



Piercy&Company Net Zero Strategy 2025

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Berkeley Square, Westminster



Introduction

At Piercy&Company, we recognise that designing new buildings and spaces comes with significant responsibility, not only to the people who own and use them, but for the way those buildings use resources and how they impact the environment on local and global scales. This is a responsibility that we take seriously, and we work to ensure that it informs not only the buildings that we produce, but also the way that we operate as a business.

We strive to design high quality, resilient buildings that are robust, long-lasting and are adaptable for future uses. We achieve this through continual learning, dialogue and reflection, with an obsessive design process of iteration and refinement.

This Net Zero Strategy is informed by the same ethos of shared learning and continual improvement. Our goal is simple: to create timeless architecture, while treading more lightly on the Planet in the process.

Guided by frameworks like the Paris Agreement, the Greenhouse Gas Protocol, and ISO standards, we are working methodically to reduce our emissions and contribute to the global goal of limiting warming to 1.5°C.

The climate crisis demands more than statements of intent, it requires action, leadership, and a willingness to reshape the way we design, build, and operate. This strategy outlines the steps we are taking in measuring our footprint, setting science-based targets, and embedding carbon literacy across our projects and processes.

Piercy&Company

Piercy&Company

We are a studio of architects, interior designers and researchers, fuelled by a shared passion for materials, form, technology and craft.

We believe that, at its best, architecture can provoke memories, shape experiences and prompt change. Across scales and typologies we follow the principle that intensive thought and problem-solving at the design input stage leads to an intensity of effect for users and the public at the built output stage.

Our work exists in historic, sensitive and iconic contexts - both urban and rural - and the same attention to detail and commitment to design integrity is present no matter the scale: from cutlery to city. But whilst the process is consistent, the results are unique to each context and set of conditions.

Working closely with engineers, consultant teams and clients, we have honed our expertise in reuse, retention and re-enlivening existing structures. As a studio, we have historically been motivated by the potential of combining advanced digital design and fabrication technologies with traditional materials or forms - a thread of investigation that has significant applications in the search for sustainable and climate responsive architecture.

We are based out of a studio and workshop in London where interdisciplinary teams work together in a collaborative 'design house' model. The studio is a place for exchange, active production and the testing of ideas, forms and materials.



Expertise & Process

We are extremely proud of our record for designing and delivering innovative low-carbon buildings at scale.

Sustainability is ingrained in our approach but exists in different ways. Whether choosing to reuse an existing building or developing intelligent forms through passive analysis, or exploring the potential of new technologies in manufacturing and production or supporting the circular economy of the products and materials we procure, we embed sustainability at the earliest stages of design, so it is inherent in our design approach.

We are experts in Mass Timber construction and have pioneered its use in large commercial buildings, including Xylo for Global Holdings - the largest all-timber office building in the UK. We have considerable experience of adapting and reusing existing buildings while minimising their carbon footprint. Our design portfolio includes Appold Street for British Land and One Millennium Bridge for Angelo Gordon & Beltane Asset Management; two of the most ambitious retrofit office schemes in the City of London.

Piercy&Company has been ISO 14001 certified for a decade, and we are continuously audited on our strategy for sustainability, energy performance and environmental impact. We are on the journey to becoming a B-Corp accredited company, to further align our business operations with the highest standards of environmental and social responsibility.

This Net-Zero Strategy forms part of that commitment, embedding climate action into the heart of our studio.



One Millennium Bridge, City of London

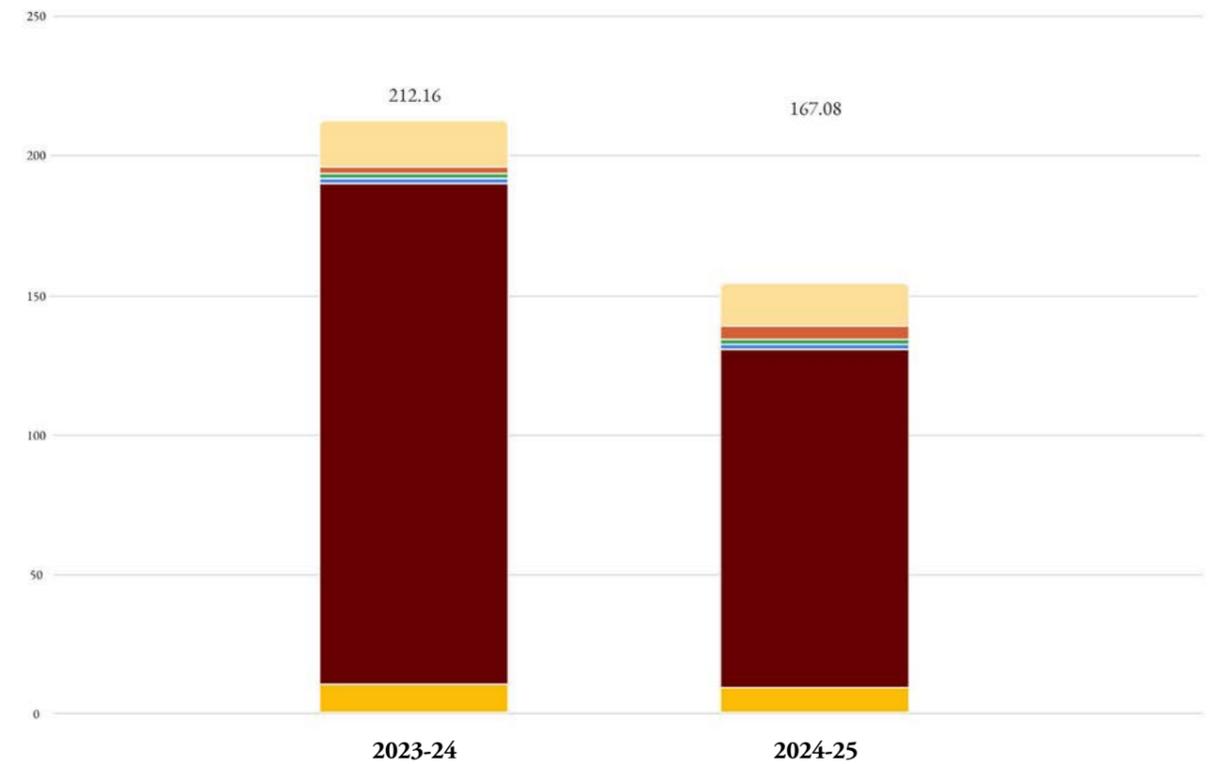
Carbon Footprint

Piercy&Company has been tracking its carbon footprint since 2023, using this data to build a clearer picture of where our impact lies. The 2023-24 period will form our official baseline year, providing the reference point against which we'll measure progress and shape our emissions reduction targets going forward.

Our calculation approach follows the GHG Protocol Corporate Carbon Accounting Standard and ISO 14064-1. We've accounted for >98% of emissions generated by Piercy&Company.

2023-24 Emissions per employee: **3.04 tCO₂e**

A more detailed breakdown is provided overleaf.



Carbon footprint by scope and emission source (tCO₂e)

Key

- Scope 1: Gas (Zero)
- Scope 2: Purchased Electricity (market-based)
- Scope 3:1 Purchased Goods & Services
- Scope 3:3 Fuel and energy-related activities
- Scope 3:5 Waste
- Scope 3:6 Business Travel
- Scope 3:7 Employee Commuting incl. WFH

By measuring our emissions across the business, we are building a clearer picture of where our impact lies and where we can do better. This enables us to take responsibility for what we create, how we operate, and the decisions we make along the way.

In 2023 to 2024, the vast majority of our emissions came from Scope 3 sources. The most significant contributor was purchased goods and services, which accounted for 84% of our footprint. This reflects the nature of our work. We collaborate with a wide network of consultants, material suppliers, and digital service providers who help bring our projects to life. These relationships are also where we see the greatest opportunity to drive change.

Employee commuting and business travel made up a smaller share, but remain part of our focus as we continue improving the way we work day to day.

We acknowledge that our operational footprint is only one part of our carbon story. However improving this impact reinforces our wider commitment to treading more lightly on the Planet, while giving us the foundations to make more informed climate-related decisions in our design work.

Scope	Category	Baseline	
		2023-24	2024-25
Scope 01	Direct emissions from combustion of natural gas	0	0
	Future emissions	0	0
		0	0
Scope 02	Electricity (market-based)	10.47	9.3
	Electricity (location-based)	16.89	24.38
		10.47	9.3
Scope 03	Purchased goods and services	179.04	122.88
	Capital goods	0	0
	Fuel and energy related activities	1.46	1.33
	Upstream T&D	0	0
	Waste	1.08	0.45
	Business travel	3.17	5.35
	Employee commuting	16.94	16.22
	Upstream leased assets	0	0
	Downstream T&D	0	0
	Processing of sold products	0	0
	Use of sold products	0	0
	End of life treatment of sold products	0	0
	Downstream leased assets	0	0
Franchises	0	0	
Investments	0	0	
		201.69	146.22
Total (Market-based)		212.16	161.30

Carbon footprint by scope and emission source (tCO₂e)

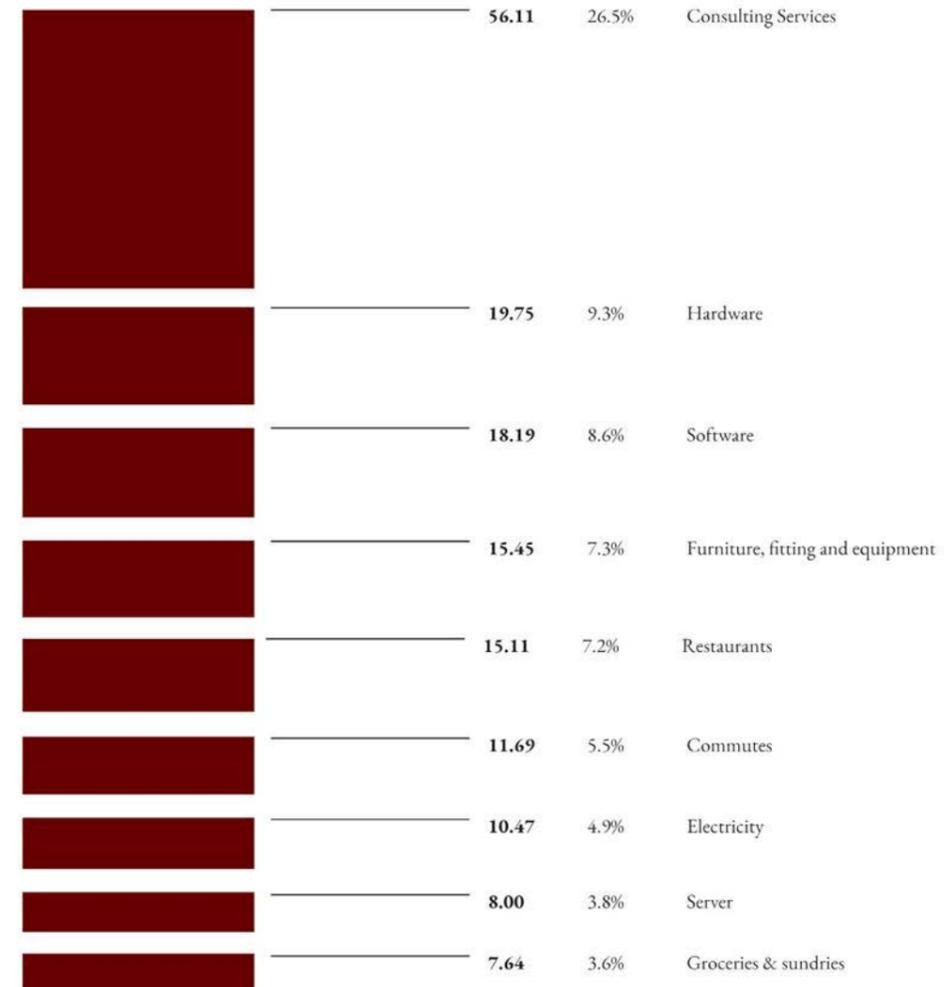
Emission Hotspots

Our emissions reflect the nature of our work and the networks that make it possible.

In 2023-24, the largest contributors to our footprint were consulting services (26.5%), hardware (9.3%), and software (8.6%). These reflect the professional expertise, digital tools, and infrastructure that underpin the delivery of our projects.

Other material sources include furniture and fittings (7.3%), restaurants and catering (7.2%), and employee commuting (5.5%). Together, these categories capture the everyday realities of running a creative practice—how we collaborate, host, and connect.

Electricity, server use, and studio groceries made up smaller portions of the total, but remain important areas of focus as we continue to refine how we work. Understanding these hotspots helps us target reduction efforts where they matter most, supporting meaningful progress toward our net-zero goal.



Top emissions hotspots by source 2023-24 (tCO₂e)

Science-Based Targets

We have committed to a science based target in line with limiting global warming to 1.5°C above pre-industrial levels.

This commitment provides a framework for meaningful reduction, helping us focus on what matters most and ensuring our efforts align with the scale of the challenge.

Our Target

Objectives

To meet our climate goals, we are aligning our targets with the Science Based Targets initiative (SBTi), using its guidance for small and medium sized enterprises. This approach ensures our commitments are grounded in evidence and reflect what is needed to limit global warming in line with international climate goals.

Near-Term Target

Piercy&Company commits to reduce absolute scope 1 and scope 2 GHG emissions by 42% by 2030 from a 2023-24 base year and to measure and reduce its scope 3 emissions.

Net-Zero Target

Piercy&Company commits to reach net-zero latest by 2040. As part of this, Piercy&Company commits to reduce absolute scope 1, 2 and 3 GHG emissions 90% by 2040 from a 2023-24 base year.

One Millennium Bridge, City of London



Areas of Impact

We are committed to understanding and reducing emissions across every part of our value chain.

That means taking responsibility not only for our direct impact, but also working closely with our suppliers and partners to address shared challenges.

Our 2023–24 baseline provides a clear foundation to measure progress. By identifying the key areas of impact, we can focus our efforts where they will make the greatest difference.

Impact Areas	Ref	Actions	Impact
01 Supply Chain	SC1	Supplier Engagement & Collaboration	High
	SC2	Sustainable Procurement Policy	High
02 Energy & Resources	ER1	Renewable Energy	Medium
	ER2	Energy Efficiency	Medium
	ER3	Waste Reduction & Circular Practices	Low
03 Travel	TR1	Business Travel Policy	Low
	TR2	Employee Commuting	Medium
	TR3	Delivery & Logistics	Low
04 Sustainable Design & Materials	SD1	Materials Library & Knowledge Sharing	Low
	SD2	Client & Contractor Engagement	Medium
	SD3	Innovation & Continuous Improvement	High
05 Offsets	OF1	Offset Procurement	Low

Impact Areas & Actions

01 Supply Chain

SC1 Supplier Engagement & Collaboration	We are engaging core suppliers annually to improve emissions transparency and performance, starting with those responsible for the majority of our footprint. This ongoing collaboration will help align our supply chain with our net-zero goals and encourage suppliers to set reduction targets of their own.	High
SC2 Sustainable Procurement Policy	Piercy&Company are developing a procurement policy that makes sustainability a core part of every purchasing decision. By setting clear criteria for materials, services, and suppliers, and embedding these into our ISO 14001 framework, we will ensure that every investment reflects our environmental and social values while driving measurable reductions across our supply chain.	High

02 Energy & Resources

ER1 Renewable Energy	Where possible we will seek to ensure our studios are procuring electricity through 100% renewable sources by 2030.	Medium
ER2 Energy Efficiency	We are taking steps to improve energy performance across our studio space, ensuring our day-to-day operations reflect the sustainable standards we champion in our projects. This includes maintaining efficient lighting, optimising equipment and HVAC settings, and continuing to monitor energy use to drive down consumption over time.	Medium
ER3 Waste Reduction & Circular Practices	We are strengthening our approach to resource use by reducing waste and embedding circular principles across our operations. From improving recycling and phasing out single-use plastics to rethinking paper use and model-making materials, Piercy&Company s is focused on minimising waste while encouraging better everyday habits across the studio.	Low

03 Travel

TR1 Business Travel Policy	We are introducing a formal Green Travel Policy to promote low carbon transport and reduce avoidable emissions. By introducing a framework that prioritises virtual meetings, encourages rail over air travel, and tracks trip emissions over time, Piercy&Company aim to keep business travel purposeful, equitable and aligned with our climate goals.	Low
TR2 Commuting & Remote Work	We are continuing to support low impact commuting and exploring ways to reduce the carbon footprint of working from home. By gathering better data on home energy use and encouraging energy efficient remote set-ups, we can minimise emissions across all working patterns.	Medium
TR3 Deliveries & Logistics	We are reducing the impact of our deliveries by prioritising couriers with low carbon options, consolidating orders, and introducing reusable packaging for model transport. These small but deliberate shifts support a more efficient, lower impact logistics approach across the studio.	Low

04 Sustainable Design & Materials

SD1 Materials Library & Knowledge Sharing	Piercy&Company are strengthening our expertise in low carbon design by expanding our materials library, documenting project case studies, and building internal tools that embed embodied carbon into everyday decision making. This investment supports lower carbon outcomes across our projects, far beyond the walls of our studio.	Low
SD2 Client & Contractor Engagement	We are working more closely with clients and contractors to support low carbon outcomes from the earliest project stages. By sharing data, aligning budgets, and embedding clear sustainability requirements in specifications, we can ensure better material choices are made and sustained through delivery.	Medium
SD3 Innovation & Continuous Improvement	We are committed to staying at the forefront of sustainable design by testing new materials, tracking project outcomes, and engaging with industry-wide efforts to lower embodied carbon. This culture of curiosity and feedback ensures our practice continues to evolve and lead on climate performance.	High

06 Offsets

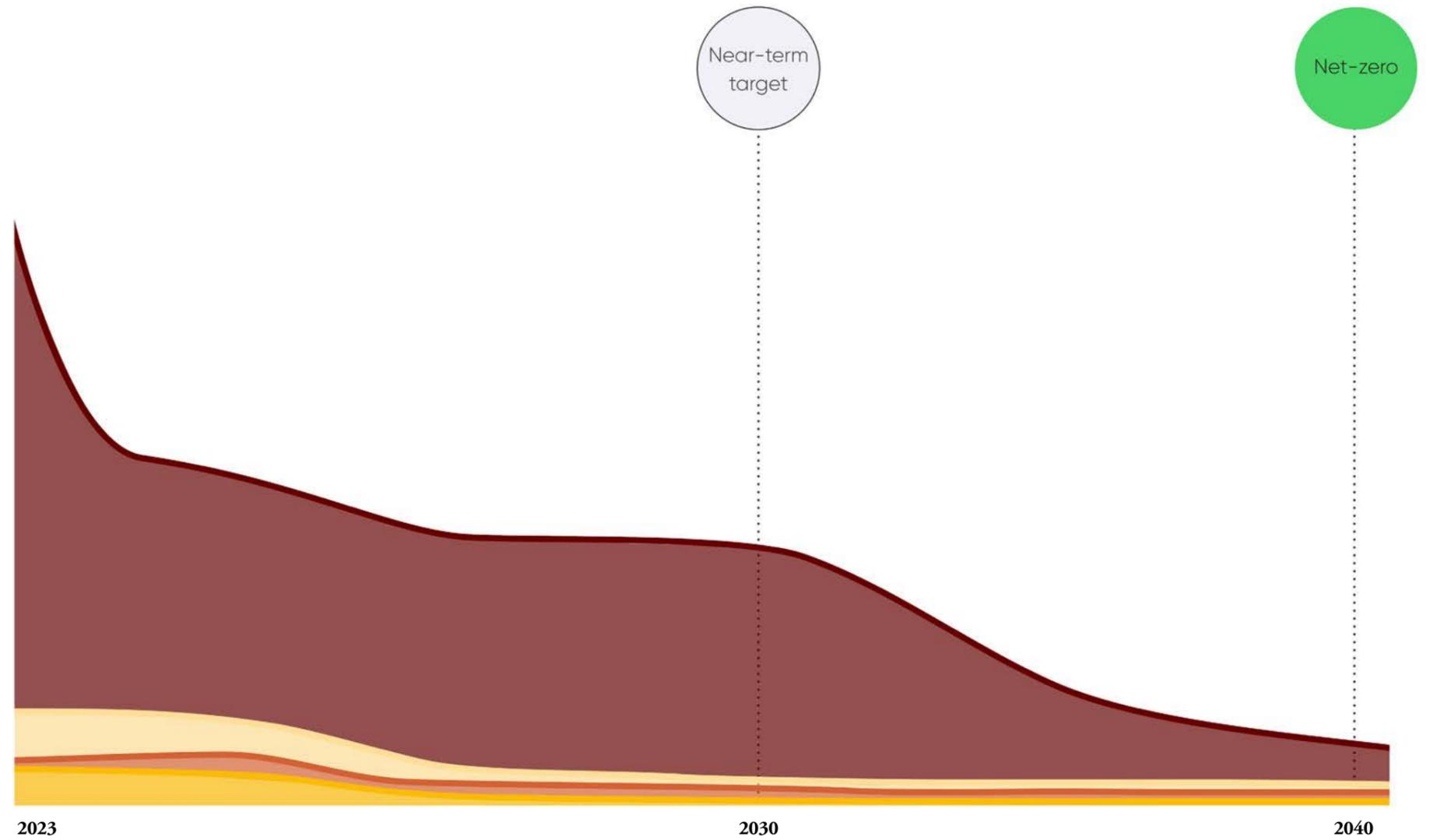
OF1 Offset Procurement	In order to achieve net-zero, Piercy&Company will neutralise the remaining 10% of emissions through high-quality, verified carbon offsets.	Low
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Net-Zero Pathway

This is what our annual core emission hotspots will look like on the way to our 2040 net-zero target.

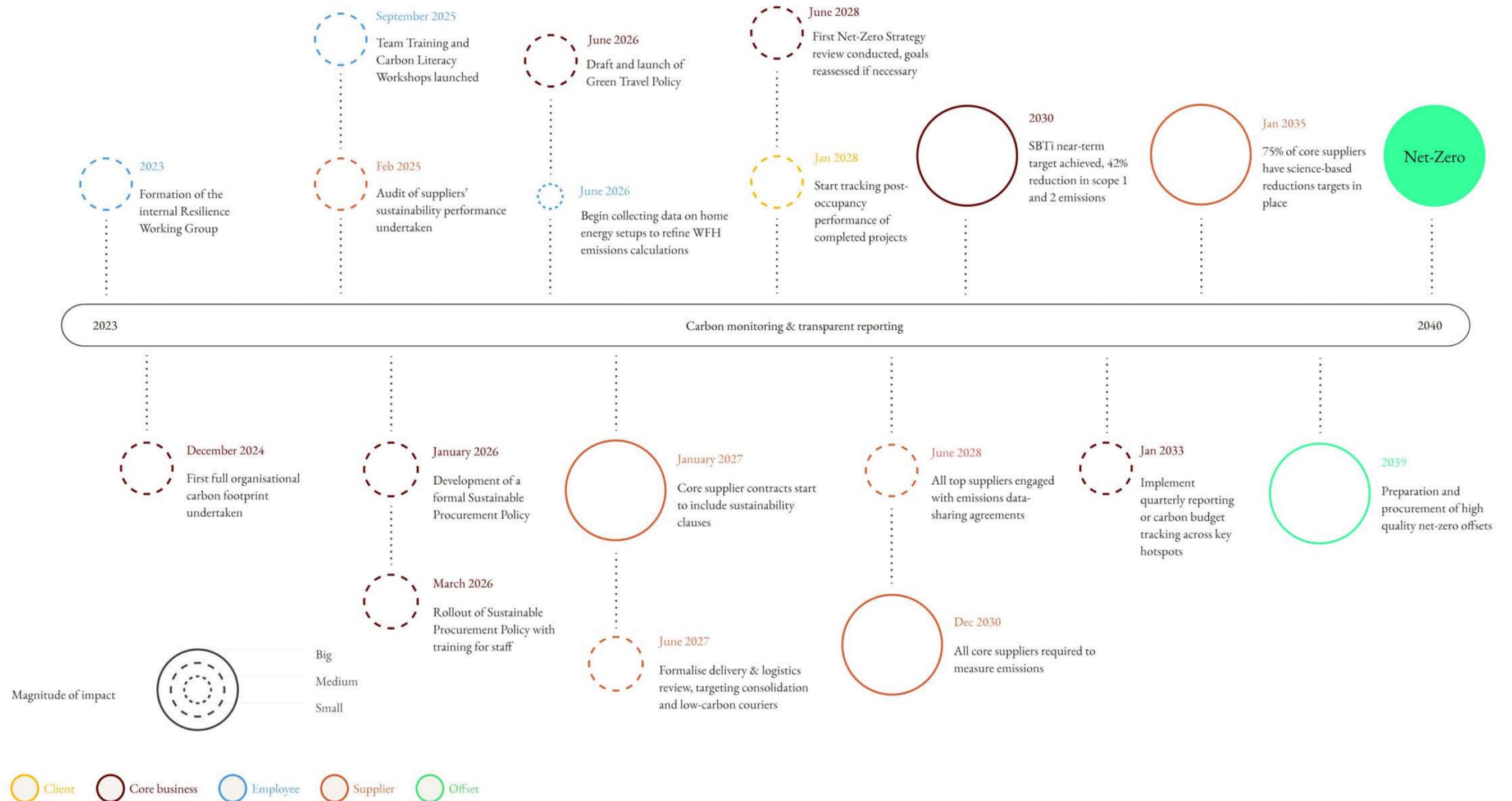
Key

- Purchased Goods & Services
- Employee Commuting
- Business Travel
- Electricity



Piercy&Company's Emissions Reduction Pathway to 2040

Delivering Net-Zero



Delivering De-carbonisation

There are no shortcuts to meaningful climate action.

We're building a strategy rooted in rigour, transparency and accountability. That means putting the right governance in place, tracking progress with intention, and committing to action over ambition.

It's not about chasing perfection – it's about making real, measurable change.

01 Monitoring

Monitoring our carbon emissions is essential to track progress towards our net zero goal. Each year, we will measure, report and verify our emissions to ensure transparency and continued progress.

02 Assurance

Our annual carbon measurements will be internally quality assured and verified against recognised carbon accounting best practice to ensure they remain transparent, credible and reliable, with oversight provided by senior management.

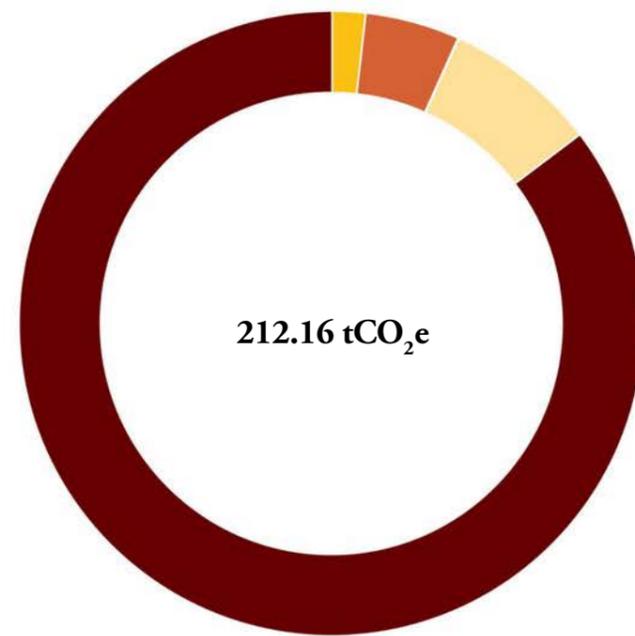
03 Review & Improve

We are aware that our strategy is likely to change over time, our current plans may deepen and mature as we deliver and iterate our net-zero strategy. That is why we are committed to continual improvement of our strategy in order to achieve our goals. Therefore, every three years we will:

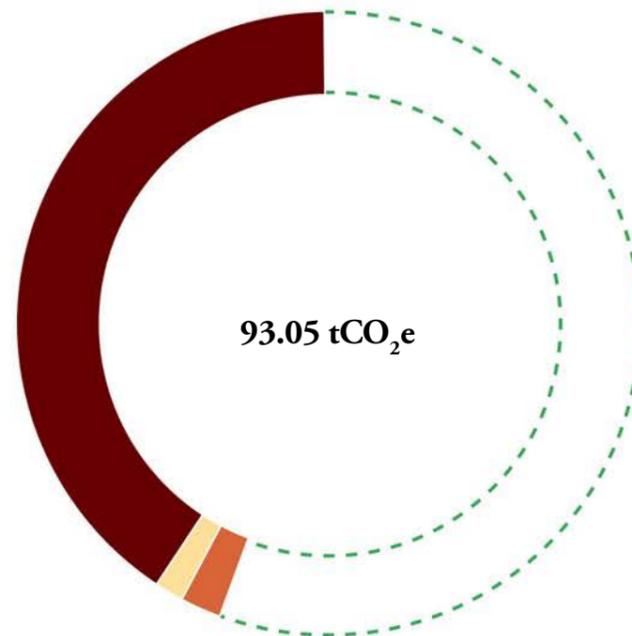
- Revise targets against delivery
- Identify and mitigate data gaps
- Update our strategy

How do we get to Net-Zero?

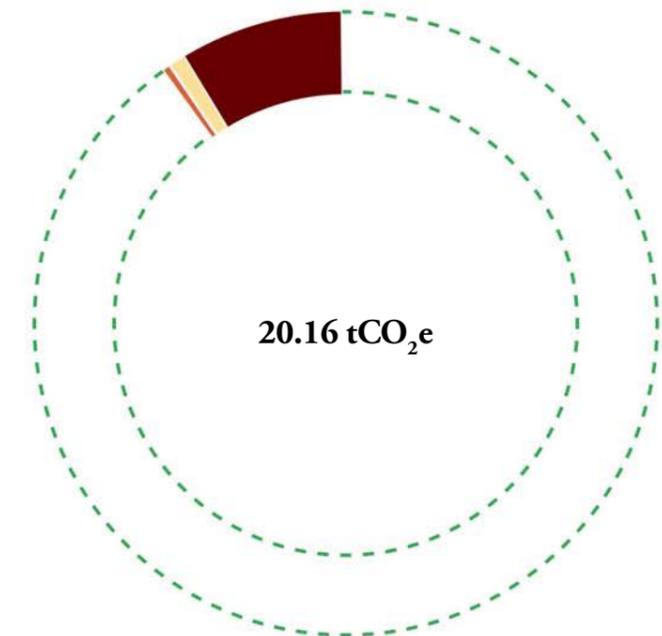
As we grow, we're committed to reducing emissions in the areas that matter most and making intentional choices at every stage.



Baseline



2030



2040

Absolute Emissions at Key Dates

Key

- Purchased Goods & Services
- Employee Commuting
- Business Travel
- Electricity
- Abated Emissions

Final Word

“Our Studio has designed some of the most innovative and sustainable buildings in London, and this has been achieved through extensive dialogue, learning, iteration, and collaboration with our network of ambitious clients and expert consultants.

This Net Zero Strategy forms an integral part of our ambition to de-carbonise our studio, and will require the same spirit of ambition, innovation and collaboration to deliver meaningful progress.

We are excited to continue to drive this positive change.”

Harry Bucknall
Board Director



