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## Sustainable Landmark for Swiss Re in London

### Case Study 6

The construction of a prestigious office block to reflect the reputation of Swiss Re as the world's leading and most diversified global reinsurer and an advocate for action on climate change was a significant contract for Skanska to be awarded.

### Aspects of Sustainability

This project highlights the following:

#### Social Aspects

Human Resources  
Corporate Community Involvement  
Business Ethics  
Health and Safety

#### Environmental Aspects

Energy and Climate  
Materials  
Ecosystems  
Local Impacts

#### Economic Aspects

Project Selection  
Supply Chain  
Value Added



### Project Introduction

The construction of a landmark building to house the headquarters of the Swiss Reinsurance Company (Swiss Re) designed by Sir Norman Foster, one of the world's leading architects, was a high profile and prominent project for Skanska to win. The building was designed to high sustainability standards and its efficient and effective use of energy reflects Swiss Re's commitment to climate change related issues.

To add to the challenge, the construction involved the levelling of the old Baltic Exchange building in the City of London which was severely damaged by an IRA bomb in 1992; as a consequence, the site had historic, cultural and emotional significance requiring substantial stakeholder consideration.

The glass clad office block that was erected by Skanska is 40 storeys high, the second highest building in the City of London's financial heartland, and one of the leading landmarks in London. The contract was valued at £130 million.

### Low Carbon Building Design

The building was designed with lightwells to maximise the penetration of daylight into the offices to reduce the need for artificial lighting and its consequent demands on energy. Light level and movement sensors prevent unnecessary use of artificial lights and any associated energy consumption due to cooling loads. The building's aerodynamic form generates wind pressure differentials which assist natural ventilation through the lightwells and reduce the requirement for air conditioning, providing an economic, sustainable and healthy indoor environment.

### Environmental Risk Assessment

Skanska produced an Environmental Risk Assessment of the project in its early construction phase which noted areas of high risk and proposed solutions to mitigate these risks in accordance with the Environmental Management Plan. Key high risk areas identified were those regarding the

control of waste and noise and the management of deliveries to and from the site. These high risk areas were monitored formally on a regular weekly basis throughout the project.

## **Waste**

Materials were recycled both on and off the site. Efforts were taken with sub-contractors to minimize packaging brought onto the site, thereby reducing onsite waste with its subsequent transportation requirements and cost implications.

## **Noise**

Activities that were identified as noisy and repetitive were restricted to a specific daily timetable to provide office workers in the vicinity of the construction site with the surety of quiet periods.

## **Health and Safety**

A dedicated lay-by area within the site perimeter was created to mitigate vehicle off-street unloading activities and any associated potential health and safety issues.

## **Stakeholder Dialogue**

Conscientious and close co-ordination with the Corporation of London, one of the project's primary stakeholders, resulted in Skanska being presented with the 'Considerate Contractor' award for its management of this complex and sensitive project in the heart of the City of London.

