



# 2 Redman Place

London

**We are immensely proud to have achieved BREEAM's Outstanding award for 2 Redman Place, recognising our efforts in setting the highest standards of environmental performance in our buildings. This will have a long-lasting impact not just on the surrounding environment, but also on the wellbeing of those who move around the building.**

Andrew Tobin,  
Project Director at IQL



**Place**  
London, UK

**Date**  
2016-2019

**Client**  
Lendlease (SCBD)

**Construction Cost**  
£108m Approx (Shell and core + Cat A)

**Site Area**  
35394 m<sup>2</sup> (GEA)

**Structural Engineer**  
Arup

**Services engineer**  
NDY

**Project manager**  
G&T

**Landscape architect**  
Gustafson Porter + Bowman

**Cost Consultant**  
Arcadis

**Contractor**  
LLD

**Planning consultant**  
Quod

**Development manager**  
LLD

**Fire consultant**  
The Fire Surgery

**Environmental Certification**  
BREEAM Outstanding  
Well Gold



RSHP were commissioned in March 2014 to review the IQL (International Quarter London) South and IQL North masterplan in Stratford, London, and to develop a building 'chassis', or 'kit of parts' that would enable buildings of different sizes and configuration to be created using the same basic components.

The functional brief for 2 Redman Place, as part of the IQL masterplan, was to provide 265,000-270,000ft<sup>2</sup> NIA (net internal area) of commercial office space with typical floors providing approximately 30,000 ft<sup>2</sup> capable of efficient sub-division into two tenancies with the possibility of three tenancies.

RSHP's aim with any brief is to achieve a simple and durable concept that can be refined through planning, and detailed design phases to become a functional, exemplar office building. At the heart of the brief for the entire IQL development is the client's desire to promote health and well-being in the workplace. Central to achieving is a workplace that maximises daylight and views with optional

open atria and highly visible stairs that encourage the use of the stairs rather than the lifts for floor-to-floor connectivity. At ground level there is a requirement for 350-400 sqm of catering / retail space together with an entrance reception area and an area facing Redman Square suitable for either gallery or office use.

IQL's new building at 2 Redman Place, the new home of Cancer Research UK and future occupiers British Council, has been awarded a certification of "Outstanding" by BREEAM, one of the world's most highly recognised industry standards for setting standards of best practice in environmentally positive building design and construction. The building achieved a score of 94% when assessed against a number of sustainability criteria.

Designing in the built environment for sixty plus years of use needs careful thought towards future-proofing. Rising temperatures, decreasing air quality and extreme weather need intelligent, long-term responses, and the achievements of 2 Redman Place demonstrate these responses, setting the standard for projects both within the UK and beyond.