

Westgate Oxford

Our Westgate shopping centre located in central Oxford consists of 4 retail buildings (Blocks 1-4) plus a residential block (Block 1a). The scheme was designed to replace the previously existing Westgate complex that has been demolished but retaining and incorporating part of Block 4 into our new development. With over 100 shops, restaurants, cafés, leisure facilities and 59 high quality apartments, we have created a world-class destination to shop, work and live. Furthermore, the 10,073m² of circulation areas including roof terraces, covered streets, lanes, squares and arcades creates a vibrant centre with something for everyone.

Westgate was designed with sustainability at its core. The breadth and depth of the strategy was defined, and ultimately executed, through the bespoke Sustainability Implementation Plan (SIP). This plan contained aspirational environmental targets covering eight principles, including materials, waste, water and ecology and a targeted BREEAM Excellent with between 70-71% on the scores of the different blocks. It is run using a super-efficient energy loop and enables both energy sharing and effective use of an electricity grid, making it extremely flexible and carbon resilient.

Reducing embodied carbon was a key focus of the strategy and we set ourselves an ambitious Ultra Low Carbon (ULC) target to offset 100% of the regulated operational emissions over a selected 30-year life cycle and a specific recycled content target. Both of these were met and we even exceeded the ULC target. To achieve these, we worked closely with a carbon consultant who helped us attain high volumes of recycled materials on site and sourced locally where possible and feasible. We also set up a disposal site close to the construction site, which meant we didn't have to transport waste far, cutting transport emissions. We used innovative construction techniques including the biggest off-site brick manufacturing at the time of construction, which not only shortened the programme but also removed the need for scaffolding thus improving the health and safety of our workers on site. As a result, we avoided the creation of over 30,000 tonnes of embodied carbon emissions, outperforming our target of 25,777 tonnes.

Community engagement also formed a key part of the strategy for the project and two social impact reports were produced after the completion of the project. During construction, we awarded local contracts, invested in local infrastructure and invested in local community projects like Aspire Oxford and Homeless to Work Programme. Over 2000 full time equivalent jobs were created and 94 people were supported into employment. The centre remains a thriving place for community events and programmes in the middle square, measuring approximately 430m². For more information about community impacts, please see our [Total Impact Report](#).



Below are some key statistics of the project:

- 80,000sqm development sits on a 4.85 hectare site
- Build cost of approximately £3,313/m²
- Services cost: £660.50/m²
- External works: £298.50/m²
- Predicted electricity consumption: 1,920,929 KWh annually or 24,01kWh/m²
- Predicted fossil fuel consumption: 106,619 kWh annually or 1,33kWh/m²
- Predicted renewables generation on site: 27,600kWh annually or 0.35kWh/m²
- Predicted water use: 27,497,387 litres annually