Corporate headquarters with historic character

Significant quantified savings achieved through the use of an offsite materials consolidation centre.

Business benefits

- Financial savings from procuring only the quantities of material required; i.e. over-ordering was virtually eliminated.
- 76% of waste arising was re-used or recycled, which reduced waste management costs.
- Using the London Construction Consolidation Centre (LCCC) provided efficiencies that enabled the project completion date to be brought forward three months.
- A £200,000 saving was achieved by the return of unused materials from the LCCC to suppliers.

Building background

Unilever House is a Grade II Listed landmark building centrally located at Blackfriars, London. It is a steel framed building with a distinctive curved Portland limestone façade and an internal floor area of 37,000m² spread over two below-ground and nine above-ground levels.

The building has housed Unilever’s global headquarters since construction in the early 1930s. The outdated offices had become tired and inefficient due to unsympathetic alterations over time. However, Unilever chose to remain at the site given its impressive heritage and prominent position within central London.

The refurbishment of Unilever House provided the opportunity to improve the spatial and operational efficiency of this iconic building.

Planning for resource efficiency

Unilever was keen to demonstrate the savings that are achievable through a sensitive and resource efficient refurbishment. At least 60% of the original historic fabric was to be preserved and efficiency improvements to provide a 25% reduction in the building’s operational carbon emissions were sought.

BREEAM 2006 'Excellent' was achieved. The refurbishment won the 'Award for Sustainable Development' at the Building Awards 2010.

Materials quantity

The refurbishment used more than 60% of the existing building, including the following:

- existing limestone facade;
- salvaged and restored fireplaces;
- original rose wood panelling from the boardroom;
- all original internal doors;
- historic stone entrance and marble staircase;
- art deco pewter panels taken from the original lift cars; and
- original parquet flooring which was also used to make the new entrance desk.

Project details

<table>
<thead>
<tr>
<th>Location</th>
<th>Blackfriars, London</th>
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<tbody>
<tr>
<td>Client</td>
<td>Unilever Plc</td>
</tr>
<tr>
<td>Contractor</td>
<td>Bovis Lend Lease</td>
</tr>
<tr>
<td>Architects</td>
<td>KPF</td>
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<tr>
<td>Project cost</td>
<td>£90 million</td>
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</tbody>
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Unilever House façade taken from New Bridge Street
The incorporation of these elements into the new offices met Unilever’s requirement to maintain the building’s heritage whilst at the same time greatly reducing the quantity of new materials required.

Through the use of the LCCC, the material cost of the project significantly reduced due to more accurate procurement quantities.

Materials wastage
Through cooperation with the LCCC there was a strong focus on eliminating waste and segregating waste streams.
- 140 tonne/month of construction waste was generated; a total of 3,384 tonnes.
- 76% was re-used or recycled.

Use of the LCCC further reduced on-site wastage by reducing the quantity of materials damaged, lost, stolen keeping them in a secure and specialised storage facility. 90% of delivery pallets were returned to LCCC for collection by individual suppliers.

Wastage was further eliminated through the return of unused materials, which lowering the total project cost by saving £200,000.

Recycled content
- 100% of concrete blocks used in the project were recycled.
- 15% overall of materials were from recycled or reclaimed sources.

Embodied carbon
Wilson James were commissioned to oversee the provision of efficient site logistics through the use of the LCCC. Efficiency in site delivery significantly reduced the impact of site deliveries on the embodied carbon of the project.
- The number of vehicle journeys made to site was reduced by 63%. This eased traffic congestion in the surrounding area and reduced the associated vehicular carbon emissions by 73%.
- 98% of deliveries were made using rigid goods vehicles that are more fuel efficient than unnecessary articulated lorries.

The improved efficiency of site deliveries led to a 97% rate of reliable delivery. When compared to the industry average of 39%, the resulting efficiency saving is seen to be 25 minutes per on-site trade contractor per day.

The efficiencies gained through use of the LCCC led to significant cost savings and enabled project completion to be brought forward by three months.

Water use
Numerous water efficiency measures were implemented to meet the targeted 30% reduction in water consumption, including:
- the installation of water efficient spray taps and toilets, and
- the installation of a self irrigating roof garden covering 70% of the total roof area.