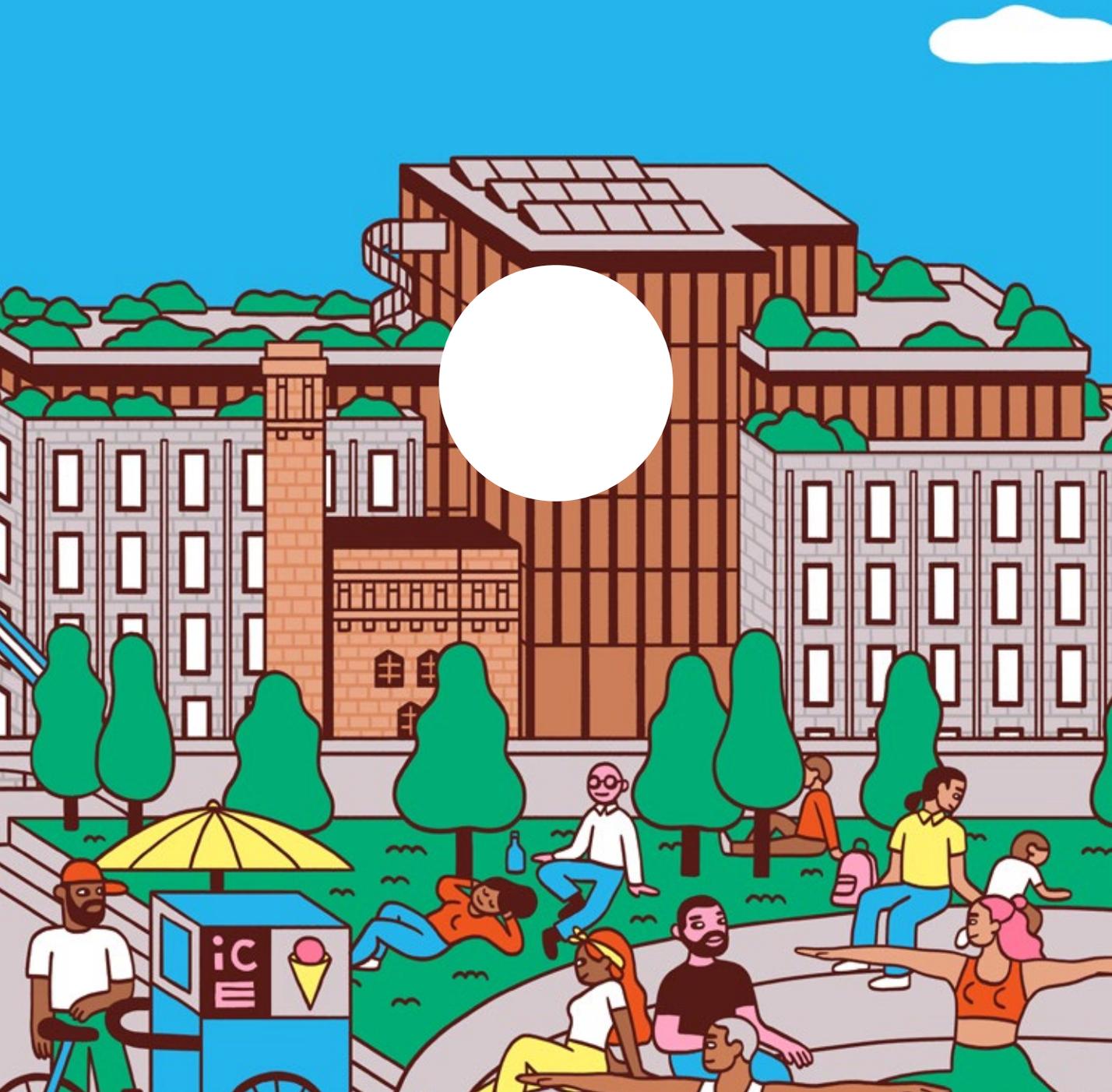


TBC.LONDON



# HOW DO YOU MAKE A BUILDING GOOD?

## DO GOOD

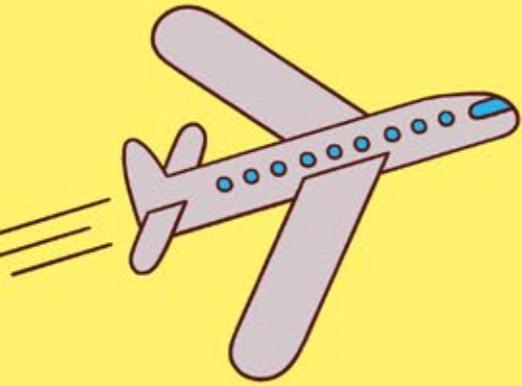
Design for sustainability  
and a better future

## FEEL GOOD

Empower healthy lifestyle decisions,  
boosting physical and mental wellbeing

## BE GOOD

Enrich lives, strengthen communities and  
improve the social fabric of the neighbourhood



The built environment contributes nearly 40% of all global carbon emissions. That's more than all the cars, trucks, trains, ships and planes combined.

The UK has committed to being carbon neutral by 2050, with all new buildings to be carbon neutral in operation by 2030.

However 80% of the buildings that will exist in 2050 have already been built, so smart refurbishment and retrofitting are key.

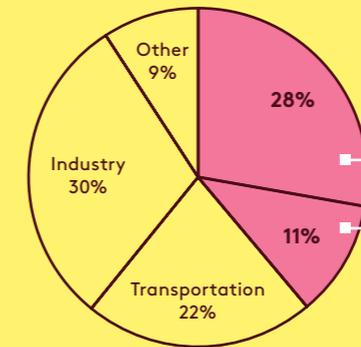
# RETROFIT NOW!



**6,365 TONS OF CARBON SAVED VS A NEW BUILD (78% LESS).**

**32 YEARS OF OPERATIONAL SAVINGS.**

CO<sub>2</sub> EMISSIONS BY SECTOR



Fundamental changes in design, construction and materials, and in how an occupied building operates, are vital to ensure that we decarbonise the built environment.

Building operations  
Building materials



We need to do much more than just 'avoid being bad', to pollute a bit less, or use a couple fewer kilograms of resources.

That's why we've made TBC.London one of London's first **net zero workplaces**, a good building that actively enhances and improves its environment.

# POSITIVELY NEUTRAL

## Net-zero operational carbon

A building is responsible for CO<sub>2</sub> emissions from construction right through to the end of its operational life.

Eliminating CO<sub>2</sub> emitted after completion with minimal off-setting earns the badge of 'net-zero operational carbon'.

TBC.London emits 45 kWh/m<sup>2</sup>/year CO<sub>2</sub>e, that's 71% less than a typical office.



# RE-USE REDUCE RENEW

## Re-use

TBC.London uses the existing building's foundations and structure, halving the embodied carbon.

Producing new materials, especially concrete and steel, releases CO<sub>2</sub>, uses significant energy and depletes Mother Nature of her reserves. The embodied emissions can account for 40–70% of a building's lifetime carbon footprint.

By choosing retro-fit instead of building from scratch, TBC.London is preventing 6,365 tons of CO<sub>2</sub> from being unnecessarily emitted, equivalent to 32 years of operational energy.

## Reduce

Less energy is required to run the building, minimising its carbon footprint.

Optimising insulation materials and installing efficient technologies like heat pumps and in-floor HVAC systems, helps to significantly reduce TBC.London's heating and cooling needs. Together with smart building management tech and efficient lighting, the result is a low energy intensity building that uses less than 45 kWh/m<sup>2</sup>/year GIA on base build, compared to over 200 kWh/m<sup>2</sup>/year in an average office.

TBC.London also reduces water consumption through low flow fittings and grey water and rainwater harvesting systems.

## Renew

TBC.London is 100% electric from certified renewable sources.

By using 100% electric heating and cooling systems, TBC.London avoids fossil fuel all together.

Externally sourced electricity comes solely from solar, wind, and biomass generators.

Another renewable energy source is our on-site photovoltaic panels which generates electricity that contributes to the power used in running the building.

TBC.London's considerations equate to massive change.

By examining the granular detail and innovating at every possible opportunity, no matter how small, we create an exemplar building that will prove to be a model for the future.



We have reduced CO<sub>2</sub> emissions by **78%** (330t/year) compared to a typical office.



TBC.London improves the existing building's Energy Performance Certificate rating from **D to A**.



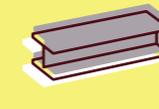
Gaining **BREEAM Outstanding** certification places TBC.London among the **top 2%** of BREEAM certified buildings in the world.



We have committed to divert at least **95%** of construction waste from landfills and recycle it – and are aiming to achieve **99%** diversion.



We have **re-purposed elements** from the original building, such as bricks, and demolition materials, re-using handrails and other fixtures.



**16t** of steel from House of Fraser on Oxford Street has been harvested, with a further **40t** of **reclaimed steel** acquired from other sites in the south east.



Our on-site solar panels produce **30,000 kWh/year**, equivalent to **7%** of the building's total energy demand.



You'll love that we have replaced all **20** existing car parking spaces with **217 secure cycle spaces**, including shower and changing facilities.

## Material difference.

Concrete is the most widely used man-made material in existence. If it was a country it would be the third worst emitter of CO<sub>2</sub> after the US and China. Steel would be fourth.

Using alternative materials in concrete, insulation and interior finishings has challenged us to change the norms of the construction industry, leading the way to a better way of building.

## TBC.London:

- Has 4,000m<sup>2</sup> of insulation made with rockwool
- Is decorated with Airlite paint, which absorbs 240g CO<sub>2</sub> for each kilogram of paint applied, and has a host of environmental and health benefits including neutralising viruses
- Any reinforcement required within the concrete comes from 98% recycled steel
- We have harvested 16t of steel from House of Fraser on Oxford Street and acquired a further 40t of recycled steel from other buildings. In addition we are upcycling raised access floor panels



# ALL WELL

Wellness is bigger than a buzzword. Staying fit and healthy impacts our happiness at work, our sleep at night and the unconscious decisions we make throughout the day. Understanding and addressing key and often simple problems can have a huge, positive effect on businesses as well as individuals.

# AND GOOD

# POWER PEOPLE

People are any business's greatest asset and the global effects of COVID-19 have underscored the importance of the health and happiness of everyone around us. 'Wellness' is simply a catch-all for putting both the obvious and not-so-obvious needs of people first.



TBC.London is targeting to achieve WELL Certification Platinum accreditation, the highest award available from the International WELL Building Institute.

## FINDING BALANCE

Finding the perfect work-life balance can be difficult and in itself can cause stress.

We believe the work-life lines have been shattered and now, more than ever, people are looking to work on their terms, flexibly, seamlessly blending work obligations with their private lives.

We have designed TBC.London to intentionally blur the lines between the office and home, offering an extension of the comforts and security of home along with the effectiveness of a purposeful workspace.

## HIGH PERFORMERS

It's a pretty simple concept: happy people are more fulfilled in their workplace. The International WELL Building Institute estimates that WELL-certified offices achieve a 22% increase in organisational performance.

Savings are increased with employees taking fewer sick days compared to standard workspaces, showing a 19% positive impact on absenteeism.

## MORE ATTRACTIVE

Staff turnover is a painful and costly affair, costing the average employer 27.5 days and about £3,000 for each employee.

69% of building owners report that healthy building features increase employee satisfaction, according to a survey from the Centre for Active Design, UNEP FI and BentallGreenOak. A workspace that's designed to keep people who occupy it as healthy and happy as possible is one that is harder for people to leave.

A healthy building is also useful in the war-for-talent, being attractive for recruiting new staff.

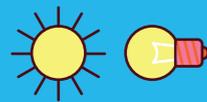


# WELL THOUGHT THROUGH



**Improved air quality enhances individual cognitive function by up to 61%.**

TBC.London is able to switch to 100% fresh air mode, using best-in-class filtration, in comparison to standard office fresh air provision of only 15 to 30% (the rest consisting of recirculated air).



**Optimal lighting improves perceived employee performance by 18%.**

TBC.London implements a lighting scheme that is in tune with your circadian rhythm. We also control glare and have considered visual balance, whilst providing access to natural daylight whenever and wherever possible.



**Brain plasticity and cognitive function are significantly improved by physical activity. Studies have found that a single 30 minute period of physical activity increases neuroplasticity with discernible positive effects in motor skill coordination and memory.**

TBC.London incorporates movement network circulation via deliberate aesthetics, point-of-decision signage and stair design and visibility.

We also make it attractive and fun to be active to and from the office through our cycling and fitness facilities.



**Your body controls thermal comfort through a homeostatic system that balances heat gains and losses to maintain core temperature.**

Building temperature is linked to our health, well-being and productivity and is ranked as one of the highest contributing factors to overall human satisfaction in buildings.

The ability to adjust the workspace environment has been shown to be positively correlated with job satisfaction and group cohesiveness.

TBC.London provides best-in-class thermal performance, monitored and reported via state-of-the-art hardware and software that considers dry bulb temperature, relative humidity and air speed, ensuring an enhanced thermal environment for all.



**Volatile organic compounds (VOCs) are a large group of chemicals abundant in indoor environments that came from various source materials including insulation, paints, coatings, adhesives, furniture and furnishings, composite wood products, and flooring materials. Both VOCs and semi-volatile organic compounds (SVOCs) cause a wide range of adverse health effects, from respiratory irritation to cancer.**

TBC.London aims to eliminate the hazardous components in everything that goes into the building, from building materials to cleaning products, waste, outdoor spaces, and landscaping.

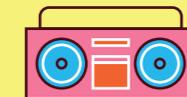
Through all of this, the building minimises the risks of exposure to VOCs and SVOCs, whether direct or through environmental contamination.



**Public Health England state that only 31% of adults meet the '5-a-day' recommendation for fruit and vegetables.**

The WHO reports that adequate nutrition can raise your productivity levels by 20%.

TBC.London supports healthy eating by increasing access to healthier food and beverage choices, limiting access to highly processed foods and designing environments that nudge individuals toward healthier alternatives.



**Studies have indicated that internal noise is a major cause of complaints and ultimately results in job dissatisfaction.**

Sound within an enclosed space from sources such as HVAC equipment, appliances and other occupants has been shown to hinder, focus, memory retention and mental arithmetic.



**Just by staying adequately hydrated, you can experience a 14% increase in productivity.**

TBC.London provides filtered drinking water at several points within the building, the quality of which is verified via independent verification lab testing.



Bricks and mortar make a building, but it is people that make it a place. Buildings of the future must actively connect people with people, both within the building and among the wider community as a whole.

# THE GOOD LIFE

The social value of a building is measured in the tangible benefits it brings to the community surrounding it.

We have independently verified that TBC.London should generate approximately £145 million in social value over 20 years of the building's construction and occupation.

TBC.London's Social Value Strategy takes into careful consideration the local community's needs, sets targets to improve social outcomes, then measures, monitors, and improves the impact of our work over the lifetime of the building. Our strategy lies across four themes aligned with Southwark's *Fairer Futures* commitments:

#### JOB...

Promoting local employment and skills training:

- 20%+ local employment
- 20 jobs for unemployed, homeless, ex-offenders, or people with disabilities
- Apprenticeships and skills training via partners working with young people and minorities

#### SOCIAL...

Contributing to healthier, safer, and more resilient communities, including organising volunteer days and engaging occupiers around social causes.

#### GROWTH...

Supporting growth of responsible business, which includes choosing and promoting sustainable, ethical, and local procurement, and helping occupiers to become more impactful through their business.

#### ENVIRONMENT...

Protecting and improving our environment, including waste reduction and recycling programmes, smart transport, and cycling incentives in partnership with local social enterprises and community groups.

URBAN VILLAGE HALL  
PRIVATE VIEWINGS  
PUBLIC PLATFORM  
CLASSROOM  
WORKSHOPS  
TOWN HALLS  
FLEX FOR ALL

Dedicated multi-purpose, flexible space, exclusively for everyone.

Extra space, now and then and for whatever reason, is a pretty useful thing for occupiers to have at their disposal. Come see our 3,500sq ft Urban Village Hall available to you, your staff, and the wider community.

Offering social and cultural space for causes ranging from education and art to mental health, our flexible space is there for the local community to use free of charge. Whether charities or social enterprises, for workshops or exhibitions and for you to join in.

We're doing our part to help solve deeply entrenched social issues and giving our tenants the opportunity to lend a helping hand too.



TBC.LONDON



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Social  
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The facts contained in this document are correct to the best of our knowledge, as of June 2023, but (legally) please make sure you don't take our word for it. ©FORE 2023.



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