British Land

Ropemaker

Our new development at Ropemaker, London EC2, has been designed to provide an attractive and sustainable building for occupiers, meeting their needs today and tomorrow.

With planning approved in April 2007, the 20 storey building will provide 593,000 sq ft (55,000m²) of office and retail space, including two trading floors of 42,500 sq ft (4,000m²).

It has been designed by Arup Associates for a range of occupiers and construction has begun with completion scheduled for mid 2009.

15% lower CO_2

Ropemaker is on target to achieve 15% lower predicted carbon emissions than set out in the Building Regulations.

BREEAM

The development is expected to achieve an 'Excellent' BREEAM rating. BREEAM is the most widely used environmental assessment method for buildings. For more information visit www.breeam.org

50% green roof

We are designating 50% of the available roof space as green roof. The green roof area will be partially covered with plants and soil over a waterproofing membrane to enhance biodiversity.

- All energy used for heating water and space will come from renewable sources, generating enough power to run 7,000 washing machine cycles.
- All wood will come from sustainably managed sources.
- We will be collecting and re-using rainwater to reduce mains water usage, saving enough water each year to fill 10,000 bath tubs.
- Materials from demolition have been used to form temporary works to construct the building.
- 30 local students have been given tours of the site, raising awareness of career opportunities within the construction industry

Developing sustainable buildings

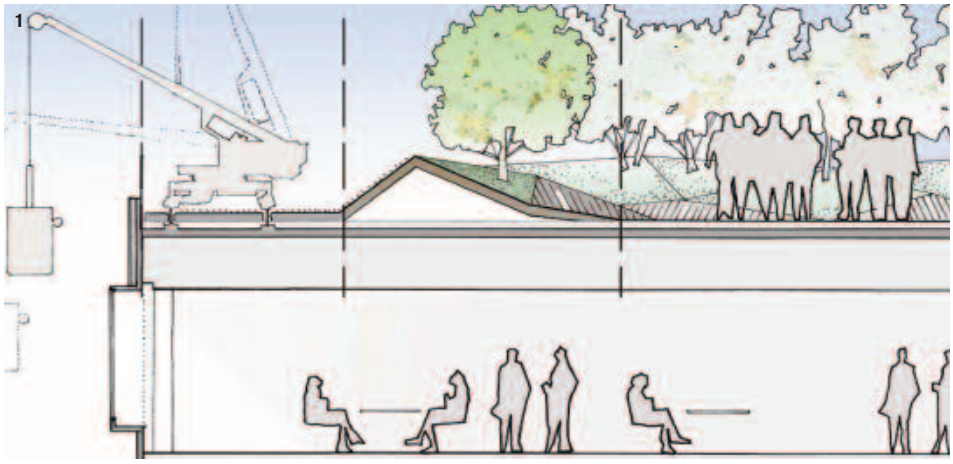
"We aim to lead the market in developing and managing buildings in a sustainable manner. By financing, developing and managing properties that responsibly utilise energy, water and waste, we conserve the world's resources and can also reduce our costs and those of our occupiers."

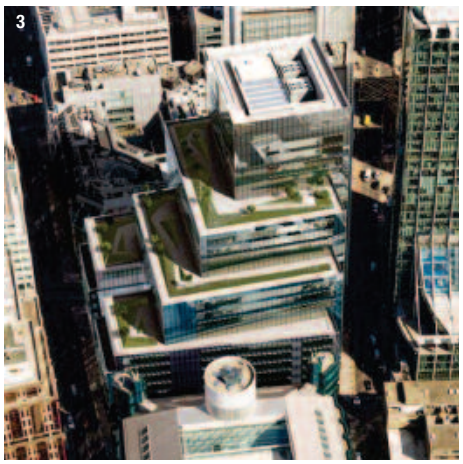
Stephen Hester Chief Executive

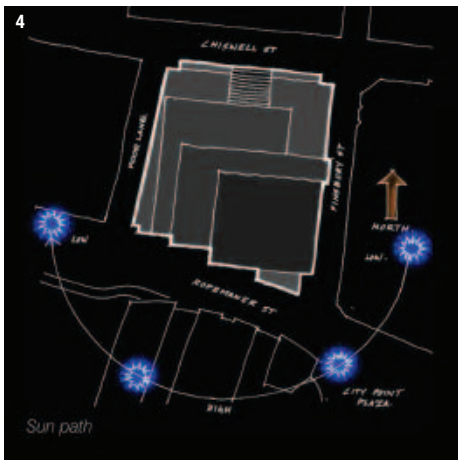
Since 2004 we have been working with our employees, consultants and contractors to implement the British Land Sustainability Brief on all our developments, including Ropemaker.

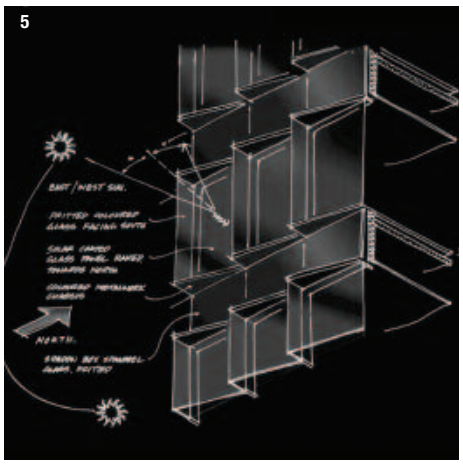
This Brief aims to ensure that our projects are designed and constructed sustainably, by establishing appropriate objectives and targets, defining the processes, standards, guidance and responsibilities for each stage and raising awareness of environmental issues and opportunities.

In 2006 we revised and improved the Brief following an independent review. We also developed a Sustainability Brief for Refurbishments and a Sustainability Guide for Acquisitions. You can download these documents from **www.britishland.com/downloads**









British Land's Ropemaker development incorporates a wide range of sustainability measures. These will enable occupiers to reduce energy and water use, cut down waste, decrease carbon emissions and lower associated costs.

Managing energy
Double glazed tilting façades will reduce the energy required for cooling by up to 27% compared to a flat façade. The facades are designed to allow occupiers to install low energy cooling systems and there will be fixed external shading for areas of vertical glazing to the south eastern façade.
Air conditioning systems will use free cooling for as much of the year as possible and surplus heat generated by IT equipment, lights and occupiers will be recovered and reused. Associated carbon emissions will be reduced by a further 10% because all energy used for heating water and space will come from renewable sources, equivalent to 20% of the annual energy consumption.

Managing water use
Introducing water saving measures and harvesting rainwater will reduce mains water requirements and minimise Ropemaker's impact on local drainage systems. Mains water usage will be monitored through meters linked to the Building Management System. Rainwater will be collected and re-used to flush WCs.

Managing waste
Managing waste responsibly will help to safeguard the world's valuable resources and reduce the costs of transport, materials and disposal. Materials from demolition have been retained to form temporary works to construct the development and the existing buttress walls will be used to build the larger basement area. A target 15% of materials by value will have recycled or re-used content. There will also be large waste recycling accommodation to sort and store waste generated in offices.

Sustainable travel
Encouraging occupiers and visitors to use public transport and bicycles will reduce car use and associated emissions. Ropemaker is located close to excellent public transport links, including Moorgate and Liverpool Street stations. The development will also feature 270 secure, internal cycle spaces with high quality locker and shower facilities.

Enhancing biodiversity
Enhancing the local ecosystem at Ropemaker will add to its attractiveness as a place in which to do business. Designating 50% of the available roof space as green roof will enhance biodiversity, provide an attractive area for occupiers and improve the appearance of the building.

1 A cross section of one of the green roofs, showing garden terrace, green landscaping, eco-zones and amenities.
2 An artist's impression of one of the green roofs.
3 An aerial view showing the green roofs and the photovoltaic and solar panels.
4 A sketch showing how the orientation of Ropemaker helps to maximise solar control.
5 A sketch of the double glazed tilting façades that will reduce the energy required for cooling.

The development of Ropemaker is informed by guidance and best practice from sources including Arup, BREEAM, Islington Borough Council and the Mayor of London, as well as a range of British Land policies and plans.

British Land has a carefully timed 2.6 million sq ft (241,500m²) office development pipeline coming to fruition between now and 2011. Other developments include; 201 Bishopsgate and The Broadgate Tower (EC2), The Leadenhall Building (EC3), and Regent's Place (NW1).

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