

201 Bishopsgate and The Broadgate Tower

Development overview

201 Bishopsgate was completed in March 2008 and The Broadgate Tower was completed in August 2008. They are located in London EC2 and are now home to over 3,000 workers. Together they provide more than 815,000 sq ft of office space and 7,700 sq ft of retail space.



Our use of resources

Both 201 Bishopsgate and The Broadgate Tower achieved BREEAM Excellent ratings for the environmental performance of their designs. British Land invested in a range of sustainability features, cutting operational costs for occupiers by an average of £1.20 per sq ft each year.* The energy efficient design will reduce operational carbon dioxide emissions at 201 Bishopsgate by an estimated 24% compared to current standards, and at The Broadgate Tower by 19%.

Energy efficient features include:

- Ventilation system which will gather and re-use waste heat
- Motion activated lighting system so that lights are only on when people are present
- High performance glass, which minimises solar heat gain and retains cool air
- Local lighting zones, water metering and electricity metering to enable occupiers to manage their own energy use
- Double-decker lifts in The Broadgate Tower, which transport twice as many people using a single motor.

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This is a great example of having a commitment to long-term sustainable development over short-term commercial gains.

Richard Hollingsworth
M3 Consulting

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Other sustainability features include:

- A Green Travel Plan supported by convenient public transport links, 443 bicycle spaces, changing rooms and improvements to pedestrian routes
- A green roof, with drought tolerant plants and nesting facilities for sparrows on 201 Bishopsgate, enhancing urban biodiversity and improving building insulation
- All timber used in the buildings comes from certified sustainable sources
- A range of water saving devices including low-flush WCs and motion operated taps.

* Based on gas costs of £0.03 per kWh and electricity costs of £0.10 per kWh.



British Land and Broadgate Estates worked in partnership with occupiers during the fit-out, re-using or recycling 97% of fit-out waste. Unused materials and packaging were sent back to manufacturers for re-use or recycling via returning delivery vehicles. This diverted 1,693 tonnes of waste from landfill and reduced vehicle movements, cutting carbon emissions, helping to ease congestion on London's busy roads and providing occupiers with savings on transport costs. Occupiers also benefited from more efficient materials usage and savings of £50,000 on landfill tax costs. Director of Facilities at Henderson Global Investors, Fred Kinahan, explained: "We wanted to find ways to collaborate over fit-out waste disposal with all occupiers and the building management at 201 Bishopsgate. We have been very pleased with both the way this has been managed and the results that have been achieved as a result of this partnership."

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Henderson's office move to 201 Bishopsgate provided the opportunity to build on past collaborative sustainability initiatives already undertaken with British Land at Broadgate.

Fred Kinahan, Director of Facilities at Henderson Global Investors

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British Land and Broadgate Estates are working with occupiers at 201 Bishopsgate and The Broadgate Tower to minimise resource use and improve carbon efficiency. Those supporting our carbon reduction initiative are Henderson Global Investors, Landesbank Baden-Württemberg, Mayer Brown International LLP and Reed Smith LLP.

We have all committed to:

- Minimise resource use and improve carbon efficiency
- Agree a common format for sharing resource use data
- Review resource use data and benchmark performance on a quarterly basis
- Set our own annual resource use targets and share this information
- Provide support and advice to each other
- Identify opportunities to improve performance and share best practice.



Benefits resulting from this collaboration:

- Reduce energy use and cut carbon emissions
- Generate cost savings and enhance corporate reputation
- Provide a productive and pleasant work environment
- Motivate staff, who are increasingly interested in the green credentials of employers
- Build relationships.

British Land, Henderson Global Investors and Reed Smith LLP are also committed to carbon neutrality in the operation of 201 Bishopsgate and The Broadgate Tower. They aim to improve energy efficiency and increase the use of energy from low-carbon sources, offsetting any remaining emissions. British Land and Broadgate Estates are coordinating this initiative and focusing on improving energy efficiency in the common parts. Niall Thorburn of EcoSecurities, our carbon offset partner, commented: "It will minimise emissions that arise from occupier operations at the two properties, with high quality emission reduction credits purchased to offset actual emissions."

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The carbon efficiency programme for 201 Bishopsgate and The Broadgate Tower is a ground breaking collaboration between British Land, Henderson Global Investors, Reed Smith LLP and Broadgate Estates.

Niall Thorburn, Commercialisation Manager at EcoSecurities

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This year, the average reportable accident rate during construction at 201 Bishopsgate and The Broadgate Tower was 0.94 per 100,000 hours worked and the average lost-day accident rate was 0.94. There were two reportable accidents and two lost-day accidents, with 212,705 hours worked.



[Visit the 201 Bishopsgate and The Broadgate Tower website](#)

[Visit the carbon partnership website](#)



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