

SUSTAINABILITY AND WELLBEING

GATEWAY CENTRAL

Good for the planet

Five ways Gateway Central looks after our world

1

Top accreditations: BREEAM Outstanding and EPC A, [see page 4](#)

2

Saves energy through a highly efficient building, [see page 5](#)

3

Intelligent heating and cooling, [see page 6](#)

4

Uses 50% less water than baseline, [see page 7](#)

5

Almost 100% construction waste diverted from landfill, [see page 8](#)

Good for everyone

Five ways Gateway Central looks after you and the community

1

Campus filled with restaurants, events and activities [see page 10](#)

2

Cleverly-designed workspace to inspire collaboration and innovation, [see page 11](#)

3

Refreshed by trees, planting and daylight on every side, providing a natural mood boost, [see page 12](#)

4

Red-carpet treatment for cyclists including 350 spaces, [see page 14](#)

5

Part of our White City community, [see page 15](#)

SUSTAINABILITY

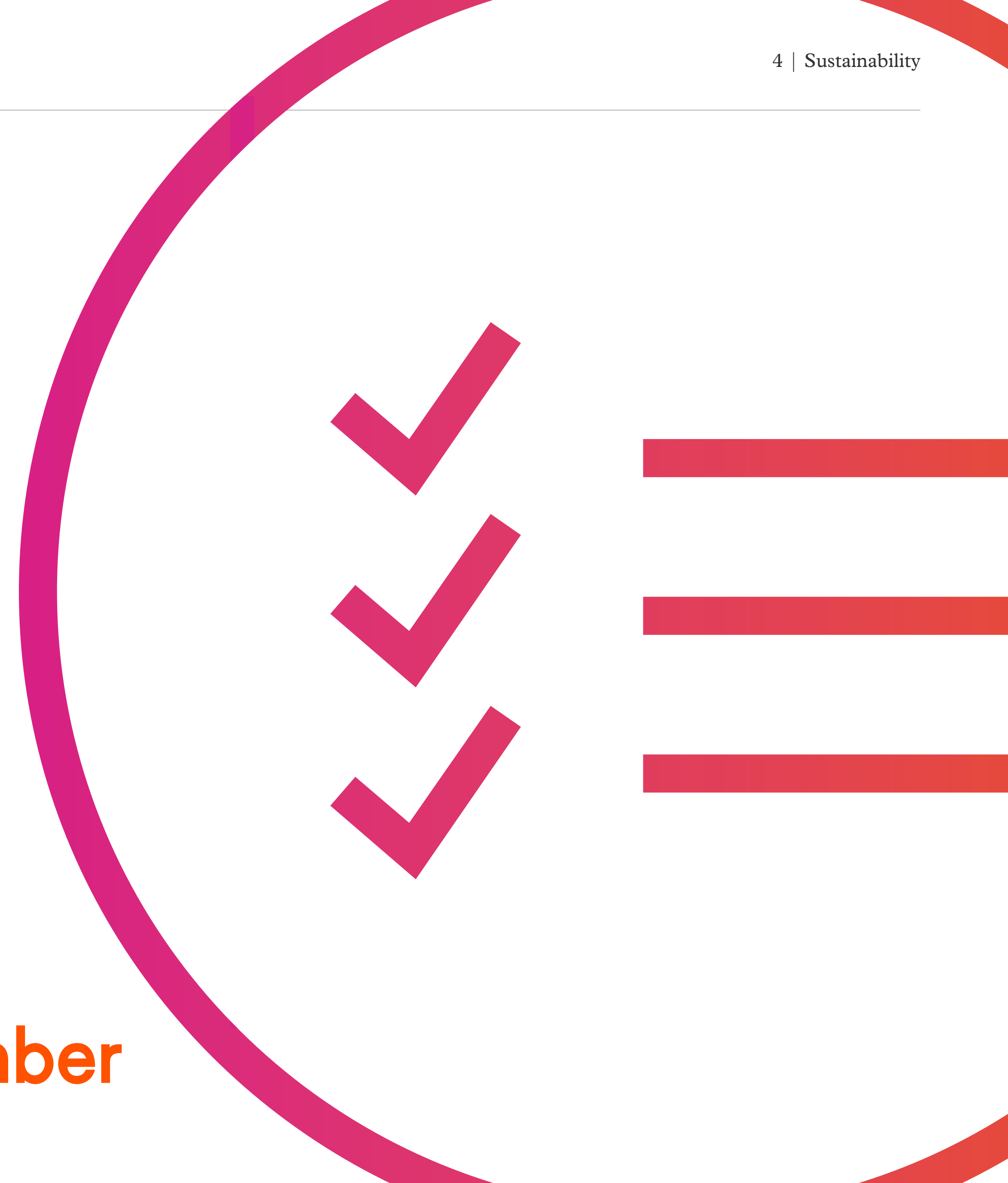
A BEST IN CLASS BUILDING THAT
DOES RIGHT BY THE PLANET

Gateway Central has achieved top accreditations for efficient power use and broad sustainability excellence

BREEAM Outstanding
EPC A

WiredScore Platinum

WELL Gold enabled
100% sustainably-sourced timber



Operational carbon

Everyday power, extraordinarily efficient

Outside, efficiency begins with a weather sensitive facade

What if the buildings we create could work with the environment itself to help keep us cool in summer and warm in winter? The facades of Gateway Central are designed to let natural light and views in, while contributing to a highly-efficient building fabric.

Using thermal modelling analysis, the facade design responds to the orientation of the building. Through a precise amount of glazing and carefully-placed external fins, the facade balances the sun's rays just right to keep inside comfortable. Solar control glass lets in the daylight and the views of White City, while reflecting heat.



Gateway Central takes 52%
less energy to cool than
Building Regulations baseline



1,900 sq ft of solar panels on the roof supply 32,000 kWh per year, enough to charge 2,700 electric cars

Inside, there's intelligent heating and cooling

Our fundamentals are state of the art, low-energy systems for keeping Gateway Central the perfect temperature, such as low NOx boilers and ultra-high efficiency air-cooled chillers.

But we also ensure these systems work smartly together for maximum efficiency. That means a water source heat pump that can move energy between the heating and cooling systems. Low-energy fan coil units that only use the power they need. Intelligent valves that monitor and control the amount of heating and cooling water.

And precise tools for you to track your usage

Meters on every level and for each occupier monitor and report on overall energy consumption via the building management system. A cloud-based energy management system measures, monitors and records all services' energy and water usage, allowing the building to run at maximum efficiency.

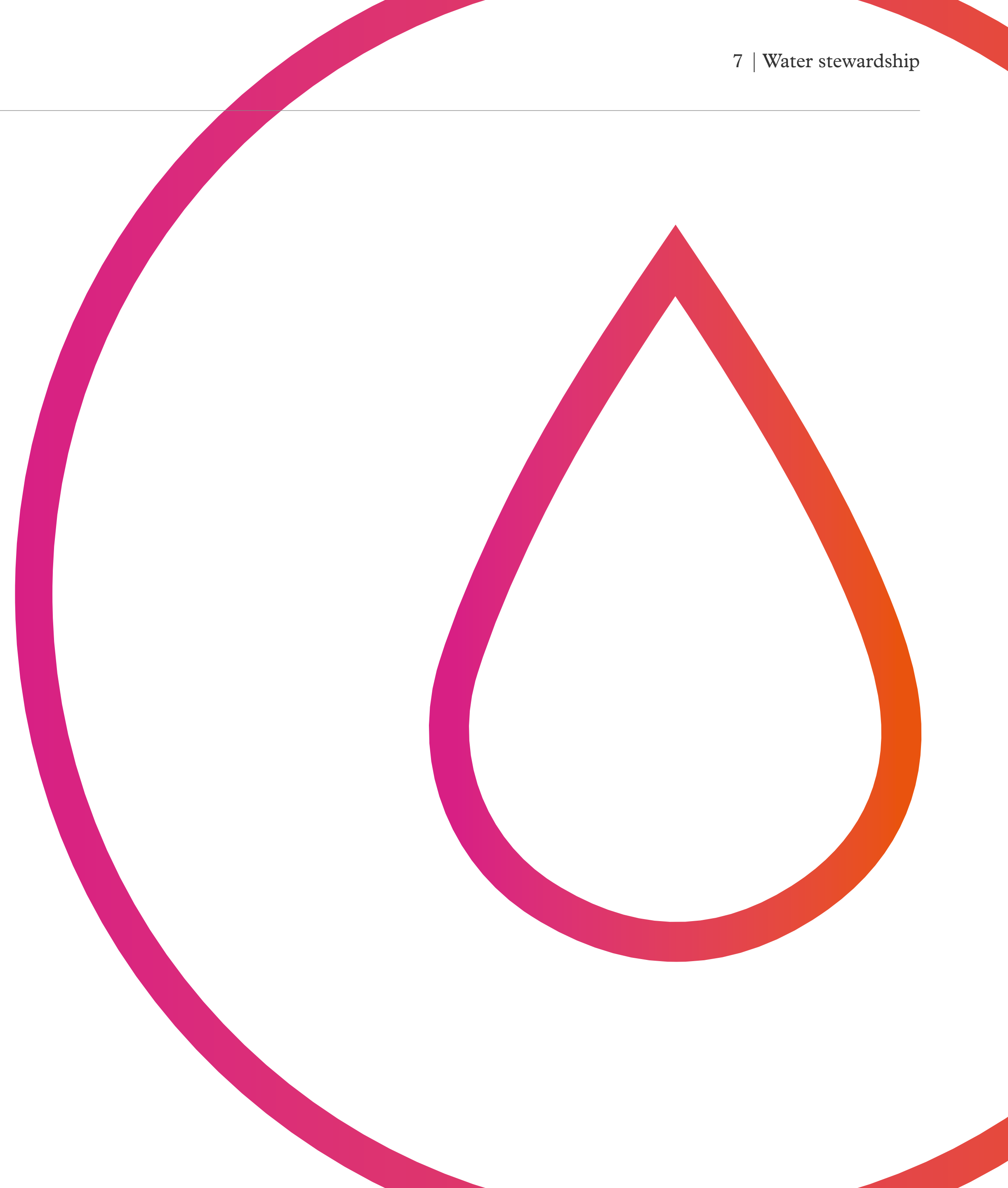
Water stewardship

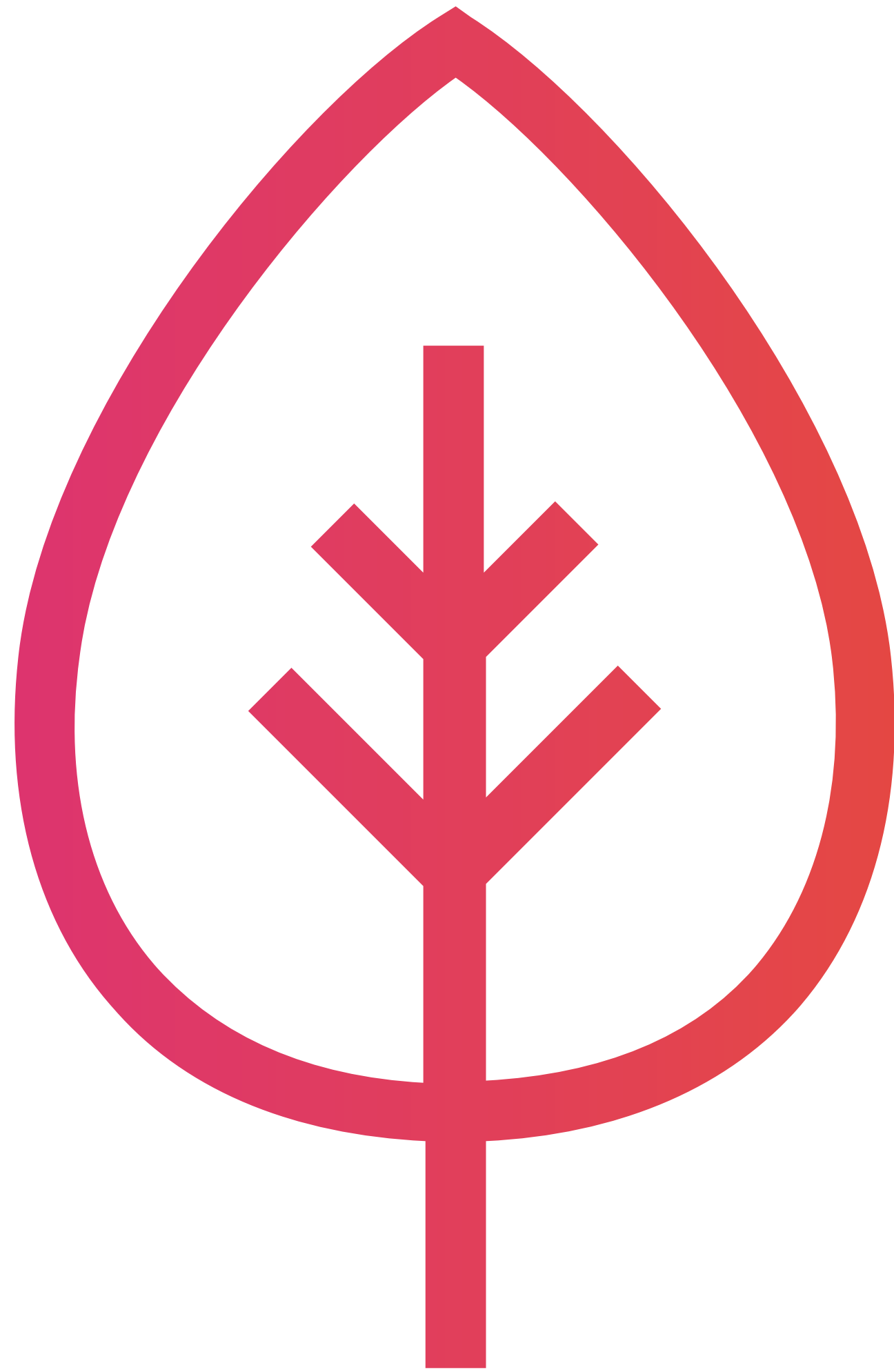
We're taking care of
a precious resource

Strategies for stemming water usage

Water good enough to drink shouldn't go down the pan – and at Gateway Central, it doesn't. Our greywater recycling systems reuse and treat shower water to flush the WCs, recycling 1.5 million litres of water a year. Low-flow fittings and automatic sensors in the bathrooms both reduce waste. Rainwater attenuation under the gardens outside slows the water from reaching the sewer network, reducing pressure on local infrastructure.

1.5 million litres of
water a year saved
through greywater
recycling





Construction waste

Avoiding landfill begins with considerate design

100% of construction waste diverted from landfill (and 84% of this was recycled)

The best way to get rid of waste was not to produce it in the first place. So our approach began with thoughtful design: standardising components, building off-site or modularly where possible, incorporating fewer materials and less hazardous ones, as well as thinking ahead for adaptability and to deconstruction. We established take-back schemes with suppliers to return spare materials and considered community reuse of offcuts. It was all aimed at reducing, reusing and recycling – and reserving landfill to a very rare last resort.

WELLBEING

BE INSPIRED BY WEST
LONDON'S CREATIVE CAMPUS

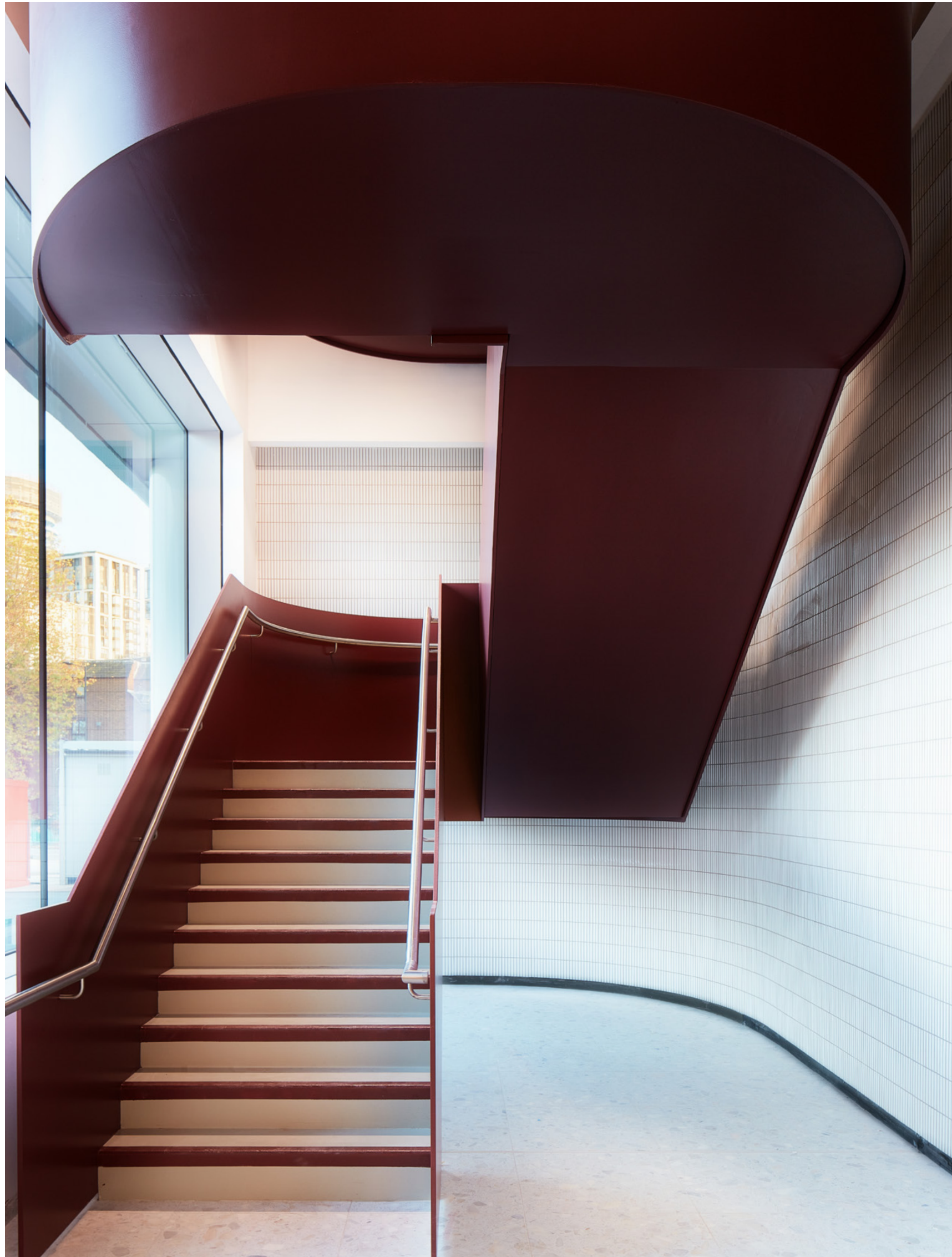
Campus environment

Where innovative organisations thrive side-by-side

Dining, culture, events – and connection

The joy of Gateway Central is that it's part of a broader campus: White City Place is built for collaboration, with energetic shared spaces, lively restaurants and upscale fitness. The building overlooks Central Avenue, which is planted with trees and provides a pedestrianised focal point for the campus's working community. From public art installations to film screenings to foodie pop-ups, the outdoor squares are where White City Place comes to life with a packed roster of events and activations from our lifestyle team.





Designed for collaboration

Reshaping White City to inspire innovation

Clever spaces for good conversations

The work of award-winning architects Allies and Morrison can be seen throughout White City Place, as they've transformed what was once a BBC hub into a campus to inspire creativity and innovation. At Gateway Central, the gently curved reception walls cleverly create a variety of spaces to meet, relax or work, with lighting that differentiates the space and planting to soften and add colour. A cafe is integrated for grabbing a coffee. An inviting day-lit stair leads from the reception to Floor 3, incorporating a generous landing for spontaneous conversation.

A calming start to every day

Through the double glass doors into Gateway Central, you enter an uplifting space in pale paint and tiling, enhanced by terrazzo-effect porcelain and quartz. These are key materials that continue across all core areas, providing coherence and familiarity. Burgundy accents on the exposed steel beams draw people through reception, towards the concertina-like steel staircase that weaves through the lower floors of the building. This rich colour is visible from outside, animating the facade.

Biophilia

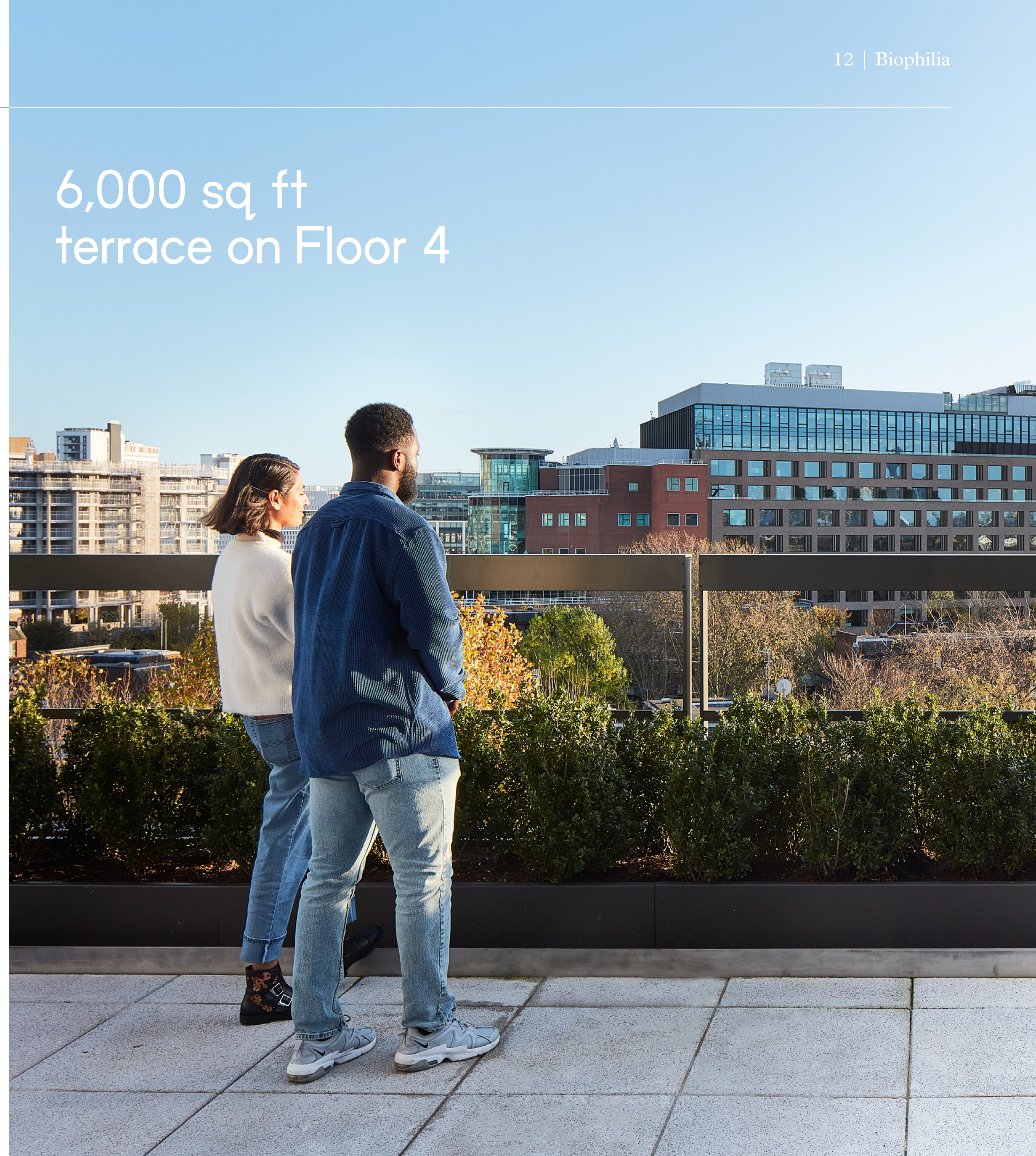
Thrive amid greenery
and sweeping views

208% biodiversity net gain
compared to the previous site

Green spaces, green edges

Gateway Central is bordered by tree-lined avenues and energetic shared spaces – that means stepping outside is a perfect breather. Stepping back at four-storey intervals, the architecture here also creates two generous south-facing terraces for occupiers on those floors to enjoy, softened by planting at the edges. Purpose-built pergolas form enclosures for the building maintenance units and give even more opportunities for planting, promoting biodiversity.

6,000 sq ft
terrace on Floor 4





Natural magic

Mood-boosting daylight and fresh air

Daylight on all four sides

Gateway Central takes advantage of its position as a standalone building by letting in the daylight and views from every side. Full-height windows combined with shading and solar-control glass allow in light while preventing the building from getting too hot in the sun – providing that gentle lift that comes from being connected to the great outdoors. Warm internal colours complement and soften the exceptional light levels.

A breath of fresh air

Studies show that poor air quality causes a significant drop in productivity, some showing a drop in cognitive scores of as much as 50%. Gateway Central’s air systems provide a flow rate of 14L/s/ person. Fresh air, taken from roof level, is circulated to each floor, with variable air volume control. Occupiers have the opportunity to control ventilation rates against CO2 levels in there demise to balance fresh air provision with energy usage. Finally, gentle diffusers supply the air at low speeds for comfort.

Active travel

Red carpet for cyclists

Making healthy choices easy

Gateway Central makes active and sustainable travel feel like the obvious choice. The cycle store provides 350 spaces and a repair station, prominently located on the northwestern corner of the ground floor with its own dedicated entrance. Right on the ground floor and with views of a new garden, the visual connection both animates the building corner and encourages people to use the facilities. The shower area offers changing areas, 35 showers and 350 lockers.



Part of our White City community

Local charities

- White City hosts a series of charitable events, including Hammersmith & Fulham Writers Festival, White City Youth Theatre rehearsals, children's arts and drama days
- Donated to local charities and groups, including Wood Lane Residents Association and White City Tenants and Residents Association
- Staff and trade contractors have undertaken community days with Hammersmith Community Gardens on Bloemfontein Road

Courses

- In August 2021, a Construction Skills Certificate Scheme (CSCS) Training course was put on for 12 local residents with Workzone/Keltbray. As well as a CSCS Card, four other short courses were included, such as Manual Handling, Asbestos Awareness, Working at Height and Mental Health & Resilience
- In April 2022, a Construction Skills Certificate Scheme Training course was held for 12 local people with The Shaw Trust

Schools

- We've worked with 13 schools including Fulham Boys, Phoenix Academy, The Bridge and Fulham Cross
- Site visits with pupils from West London Free School
- A six week engagement with two pupils from The Moat School, working on a design led project based on welfare improvement



Our on-going commitment to a thriving community

- Our in-house ESG team work in partnership with our occupiers to pro-actively help them reach their own ESG targets.
- We regularly conduct an in-depth “local needs analysis” at White City to re-assess community needs to ensure we are delivering targeted social outcomes. We share this information with occupiers and provide opportunities to take part in volunteering, community outreach and social value initiatives.
- We conduct occupier surveys to understand the views of our occupiers, and use this information to improve the building and campus.
- We are committed to providing an inclusive and accessible environment and have undertaken an Accessibility Audit to ensure our buildings are welcoming to guests who have additional needs.

Work experience with Jack Tizard School

White City Place and Novartis Pharmaceuticals have been hosting a weekly work experience placement with the local Jack Tizard School, which caters to pupils with a range of learning difficulties. Pupils have enjoyed working with different teams including cleaning, M&E, security, vertical cleaning, ground maintenance and reception whilst gaining confidence and valuable experience.

“The progress we have seen our students make over the weeks is astounding and we are so proud of them all. We are so grateful for everything we receive from White City Place and feel very lucky to be part of such a wonderful and supportive community.”

Katie Medwell-Bates, Jack Tizard School

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