



PROJECT OF THE YEAR

HIGHLY COMMENDED 2014

The Place

The Place is part of the London Bridge Quarter development, providing 40,000m² of premium office space.

The building, designed by leading architect Renzo Piano has a complex cantilevered design and intricate substructure, which has helped mitigate the construction challenges above one of London's busiest transport hubs.

There were complex interfaces because of the London Bridge location and Mace worked with key transport stakeholders, including London Underground, London Buses, Transport for London and Network Rail, to develop a robust logistics strategy to minimise disruption. Most of The Place's construction continued 24 hours a day in a live, operational environment.

It was an uncompromising schedule. The team knew they had to get the building up quickly, and safely, to hit their milestones. Top-down construction on The Place's two cores – building up at the same time as excavating the basement – was the answer. This enabled The Place to reach its lowest and highest point on the same weekend, just 12 months after starting on site.

The relatively light foundations, limited by the network of London Underground tunnels and facilities beneath the site, meant that the building has a huge out of balance force. To correct this, the two concrete cores were built slightly out of plumb and realigned before completion as the building was loaded out.

The project team always put the client first – from design stage, maximising the floor plate of the cramped site – through to occupancy, enabling tenants to move in on schedule.

With a BREEAM rating of 'excellent' The Place does everything possible to reduce its environmental impact. Carbon emissions are estimated to be 60% less than a typical prestige office building.

Almost every part of this project required innovative thinking, technical expertise, robust logistics management and meticulous planning. Cutting edge, non-linear analysis helped get the complex structure right, while BIM delivered design and schedule efficiencies, saving 10% on build costs.

Judges' comments

This is a shining example of an innovative, complex project where the team developed a highly technical solution and completed on time and within budget.

The three critical elements were planning and logistics, technical innovation and management of the programmed works. These were all undertaken with a high level of skill and attention to detail.



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