



# Retrofit First, Not Retrofit Only

A focus on the retrofit and redevelopment of 20th century buildings.

# Acknowledgements

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**Kirsty Draper**, Head of Sustainability - UK Agency, JLL (Vice Chair)

**Chris Cummings**, Director, Savills Earth

**John Davies**, Head of Sustainability, Derwent London

**Robin Everall**, Director, Oxford Properties

**Bill Eyres**, Environmental Sustainability Director, The Crown Estate

**Victoria Herring**, Director, Sustainability Programme, Grosvenor

**Mark Hopkins**, Associate Director, Head of Project Delivery, The Portman Estate

**Andy Mazzucchelli**, Energy & Sustainability Manager, Landsec

**Michael Meadows**, Head of Planning, British Land

**Matt Richards**, Planning Director, Savills

**Matt Smith**, Head of Sustainability, Shaftesbury

**David Stevenson**, Regeneration and Development Director, Dolphin Living

**James Wickham**, Partner, Gerald Eve

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## Author



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# About the London Property Alliance (LPA)

London Property Alliance brings together the Westminster Property Association (WPA) and the City Property Association (CPA). It is the not-for-profit membership body and advocacy group representing the leading owners, investors, professional advisors, and developers of real estate operating in the Cities of Westminster and City of London.



The Alliance provides a unified voice for the real estate sector across central London.

This research paper has been authored by real estate consultancy JLL and produced with support from BentallGreenOak, British Land, Derwent London, GPE and Landsec.





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# Executive summary

If the UK is to meet its 2050 net zero emissions goal our built environment will need to be almost completely decarbonised. The property sector is committed to achieving this, and we are seeing significant innovation in building energy efficiency, the phasing out of fossil fuel-based heating systems and the integration of smart technologies.

Despite the progress being made, the decarbonisation of commercial property is a massive challenge, and is particularly acute across the capital. Our new report, *Retrofit First, Not Retrofit Only: A focus on the retrofit and redevelopment of 20th century buildings*, provides a detailed examination of the modernisation of a number of commercial buildings in central London.

The case studies demonstrate the importance of allowing for flexibility to deliver net-zero carbon through both retrofit and redevelopment. They provide useful examples of the typical challenges and opportunities associated with converting 20th century commercial building stock to modern sustainability standards, the types of interventions that can be effectively deployed and key learnings for future projects. This detailed analysis, which can be read in the full version of report, shows that the delivery of net-zero buildings must be approached on a case-by-case basis.

Retrofit is not always possible and does not always optimise economic, social and sustainability benefits and may fail to leverage the benefits of reducing emissions generated by a buildings' use over the longer term. Retrofit is most often viable for buildings which present a specific set of characteristics, including a robust structure and foundations, either good access to architectural and engineering records or easy access to carry out investigations, generous floor to ceiling heights, large floor plates and flexibility of internal layouts.

In the absence of these, planning guidance must allow for deconstruction and redevelopment to deliver new buildings that are fit for modern purposes, providing businesses with the first-class space they need to attract workers to our city centres, and will achieve net-zero over their lifecycle.

Policy should therefore be explicit in encouraging 'retrofit first', whilst ensuring this is not interpreted as 'retrofit only'. The National Planning Policy Framework (NPPF) features three objectives of sustainable development social, economic and environmental. But it contains little guidance on how these can be assessed and balanced in the context of local decision making.

**“Retrofit is not always possible and may fail to leverage the benefits of reducing emissions over the longer term”**

There is also no guidance on, or a requirement at a national level to undertake a whole a lifecycle carbon assessment when conducting building works. Combined, these factors are contributing to an increasingly confused and fragmented system with regional and local policymakers unsure of how to grapple the issue as they come under increased pressure to adopt a 'retrofit only' approach during the planning process.

The planning system is a key enabler of investment and this uncertainty risks undermining economic growth as the economy faces significant headwinds.

National government also has a key role to play in supporting the path to net zero. Exempting the refurbishment and retrofitting of buildings from VAT, alongside new development, would put help make retrofit more achievable on some projects.

## Recommendations in brief

1. Local authorities in London and across the UK should consistently promote a 'retrofit first' rather than 'retrofit only' approach, and provide more support for the sustainable redevelopment of buildings where it can be demonstrated that deep retrofit is not viable.

2. The National Planning Policy Framework should be updated to include clear guidance for all local authorities on how to assess the relative merits of retrofit and redevelopment. A national approach to Net Zero Carbon and Whole Lifecycle Carbon Assessments, with the presumption in favour of sustainable development and its support for growth, innovation and improved productivity should be adopted.

3. Allow flexibility for decision-making on a case-by-case basis to deliver buildings that will maintain Net Zero Carbon status for operational and embodied carbon and sustain

both their community and commercial value in the long-term, whilst contributing to other desirable socio-economic and environmental outcomes.

4. There must be robust and consistent guidance on how Whole Lifecycle Carbon Assessments should be undertaken in order to create reliable data on environmental performance of both retrofit and redevelopment projects. Amendments to the Building Regulations 2010 to require the use of and standardise Whole Lifecycle Carbon Assessments would provide certainty and depoliticise the issue.

5. Additional funding for planning departments is needed to ensure planning applications are appropriately assessed in terms of their environmental credentials.

# Introduction

## Net zero carbon: challenges and opportunities for commercial building stock

Buildings account for around 78% of greenhouse gas (GHG) emissions generated in London<sup>1</sup>. As the need to address global climate change intensifies, policy and regulatory tools to advance the retrofitting of commercial buildings are rapidly being introduced by local, London and national government. By 2030 75% of existing commercial buildings in London will fail to meet Minimum Energy Standards without action. And to meet the UK's 2050 net zero emissions goal, buildings will need to be almost completely decarbonised through energy efficiency improvements, the phasing out of fossil fuel-based heating systems and the integration of smart technologies. Considering that 80% of buildings that will exist by 2050 are already built, the scale of the retrofit challenge, and opportunity, is seismic.

Demand for low and/or zero carbon assets is rising at pace across key UK office markets, driven by both occupiers and investors. Corporates are aligning leasing strategy with their carbon reduction commitments and seeking to occupy buildings that support greater employee wellbeing and productivity and a significant majority of global real estate investors report that sustainability is a key consideration for investment decision-making.

Each building presents a unique set of location based, physical and historical characteristics. NZC retrofit is far more likely to be technically viable and commercially attractive for buildings which present good overall architectural quality; foundations and structure that meet modern robustness requirements, and height expectations, and a floorplate configuration that allows for flexibility for extension and modernisation.

Conversely, for buildings with poor quality design, construction and materials; sub-optimal floor to ceiling heights, poor accessibility and/or inflexible layouts, redevelopment may prove to be a more effective approach to meet carbon reduction goals and create an attractive product that is more likely to maintain its market value over time. Furthermore, a stock of attractive buildings is crucial to the overall attractiveness and competitive positioning of London as a place to employ people and invest.

<sup>1</sup> 'Decarbonizing Cities and Real Estate', JLL, May 2022. London has the highest proportion of emissions from buildings out of all 15 major global cities assessed by JLL.

**“80% of buildings that will exist by 2050 are already built, the scale of the retrofit challenge, and opportunity, is seismic.”**

## Retrofit first, not retrofit only

We consider that both retrofit and redevelopment can be valid approaches to delivering NZC buildings, and that a 'retrofit first', rather than 'retrofit only' stance should be adopted by property owners and policymakers. To illustrate the spectrum of NZC projects undertaken to date across 20th century commercial buildings of different ages and styles, we analysed case studies submitted by members of Westminster Property Association and City Property Association in May - June 2022. The case studies demonstrate the importance of allowing for flexibility to deliver NZC through both retrofit and redevelopment approaches.

They provide useful examples of the typical challenges and opportunities associated with converting the 20th century commercial building stock to NZC standards, the types of interventions - including the use of innovative design and construction methods - that can be effectively deployed, and key learnings for future projects. Combined with our wider knowledge of NZC projects completed or underway in central London, the case studies enable us to draw out key findings on the drivers, decision-making processes and outcomes for NZC retrofit and redevelopment schemes, which have been summarised in this addendum and can be read in full in first edition of the report, *Retrofit First, Not Retrofit Only: A focus on the retrofit and redevelopment of 20th century buildings*.



**86%**

Westminster's carbon attributed to buildings



**80%**

Proportion of London's existing buildings likely to be standing in 2050



**74%**

Proportion of Westminster and City office buildings with EPC rating below 'B'



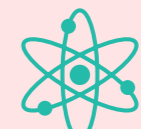
**>18Mm<sup>2</sup>**

Approximate supply of commercial office space in Westminster and the City of London



**1.5Mm<sup>2</sup>**

Estimated net increase in office space required \*by\* 2040



**3.36Mm<sup>2</sup>**

Central London office space occupied by companies with science-based targets

# Our findings

## 1) NZC is being delivered through both retrofit and rebuild approaches, and Whole Life Carbon Assessment (WLCA) is used to determine and/or validate the approach pursued.

Buildings that are (or are targeting) NZC in construction and operation are being delivered through both retrofit and redevelopment of central London's 20th century commercial stock, as is demonstrated by schemes such as Holbein Gardens; Timber Square; 100 Liverpool Street; Edenica and 105 Victoria Street. The use of WLCA enables developers to identify and/or confirm which is the most effective retrofit approach from a NZC perspective. At **Holbein Gardens**, a retrofit approach was pursued and WLC updates were repeated during the design phase to confirm that the project's upfront carbon was on track to meet targets.

Grosvenor's first net zero carbon office project, **Holbein Gardens** comprises the retrofit and one storey extension of a 1980s office building off Sloane Square, creating a 25,800 sq ft modern workplace. The retrofitted building will be all-electric, with in-use energy optimisation through efficient lighting and mechanical equipment, on-site renewable energy generation, blue roofs and sustainable urban drainage systems. The scheme will align to the UKGBC net zero carbon buildings framework and NABERS energy rating methodology. As a LETI Pioneer Project, it aims to exceed the LETI Pioneer Project target for embodied carbon. Grosvenor is also targeting BREEAM Outstanding, WELL Gold Platinum and Wired Score Gold certifications for the scheme.

In cases where the retrofit of an existing building is deemed unviable, WLCA is being used to identify means to minimise the lifecycle carbon emissions of the redevelopment.

At **105 Victoria Street**, the WLCA concluded that a redevelopment approach would be more efficient from a WLC perspective compared to retrofitting the poorly constructed 1970s building.

A comprehensive WLCA undertaken by SWECO found the whole life sustainability benefits of a new build on the site would outweigh that of retrofitting the existing, energy-inefficient building. Carbon emitted will be offset within six years of the new building's operations.

## 2) Developers are increasingly adopting a 'retrofit first' approach and only pursuing other strategies where retrofit is not viable. Schemes which involve full or partial redevelopment tend to do so after exploring retrofit first.

At GPE's **180 Piccadilly, 48-50 Jermyn Street** the retrofit of the existing building was analysed as the first option from both a cost and sustainability perspective but proved unfeasible principally due to problems presented by the buildings' structures and layouts.

Image: 105 Victoria Street, BentallGreenOak



Both buildings are failing to meet current occupier needs. They have narrow, inflexible office space and cladding which does not meet thermal performance requirements; M&E plant beyond economic life and levels and circulation which do not meet accessibility requirements.

Both have floor to floor heights of approximately 3.1m which is not adequate to bring in better services or improve the daylighting. The storey heights across the two existing buildings do not align, which makes it impossible to unify the buildings to offer larger, more flexible, accessible floorplates, as demanded for contemporary workplaces. In plan, both buildings are relatively thin with a central lightwell. The stairs, lifts and WCs are arranged across the floorplate, rather than in a central core, which further limits the creation of open, flexible workspace.



Image: 180 Piccadilly, 48-50 Jermyn Street, GPE

### 3) Retrofit is most often viable for buildings which present a specific set of characteristics. Redevelopment is most often pursued when these characteristics are not present.

As is to be expected, retrofit is most often viable for buildings which present overall good architectural quality, with a robust structure and foundations. Integral to this is an ability to attest to the robustness of foundations and structural frame via detailed architectural and engineering records and/or deep site investigation. Specific characteristics include:

- Sufficient load bearing capacity to support extensions
- Generous floor to ceiling heights
- Large floor plates
- Flexibility to adapt internal layouts
- Sufficient space to allow for the retrofitting of new plant
- Ability to make the building accessibility-compliant

**The Tea Building**, a 1930s warehouse, had a robust structure and open floorplates, allowing for the possibility to create a range of office and studio units of flexible sizes and configurations whilst maintaining the original aesthetic. The East Building at Timber Square (1959) had been originally developed for industrial use, which meant that (like the Tea Building) it had good structural capacity and could accommodate increased loads without foundation strengthening.



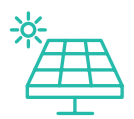
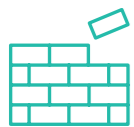
Image: The Tea Building, Shoreditch

### 4) Retrofit and redevelopment projects employ a plethora of measures to reduce whole life carbon.

Retention of existing foundations and structures, façade refurbishment and building systems and equipment upgrades are most important for retrofit. On redevelopment schemes, reusing demolition materials and other low carbon products along with modern methods of construction reduces upfront embodied carbon, and there is generally flexibility to explore a wider range of passive and active design measures to reduce operational energy demand.

## The most commonly deployed strategies

Strategies	Most common application	Retrofit	Redevelopment
<b>Embodied carbon</b>			
<b>Structure and building fabric</b>	Retention of existing foundations and structure as far as possible		
	Lightweight extensions including the use of cross-laminated timber (CLT) and lightweight steel to allow for the retention of existing structures with lower load bearing capacity		
	Refurbishment of façade, to improve thermal performance, often maintaining the original aesthetic		
	Window replacement or refurbishment, optimising glazing performance		
	Other building fabric improvements (improved insulation and airtightness levels)		
	Heat recovery and 'night purging' strategies to increase thermal efficiency		
	New, passive design measures to minimise winter heat losses and summer heat gains		
	New high performance building envelope and glazed façades		
	Cross-laminated timber (CLT) and steel hybrid structures		
	Expanded floor to ceiling heights and variety of floor plate sizes to support flexibility and longevity		
<b>Materials</b>	Reuse/ repurposing of existing materials in situ where feasible, and reused materials sourced from other sites		
	Use of (other) low carbon materials; e.g., concrete mixes with low or no cement, CLT, recycled steel		
	Procurement of timber from certified sustainable sources		
	Use of modern methods of construction (MMC)		
	Use of building materials passport scheme		
	Design for Manufacture and Assemble (DfMA)		
<b>Building services</b>	All electric HVAC systems, i.e Heat Pumps		
	Mixed mode ventilation through operable windows		
	Installation of LED lighting and occupancy/daylight controls		
	Rooftop solar PV installations		
<b>Layouts</b>	Installation of smart metering systems and BMS		
	Remodelling of cores to improve circulation and connectivity		
	Creation of flexible workspaces		
	Maximisation of lettable area		
	Design for adaptability		
	Increased plant and service spaces		



## 5) Retrofit and redevelopment projects are driven by other factors besides NZC, and deliver a wider range of positive sustainability outcomes.

Our research identified that the primary driver for commercial building retrofit is to unlock the potential of economically and/or environmentally stranded assets and maximise their value. This may involve repurposing their use (e.g., from industrial to office and retail) and increasing their lettable floor space; and it almost always involves creating adaptable and inspiring spaces that will appeal to office occupiers.

### Sustainable development drivers



**Green infrastructure & biodiversity gain**



**Climate change resilience**



**Circular economy**



**Health & wellbeing**



**Socio-economic value**



**Commercial value**

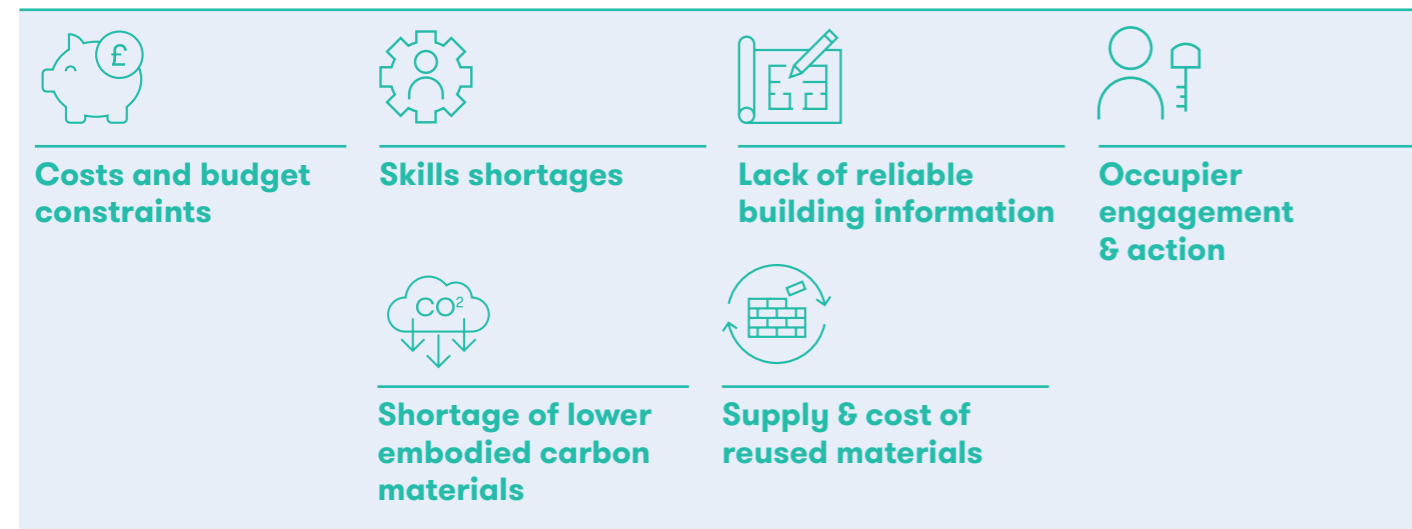


**Net zero**

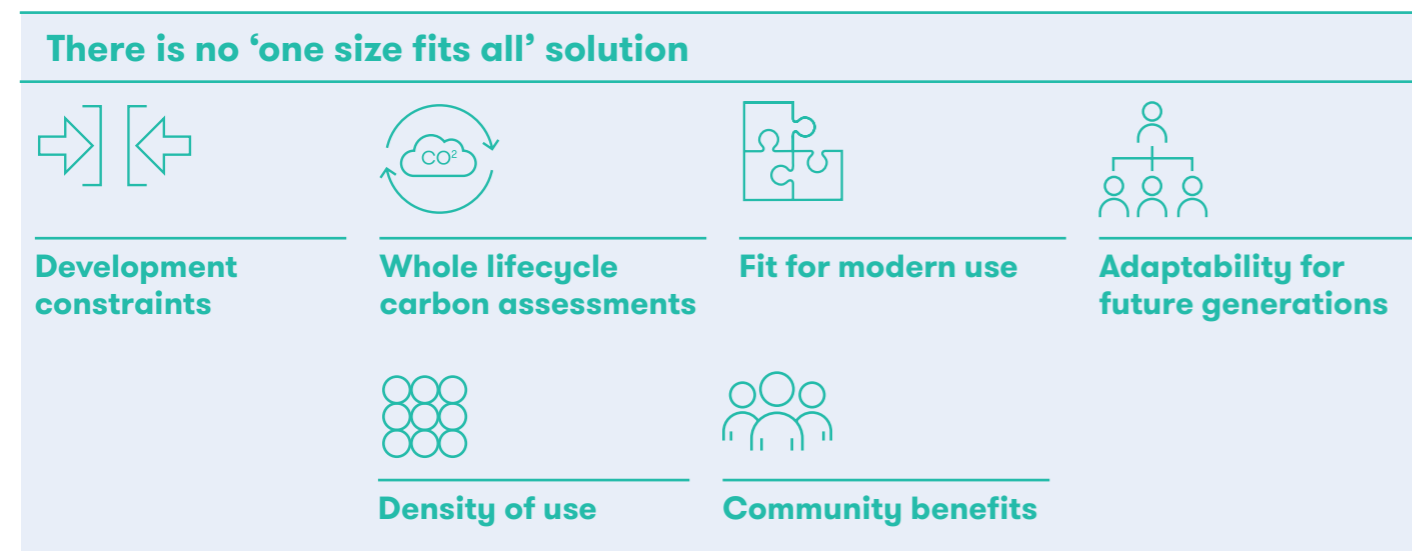


## 6) The delivery of NZC buildings presents common challenges to developers regardless of the approach they pursue.

One of the most common challenges cited is the lack of internal capacity and external availability of specialist skills, both for NZC development and retrofit and the operation and maintenance of the systems and equipment inherent to NZC buildings.



## 7) NZC is most effectively delivered via a strategy that is tailored to the individual asset, both its physical attributes and long-term commercial proposition.



# Recommendations

## Property owners

### 1) Develop a portfolio strategy for NZC transition.

A portfolio level NZC pathway and action plan with support from experienced sustainability professionals can enable owners to integrate NZC into decision-making at each stage of the investment lifecycle to meet evolving regulatory and industry standards, customer demand and protect and enhance value.

### 2) Develop asset sustainability strategies with consideration to economic, environmental and social aspects.

Asset level sustainability should include consideration of economic, environmental, and social aspects, with the objective of sustaining long-term asset values.

### 3) When the opportunity for asset intervention is identified, engage all key stakeholders to set the initial project brief.

Identifying and engaging stakeholders from the outset means that the project can be administered based on a customised, shared set of principles and objectives. Stakeholders should be informed about the portfolio level NZC pathway and asset level sustainability strategy and use these documents to help guide decision-making.

### 4) Undertake a whole life carbon assessment (WLCA) based on a robust methodology.

The WLCA should demonstrate the most effective approach to reducing carbon emissions across the whole building lifecycle, and the quantitative results should feed into the NZC options assessment. The WLCA should be updated at the end of each RIBA project design stage up to practical completion (PC) and at key intervals during the course of the project.

### 5) Assess a range of options to deliver NZC within the context of the asset's sustainability strategy.

Apply a robust methodology to quantify and compare a range of options that includes retrofit first, but also hybrid and full-scale redevelopment approaches. Use a quantitative assessment method that encompasses cost, ROI, NZC and other sustainability factors linked to the asset sustainability strategy.

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## Policy makers

### 1) Improve consistency in national, regional and local planning policy and application, especially between the London boroughs and the GLA.

Planning policy on NZC and WLCA approaches is currently fragmented. It exists mainly at a regional (London) level and is not addressed by national policy. Climate change mitigation is a strategic national objective and needs to be addressed through a portfolio-based approach.

#### National policy makers should:

- Review and update National Planning Policy Framework to include clear guidance for all local authorities on how to assess the relative merits of retrofit and redevelopment

#### The GLA and local authorities should:

- Continue to develop a uniform approach to the evidence requirements for WLCA, on a cross-London basis.
- Expand on the role of the GLA's WLCA Guidance and, potentially, the City of London's current draft Whole Lifecycle Carbon Optioneering Planning Advice Note.
- Work with Government to develop national policy and guidance to align the approach to NZC and WLCA with the presumption in favour of sustainable development and its support for growth, innovation and improved productivity.

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### 2) Consistently promote a 'retrofit first' rather than 'retrofit only' approach to delivering NZC buildings and ensure that this is communicated clearly to all stakeholders.

The extent to which individual development proposals can achieve NZC and their whole life carbon effects, should be weighed alongside the other planning and wider public benefits of the proposal. Physical change in the built environment should lead to a range of social, economic and environmental benefits. These benefits should be taken into account and assessed, alongside the WLC effects of proposals, rather than WLC being treated as a 'gateway' issue.

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Allow flexibility for decision-making on a case-by-case basis to deliver buildings that will maintain NZC status and sustain their commercial value in the long-term whilst contributing to other desirable socio-economic outcomes, including securing the long-term attractiveness of central London as a place to work

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### 3) Request evidence of the assessment of NZC approaches and the decision-making process followed by planning applicants at an early stage, as part of pre-application discussions.

The NZC approach should be discussed alongside the evolution of potential options for the proposed development. Local authorities (and for major developments, the GLA) should:

- Request to see the NZC assessment, including KPIs, alongside contextual information detailing how the assessment was carried out and how the outcomes informed project decision-making.
- Request that NZC assessments apply a consistent methodology and metrics to determine the most favourable approach to delivering NZC for the asset in question, whilst allowing flexibility for bespoke methodologies to be used by different planning cases.
- Be willing to enter into discussions on the potential form of the proposed development alongside evaluation of the NZC approach.

#### 4) Provide robust and consistent guidance on WLCA.

There remains a lack of clarity and consistency over the requirement and methodology of Whole Lifecycle Carbon Assessments and both the industry and local policy makers would benefit from robust guidance at a national level. The Government should consider how the Building Regulations 2010 could be amended to require and standardise the reporting of the carbon emissions of buildings. Such a move could help to depoliticise the issue, create greater certainty and better support businesses decarbonising their stock.

#### 5) Ensure that there is sufficient sustainability expertise within planning departments to enable planning applications to be appropriately assessed from a NZC and wider sustainability perspective local authorities should:

- Provide training and CDP opportunities for all planning staff to develop competencies in sustainability aspects.
- Appoint a sustainability champion within the planning department who can provide consistent oversight on all relevant schemes submitted.
- Create and/or participate in forums for knowledge-sharing and networking with the GLA, other LA and industry organisations to build mutual capacity and understanding of NZC and sustainability in the built environment context.

# Final thoughts to drive net zero

## Innovation

Looking to the future, we envisage the uptake of NABERS UK as a tool to assess and compare the actual, in-use energy performance of commercial buildings will prompt building owners to implement investment and management measures to improve the efficiency of their assets, as has been the case in Australia (where assets with higher NABERS ratings have been documented as commanding higher values).

Rising costs and shortages of construction materials are adding impetus to embed circular economy principles into building design and construction, and cities like Amsterdam and Paris are leading the way in providing a supportive policy environment for 'circular building'. Together with the introduction of carbon-negative building materials into the market, such as mycelium insulation and cement and plasterboard products manufactured using innovative techniques to capture and store carbon, this points towards a future scenario where low embodied carbon strategies are more cost efficient and straightforward to implement.

The adoption of building materials passports and DfD/A principles – already used by some of the case study buildings featured in this report – also create a market incentive for the manufacture and specification of durable, easily repairable, and recyclable materials; promote circular economy models and whole life carbon reduction.

## Circular economy and embodied carbon

- Property owners and developers, advisors, contractors and product manufacturers should investigate, trial and/or direct research and development budgets towards low or zero carbon building products. Materials passports should be adopted on a voluntary basis, and their widespread use advocated.
- National and local governments should research and develop policies to support a circular economy approach to building retrofit and redevelopment, including:
  - o Quality control standards for reused materials
  - o Allocation of funds for research and development into low or zero carbon building products
  - o Regulation of embodied carbon through the proposed amendment to Part Z, with target-setting and disclosure requirements
  - o Mandating the use of building materials passports.

## Cutting operational carbon

- Property owners should roll out the use of the NABERS energy performance rating system across their assets and advocate for mandatory in-use energy performance disclosure (with a shift away from certification based on theoretical energy use).
- They should use 'green' clauses in tenant leases as standard practice to encourage the sharing of data between landlord and tenant.
- Occupiers should request evidence of actual energy and carbon performance to inform corporate real estate decision-making; set targets for energy use within leased space and agree to share data with landlords.

• The UK government and the GLA should consider aligning policies on mandatory operational energy disclosure with the adoption of NABERS UK to allow for a consistent and comparable approach to energy performance measurement and make mandatory the exchange of energy and carbon data between landlord and tenant.

- The UK Government should consider reducing legal barriers for pooled Power Purchase Agreement (PPA) capacity to support investment in additional off-site, renewable energy.
- Property owners and policy makers should investigate potential solutions for assets at risk of becoming economically stranded, either because they have a layout and structure which disallows retrofit from a commercial and/or technical viability perspective, and/or because their rental value is not sufficient to allow for the additional costs of NZC upgrades to be recovered through higher rents or service charge.

## Green skills gap

People should be able to acquire and refine the skills needed to design, develop, manage, and maintain NZC buildings. Adult education budgets should be used to direct funds towards practical 'green skills' development, and businesses along the property value chain should seek opportunities to engage with training providers to promote the creation of appropriate training programmes and modules to facilitate skills acquisition among students and professionals, and use employee training and community investment budgets to support this learning.

# Case studies

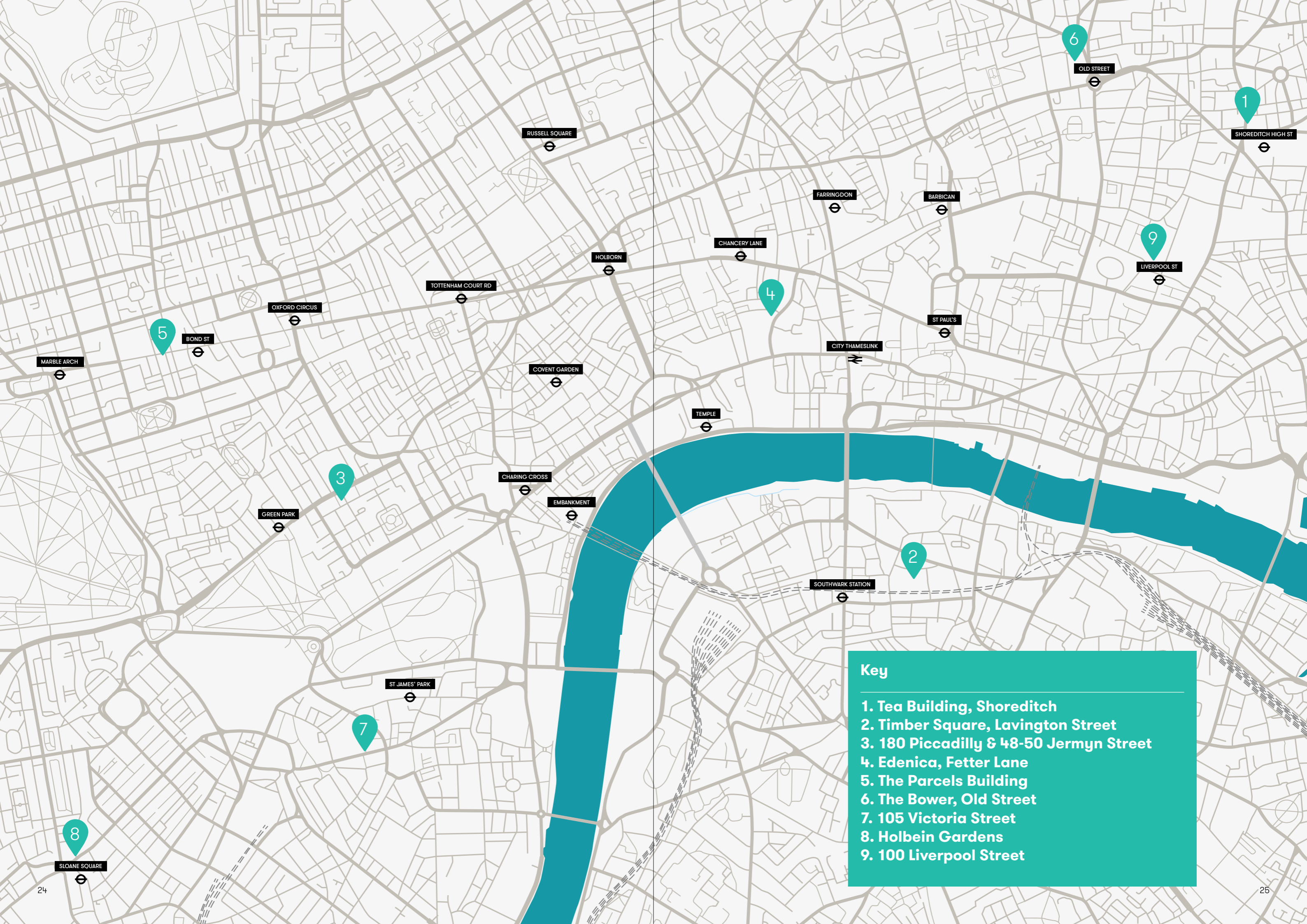
To illustrate the spectrum of NZC retrofit approaches undertaken to date across different 20th century commercial building typologies, in April 2022 we issued a request for case studies from WPA and CPA members.

Case studies submitted were reviewed for their suitability with regards to the level of quantitative and qualitative data available and the desire to strike a balance between examples of retrofit, redevelopment and hybrid 'partial retention and rebuild' approaches, whilst including a diverse set of buildings of different ages and styles. This process enabled us to identify a total of nine case studies which are presented in summary below and in detail in Appendix B of this report.

The case studies are intended to provide useful examples of the typical challenges and opportunities associated with retrofitting the 20th century commercial building stock to NZC standards, the types of interventions that can be effectively deployed and key learnings for future projects. Combined with our wider knowledge of NZC retrofit projects completed or underway in central London, the case studies provide the basis of our key findings on retrofit drivers, decision-making and outcomes.

It should be noted that the case study projects presented were initiated between 2014<sup>2</sup> and 2022. During this period the decision maker and policy focus on whole life carbon has sharpened considerably, and policy requirements to consider embodied carbon and undertake WLCA being introduced.

<sup>2</sup> Whilst the first phase of the Tea Building retrofit actually commenced in 2001, 'Green Tea', the energy and carbon reduction-focused project, was commenced in 2014.



**Key**

- 1. Tea Building, Shoreditch
- 2. Timber Square, Lavington Street
- 3. 180 Piccadilly & 48-50 Jermyn Street
- 4. Edenica, Fetter Lane
- 5. The Parcels Building
- 6. The Bower, Old Street
- 7. 105 Victoria Street
- 8. Holbein Gardens
- 9. 100 Liverpool Street



## Tea Building, Shoreditch Derwent London

**Planning authority:** London Borough of Hackney  
**Current/ planned use:** Offices, plus Shoreditch House Members Club and restaurants  
**Size:** 25,180 m<sup>2</sup>  
**Typology:** 1930s warehouse  
**Project type:** Phased retrofit  
**Project timeline:** 2001 (first phase); 2004 (second phase); 2009 – 2011 (improvement works); 2014 – present (Green Tea)



## Timber Square, Lavington Street Landsec

**Planning authority:** London Borough of Southwark  
**Current/ planned use:** Offices plus retail  
**Size:** 34,374 m<sup>2</sup>  
**Typology:** 1950s industrial, repurposed to offices  
**Project type:** Part redevelopment, part retain and extend  
**Project timeline:** 2022 – 2025  
**Planning approval:** 2020



## 180 Piccadilly & 48-50 Jermyn Street GPE

**Planning authority:** Westminster City Council  
**Current/ planned use:** Offices plus retail and F&B  
**Size:** 4,634 m<sup>2</sup>  
**Typology:** Post war modern office building  
**Project type:** Redevelopment  
**Project timeline:** 2024 – 2026  
**Planning approval:** 2021



## Edenica, Fetter Lane, BauMont Real Estate Capital / YardNine

**Planning authority:** City of London Corporation  
**Current/ planned use:** Offices plus retail  
**Size:** 8,826 m<sup>2</sup>  
**Typology:** Post-war modern, light industrial & offices  
**Project type:** Redevelopment  
**Project timeline:** 2022 – 2024  
**Planning approval:** 2021



## The Parcels Building, 1a 388-396 Oxford Street, Duke Street Property Ltd, formerly Selfridges Group

**Planning authority:** Westminster City Council  
**Current/ planned use:** Offices plus retail  
**Size:** 5,450 m<sup>2</sup>  
**Typology:** Post-war modern  
**Project type:** Retrofit, including part demolition and extension  
**Project timeline:** 2018 - 2022  
**Planning approval:** 2019



## The Bower, Old Street Helical

**Planning authority:** London Borough of Islington  
**Current/ planned use:** Offices, plus retail and restaurants  
**Size:** 30,937 m<sup>2</sup>  
**Typology:** 1960s Brutalist office towers  
**Project type:** Deep retrofit, including part demolition and extensions of two buildings plus 1,719 m<sup>2</sup> new build element  
**Project timeline:** 2014 – 2018  
**Planning approval:** 2013



## 105 Victoria Street

BentallGreenOak / Welput

**Planning authority:** Westminster City Council  
**Current/ planned use:** Offices plus retail  
**Size:** 46,450 m<sup>2</sup>  
**Typology:** 1970s department store and offices  
**Project type:** Redevelopment  
**Project timeline:** 2022 – 2026  
**Planning approval:** 2021



## Holbein Gardens

Grosvenor

**Planning authority:** Royal Borough of Kensington & Chelsea  
**Current/ planned use:** Offices  
**Size:** 2,399 m<sup>2</sup>  
**Typology:** 1980s brick office block  
**Project type:** Retrofit and one story extension  
**Project timeline:** 2021 – 2022  
**Planning approval:** 2021



## 100 Liverpool Street

British Land

**Planning authority:** City of London Corporation  
**Current/ planned use:** Offices plus retail and F&B  
**Size:** 50,539 m<sup>2</sup>  
**Typology:** 1980s finance industry building  
**Project type:** Combined retrofit and redevelopment (50% of existing structure retained)  
**Project timeline:** 2017 – 2020  
**Planning approval:** 2015

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**Sponsors**

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**Author**

