

YY LONDON

SUSTAINABLY BUILT FOR WELLBEING

ESG pack



YY LONDON IS SUSTAINABLY BUILT FOR WELLBEING

Building on our strengths, YY London is on track to become a net zero carbon office in daily operation. And by refurbishing an existing structure, we're keeping the build low-carbon too. Doing right by the planet has never felt more inspiring.

By refurbishing rather than building new, we are saving

10,260

tonnes CO₂

equivalent to...

7,600



flights to Sydney

798 million



cups of tea from a kettle

51,300



trees required to offset



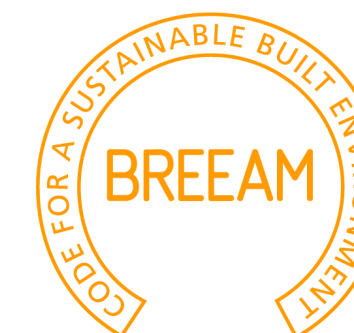
High-performance façade



WELL Platinum ready



Biodiversity Enhancement



BREEAM Outstanding

ALL ELECTRIC

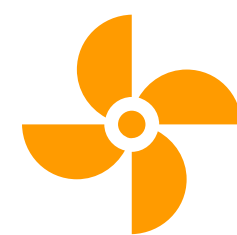
energy strategy



Smart energy
metering and
systems



Reduced
water
consumption



High-efficiency
pumps
and fans



Operational
energy
monitoring



Heat recovery
and central
heat pumps



High-efficiency
lighting
and control



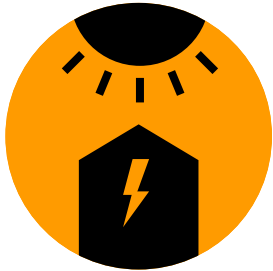
Demand
controlled
ventilation



SUDs to
harvest
rainwater

Targeting
**NET ZERO
CARBON**
in operation

Our approach



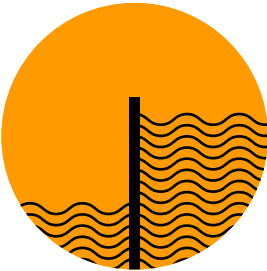
Photovoltaic system



Air source heat pump (ASHP)



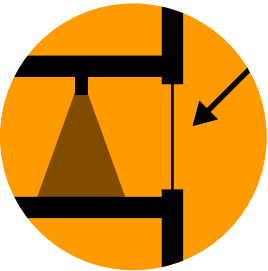
ASHP waste heat recovery



Dock water abstraction



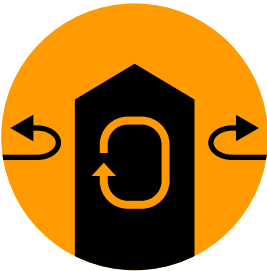
Reduced direct use of fossil fuels



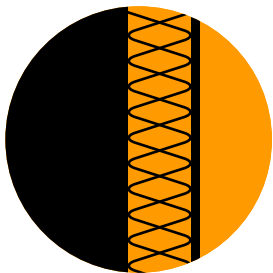
Daylight sensors



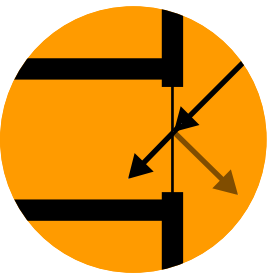
Efficient lighting



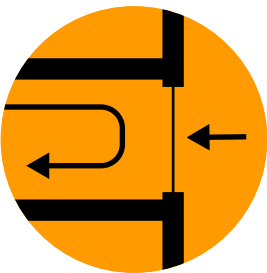
Improved air tightness



Improved U-values



High performance glazing



Passive cooling (night time and free cooling)

Leading with sustainability
Sustainability has been the leading principle during the design and build of YY London, where operational and embodied energy has been kept to a minimum. The development already has BREEAM certification of outstanding at the design stage, with a target of over 90%.

Saving energy for greater wellbeing
YY London is an office building that recognises that wellbeing and performance goes hand in hand. A decision to refurbish an existing structure, rather than tearing it down and starting over, has created an inspiring workplace that recognises that we grow best when we preserve resources and build on our strengths.

Innovative technology and efficient design means YY London uses only about half the amount of energy of the building that stood here prior to the refurbishment.

Energy Consumption

The route to net zero carbon on a daily basis

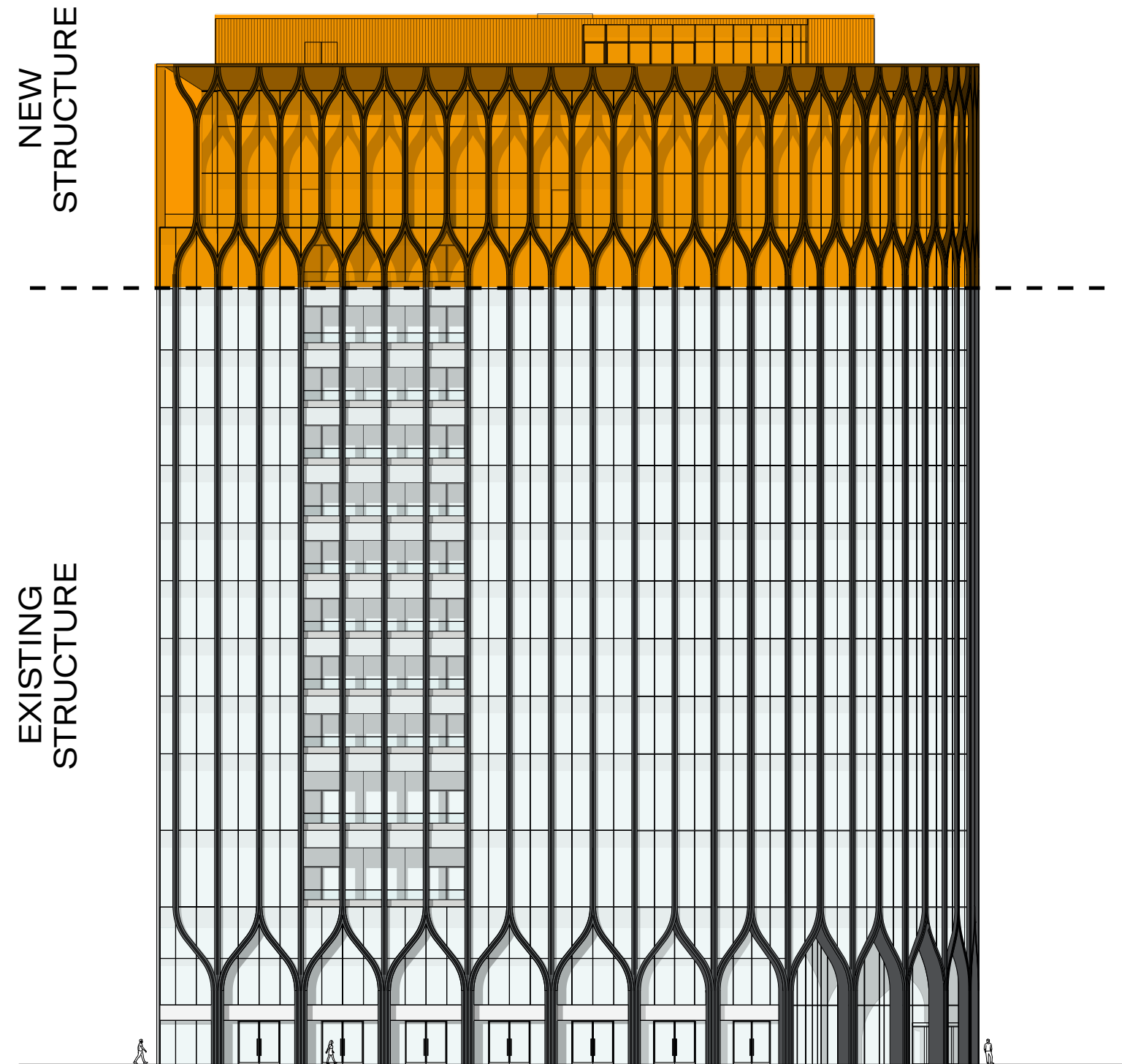
Once it is finished, the day to day running of YY London will be net zero carbon. We are achieving this by using only green energy, making smart design choices, and decarbonising the grid.

While the new and refurbished YY London has a 24% increase in net internal floor area compared to the previous building, the overall operational energy consumption will actually be 33% less per m2. This is all thanks to highly efficient building services such as:

- High thermal performance glazing, allowing daylight to enter the building without heating the rooms and reducing the need for cooling
- Retained steel structure, floor slabs and basements which have reduced the overall embodied energy and carbon
- Steel and concrete which has 25% recycled content
- Low flow water devices, with PIR sensors
- Low energy lighting, daylight control and responsive dimming
- SMART systems, including a dedicated environmental and building management system energy metering with cloud-based analytics, lighting controls, daylight and PIR sensors
- Efficient and intelligent BMS control and metering
- Heat pumps ensure efficient heat recovery on colder days

A London leader

YY London has a 44% overall improvement in CO2 emissions over a standard London building, according to data from the UCL Energy Institute. This building is designed to meet the requirements of the London Plan, which sets the standard for how we want the capital to grow into the future.



+16%

Increase in conditioned space

25%

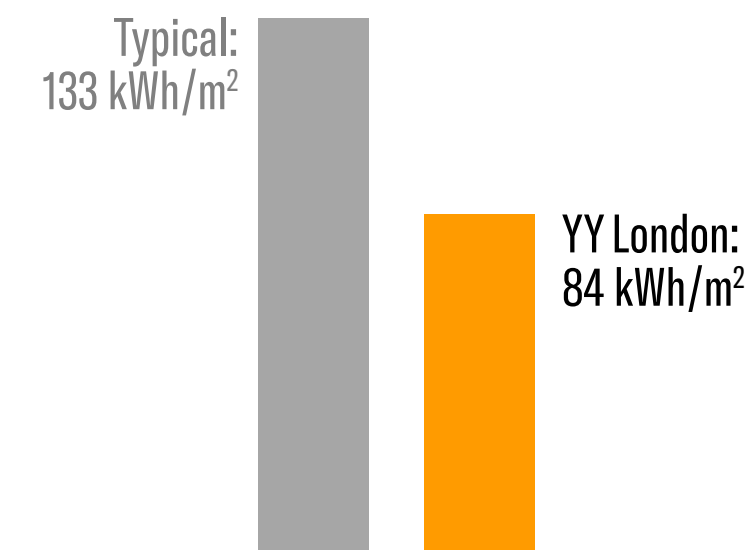
Recycled content in new steel and concrete structures

-26%

Reduction in energy consumption

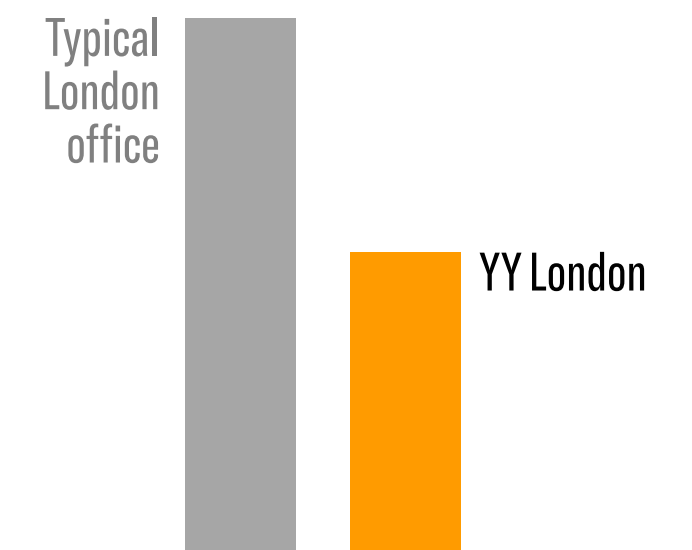
48%

Carbon emission saving by retaining structure



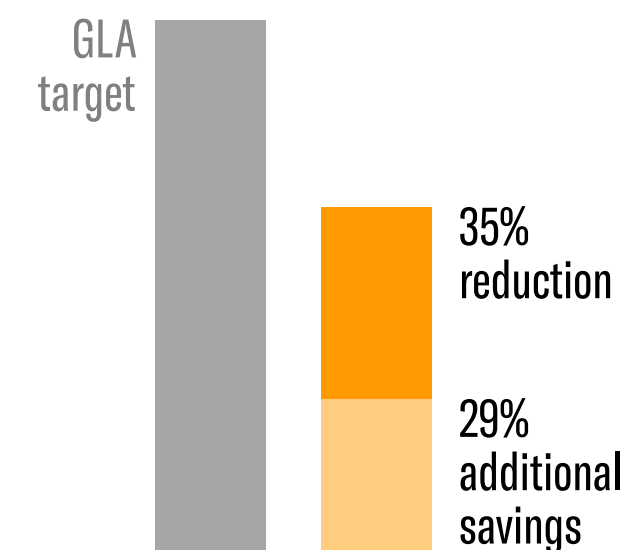
32%

improvement in operational energy



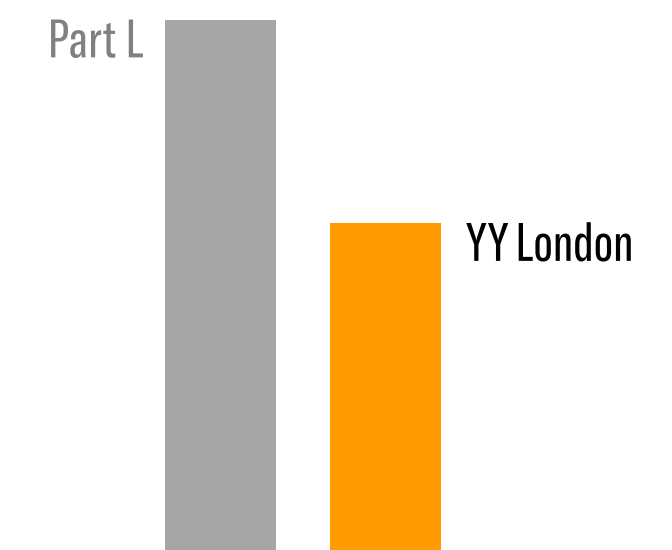
44%

less operational energy than a typical London office building



64%

Carbon emissions saving from energy efficiency



38%

Carbon emissions improvement over notional building

Refurbished building

Refurbished to inspire green

Repurposing an existing building is the best way to save significant CO2 emissions compared to a new build.

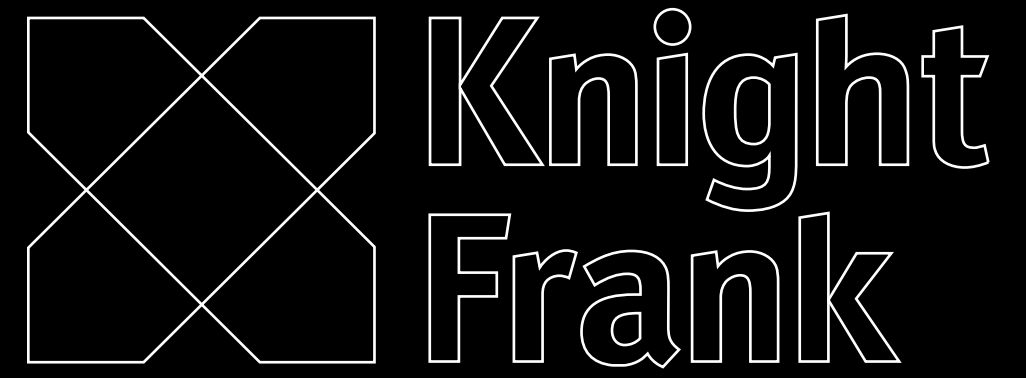
YY London got off to a strong start with reduced embodied energy during construction. By retaining elements of the façade, and the basements, floor slabs and steel structure, the building saved 48% of the carbon emissions that would have been emitted had it been built from scratch.

The new building that has emerged is greener in every way. All new steel and concrete are partially recycled. Passive design measures, alongside the use of renewable technology, has resulted in a 64% saving compared to the CO2 emissions of the existing building.

Ready for a greener tomorrow

The new building exceeds the Part L 2013 CO2 emissions savings goals by 38%. Its thermal performance is in line with Part L 2020.

The all-electric energy strategy means the building is future-proofed, and set to benefit from further carbon savings as the national grid is decarbonised.



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