

MERIT

Stonecutter, London

PROJECT TEAM

Architect: TP Bennett

Structural Engineer: Thornton Tomasetti

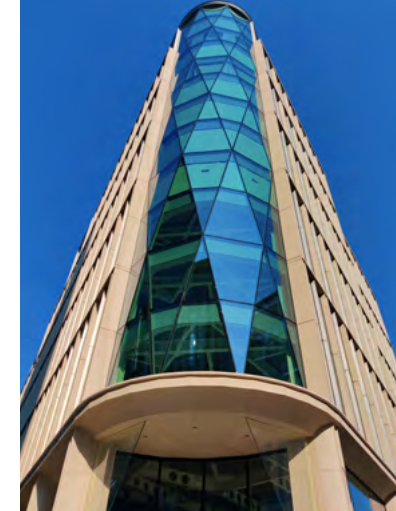
Steelwork Contractor: William Hare Limited

Main Contractor: Mace Group Limited

Client: Ivanhoé Cambridge & Pimco Real Estate
and CO-RE

JUDGES' COMMENT

Through close collaboration in sourcing steel, stringent material specification and reuse of many existing piles, Stonecutter demonstrates how ambitious embodied carbon targets can be achieved alongside commercial value, becoming the first to meet the City of London's aspirational embodied carbon benchmarks.



Stonecutter is a 13-storey steel-framed commercial development near Fleet Street and Farringdon in the City of London. Replacing an existing building, it provides expansive, flexible office floors while demonstrating how careful structural design, material specification and steel procurement can deliver substantial embodied-carbon reductions within a commercially viable new development.

The lightweight steel frame allowed the new building to provide 66% more floor area while remaining lighter than its predecessor. Matching the new structural weight to the former building enabled the existing piled foundations to be reused, avoiding additional foundation construction and delivering savings in carbon, programme and cost.

Large open-plan floors are virtually column-free, supporting adaptable layouts and future changes in occupation. At the upper levels, double-height Vierendeel trusses positioned within the elevations allow the large roof terraces to remain free of internal columns. This solution avoids internal columns while integrating the structural requirements with the building's architectural form.

Fabrication and erection required careful planning around the capacity of the site's tower cranes. A 40t plate girder above the Stonecutter entrance could not be divided because its appearance had to be maintained. It was therefore installed by mobile crane during a planned weekend road closure.

Three multi-storey Vierendeel trusses between Levels 8 and 14 were too large to lift as complete assemblies. They were delivered and erected in smaller sections before being connected on site using TCB connections. Detailed sequencing and logistical coordination maintained both their structural performance and visual integrity within the constrained central London location.

Reducing embodied carbon required close coordination between structural design and steel procurement. During the pre-construction period, alternative material sources, beam types, tonnages, costs and associated carbon were compared across hundreds of components. This enabled material choices to be refined while maintaining structural and commercial requirements.

The completed building achieved whole-building upfront embodied carbon of 581kg CO₂e/m² for modules A1-A5, below the City of London's aspirational benchmark of 600kg CO₂e/m² and the London Plan benchmark of 950kg CO₂e/m². The structure accounts for 349kg CO₂e/m². Stonecutter is the first City of London office development to achieve the aspirational target since life-cycle carbon assessments became a planning requirement in March 2022.

Stonecutter has also achieved BREEAM Excellent, WELL Gold, Core Gold Certification and Wired Gold. The project demonstrates how lightweight structural steelwork, foundation reuse and informed procurement can increase commercial value while meeting ambitious carbon targets. Its long-span frame provides flexible offices while demonstrating an approach to lower-carbon construction on a constrained urban site.