

PROPERTY
RE-IMAGINED
FOR LONDON

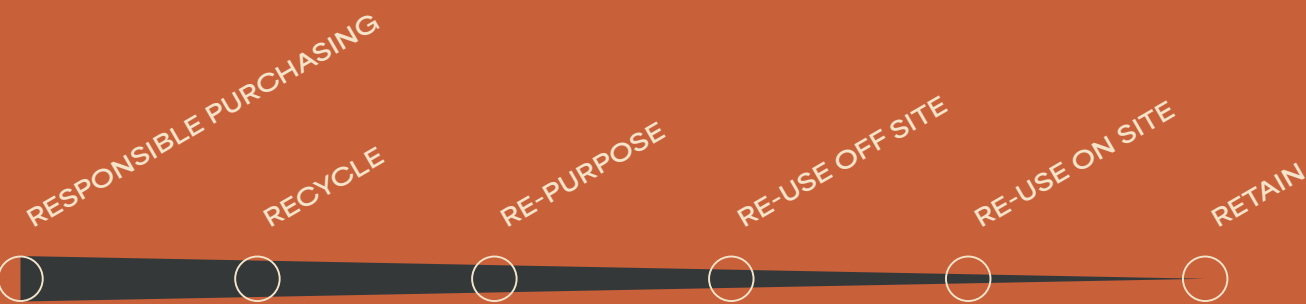
THE LAZARI CARBON STORY

Lazari

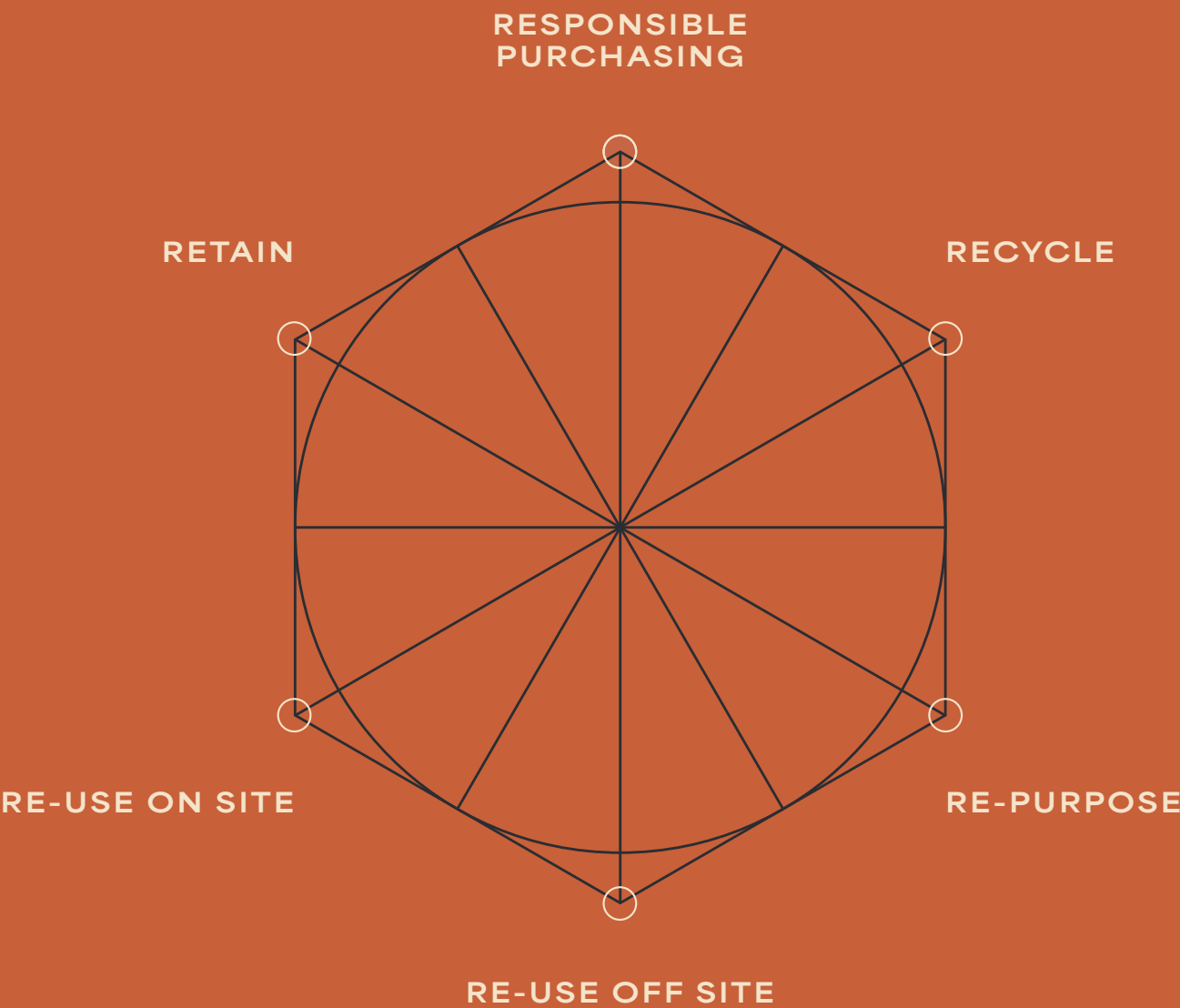


REDUCING CARBON BY REWRITING THE PROPERTY RULEBOOK

We incorporate the principles of circularity into our developments, redefining our relationship with tenants as customers and collaboratively reducing both operational and embedded carbon.



Reducing operational and embedded carbon



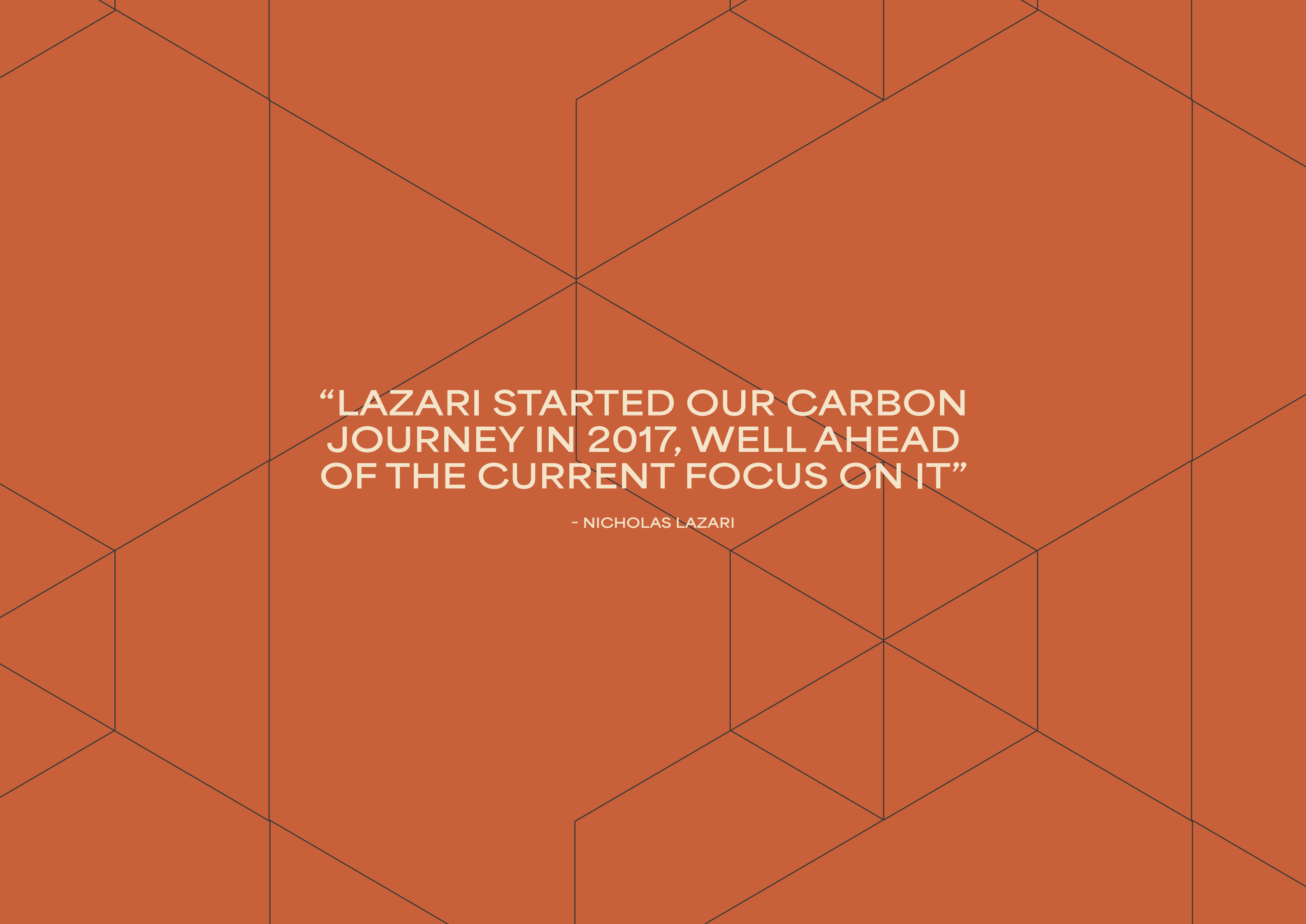


THE LAZARI CARBON STORY

At Lazari, we know that buildings are more than just structures on a skyline. They have the potential to be catalysts for growth, shaping healthier, happier, more meaningful lives. And critically – they hold the power to be a vital solution in combating the global climate crisis.

With nearly 40% of the world's carbon emissions coming from the built environment, we recognise our responsibility to reduce emissions and decrease the depletion of natural resources. We are committed to achieving net-zero carbon across all our projects, not as a lofty aspiration – but as a cornerstone of our business.

By innovating, pivoting and pushing the limits of design and sustainability – we're developing buildings that will reduce carbon now and create brighter prospects for future generations. And by sharing our successes and challenges, we aim to lead by example, inspiring the industry to come together and build a more flourishing future.



“LAZARI STARTED OUR CARBON
JOURNEY IN 2017, WELL AHEAD
OF THE CURRENT FOCUS ON IT”

- NICHOLAS LAZARI



THE START OF AN ENDURING LEGACY

In 1962, a 16-year-old Christos Lazari left Cyprus for London with just £20 in his pocket. He immediately embraced the city's bustling energy and saw opportunities everywhere, taking on first jobs like washing dishes and waiting on tables for West End film stars. Inspired by the glamour of the area, he worked his way towards starting a fashion business that went on to have great success. Years on, he moved from fashion to real estate, retraining his existing staff – guided by the belief that what already exists has value.

“Property has more interesting angles
and depends more on management”

– CHRISTOS LAZARI



AN EARLY VISION OF SUSTAINABILITY

Long before sustainability was on the mainstream agenda, Christos repurposed buildings, instinctively understanding that reusing what we have is the key to a prosperous future.

Since the 1980s, Christos had built an impressive portfolio of properties, from shopping parades to iconic London landmarks like 25 Berkeley Square and the Brunswick Centre. Even then, his approach was always about more than financial growth. Christos believed in making things last – whether that meant repurposing buildings, reusing materials or retaining loyal employees. This early vision laid the foundation for what Lazari would become: a property developer deeply committed to the principles of rethinking, repurposing, reimagining – and reducing carbon footprint.



2015

THE PARIS AGREEMENT

On 12 December 2015 in a grand hall in Paris, 196 countries reached a major agreement to combat climate change and intensify actions and investments for a sustainable, low-carbon future.



2015

REPURPOSING AN ETHOS

Christos passed away in 2015, but his legacy lived on through the business. As his family took the helm, they embraced the challenges of a rapidly changing world, guided by the early ethos of retention and reuse. They recognised the urgent need to balance the demands of a growing London with the realities of climate change. With this, Lazari became a pioneer of sustainable development, reimagining buildings to serve not just today's tenants but future generations.



PRESERVING THE STATUS OF LONDON AS A WORLD-CLASS CITY

Lazari's approach to development became about contributing to creating a more thriving city. With a new arm dedicated solely to development, the company set out to create spaces that align with the evolving needs of London and the planet. Every building Lazari redevelops or repurposes is designed to reduce emissions and contribute to a more enduring city - rising to the challenges of climate change while fostering growth, opportunity, and community.



THE LAUNCH OF THE WORLD GREEN BUILDING COUNCIL'S NET ZERO CARBON BUILDINGS COMMITMENT

This initiative was launched to decarbonise the building and construction sector by encouraging businesses, cities, and governments to commit to net-zero carbon operations for all new buildings by 2030 and all buildings by 2050.

The image shows a modern office lobby with a large orange hexagon in the upper left corner containing the word "TODAY". The lobby features a long dark wood reception desk with two staff members, a man and a woman standing nearby, and a large yellow and dark brown sectional sofa in the foreground. The ceiling is high with a series of small, light-colored, flower-like decorative elements hanging from it. The background shows a glass-walled office area and a man standing near the entrance.

TODAY

A GENERATIONAL MINDSET

Today, Lazari has embraced a generational mindset. We are thinking 100 years ahead, approaching property development with an ethos that goes beyond the balance sheet. Every building is designed to deliver value beyond its walls – creating spaces that serve people, protect the environment, and contribute to the city's prosperity for generations to come.

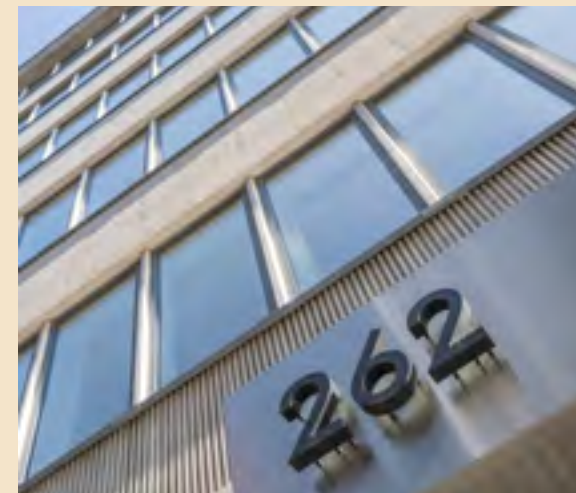


OUR REAL WORLD CARBON SUCCESS STORIES

2016

2020

262 HIGH HOLBORN



262 High Holborn takes up space in one of London's busiest historic thoroughfares.

With its minimalist Portland stone façade adorned with an elaborate heraldic relief, this building is a striking example of mid-century architecture. However, sixty years after its construction, it no longer met the high-quality, modern office standards that its tenants needed to thrive.

CHAPTER 1

THE PATH TO PROGRESS

262 HIGH HOLBORN

REDUCTION THROUGH RETENTION

The challenge was to retain as much of the existing structure as possible, while expanding the building – maintaining the charm of its original exterior, while offering modern, thoughtful, tailored workspaces and retail.

We knew from the start that retention was the key to minimise upfront carbon emissions. Demolishing and rebuilding would have needed significant amounts of concrete and steel – materials with high embodied carbon. So, we planned to use what was already there, retrofitting new elements as needed.

One of the biggest obstacles was the lack of original drawings. Without them, we had to make educated guesses about the structure, which led to some trial and error as we discovered the building's hidden intricacies. Some of our initial designs, including bespoke steel brackets, didn't fit as expected, leading to adjustments that unfortunately increased material waste – not what we had aimed for in terms of sustainability.

On top of that, many of the materials were over sixty years old, which is well beyond the usual lifespan of a building – so reuse wasn't always an option. This project became a complex process, which involved keeping the basement slabs, foundations, and perimeter walls, but removing the core and adding new floors and roof terraces.

A CASE STUDY IN CARBON

Despite initial challenges, 262 High Holborn is now a successful blend of old and new, with a strong emphasis on carbon reduction throughout. Behind the sensitively restored façade lies 37,788 sq ft of high-quality office and retail space, equipped with state-of-the-art technology. A ground-source heat pump powers a chilled beam air conditioning system, while integrated LED lights adjust to natural rhythms. Large windows and high ceilings allow for abundant natural light, enhancing the working environment.

The investment in advanced technologies has proven valuable; while ground-source heat pumps and solar panels have higher upfront costs, they lead to lower operational expenses and emissions. Together, these systems are projected to reduce operational emissions by approximately 23,000 kg annually and cut operating costs by 20%.

A BREEAM 'Very Good' rating confirmed this early project put us on the right track. It also taught us that designing buildings to be durable and easily adaptable meant they last far longer than the standard 60 years, and that sustainable design choices not only saved on costs and carbon – but also boosted the happiness and wellbeing of customers.

2017

2021

25 BERKELEY SQUARE



25 Berkeley Square is a Grade II listed building on the northeast corner of London's famous Berkeley Square in the Mayfair conservation area.

It overlooks a large, leafy garden, where some of London's oldest plane trees grow. The original building was designed by architect Frank Verity in the ornamental Beaux-Arts style in 1906 and provided luxury mansion apartments for London's fashionable elite until 1954, when it was first converted to office use. By the 1990s, the building had been substantially rebuilt, but the façade and key historic elements were retained. However, over time, its interiors became outdated, not meeting the modern needs of growing businesses.

25 BERKELEY SQUARE



RETAINING HERITAGE, REDUCING CARBON

Our goal was to meticulously redesign 25 Berkeley Square, preserving its historic character while transforming it into a productive, healthy, modern and energy-efficient space. Retaining as much of the original structure as possible was not only a responsible way to protect its heritage, but it also helped reduce carbon emissions significantly.

However, the three top floors and roof, added in the 1980s and 1990s, were not historically significant – which gave us an opportunity for improvement. We replaced these with four new floors and a lightweight mansard roof, carefully crafted to respect the building’s ornamental character.

SUSTAINABLE MATERIALS AND ENERGY EFFICIENCY

The new roof was made from Westmoreland green slate, a natural, sustainable material found on other historic buildings like Buckingham Palace. We also commissioned bespoke leadwork to match the building’s original style. The extension’s stone façade was clad with high-quality Portland stone, which was lighter and more carbon-efficient than solid stone. This reduced transport emissions and the structural load on the building, reducing the need for further reinforcement.

We worked toward making the interiors as energy efficient as possible while maintaining their old-world beauty. We restored the original timber windows on the

heritage façade but replaced windows in the newer sections with high-performance, double-glazed alternatives. This upgrade works to reduce energy consumption and increases the building’s lifespan.

The building is now powered by an air-source heat pump located on the ninth floor, with LED lighting throughout. Open-plan office spaces maximise natural light, while heritage rooms with views over the garden square were retained for their character.

A RETURN TO FORM

Our redesign was a renaissance for the building, preserving and enhancing its historic elements – while upgrading interiors to meet the needs of customers, achieving the highest standards of sustainability and wellbeing, for now and into the future.

Despite the challenges of redeveloping a listed building, we transformed 25 Berkeley Square into an energy-efficient space that prioritises happiness, health, and wellbeing. The project achieved a BREEAM ‘Excellent’ rating for sustainability.



25 BERKELEY SQUARE

CHAPTER 2

LIGHTING THE WAY

2016

2022

THE LANTERN



The Lantern is a landmark development on the corner of Hampstead Road and Drummond Street in Euston, London. It was once known as an inconspicuous office block known as Stephenson House, which was built in the 1960s and over-clad in the 1980s.

THE LANTERN



SUSTAINABILITY FROM THE START

We started redesigning The Lantern in 2016, taking on an even more determined approach to minimise carbon. It was an ambitious goal, as the scheme was to include offices, retail spaces, a health centre and residential accommodation. As this was a speculative development with no tenant waiting to move in, we had more time and freedom to explore a range of options. Taking what we had learned from previous projects, we worked closely with the architects to build sustainability into the design, and carefully consider health and wellbeing from the start. We also set targets and expectations that would give us accurate data on our carbon goals.

RECYCLING 98% OF BUILDING WASTE

Our priority was to significantly reduce upfront carbon emissions by retaining as much of the existing structure as possible. We also planned to reuse any materials and fittings we could and set an ambitious goal of recycling 95% of building waste – a target we exceeded by 3%.

After a thorough structural analysis, we determined that we could reuse all the existing foundations, basement car park floor, basement retaining walls, and the ground floor slab. This allowed us to retain 33% of the original structure while expanding the building by 46%, creating a 200,000 sq ft mixed-use development. By reusing materials, we all but eliminated the need for new concrete and steel, which helped cut upfront carbon emissions.

The former basement car park was transformed into a central atrium, topped with a glass roof to flood the space with natural light. Mature plants and angled mirrors added greenery to every floor, creating a naturally inviting environment. A new cycle hub with space for 252 bicycles, 42 showers, and 256 lockers was also added, giving cyclists direct access into the atrium's serene environment and encouraging, more sustainable healthier commuting habits. This thoughtful reuse of space made the atrium a lively focal point of the building, rather than the barren area it once was.

NATURE AND TECHNOLOGY MEET

Using sustainably sourced wood was key, from the handcrafted timber panels in the atrium to the glulam timber roof structure – a material chosen for its low carbon footprint over steel. Locally crafted oak-fluted acoustic panels in the reception not only complement the building's geometric design, but were also half the price of imported alternatives, reducing carbon emissions through minimal packaging and transport.

Landscaped roof terraces, pocket gardens, and greenery in the atrium worked to improve air quality while boosting wellbeing. These natural spaces attract tenants, as people increasingly see the value in healthy, sustainable environments filled with natural light, fresh air, and greenery.

The building's energy-efficient systems, like LED lighting, photovoltaic panels, and active ventilation facades, reduce operational emissions even further. Smart window design maximises natural light while reducing the need for air conditioning, merging nature and technology seamlessly.

EXCEEDING EXPECTATIONS

The carbon assessments for The Lantern speak for themselves. Its Whole Life Cycle embodied carbon is 732kg CO₂e/m², beating RIBA's 2030 target of 750kg CO₂e/m². This also falls within LETI Band B for Net Zero, a significant achievement for a building designed in 2016, before LETI targets existed. The Lantern's annual operational carbon is 168.5kg CO₂e/m², with a total of 3,744.3kg CO₂e/m².

The Lantern also received a BREEAM "Excellent" rating and won the 2023 BCO London Award for "Best Commercial Workplace," praised for its thoughtful reuse and design.

FUTURE LEARNINGS

Along with its huge success, The Lantern provided valuable lessons on areas for progress. While we made big strides in reducing carbon, we opted for concrete over steel due to the original foundations being concrete-framed. In the future, we could lower emissions even more by taking a hybrid approach, incorporating recycled steel and mass timber.

Streamlining the M&E plant on The Lantern's roof was another win, and it made us rethink the conventional M&E design. Although plant accounts for only 15% of a building's materials, it holds a disproportionately high amount of embodied carbon and emits a lot during use. That's why encouraging manufacturers to make M&E more sustainable is critical.



THE LANTERN

2018

2021

HENRIETTA HOUSE



A landmark HQ building in the heart of Marylebone, just minutes from the iconic Bond Street. Originally constructed in the 1990's, Henrietta House has been home to the world's largest real estate firm, CBRE, since 2011.

In 2018, we collaborated closely with CBRE to transform and expand Henrietta House, focusing on sustainability and carbon reduction. Through strategic rethinking, we were able to avoid extensive demolition of the existing structure, while adding 50% more space to the building.

CONSIDERING THE LOCAL ENVIRONMENT

Henrietta House sits in a coveted pocket of London, and we wanted to make the most of its potential, while being sensitive to its surroundings. To avoid displacing neighbouring tenants, we constructed a new 50,000 sq ft extension in the courtyard. Stripping the original building to its core, we created open-plan, adaptable spaces, maximising the existing structure and minimising disruption and material use.

REDUCING CARBON AT EVERY STAGE

We were mindful of the carbon implications of the new extension, working hard to reduce emissions from the get-go. We reused existing M&E services, only replacing what was necessary, and left services exposed to reduce new material needs. Our cutting-edge heating, lighting, and air conditioning systems improved energy efficiency, contributing to a BREEAM 'Excellent' rating.

We also prioritised natural, sustainable materials like reclaimed timber, stone, and cork cladding - while sourcing furniture from local manufacturers reduced transportation emissions, and durable materials provided long-term value.

A COMMITMENT TO HEALTH AND HAPPINESS

Redefining tenants as customers and working with CBRE gave us the freedom to innovate, keeping the health and wellbeing of people who will be working in the building as top priority. CBRE executives showed their commitment to a healthier workplace by giving up their car spaces,

allowing us to install 330 bike spaces and end-of-trip facilities in the basement. The building also incorporates a variety of other wellbeing amenities, making it accessible and productive.

WORKING BETTER TOGETHER

With a project as complex as this, having a partner to share both the work and vision with was invaluable. Collaborating with CBRE gave us the freedom to innovate, while leveraging our combined expertise to make efficient decisions on every aspect, from structural design to the finer details. This partnership allowed us to accelerate the design process, delivering a fully finished building with speed and quality. Inspired by the success of our collaboration with CBRE, we established Lazari ESG to create a sustainability framework that guides all our design teams.

AN AWARD-WINNING OUTCOME

The result was a welcoming, dynamic and luxurious building, with the principles of reuse, retention, wellbeing and collaboration built into its design. At completion, Henrietta House's upfront carbon emissions were 507 kg CO₂e/m², well within the 2020 LETI target. The building's Whole Life Cycle embodied carbon was 897 kg CO₂e/m², outperforming RIBA's 2025 target. While the new extension added to upfront emissions, its energy-efficient design significantly reduces operational carbon.

Awarded BREEAM "Excellent" and WELL "Platinum" ratings, Henrietta House exemplifies healthy, future-focused design, winning the 2023 BCO London Award for "Best Corporate Workplace."



HENRIETTA HOUSE

2019

2022

16 GREAT MARLBOROUGH STREET



Built in the 1990s, this prominent building sits between the Soho and Regents Street Conversation areas. Its many illustrious neighbours include The London Palladium and world-famous department store Liberty's. The building had started to feel fatigued, following decades of semi-industrial use.

In 2019, we pre-let the entire building to global drinks company, Diageo. They were looking for new European HQ and wanted to work together to create a flexible, inclusive and sustainable workspace for their 900-strong workforce.

We needed to take a holistic approach in updating and expanding the building, whilst being sensitive to keeping it in harmony with its historic surroundings. We also aimed to keep carbon emissions to an absolute minimum during construction – and for the years ahead.

PROMOTING HEALTH AND HAPPINESS

We were relieved to discover we could retain and refurbish most of the existing building, but the severe lack of natural light needed to be remedied. The building's long, deep structure – stretching from Great Marlborough Street to Ramillies Place – wasn't conducive to a healthy work environment. To solve this, we removed a third of the original western "wedding cake" elevation and introduced a sloping glass façade from the first to the sixth floor, dramatically increasing natural light throughout. We also added three office terraces and two residential terraces on the seventh floor, providing outdoor spaces for meetings, lunch, or a quick breather.

Another major challenge was creating more space without affecting protected views in this sensitive location. After careful analysis, we radically reduced the MEP (Mechanical, Electrical and Public Health) plant on the roof and in the basement to increase available space. By installing a more compact plant enclosure at roof level to house air source heat pumps and other low-carbon technology, we added a seventh floor without significantly increasing the building's height, while also creating space for solar panels and a green roof. In the basement, we expanded bicycle spaces from 16 to 140, by removing seven car spaces and added a dedicated cycle lift, showers, and lockers to promote low-carbon commuting.

AWARDED FOR AN INSPIRING AND UPLIFTING FIT-OUT

Our client was also eager to reduce carbon in the fit-out of eclectic spaces within the building. We created space for more amenities that promote health and wellbeing, including a wellness suite, yoga studio, bars, and retail areas, while minimising carbon in the design. The design features sustainably sourced furniture, energy-efficient appliances, and durable natural materials, such as timber used in the café, partitioning, and central staircase.

We were extremely proud when 16 Great Marlborough Street won both the BCO London and National awards for Best Fit-out Workplace in 2023. The judges were impressed with the variety of spaces on offer, commenting on the 'inspiring and uplifting' design.

OPERATING AT NET ZERO

The building's upfront embodied carbon emissions were just 364kg CO₂e/m², well below the RIBA 2030 target of 474kg CO₂e/m², thanks to the retention of the existing structure and optimisation of the MEP plant. The Whole Life Cycle embodied carbon of 728kg CO₂e/m² also met the RIBA 2023 target.

To achieve the client's net zero operational goals, we used thermally efficient materials and installed highly efficient systems for heating, lighting, ventilation, and water. This approach earned the development a 'Very Good' BREEAM rating.



16 GREAT MARLBOROUGH STREET

2021

2023

THE MET BUILDING

39-45 TOTTENHAM COURT ROAD



Built in 1965, The Met Building's Tower and Podium was inspired by the archetypal Lever Building in New York – which is a style that became popular along Euston Road.

It is set on the fringe of the Bedford Estate Conservation area of Bloomsbury, and sits as a postmodern block in an area of 19th century terraces. Our challenge was to retain and repurpose as much of the existing structure as possible, while improving internal connectivity with new staircases and enhancing wellbeing amenities.

40% LESS CARBON EMISSIONS THROUGH RETENTION

Our redesign retained the external facades, reducing CO2 emissions by 40%. To reduce carbon and manufacturing consumption, we used the rear wall of the podium for fire compartmentation, saving 30% on the process. We also installed structured cabling wherever possible, and despite constraints in refurbishments, we achieved a Gold Wired Score.

A MORE FLEXIBLE, ACTIVE, NATURAL WORKSPACE

Connecting the tower and podium allowed for more flexibility, offering tenants the option of a single 47,000 sq ft space or multi-let use of 15,000 sq ft per floor, each with access to dedicated lifts and access to 3,600 sq ft of outdoor terraces.

Although there was no outdoor space for the tower or podium, we repurposed large, unused plant areas on the podium and roof into multi-level roof gardens and outdoor relaxation spaces, including a floating patio over the service yard. The air conditioning serving the tower was replaced and relocated to the rear of the roof, creating a rooftop lounge area with sprawling views. The AC system automatically shuts off, and new UV-specified glazing helps mitigate solar gain, reducing cooling needs when closed. We also incorporated cutting-edge air quality monitoring into a hybrid AC system to address emerging air quality concerns. This investment allows for the use of natural ventilation techniques and cleaner air, while avoiding increased operational costs.

At the base of the stairs, we extended the circular approach with a cycle stair leading to a bike store, complete with a repair shop and advanced end-of-trip facilities.



CHAPTER 3

PIONEERING CIRCULAR SOLUTIONS

2019

2022

22 BAKER STREET



22 Baker Street is a modern addition to one of London's most iconic streets - famously the stomping ground of fictional Victorian detective, Sherlock Holmes.

Built at the start of the new millennium and designed by architect Quinlan Terry, the neo-classical exterior of this building conceals purpose-built offices. The interiors of the building had aged significantly since it was constructed. They didn't just need an upgrade, they needed a complete overhaul.

We planned to reuse as many of the existing materials as possible from the beginning - avoiding downcycling, which often repurposes materials

in a carbon-intensive way, and minimising reliance on recycling that typically ends up in landfill.

Before any work began on the building, the design team, supported by Lazari ESG, conducted a detailed audit of all the existing materials, fittings and fixtures on site, identifying possible routes for reuse. If materials could not be reused in-situ or elsewhere in the building, they would be donated elsewhere.

MATERIAL PASSPORTS

The refurbishment of 22 Baker Street marked a new phase of innovation for us. It has become a benchmark project in material reuse, helping us develop a more sophisticated approach to the circular economy that we will apply to future projects.

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Each item that was listed for reuse got an individual materials ‘passport’, which included every detail about it – the cost of replacement and the carbon saved through reuse. This auditing period did add extra time and expense up front, but proved to be a worthy investment – reducing our upfront carbon emissions and helping systematise the process for reusing materials. It also reduced design costs at the end of the project.

MATERIAL BANKS

Removing delicate items like ceramic tiles and metal floor panels needed careful deconstruction instead of demolition to avoid any damage. A specialist contractor unscrewed each raised floor panel from its steel pedestals and carefully stored them. This process took longer and cost more, but reusing the panels saved £146,160 and 121,633.6kg CO₂e/m². Unfortunately, we had to discard the pedestals because the locking nuts were glued on. In the future, we will ensure the pedestals can be reused.

Once we had removed any items for reuse, we were faced with the problem of storage. To solve this, we rethought our own premises in central London as a materials bank – a valuable ongoing resource, not just for us, but for others too.

SPARKING A NEW APPROACH TO THE CIRCULAR ECONOMY

22 Baker Street is another testament to the fact that retention and reuse are the key to minimising carbon. The project will be awarded a BREEAM ‘Excellent’, and its upfront is estimated to be just 144kg CO₂e/m² – our best upfront carbon result yet.

The building sits within the A+ target rating of 225kg CO₂e/m² set by RIBA and far exceeds the 950kg CO₂e/m² current average. The Whole Life Cycle embodied carbon is estimated to be 374kg CO₂e/m², well within the A target rating of 530kg CO₂e/m².

Not only was this redesign project successful, it helped transform our whole approach to the circular economy.

IN PLANNING
2023

50 BAKER STREET



Originally developed by The Portman Estate in the late 18th century, the site now hosts five buildings, built between the 1930s and 1970s. Currently in planning, this large mixed-use scheme will be our most sustainably ambitious project yet, with the goal of delivering a carbon credit building.

WHERE WE CAN'T REPURPOSE, WE PIVOT

Staying true to our approach, we aimed to preserve as much of the original structure from the five buildings as possible. However, four of the buildings didn't allow for reuse due to structural issues like poor floor-to-ceiling heights and uneven slab levels. Accurist House, a large 1970's building that encompasses half the site, couldn't be retained because strengthening it would create similar upfront carbon emissions as building new, while limiting flexibility and increasing long-term operational carbon.

We made the decision to replace all five buildings, except for three basement retaining walls, with a new, carbon-efficient structure.

REDUCING CARBON FROM THE OUTSET

Our proposed redesign will significantly reduce carbon emissions from the start. Following the successful approach used at 22 Baker Street, we will carry out a pre-demolition audit of all materials in the existing buildings, with a goal of reusing at least 30% of them, either on-site or off-site. Any remaining materials will be recycled or reused by others, preferably within a 50km radius.

By prioritising low-carbon materials and processes, such as reclaimed structural steel and sustainable alternatives to concrete, we will ensure the most carbon-efficient construction. Precast concrete elements will be used for floors, columns, stairs, and façades, reducing waste and installation time, while allowing easy disassembly in the future. The façade itself will be made of modular precast units designed for thermal efficiency, natural ventilation, and simple future reuse.

A HEALTHY WORKSPACE THAT WILL ENDURE

Rethinking traditional processes and embracing innovation, we expect 50 Baker Street to have a lifespan well beyond the industry standard of sixty years. To minimise the need for future carbon-intensive development, the structure will be lean and adaptable, with large, flexible floorplates.

Measures that reduce carbon emissions also enhance quality of life. We will provide 484 cycle spaces and state-of-the-art end-of-trip facilities to encourage healthy, active lifestyles. Trees and plants will play a central role, satisfying the need for connection with nature, reducing air pollution, and boosting biodiversity.

AIMING FOR NOTHING LESS THAN OUTSTANDING

Our aspirations for the sustainability of this development are high. We are aiming for a BREEAM 'Outstanding' rating on completion, and currently estimate that upfront carbon will be 518kg CO₂e/m² - exceeding the target of 600kg CO₂e/m² set by the Great London Authority.

While this is a remarkable result, it's one we intend to carry through to every stage of the project. Our ambition is for 50 Baker Street to be a carbon credit building, and to achieve this, we will invest in the most sustainable and energy-efficient heating, cooling and ventilation systems available.



CHAPTER 4

GETTING AHEAD OF TOMORROW

NOW

FENWICK

53-63 NEW BOND STREET



Our next project, Fenwick, is a much-loved luxury fashion store on Bond Street, in the middle of the Mayfair conservation area of London.

Although still in the early stages, our development of this beautiful 19th century building is set to be the culmination of all our work over the past five years. Drawing on the skills and experience we have gained from working with other historic buildings, we aim to preserve Fenwick's unique features and heritage, whilst making it fit for a long-term future.



RETENTION, REUSE, AND THE CIRCULAR ECONOMY

Minimising carbon emissions through retention and the circular economy is at the heart of this project. Our objective is to preserve at least half of the original structure, including the iconic façade. We're also planning to reuse existing materials to reduce carbon and minimise waste. Where new materials may be necessary, we will source the most natural, durable, and reusable products available, and plan to incorporate recycled materials like structural steel.

Our development team is also leading a forum, collaborating with industry and professional experts, to ensure theory translates into practice - a crucial step to achieving our ambitious carbon targets.



FENWICK

NOT THE END, JUST THE BEGINNING



We have made significant strides towards reaching net zero in all our developments, but our journey is a continuous one. Our goal is to keep innovating and finding better ways to cut carbon emissions.

And despite the magnitude of the climate crisis, the construction industry holds the power – and responsibility – to create change. Through collaboration, knowledge-sharing, and innovative solutions, we can use buildings as catalysts for steady growth while significantly cutting the carbon emissions threatening our planet.

MATERIAL PASSPORTS

As operational carbon emissions decrease, the focus must shift to reducing embodied carbon to reach net zero – and retaining building structures is key to lowering upfront carbon. Lazari is actively exploring a steel reuse partnership with EMR (European Metal Recycling) to ensure carbon-intensive materials like steel are reused. EMR would also help in reusing steel on-site and reconditioning unused steel for the future.

SUSTAINABLE SPECULATION

On speculative projects like The Lantern, the risk of material waste increases when tenants strip out completed fit-outs. To prevent this, we plan to leave office areas as shell and core, potentially finishing only a small sample for marketing. This would give prospective tenants a vision of the space while allowing them to customise it without wasting any materials.

CIRCULAR INNOVATION

We aim to keep repurposing a variety of materials, as we did for 22 Baker Street. A standardised process for auditing and certifying materials is essential for reuse, and partnering with circular economy experts like Circotrade to verify, price, and certify materials will be invaluable. We are also looking into ways to broaden the range of materials that can be reused, targeting such problematic and ubiquitous items as plasterboard and hard plastics.

INVESTING IN THE FUTURE

Large-scale construction work in major cities is a huge contributor to global carbon emissions. In the past, office buildings weren't built to last beyond 60 years – often needing redevelopment sooner. To address this, we are designing buildings with durable, reusable materials – made to last indefinitely and to be adaptable. By designing enduring buildings, we can slow the constant cycle of demolition and construction, cutting a major source of carbon emissions.

TURNKEY SOLUTIONS

Tenants can sometimes be hesitant to accept reused materials, so it's important to collaborate with them early on – demonstrating how reused items can fit into fresh, modern designs. This is where turnkey developments can be useful – they allow tenants to be involved early on, reducing waste and ensuring that reused materials meet their expectations.



For more information, please visit
propertyreimaginedforlondon.co.uk