



19-21 High Holborn, London

Client Grays Inn

Target rating—Excellent

Final rating BREEAM Excellent Certified

SWH provided both BREEAM and a Sustainability Strategy for this major refurbishment and vertical extension to a seven storey central London building, with lower-level retail and upper floor office spaces.

SWH were appointed early in the scheme development through to completion, with the scheme initially aiming for a Very Good BREEAM rating, but with this target later increasing to Excellent, as part of the planning approval conditions.

Key challenges included making substantial improvements to overall thermal efficiency, whilst retaining the Grade II listed façade to part of the front elevation, with maximising a natural light servicing strategy, within the limited existing floor to floor heights.

Working closely with the Client and project team, SWH identified the core target and potential credit options to achieving these goals, so that the best value approach for the Client could be evaluated and taken forward.

This included maximising reuse of the existing frame and installation of the latest low energy LED lighting technology - achieving a 50% reduction in power consumption compared to BCO benchmarks.

SWH were also appointed Sustainability Consultants on this project and provided a sustainability strategy and statement, based on specific needs outlined by the local authority— City of London - who have very high standards and specific requirements.

We worked with the client and project team to coordinate related assessments and research, as well as review features and approaches to the building's sustainable credentials. We also suggested solutions where initial ideas fell short of the requirements and where improvement for benefit of the environment and future users could be made.

