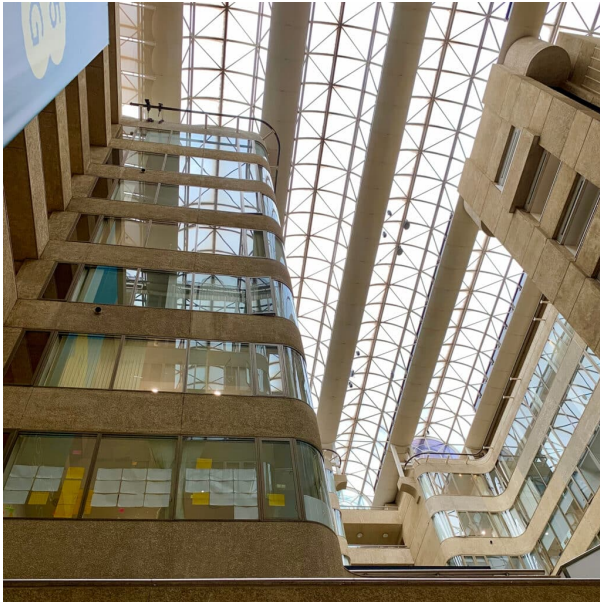


## Mace to create Net Zero Carbon office in City of London

3 years ago



Mace, the international consultancy and construction company, has been appointed by a subsidiary of a fund sponsored by Orion Capital Managers, to transform and extend Panorama St Paul's, the former BT HQ at 81 Newgate Street.

Located in the heart of the City, with panoramic views over St Paul's Cathedral and beyond, the building will be one of the largest redevelopments to ever achieve planning in the City of London.

Mace has been appointed as the main contractor to completely remodel the existing structure and extend the building to 13 storeys, creating a new mixed-use destination of exceptional offices, landscaped terraces and occupier wellness and well-being amenities, a retail arcade at street-level, alongside a rooftop terrace with a restaurant and wildflower meadow that will be open to the public.

Compared to a full demolition and rebuild, working with the existing structure cuts the carbon footprint in half. Consequently, retaining the core structure achieves carbon savings of 465kgCO<sub>2</sub> per sq. metre and through adopting a Circular Economy approach, much of the existing building material will be recycled, with over 1,500 tonnes of Portland stone and granite set to be redesigned and re-used.

Both embodied and life-cycle carbon have been significantly reduced from the outset, following a detailed analysis of operational carbon emissions – minimising fossil fuel use and the removal of onsite combustion heating systems that enable the building for a zero carbon future.

Since pre-construction works began March 2021, Mace worked closely with the architects Kohn Pedersen Fox Associates (KPF) to save 296 tons of carbon by replacing the concrete piles with a more

environmentally friendly steel pile solution.

The redevelopment is targeting a BREEAM Outstanding for the offices, Wiredscore Platinum and NABERS 5\* Excellent rating.

Completion of Panorama St Paul's is expected in 2025.

Ged Simmonds, Managing Director, Commercial Offices and Residential at Mace, said:

"I'm delighted that Mace was chosen to deliver such an ambitious and visionary project. Panorama St Paul's will be one of the most energy efficient buildings in the city and will set a benchmark not only for future net zero carbon buildings but also for occupier wellbeing. It's great to be part of this exciting journey."

Aref Lahham, Founding Partner & Managing Director, Orion Capital Managers, said:

"We are committed to creating a new working world that is fit for the future. It is now critical to align the environmental and social values of occupiers to that of the workspace they occupy and with Panorama St Paul's, we believe that this is a new and relevant addition to the London office landscape that genuinely delivers. It will be a building that cares, for occupiers for whom sustainability, the environment and the health of their staff are priorities."

John Bushell, Design Principal, Kohn Pedersen Fox Associates:

"We're looking forward to working with Mace on the delivery of Panorama St Paul's. Working in partnership with an enlightened client, the project addresses many of the most important questions in development today, from environmental responsibility to employee wellbeing and, with the provision of public roof terraces and a cultural destination, how to recreate a thriving city."