

Regent's Place One & Two incorporate a wide range of sustainability measures. These will enable occupiers to reduce resource use and save money.

## CARBON REDUCTION = COST REDUCTION

### EXCELLENT BREEAM RATINGS

Both Regent's Place One & Two have achieved BREEAM Excellent ratings for environmental performance. [www.breeam.org](http://www.breeam.org)

### 100% SUSTAINABLE TIMBER

Timber in Regent's Place One & Two is from certified sustainable sources, and a quarter of all materials are from re-used or recycled sources.

### 15,000 KWH OF SOLAR POWER

1,600 sq ft of photovoltaic roof panels on Regent's Place Two will generate 15,242 kWh of clean power each year, saving 8.7 tonnes of carbon emissions.

### 22,000 SQ FT OF GREEN ROOF

Green roofs and terraces will provide attractive areas for occupiers and encourage biodiversity. Regent's Place One has 5,200 sq ft and Regent's Place Two has 17,200 sq ft.

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



### UP TO 33% LESS CARBON

Regent's Place One is forecast to produce 24% less carbon emissions than Building Regulations require and Regent's Place Two 33% less, as a result of energy efficiency measures and low-carbon energy sources\*.



### 180+ NEW TREES

The planting of 182 new trees, floral colour plants and usable lawns will enhance public spaces. Extensive re-landscaping will compliment a new courtyard, public square and additions to the Regent's Place public art collection.



### 2,400,000 LITRES OF WATER

A 437,000 litre capacity rainwater harvesting system will recycle a total of 2,400,000 litres of rainwater a year for the land-scaping. The system is predicted to reduce annual mains water use by around 9% and costs by £5,000. Water efficiency measures and leak detection systems will further reduce water use.



### 85% OF CONSTRUCTION WASTE

Our contractor at Regent's Place One & Two, Bovis Lend Lease, manages waste generated on site to reduce the amount of waste sent to landfill. Over 85% of demolition and construction waste has been diverted away from landfill.



### GREEN HEROES

Our contractor, Bovis Lend Lease, won a Green Apple Silver Award for using a low-carbon concrete mix at Regent's Place, reducing embodied carbon by up to 5,000 tonnes.

\* As at February 2008



"We aim to lead the market in developing and managing buildings in a sustainable manner. By improving energy efficiency, reducing water use and increasing recycling we lower our costs and those of our occupiers, whilst saving precious natural resources."

**Chris Grigg,**  
Chief Executive



**British Land works with occupiers to reduce resource use through environmental working groups.**

We have reduced carbon emissions from like-for-like energy use in the common parts at Regent's Place by 13% since 2004, cutting carbon emissions by 16%. We have also reduced like-for-like water use by 41%\*. All four office occupiers at 350 Euston Road are implementing carbon reduction initiatives and have signed up to the Green500 scheme.

Working closely with Regent's Place occupiers, we recycled 64% of managed waste at Regent's Place, with zero waste to landfill since January 2009. Incinerating residual waste generates 124,388 kWh each year, enough to power a home for 26 years.

**Design features, which will reduce energy use at Regent's Place One & Two, include:**

- High-performance glazing to significantly reduce solar heat gain whilst providing natural light
- Energy efficient lighting with motion and daylight sensors so that lights are only on when needed
- Ventilation system, which will gather and re-use waste heat
- Electronic monitoring of energy use so that building services can be controlled for maximum efficiency.

\* As at 31 March 2009

**GREEN ROOFS**

The green roof design was informed by a two-year pilot project with Arup, specialist consultants.

The design is laid out in a 'puzzle' pattern, comprising several different growing mediums, seed mixes and plant arrangements. The pattern was carefully selected according to sunlight and shading influences and will encourage biodiversity by locating diverse micro-habitats adjacent to each other.

Herbaceous plants, wildflowers and grasses will start growing from summer 2009, with the roofs gaining further ecological value over the next few years.

1. Small tortoiseshell butterfly
2. Black redstart
3. Typical wildflower mix
4. Sparsely-vegetated ground and sedum
5. Wildflower mix and organic substrate for birds and butterflies
6. Border plants and shrubs for garden areas
7. Roof structure including waterproof layer and drainage
8. Rain water pipe draining to basement collection tank for landscaping irrigation

**COMMUNITY INVOLVEMENT**

Our positive relationships with the local community around Regent's Place have won us a prestigious Business in the Community Award for our long-term commitment to the area and to the West Euston Partnership.

Providing the community with a new 80 seat theatre will offer leisure opportunities to local residents and occupiers, including performances and workshops.

**CONNECTIVITY**

Improving pedestrian routes will make it easier for people to access Regent's Place and provide a more pleasant local environment.

We are creating two new pedestrian routes, which will improve access for the estate and the local community. The East-West route links from Regent's Park to Euston station. The North-South route will link with Fitzrovia via a new pedestrian crossing across the Euston Road, enhancing connections to Great Portland Street and Warren Street underground stations.

**SUSTAINABLE DEVELOPMENT**

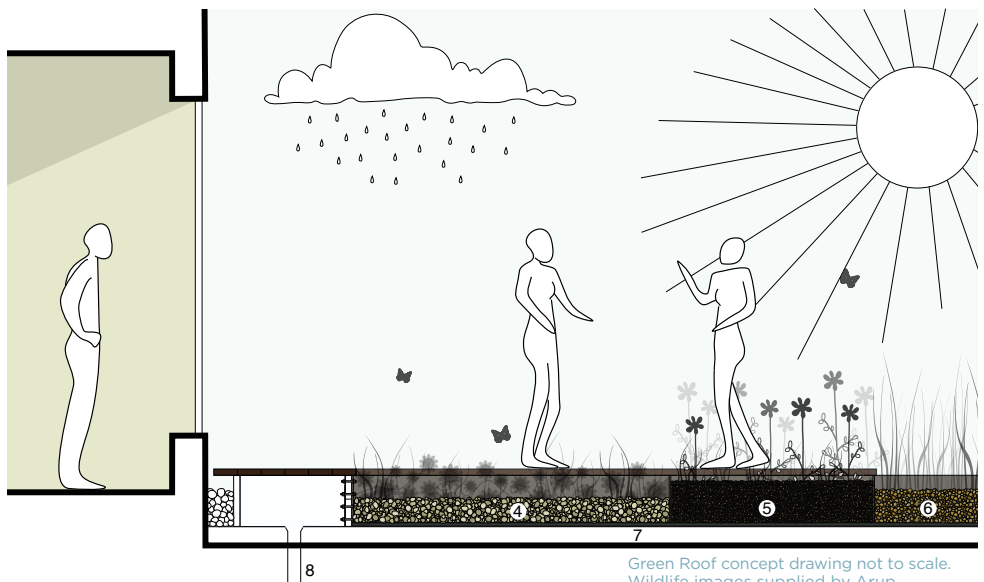
British Land is one of the Global 100 Most Sustainable Corporations 2008.

Using the processes in the British Land Sustainability Brief, our project team applied high standards at each stage of the Regent's Place development, as well as best practice guidance from a range of sources. These included Arup, BREEAM, Camden Borough Council and the Mayor of London.

[britishland.com/responsibility](http://britishland.com/responsibility)



[www.regentsplace.com](http://www.regentsplace.com)



Green Roof concept drawing not to scale. Wildlife images supplied by Arup.