

**Landsec Commercial Pipeline (Evidence base to support representations to WCC regarding their Reg 19 City Plan Amendments)**

**April 2024**

Development	Location	Description	Retrofit or new build	% of existing building retained as part of new proposals	Green Building Certifications	Key Dates	Embodied Carbon KG CO2e/m2*
Portland House	Victoria, Westminster	30 storey office tower, c400,000 sq ft GIA	Retrofit	100%	BREEAM Outstanding, WELL Platinum, NABERS UK 5*	Planning Submitted: Aug-22 Planning Approved: Dec-22 Construction start (or projected to start): Oct-23 Construction completion (or projected to complete): Aug-25	347
Timber Square	Southbank, Southwark	2 office campus, c800,000 sq ft GIA, lightweight hybrid steel and timber structure.	New build	85% of structure of one building (Print)	BREEAM Outstanding, WELL Platinum, NABERS UK 5*	Planning Submitted: Mar-20 Planning Approved: Jun-21 Construction start (or projected to start): July-22 Construction completion (or projected to complete): Dec-25	522
Red Lion Court	Southbank, Southwark	10 storey office, c370,000 sq ft GIA	New build	6% - retaining part of basement	BREEAM Outstanding, WELL Platinum, NABERS UK 5*	Planning Submitted: Apr 22 Planning Approved: Mar 23 Construction start (or projected to start): April 24 Construction completion (or projected to complete): Oct 27	584
55 and 65 Old Broad Street	City of London	23 storey office tower, c410,000 sq ft GIA	New build	28% (primarily substructure)	BREEAM Outstanding, WELL Platinum, NABERS UK 5*	Planning Submitted: Apr 23 Planning Approved: Targeting Jun 24 Construction start (or projected to start): Oct 25 Construction completion (or projected to complete): Sept 28	714
Hill House	City of London	19 storey office, c620,000 sq ft GIA	New build	60% (primarily substructure inc basement & piling)	BREEAM Outstanding, WELL Platinum, NABERS UK 5*	Planning Submitted: Sept 23 Planning Approved: Targeting Jun 24 Construction start (or projected to start): Aug 26 Construction completion (or projected to complete): Jul 29	656
The Liberty (Office building)	Southbank, Southwark	Mixed use campus with c.265,000sq ft GIA office	New build	N/A – clear site	BREEAM Outstanding, WELL Platinum, NABERS UK 5*	Planning Submitted: Sept-23 Planning Approved: May-24 (subject to s106) Construction start (or projected to start): Oct 24 Construction completion (or projected to complete): Dec-27	601
22-24 Southwark Bridge Road	Southbank, Southwark	Retention of and extension to office in Southwark– c200,000 sq ft GIA	Deep retrofit with new build extensions	85% retention of 22SBR	BREEAM Outstanding, WELL Platinum, NABERS UK 5*	Planning Submitted: Target date Jun 24 Planning Approved: Target Feb 25 Construction start (or projected to start): 2025 Construction completion (or projected to complete): 2027	522

\* The embodied carbon calculations are conducted using the OneClick LCA, an industry-recognised tool in accordance with the British Standard EN 15978: 2011 and using the RICS Professional Statement: Whole Life Carbon assessment for the built environment (1st Edition), over a 60-year study period.