

Please note: This ESG asset case study is taken from other client non-impact strategies that demonstrate Orchard Street's Responsible Investment approach in action.

## WARDOUR STREET, LONDON - DECARBONISING BUILDINGS

We believe that net zero carbon certification will be a significant driver for corporate occupiers due to their own net zero carbon commitments. 141 Wardour Street in London will become one of the first truly net zero carbon office buildings in the West End.



The design is targeting the delivery of a whole life cycle net zero carbon refurbished office building. As part of the design process, a comprehensive assessment of both embodied and operational carbon has been carried out in line with the UK Green Building Council's Net Zero Carbon Buildings Framework. Embodied carbon savings during the design phase have been achieved by the planned reuse of the frame and façade and selection of materials with low embodied carbon properties. Savings to projected operational carbon emissions will be achieved by the planned replacement of all fossil fuel plant with air source heat pumps, installation of PV panels at roof level, enhanced insulation of external walls, installation of thermally efficient windows and carefully considered efficient lighting design.

Wardour Street will also target a number of best-in-class environmental and wellness ratings such as BREEAM Outstanding, AirScore Platinum and NABERS 4-star UK Design for Performance. The project is currently in the planning preapplication stage.

The refurbishment will also have a strong well-being focus with the design targeting an Airscore Platinum certification for indoor air quality. Sensor technology will measure levels of humidity, CO<sub>2</sub>, particulate matter, temperature and VOCs to ensure optimum air quality is delivered to the building occupants. The creation of a communal roof terrace will create enhanced social and exercise spaces for building users, bringing them closer to nature and the outdoors whilst in the heart of the city.