



Landsec

Press release

Title Landsec secures planning permission for latest net zero development in the City of London at New Street Square, EC4
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The City of London Corporation has approved plans from Landsec to transform Hill House, EC4 into a sustainable workspace and new rooftop restaurant. The news follows planning approval being granted at the end of 2023 for the redevelopment of 55 Old Broad Street, EC2. Combined, the developments will deliver over 660,000 sq ft of best-in-class office space in the City of London.

Hill House is adjacent to Landsec's New Street Square cluster and has been designed to respond to market demand for sustainable, well-connected workplaces supported by great local amenities. It will enhance the Square Mile's cultural and leisure appeal by combining 380,000 sq ft of high-quality office space with a rooftop club room and terrace, restaurant, cultural events space and a new ground floor home for the much-loved Shoe Lane Library.

Hill House will be net zero in both construction and operation. Nearly 60% of the existing structure will be retained and materials from the building will be recovered and re-used where possible. The all-electric building will be powered by air source heat pumps and procure 100% renewable electricity to help businesses meet their ESG targets and respond to employees' growing sustainability expectations.

Oliver Knight, Head of Workplace at Landsec, said: "Businesses are looking for sustainable workspaces in the best connected and most vibrant locations to attract staff into the office and support employee wellbeing. The market for best-in-class space remains robust and, with an increasingly constrained supply pipeline across London, will continue to grow.

"Not only will Hill House provide modern, energy efficient workspace, with a new rooftop clubroom and terrace, skyline restaurant and cultural space, it's set to become a truly seven day a week destination."

The design for Hill House includes extensive access to nature. Alongside landscaped public realm, accessible terraces feature on every level and an external 'vertical forest' will cascade down from the top of the building.

Hill House was designed by Apt architects. BH2 are leasing agents for Landsec on the development.

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At Landsec, we build and invest in buildings, spaces and partnerships to create sustainable places, connect communities and realise potential. We are one of the largest real estate companies in Europe, with a portfolio of retail, leisure, workspace and residential hubs. Landsec is shaping a better future by leading our industry on environmental and social sustainability while delivering value for our shareholders, great experiences for our guests and positive change for our communities.



Find out more at landsec.com