

# Two Gresham

“By retaining much of the existing building, Two Gresham performs significantly better from a whole life carbon perspective than even the most ambitious industry new build benchmarks”.

- NDY (Project Sustainability Consultants)

## WHOLE LIFE CARBON – THE REAL STORY

Norman Disney Young has carried out high level sensitivity analysis at the end of the construction to compare Two Gresham to current whole life cycle industry benchmarks for new built offices.

Even adopting cautious energy consumption assumptions for Two Gresham, the conclusion is striking – **the whole life carbon at Two Gresham is expected to be lower** than that of a well performing new built office benchmark until the end-of-life plant replacement cycle, well beyond the normal lease term for a modern City building.

## RE-USE WITHOUT COMPROMISE

The existing structure and envelope at Two Gresham was retained to **maximise embodied carbon savings without compromising on the high quality specification**.

Enormous embodied carbon savings are achieved by retaining the main elements of the building instead of demolishing and providing a new office building. The table on the right shows the calculated embodied carbon over the life cycle (A-C) at Two Gresham (in kgCO<sub>2</sub> per m<sup>2</sup>) versus the LETI and RIBA 2030 Benchmarks for new office buildings.



TWO GRESHAM HAS ACHIEVED A BREEAM “EXCELLENT” CERTIFICATION AND HAS AN EPC RATING OF B.

