



81 Newgate Street London

Location

London

Client

Pella Real Estate

Engineer

AKT II

Architect

KPF

Tonnage

4,718

Completion date

May 2024

81 Newgate Street highlights Severfield's key role in the 'circular economy' – The project involves the structural redevelopment of an existing building to reuse space and increase its efficiency to develop a 'green' building for the future. Formerly the home of BT, the 1980s structure situated next to the historic St Paul's Cathedral is undergoing a transformation to become one of the most energy-efficient buildings in London.

The redevelopment involves the supply and installation of over 4,700 tonnes of structural steel and around 30,000 square meters of metal decking. The project will increase the original floor area by over 25,000 square meters by adding new floors and filling in the atrium space.

The repurposed building will accommodate new open-plan office space and the top several floors will include decked terrace planted areas, adding to the green credentials and aesthetics of the building overlooking St Paul's Cathedral.

Embracing 'green' principles, the project sets a high bar for sustainability by targeting the 'BREEAM Excellent' rating and 'WELL Gold' standard. The building will be the first 'Net-Zero' office development in London and aims to be 'Paris 2050 proof' on completion. Severfield's role in the project showcases our role in the circular economy and contribution to sustainability in the construction industry by redeveloping and repurposing existing infrastructure, saving on finite resources, and reducing future emissions. It also highlights the versatility of steel in retrofitting and modernising buildings, with a specific example of a decision to replace concrete piles with steel, which resulted in significant carbon savings.

Where possible during the construction phase, Severfield utilised green vehicles and equipment, such as 'hybrid deckriders' and electric scissor lifts as part of our commitment to reducing emissions.

From the start of the project, our collaboration with Mace (the client) has been exceptional, allowing us to deliver a successful project and contribute to their overall project success.

"Working together in collaboration with early open and honest communication has allowed the project to maximise opportunity and mitigate delays in good time. I look forward to the successful completion of this project and working with SNI [Severfield] again." – Project Director, Mace

As the project progresses toward completion, Severfield remains dedicated to delivering a successful and sustainable development at 81 Newgate Street – a green building for the future!