

ROPEMAKER PLACE, LONDON EC2

COMPLETED IN MAY 2009, ROPEMAKER PLACE IN LONDON EC2 COMBINES SUSTAINABLE DESIGN, STUNNING ARCHITECTURE AND ROBUST SPECIFICATION.

The 20-storey building provides 595,000 sq ft of space, of which 95% is office, with up to three retail units on the ground floor. Planning consent was granted in May 2007.

PROPERTY WEEK AWARDS 2009

Office Development
Deal of the Year.

£2.8m

LOCAL INVESTMENT

This year, we invested £2.8 million in local infrastructure and public spaces around Ropemaker Place, through our planning agreement with the London Borough of Islington.

BREEAM

EXCELLENT

Ropemaker Place achieved a BREEAM Excellent rating and is one of the first buildings in Europe to achieve pre-certification for LEED Platinum.



ROPEMAKER PLACE

91% LET

AROUND A THIRD OF SPACE WAS PRE-LET AND 91% HAS NOW BEEN LET IN A CHALLENGING MARKET – TESTIMONY TO THE BUILDING'S QUALITIES.

Few buildings have the scope to meet the needs of the range of occupiers that Ropemaker Place houses. It offers some of the biggest floor plates in the City combined with high levels of efficiency and adaptability.

In February, Australian bank Macquarie Group signed up to occupy 217,000 sq ft of space at Ropemaker Place. This huge City of London letting followed a 186,000 sq ft pre-let agreement with Bank of Tokyo-Mitsubishi UFJ, which represented the biggest leasing deal in the Square Mile during 2009 and won Property Week's Office Development Deal of the Year Award 2009. No mean feat when you consider the amount of empty office space in and around the City of London in recent times.

Other deals include Liberum Capital, Markit and Mint. Liberum Capital was the first company to take occupation in May 2010.

“Ropemaker Place is a highly attractive and sustainable building that allows us to bring all our London operations together into one location.”

Andrew Hunter

Senior Managing Director and Head of Macquarie in Europe



ROPEMAKER PLACE

RESOURCE EFFICIENCY

ROPEMAKER PLACE IS DESIGNED TO BE 33% MORE ENERGY EFFICIENT THAN CURRENT STANDARDS.

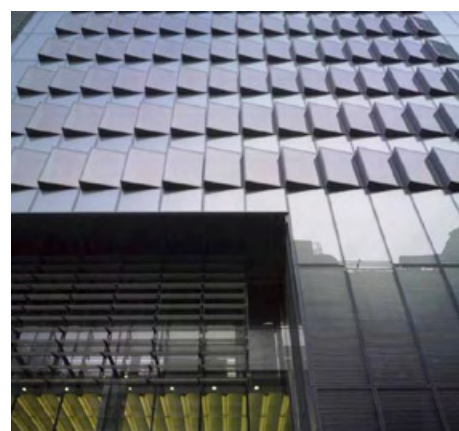
Air conditioning systems will use free cooling for as much of the year as possible, with surplus heat recovered and re-used.

All energy used for heating space and water can come from renewable sources, comprising a biomass boiler and solar thermal panels. 800 sq ft of photovoltaic roof panels will generate 12,000 kWh of clean power each year. Ash from the biomass boiler will be used as a fertilizer on the green terraces.

Ropemaker Place is also set to use 50% less mains water than the norm. Water efficiency devices and rainwater harvesting will save an estimated 5.4 million litres of water each year, with rainwater used to flush many of the WCs.

These resource efficiency measures will not only be good for occupiers' sustainability credentials, they will reduce their utilities bills. The building received an Energy Performance Certificate (EPC) B rating.

Right: Double-glazed tilted façades will reduce the energy required for cooling by up to 27% compared to a flat façade.



BIODIVERSITY

GREEN ROOFS AND TERRACES COVER 60% OF THE AVAILABLE SPACE.

20,000 sq ft of green roofs and terraces provide an attractive area for occupiers, encourage biodiversity and enhance the appearance of the building. Learning from this scheme, we now encourage landscape architects and ecologists to work together from early on in the development process, designing and planting with both appearance and biodiversity in mind. We are looking at opportunities to plug plant more local species retrospectively to enhance biodiversity value further.



One of the green terraces at Ropemaker Place (Photo: Townshend Landscape Architects).



RECYCLING

THIS YEAR, OUR CONTRACTORS AT ROPEMAKER PLACE RE-USED OR RECYCLED 86% OF CONSTRUCTION WASTE.

This diverted 681 tonnes of construction waste from landfill. They re-used or recycled a further 44 tonnes during fit-out, diverting 89% of fit-out waste from landfill. All three occupiers fitting out their areas applied our Fit-out Waste Guide, achieving 93% recycling rates, with 13 tonnes diverted from landfill. 24% of materials used during

construction comprised recycled content. This was calculated using the industry-standard tool developed by the national waste advisory body, WRAP.

Left: Up to 80% of steel used in the construction of Ropemaker Place comprises high-quality recycled content.

ROPEMAKER PLACE

WORKING WITH OUR SUPPLIERS

MACE, OUR CONTRACTOR AT ROPEMAKER PLACE, WON THE BRITISH LAND SUPPLIER OF THE YEAR AWARD 2010.

They provided project management, construction management and cost consultancy services, delivering this £150 million construction project on time and under budget.

The approach

- Manage trade contractors as area-based rather than as packages to deliver the programme.
- Close all final accounts within six weeks of practical completion date.
- Establish rigid quality control benchmarks.
- Manage and deliver client expectations of practical completion by commencing inspections early.
- Implement a real-time, internet-based notification and tracking schedule to capture all quality control issues.

“After years of effort and coordination, much of a project’s success comes down to the final months of delivery, when occupiers’ requirements, commercial deals, and rent agreements are secured, and the quality and efficiency of the work to date is revealed. To ensure that the practical completion process runs smoothly and efficiently, a detailed close-out strategy needs to be introduced early and comprehensively.”

Jonathan Foster
Director of Mace

Download Mace case study

“Ropemaker Place was delivered on time and under budget in May 2009, to a high quality of construction. Mace has continued to be a skilled and efficient project manager since completion, expertly coordinating occupier requests and multiple fit-outs.”

Nigel Webb
Head of Developments at British Land



SUPPORTING YOUNG PEOPLE

BRITISH LAND PART-FUNDED PLACES FOR SIX LOCAL TRAINEES AT ROPEMAKER PLACE.

These young people were taken on by Celtic, which supplied suspended ceilings, and FCS Ductwork, which provided mechanical and electrical services.

Two of the trainees went on to secure work with one of the sub-contractors, one continues to work on a self-employed basis with various sub-contractors, and another is due to start a full apprenticeship on the London 2012 Olympics, returning to college to gain an Electrical NVQ Level Three.

“Prior to joining the project, I was working in retail with little prospect of fulfilling my career path as an electrician. I was very keen to join the project as this would offer me the opportunity of gaining hands on experience and use what I had learnt in college. I’ve found it invaluable.”
Apprentice, Rico

Project Manager, Andrew Bardell commented: “All of the trainees we had on the project integrated well and worked hard. I will definitely try to do this on future projects as it’s a great win all round.”



Apprentices, David and Rico, on site at Ropemaker Place.