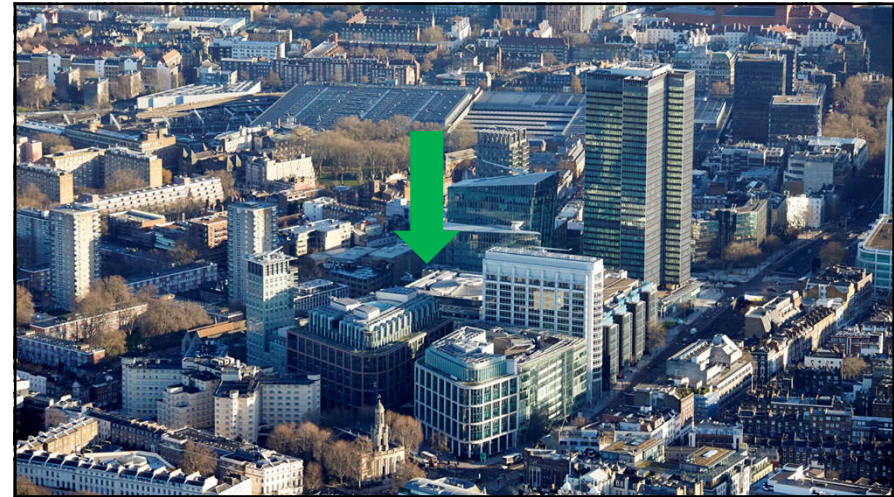
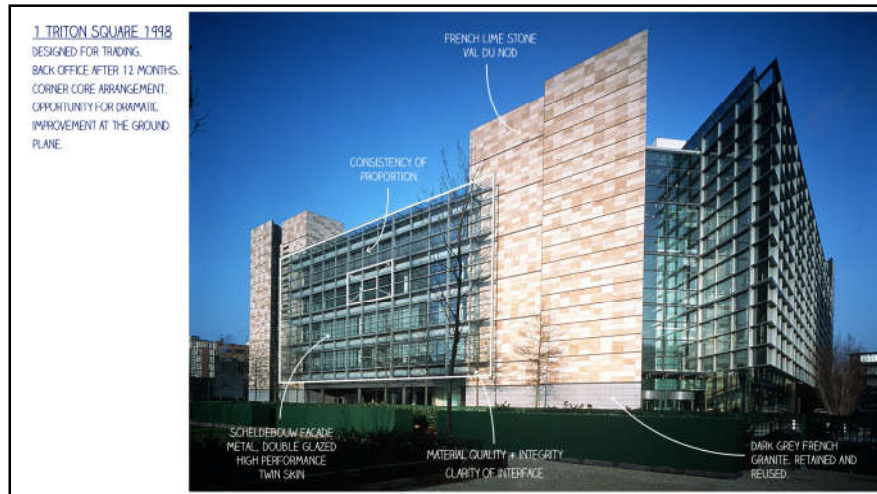




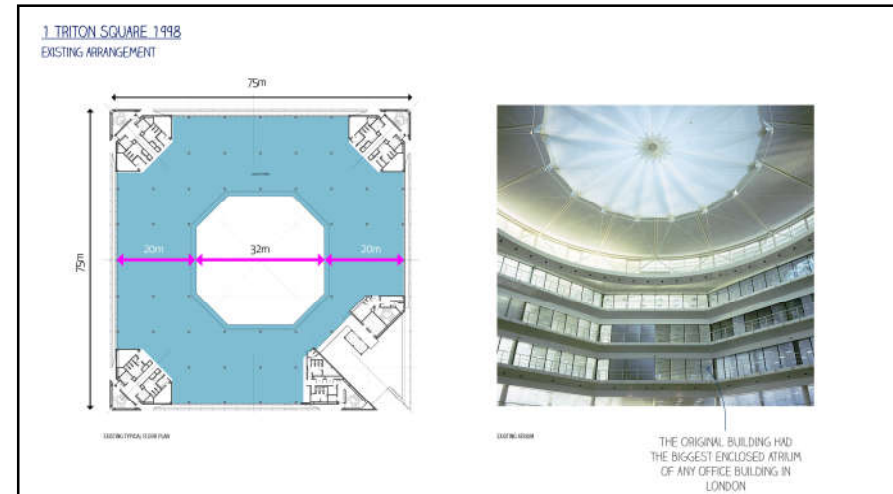
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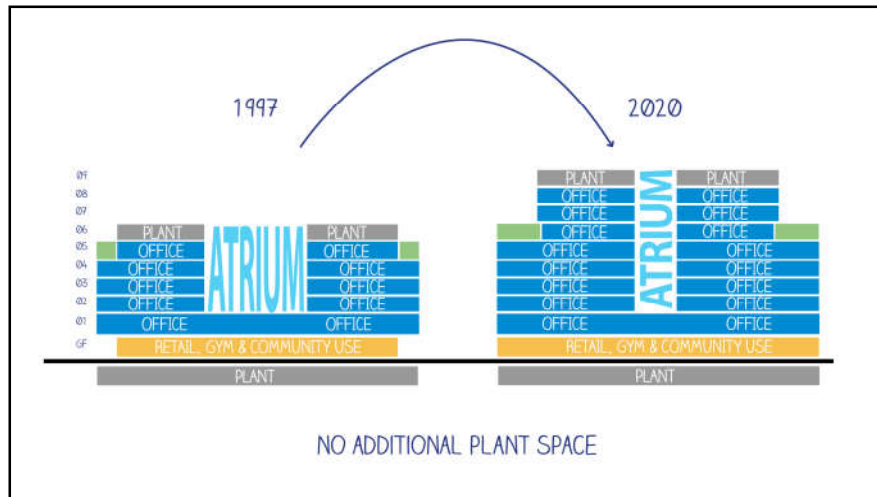
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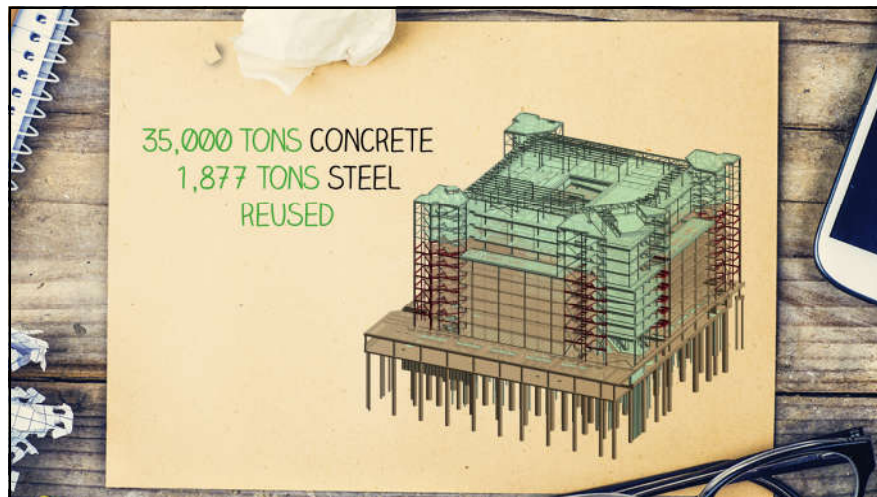


5

Delivered by a team of like minded collaborators

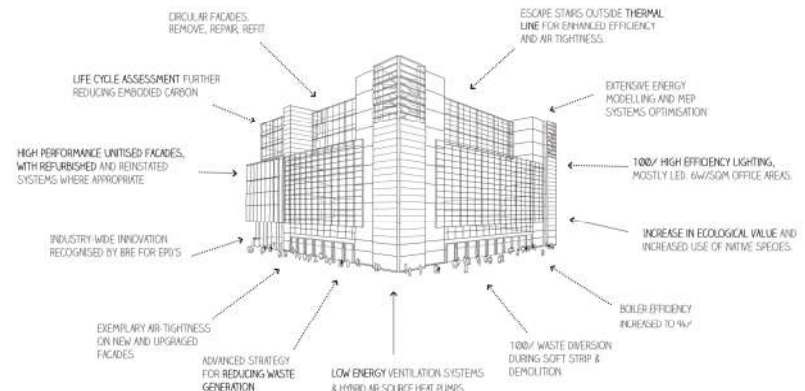


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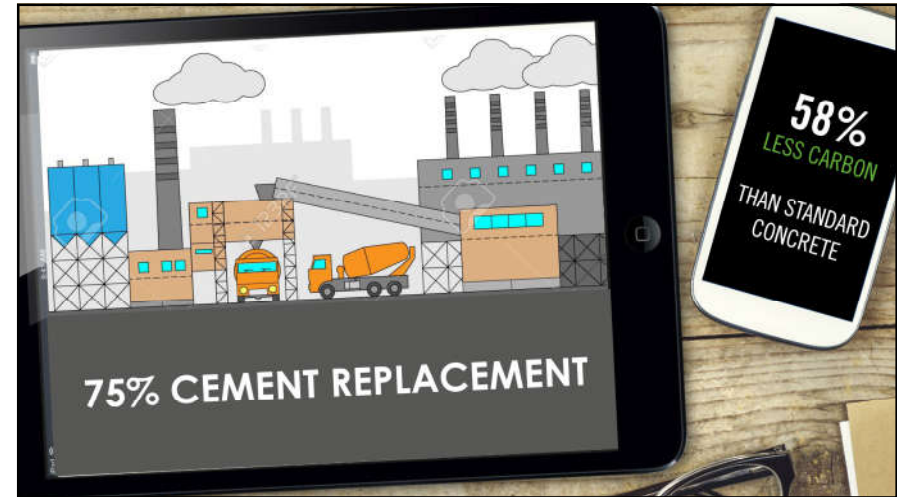
MARGINAL GAINS



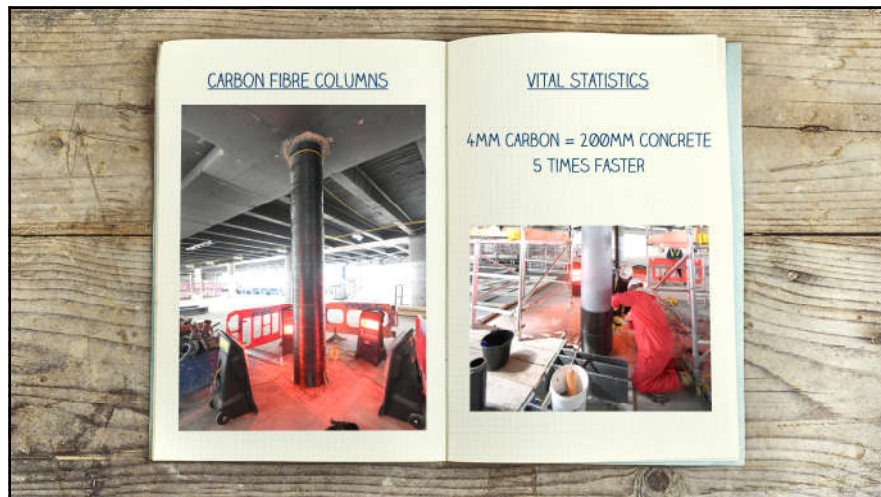
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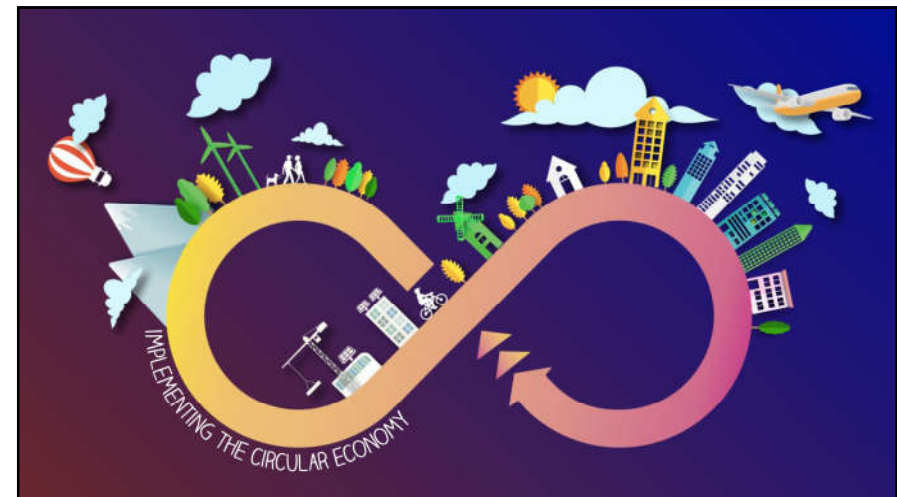
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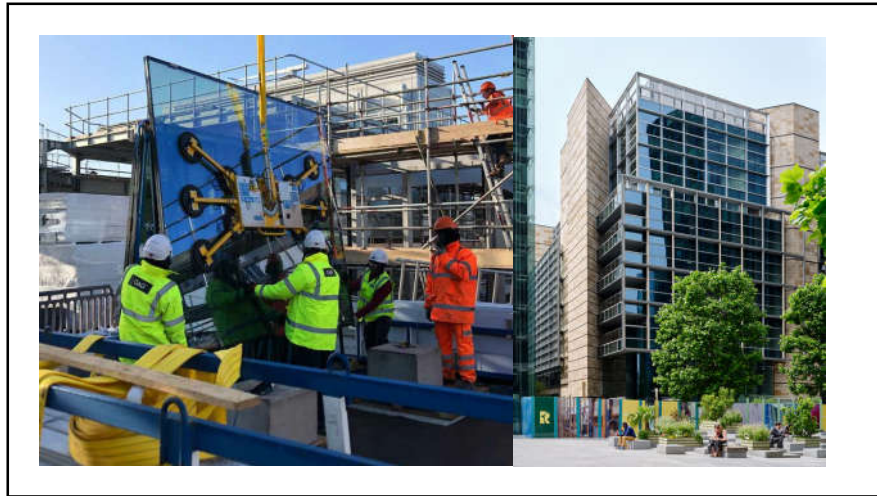
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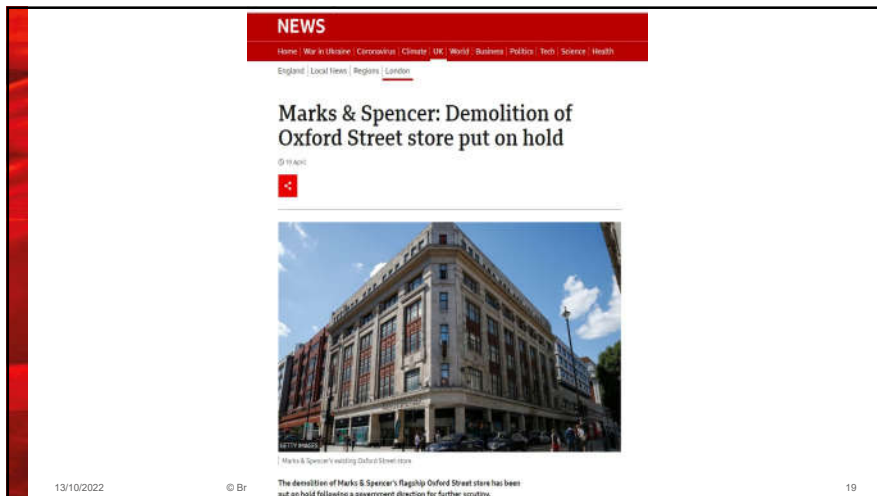
17



Sustainability Delivery Outcomes

- Pioneered circular economy approach to façade re-use
- Over 50% additional net office area
- BREEAM outstanding
- 40,000 tonnes carbon saved
- 54% reduction in embodied carbon
- 100% build waste diversion
- 22 social housing flats
- 10,000 ft affordable workspace
- 360 linear metres of new public green space

18



19



20

How do you solve a challenge like the Euston Tower?

- Floor plates are unacceptable in today's market
- Floor to ceiling heights too low to support modern building services
- Highly inflexible 1960's structure
- 50 year old leaky façade
- About as operationally inefficient as an Austin Allegro.



Circa 1973



Circa 1967

13/10/2022

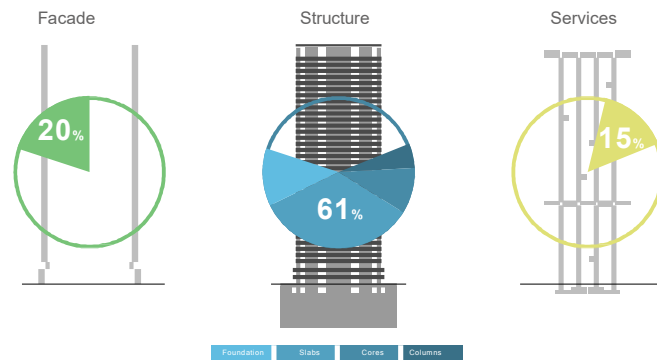
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21



22

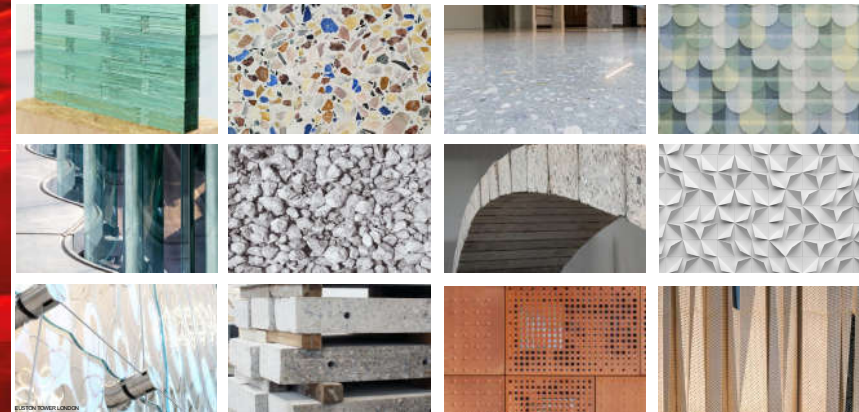
Find the embodied carbon and save the carbon



MTP & internal finishes based on L111 distribution. Internal finishes account for 4% of embodied carbon.

23

Up-cycled Glass, Concrete and Aluminium



24

Circular economy supply chain developed for stripped out materials

