

Work starts on UK's first design-reviewed 5.5 Star NABERS building – a new net zero workplace in Victoria

3 years ago



Quadrum, the global real estate development, investment management and advisory group, has commenced construction on its sustainable office redevelopment at 11 Belgrave Road, which will deliver 108,000 sq ft. of Grade A space in Victoria, London.

The scheme is the first in the UK to achieve an Excellent 5.5-star NABERS design-reviewed target rating for building efficiency and one of only three to be pre-certified across the country.

Designed by Eric Parry Architects, the project is being constructed by BAM Construction. When complete in Q4 of 2023, it will transform the existing site into 108,000 sq. ft of net zero carbon office accommodation. 11 Belgrave also includes 14,000 sq. ft of communal spaces and best-in-class facilities, including a 3,300 sq. ft café and 4,600 sq ft gym. In addition, 13,000 sq. ft of exceptional green space designed by landscape architects Gillespies will be seamlessly woven throughout. There is a 2,600 sq ft private garden at ground floor as well as spacious indoor and outdoor amenity spaces, a private terrace on the sixth and multiple terraces on the seventh floor, plus a rooftop platform offering 360-degree views over London. There will be storage for 178 bikes, 5-star spa-style changing rooms with 19 showers, and 177 smart lockers.

11 Belgrave meets the highest sustainability and wellbeing credentials, taking its place as one of the capital's most sustainable office buildings. Led by engineering consultancy Max Fordham, it has been designed to be net zero carbon in both construction and operation, surpassing the RIBA 2030 Climate Challenge target by 38%. Max Fordham have also led the NABERS process and the WiredScore Platinum and SmartScore Platinum targets, while environmental consultant Delta Green has advised on a design stage BREEAM 'Outstanding' rating and Ekkist on WELL Platinum.

Ilyas Aslam, Chief Operating Officer at Quadrum, said: “Designing the redevelopment of 11 Belgrave Road has been an exciting opportunity to deliver a ground-breaking landmark office building for the next generation of occupier, focused on the highest ESG standards in an exceptional location and with wellbeing at its heart. By investing the time and effort to pre-certify its credentials, we can demonstrate real value rather than intention.

“The scheme combines beautiful architecture with exceptional occupier experience, providing the highest quality, flexible workspaces. Spacious terraces and the stand-out private garden provide areas for outdoor working, relaxation and events in an immersive, natural habitat to cultivate a healthy, productive place to work. Located just three minutes’ walk from London Victoria train station, it delivers a sense of serenity whilst providing access to a thriving, lively urban neighbourhood and excellent transport connections,” he added.

CBRE and JLL are the joint agents for the scheme.