A newly refurbished Victorian warehouse, where past and future converge

GREENCOAT & GORDON

Victoria SW1

GREENCOAT GORDON



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CHAPTER ONE

INTRODUCTION

A CONVERGENCE OF
PAST & PROGRESS

Greencoat & Gordon is a **107,779 sq ft** workplace in Victoria, offering **spacious, open plan office space across eight floors.** It's a compelling headquarters opportunity for both established and growing businesses.

Created from **two beautifully restored Victorian warehouses**, the building perfectly balances modern, occupier-focused design and desirable heritage features.

The striking **red-brick façade** is a foil to the **clean, light-filled interiors** and **best-in-class occupier amenities**. Industrial details sit alongside **high-specification finishes**.

And the **SW1 location** places you in a **vibrant central London neighbourhood** where old and new coexist harmoniously.

IMAGE: CORNER OF FRANCIS STREET AND GREENCOAT ROW



CHAPTER TWO

DERWENT LONDON

DERWENT LONDON, YOUR LANDLORD

We are **London's leading specialist** in crafting design-led, sustainable workplaces that inspire, enhance wellbeing and **support business aspirations**.

- A proven track record and expertise
- Largest central London office-focused REIT
- £5.1bn investment portfolio
- 5.3m sq ft in central London

We are a **different kind of investor, developer** and **commercial landlord**. Our strategic and considered approach focuses on the following areas, **setting us apart from others**:

- Innovative and inspiring architecture and design
- A personal and relationship-driven ethos
- A unique approach to service and amenity, which authentically considers the needs of the business and the individuals within our buildings
- Complimentary DL/Member benefits package for every office occupier with tangible benefits and enhanced experience for your Talent
- A commitment to sustainability in everything we do

Discover more about Derwent London and our story so far

VISION

We craft inspiring and distinctive space where people thrive.

PURPOSE

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.

VALUES

We build long-term relationships.
We lead by design. We act with integrity.

IMAGE: 25 SAVILE ROW W1, DERWENT LONDON HQ



DL/MEMBERS

Derwent London Membership is a **complimentary benefits package** available to every occupier and their employees working in a Derwent London building.







TOP & LEFT: DL/78, FITZROVIA W1
RIGHT: DL/28, OLD STREET EC1



DL/MEMBERS

Membership status is automatic and as **DL/Members**, all employees can enjoy access to:

DL/LOUNGES

Our two Lounges, **DL/78 in Fitzrovia W1** and **DL/28 in Old Street EC1** for work, meetings and informal catch ups. They include:

- Communal collaboration and working areas
- Bookable meeting rooms configured to your needs
- Phone booths and library for quiet working (DL/28)
- Event / town hall space available for exclusive hire
- DL/Service café serving delicious food and drink
- All connected via the DL/App

DL/SERVICE

Preferential Member rates on **high-quality, seasonal, food and drink** at the five DL/Service cafés within our buildings and Lounges.

DL/APP

An ever-growing package of **exclusive benefits** on the DL/App, including specially negotiated discounts from a **diverse collection of businesses**, local coffee shops, restaurants and wellness brands.

MEMBER EVENTS

A packed calendar of **exciting events** curated by our dedicated **DL/Member Experience** team.

DL/ Discover what it means to be a DL/Member

DL/MEMBERS
by DERWENT LONDON

IMAGE: DL/28, OLD STREET EC1

RESPONSIBLE DEVELOPMENT

Derwent London have committed to becoming a **net zero carbon (NZC) business by 2030**.

2020

- First UK REIT to commit to a NZC strategy

2025

- Pathway Progress (2020-2025)
  - 20% energy consumption reduction since 2019
  - 40% of managed portfolio buildings now all-electric

2030

NZC

Explore our Net Zero Carbon Pathway here

OUR 2030 TARGETS

ENERGY INTENSITY REDUCTION

- 4% year-on-year reduction
- 2030 target: 123kWh/m^2

CARBON REDUCTION

- 42% reduction in Scope 1 & 2 baseline by 2030
- Continue transition to all-electric buildings where feasible

EMBODIED CARBON REDUCTION

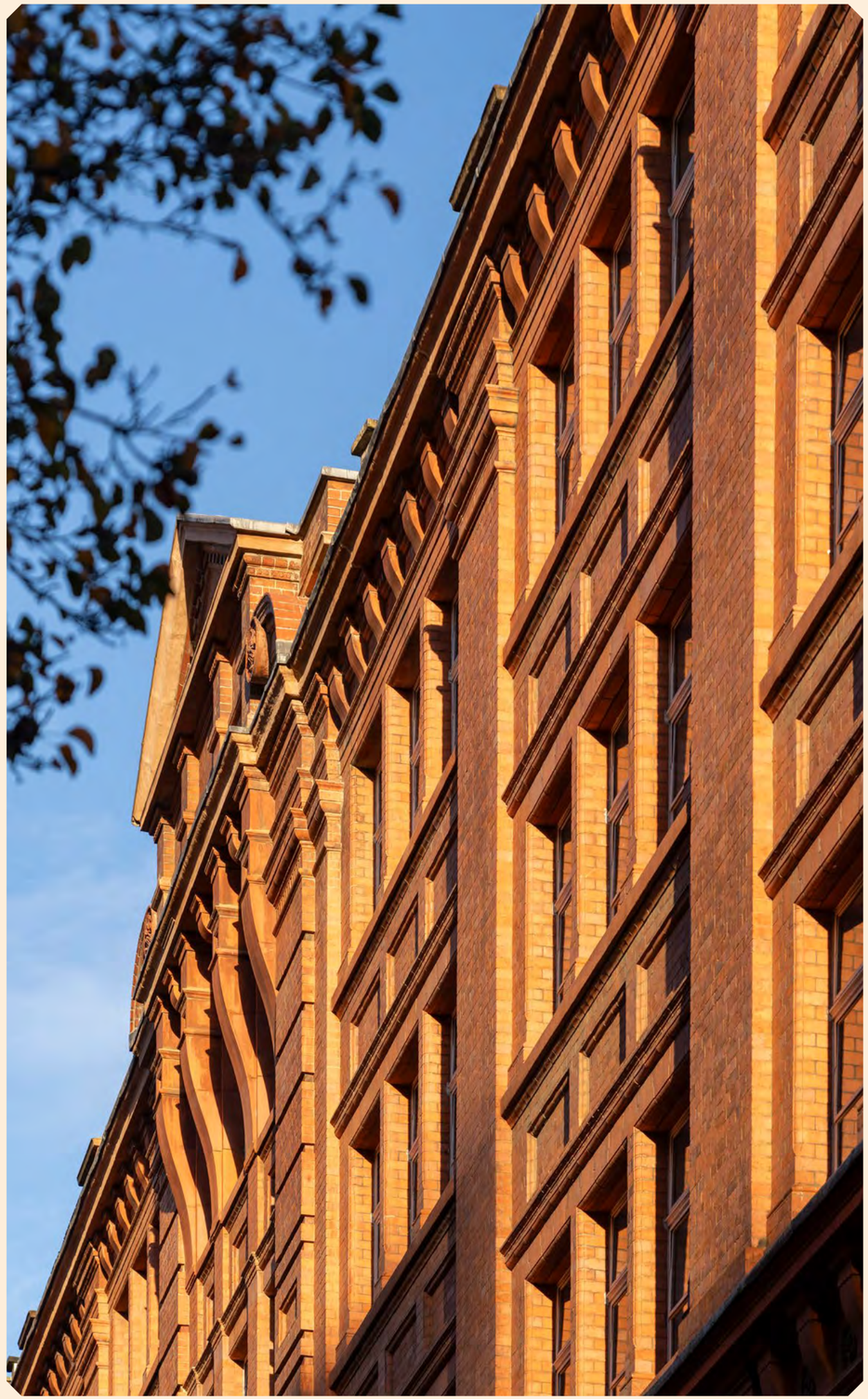
- 2025 onward target ≤600 kgCO_2e/m^2
- 2030 onward target ≤500 kgCO_2e/m^2
- Offset residual emissions
- Collaboratively work to reduce the carbon content of concrete via our Accelerating Concrete Decarbonisation Group

INVESTMENT IN RENEWABLE ENERGY

- 100% Green tariffs for electricity and gas
- Deliver and energise Lochfauld solar park to self-generate ≥40% of our managed London portfolio electricity

INCREASE BIODIVERSITY

- All major developments to achieve a 15% biodiversity net gain



RESPONSIBLE DEVELOPMENT



EMBODIED CARBON

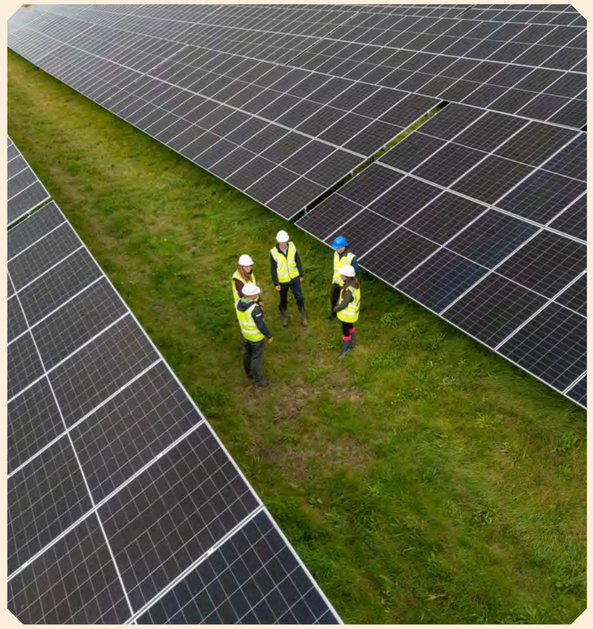
Sub- and super-structure account for around 55% of upfront embodied carbon, which is often concrete. Methods adopted to ensure reduction in embodied carbon include the following:

- Retention of structure
- Lower carbon concrete and products/materials
- Supply chain engagement
- ACDG – a Derwent London initiated developer led, cross-chain group to accelerate concrete decarbonisation

SCOTLAND CONTRIBUTION

Unique holdings in Scotland delivering significant contribution to our NZC Pathway:

- Lochfauld 18.4MW Solar Park, nearing completion, once delivered will generate c.40% of our electricity consumption. This covers 100 acres
- Tree planting on 30Ha of woodland
- Opportunity for Anaerobic Digestion (AD) to generate renewable gas
- Site of Special Scientific Interest (SSSI)
- Sustainable farming practices





CIRCULAR ECONOMY

Extended use and reuse of structure, materials and equipment, including:

- Pre-development audits
- Extensive dismantling strategies
- Procurement of recycled and reused products
- Reuse of furniture and fittings

REDUCING ENERGY USE

Working with our occupiers to cut energy use across the portfolio, as well as reducing landlord consumption, including:

- Active occupier engagement and partnership approach
- Green leases
- Electrifying our portfolio, with 40% of our managed portfolio buildings now all-electric
- Tangible occupier initiatives e.g. ‘You Hold the Power to Save’
- Optimisation of building management systems
- Intelligent Building platforms



CHAPTER THREE

THE LOCATION


GREENCOAT & GORDON

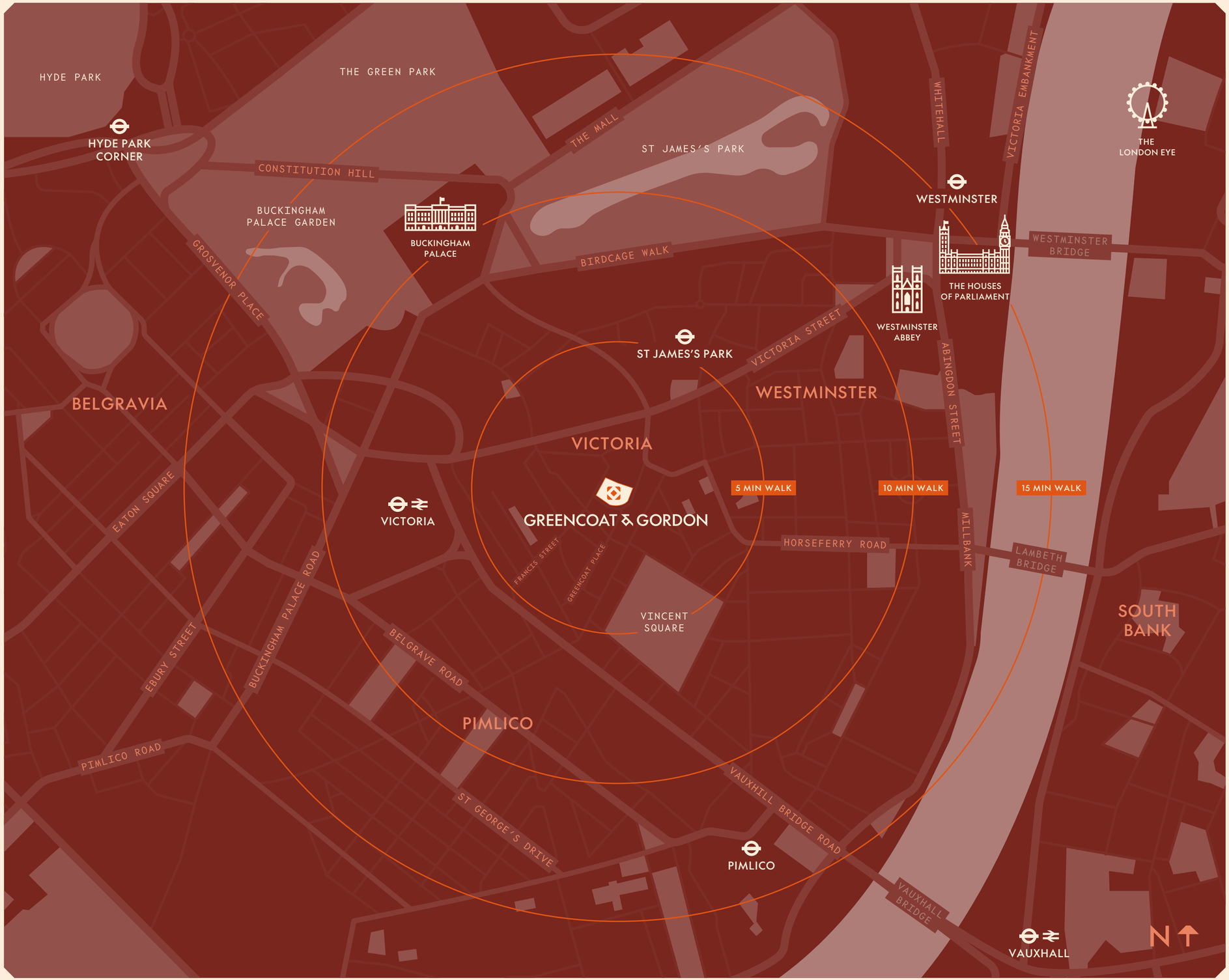
THE NEIGHBOURHOOD

A flourishing central neighbourhood focused on the busy thoroughfare of Victoria Street and animated by a **sprinkling of desirable retail and leisure destinations**.

Within a 5-minute walk
01 60 Degrees
02 Chez Antoinette
03 Gymbox
04 Iris & June
05 The Ivy

Within a 10-minute walk
01 1Rebel Victoria
02 Market Halls Victoria
03 Notes Coffee Roasters & Bar
04 Regency Café
05 Victoria Palace Theatre

Within a 15-minute walk
01 Buckingham Palace
02 The Cinnamon Club
03 FRAME Victoria
04 The Goring Hotel and Dining Room
05 Tate Britain



A NEIGHBOURHOOD OF

INSTITUTIONS & INSTIGATORS

Victoria is one of central London's **village-like neighbourhoods. High-profile landmarks** include Buckingham Palace, St. James's Park, and Victoria mainline station. But woven in between are **thriving high streets** and **tree-lined residential enclaves**.



REGENCY CAFÉ
Having altered little since 1946, this traditional London café, with its black-tiled Art Deco exterior, is a much-loved neighbourhood stalwart and has been voted the capital's fifth-best eating place on Yelp.



THE GREEN PARK
With its 40 acres of lawned expanses, wildflower meadows, and leafy avenues, The Green Park is a peaceful place to commune with nature, sunbathe, and lunch alfresco, little more than a ten-minute walk away.



IRIS & JUNE
This bright and modern independent café has been serving the people of Victoria for over a decade. Food is freshly prepared daily and produce comes from a community of sustainable suppliers.



THE ALBERT
Just as the façade of Greencoat & Gordon stands as a bastion of Victorian London charm in the city, so too does The Albert. Patrons come for its cosy atmosphere and gastropub fare, from a pie and pint to salads and spritzes.



WESTMINSTER CATHEDRAL
From hosting state occasions to welcoming moments of quiet reflection, this magnificent building has been a cultural focal point since 1903, noted for its rich history, celebrated choir, and artistic splendour.

A NEIGHBOURHOOD OF

INSTITUTIONS & INSTIGATORS

Longstanding local eateries and **fine-dining fixtures** are joined by **new food pioneers** and **cutting-edge coffee shops**. Post-work pastimes range from a culture fix, fun and games, or a hard-hitting workout. It's a **rich and varied lifestyle landscape** to be explored and enjoyed.



THE IVY BRASSERIE
This iconic culinary brand is synonymous with refined West End dining. Set across two floors, their brasserie in Victoria is a choice spot for a business lunch, weekend brunch or after-work cocktails.



GYMBOX
Handy for the regular upkeep of fitness routines, the best-equipped gym space in Victoria, offering 70 different classes, is located on the lower ground floor of Greencoat & Gordon.



CURZON CINEMA
Expect an elevated cinema-going experience at the Curzon on Victoria Street. All five screens have reclining seats and tables, and it has two lounges, a café, and a hireable mezzanine space.



VICTORIA PALACE THEATRE
This beautiful West End theatre is treasured for its ornate Edwardian architecture and world-class productions, including the long-running residency of Pulitzer Prize-winning musical Hamilton.



LANE 7
Besides the ten-pin bowling, this indoor sports mecca offers mini golf, darts, shuffleboard, beer pong and augmented darts. Its other attractions are a bar serving killer cocktails and a secret basement arcade room.

A FOCAL POINT FOR

COMMUTING & CONNECTING

Greencoat & Gordon is only a **seven-minute walk** from the major transport hub of **Victoria station**, where you'll find comprehensive mainline services, including fast trains to **Gatwick Airport**, and the **Victoria Underground line**. Closer still, **just five minutes away**, is **St. James's Park station** on the **Circle and District lines**.

Mainline & Underground Stations

FASTEST DIRECT JOURNEY FROM GREENCOAT & GORDON*

St. James's Park	5 min walk
Victoria	7 min walk
Waterloo	14 mins via bus
Westminster	16 min walk
King's Cross St. Pancras	19 mins via Victoria

London Airports

FASTEST DIRECT JOURNEY FROM GREENCOAT & GORDON VIA MAINLINE / UNDERGROUND*

London City	53 mins
London Gatwick	55 mins
London Heathrow	60 mins
London Stansted	68 mins
London Luton	70 mins

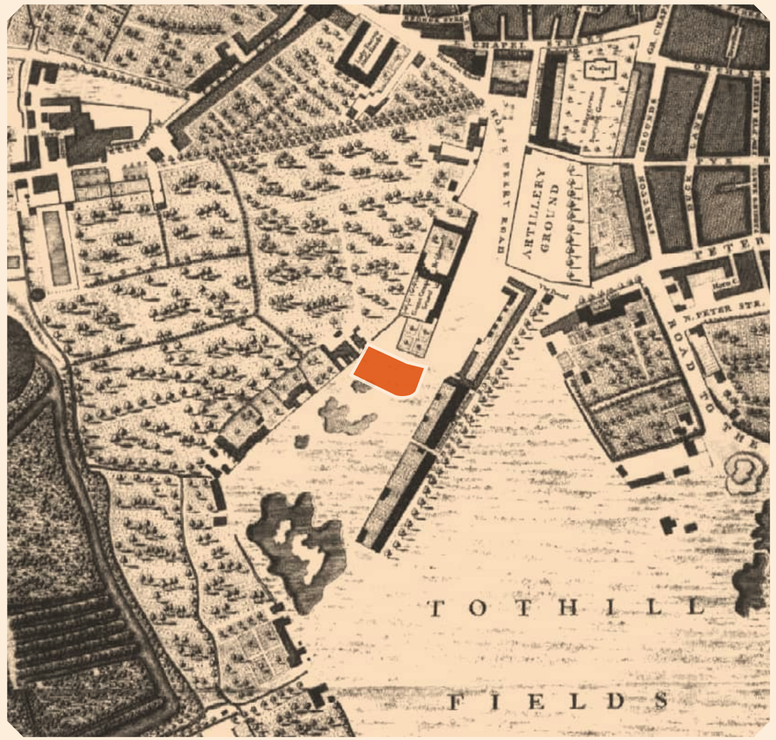
* SOURCE: TFL.GOV.UK





CHAPTER FOUR

THE BUILDING







AN INTEGRATION OF

HIGH-SPECIFICATION & HERITAGE

Greencoat & Gordon is a **reinvention of two handsome late-Victorian warehouses**. Thoughtfully amalgamated and **beautifully refurbished**, they've evolved into a **distinctly modern workplace** that **retains intrinsic elements of heritage character**.

THE HISTORY

The two buildings date from between **1883** and **1885** and were once warehouses for the **Army & Navy Stores' flagship emporium** on Victoria Street. **Designed by J. Bull**, they are first-class examples of **late Victorian architecture**.

THE ARCHITECTURE

Exuding refined Victorian character, the **striking red-brick façades** have a commanding presence on Francis Street and Greencoat Place and **typify the architecture of the area**.

TOP LEFT: GREENCOAT & GORDON SITE ON JOHN ROCQUE MAP, 1746
TOP RIGHT: FORMER MARKET HALL AT 6-8 GREENCOAT PLACE SW1
BOTTOM: ARMY & NAVY STORES, VICTORIA STREET, C.1898

REFURBISHED & REINVIGORATED

Crucial to this sympathetic restoration, features of the historic buildings have been retained, ensuring history shines through. Most evident is the **stunning red-brick façade**, with its ornate details, giving Greencoat & Gordon its **distinctive character**.

Inside, there are **echoes of the buildings' industrial heritage** at every turn. Integral to the Victorian design are the lightwells, which, with the addition of gantries and seating, have been given a fresh purpose as **inviting breakout spaces**.

The **original staircases** with end-grain oak treads, timber handrails and metal balusters are **beautifully refurbished**. On the office floors **exposed cast-iron columns** and **vaulted ceilings**, with distinctive jack arches, reveal the spaces' industrial past. Elsewhere, internal brickwork and original steel doors and shutters have been **carefully restored**.



IMAGE: ORIGINAL STAIRWELL

KEY FEATURES

People-focused office space and **high-quality amenities** shape a workplace that prioritises occupier wellbeing and sustainability.

107,779 sq ft of CAT A office space across eight floors

Dual access with receptions on Francis Street and Greencoat Place

Large floor plates of c.19,000 sq ft

1:10 occupational density

Generous floor-to-ceiling heights of over 4m in some areas

Communal lounge and terrace on the fifth floor

Impressive end-of-journey facilities

Gymbox fitness studios on the lower ground floor

All-electric and net zero carbon building

Championing circular economy in design and construction

Characterful Victorian features including cast-iron columns and coffered ceilings

TARGETING

- EPC Rating B
- BREEAM Excellent
- WiredScore Gold
- SmartScore Platinum

SCHEDULE OF AREAS

Exceptional **volume**, **light**, and **character** across eight floors.
Open plan floor plates allow businesses **flexibility** and **growth**.

Take a walkthrough the building.

Floor		SQ FT*	SQ M*
Fifth & Sixth		16,016	1,488
Fourth		19,763	1,836
Third		15,199	1,412
Second		19,375	1,800
First		19,020	1,767
Ground**	G.01 and G.02	6,606	614
	G.03 Duplex	11,800	1,096
Sub-total		**107,779**	**10,013**
Francis Street reception		1,378	128
Greencoat Place reception		764	71
Fifth floor lounge and terrace		2,012	187
Total		**111,933**	**10,399**

* SUBJECT TO MEASUREMENT ON PRACTICAL COMPLETION

** G.01: 2,368 SQ FT, G.02: 4,238 SQ FT,
G.03 DUPLEX: GROUND FLOOR - 6,623 SQ FT,
LOWER GROUND FLOOR - 5,177 SQ FT

ACCESS & ARRIVAL EXPERIENCE

Greencoat & Gordon is now a **single, unified workplace**, with the office floors spanning the full extent of the building.

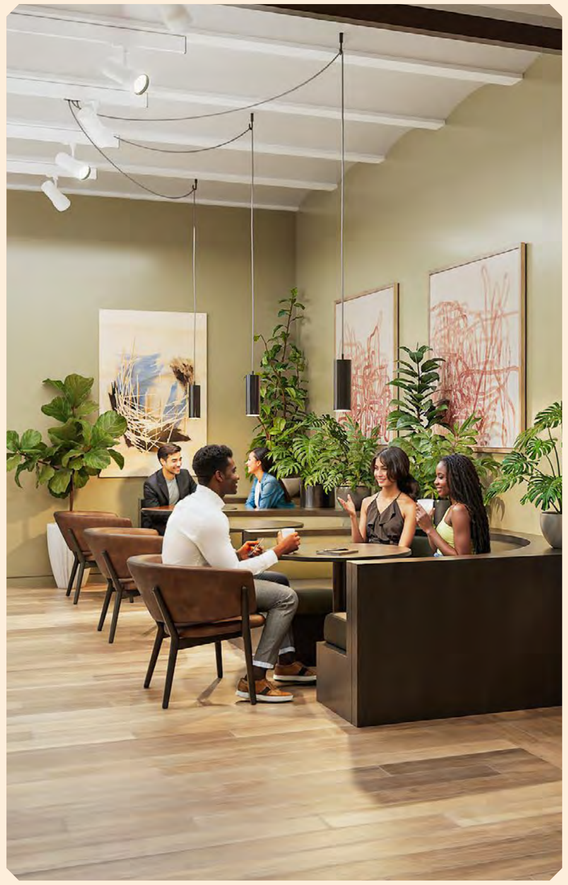
Both original entrances on Francis Street and Greencoat Place have been retained, and feature **new reception areas** and **lift lobbies**. Occupiers can choose the most efficient entry point depending on their destination within the building.

The Francis Street reception features a **bright and attractive lounge** at the base of the lightwell. **Banquette seating** and **lush planting** make the space an **inviting place to socialise, meet, or work** informally away from the office.





LEFT: FRANCIS STREET ENTRANCE
ABOVE: GREENCOAT PLACE RECEPTION (INDICATIVE CGI)





IMAGES: FRANCIS STREET RECEPTION (INDICATIVE CGIS)



IMAGE: FRANCIS STREET RECEPTION (INDICATIVE CGI)



END-OF-JOURNEY FACILITIES

Cyclists will enjoy **substantial end-of-journey facilities**, with street-level access on Greencoat Place. The ground floor features **88 cycle spaces** and a **maintenance station**. A lift to the lower ground floor takes you to a further **62 cycle spaces** and **modern changing facilities,** with **150 electronically secured personal lockers** and **15 showers**, including accessible options.

While primarily highly functional, these facilities are also beautifully designed spaces, with **crafted contemporary details**, timber finishes and a natural colour palette creating a **warm and welcoming environment** for our green commuters.

150 x cycle spaces

15 x showers

150 x lockers





TOP AND BOTTOM LEFT: LOWER GROUND FLOOR LOCKERS AND CHANGING FACILITIES (INDICATIVE CGIS)
BOTTOM RIGHT: GROUND FLOOR CYCLE STORE (INDICATIVE CGI)

FIFTH FLOOR LOUNGE

Designed to inspire collaboration and interaction between occupiers, this multi-functional space can be used by all office occupiers as an **informal lounge and workspace**, or for **social** and **town hall-style events** for hosting up to **92 people**. A fitted kitchen and teapoint provide **convenient refreshment facilities** to support both day-to-day use and larger gatherings.

Floor-to-ceiling glazed sliding doors fill the space with light and open out onto the **adjoining planted terrace**, which offers **wide-ranging city views**.

Lounge
1,674 sq ft | 156 sq m

Terrace
353 sq ft | 33 sq m

Lounge
Terrace

* INDICATIVE SPACE PLAN



Lounge layout*



Town hall layout*



IMAGE: FIFTH FLOOR LOUNGE AND TERRACE (INDICATIVE CGI)







ABOVE: FRANCIS STREET ENTRANCE
RIGHT: VIEW OF FRANCIS STREET ELEVATION AND FIFTH FLOOR TERRACE

A WORKSPACE OF

CAPACITY & CHARACTER

The CAT A offices, **spread across eight floors**, offer floor plates of **c.19,000 sq ft**. The large open plan spaces and generous floor-to-ceiling heights inspire a **sense of volume and light**.

Each floor features **multiple lightwells**, bringing additional daylight into the workplace and providing an **attractive breakout zones with seating**.

The building's history is evident in retained and **refurbished features**, most notably in the **Victorian steel** supporting columns and beams.



IMAGE: ORIGINAL LIGHTWELL BREAKOUT SPACE (INDICATIVE CGI)

GROUND FLOOR

Each of the three ground floor workspaces feature **private entrances**, enabling **direct street access** and **opportunity for bespoke branding**.

G.01
2,368 sq ft | 220 sq m

G.02
4,238 sq ft | 394 sq m

G.03 Duplex
6,623 sq ft | 615 sq m

Total
13,229 sq ft | 1,229 sq m

Francis Street reception
1,378 sq ft | 128 sq m

Greencoat Place reception
764 sq ft | 71 sq m

- Office
- Reception
- End-of-journey facilities
- Common parts
- Gymbox





IMAGE: G.01 (INDICATIVE CGI)

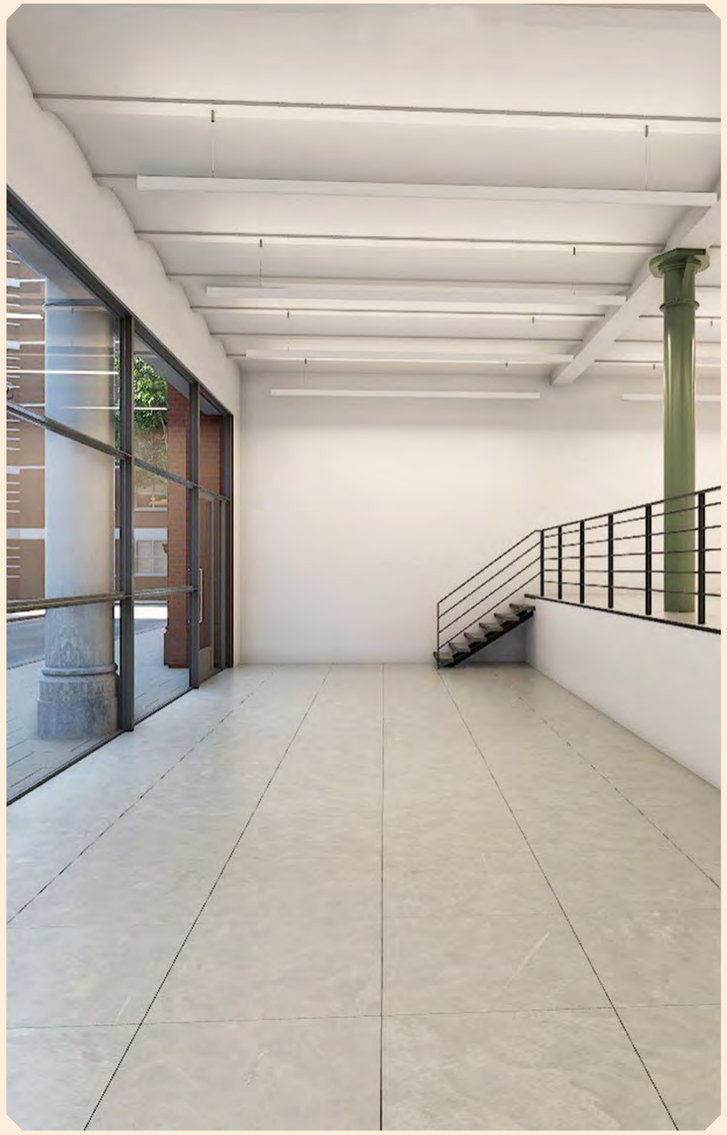


IMAGE: G.02 (INDICATIVE CGI)

G.03 DUPLEX

The ground and lower ground floor Duplex workspace features a **voluminous double-height space**, a **private entrance on Greencoat Place** and links back into the common parts.

Ground floor office
6,623 sq ft | 615 sq m

Lower ground floor office
4,238 sq ft | 394 sq m

Total
11,800 sq ft | 1,096 sq m



Office
End-of-journey facilities
Common parts



IMAGE: G.03 ENTRANCE WITH BRANDING OPPORTUNITIES

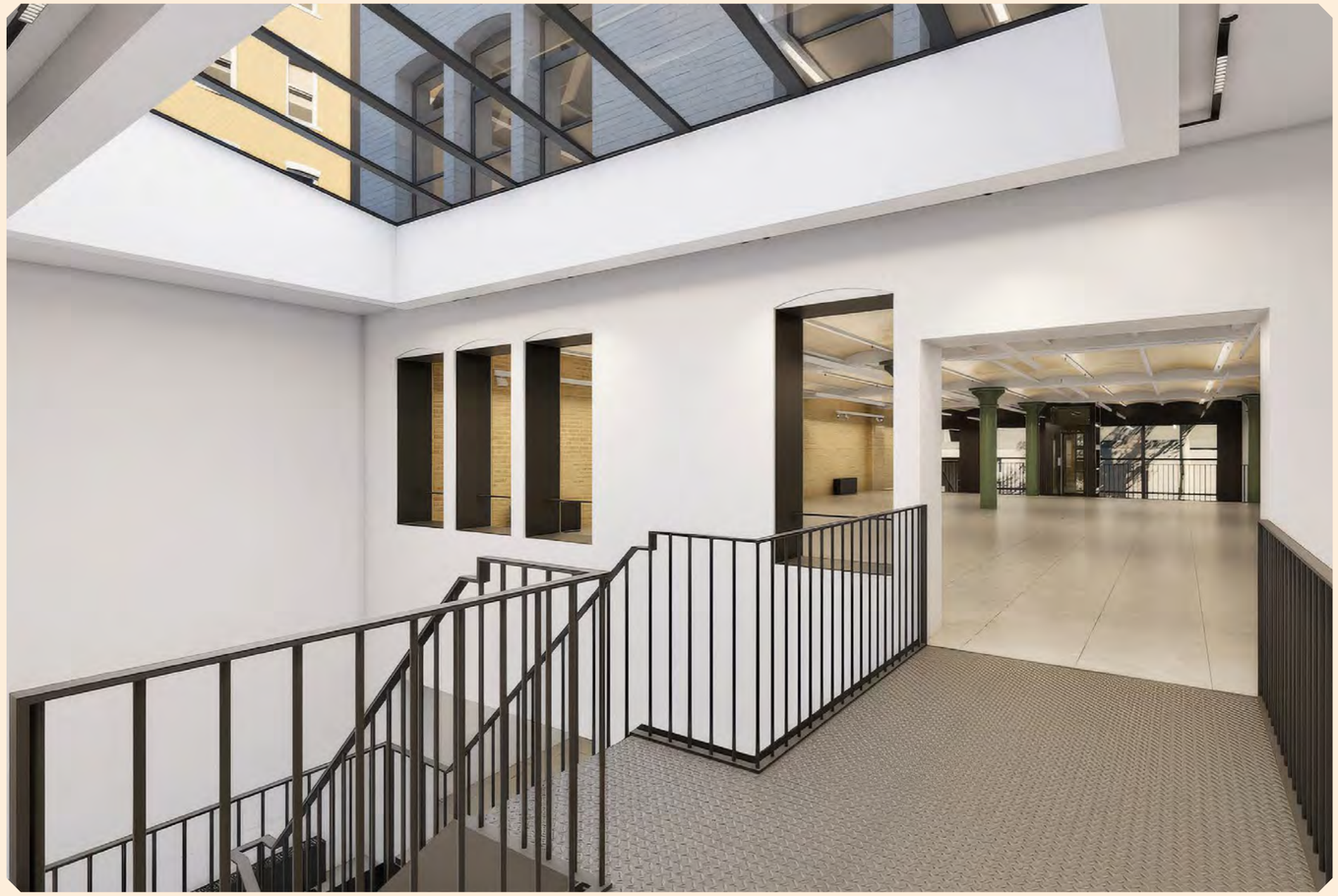


IMAGE: G.03 WORKSPACE ACROSS GROUND AND LOWER GROUND FLOORS (INDICATIVE CGI)

FIRST FLOOR

The first floor offers a **large, open-plan workspace**, with the **original Victorian columns**, refurbished in a Colchester Green paint finish, adding character to the bright, streamlined environment.

Office
19,020 sq ft | 1,767 sq m



Office
Common parts

IMAGE: FIRST FLOOR OFFICE (INDICATIVE CGI)



SECOND FLOOR

The second floor benefits from an impressive 4m height in part.

Office
19,375 sq ft | 1,800 sq m



Office
Common parts

IMAGE: SECOND FLOOR OFFICE (INDICATIVE CGI)



THIRD FLOOR

The third floor's **distinctive feature is the bridge spanning the lightwell** and linking the two halves of the building.

Office
15,199 sq ft | 1,412 sq m



Office
Common parts

IMAGE: THIRD FLOOR OFFICE AND LIGHTWELL BREAKOUT SPACE (INDICATIVE CGI)



FOURTH FLOOR

The fourth floor offers the **largest office space in the building** and is enhanced by an **impressive 4m height** in part.

Office
19,763 sq ft | 1,836 sq m



Office
Common parts

FOURTH FLOOR
FIT-OUT SOLUTION

Through thoughtful modernisation, the open plan floor plates offer **best-in-class office space** while preserving the integrity of this heritage warehouse building.

Indicative open plan layout
19,763 sq ft | 1,836 sq m

- Occupier density 1:10
- 180 x desks
- 38 x hot desks

Meeting rooms / private working

- 1 x 24-person boardroom or
- 2 x 12-person (with folding partition)
- 4 x 10-person
- 4 x 8-person
- 3 x 6-person
- 2 x 3-person
- 12 x phone booths



- Reception
- Open plan workspace
- Meeting rooms
- Phone booths
- Kitchen / teapoint
- Common parts

IMAGE: FOURTH FLOOR OFFICE (INDICATIVE CGI)



IMAGE: FOURTH FLOOR FIT-OUT (INDICATIVE CGI)



IMAGE: FOURTH FLOOR FIT-OUT (INDICATIVE CGI)



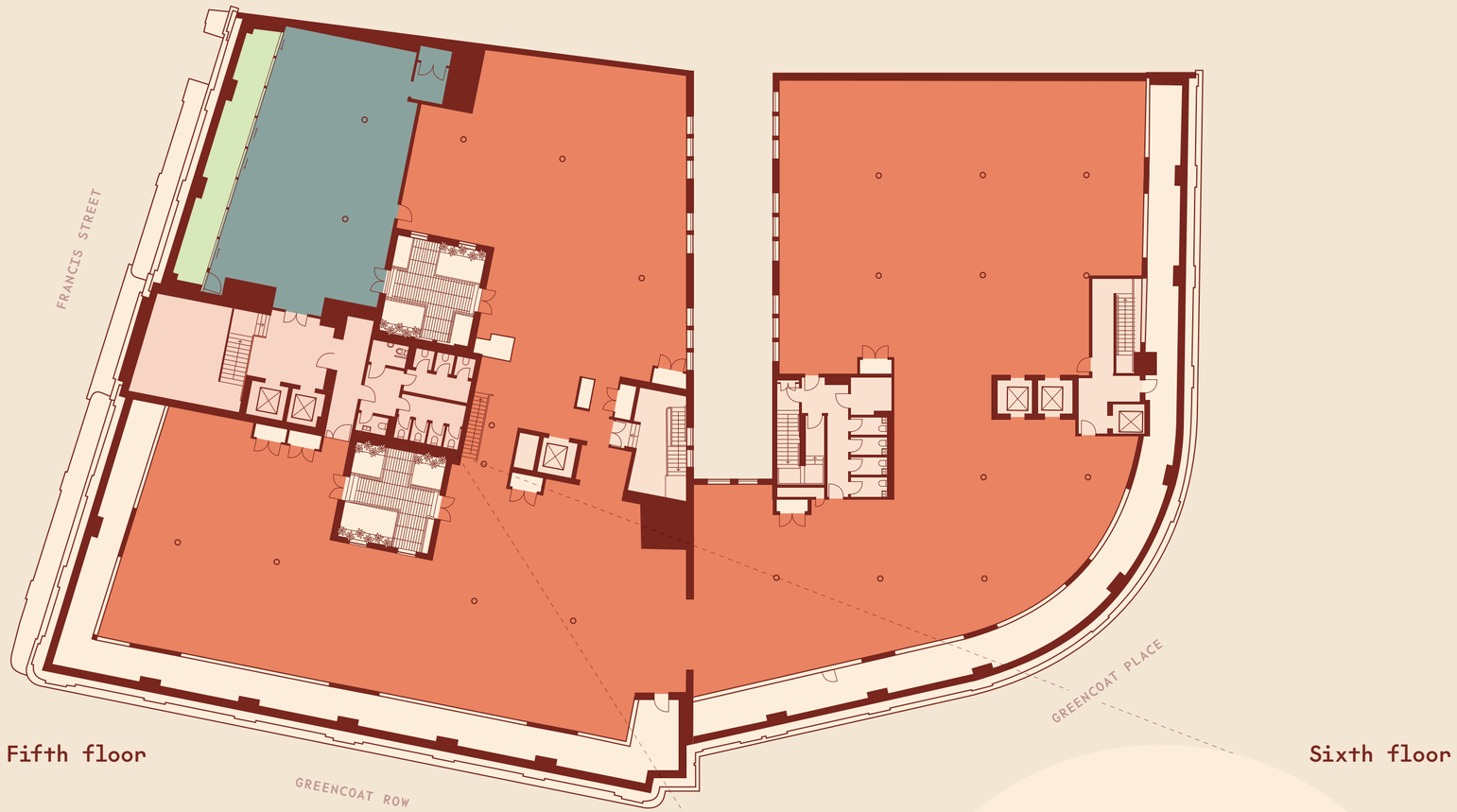
FIFTH & SIXTH FLOORS

Fifth floor occupiers also have access to a **discreet space** at the top of the building. Potential uses include a **private office**, **meeting room**, or **presentation space**.

Fifth floor office
15,489 sq ft | 1,439 sq m

Sixth floor office
527 sq ft | 49 sq m

Total
16,016 sq ft | 1,488 sq m



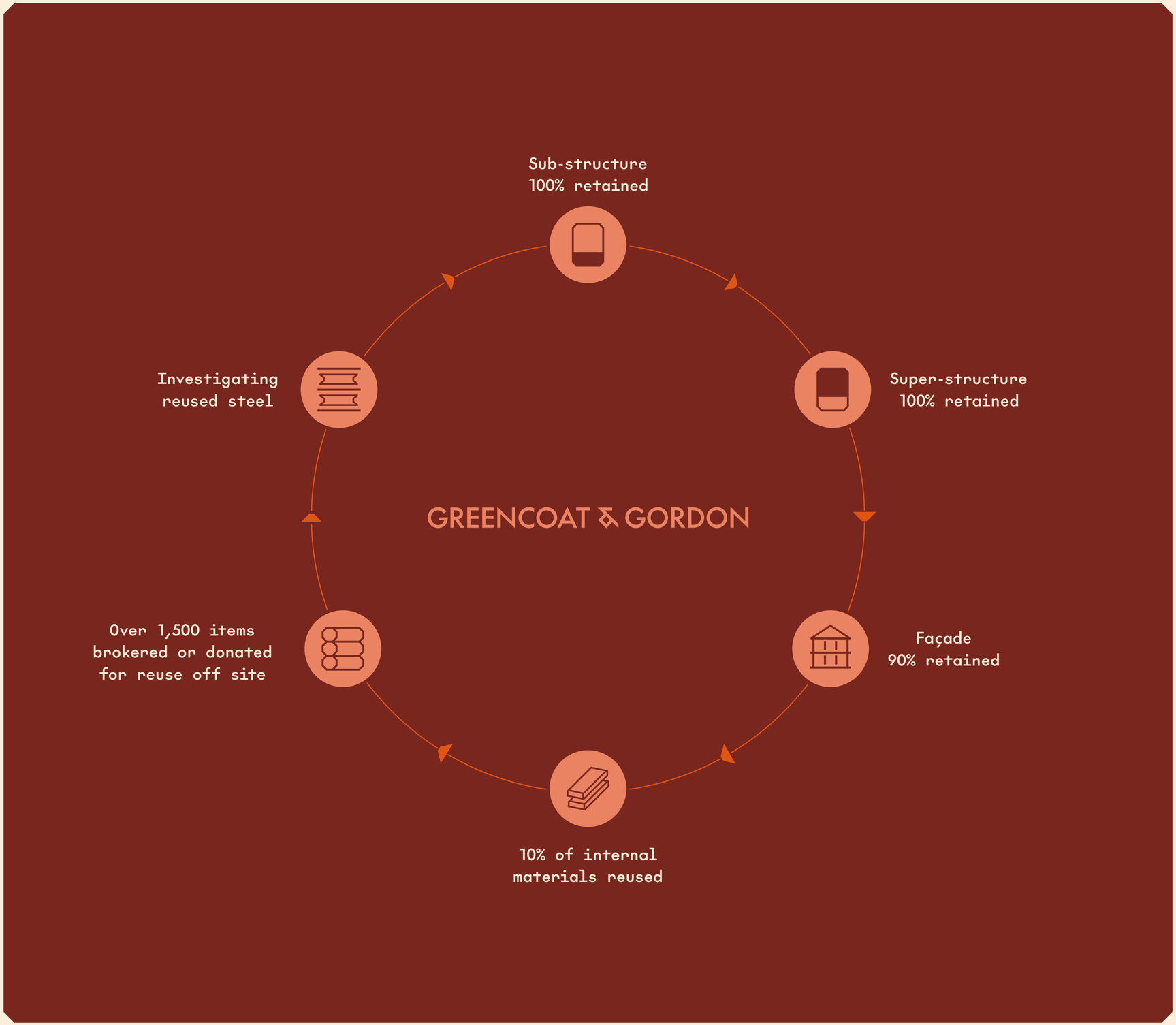
- Communal lounge
- Terrace
- Office
- Common parts

IMAGE: FIFTH FLOOR OFFICE (INDICATIVE CGI)



CHAPTER FIVE

THE DETAILS



CIRCULAR ECONOMY

Derwent London's circular economy strategy is to **reduce embodied carbon** in our developments by giving elements a second life wherever possible – **without compromising on quality** for our occupiers. To support us in our mission, we've partnered with **Material Index**, whose MI digital platform empowers organised reuse at scale.

Greencoat & Gordon is our **latest exemplar in circularity**, with a significant proportion of the existing buildings either retained or reused. Central to this achievement is the retention of the **original building structure** and majority of the **heritage façade**.

Many internal materials and fittings are also being **reused or repurposed**, including the raised access floor tiles and flooring, sanitaryware, light fixtures and washroom tiles. Even some of the existing furniture, doors and glazing have found a home in the new building.

SUSTAINABILITY CREDENTIALS

Combining **sustainable approaches** to building design, energy consumption, and material use, Greencoat & Gordon is being **re-imagined for its next lease of life**.

RETROFIT
In line with our circular economy mission, the building's original structure and façade are being retained and many internal materials will be reused.

OPERATIONAL ENERGY
As well as being fossil-fuel free, the refurbishment has been designed to target an energy intensity of c.110 kWh/m^2, in line with good practice industry benchmarks.

ELECTRIC HEATING AND COOLING
The building will have all-electric heating and cooling, supplied by renewable electricity.

AIR CONDITIONING
Low carbon refrigerant will keep operational emissions low throughout the life of the building.

EMBODIED CARBON
An 11% reduction in carbon emissions achieved through design optimisation and low carbon specification, resulting in an upfront embodied carbon of ≤270 kgCO_2e/m² GIA, the equivalent to LETI A+ rating.

SUSTAINABLE TRAVEL
Generous cycle store provision and best-in-class shower facilities to support sustainable travel.

SUSTAINABLE MATERIALS
Lower embodied carbon materials have been incorporated, either by reusing existing materials or sourcing sustainable products. All new timber is FSC or PEF certified.

CERTIFICATION TARGETING STANDARDS
- EPC Rating B
- BREEAM Excellent
- WiredScore Gold
- SmartScore Platinum

TECHNICAL SPECIFICATION

OCCUPANCY

Ventilation / servicing strategy	1:10 sq m
WC provision	1:12.5 sq m (with 20% uplift)
Means of escape	1:8 sq m

FLOOR-TO-CEILING HEIGHT

Greencoat House (to underside of arch):

Ground floor	3.3m and 3.5m
First floor	3.2m
Second floor	2.7m
Third floor	2.7m
Fourth floor	2.7m and 2.8m

Gordon House (to underside of arch):

Ground floor	3.3m
First floor	2.8m, 3.1m and 3.2m
Second floor	2.6m and 4.1m
Third floor	2.7m
Fourth floor	2.7m and 4.2m

WC PROVISION

Superloos	48
Cubicles	32
DDA / accessible	15

POWER

Lighting	4.5W / sq m + 1W per sq m (CAT B)
Small power (on floor infrastructure)	6W / sq m

GRIDS

Greencoat House	5.70m x 5.80m
Gordon House	6.10m x 6.30m

RAISED FLOORS

Typical floor void depth	150mm

END-OF-JOURNEY FACILITIES

Internal cycle store	150 (including 20 x folding cycle lockers) 2 x accessible Sheffield stands
Lockers	150 (60 x female, 54 x male and 33 in drying room on lower ground floor, plus 3 on ground floor)
Shower cubicles	15 (including unisex shower / changing rooms and 1 x accessible shower)

LIFTS

4 x 1,000 kg passenger lifts operating as a duplex pair
2 x 1,125 kg goods / passenger lift
1 x 1,800 kg passenger / cycle lift
1 x 525 kg goods / passenger lift
1 x 1,600 kg passenger / cycle lift
1 x platform lift on the fourth floor
1 x platform lift on the ground floor (G.03 Duplex)

COMFORT

Airtightness	$15m^3$ / (hr.sq m) @ 50Pa
Greencoat & Gordon House (ground and fifth floor)	14 L/s / person (1.4 L/s / sq m at 1:10 sq m)
Greencoat House (first to fourth floors)	Naturally ventilated

STRUCTURAL LOADINGS

Live:

Office floors	2.5 kN / sq m
Partition allowance to office floors	1.0 kN / sq m
Plant room	7.5 kN / sq m

SUSTAINABILITY AND FIBRE TARGETS

BREEAM	Excellent
EPC Rating	B
WiredScore	Gold
SmartScore	Platinum

CHAPTER SIX

THE TEAM

SQUIRE & PARTNERS

Squire & Partners is an international architecture and interior design studio with a **reputation for using storytelling** to produce **beautifully crafted design**. They create **highly sustainable, enduring buildings** and places that speak to the community they are in.

Their designers create **tangible value** and **exceed expectations** for the physical, social and commercial needs of their clients and communities.

As designers, developers, communicators, innovators, place makers and crafters, **the studio actively promotes collaboration** with experts in all disciplines of the built environment, to deliver a **world-class product**. Squire & Partners creates distinctive, enduring and thriving places that are **sensitive to their context** and **connect architecture with community**.







LEFT: TIDE, BANKSIDE SE1
RIGHT: SPACE HOUSE, COVENT GARDEN WC2
BOTTOM: THE DEPARTMENT STORE, BRIXTON SW1



THE TEAM

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GREENCOAT & GORDON

DERWENT
LONDON