# Mace advances net-zero retrofit of London office blocks with circular construction



Mace has been appointed to undertake a significant retrofit of the 11-storey Fresh Wharf office block, located near Tower Bridge in central London. The project, commissioned by developer Pegasi, aims to transform the 1980s building into an 11,150 square metre, net-zero-aligned workspace that will feature approximately 2,336 square metres of outdoor space, including a new riverside café and a destination restaurant. Designed by architect Buckley Gray Yeoman, the building’s location within the City of London places it close to key transport links and commercial hubs, while also offering impressive views across the River Thames.

Sustainability lies at the heart of this refurbishment, with the project targeting some of the highest green building credentials: BREEAM Outstanding, WELL Platinum, WiredScore Platinum, and NABERS 4.5 Stars. The scheme also aims for a whole-life embodied carbon footprint of 933 kgCO₂ per square metre. In adopting a circular construction approach, the project plans to reuse around half of the existing raised access flooring panels, thus preventing up to 100 tonnes of carbon emissions. Additionally, new flooring materials will be sustainably sourced, with panels containing 86% recycled content, each accompanied by detailed environmental product declarations and material passports. Early demolition phases have already yielded significant recycling achievements, including 30 tonnes of glazing processed through a closed-loop system, avoiding over 21 tonnes of carbon emissions.

This retrofit project exemplifies a growing trend in the City of London towards sustainability-driven, circular office developments. For instance, Mace was recently appointed by JP Morgan Asset Management to deliver one of the largest building reuse projects in the area at 65 Gresham Street. This project emphasises a reuse-first philosophy, aiming to retain over 70% of the existing structure while recycling or reusing 95% of materials on-site. The redevelopment targets a 66% reduction in whole-life carbon emissions and will operate fossil fuel-free, utilising air source heat pumps for heating, cooling, and hot water generation. The scheme also includes extensive greening initiatives to improve biodiversity by more than 100%, and outdoor spaces in the form of terraces and balconies on every floor. According to Ged Simmonds, Managing Director Private Sector at Mace Construct, this project reflects a broader shift within the City of London towards retrofit developments that deliver both sustainability and high-quality office space.

Similarly, Mace is delivering another major retrofit at 100 New Bridge Street in the City. The 1990s office building is being transformed into Grade A office and retail space, featuring a substantial 4,000 square feet terrace with panoramic views across central London. This redevelopment focuses heavily on circularity, retaining the original structure where possible and targeting 95% reuse, recovery, and recycling of construction waste. The project is preserving 91% of the reinforced concrete lift cores and 85% of the reinforced concrete walls, while also targeting BREEAM Outstanding and WELL Platinum certifications. Like the Fresh Wharf refurbishment, it is designed to achieve net zero carbon status in both construction and operation. Construction on the project is already underway, with completion expected in early 2026. Ged Simmonds has reiterated Mace’s commitment to sustainability and circular construction practices through these projects.

These retrofit projects underscore the increasing attention being paid to the reuse of existing buildings as a vital route to reducing carbon emissions in London’s commercial real estate sector. By refurbishing and upgrading rather than demolishing, developers and contractors like Mace are setting new standards in sustainable construction. The focus on achieving top-tier environmental certifications, integrating outdoor and green spaces, and adopting circular construction methods signals a paradigm shift in how office buildings can be future-proofed to meet modern environmental and occupier demands. The Fresh Wharf project’s anticipated completion in 2026 will mark another milestone in this ongoing transformation of London’s office landscape.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.constructionnews.co.uk/contracts/mace-to-deliver-retrofit-of-office-building-near-tower-bridge-11-07-2025/)
* Paragraph 2 – [[1]](https://www.constructionnews.co.uk/contracts/mace-to-deliver-retrofit-of-office-building-near-tower-bridge-11-07-2025/)
* Paragraph 3 – [[2]](https://www.macegroup.com/en-us/news/mace-appointed-to-deliver-one-of-londons-largest-retrofit-projects/), [[4]](https://www.macegroup.com/en-us/news/mace-appointed-to-deliver-one-of-londons-largest-retrofit-projects/), [[6]](https://www.macegroup.com/en-us/news/mace-appointed-to-deliver-one-of-londons-largest-retrofit-projects/)
* Paragraph 4 – [[3]](https://www.macegroup.com/en-us/news/mace-appointed-main-contractor-on-retrofit-project-at-100-new-bridge-street/), [[5]](https://www.macegroup.com/en-us/news/mace-appointed-main-contractor-on-retrofit-project-at-100-new-bridge-street/), [[7]](https://www.macegroup.com/en-us/news/mace-appointed-main-contractor-on-retrofit-project-at-100-new-bridge-street/)
* Paragraph 5 – [[1]](https://www.constructionnews.co.uk/contracts/mace-to-deliver-retrofit-of-office-building-near-tower-bridge-11-07-2025/), [[2]](https://www.macegroup.com/en-us/news/mace-appointed-to-deliver-one-of-londons-largest-retrofit-projects/), [[3]](https://www.macegroup.com/en-us/news/mace-appointed-main-contractor-on-retrofit-project-at-100-new-bridge-street/)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.constructionnews.co.uk/contracts/mace-to-deliver-retrofit-of-office-building-near-tower-bridge-11-07-2025/> - Please view link - unable to able to access data
2. <https://www.macegroup.com/en-us/news/mace-appointed-to-deliver-one-of-londons-largest-retrofit-projects/> - Mace has been appointed by JP Morgan Asset Management to deliver 65 Gresham Street, one of the largest building reuse projects in the City of London. The project involves transforming the existing structure into over 36,800 square metres of Grade A office, retail, and ancillary spaces. Emphasising a reuse-first approach, the redevelopment aims to retain more than 70% of the building’s existing structure, with 95% of materials recycled or reused on-site, targeting a 66% reduction in whole-life carbon emissions. The building will operate fossil fuel-free during both construction and operation, incorporating air source heat pumps for heating, cooling, and hot water generation. The redevelopment will feature four new lightweight floors added to the existing eight-storey structure, external terraces, and inset balconies providing outdoor space on every floor. Extensive greening initiatives will increase biodiversity net gain by over 100%. Ged Simmonds, Managing Director Private Sector at Mace Construct, commented on the project's commitment to sustainable construction and the growing trend in the City of London for sustainability-driven, reuse-focused office developments.
3. <https://www.macegroup.com/en-us/news/mace-appointed-main-contractor-on-retrofit-project-at-100-new-bridge-street/> - Mace has been appointed by Helical as the main contractor for the redevelopment of 100 New Bridge Street in the City of London. The 1990s office building will be renovated to create 194,000 square feet of modern Grade A office space, 3,592 square feet of retail spaces, and a 4,000 square feet terrace providing views across central London. The redevelopment has circularity at its heart, with the original structure being retained and targeting 95% reuse, recovery, and recycling of construction waste. The project will retain 91% of the reinforced concrete lift cores and 85% of the reinforced concrete walls. Targeting BREEAM Outstanding and Well Platinum certification, the development is set to be net zero carbon in construction and operation. Construction has already commenced and is due to complete in Q1 2026. Ged Simmonds, Managing Director of Private Sector at Mace, highlighted the project's commitment to sustainability and circularity.
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