICTORIA

A LIVING LANDMARK

Introducing a new destination headquarters with next generation sustainability and wellbeing at its heart.





Acer Freemanii 'Autumn Blaze'
– a drought-tolerant tree featured
in the walled garden at 11 Belgrave.

TOGETHER, WE ARE BUILDING A NEW BENCHMARK

At 11 Belgrave, we have assembled a team of specialists committed to taking sustainability and wellbeing to new levels.

We're beating industry standards to create a responsible, future-proof building that will enrich the lives of everyone who encounters it.



The courtyard garden

BETTER BY EVERY MEASURE



TARGETING BREEAM
'OUTSTANDING'

1% of new UK non-domestic
buildings achieve this rating



PRE-ACCREDITED
5.5*

The first scheme in the
UK to achieve this status



WELL PRE-CERTIFIED,
TARGETING PLATINUM LEVEL

Only five offices in London have
achieved this top rating



NET ZERO
CARBON

Offset costs are low and fund
carefully selected projects



WiredScore
PLATINUM

Smart building technology and app will enable tenants to
control the environmental conditions within their space and
have seamless access to areas of the building



SmartScore



NEXT-LEVEL, NEXT-GENERATION SUSTAINABILITY

—

Pollinating plants such as the Magnolia Kobus will support biodiversity throughout the year at 11 Belgrave.

RIBA

38%

38% above the RIBA 2030 embodied carbon target

11 BELGRAVE WILL
OUTPERFORM
THE FOLLOWING
TARGETS

SBTi
(CO₂)

20%

20% above the 1.5°C science-based targets initiative for CO₂ emissions in operation



17%

17% above the UKGBC Net Zero Carbon Office Use Intensity Targets 2030-2035

RESPONSIBILITY BUILT-IN

With building works responsible for 59% of UK waste*, we've invested time and ideas in reducing the impact of every element of our build.

ZERO WASTE TO LANDFILL,
WITH 99% RECYCLED

CONSIDERATE
CONTRACTORS ONLY

35% OF EXISTING
STRUCTURE RETAINED

CIRCULAR ECONOMY
PRINCIPLES FROM DAY ONE

*The NBS, 2018



Sustainably manufactured, recycled and reusable materials are championed throughout the building, such as this Richlite paper composite which will create exquisite detailing.

MAKING THE DIFFERENCE

Recognising that 11% of CO2 emissions are caused by manufacturing materials*, we've looked harder for options that are beautiful, durable and kinder to our environment.

NATURAL HEMP
BRICKS

MATERIALS SOURCED
LOCALLY

LOW CARBON CONCRETE,
STEELWORK AND SLABS

*Royal Academy of Engineering, 2021



Hemp bricks have been used in the construction of 11 Belgrave. Hemp has low carbon emissions and is capable of capturing carbon from the atmosphere, making it one of the most sustainable materials on the planet.

HIGHLY-EFFICIENT OPERATIONS

From PV panels and energy-tracking smart tech to heat recovery systems and openable windows, at 11 Belgrave we're finding more ways to reduce emissions and energy costs while creating long-term flexibility for occupiers.

Sand is a key natural element in our high-performance windows, which enhance the building's heating and cooling efficiencies and minimise energy use.

100% 

CERTIFIED
ELECTRIC BUILDING

40% 

REDUCTION IN PEAK
HEATING DEMAND

50% 

REDUCTION IN
MECHANICAL COOLING

70% 

REDUCTION IN
CARBON EMISSIONS

RE-GREENING LONDON

With 12,750 sq ft of private gardens, terraces and green roofs, 11 Belgrave is playing its part in creating the green infrastructure that's so vital to keeping our air clean and our city cool.



NATIVE SPECIES
AND MEADOW
PLANTING



INTEGRATED BIRD
BOXES AND BUG
HOTELS



SuDS IN
LANDSCAPING

Though the Black Redstart is adapted to urban environments, it is highly endangered. Our planting scheme and interventions in the fabric of 11 Belgrave support the conservation of this rare bird and many other species.





The workspace

WELLBEING

We will set a new template
for healthy workspaces.

11 BELGRAVE IS IN THE

TOP 0.4%

OF THE HEALTHIEST
BUILDINGS IN LONDON



11 BELGRAVE IS ON COURSE
TO SCORE 95 OUT OF 100

15 POINTS BEYOND
THE PLATINUM BASELINE



LIFE-CHANGING IDEAS
ABOUT WELLBEING FOR
A HAPPIER, HEALTHIER
AND MORE PRODUCTIVE
WORKFORCE

Occupiers will benefit from wildlife-oriented outdoor spaces in the heart of London, specifically designed to encourage species such as this native White-letter Hairstreak butterfly.

CERTIFIED BUILDINGS AT A
BASELINE OF 60 HAVE BEEN
PROVEN TO CREATE*:

50%

REDUCTION
IN ABSENTEEISM



27%

REDUCTION IN
STAFF TURNOVER



11 Belgrave is targeting a score
of 95 and therefore anticipating
even stronger results.

*IWBI, 2018

CONNECTED TO NATURE

With natural environments proven to improve mood, concentration and creative thinking*, we've emphasised trees, planting, wood and stone throughout.

MAXIMISED VIEWS
ONTO GREENERY



PLENTIFUL
OPEN SPACES



EXTENSIVE USE OF
NATURAL MATERIALS



*EKKIST: Health, Wellbeing & Productivity in Offices 2022 report

BREATHE EASY

We're creating a clean air environment that's good for mental and physical health and can boost productivity by around 10%*.

11 Belgrave innovations:

CARBON FILTERING
VENTILATION

NON-TOXIC
MATERIALS USED

CO2 SENSORS AND
CARBON FILTERS

POLLUTION-FILTERING
PLANTS

OPENABLE WINDOWS
MANUAL AND AUTOMATIC

*EKKIST: The COG FX Study



An evergreen tree from India, ficus elastica reduces pollutants such as carbon monoxide, formaldehyde and trichloroethylene from the atmosphere, and feature in the Courtyard garden at 11 Belgrave.

BRIGHTER IDEAS

By maximising daylight and reducing the harmful effects of electric light, we're helping to reduce stress and improve sleep cycles – adding an average of 46 minutes a night*.

*EKKIST: Boubekri, M. et al. (2013)

100%

OF WORK STATIONS
ARE WITHIN

11m

OF A WINDOW

CIRCADIAN
LIGHTING SYSTEMS
IN COMMUNAL AND
OFFICE SPACES

WELL CRI
OPTIMISATIONS
MIMIC NATURAL
LIGHT

SOUND ADVICE

With distracting noise shown to reduce staff performance by as much as 66%*, we've designed out potential problems.

Reducing:

REVERBERATION

BACKGROUND
NOISE

NOISE TRANSFER



Our acoustic panels in 11 Belgrave's Garden Room help to create an ideal ambience and are made from a blend of recycled materials and wool.

*EKKIST: World Green Building Council, 2016

FIT FOR PURPOSE

Moving and interacting more freely improves everything from our immune system to our general outlook, so we're making it easier to do in all kinds of ways.



Gym changing room

SHOWERS AND LUXURIOUS
CHANGING ROOM FACILITIES

INDOOR & OUTDOOR
COLLABORATIVE SPACES

EXTENSIVE
BICYCLE PARKING

FEATURE STAIRCASE
REDUCES LIFT USE

SPACE FOR
ON-SITE GYM

COMMUNAL LIBRARY WITH HEALTH
AND WELLBEING RESOURCES

DELIVERED BY A
DEDICATED TEAM
OF LIKE-MINDED
SPECIALISTS

Developer

Quadrum 

Architect

Eric Parry Architects

Landscape Architect

GILLESPIES

Wellbeing
Consultant

Ekkist

BREEAM
Consultant

DELTA GREEN

Services &
Sustainability

MAX FORDHAM

FIND OUT MORE



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MIX

Paper from
responsible sources
FSC® C153715

This booklet has been made with Extract paper that
uses disposable paper coffee cups destined for landfill.