

## Mace to deliver Landsec's Timber Square – a Grade A office redevelopment in Central London

2 years ago



**Mace**, the global consultancy and construction company, has been appointed as main contractor for Landsec's Timber Square redevelopment on Lavington Street in Southwark.

The announcement confirms Landsec's commitment to delivering the project in full and will progress Landsec's ambition to deliver a one million sq ft green office cluster in Southwark.

The redevelopment of the former printworks will be the latest large-scale project Landsec is carrying out in Southwark, following the recent delivery of The Forge, the UK's first Net-Zero commercial building designed in line with the UKGBC's framework, which was completed by Mace and its joint venture partners, Sir Robert McAlpine.

Building on the lessons learnt from The Forge, the project will further pioneer new approaches to designing and building net zero spaces, expanding the use of low-carbon materials to achieve a c.50% reduction in Co2 during construction compared to a typical office build.

Timber Square will offer 380,000 sq ft of Grade A office space, split between two linked buildings, as well as retail space and a vibrant destination with a sizeable public realm which will boost pedestrian routes in

the area.

Timber Square is a pioneering net zero office development and will retain 85% of the existing structure by embracing a range of modern methods of construction, including the use of cross-laminated timber (CLT) to deliver a highly sustainable, energy-efficient space. Air Source Heat Pumps will be the primary heat source of the development.

The redevelopment is targeting a BREAAAM 'Excellent' and Well Core Platinum, as well as £205 million social and local economic value generated during the project life cycle.

Pat Fitzgerald, Commercial Director for Major Projects at Mace, said:

*"We are delighted to be working with LandSec on another fantastic project. We are aligned by our common purpose to create sustainable, high-quality office spaces for London such as Timber Square."*

"We look forward to getting started on this major redevelopment to play a part in the regeneration of London's Southbank."

James Rowbotham, Head of Workplace Development at Landsec, said:

*"Combining CLT, retention and recycled materials with modern off site manufacturing techniques honed through the development of The Forge, Timber Square is the next generation in low carbon construction. The final product will be two highly sustainable spaces which deliver the blend of amenities and efficiency that office customers are looking for."*

"Timber Square, along with our wider Southwark pipeline will deliver much needed capacity to a supply constrained market and allow us to respond to the growing demand for space in the borough."

The partnership between Mace and Landsec also includes the recently completed n2 development in London's Victoria, where Mace was the main contractor on the complex over-station office scheme.