ADAPTIVE LONDON

Reusing Existing Buildings

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The new London Museum by Stanton Williams and Asif Khan reuses the historic Smithfield Market site to deliver a highly complex scheme under City of London Corportation's Culture Mile vision. ©Secchi Smith

Foreword

Catherine Staniland,
Director, NLA

Over the last two decades the NLA has welcomed countless delegations from around the world to share best practice in the art of city-making.

London's most enduring appeal to those visiting and learning from the city comes from the adaptation of its historic built fabric, which over the centuries has been renewed to meet the current needs of its citizens and its industries.

Rather than the top-down 'grands projets' of its international peers, London's more ground-up approach to reuse has been driven by a long history of commercial decision-making to move quickly and respond to new opportunities for growth.

London thus has a long history of what we term here 'adaptive reuse'—the art of repurposing a building from one function to another, and it has rightly become an international leader in this field.

Over recent years, the principles of 'adaptive reuse' or 'retrofit' have been presented as somewhat of a new trend in response to the climate emergency—yet what we demonstrate here is that adaptive reuse not only has a long history of environmental and heritage benefits, it continues to be driven by commercial decision-making too.

On the tail of the UK's Industrial Strategy, published in June 2025, we have the opportunity to demonstrate how retrofit can continue to underpin that economic growth. We and our members are advocating for a clear 'retrofirst' emphasis in the next London Plan, which will set the spatial strategy to deliver that growth in the Capital.

This publication brings together best practice in the art of adaptive reuse across the Capital—demonstrating a wealth of skills and talent in this field, which we have to share with a global marketplace. NLA will continue to champion the skills of London's built environment sector globally to all those looking to deliver urban growth and renewal.

Executive Summary

What's working well

London stands out as a global leader in adaptive reuse. From repurposed power stations to reimagined masterplans, London leads by example. Supported by progressive policy, circular economy principles, collaborative industry networks, and nuanced planning decisions, London offers a wide range of best practices in the adaptive reuse of buildings, which have been highlighted throughout this report. These projects are shown alongside deep engagement with a wide range of industry stakeholders; from architects, engineers, circular economy experts, public and private sector planners to developers and construction managers. Building upon NLA's previous research on climate resilience, the circular economy and the evolving world of work, this research identifies the following drivers of successful adaptive reuse, collating the expertise we have built up in London.

1. **Collaboration**
   Strong industry networks work to build consensus and address policy gaps around adaptive reuse.
2. **Early engagement**
   Dialogue between design teams and local authorities fosters balanced, site-specific solutions.
3. **Nuanced decision-making**
   Heritage and sustainability can be aligned through tailored, context-specific approaches that consider decarbonisation efforts beyond site limits.
4. **Innovation and data**
   Early access to building data reduces risk and promotes knowledge sharing.
5. **Place-based thinking**
   Community needs should be integrated into retrofit strategies as part of the existing built fabric.

What needs to change

Looking ahead, a combination of practical and structural forces has pushed reuse and retrofit to increase rapidly. Most prominently, the cultural and educational pull of heritage preservation has been met by the increasing pressures of climate change. The changing world of work, against wider economic issues, has also placed new demands on our cities and town centres. A retro-first approach can be a viable and attractive proposition for future investment for cities. We must however, first acknowledge the constraints around reuse and retrofit in order to unlock retrofit at scale. This has been identified in Gensler and Opportunity London's recent report 'Retrofit at Scale'[1] published in June 2025 that identifies five key actions as strategic enablers for systemic change.

1. Standardise retrofit definitions
2. Build a transparent open retrofit data ecosystem
3. De-risk investment with retrofit-specific financial models
4. Align policy and planning to favour retrofit
5. Generate stronger market signals for tenants and occupiers

Completed in 2024, Squire & Partners brought new life to the Grade II listed brutalist Space House originally designed by Richard Seifert & Partners in 1968.

Introduction

London has a long, rich history of embracing change and adapting to new challenges. From the Roman Roads of Londinium — which have been stitched into a contemporary street network — to large-scale reconstruction following the Great Fire and the Blitz, the city has proven that it is no stranger to reinvention. While celebrating the architectural feats of the past, it also layers new demands onto old forms: navigating novel climate pressures, flows of people and ideas, and a constant economic flux.

AHMM's London Square Bermondsey masterplan, completed in 2025, regenerates a vacant industrial estate to bring housing, commercial, and retail space. ©Tim Soar

Today, London stands out as a global leader in adaptive reuse — the process of repurposing existing buildings for a different use than originally intended. This has been complemented by advancing retrofit techniques — optimising the energy efficiency, consumption and waste generation systems of buildings. Together, both methods promote circular economy principles and inject life into tired sites. In contrast to international counterparts who are heavily reliant on new construction, London approaches the reuse of commercial assets as an opportunity for sustainable innovation.

A combination of ambition, necessity and ingenuity sets the city apart. Complex constraints — from heritage protections to underground infrastructure, robust planning policy and rigorous climate targets — have demanded smarter and greener building solutions. Landmark examples throughout the past decade have demonstrated a collective confidence that good will within project teams, early access to building data and effective engagement with local authorities can make intricate design endeavours commercially viable. Moreover, there is growing recognition of the value of unique building conversions. Beyond their health and wellbeing benefits, investors can deliver on ESG agendas while seeing substantial return when projects are done right.

"We are the custodians of these buildings — we have a big responsibility on our shoulders to make the right decisions," said Ruth Oates, Director at Buro Four. "People are beginning to realise that, in the construction industry, we can make changes that have far more impact on the environment than we do as a collective of people just living our lives. More and more people have experience on projects where they've worked with existing buildings, faced challenges, overcome them, taken their learnings and put them onto something new."

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>
> Ruth Oates,
> Director, Buro Four

Over the past 5–10 years, success has been cemented through a range of exemplary projects, including many successful art and culture adaptations like Fabrix London's The Bottle Factory, a Victorian warehouse quarter just off the rapidly changing Old Kent Road. The site was repurposed to provide work and light industrial space for Southwark's new creative community. Nearby public realm adaptations like John Robertson Architects and Studio RHE's Bermondsey Yards have similarly delivered an environmentally outstanding workspace campus, involving the sensitive refurbishment and extension of an 1850s warehouse, to offer placemaking gains. Allford Hall Monaghan Morris (AHMM)'s London Square Bermondsey is now in the process of activating a run-down, disjointed industrial estate to deliver a sequence of new green spaces while renewing previously contaminated land and bringing vacant buildings with historic value back into use — demonstrating how reuse interacts with wider economic and environmental agendas.

At Point Blank Music School in Hoxton, for instance, LOM Architecture & Design have completed a campus expansion, transforming a Victorian warehouse into a cutting-edge music education facility with 12 teaching studios, a performance hub and bar, library and student breakout spaces. In Richmond-upon-Thames, Evolve Consulting Engineers have also refurbished a historically sensitive building, originally dating from its 1852 conception as a waterworks. This accommodate new flooring at Morelands and Riverdale, delivering manufacturing sites, analytic laboratories, office, life science R&D space and administration areas.

In addition to the strong array of precedents featured in this report, structural forces in the environment and economy have pushed reuse and retrofit to ramp up at pace. Most prominently, the cultural and educational pull of heritage preservation has been met by the increasing pressures of climate change. Roughly 40 per cent of UK carbon emissions are linked to the built environment, attributed to building and transport operations alongside construction activity.[2] Commercial spaces contribute distinctly, with 23 per cent of operational carbon stemming from non-domestic buildings. The UK has a legally binding target to reach net zero by 2050, when its total greenhouse gas emissions should be equal to the emissions it removes from the atmosphere. It has also committed to a 68 per cent emissions reduction by 2030 in a race to keep warming at bay.[3] With 70 per cent of non-residential stock predating 2000, the built environment industry is on the frontline of the clean energy transition. A holistic approach to adaptive reuse will be key to decarbonising the sector. This report will outline how London has led by expanding discussions of whole-life carbon: figuring both operational and embodied carbon into more rigorous sustainability assessments.

With 70 per cent of non-residential stock predating 2000, the built environment industry is on the frontline of the clean energy transition. A holistic approach to adaptive reuse will be key to decarbonising the sector.

Of course, climate pressures do not exist in isolation. The changing world of work, against economic issues like high interest rates and market instability, have all simultaneously placed new demands on our cities and town centres. Across London, building tenants and occupiers are being pushed to deliver a more vibrant mix of uses, drawing people in outside of working hours while activating ground-floor units for public enjoyment and immersive experiences. Consumer preferences are compelling the market to innovatively transform real estate assets and keep them relevant. City-wide examples have demonstrated that, as inflation drives up the price of materials, re-using existing fabric where possible can help design teams creatively navigate both climate and cost. Advances in material reuse technologies have also made the process more attractive while offering the commercial opportunity for interaction with cross-sector supply chains.

Yet, adaptive reuse is not without its challenges. This report has been informed by deep engagement with a wide range of industry stakeholders, from architects, engineers, circular economy experts, public and private sector planners to developers and construction managers. Throughout our conversations, there was a strong sense that "everyone knows it's the right thing to do" but with an awareness of shared difficulties with adaptive reuse and retrofit projects in practice. While language around morality, and the industry's ethical responsibility to consider its environmental impact, is widely used, the reality is that these projects also have to be cost-effective to be taken up at scale. Common problems like technical viability, lengthy planning processes, contending with heritage protections and absorbing risk all create a feeling that consensus is needed to convert good will into a better way.

This report explores best practice in the adaptive reuse of commercial buildings, emphasising a retrofit-first approach where possible to reduce environmental impact and revitalise business districts. It builds upon NLA's previous research on climate resilience, the circular economy and the evolving world of work to identify a range of successful retrofit, project typologies and innovations in London, the wider UK, and globally. It also identifies the key challenges and opportunities of adaptive reuse, and how these can be applied across a diverse range of projects.

Chapman Architects repurposed the Hampton Water Works building to provide circa 4,650 sqm of GMP manufacturing suites, analytic laboratories, offices, life science R&D space and administration areas for Touchlight Genetics in the Morelands and Riverdale campus. ©Emanuelis Stasaitis

The Battersea Power Station transformation into apartments, retail, and office space by WilkinsonEyre, completed in 2022, adds public realm around the historic site. ©Neil Speakman / LDA Design

Defining Adaptive Reuse: Something Old or Something New?

London has a long history of adaptation, restoration and conservation that is today understood as reuse and closely associated with sustainability.

Architects throughout history have repurposed structures in the face of scarce materials, high construction costs and evolving political economic contexts. Ancient Roman basilicas morphed into Christian churches; medieval Byzantine cathedrals like Istanbul's Hagia Sophia were converted into mosques. London in particular has long adapted its extensive historic fabric, making the city distinctly experienced in what is understood as "reuse" today.

While buildings have traditionally been repurposed for pragmatic and symbolic reasons, a new school of thought around adaptive reuse emerged in the 1970s, directly responding to the burgeoning environmental movement.[4] It also reacted to the modernism of the 20th century, which celebrated the mass production of new builds in the wake of industrial booms and low fuel costs.

"I think we have probably always worked on reuse projects, but perhaps not always shouted about it" said Sebastien Ricard, Board Director at architectural practice WilkinsonEyre. "In the past, our aspirations were always to work on big, iconic, beautiful shiny new buildings, because that's what the best architects were working on and that's where they were reaching new heights: we only publicly celebrated that kind of project win. But, looking back to the 1990s and 2000s, the vast majority of what architects were actually designing and doing was restoration work, which was essential to make a living."

In 2022, Technique by BGY, turned two buildings, a former gin distillery and printworks, into contemporary office spaces with new extensions made to the existing fabric. © Jack Hobhouse

Perception has shifted over the past two decades, however, says Ricard: "Suddenly, reuse has evolved from being routine day-to-day work into an industry trend, recognised as the responsible and sustainable approach."

Andrew Henriques, Director at BGY and Chair of the NLA Expert Panel on Retrofit and Conservation, agreed that reuse has a lengthy history. "As a practice, we've always worked in refurbishment," he said. "Before it had all these buzzwords — adaptive reuse and retrofit. It's essentially all the same thing: it's taking existing buildings and giving them a new lease of life."

Henriques said that the need to repurpose commercial buildings has become more acute post-pandemic, as traditional office buildings fall into decline and sustainability pressures increase.

This has resulted in a range of specialised reuse projects, like Victoria House, where Corstorphine & Wright Architects have converted a Grade II-listed building into a life science hub, delivering a highly sustainable facility to the King's Cross Knowledge Quarter in Camden.

These distinct healthcare adaptations are increasingly common in a post-pandemic world, balancing the needs of past building stock and a future-ready population. In Southwark, for instance, Bennetts Associates have delivered contemporary office spaces for the Royal College of Obstetricians and Gynaecologists, creating a fully accessible building with an emphasis on health, wellbeing and sustainable design. Similar techniques are being taken up outside of London. In Gateshead, Ryder Architecture have delivered the Metrocentre Community Diagnostic Centre, a collaboration between Gateshead Health NHS Foundation Trust and Newcastle Upon Tyne Hospitals NHS Foundation Trust to introduce a localised health offer. Furthermore, BDP retrofitted 1 Trinity Quay into the new University of Bristol Dental School, creating a state-of-the-art teaching and clinical facility by retaining the structure and facade. This allowed the team to save 30 per cent on materials and 70 per cent on carbon.

> "I think we have probably always worked on reuse projects, but perhaps not always shouted about it. (...) Perception has shifted over the past two decades, suddenly, reuse has evolved from being routine day-to-day work into an industry trend, recognised as the responsible and sustainable approach."
>
> Sebastien Ricard, Director, WilkinsonEyre

But despite advances, many professionals still shared that inconsistency across boroughs, in terms of defining and setting requirements for reuse, makes the technical permissions process challenging to navigate.

Case Study

Battersea Power Station

James Wixley, Head of Development at Battersea Power Station Development Company

One of the most ambitious restoration projects of the twenty-first century, Battersea Power Station has undergone a painstaking eight-year restoration to be transformed into a one-of-a-kind, mixed-use destination which opened to the public in 2022.

Decommissioned in 1983 and following a string of failed attempts by different developers to redevelop the landmark, Battersea Power Station was left derelict for almost 30 years. In 2012, the Power Station and the surrounding 42-acre brownfield site were purchased by a consortium of Malaysian companies, with the vision to create the mixed-use neighbourhood which now exists today. In the first two-and-a-half years since opening, more than 30 million people have visited Battersea Power Station.

An uncompromising attention to detail at an extraordinary scale

The Power Station has been transformed into a new cultural, retail and leisure destination, with 254 apartments, 565,000 sq ft of office space, event spaces and over 100 shops, restaurants, bars and leisure experiences.

From the meticulous restoration of key heritage features, such as Control Room A, to bold new structural interventions such as the bow string trusses holding up the south entrance walls, the design ensures that new and old share a consistent aesthetic. Bricks were sourced from the original brickmakers to repair the external walls. In Turbine Hall A, the flamboyant Art Deco design is complemented by bespoke balustraded galleries and bridges filled with natural light from restored skylights above. In Turbine Hall B, the space has been enhanced to showcase its brutalist and industrial interior. The Boiler House features two spectacular entrance atria which greet visitors, the original walls with their patina of age set off by new roof lights through which the iconic chimneys can be seen.

Attracting visitors from both near and far, unique leisure experiences have been integrated into the landmark providing engaging ways to connect with its history. Lift 109, a glass elevator experience, offers visitors 360-degree views of the capital from the top of the north-west chimney.

254 apartments have been integrated within the existing structure, whilst three new glazed floors enhance the original design. The apartments' interiors are inspired by the building's industrial heritage, and original machinery has been installed in communal gardens. In the central Boiler House is new office space including the 500,000 sq ft new UK headquarters of Apple with interiors designed by Foster + Partners.

The cultural anchor of a vibrant neighbourhood

Key to enabling the restoration of Battersea Power Station was to develop the surrounding land, unlocking the capital required to re-develop the landmark, and building the complementary infrastructure needed to support a mixed-use building of this scale.

Working with leading global architects including Gehry Partners and Foster + Partners, Battersea Power Station is now home to over 2,200 homes, 800,000 sq ft of offices, significant retail and leisure spaces and large areas of public realm, creating a vibrant riverside estate which extends beyond the Power Station walls.

Approximately half of the masterplan remains to be developed, with planning permission recently secured for Phase 3C, delivering two new buildings by Gehry Partners and completing the neigbourhood's pedestrianised high street, Electric Boulevard, due for completion in 2029.

Transport has also played a key role in the success of Battersea Power Station, delivering the Northern Line Extension and a new Zone 1 London Underground station to the neighbourhood, bringing it within 15 minutes of the West End and the City.

The Northern Line extension for the Battersea Power Station tube station opened to the public in 2021 marking a major milestone for the area's regeneration. ©Brendan Bell

Originally designed by Sir Giles Gilbert Scott in the 1930s, the Grade II* listed Battersea Power Station was decommissioned in 1983 before being restored for mixed-use by WilkinsonEyre and opened to the public in 2022. (Top: 2008 | Bottom: 2022 © Jason Hawkes)

While the concept of adaptive reuse is not explicitly defined in the National Planning Policy Framework (NPPF) 2024 or London Plan 2021, it is implicitly encouraged through policies that promote the conversion of existing buildings to reduce environmental impacts from new construction. The University of the Built Environment adds that such buildings are usually at the end of their lifespans, so adaptive reuse "allows elements of appearance, design, cultural heritage and historic significance to be maintained, while serving a new function."[5] The London Plan has a clear definition for retrofit: "The addition of new technology or features to existing buildings in order to make them more efficient." Unlike adaptive reuse, retrofit addresses energy optimisation without changing a building's function.

The complementary idea of "long life, loose fit" — frequently raised in the Think Tank sessions that informed this report — is famously associated with Sir Alex Gordon, British Architect and RIBA President who called for the approach in a 1974 paper. He argued that buildings should be made to last a long time through the choice of durable materials, while also allowing for flexibility — so they can adapt to changing needs without requiring major works in the future. Some also cited the influence of Building Revolutions: Applying the Circular Economy to the Built Environment. The 2016 book was written by AECOM's David Cheshire and used a range of case studies to demonstrate how the construction industry can move away from its traditional "linear economy" approach of "make, use and dispose."

> "[Adaptive reuse] allows elements of appearance, design, cultural heritage and historic significance to be maintained, while serving a new function."
>
> The University of the Built Environment

"If a building was originally designed for one function, the opportunity to transform it into something entirely different, creating a new purpose within a historical context, is probably what makes reuse truly special" noted Ricard of WilkinsonEyre. "This does not mean compromising the quality of the original building or rejecting its concept. Architects must be nimble and have a genuine appreciation for the building and its materials in order to understand its limitations, see its potential and adjust their design thinking over the course of a project."

But the UK Green Building Council (UKGBC) concurs that a lack of consistency and clarity within the industry about key definitions for retrofit has created difficulty in establishing consensus around what

best practice looks like. It delineates two distinct project types to offer some distinction.[6] Light retrofits offer performance optimization through the basic remodeling or replacement of specific structural elements like lighting or building controls. Deep retrofits, like major plant replacements, prompt fundamental changes to building operations, offering large enough energy savings to bring an asset up-to-date with current standards.

Practically, common retrofit technologies might entail the use of electric heat pumps: alternatives to fossil-fuelled boilers which take heat from outside and raise its temperature for integration with central building systems.[7] Other HVAC — heating, ventilation and air conditioning — upgrades include the implementation of free cooling, which uses naturally cold water instead of mechanical refrigeration to lower temperatures, alongside energy-efficient rooftop air handling methods.

More information-driven retrofit tools are materials passports, which offer detailed records of the properties, composition, origin and recyclability of building components. These digital or physical registers are intended to help designers and building managers maintain transparency by tracking materials throughout their lifecycle, from extraction to disposal or reuse. Fletcher Priest Architects have recently published a Material Reuse Guide and Catalogue alongside a range of industry partners to collate knowledge on the integration of waste diversion methods into building design.[8] Through collaborative initiatives and studies, the industry continues to innovate on retrofit and reuse techniques, in order to set new precedents and deliver exemplary projects.

To see more existing guidance and tools on retrofit and reuse go to the further reading section.

A new atrium bridges a retrofitted 19th-century warehouse and a 1980s office building to form the new headquarters of the Royal College of Obstetricians and Gynaecologists, completed in 2022 by Bennetts Associates. © Jack Hobhouse

110 The Queen's Walk, originally designed by Foster and Partners in 2002, previously served as City Hall for the GLA before their move to the London Borough of Newham in 2022. Now, Gensler is revitalising the vacant building and surrounding public realm to create a mixed-use destination with strong circularity principles. ©Adobe Stock

Relevant Policy and Standards

A unique success of London's built environment community is its collaborative industry networks that leverage skills, knowledge and insight to fill policy gaps and build consensus around adaptive reuse.

Some of this innovation is policy-driven. In addition to the NPPF's provision for building reuse, a few other pieces of national guidance outline the government's approach to decarbonising the built environment. For starters, the UK's first cross-industry Net Zero Carbon Buildings Standard was piloted in 2024. The forthcoming national benchmark is a voluntary and free-to-access technical standard, aiming to provide a consistent methodology for verifying net zero carbon buildings, while specifying operational and embodied carbon targets.

Where embodied carbon refers to the emissions associated with constructing, maintaining and eventually demolishing a building, operational carbon refers to the emissions associated with day-to-day use. The standard emerged through a Technical Steering Group demonstrating extensive collaboration between bodies like LETI (originally the London Energy Transformation Initiative), Better Buildings Partnership, BRE (Building Research Establishment), Carbon Trust, IStructE, Chartered Institution of Building Services Engineers, RIBA, RICS and UKGBC.[9]

> "We try and make [design teams] look beyond their site boundary and contribute to the wider sustainability of the City."
>
> Kerstin Kane,
> Principal Planning Officer,
> City of London Corporation

Of course, the push extends beyond the commercial sector. PAS 2035:2023 came into effect on March 30, 2025, outlining a framework for domestic retrofit. As the government accelerates its Plan for Change, the 2030 EPC C target looks to upgrade all privately rented homes to achieve Energy Performance Certificate (EPC) ratings of C in the next five years — addressing overlapping social issues like fuel poverty in poor energy-performing rental accommodation. To this end, the London Sustainable Development Commission recently commissioned Young Foundation to explore what a "just transition" in domestic retrofit would look like, ensuring that the communities most impacted by housing issues are centred in technical initiatives to improve energy efficiency. Their recently published toolkit aims to support the engagement of residents with protected characteristics relating to age, disability, ethnicity and gender.[10]

Individual authorities, moreover, can take even more progressive stances on the projects within their remit. Westminster City Council's "Retrofit First" policy guidance is currently under examination as part of its City Plan 2040 Partial Review. The City of London currently requires Whole-Life Carbon Optioneering on major developments over 1,000 sqm

Expected to be completed by 2027, 8 Canada Square has been proposed for redevelopment by Canary Wharf Group. Designed by KPF the refurbishment plans to add leisure, entertainment, education, and cultural attractions to a previously single-use office tower.

Coal Drops Yard was originally built as the coal distribution and storage facility for the nearby King's Cross Station in the 1850s, before becoming a raving nightclub scene in the late 20th century. Today it houses a shopping complex in the shadow of reused Victorian gasholders, both completed in 2018. © John Sturrock

GIA, as well as any project that involves the demolition of a significant portion of an existing building. The process encourages developers to assess and compare design options — such as refurbishment, partial retention or full redevelopment — at the pre-application stage, identifying the lowest-carbon solution while evaluating both the embodied and operational carbon impacts of each scenario.[11]

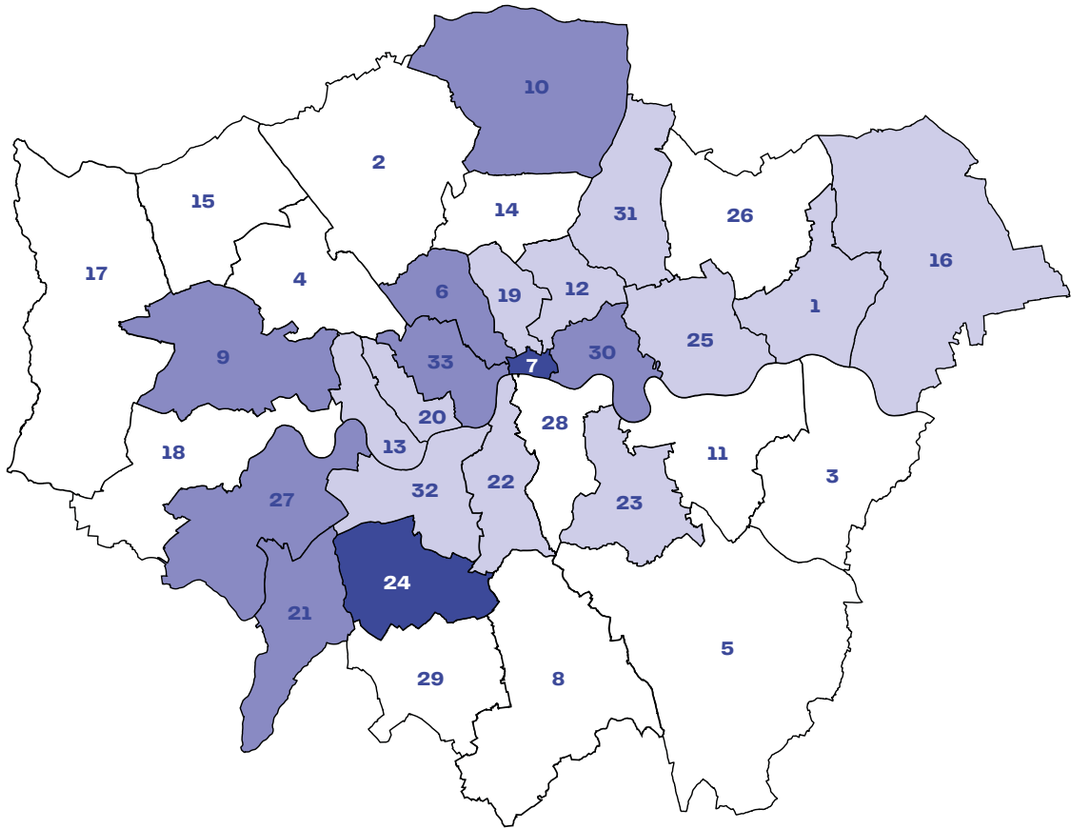
Kerstin Kane, Principal Planning Officer (Sustainability) at City of London Corporation (CoLC), said that the process is "based on 'retrofit first,' but not retrofit only," in order to allow space for discussion, negotiation and thoughtful design decisions. She added that the City is pushing for creative architects to engage early and devise project strategies in collaboration with local planning officers, to assess sustainability holistically and on-balance with other factors like occupier needs and to protect the unique architectural character and the attraction of the City as a destination.

"It's a constructive rather than restrictive approach," said Kane. "We might need to move away from the [British Council for Offices] standard for once and perhaps create spaces that are not all four-metre ceiling heights but that can vary for more collaborative or intimate working, and asking new builds to mitigate their environmental impacts by contributing to heat network development and to the climate resilience of the adjacent public realm. We try and make [design teams] look beyond their site boundary and contribute to the wider sustainability of the City."

Adaptive Reuse Borough Policy map

Policies supporting adaptive reuse are varied, nuanced, and constantly fluctuating. This map illustrates how retrofit policies are supporting adaptive reuse throughout London. Some boroughs have adopted, or are developing, retrofit first policies which prioritise retrofitting over demolition. Other boroughs provide different support for retrofitting which can be found in various guidances.

Please visit the digital version of the report for the most up-to-date map and detailed information about each borough.



Map Key

- Retrofit first policy adopted
- Retrofit first policy in development
- Retrofit guidance provided
- No policy or guidance provided

1	Barking and Dagenham	12	Hackney	23	Lewisham
2	Barnet	13	Hammersmith and Fulham	24	Merton
3	Bexley	14	Haringey	25	Newham
4	Brent	15	Harrow	26	Redbridge
5	Bromley	16	Havering	27	Richmond upon Thames
6	Camden	17	Hillingdon	28	Southwark
7	City of London	18	Hounslow	29	Sutton
8	Croydon	19	Islington	30	Tower Hamlets
9	Ealing	20	Kensington and Chelsea	31	Waltham Forest
10	Enfield	21	Kingston upon Thames	32	Wandsworth
11	Greenwich	22	Lambeth	33	Westminster

The Camden Highline project led by vPPR architects will turn a disused railway viaduct in North London into a new park providing high-quality public realm and green space for the area. The first section is expected to open in 2027. ©Hayes Davidson

Challenges with Adaptive Reuse and Retrofit

Some of the key challenges for adaptive reuse lie in policy requirements, viability and issues around heritage preservation and sustainability targets. This requires a context-specific, strategic approach rather than one-size-fits-all solutions.

Approaching policy requirements with nuance

Just like sustainability itself, adaptive reuse and retrofit cannot always be met with a one-size-fits all approach. Developers can push beyond established policy requirements to make strategic environmental decisions across a portfolio, allowing the industry to lead by charting new best-practice standards. Meanwhile, industry leaders are calling for more context-specific standards and nuance in decision-making.

Kane of City of London Corporation acknowledged that there are still questions which can't be perfectly resolved by stringent policy requirements. For instance, materials like timber have a more sustainable baseline than steel and concrete, but they might need to be shipped from Europe, or prompt additional precautions like fire protection and sprinklers, which can contribute to embodied carbon.

"We know that we can take materials down and reuse them, but what happens in between does not always sit together very well," Kane said. "There's a lot of transport involved. By the time you get the material back on a site, it has probably gone through loads of processes that can be carbon, time and cost intensive. So that's the balance issue: You have less waste, perhaps, but you may not have less carbon emissions. We have to work on material reuse processes to be better aligned and increase matchmaking and scale."

Keeping a "small loop" for reuse — by retaining materials in situ and on-site — can help to mitigate externalities. Where this is impossible, innovative developers can keep materials within their own ownership, increasing control over procurement while applying them to another project across their portfolio.[12] Through regular sustainability reporting, British Land has demonstrated another way for the industry to steer these conversations. Established in 2020, their Transition Vehicle is funded by an internal levy of £90 per tonne of embodied carbon. Two-thirds of funds are used to finance retrofitting projects across the portfolio, and the remaining third is used to purchase carbon credits to offset residual embodied carbon in developments.[13]

Top: The Gaslight, completed in 2019, transformed an Art Deco building into flexible workspace by dMFK architects and Bureau De Change architects. ©Ed Reeve | Bottom: A new central courtyard in Tileyard North, completed in 2022 by Hawkins\Brown, providing space for large-scale events in the previous Rutland Mills site. ©Jack Hobhouse

Laura Stephenson, Director at AHMM, worked on behalf of British Land over nearly a decade to deliver a complicated adaptive reuse scheme at Norton Folgate, a masterplan that responds to the mixed local character of a small Conservation Area on the edge of the City of London. Having started on the project in 2012, Stephenson said that it was one of the most complex projects British Land and the AHMM led architect team had ever delivered, as it required retrofitting many historic warehouse units, bringing vacant, derelict buildings back into use and retrofitting historic warehouse buildings while enhancing the public realm.

> "I think that [retrofit first] may be applicable for the City of London and it may be applicable for Westminster. But they're exceptional cases because of the quality of some of their buildings"
>
> Emma Davies,
> Director and UK Lead for Regeneration, AtkinsRéalis

"For us, I think it sets new standards for retrofit in central London and hopefully creates a blueprint which might inspire more clients to look at the benefits of retrofit," Stephenson said. "We were lucky to have British Land as a client. In 2012, retrofit was not a commonly used design solution for commercial developments or for British Land and they were very open to explore what was new territory for them, and we had a great team of architects to collaborate with."

Developers can therefore push beyond established policy requirements to make strategic environmental decisions across a portfolio, allowing the industry to lead by charting new best-practice standards. Such examples respond to a fragmented national policy landscape that requires design teams to balance a range of overlapping targets, standards and building regulations. Emma Davies, Director and UK Lead for Regeneration at AtkinsRéalis, works in towns across the country like Buxton and Gateshead, where she says the nature of building stock requires more nuanced decision-making than a uniform legislative push.

"I think that [retrofit first] may be applicable for the City of London and it may be applicable for Westminster. But they're exceptional cases because of the quality of some of their buildings," Davies said. "To try to roll that out in other authorities across the UK would be very restrictive. You've got to be reliant upon developers being responsible adults and saying, 'Okay, what's sensible here?' Don't just knock it down for the sake of knocking it down."

Viewing heritage and sustainability in concert

A partnership approach with heritage officers and specialists can help future-focused design teams reconcile sustainability and preservation ambitions. These efforts should increasingly be seen as integrated, instead of opposing.

The need for nuance crystallises in heritage debates. There is still a widespread misconception that historic preservation and sustainable development are fundamentally at odds with each other. Recent discussions have been fuelled by the lengthy battle over Pilbrow & Partners' design for the redevelopment of M&S Oxford Street. While the design team argued that retrofit was not viable after a review of sixteen different options, preservationists held that the existing art deco buildings should not be lost — while others cited the carbon emissions that could be diverted through retention. Ultimately, Deputy Prime Minister and Secretary of State for Housing, Communities and Local Government Angela Rayner granted permission for the "demolish and rebuild" option in December 2024. Irrespective of stance, the case demonstrates lingering ambiguity between policy and precedent in the "retrofit versus rebuild" debate, especially when it comes to the tension between historic assets and growth agendas.

"Buildings are not museums at the end of the day: people have to inhabit buildings," said Andrew Henriques of BGY. "People create spaces. People create a sense of place. Whilst heritage buildings have to be sensitively adapted, the most resilient projects embrace the constraints of existing buildings, listed or not, as creative opportunities rather than limitations."

For Henriques, finding a "sweet spot" where historic character, economic viability and environmental performance can converge is key to balancing innovation with necessary fabric retention. This was exemplified by the discovery of the city's first Roman Basilica during initial investigations by Museum of London Archaeology after planning permission had been granted for a new office project at 85 Gracechurch Street — a situation where landmark Roman ruins would potentially have not been found if not for the approval of a contemporary, "Grade A" office development.

Expected to be completed in 2027, 75 London Wall by Orms reuses existing building fabric to provide contemporary office spaces in the City of London. ©Orms

Other examples of heritage or Grade Listed reuse include 75 London Wall, where Orms have designed a retrofit-led global headquarters for Castleforge and Gamuda. Also within City of London, the highly complex London Museum scheme designed by Stanton Williams, Asif Khan and Julian Harrap Architects will transform parts of Smithfield's historic market into an exciting new home for the Museum of London, playing a key role in delivering the Culture Mile public realm vision.

Similar transformations of historic assets are at play beyond the city centre. In Wandsworth, for instance, Stiff+Trevillion have worked to deliver a much-loved retail landmark, fully restored and extended to attract new, non-City businesses at Arding and Hobbs. Likewise at Devonport House, Stride Treglown have secured permission to transform a Grade-II listed formal naval hospital and home for nurses into a state-of-the-art teaching and community space for the University of Greenwich.

Successful civic retrofits have further demonstrated that the cultural value we place on historic assets can be embraced in a pivot to meet contemporary government demands. For example, AHMM worked to deliver a new borough headquarters at the Tower Hamlets Town Hall by restoring a Grade II-listed former Royal London Hospital building while adding an extension. At Camden Town Hall, Purcell acted as architects and heritage consultants, leading a multidisciplinary team to restore the borough's administrative hub. Finally, at Hammersmith & Fulham Civic Campus, RSHP have extended and refurbished the Grade II-listed town hall to create a new high-quality, mixed-use civic development — one being called a "ruthlessly inclusive" zero-harm scheme.

"I like what I call the 'organised mess' of London, where you can have a 14th Century castle next to a tower," said Ricard of WilkinsonEyre. "As long as it's done with quality, I think it can be very exciting."

These precedents have demonstrated that, when approached sensitively, heritage and retrofit or reuse projects can complement — rather than sit at odds with — one another. Historic England has published a host of documents to support sensitive retrofits, such as Adapting Historic Buildings for Energy and Carbon Efficiency (2024) and Energy Efficiency and Historic Buildings (2018). Moreover, their 2020 Enabling Development policy promotes building that would otherwise not fall into compliance with local planning regulation, on the basis that it secures the future conservation of a heritage asset.[14]

"If works are needed to pay for the conservation deficits of retaining historic buildings on a site, or repairing them, there is a process known as

enabling development" said Katie Parsons, Head of Heritage Protection at Historic England and Expert Contributor to NLA's Planning Panel. "In all cases We take a pragmatic view and we really support projects for adaptive reuse. The heritage won't exist if it can't be used, and we do not want to see empty historic buildings not being used to their full potential, that's our fundamental approach: unless [buildings] can continue to adapt and be put to use, people aren't going to want them and they're going to fall into decline, and local communities will be concerned that the heritage they value will be lost."

> "The heritage won't exist if it can't be used, and we do not want to see empty historic buildings not being used to their full potential, that's our fundamental approach"
>
> Katie Parsons, Head of Heritage Protection, Historic England

To Stephenson of AHMM, additional insights on a successful heritage retrofit at Norton Folgate included conducting an extensive amount of historic research and condition surveys early in the process.

"We hired a researcher who helped us understand the evolution of the site and individual buildings through historic maps, building plans and photographs," Stephenson said. "For the buildings we retained, it allowed us to understand changes to the historic fabric over time and look more carefully at what elements to keep or reinstate. There's real value in that kind of forensic investigation before you start to do a retrofit."

The Norton Folgate masterplan, completed in 2024 by AHMM, brings vacant historic buildings back into use and enhances public realm across three urban blocks. ©Tim Soar

Viability and risk

Improving access to building data early on can help to offset risk and facilitate cross-sector learning. Moving toward a system of developer incentives rather than penalties would also help address questions of technical viability and cost.

Even with adaptive, common-sense policy in place, any reuse or retrofit project is still met with questions of technical viability. A frequently voiced challenge is the difficulty of obtaining building data early enough. Testing materials and structures can be time-consuming, leading to extended project programmes. While the potential of a building can often only be fully understood once it is vacant, the client starts losing money at that point. Who, then, absorbs unknowns? Construction teams often account for risk in fee variations, which can disincentivise end-clients from taking existing structures on. At the moment, the perception is therefore that adaptive reuse and retrofit work best on high-value projects with a long timeframe.

"People want to do it. People have the skills to do it. But there's still that challenge of budget and time," said Oates of Buro Four. "There's no doubt we've got brilliant design teams and really great, clever people that can do it given the time and the money. If a building has good bones, you can do anything with it: you can transform it and repurpose it."

But amid a bulky, onerous policy landscape, development and construction experts stressed that significant programme is also being lost in lengthy planning determination processes, which is costly and therefore can disincentivise reuse. Added to this is the VAT discrepancy between new builds and retrofit: rather than discouraging new construction, a 20 per cent tax is counterintuitively placed on refurbishment projects. As called for in NLA's Circular London report, 2023 many suggest that the VAT for retrofit should be reduced to the same level as for new buildings.[15] Others argue that there is further opportunity to streamline the planning process for adaptive reuse and retrofit, moving toward a system of developer incentives rather than penalties.

Of course, the private sector are not alone in being overburdened by existing planning processes. If each requirement necessitates the procurement of a long and costly report, chronically underresourced planning departments are tasked with digesting and examining scores of lengthy PDF documents, often through poorly navigable planning databases. This contributes to capacity gaps and delays from the local authority side as well.

New initiatives tackling building data transparency seek to help. ReLondon was awarded grant funding by the Laudes Foundation to examine how data captured in Circular Economy Statements — technically publicly available, though often obscured by planning portals — can be made more accessible, to improve accountability and increase the ease and pace of decision-making. Among other outputs, the project is developing a user-friendly data store prototype, which builds upon an existing planning portal to better meet stakeholder needs.

"Capacity building is linked to digitisation, every officer who started their job an expert on operational carbon is now having to sense check assumptions on structural retention and look up what kind of integrity a certain concrete mix has," Tessa Devreese, Strategic Advisor and Built Environment Lead — ReLondon said. "They should be supported by a system that [signposts] what the line is."

> "People want to do it. People have the skills to do it. But there's still that challenge of budget and time"
>
> Ruth Oates,
> Director, Buro Four

Stride Treglown's carbon conscious refurbishment of three office buildings to create the Neighbourhood campus achieved a BREEAM 'Outstanding' rating and EPC 'A' in phase 1. ©Rob Parish

Moving Forward: Opportunities for Best Practice

Adaptive reuse presents a unique opportunity for innovation, requiring creative approaches towards planning data, material technologies, and infrastructure transformation.

New technologies, materials and initiatives

In addition to projects like ReLondon's, present challenges with reuse and retrofit offer opportunities for the sector to embrace innovation and reform. Another example is the emerging Planning Application Carbon Evaluation and Reduction (PACER) tool, funded by Innovate UK and developed in collaboration with Westminster City Council. PACER works to streamline the carbon management review process while upskilling local authority teams and increasing efficiency in decision-making. It uses key performance indicators to compare project data against predefined benchmarks, allowing officers to more quickly identify discrepancies in assessments and request necessary carbon reductions.[16]

This could be particularly helpful for office adaptive reuse projects, which are governed by a particular mix of internal space, fire safety and sustainability standards. Examples like Fabrix's 182–202 Walworth Road have struck a successful balance, securing planning from Southwark Council for the mixed-use repurposing of a redundant office building to provide 283 student beds, alongside 35 per cent on-site social housing and a rich mix of uses designed to bring benefits to nature and the local community. Eckersley O'Callaghan also worked in Southwark to transform an outdated concrete office block into a vibrant new student centre for London Southbank University at the LSBU Hub. And in Westminster, Studio PDP delivered their own new, light-filled and BCO award-winning office by breathing life into a previously dark, unworkable space.

Other precedents demonstrate the uptake of these techniques abroad. In New York, for example, Kohn Pedersen Fox Meta Farley transformed the James A. Farley Building, a protected landmark and former post office, into an innovative workspace that blends historic elements with wellness-focused workplace design. Haworth Tompkins' Malmö Stadsteater Hippodromen offered a major refurbishment of a 19th Century Swedish theatre, addressing its outdated functionality and lack of street presence while respecting its heritage as a nationally listed building. In the heart of Sydney's CBD, BVN's Quay Quarter Sydney delivered a major redevelopment that includes the regeneration and adaptive reuse of the 1970s 50 Bridge Street tower. Each different

Housing-led mixed-use scheme for 182–202 Walworth Road reuses previous 1980s office buildings to bring life to the high street by 2028.

in their own ways, these landmark projects demonstrate cross-place learning and innovation in meeting global climate challenges.

Alongside data-driven advances, design teams across London are embracing remanufacturing processes that recover and repurpose materials from deconstructed buildings, reducing embodied carbon while diverting construction waste. Innovative, bio-based products — such as mycelium acoustic baffles — are also becoming increasingly mainstream, offering lightweight and biodegradable sound absorption technology that can be grown rather than manufactured. Some designers are incorporating food waste into surface finishes, using coffee grounds, nutshells and orange peels to create sustainable wall panels and flooring.[17] Beyond supporting reuse, these examples shift construction practices toward regenerative design, aligning with the city's broader net zero ambitions.

Occasionally, the principles of 'material reuse' innovation extend to entire building sites themselves, as is the case with railway transformation projects. In Southwark, for instance, Stephen George + Partners restored the Grade II-listed railway arch frontages on Crucifix Lane. Once home to Jack's Nightclub, the site is now a vibrant space for food, beverage and leisure uses. Abroad in Czechia, CHYBIK + KRISTOF have transformed a neglected transportation hub into a vibrant public space and civic landmark at Mendel Square, through a bold circular layout that created a completely new public square in the historic district.

Emerging proposals like Chetwoods' The Well-Line seek to innovate on current success. The project would convert London's disused underground Post Office Railway into a hi-tech logistics supply route, spanning six miles from Paddington to Whitechapel. It demonstrates the knock-on benefits of adaptive reuse, and how these projects can tackle related sustainability issues like pollution and congestion, cutting city centre goods vehicles by 60 per cent while enabling new public spaces above the line. By repurposing existing infrastructure, the project would enhance urban space while improving logistics efficiency.

Skills, training and capacity-building — for heritage and retrofit alike

Adaptive reuse demands new knowledge and expertise, prompting an opportunity for reskilling across the industry — and in particular, for the heritage and retrofit sectors to build capacity by working together.

As revealed by NLA's latest "Skills for Places: Inspiring Future City Makers" research, our industry has a critical opportunity to upskill by revisiting the story it tells about the field. An influx of new roles and skills are needed to shape the places of tomorrow — and, in particular, adaptive reuse demands a new skillset that requires learning and development across the industry.18 The built environment and construction sectors are facing critical skills shortages in the UK, where ageing workforces, reduced vocational training and limited awareness of such career paths have contributed to a growing gap.

This offers another chance for the heritage and retrofit sectors to work together, fostering investment and innovation. From traditional trades like bricklaying and carpentry to emerging disciplines like digital construction, thermal performance and low-carbon material use, there is a chance to foster collaborative training pathways which blend heritage craftsmanship with retrofit technologies, building workforce capacity and resilience. Apprenticeships, specialist training centres and interdisciplinary programmes can help support this integration — preserving traditional knowledge while equipping the next generation with the tools and technologies to meet future sustainability challenges.

Intricate projects both in the UK and abroad demonstrate the need for this kind of push. DROO — DA Costa Mahindroo Architects' Hôtel d'Activité Massena, for instance, sought to "redefine heritage" by preserving a 1980s Parisian urban factory while addressing contemporary climatic challenges. Their sustainable intervention integrates a recycled terracotta canopy and planter boxes, creating a climate-responsive facade that enhances

insulation, reduces glazing and improves thermal performance, ensuring the building remains functional while celebrating industrial craftsmanship. For exemplary designs to get over the line, they must be translated from drawing into built form, requiring the knowledge and skills of talented building, construction and engineering professionals.

Impacts on place

The surrounding local community should be seen as part of the "existing fabric" that retrofit and reuse projects must work within. Place-based retrofits have the opportunity to introduce new community uses, such as localised health and wellbeing offers, in a holistic approach to sustainability.

Finally, some of the most critical impacts of retrofit and reuse span beyond buildings themselves. Both can have profound psychological impacts on a community's sense of place, particularly when a long-neglected building is transformed into a space that is safe, vibrant and meaningful. Davies of AtkinsRéalis said that working with "existing fabric" also means acknowledging the people living, working and engaging around a site.

"There are wider community impacts of reusing existing buildings," Davies said. "Regeneration has really come of age over the last few years because people realise it doesn't mean knocking down a whole set of buildings, moving a whole new set of people in and building a whole new set of buildings. People have actually realised that it's a step change. It shouldn't be seen as something which is out with the old and in with the new."

This approach has been emphasised by Sutton Council's ambitious, bold and creative approach to town centre regeneration. In 2019, it purchased a former BHS store in Sutton Town Centre and worked with Oru Space to refurbish and repurpose the upper floors. Oru Sutton now offers 300+ desks, 40 offices, treatment rooms, retail units, wellbeing, hospitality and event spaces along with a nursery and rooftop garden. Another example abroad in Czechia is CHYBIK + KRISTOF's Pearl Gallery, a former textile factory that was transformed into a modern art gallery and community centre, featuring a public courtyard and café, and contributing to the broader regeneration of the town.

"Regeneration has really come of age over the last few years because people realise it doesn't mean knocking down a whole set of buildings, moving a whole new set of people in and building a whole new set of buildings"

Emma Davies,
Director, AtkinsRéalis

"In the same way that we want a city to be alive on both weekdays and weekends, we must afford buildings the same sense of purpose. They should be designed to have a meaningful life beyond becoming empty office spaces after 6 pm and at weekends. This requires a fundamental mix of uses within a single major building to ensure the success of adaptive reuse," said Ricard of WilkinsonEyre.

"Retrofitting" a high street offers an opportunity to revitalise tired uses and inject it with new ones that embody a wider social purpose, such as community diagnostic centres. In doing so, reuse can have a ripple effect which extends beyond sustainability, tackling broader social challenges like town centre and public health decline.

Oru Sutton, completed in 2023, repurposes a former BHS store in Sutton Town Centre to create a new community hub providing workspace and leisure.

The Bishopsgate Goodsyard will, by 2030, revitalise one of London's last significant undeveloped sites into residential, commercial and cultural space, restoring historic assets and adding public spaces.

Conclusion and Next Steps

Previously the BT Centre, 81 Newgate Street by KPF, expected to be completed in 2025, by KPF transforms the 1980s office into a sustainable mixed-use building for London's Culture Mile. ©Uniform

While adaptive reuse and retrofit projects are not without their challenges, London has demonstrated bold leadership in progressive policy, collaborative industry networks, and nuanced planning decisions. Landowners and developers are continuing to push for creative refurbishments that demonstrate a heartfelt commitment to future community needs and climate resilience. The groundwork is in place for continued advances in material reuse technologies, planning data efficiencies and incentive systems to streamline technical delivery processes. Strategic policy pushes both from the Greater London Authority and national government would only further support the industry's efforts to lead the charge in setting new best practice standards.

"It is the classic case with adapting to change: people are afraid of the unknown," said Oates of Buro Four. "So as [reuse] becomes more and more commonplace, the momentum is building. People can go, 'Look, I did that on the last project. We can do it again.'"

As policy-makers prepare to revise the London Plan and deliver on the ambitions of the recent London Growth Plan, the city stands at a turning point. The conversation around adaptive reuse and retrofit must now evolve from promising practice to embedded principle — reflected not only in exemplary project delivery, but in the structural frameworks that shape how London evolves. The collaborative work between Gensler and Opportunity London exemplifies this need, offering both a call to action and a practical framework for retrofit at scale. Their guide, Retrofit at Scale, identifies major challenges including: fragmented data, risk and viability concerns, lack of education, and limited clarity in the market. The five key actions outlined in the executive summary serve as a roadmap for overcoming these barriers and advancing retrofit across the built environment. Integrating such industry insights is critical if adaptive reuse is to reach its full potential as a driver of sustainable urban regeneration.

We now have a unique opportunity to hardwire retrofit into London's planning DNA

A retrofit-first approach should be included in the next iteration of the London Plan and influence how boroughs assess carbon, viability, and reuse potential across different contexts. In parallel, the forthcoming Inclusive Talent Strategy underscores the need to invest in a more diverse and skilled workforce — particularly in retrofit and heritage sectors — ensuring that London's green transition is both equitable and future-ready.

Next steps must focus on integration. Adaptive reuse should no longer be seen as a design or engineering challenge alone, but as a core planning tool — one that enables climate resilience, supports community outcomes, and unlocks stalled or underutilised sites. This means embedding clearer policy direction, developing targeted incentives and expanding access to building data and material reuse infrastructure.

The work carried out by The London Property Alliance, Westminster Property Association and the City Property Association 'Retrofit First, Not Retrofit Only' as well as the City of London's 'Whole Life-Cycle Carbon Optioneering' work support how these approaches can be adopted more widely in Mayoral and UK policy.

We now have a unique opportunity to hardwire retrofit into London's planning DNA. With the right levers — clarified guidance, early engagement processes, and investment in reskilling — the capital can lead the way in transforming the existing built environment into a foundation for inclusive, sustainable growth. The policy landscape is shifting; the challenge now is to ensure it moves at pace with the ambition already evident across industry. We at NLA look forward to continuing our collaboration with industry members, investors, and government to make this vision a reality.

155 Bishopsgate, originally designed by SOM is now being refurbished by Fletcher Priest.

Viewpoints

Value-led Circularity — a utopian dream or emerging reality?

Joanna Wilson,
Sustainability Lead, Fletcher Priest Architects

It's hard to miss the uptake in the circular economy conversation in the last couple of years. You can understand the attraction of the concept: a triple win that maintains material and economic value all while regenerating nature. For an industry responsible for vast quantities of waste, tight margins, and soaring material costs – what's not to love?

The problem is implementation. Turning this utopian vision into practical strategies, within an industry and economy that has evolved to consume materials rather than conserve them, is challenging.

Our industry evolved to prioritise new buildings and materials because it is seen to de-risk as it minimises the unknown that comes with working with existing buildings and products. But by starting with a clean slate, we also erase the value that existed in what was there before. Re-establishing the value of reused materials is key. Here I share some key opportunities that we at Fletcher Priest come across in our material reuse projects.

Value opportunities

Time, Cost and Carbon – Some of the most efficient solutions, that save time, cost and carbon, are when we can find ways to take existing high-quality, robust buildings or materials and adapt them to modern aesthetics or performance requirements.

High-quality, expensive, finishes, such as polished marble are being ripped out of building sites all over the city. At 155 Bishopsgate we reimagined and modernised these finishes simply by taking off the sheen, softening and covering unwanted architectural features with textiles, and clever lighting. At One Exchange Square, we have stained the existing red granite facade and installed new high-performance glazing and insulation using one third of the carbon of a new facade, plus less time and cost.

Enriching Existing Spaces — At Wimbledon Quarter, adapting, upgrading and diversifying the existing shopping mall saved not only time, cost, and carbon, but also preserved an important existing local amenity.

Design Narratives – The value of creating interesting design solutions will always get architects excited, but the value of this reaches far beyond a selfish ambition. We know that character adds value; reusing materials can give spaces this connection to site and a uniqueness that prevents a space and finish from becoming too dated. At 55 Old Broad St., we are cutting the precast concrete facade to create a new batten facade.

Community Connections – There is also an opportunity to develop social value through material reuse, meeting ESG targets, yes, but also generating real benefits and powerful stories that people can get behind. Often these most engaging opportunities come out of personal connections.

Key Enablers

It is also important to identify the people who are going to implement your reuse strategies. The challenge is how to empower and support those motivated individuals who want to push the status quo, particularly when other project pressures build up.

Recognising the time required is essential. Starting early is an important first step, but there is also the additional work that can't be avoided. Often scopes of work between team members are blurred, and additional coordination is required to integrate analysis.

Sharing knowledge is also fundamental to upscaling circular approaches. If everyone starts from scratch, we won't be able to optimise the process to the point where we can really extract the efficiency. We shared our Material Reuse Guide and Catalogue because we know that our knowledge is only more valuable if more people use it.

So, is value-led circularity a utopian dream, or is it becoming a reality? There are definitely significant challenges holding us back, but we need to focus on the opportunities we can work on now. Such as where and how we can contribute to innovating strategies for the future.

Circularity isn't something new, but rather a return to how things have been for most of history. We need to re-learn the skills and mindset that's been lost. Luckily, we already have a lot of the technical solutions, but we still need people, from policy makers to clients and consultants to craftspeople, to make them work.

Finding the Balance: the Commercial Craft of Adaptive Reuse

Oliver Bayliss,
Managing Director, BGY

Buildings have always needed to adapt to keep up with society and how we live and work. As the architectural world increasingly embraces sustainability and conservation, we sometimes risk overlooking a fundamental truth: adaptive reuse projects must be commercially viable to exist at all.

Panagram, originally built in the 1980s has been transformed into contemporary office space.

Retrofit is as much about knowing what not to change, rather than what to change and whilst the environmental and cultural benefits of repurposing existing buildings are obvious, the commercial craftsmanship that makes these projects possible deserve equal attention.

Before sustainability became mainstream the main advantage of reusing existing buildings was simply that is was cheaper and quicker to deliver. Although there are many (mostly conflicting) forces that allow a design to move off the drawing board and into construction, being 'commercial' about how to reuse buildings is more critical than ever. There are too many hazards that render a project unviable; be it rising build costs and planning delays not to mention proximity to infrastructure (or lack of). All of which set against a backdrop of stubborn rents for those buildings in marginal locations. There is a sliding scale to this, with buildings in core cities (and around key infrastructure) justifying bigger spends and those in lesser locations demanding less.

Take Panagram, located at 27 Goswell Road in Clerkenwell. The building was built in 1988 in an underwhelming post-modern style with deep floor plates. Due to the generous floor to ceiling heights however, it benefited from good natural daylight. The trap would have been to reclad the lot; transforming it from an unloved and out of date piece of Clerkenwell into what would appear to be a brand new office building. But given the height constraints imposed on us there would have been nothing to gain to 'wash the face' of any cosmetic changes to the facade. Consequently, we ignored the architectural itch to reclad and left most of it alone. Instead, we introduced a new single storey entrance portal at ground floor that announces the building at street level; where most passers-by tend to look. The rest of the interventions were internal.

Another example, is YY London, the former Thomson Reuters HQ in Canary Wharf. Built in 1991, the original building was one of the early phases of the Canary Wharf development. When Reuters moved into 5 Canada Square, it was time for a facelift. Unlike Panagram, the planners were supportive of a substantial refurbishment and extension. Three floors were added, the atrium infilled and the cladding replaced entirely. The addition of circa 110,000sqft of new office space justified the spend.


YY London, Former Thomson Reuters HQ in Canary Wharf

Both projects have been commercially successful in their own right. They both represent opposite ends of the spectrum of intervention that can be applied when refurbishing our existing building stock. The skill of any design team is to adopt an approach that not only retains as much embodied carbon as possible but also tailors the design to suit commercial realities. Those realities might be the building's location, its size or the planning constraints that apply to it. If we push retrofit solutions too far beyond these realities, we may inadvertently condemn buildings to continued vacancy or eventual demolition; which is the worst of all worlds.

Commercial viability ensures that adaptive reuse projects move off the drawing board and become worthwhile contributions to our built environment. For some buildings, wholescale changes can be justified. But not all existing buildings can be transformed into new ones. In understanding this balanced approach, we ensure that more buildings can be saved, more embodied carbon is preserved, and more architectural heritage remains. Which is the whole point.

Don’t Waste Buildings

Will Hurst,
Co-Founder, Don’t Waste Buildings

A decade ago, the Government introduced a charge on all single-use plastic carrier bags. Taxes are never popular, but this one has been nothing less than a triumph. The charge, initially 5p and later 10p per bag, saw the use of single-use plastic bags in England fall by 98 per cent between the introduction of the charge in 2015 and 2022, preventing billions of single-use carrier bags littering our neighbourhoods and heading to landfill. The Government’s decisive environmental move also provoked no public opposition, a rare distinction for a new form of tax. Given the chance, shoppers proved willing to adopt their habits. After all, this was an easy-to-understand, low-cost transaction that had the added benefit of raising tens of millions of pounds for good causes.

But ten years on, the wider lessons of the plastic bag tax are still staring us in the face. The true opportunity presented by introducing smart circular economy solutions across the board is still to be grasped. On the plus side, we have a new Government committed to climate action as well as economic growth and they have other forms of waste and environmental pollution which urgently need confronting, none bigger than buildings.

If you thought plastic bags were disposable, just consider the buildings around you. Once upon a time, we used to build for hundreds or even thousands of years but today things are different. Today, we knock down buildings left right and centre and think nothing of demolishing buildings of only 20 or 30 years’ old. We allow them to be labelled obsolete and are often seduced by visions of their shiny and new replacements.

This culturally engrained habit comes at a terrible cost. Because of the tens of thousands of buildings lost to demolition each year, almost two-thirds of all waste produced in the UK (66 million tonnes) is construction and demolition waste, according to Defra.

And then there’s the carbon cost. Demolished buildings are typically replaced with larger new ones, fuelling demand for new fossil-fuel based materials such as steel, aluminium, concrete, and brick. The emissions caused by their production, known as ‘embodied carbon’, are released into the atmosphere immediately and amount to more than 64 million tonnes of CO2 every year in Britain.

According to the Commons Environmental Audit Committee, this is more than UK emissions from aviation and shipping combined. (EAC, Building to Net Zero, September 2022.)

But what if we actually recognised this and the environmental, social and economic value of doing things differently? That’s the premise behind Don’t Waste Buildings, a rapidly growing voluntary group in the built environment making the political case for the productive use of empty and underperforming buildings. We see these buildings as untapped economic and social assets, not structures to be casually discarded. With help from central and local government, these could be utilised to deliver much-needed housing and development at greater speed, lower cost and with less of an impact on our environment.

Our group is non-party political and is run by a collection of more than 100 leading property developers, financiers, architects, engineers, heritage experts, and others. We hold regular meetings and case study tours, and our LinkedIn group membership has rocketed to more than 1,700 members since we announced our aims a year ago.

Additional UK Chapters have been launched in the West Midlands (Birmingham), North West (Manchester) and Scotland, and we have launched our first international chapter in Australia (Melbourne).

But despite the success of the plastic bag charge, we don’t see taxes as the only answer. Don’t Waste Buildings is pro-development and pro-business. For our agenda to succeed, we need financial carrots as well as sticks alongside clarity in policy and regulation. Cleverly done, this will make retrofit and reuse of existing buildings simpler and more profitable, regenerating neighbourhoods and giving us the homes and spaces we need in the smartest way possible.

The Remaking of our Cities

Christopher Burton,
Architect Director, BDP

The remaking of our cities is nothing new. Whilst cities are typically seen as permanent, with structures, streets, parks and other built environment features that endure, there has always been layers of adaptation over time that are fundamental to the continuation and success of our cities and places.

By understanding how cities evolve, and how inhabitants engage with them, we can map and observe transformation. For me, conserving and enhancing the built environment is the first principle in creating sustainable, resilient and responsive places that thrive.

In the face of recent events; financial crises, the Covid pandemic, ongoing societal and political shifts, the cost-of-living crisis, and the global imperative to address climate change, built environment professionals, through collective collaboration, are well placed to lead on adaptable urbanism. The best results see the temporary, the meantime, and the permanent work in sync to offer responsive, agile and flexible spaces for cities.

During the pandemic, we rapidly learnt to creatively inhabit our cities. Local streets became spaces for outdoor dining, play, socialising, and safe cycling. Single-use public spaces were temporarily reimagined to promote community interaction and active wellbeing. The 'Greening' of Regent Street, a collaboration between BDP, Westminster City Council and The Crown Estate, delivered generous pedestrian zones, improved cycling provision, and new greening and seating. At the University of London, BDP's Senate House Steps installation created a new social space for gathering, relaxing and movement, activating an under-utilised space devoid of activity.

It's clear that medium and longer-term planning should be framed around agility and flexibility, creatively maximising under-utilised environments. Balancing the everyday, the organic and the informal within a framework of permanence and positive disruption allows us to address specific needs and challenges. The University of Cambridge's 'Reshaping Our Estate' project consolidates and optimises its campus, retaining its most valued buildings. The Sterling-designed History Faculty Building is recovered and restored, through careful fabric adjustments and respectful additions that safeguard its future. For Coventry University, a new home for the College of Arts and Society reimagines two brutalist structures, transforming them into a vibrant creative hub. Retaining nearly 80 per cent of the original fabric, the project embraces longevity, reduces carbon, and reconnects to its historical context. At Wardle Academy in Rochdale, a dilapidated former sports hall was repurposed using low-tech, low-cost, and low-carbon materials to create an adaptive learning environment. Intended as temporary, it is now integral to school life.

We know from experience that the nature and specificity of places and communities is often forgotten. It is individual groups, communities and industry experts, working collectively that shape and adapt our environments. And with the right knowledge and skills we craft our neighbourhoods and places to be more connected, balancing density and liveability with history, heritage and culture. It's something that is crucial in the transformation of Weir Mill in Stockport, and in the reimagining of the Commissioners' Building with the Crown Estate for residential and mixed-use.

Regent Street Greening

At a city scale, embedding adaptability into how we think, design and make is essential. An interdisciplinary lens brings together the right knowledge and insight about what works, what doesn't, and what must change, ensuring places and buildings can recover, provide resilience, and offer long-term stability. For example, the reshaping of Rackhams Department Store, with Bruntwood and Trafford Council, introduces a collaborative workplace and leisure destination, drawing a diverse community

into the town centre. The reimagining of the Topshop Store on Oxford Street for INGKA Properties transforms it into a bold, multifunctional space, featuring experiential shops, a deli, event venues and adaptive workspaces.

The UK's most valued cultural institutions and organisations have learnt to adapt over time. Through social, economic, and natural cycles, they have flexed to meet changing demands. From the transformation of Leighton House and Kingston Guildhall, to the large-scale reworking of the Palace of Westminster and the Northern Estate, such civic architecture is being responsibly reshaped to provide equitable, resilient, and relevant spaces for today and the future.

And finally, urban densification, in the right place, is vital for sustainable city growth. Adaptability enhances liveability, sustainability, and resilience. At one of the UK's most famous city destinations, Stratford Upon Avon, The Shakespeare Birthplace Trust's urban plan activates an under-utilised site, delivering a new public square, an essential cultural anchor, and is the catalyst for complementary mixed uses offering financial stability whilst reshaping and expanding the historic town centre.

Urbanism, at its core, is about adaptation. Cities are never finished. A proactive framework for change and disruption; one that moves beyond disciplinary silos, will unlock creativity and experimentation, building responsive, resilient, and bold environments that are essential to the future of our cities and urban environments.

The Wardle Academy transformed into a flexible learning centre.

Project Showcase

11 Belgrave Road

11 Belgrave Rd,
London SW13 9NS, UK

Completion: 2024

Client: Quadrum Global

Architect: Eric Parry Architects

Landscape Architect: Gillespies

Contractor: BAM

Structural Engineer:
Heyne Tillett Steel

MEP Engineer & Sustainability
Consultant: Max Fordham

Quadrum Global's ambitious retrofit at 11 Belgrave Road transformed a tired 1950s commercial building into a net zero workplace of the future—setting a new blueprint for sustainable and wellbeing-led offices.

The reimagined building provides 109,000 sq ft of Grade A office accommodation over eight floors, with 14,000 sq ft of communal areas and best-in-class amenities including a publicly accessible café and gym. Interwoven throughout is 13,000 sq ft of green space, including a walled garden, terraces and a rooftop platform with panoramic views over the city skyline.

Market-leading accreditations were targeted from the start to demonstrate real value rather than just intention. 11 Belgrave became the first to achieve a NABERS UK design-reviewed 5.5 Star target rating for energy efficiency. It also secured BREEAM Outstanding, WiredScore Platinum and SmartScore Platinum, and was one of only six UK buildings to attain a WELL Platinum pre-certification.

Reducing the project's carbon footprint and environmental impact were top priorities, with significant time and capital invested into decarbonising the building. Refurbishment led to 10 per cent embodied carbon in the substructure, compared with 17 per cent for new builds. Through retaining 35 per cent of the existing structure and sustainable materials choices, the building's life has been extended by at least ten years.

The world-class project team employed a thoughtful, forward-thinking approach. 11 Belgrave's revitalised, high-quality facade respects the neighbourhood's architectural character, integrating seamlessly and enhancing the streetscape. An innovative biophilic design strategy, meanwhile, introduces lush greenery into a constrained urban setting.

"11 Belgrave Road exemplifies how modern office buildings can achieve both sustainable and operational excellence while providing spaces and amenity that enhance employee experience and earn the commute by being an asset in peoples working lives.

The project combines structural re-use, the latest technology and stringent environmental standards. Our work has not just been about meeting today's expectations but setting new benchmarks for the future of sustainable and healthy workplace design."

Lewis Benmore, Associate, Eric Parry Architects

20 Carlton House Terrace

20 Carlton House Terrace,
St. James's,
London SW1Y 5AN, UK

Completion: 2024

Client: Clivedale London

Architect: RSHP

Structural Engineer: Elliott Wood

Environmental Engineer: Hoare Lea

Mechanical and Electrical Engineer: Hoare Lea

Executive Architect: EPR

Fire Consultant: Hoare Lea

Planning Consultant: DP9

Heritage Consultant: KM Heritage

Quantity Surveyor: Core Five

Highways/Waste:
Transport Planning Practice

20 Carlton House Terrace is a commercial retrofit and expansion project in St James's, London, a largely Grade I or II listed area.

The scheme retains the majority of the existing 1970s and 1990s superstructure and basement, reducing embodied carbon whilst delivering most of the benefits of a new build.

RSHP's project transforms the office building and car park below into a high-quality commercial development focused on a vibrant social hub. A radical new core strategy enables future-proofed servicing, clarifies and refines the plan and improves future tenure flexibility. The result is increased longevity, efficiency and long-term sustainability.

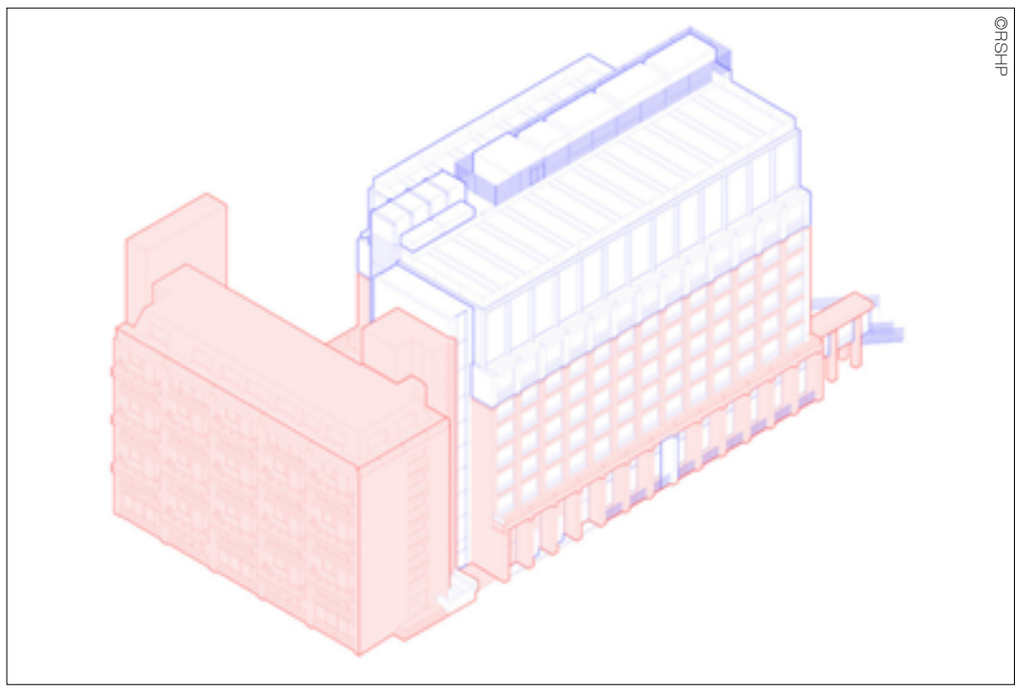
Below-ground levels become high-quality, flexible spaces with perimeter daylight admitted via re-purposed carpark vents. A new top-lit atrium sits at the building's heart, reducing reliance on artificial lighting. The repositioned main entrance, in the form of a double-height reception, draws occupants to glazed lifts linking all floors, offering them views of the atrium, a level 1 roof garden, and distant cityscapes. Enhanced landscaping transforms the old carpark entrance into a landscaped public courtyard.

The new linear core arrangement defines the building's stepping form, creating two extensive new roof terraces with spectacular panoramic views. Lightweight 2-floor roof extensions minimise additional loadings and integrate with the existing building below, respecting nearby residences and protected statutory views.

The increased extent of glazing enhances natural light and occupant views while preserving much of the original natural stone facade. The result is a refined but bold intervention within the historic St James's Conservation Area.

"RSHP's sensitive but bold interventions transform and extend the life of a late 20th Century office building which had suffered from numerous accretions over decades. The key design moves have brought much needed rejuvenation, clarity and coherence."

Daniel Wright, Associate Director, RSHP



318 Oxford Street, House of Fraser

318 Oxford St, London W1C 1HF, UK

Status: Submitted

Completion: 2026

Client: Publica Properties

Architect: Studio PDP

Consultant Architect: Duncan Mitchell Architects

Project manager: MGAC

Main contractor: McLaren

Structural engineer: Civic Engineers

Services engineer: Chapman BDSP

Environmental Consultant: Chapman BDSP

Sustainability Consultant: TFT Consultants

Heritage Consultant: Montagu Evans

Planning Consultant: DP9

CDM: MGAC

An iconic, Art Deco, former department store is reimagined and adapted as a mixed-use development with a retro-first approach, retaining as much of the original as possible.

Designed for flexibility and adaptability, the scheme celebrates the elegance of the original architecture and adds new floors with expressive modernist elements. The Portland stone facade is repaired and windows replaced with energy-efficient units. Steel columns from the lower floors were removed to create column free space and then reused on the new upper levels.

Occupying an entire city block, the design activates all sides of the deep plan building encouraging people to explore further from the main shopping artery. Attractive shopfronts continue the retail experience at ground floor level on Oxford Street with F&B offers along Old Cavendish Street. Two new statement double height entrances on Old Cavendish Street and Henrietta Place provide access to flexible office space with a centrally placed core. A gym with swimming pool, extensive active travel facilities and restaurant with 360-degree views are accessed from Chapel Place.

With their limited ceiling heights, the top two floors were not tenable and are replaced with three new floors of light construction. For flexibility and choice within the office floor plates, there is the potential for tenants to install naturally vented winter gardens, including linking between floors to create dramatic double height spaces. Overall floor area is increased by 5 per cent with 64 per cent of floor slabs and 81 per cent of the facade retained.

The building has an important place in the history of Oxford Street and is now part of its future as a destination for work and leisure, as well as shopping.

"Due to open next year, we are hugely proud to have played a key part in the history of this building and making it fit for the future. The adaptation and extension of this iconic and beautiful landmark on one of London's busiest shopping streets demonstrates how we can give a new lease of life to buildings, improving their environmental performance and making them attractive to new tenants and users."

Andrew Davidson, Partner, Studio PDP

75 London Wall

75 London Wall,
London EC2M 5ND, UK

Completion: 2027

Architect: Orms

Project Manager: Opera

Planning Consultant: DP9

Quantity Surveyor:
Gardiner and Theobald

Structural Engineer:
London Structures Lab

Services Engineer: Hoare Lea

Construction Partner: Multiplex

Landscape Architect:
Andy Sturgeon Design

Facade consultant
Eckersley O'Callaghan

Facade Access: D2E

Sustainability Consultant, Acoustic Consultant: Hoare Lea

Fire Engineer: OFR

Vertical Transport: D2E

Approved inspector: Cook Brown

Principal Designer: TGA

Townscape and Heritage consultant:
The Townscape Consultancy

Daylight and sunlight consultant:
Point 2 Surveyors

Transport Constant: Momentum

Security Consultant: QCIC

Air Quality: Hoare Lea

75 London Wall, designed by Orms for Castleforge and Gamuda, aims to foster a new typology within the City of London: a retrofit led Global Headquarters building shaped by the challenges of a contemporary city. We believe that our approach to the building has forged a new way to develop, utilising latent potential to fulfil the needs of occupiers, encourage the circular economy and enhance the City.

The design follows a rigorous approach of 'growing the building', to embed ideas from the city whilst working to compliment the elegance of the existing building. This 'ultrapractical' approach has helped create a variety of layered loggia and balcony spaces elevating the office environment and promoting well-being as well as providing humanity and scale to the existing building, whilst will retaining 88.5 per cent of the existing built fabric.

On the ground floor, we have created a cultural forum; a venue for performance and public speaking, aligning the building with the City of London's Destination City strategy. A new public space focused, 'Prior's Garden', will create an area of greenery on the enhanced pedestrian route that links to Austin Friars by a historic city passageway. Our basement has been re-purposed into a ground breaking wellness hub, containing social spaces, studios, gyms, saunas and consultation rooms.

By setting wide-reaching sustainability goals and embracing a rigorous design approach focused on retrofitting, we aim to not just transform a building, but to enrich the urban fabric, enhance occupant experience, and contribute meaningfully to the vibrant tapestry of the Square Mile.

"Circularity must be at the heart of a sustainable future for the city of London. Not only does our city demand sustainable material choices, but it also requires innovative use of these materials as we tackle the challenge of retrofitting buildings in an efficient and elegant manner.

At 75 London Wall, we are carefully deconstructing hand-laid limestone cladding from the existing facades on the upper levels, meticulously assessing, cleaning, and reintegrating the stone into the new design, ensuring that design subtleties and technical rigour are embedded in the project. Crucially, the stone is being reused as originally intended—hand-laid—preserving the integrity of its craftsmanship and maintaining the cycle of circularity moving forward.

This ultrapractical approach reflects our commitment to sustainable architecture and innovative material reuse in response to today's environmental challenges."

Andrew McEwan, Associate Director, Orms

76 Southbank

76 Upper Ground,
London SE1 9PZ, UK

Completion: 2025

Client:
Stanhope, Wolfe Commercial Properties Southbank Limited

Architects: AHMM

Structural Engineer: HTS

Contractor: Multiplex

Services Engineer:
Watkins Payne Limited

Located on London's South Bank, 76 Southbank was designed by English architect Sir Denys Lasdun and completed in 1983. Neighbouring the National Theatre, this five-storey Brutalist landmark was Grade II listed in 2020 in recognition of its architectural and historic significance.

The adaptive reuse project was undertaken to refurbish and extend the existing building, with over 80 per cent of the original structure retained to deliver highly efficient and flexible modern-day commercial office spaces. 76 Southbank has been established as a benchmark for sustainable design, with ambitious BREEAM and NABERS accreditations targeted, and the design aligned with Net Zero Carbon and Circular Economy principles.

Flexible office spaces were created to promote wellbeing, productivity, and comfort, fostering collaboration. The development includes an impressive 50,000 sq. ft of outdoor terraces, offering panoramic river views and biophilic landscaping to enhance the connection to nature.

Innovative solutions were employed throughout construction, including the strategic reuse of existing foundations and the incorporation of reused steel sections—distinct from recycling—to reduce the carbon footprint of the renovated building. Approximately 35 tonnes of reused steel—15 per cent of the total structural steel—were incorporated, contributing to a 97.5 per cent reduction in embodied carbon emissions compared to the production of new steel.

Alongside its sustainability and wellbeing credentials, 76 Southbank makes a significant contribution to the local economy. Providing 300,000 sq ft of much-needed office space and 1,200 additional jobs for the community and Greater London.

"Building for the future means honouring the past while embracing innovation — 76 Southbank embodies these aims perfectly. Innovative technologies and construction methods have been employed in order to keep carbon levels to a minimum. A significant effort has been made by the team in restoring this heritage landmark and we congratulate them for successfully reaching this milestone."

Nick Jarman, Senior Development Director at Stanhope

Bishopsgate Goodsyard

Shoreditch High Street, London, UK

Completion: 2030

Clients: Ballymore, Hammerson

Architects: Chris Dyson Architects, Gensler

Bishopsgate Goodsyard has remained largely derelict for fifty years following a fire in December 1964. Many historic elements of the site are closed to the public, including the Grade II Listed Braithwaite Arches. The opening up and development of the site therefore provides significant opportunity to deliver positive impacts on the physical and environmental quality of the area. The project will revitalise one of London's last significant undeveloped sites, enhancing its historical assets and preserving its architectural heritage.

Chris Dyson Architects is leading the restoration of key historical landmarks, including the Grade II Listed Braithwaite Arches and Oriel Gate, which will serve as a gateway from Shoreditch High Street. Five derelict Weaver's Cottages on Sclater Street will be transformed into cafés and co-working spaces, with three new homes above. Sclater Street was once the heart of the Spitalfields silk weaving district and the team opted to bring it forward as the second RMA, ensuring early benefits to the community on a large-scale scheme.

Buildings have been designed with high levels of insulation and efficient systems to reduce energy demand and carbon emissions. Air source heat pumps will be used across the development, eliminating the need for traditional gas-powered systems. Energy from cooling systems (e.g., in retail spaces) will be repurposed for hot water in the residential and hotel buildings, reducing overall energy consumption. The Goodsyard uses electricity-based systems rather than the traditional combustion-based methods, aligning with the UK's decarbonising grid.

"Bishopsgate Goodsyard is one of the most exciting redevelopment projects in London today.

We acquired this long-neglected site almost 20 years ago, after it had remained unused since 1964. Rather than clearing its historic structures, we have embraced their potential—carefully restoring and repurposing key elements to create a combination of heritage and modernity.

With a mix of adapted historic buildings alongside new homes, workspace, shops, cafés, restaurants, cultural spaces and public areas — including one of central London's largest new park — this project fosters wellbeing, sustainability, and a deep connection to the site's past while shaping its future."

John Mulryan, Group Managing Director, Ballymore

Broadway Adaptive Tower

50 Street,
New York, NY 10019, USA

Completion: 2023 (concept study)

Architect: CHYBIK+KRISTOF

CGI: Plomp

Engineering: Thornton Masetti

The vision for the transformation of Paramount Plaza in Manhattan responds to the housing and office space crisis. This design reimagines office towers as mixed-use vertical communities, addressing both the decline of office space and the demand for affordable housing.

The shift to remote work has left New York City's office vacancy rate at 20.2 per cent, with projections estimating a 39 per cent decline in office building values nationwide. CH+K sees this as an opportunity to convert these towers into hybrid living-working environments.

Built in the early 1970s, 1633 Broadway is a 48-story skyscraper in Midtown Manhattan. CH+K's approach preserves the tower's identity, including its dark glass facade, while introducing a loggia with a second glass skin for improved thermal performance. Inside, a reconfiguration replaces office floors with adaptable residential units and shared spaces, merging professional and domestic life.

Versatility defines the project. The core, columns, and facade remain, but internal partitions are designed for easy reconfiguration, ensuring adaptable floorplans. Shared lounges, workspaces, and meeting areas are accessible beyond office hours, fostering a dynamic, 24/7 community.

The design prioritizes circularity by repurposing materials: shredded carpets become acoustic insulation, doors are refinished and reused, and facade elements become kitchen partitions. Intelligent climate systems enhance sustainability while mitigating the urban heat island effect.

The vision for 1633 Broadway introduces a new typology for cities, where office buildings evolve into self-sufficient urban ecosystems.

Cambridge House Hotel

94 Piccadilly,
London W1J 7BP, UK

Completion: 2026

Client: Motcomb Estate

Development Manager and Client Representative: AARRKK

Architect, Lead Designer, Principal Designer and CDM Coordinator: Studio PDP

Interior Designer: Jean-Louis Deniot

Interior Designer: Laura Gonzalez

Interior Designer: Studio Clementine

Project Manager: Gardiner & Theobald

Historic Building Consultant: Donald Insall

Structural Engineer: AKT II

Services, Acoustic, Environmental, Lift and Fire Consultant: Hoare Lea

Enabling Works Contractor: Deconstruct UK

Main Contractor: Ardmore

Heritage Specialist Contractor: Walter Lilly

Landscape Consultant: Robert Myers Associates

Cost Consultant: Core 5 LLP

Planning Consultant: DP9 Limited

Hotel Consultant: Malcolm Turner

Traffic Consultant: Arup

The architecturally unique, Grade I listed, Cambridge House with Grade II listed 90–93 Piccadilly, Grade II listed 95 Piccadilly and adjacent sites are being transformed into a new hotel.

Centred around the historic, Palladian mansion with its portico and ballroom, the scheme combines restoration, retention and complementary new build. As one of the few great London town houses still surviving and used for more than a century as a private home, the central building was later used for more than a century as the HQ of the Naval and Military Club. It's next chapter is now set as a luxury hotel with adjoining residences and extensive amenities. Accentuating the unique heritage of the site, the design weaves old and new with a sympathetic touch, adapting it to modern standards and user expectations.

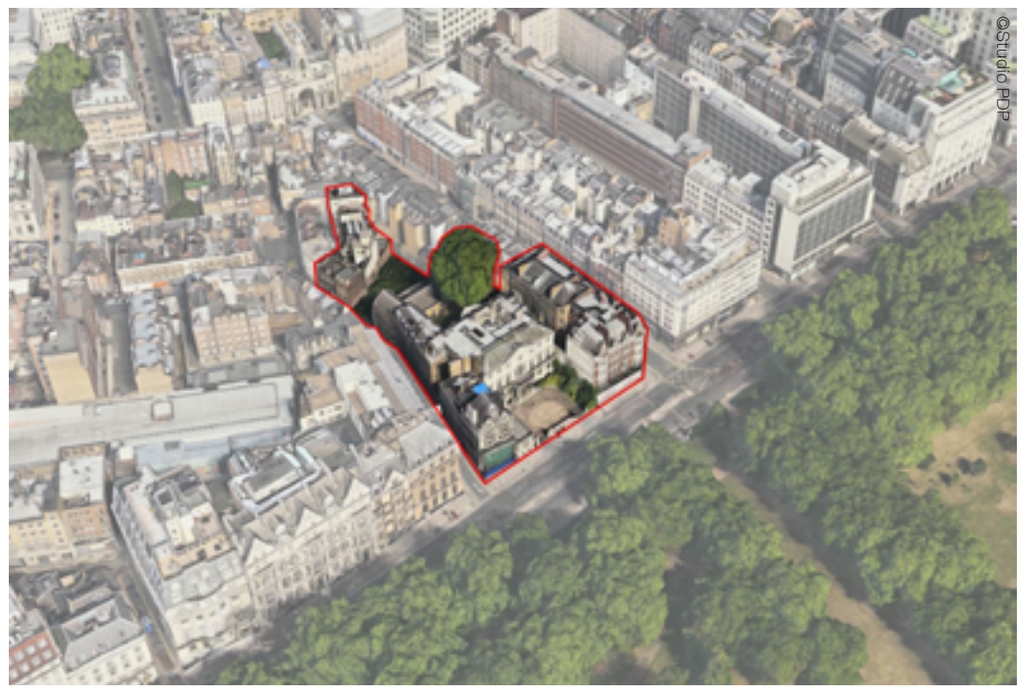
The principal suites of hotel rooms are at first floor level of the mansion and retain the original 'enfilade' arrangement around the central stair. On the eastern side are lateral apartments with restaurant areas below, on the opposite side are bars and restaurants with further hotel accommodation above. A lower ground level and three basement levels accommodates wellness and leisure facilities and back of house and servicing.

Adapting a range of buildings into one coherent use brought many challenges. To provide an excellent guest experience and to support efficient and effective operations behind the scenes, the site required a careful design and layout arrangement.

The design stands as a testament to the harmonious coexistence of heritage and new, preserving the past and paving the way for a sustainable and culturally enriched future.

"Central London's architectural tapestry is woven with a rich history of structures that stand as testaments to the city's heritage. Among these treasured gems, Cambridge House, a distinguished Grade I listed building, holds a special place as a window into the past. Saving and transforming this heritage asset as a centrepiece to this new hotel and adapting it and the adjoining buildings to new use will preserve it for people to enjoy long into the future, we are excited to see it open."

Navin Veeroo, Associate, Studio PDP



Camden Town Hall

2 Judd St,
London WC1H 8EG, UK

Completion: 2023

Client: London Borough of Camden

Lead Designer, Architect & Heritage Consultant: Purcell

Structural, Civil & Facade Engineers: AKT II

Acoustics, Fire & MEP Engineers, BREEAM Consultant, Vertical Transport Consultant: Arup

AV/IT & Security: Hoare Lea

Access: Jane Toplis

Contractor: Lendlease

Cost Consultant: Stace

Planning Consultant:
The Planning Lab

Traffic & Transport Consultant: Tyrens

Wayfinding: Whybrow Studio

Completed in 1937, Camden Town Hall is the administrative and civic hub of the London Borough of Camden. Purcell was appointed as architects and heritage consultants, leading a multidisciplinary team before delivering the project with Lendlease as principal contractor. Core civic and democratic functions were retained to maintain and reinstate the town hall's status as a place of community pride.

Engagement with council groups, including the Disability Oversight Committee, ensured all voices were heard. The core aim was to ensure the long-term financial and sustainable future of the building.

The building was diversified for maximum value, with upper floors converted into commercial offices and the basement providing affordable workspace for SMEs. The Camden Centre was upgraded into a high-end events space, ensuring continuous use and varied income streams. Environmental performance was enhanced through secondary glazing, full services replacement, and the installation of air-source heat pumps, including six at roof level supported by new steel structures. These upgrades resulted in an EPC rating of B, a 60 per cent reduction in energy use, and 100 per cent reliance on renewable energy, achieving a BREEAM 'Excellent' rating.

Restoring the Town Hall in Camden presented an opportunity to safeguard a civic building for public benefit and use. In an age when interaction with local council administrations is largely carried out digitally, visits to town halls are often limited to marking life events. Yet these are some of our most cherished examples of civic architecture, standing proudly in the heart of our towns. Restoring our town halls ensures that public services remain in the heart of our communities.

Claridge House

Claridge House, 32 Davies St, London W1K 4ND, UK

Completion: 2025

Client: Grosvenor

Architect: Studio PDP

Project manager: Jackson Coles

Main contractor: Castellum

Structural engineer: Elliot Wood Partnership

Services engineer: Harley Haddow

Sustainability Consultant: Twin & Earth

Fire Consultant: Hoare Lea

Cost Consultant: Leslie Clark

Acoustic Consultant: Theatre Projects

Planning Consultant: Gerald Eve

CDM: Studio PDP

Net-zero carbon refurbishment of two floors of an apartment building in the Mayfair conservation area to meet LETI retrofit guidelines and Grosvenor's bold environmental goals.

Existing office space is converted back to its original residential use while the building remained occupied. A building fabric upgrade, air source heat pumps and PV panels at roof level have improved the energy use efficiency to exceed the client brief. The design provides future proofing for further upgrades.

Constructed in 1920 in a neo-Georgian style, the building has sash windows on Davies Street and Brook's Mews and Crittall windows to the lightwell. As well as internal wall insulation, secondary vacuum glazing was added to the sash windows and the Crittall windows replaced.

Following a clear 'Sustainable Development Brief' from the client, the project was identified as a pilot study that could deliver Net Zero Carbon aligning with the UKGBC's 2019 framework. The brief set out the challenging, complex and collaborative pathway needed to successfully reduce carbon emissions in the built environment. It required the reduction of construction impacts and operational energy use, with an increase in renewable energy supply and offsetting of any remaining carbon.

Using a fabric first approach with the reuse of existing building fabric, the team was committed to finding the lowest embodied carbon solution. For example, demonstrating that no structural reinforcement additions were necessary. The project has either met or exceeded all targets and delivers a predicted CO2 improvement of 93 per cent.

Together with improvements to the internal layout, the project provides desirable and sustainable residences in the heart of Mayfair.

"Given the high proportion of existing and heritage buildings in central London, there is significant potential for the lessons learned from this project to be applied to many more sites. Instead of waiting for an entire building to become available for an upgrade, this project demonstrates that a phased approach can be effective, helping to pave the way for a lower-carbon future."

Luke Richardson-Brown, Partner, Studio PDP

Crucifix Lane Arches

Crucifix Lane,
London SE1 3JW, UK

Completion: 2025

Client: The Arch Company

Architect:
Stephen George + Partners

Civils and Structural Engineers:
Pick Everard

Planning and Heritage Consultant:
Turley

Stephen George + Partners (SGP) has been working with The Arch Company (landlord since 2019) & the Railway Heritage Trust to refurbish a historically significant railway arch on Crucifix Lane, (Southwark Borough) London into contemporary business space.

Designed & built 1864 – 1866 by Victorian architect Charles Henry Driver, the arch forms part of the viaduct supporting the elevated London Bridge railway & is notable for its decorative polychromatic brickwork & elaborate stone carvings. In recent times, the arch housed part of a nightclub which closed in 2015 to facilitate the London Bridge Station expansion. The arches have remained dormant until now, thanks to investment from The Arch Company.

As design architect & multidisciplinary consultant, SGP leveraged its expertise in historic buildings to create a contemporary yet heritage-sensitive space. Liaising closely with planning & conservation officers, as well as specialist contractors, brickwork to the front elevation has been repaired, cleaned & repointed, while the original window openings of the Grade II Listed arch have been recreated to match the originals. To balance security with historical integrity, the design details the frontage infills & structural support to incorporate roller shutters internally.

Inside, extensive renovation included re-lining the arches & installing insulated floors for a range of uses, as well as new drainage, ventilation, power & lighting. During excavation, original Victorian buried buttress structures & inverted arches were discovered. Working in partnership with Pick Everard, SGP's design sought to incorporate these historic structures, requiring clever alterations to the concrete slab & drainage system.

"The architecturally distinct arches at this section of Crucifix Lane have played a significant part in the commerce and culture of the city of London since Victorian times. In bringing these arches back to life, they can once again take their place in the commercial activity of this vibrant part of the capital and, through sympathetic restoration, ensure a long-term future for this important piece of railway heritage.

The UK's rich and diverse heritage of industrial buildings, including railway arches, is often overlooked in discussions about re-usable spaces. Many of these building types are in prime urban locations or areas of regeneration focus."

Alan Soper, Director, SGP Studio

Devonport House

Completion: 2027

Client: University of Greenwich

Architecture: Stride Treglown

Interior Design: Strid Treglown

Architect: Purcell

Project Management:
Gardiner & Theobald

Project Management:
Enbourne Projects

Cost Consultant: Fanshawe

MEP & Sustainability, Fire Engineer, Acoustics, Lighting, AV/IT Consultant: Hoare Lea

Structures: Alan Baxter Associates

Planning Consultant, Heritage Consultant: Turley

Landscape Architect: Farrer Huxley

Transport Consultant: Curtins

Contractor: McLaren

Devonport House is a Grade II listed building and falls within the Maritime Greenwich UNESCO World Heritage Site, Greenwich Park Conservation Area, and an Area of High Archaeological Potential.

The project involves a sensitive refurbishment of the Grade II listed Devonport House into a sustainable workplace and educational environment. Central to this initiative is the commitment to minimising waste, circular economy principles and the reuse of structural elements, yielding upfront carbon savings whilst retaining the existing building's unique character.

The new three storey extension contains contemporary, flexible and future proofed teaching spaces; including a 150-seat flat floor lecture space, 90 seat lecture space, specialist teaching facilities and a trading floor.

New landscaped areas revitalise what was previously a back of house area into an inviting and relaxed dwell space, awash with greenery and planting with opportunities for public art.

The inclusion of an "active street" serves as a dynamic and vibrant thoroughfare that connects various elements within the scheme and engages with the surrounding community.

The street forms a triple height atrium which encloses the elevation of Devonport House; both conserving and emphasizing it. It also provides a buffer between the historic facade of Devonport House and the new contemporary addition, with link bridges at first floor providing a physical link between the existing and new.

"We are honoured to be leading the architectural vision for the Devonport House Project. Our goal is to breathe new life into this historic building by blending modern, sustainable design with its rich heritage. We're focused on creating spaces that honour the character of the World Heritage Site while introducing cutting-edge amenities that will benefit future generations for many years to come."

Matt Tarling, Director, Stride Treglown

Grainhouse

6 Dryden St, London, UK

Completion: 2023

Client: Hines

Architect: Barr Gazetas

Planning Consultant: Savills

Structural Engineer & Sustainability Consultant: Elliott Wood

Cost Manager: Gardiner & Theobald LLP

Principal Designer: Brian Buffin Associates

Contractor: Knight Harwood

Engineering Consultant: Scotch Partners

Sustainability Consultant: Curtins

Grainhouse unites five historic buildings , which were overlooked, underused, and at risk of demolition, in the heart of Covent Garden. Built at different times on a site dating back to 1861, these buildings have a rich history, having once housed a seed merchant company, brass and iron founders, and a non-conformist chapel. The layered architecture of the site embodies the lively history of Covent Garden and the designs draw heavily on their original uses.

Now, as an exemplar of a large and complex refurbishment, Grainhouse is the UK and European headquarters for global real estate investor Hines, with their offices spanning three upper floors. There are two additional office floors below with various occupiers, resulting in a total of 67,000 sq ft of prime office space across five floors. Ground and basement levels have been transformed into retail and restaurant units, enhancing the vibrancy of the area.

The design approach focused on retaining the existing facades and structures, as well as combining and extending individual buildings, resolving level differences with a central atrium, and using a new steel frame and lightweight concrete slabs. This preserved the charm of the original buildings while delivering highly efficient and modern workspaces. The project's foremost sustainable measure was retaining the original fabric and structure, resulting in a 61 per cent reduction in carbon emissions compared to a new build.

The workspaces have been designed to prioritise health and wellbeing, with minimised operational energy and carbon use, achieving BREEAM Excellent and WELL Platinum certification.

"It's rare to have the opportunity to work on such a large historic site in this part of London, with such an array of existing buildings to reinvent. Stitching together five distinct buildings into one seamless whole was a creative and technical challenge that we greatly enjoyed, and which demonstrates the potential for complex historic buildings to be transformed into flexible, light-filled spaces that more than meet the needs of 21st Century occupiers."

Jonathan Allwood, Director, Barr Gazetas

Hammersmith and Fulham Civic Campus

Town Hall, King St,
London W6 9JU, UK

Completion: 2023

Client: London Borough of Hammersmith and Fulham, A2Dominion Developments Ltd (Joint Venture)

Architect: RSHP

Heritage Architect: Purcell

Landscape Architect: Gillespie

Structural Engineer: Meinhardt

Services Engineer: Sweco, Silver EMS

Project Manager: Silver DCC

Access & Inclusive Design Consultant: Proudlock Associates

Fire Consultant: Fire Surgery

Light Consultant: Speirs + Major

Planning Consultant: Barton Willmore

Transport Consultant: Transport Planning Practice Ltd

Cost Consultant: Silver DCC & Currie & Brown

Branding: Pentagram

Wayfinding: Whybrow Pedrola

Contractor: Ardmore Construction Ltd

AV/IT Services: Entec Si

FF&E: Coexistence

RSHP has designed a high-quality Civic Campus to replace the existing Hammersmith & Fulham Town Hall extension and adjacent cinema site in Hammersmith Town Centre. This 'ruthlessly inclusive' zero-harm scheme will revitalize the King Street area and reimagine the Town Hall to make it exciting and relevant for the people it serves. The mixed-use project, including a contemporary intervention to the existing Grade II-listed Town Hall building, creates an open and accessible community hub with flexible office/start-up spaces and 204 residential units offering 52per cent shared ownership and social rent homes for local people, exceeding GLA principles. The scheme offers homework space for young people, a cinema, a public roof-top bar and café, art gallery, and a square linking to the riverside. The Civic Campus integrates cutting-edge sustainable technology, including a full retrofit of the Town Hall to reduce embodied carbon emissions, retaining 46,750 sqm of materials from the existing building. A vertical extension consolidates civic services. Upgrades to the Town Hall will improve energy efficiency through thermal glazing and low-carbon materials. An on-site energy centre, powered by ground-source heat pumps, will provide 600 kW of renewable energy, and Smart Building Technology will manage energy consumption. The project emphasizes extensive community engagement, involving residents at every stage through various consultation and co-production practices. By establishing a Disabled People's Commission, formed by residents, with a focus on inclusivity and social value, the development aims to revitalize the King Street area and provides an opportunity to shape a more equitable built environment.

"Architecture that is transformative, joyful, and sustainable must have social value and inclusive design at its heart. Only then will we be truly designing buildings that reflect the diversity of the communities they serve. With Hammersmith & Fulham Town Hall and Civic Campus, we had an opportunity to demonstrate this at scale. The ambition was to implement a social value contribution that went beyond the architecture, precinct, and development boundary, architecture that strives to surpass compliance and inform regulatory reform at a local and national level. We are proud to have put inclusive design and social value at the top of the design agenda, where it belongs."

Mark Rintoul, Senior Associate, RSHP

Hodge House

Completion: 2024

Client: Legal & General Investment Management

Architecture, Interior Design, Town Planning, Building Surveying, Graphic Design: Stride Treglown

Project Management: JLL

Cost Consultant: Currie & Brown

MEP & Sustainability: Hoare Lea

Principal Contractor: Lancer Scott

Agents:
Knight Frank, Fletcher Morgan

Originally built in 1915 for the Co-operative Wholesale Society, Hodge House is a Grade II-listed, eight-storey building in Cardiff.

The goal was to transform this remarkable, but tired building into a workplace fit for a new generation of occupiers — while celebrating its rich architectural heritage.

To accommodate existing tenants, the works were carried out in four phases.

Layers of past renovations were stripped away to reveal original fabric and period details. Contemporary features and finishes create a striking contrast between old and new whilst taking inspiration from the patterns and colours of the historic building.

The building has been upgraded from EPC 'F' to 'B' through new, electric MEP systems, intelligent Building Management System, targeted insulation and replacement windows.

A hospitality-style reception, coffee lounge, multi-purpose studio, and roof terrace provide space for leisure and socialising. Occupiers can also make the most of new end of journey facilities, alongside a 'get ready' dressing room if they're heading to an event or night out straight from the office.

The building has been made fully accessible with new ramps, lifts and WCs. It also incorporates Legal & General's 'Capsule' offering; a fully furnished, 'work-ready' leasing solution that saves incoming tenants time and hassle of fitting out the space.

Hodge House's historic four-sided clock tower has been restored to full working order with works carried out by the original clockmaker. Having been in a state of disrepair, it's now chiming again and benefiting the wider city.

Previously considered one the least appealing office spaces in Cardiff, the transformed Hodge House is already nearly fully occupied.

"Stride Treglown proposed an innovative, tailored architectural solution that nailed the objective of carbon efficient refurbishment. The new amenities, combined with the celebrated history and restored period features of the building, create a workplace of real character, which we believe provides the best possible work environment for occupiers and has proved a letting success."

Simon Wilkes, Head of Development, Legal & General Private Markets Asset Management

Kinning Park Complex

43 Cornwall St,
Kinning Park,
Glasgow G41 1BA, UK

Completion: 2024

Client: Kinning Park Complex SCIO

Architect: New Practice

Quantity Surveyor:
Armour Construction Consultants

M&E / Sustainability Engineer:
Max Fordham

Structural Engineer:
Narro Associates

The name, Kinning Park Complex, refers to both an organisation and to a place. That place is an old red sandstone building – built in 1916 as an addition to Lambhill Street Primary School. Slated for closure in 1996, a group of the centre's users took matters into their hands, occupying the building for 55 days and nights until an agreement was reached allowing the centre to remain open under the management of the community, as Kinning Park Complex.

We have been working with KPC since 2017 to find a way forwards for a functional, flexible and accessible space for generations to come. We began by speaking to the people the building supported – tenants, local residents, and the team running the space. These conversations created a clear brief for us to answer.

Our approach to the building is one of adaptive re-use. Making the most of the building's heritage and existing structure to create functional, flexible and accessible community and creative workspace across all three storeys. Our design opens up the original double-helix stairs to aid visibility, safety, security and access to the building, while also allowing natural light to filter from the existing rooflight. A new passenger lift allows level access from the ground floor to all areas of the building, while a new ramp to the secondary entrance ensures full accessibility for everybody. A quiet space has also been created which acts as a multi-purpose support space for a range of uses, including: prayer; breastfeeding; quiet space for neurodiverse users and breakout/thinking space.

The building reached practical completion in March 2022 and re-opened its doors to the community in Spring 2022.

"This is such an extraordinary, ordinary building.

One space in the building always take my breath away, through careful demolition of interventions dating from 1950 onwards, we have been able to bring the second floor atrium closer to its original intentions. Now, it is no longer a space dominated by boxed in corridors, water leaks and tarpaulins and the double-helix (boys and girls) staircase and the large rooflight make this a space a really special place for gathering, conversation and basking in the beautiful quality of light even on the greyest of days."

Becca Thomas, Creative Director, New Practice

KOVA KX

105 Judd St,
London WC1H 9RN, UK

Completion: 2026

Client: Joint venture between Ashby Capital and Montrose Land

Architect: Stiff + Trevillion

Development Manager: Native Land

Planning consultant: Gerald Eve

Contractor: J Coffey Construction

Letting agents:
Knight Frank, Cushman & Wakefield

KOVA KX is a landmark adaptive reuse project by Native Land and Ashby Capital, transforming an Edwardian building into 70,000 sq ft of lab-enabled workspace in the heart of London's Knowledge Quarter. Designed by Stiff + Trevillion architects, the KOVA KX retains 75 per cent of the original building fabric while upgrading it to meet modern standards of comfort, energy efficiency, and sustainability. The repositioning addresses the increasing demand for flexible laboratory and office spaces from life sciences and technology businesses, with a 'lab-enabled' specification allowing easy conversion between office and laboratory use. The building will feature Containment Level 2 enabled spaces, catering to the specific needs of life science tenants.

Strategically located near institutions such as The Francis Crick Institute, UCL, and the British Library, KOVA KX will support London's thriving life sciences sector. Built as the Salvation Army headquarters and later home to the Royal National Institute of Blind People, the project breathes new life into this historic structure while preserving its legacy.

The redevelopment includes a two-storey extension, increasing the net floor area from 55,000 to 70,000 sq ft, alongside three new terraces for occupiers. A public café at ground level will foster community interaction, while 152 cycle parking spaces support active travel. Targeting a BREEAM Outstanding rating and an EPC A rating, KOVA KX is designed to outperform RIBA and LETI 2030 embodied carbon goals with emissions of just 250-300kg CO2E/sq m. The building's all-electric services further align with the shift toward cleaner energy.

Construction is well underway with completion expected in Summer 2026.

"Our aim is to deliver high quality workspace for London's Knowledge Quarter, with outstanding floor-to-ceiling heights that create large-volume creative workspaces that can be rapidly converted to science and technology research. 105 Judd Street is a flagship project that supports the aims and objectives of the Knowledge Quarter and embodies Native Land's mission to provide innovative, sustainable, mixed-use urban projects, offering a first-class experience for occupiers."

Alasdair Nicholls, Chief Executive, Native Land

Neighbourhood

Completion: 2023

Client: Legal & General Investment Management

Architecture, Interior Design, Town Planning, Landscape Design: Stride Treglown

Project Management: Hollis

Cost Consultant: Gardiner & Theobold

MEP & Sustainability: Method Consulting

Structural Engineer: Integral

Agents: Knight Frank, Hartnell Taylor Cook

Neighbourhood is the transformation of three dated office buildings in central Bristol, into a low carbon campus.

The first phase, Neighbourhood North completed in 2024. It achieved a BREEAM 'Outstanding' rating and EPC 'A' with an upfront carbon expenditure of 251kgCO2/sqm, bettering industry targets.

The architectural challenge was the balance between upgrading buildings originally classified as 'negative' within the surrounding conservation area, and minimising material wastage and embodied carbon. This was solved by stripping off superfluous and dated features but retaining and painting the original brickwork. Envelope performance was improved by focusing on key areas: new windows, greater insulation to the soffit, underground car park, and the roof. Windows were enlarged and Juliet balconies were introduced to connect the building to the waterfront.

In Phase 1 alone, the decision to use CLT floor slabs, composite windows, the reuse of steel, refurbished raised access flooring and 40 per cent recycled content in new steel sections, resulted in approximately 218 tonnes of CO2 savings.

The central courtyard has been reconfigured to improve accessibility. Abundant planting, breakout areas, and access to a coffee shop all invite people to spend more time outside, while small, temporary events will further animate the space. Previously gated, the courtyard will now be open to the public, bringing new life into the site and surrounding area.

Designed to create a seamless flow from the courtyard to the interior, natural hues and finishes throughout each building create a sense of calm, with natural light changing throughout the day rooting each space and its occupant in nature.

"The site was purchased with the aim of creating top quality office buildings through refurbishment rather than redevelopment to minimise the embodied carbon impact and to create low energy in use. Stride Treglown has developed an innovative architectural solution that has both modernised the dated appearance whilst managing to retain and remodel substantial elements of the existing facade. The combination of newly landscaped external space, great external architecture and modern interior space has created a modern, vibrant and sustainable work environment."

Simon Wilkes, Head of Development, Legal & General Private Markets Asset Management

Norton Folgate

17 Blossom St,
London E1 6PL, UK

Completion: 2024

Client: British Land

Masterplanner: Allford Hall Monaghan Morris

Architects: Allford Hall Monaghan Morris: Blossom Yard & Studios, Nicholls and Clarke, and Loom Court | Stanton Williams: Elder Yard and Studios | Morris + Company: 15 Norton Folgate | DSDHA: 16 Blossom Street

Public Realm architect: EAST

Project Managers: M3 Consulting

Structural/Civil Engineer: AKT II

Cost Consultant:
Turner&Townsend, Alinea

MEP Engineer: Arup

Planning Consultant: DP9

Facade Consultant: Eckersley O'Callaghan

Sustainability Consultant: Atelier Ten

Access Consultant: Hilson Moran

Archaeology: MOLA

Fire Engineer: KIWA

Acoustic Consultant: Sandy Brown

Lighting Designer: Studio Fractal

Security Consultant: QCIC

Health & Safety Advisor: Arcadis

Employer's Representative:
Rex Procter & Partners

Main Contractor: Skanska

Enabling Works contractor:
Cantillon

Occupying a prominent position on The City Fringe, Norton Folgate is one of the most complex projects delivered by British Land and architect team led by AHMM. The project comprises three urban blocks with the retention of historic buildings, creation of six new buildings and new public realm. When the project was conceived in 2012, retrofit was not a commonly used design solution for commercial developments. Norton Folgate sets new standards for retrofit, refurbishment, and redevelopment in London, demonstrating how reusing building fabric can form a part of the built environment industry's approach to tackling the climate crisis.

The project regenerates a derelict, unsafe group of sites which had laid empty for a decade while improving the streetscape and setting of the Elder Street Conservation Area. The project not only delivers commercial space but creates a network of amenity spaces, allowing people to walk, meet, sit and experience this layered and rich part of London.

Rather than applying a blanket strategy the masterplan employs a building-by-building approach to the retained buildings using restoration, refurbishment, extension, remodelling and facade retention to breathe new life into the architecture with sensitively designed new buildings.

The forward-thinking sustainability brief, set over a decade ago, has resulted in the project meeting current GLA and LETI targets and stands as a model of sustainable development by embracing circular economy principles to their fullest. This is one of British Land's largest scale all-electric, retrofit schemes, which majors on heat sharing between buildings whilst enabling the site to take advantage of future decarbonisation of the national grid.

"The masterplan has been developed to respond to this mixed character, bringing vacant or underused buildings back into use and reconnecting and enhancing the public realm. Rather than applying a blanket strategy, the masterplan employs a building-by-building approach to the retained existing buildings, using restoration, refurbishment, extension remodelling, and facade retention to breathe new life into the architecture."

Paul Monaghan, Founding director, Allford Hall Monaghan Morris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© Tim Soar

One Millennium Bridge

Completion: 2025

Client: Angelo Gordon & Beltane Asset Management

Architect: Piercy&Company

Project Manager: Buro Four

Structural Engineer: Heyne Tillett Steel

Planning Consultant: Gerald Eve

Landscape Designer: Andy Sturgeon Design

Heritage Consultant: Donald Insall Associates

Building Services Engineer: Norman Disney And Young

Facade Engineer: FMDC

One Millennium Bridge is a deep retrofit of an outdated office building in the Square Mile, and a key component in the repositioning of the North Bank as a revitalised part of the city. The scheme will provide high-quality office space, newly activated river frontage, and a publicly accessible rooftop overlooking the river.

The project was ahead of its time at planning, with a retain-first approach keeping 68 per cent of the building's structure, and a 61 per cent reduction in carbon emissions over baseline regulation requirements. An innovative heat recovery and thermal storage system reduces the amount of rooftop plant required, freeing up space for landscaped terraces. These extend the public realm vertically, allowing pedestrians to access expansive views over the Thames. The roofscape provides an environment that encourages biodiversity, attenuates rainwater, and reduces the urban heat island effect.

A new, high-performing, limestone facade evokes the stone's historic use across Wren's London. The deeper reveals incorporate terraces with exceptional views, whilst providing passive solar shading that contributes to the building's environmental performance. Rationalising the existing building's form meant a further 58,000 sqft of NIA was provided, without the need for additional levels. A new, folded CLT roof minimises breaches to the St Paul's Heights Grid, providing improved views of the cathedral from Bankside.

The original building spanned over a four-lane highway, resulting in a stepping slab across levels. This condition was utilised to create a new public route descending through the urban block, providing a much-needed connection between the elevated street at Peter's Hill and the

"This project negotiates many contextual and infrastructural issues. It is a building that bridges one of the key arteries into the city of London; modestly addresses the Grade 1 listed St Paul's Cathedral and St Mary Somerset Church; references the expressive nature of dockside architecture; brings back to life a forgotten stretch of the north bank of the river; provides a beautiful publicly accessible garden on the roof; all the while addressing the changing nature of workspace with a light filled, adaptable and sustainable design. All of this was possible by harvesting, extending and retaining the bones of the original building this is the hidden element to the project and one we are extremely proud of as a studio."

Stuart Piercy, Founding Director of Piercy&Company

One Wall Street

Wall St,
New York, NY 10006, USA

Completion: 2022

Developer: Macklowe

Architects: SLCE Architects,
MdeAS Architects

Engineers:
DeSimone Consulting Engineering

The transformation of Manhattan's One Wall Street's—a 50-story, limestone-clad, 1931 office tower and 30-floor, 1965 steel-framed annex—into luxury condominiums, is feat of engineering innovation, NYC's largest historic conversion, totaling 1.6 MSF, including a massive vault 72 feet below and an addition of six floors atop the annex and 175,000 SF of retail at its base. The landmarked building's fluted exterior, with "wedding cake" setbacks, sits on a tight site above a subway station, flanked by landmarked buildings.

Giving this worn beauty a second act meant balancing technical ingenuity with a respect for architectural heritage. We assessed the limits of the structures to support new residential floors and a rooftop pool.

To ensure the additional height and weight didn't destabilize the structure, particularly after removal of lower floors for retail, we designed a reinforcing stiffening system utilizing innovative materials to control wind sway, meet current codes, and support added mass.

Setting back the six-floor-addition meant new and existing columns didn't align, so we redistributed loads with a reinforced concrete transfer slab. Sustainable, voided concrete slabs reduced embodied carbon—and the structure's weight by 40 per cent. Accommodating the pool's depth, required creating a long-span, steel structure for a column-free space below. A glass retail addition cantilevered over the street level avoided the need to drill into the subway station.

To bring light into the interior, we punched new openings into the masonry, reduced and relocated scores of elevators and stairs, and removed beams for utilities—all requiring highly creative engineering.

"In the face of an daunting array of challenges—adding six floors , a rooftop pool, and new retail space to a landmarked building with a cavernous, dark office interior just above an active subway station—my team of DeSimone engineers embraced from the outset that nothing short of creative, out-of-the-box thinking could assure the integrity of the structure, preserve and restore the historic facades, and reimagine One Wall for modern, luxury living."

Mark Plechaty, Managing Principal, DeSimone Consulting Engineering

Oriente Green Campus

R. Adão Manuel Ramos Barata 3, 1886-502 Moscavide, Portugal

Completion: 2025

Architect: KPF

Architect of Record: Saraiva + Associados

Developer: Multiusos Oriente FEIF

Real Estate Investment Manager: Norfin

Engineer: get

Oriente Green Campus is transforming an existing concrete structure into a world-class university and innovation campus. Originally designed as a retail mall, construction stalled in 2012, and the unfinished project was a blight on the neighbourhood before its adaptive reuse.

Located near Moscavide train and metro station and Lisbon Portela International Airport, the development serves as a catalyst for transforming the Parque das Nacões district into a thriving tech and innovation hub. It aims to drive growth by attracting international talent to bolster the local economy.

The project provides cutting-edge workplaces, balanced with amenities integrated throughout including multi-use spaces, labs, and an auditorium. Flexible office floorplates support custom fit outs for tenants and is mindful of future rethinking. Outdoor landscaping and terraces provide an active environment for users, as well as supporting biodiversity and helping to mitigate the urban heat island effect. At ground level, multiple walking routes, verandas and terraced courtyards are activated by events spaces and food and beverage facilities to support user wellbeing.

The reuse of the original concrete frame has resulted in an estimated 25 per cent reduction of embodied carbon. Green roofs support biodiversity and mitigate the urban heat island effect. Passive and active design techniques have been adopted to reduce whole life carbon, and advance metering will be used to improve operations.

"The Oriente Green Campus illustrates many key topics we're working on as architects today. It demonstrates the potential for the creative transformation of existing structures, formed around ecology, natural ventilation, integrated shading, local tradition and arts. It also embraces other considerations required when designing for sustainability, and the ability to design workplaces that benefit the people who work in them and the wider city. We saw the existing structure as a blank canvas and have designed a project with no limits to the imagination, passion and opportunity it presents."

John Bushell, Design Principal, KPF

Padel Box

Rollins St, London SE15 1EP, UK

Completion: 2025

Client: St Katherine Group, Padel Box

Architect: Morrow + Lorraine

Structural Engineer: CIVIC

Padel Box is a redevelopment in South Bermondsey that has transformed a historic warehouse into a modern multipurpose sporting venue. Developed by Morrow + Lorraine with CIVIC, it now features a five-court Paddle Ball complex, cafe, bar and retail space, designed to bring community together through accessible sport.

Originally built in the 1930s, the 14,000 sq ft warehouse was once a Victorian trading merchant, located alongside a canal which has since been filled in. Over the last century, the building has been used for various industrial purposes; some of the material remains were left behind and have been used, when possible, in the renovation. The large, utilitarian building, with its exposed steel trusses and vast open areas, was well-suited for transformation. The team's goal was to maximise the potential of the existing structure while minimising the need for extensive modifications. The design approach prioritised minimal structural intervention, employing a 'box-in-box' concept that allows the new structure to operate independently while making use of the existing slab as a foundation. This involved removing internal blockwork and redundant steel elements to create a more open and accessible space. The design of the new structure uses timber as the primary construction material, with reused steel beams and columns providing additional support under the mezzanine. The decision to retain as much of the original structure as possible preserves the industrial character of the building, while incorporating sustainable construction methods. The principle of accessibility underscored the project, with ramps, widened doorways for wheelchair access and integrated soundboards.

"Padel Box exemplifies how thoughtful engineering and design can transform a redundant building into a thriving, sustainable community space. Through careful assessment, material reuse, and thoughtful design solutions, we've created a space that not only meets the needs of sport and wellness but also fosters social cohesion and inclusivity."

Gareth Atkinson, Director, CIVIC

Seymour Centre

Seymour Place,
London, UK

Completion: 2026

Client: Westminster City Council

Architect: Make Architects

Contractor: Willmott Dixon

Engineer: Pell Frischmann

London's Seymour Centre has been a community hub in Marylebone for almost 90 years. Designed by Kenneth Cross in 1937 as purpose-built public baths, the Grade II-listed building has evolved over time, most recently operating as a leisure centre with a sports hall in its former 'first-class' swimming pool hall. Make Architects' refurbishment is revitalising the centre for a new era by restoring its art deco features, diversifying its uses, and bringing the building up to modern accessibility and sustainability standards.

Make has worked closely with Westminster City Council and local community stakeholders to tailor the new centre to the needs of both existing and potential user groups, ensuring all areas across the building are as flexible as possible.

The building's centrepiece is the former swimming pool hall, defined by its triple-height, barrel-vaulted tiered roof and abundant glazing, which flood the space with natural light. The restoration is designed to improve the hall's thermal performance and functionality, and introduces step-free access with a new sprung floor that extends to the perimeter. The refurbishment also includes the transformation of the now-redundant pool tank void into a new gym.

Make's fabric-first scheme retains as much of the original building as possible, preserving the grandeur of Cross's Renaissance Palazzo-style design while reinstating heritage features such as the clear glazing in the ground floor windows to showcase the library behind, bringing in natural light and activating the facade. The new centre will be a site for weddings, workshops, tournaments, exhibitions, parties and more — an asset for the community to enjoy well into the future.

"Our designs focus on three key aims: to maximise the uses and purpose on offer within the leisure centre so it becomes a true community asset; to refurbish and restore this beautiful art deco building; and to make it accessible and inclusive for the community it serves."

Amanda Sexton, Project Architect, Make Architects

St Martins Le Grand

The Bldg Centre, 26 Store Street, London WC1E 7BT, UK

Completion: 2029

Client: Ho Bee Land

Architect: Orms

PD Building Regulations: Orms

Structural Engineer, Civil Engineer: Elliott Wood

Services Engineer, Sustainability Consultant, Vertical Transport: Hilson Moran

Project Manager: Savills

Planning Consultant: Avison Young

Communications: Eversleigh LLP

Cost Consultant: Quantem

Landscape Architect: Robert Myers Associates

Ecologist: Ecology Practice

Security Consultant: Graphite Security Ltd

Heritage Consultant, Townscape Consultant: Tavernor Consultancy

Lighting Consultant: EQ2

Rights of Light Consultant, Daylight Consultant: Point 2

Fire Engineering: OFR

Microclimate Consultant: GIA

CDM Advisor: Leslie Clark

Building Contractor: Bureau Veritas

1 St Martin's le Grand, designed by Orms for Ho Bee Land, aims to create a unique piece of architecture as a cornerstone in the City of London. The scheme elevates the grand historic classical facade and compliments it with cutting edge contemporary additions, interiors, and amenity spaces.

The main entrance on St. Martin's Le Grand has been repositioned and enlarged to create an elegant and warm welcome with a new route through to King Edwards Street. This generous entrance hall is set adjacent Postman's Park with enhanced views into and across both the verdant space of Postman's Park as well as to the Roman wall that runs along this boundary.

The Ground floor of the building has a series of new and renewed entrance points to create improved porosity from the street to break down the current fortress like appearance. The public space will develop with further planting and seating to foster a softer setting for an enhanced pedestrian experience.

Considerate and sensitive remodelling has opened up multiple levels of terrace space to create lush, planted amenity with a variety of settings for both intimate and larger social gathering. High quality amenities stretch across the scheme from the rooftop gardens down to the opportunities for auditoria, wellness suites and the full cycle parking and associated facilities. The office space benefits from very large flexible office floor plates with generous floor to ceiling heights with overarching attention to health and wellbeing for the internal experience.

The design has evolved out of a rigorous approach, analysing degrees of intervention, retention and reuse.

"Sensitive & innovative approaches have been set out for deconstruction and reuse to enable significant internal enhancements, with reduced embodied carbon impact.

The opportunity to work with and enhance the beautiful historic elements has needed a forensic review of historic documentation to thoroughly understand and pic apart the true elements from the 1980s amendments. This provided the basis for renewing the original and weaving in a more open and generous piece of architecture in the City."

Melanie Martin, Associate Director, Orms

The Gaslight Building

29 Rathbone Street,
London W1T 1NJ, UK

Completion: 2019

Developer: Woven Spaces

Architects: dMFK

Interior Architects:
Bureau de Change

Structural engineer:
MHA Structural Design

M&E engineers: WB Shiels

Project Manager: Alford Porter

Quantity Surveyor: Alford Porter

Contractor: Faithdean Plc

Metal Fabricator: John Desmond

Asset Manager: Metrus

Letting Agent: Metrus

The Gaslight in London's Fitzrovia is a mixed-use commercial development that was created within the shell of a handsome Art Deco building. Its original industrial structure was reconfigured, refurbished and extended — transforming the building into a contemporary workspace and increasing the net lettable volume by more than 75 per cent, from 10,000 to 18,500 sq ft.

The former robust, utilitarian facility was built in 1929, originally housing the Gas, Light and Coke Company. In more recent years, it served as the headquarters for an international shoe business, the British Film Institute and included a live music studio for Gibson Guitar.

Analysing the context of the site supported the Woven Spaces team in building a long-term vision and purpose for the asset; one that responds to its rich history, with the view of creating a timeless building that is of itself, a seamless blend of old and new.

The reimagined site of character and distinction meets modern needs, fostering a spirit of connection and community through its multiple uses. It caters to a variety of commercial activity, from bustling gyms to quiet meeting spaces. Inspired by artists' studios, architects dMFK created a series of light-filled spaces that increased the lettable volume. Interior architects Bureau de Change designed a new circulation core that seamlessly connects the four floors of office space, featuring two layers of bespoke bronze-coloured mesh.

This redevelopment set a new benchmark for Fitzrovia's office market, with a long-term lease secured by an international tenant and a record-breaking sale value exceeding market expectations by 25 per cent. The building was also shortlisted in the conserving category for a New London Award.

"We knew we wanted to keep the original building rather than demolish it and find a way to celebrate the existing architecture and structures within the building. Above all we wanted to transform the building into a new commercial hub that was connected to and reflected the rich cultural heritage of Fitzrovia."

Adriana Paice Kent, Chief Executive, Woven Spaces

The Langfield

38–44 Gillingham St, Pimlico, London SW1V 1HU, UK

Completion: 2030

Client: Landid & Elwood Fund

Developer: Landid

Architect: tp bennett

Planning Consultants: Gerald Eve

Sustainability Consultants: Atelier Ten & Mainers

Project Manager: RLB

Structural Engineer: Stantec

MEP: Skanska

Pre-construction contractor: Bowmer & Kirkland

Nestled behind Victoria Station, The Langfield transforms two end-of-life office buildings (a former 1975 cash depository) into a sustainable workplace to meet the increasing demand for modern and adaptable prime office in the area.

Designed across 8 floors, The Langfield offers 80,000sq ft of floorplates that can be sub-divided to maximise the building's flexibility.

The majority of the rear building structure has been retained, and all foundations will be reused. However, the structure facing Gillingham Street has been condemned, prompting the design team to carefully consider all alternative measures in the design of the structure, MEP systems, and material specifications to reduce both embodied and operational carbon in the development.

The stunning new facade design has been meticulously optimised to strike a fine balance between heat loss, heat gain, and solar comfort across all elevations of the building. This optimisation not only reduces energy consumption but also significantly enhances interior comfort levels.

The building will achieve an embodied carbon of 600kgCO2e/m2 and whole-life carbon of 950kgCO2e/m2, out-performing GLA embodied carbon targets.

The development will feature a café and a pocket park on the ground floor, both open to the public, as well as four private rooftops for office tenants. It will also have a positive impact on the broader community through urban greening and improvements to the public realm.

"Landid has a tradition of thinking differently about our buildings. The Langfield represents the next generation of our values, blending our experience & love of innovation.

The opportunities arising from retrofit-first are enormously exciting, our approach will set The Langfield apart, offering much sought after contemporary and sustainable office space in Victoria."

James Silver, Managing Director, Landid

©Walk the Room


©Walk the Room

The Synnovis Hub

Blackfriars Rd,
London SE1, UK

Completion: 2024

Client: Synnovis

Architect: Hawkins\Brown

Contractor: Mace Group

MEP Engineer: Hoare Lea

Photography: Nick Menniss

The Synnovis Hub is a former office building remodelled into one of the largest, purpose-built pathology laboratories in the UK, offering a world-class service to nearly two million patients. Synnovis, a partnership between SYNLAB UK & Ireland and the NHS, provides state-of-the-art pathology services to South London NHS Trusts, consolidating the work of 89 laboratories into one central facility with six "spoke" sites across London hospitals. This frees up the equivalent of 150 operating theatres of NHS real estate for other patient services while increasing the efficiency of South London pathology services.

The renovation of the 1980s office building leverages the existing structure to provide centralised, state-of-the-art services to London's growing population and strained NHS services. The refit includes Containment Level 2 and 3 lab spaces, specimen triage areas, scientific support spaces, and staff amenities. A robotic Telelift system distributes samples rapidly and securely throughout the building. There are also write-up and reporting spaces, meeting rooms, and social spaces for staff.

The Hub is equipped to handle different scientific disciplines such as infection science, molecular virology, tissue science, cytogenetics, and blood sciences. At full capacity, it will process 25 million patient samples annually. This comprehensive service capability allows the Hub to play a crucial role in quick, accurate diagnoses, crucial for effective patient treatment and management. The integration of these services in a single, technologically advanced facility shows the NHS' commitment to innovation and excellence in healthcare and sets a benchmark for future pathology developments.

"The Synnovis Hub stands as a testament to innovation, adaptability and transformation. Through the expertise and dedication of our project team, we have harnessed the best of our skills and knowledge to create a highly technical and efficient laboratory. Designed with circular economy principles at its core, this space not only optimizes resources but also ensures an environment of excellence, providing its users with the highest quality in both functionality and experience."

Gabriela Guizzo, Operations Director, Research, Life Sciences & Health, Mace

Thirty High (Portland House)

Bressenden Pl,
London SW1, UK

Completion: 2025

Developer: Landsec

Architects: Buckley Gray Yeoman

Planning Consultant: Newmark (formerly Gerald Eve)

MEP Consultant: Watkins Payne

Thirty High (formerly Portland House) is an existing 1960s Brutalist office block located in Victoria, whose design mirrors the MetLife Building in New York. From the outset, in recognition of best practice, the Team sought to retain as much of the existing structure as possible. The works, which are under construction, combine a facade treatment to revitalise the characteristic pre-cast concrete facade, the replacement of 1,800 windows with high-performance double glazing to improve thermal performance, the creation of a two-storey ground floor extension to deliver an enhanced entrance sequence and placeshaping, the internal refurbishment of the office floorplates, and the creation of a restaurant bar within the reconstructed crown level. To optimise the crown level, whilst respecting the design concept of the original building, every other non-structural pier will be removed to enable visitors to benefit from the building's panoramic views. By retaining major elements of the original structure, including the concrete facade, Thirty High achieves a significant 60 per cent reduction in embodied carbon compared to a standard new build. With a targeted embodied carbon level under 400 kgCO2/m2 at Stage 4—meeting LETI B standards for modules A1-A5—the scheme balances the retention of existing material with the requirements of Grade A office occupiers. The scheme is anticipated to achieve a 20 per cent reduction in regulated energy use compared to existing in addition to achieving a NABERS 5.0-star rating. The building's flexible floorplates, the bookable meeting rooms, short-term project spaces, and multifunctional event spaces deliver people-centric workspaces adapted to changing user demands.

"Reimagining Victoria's landmark tower, Thirty High, will deliver an unmatched combination of panoramic views, first-class amenities and exceptional service. The choice of small short-term flexible offices and meeting spaces through to multiple floor long term leases means that every working style is supported."

Oliver Knight, Head of Workplace, Landsec

Tileyard North at Rutland Mills

14 North Ave,
Wakefield WF1 3RX, UK

Completion: 2025

Client:
City & Provincial Properties Plc

Architect: Hawkins\Brown

Structural & civil: Civic Engineers

Planning: CMA Planning

Project Managers: Opera

Heritage: Turley

M&E: TB&A

Landscape:
re-form landscape architecture

Principal designers: Vey Associates

Fire engineer: OFR

Tileyard North is the final piece in a ten-acre regeneration masterplan that is breathing new life into Wakefield's waterfront. The project converts a complex of long-derelict Grade II listed mills adjacent to The Hepworth Wakefield gallery into a mixed-use, inclusive, creative, and cultural cluster with world-class facilities. The project is being delivered over two phases.

Phase 1 upgraded four mill buildings, created a new public square, and delivered a substantial piece of public sculpture by reinstating the mill chimney as a lattice structure. Tenants began moving into the workspaces in early 2023, with the former carding shed being used for regular events from December 2022.

Phase 2 includes a further three buildings and a further public realm offer. The phase contains complementary uses including a hotel, BREEAM Excellent Grade A workspace, and a restaurant with a riverside pier for outdoor dining over the River Calder. The Levelling Up Fund has supported phase 2, while the restoration of the site's oldest building, Phoenix Mill, received funding from Historic England.

The project has successfully saved a significant piece of industrial heritage. Prior to the project, the complex of mills—where the last industrial processes ceased in the 1970s—had deteriorated significantly, was highly constrained and contained hazardous materials. However, Hawkins\Brown has managed to retain over 80 per cent of the original building fabric, carefully repairing and re-purposing each space. Materials for the new interventions have been picked to reflect a modern industrial palette and allow for clear legibility between old and new.

"It really is tremendous to see our shared vision for this amazing collection of buildings in Wakefield, come to fruition. It has been an epic journey which would not have been possible without the serious commitment of our client, City and Provincial Properties and the unwavering support of Wakefield Council.

Our journey began in 2016 with our clients, Paul Kempe and the Hugh Cave. Together, we looked for inspiration from the best creative communities around the world such as LX Factory Lisbon and Innovation Dock, Rotterdam; we worked hard to connect with creative industries, people and initiatives across the region and to make sure our thinking was rooted in Wakefield and also drew learnings from City and Provincial's hugely successful Tileyard development in Kings Cross."

Katie Tonkinson, Partner, Head of Studio North

Time Out Market Dubai

Souk Al Bahar, Downtown Dubai, Dubai, United Arab Emirates

Completion: 2021

Client: Time Out JV with EMAAR

Developer: Emaar

Architect of Record: johnrharris.com

Lead consultant: WSP

Project Manager: Turner&Townsend

Interior Designer: Zebra

Time Out Market Dubai exposes the existing architectural fabric of the space creating a refined urban environment; columns wrapped in terracotta tiles are reminiscent of Dubai's red sand dunes, while wooden tables and aesthetics replicate the grain and colour of the city's sandy shorelines. Industrial interiors, street art produced by local artists and neon art displays provide an artful contrast, reflecting the urban landscape.

YY London

30 S Colonnade,
London E14 5EZ, UK

Completion: 2023

Client: Oaktree Capital, Quadrant

Architect: Buckley Gray Yeoman

Project Manager: Avison Young

Quantity Surveyor: Arcadis

Structural Engineer:
Waterman Group

Planning Consultant: DP9 Ltd

Landscape Architect:
Townshends Landscape Architects

M&E / Sustainability Engineer:
Hilson Moran

Facade Consultant:
Murphy Facade Studios

YY London is a transformative refurbishment of the former Thomson Reuters headquarters at 30 South Colonnade in Canary Wharf. Once recognised for its 100-metre news ticker, the building has been reimagined through thoughtful adaptive reuse while honouring its architectural legacy.

A distinctive Y-shaped facade was introduced, lending the project its name & providing high-performance thermal efficiency. The building's entrance was enhanced with a triple-height space facing Canary Wharf Underground Station, creating a welcoming threshold that connects with the public realm.

Sustainability was at the core of the design approach. The existing structure was retained, reducing the construction carbon footprint by over 10,200 tonnes. Despite adding three new floors to reach 414,000 sq ft, operational energy consumption was reduced by more than 60 per cent through intelligently controlled building services.

An all-electric energy strategy was implemented, enabling net zero carbon operation through 100 per cent REGO-certified renewable energy. Biodiversity was enhanced with a planted rooftop garden that provides wildlife habitat and improves occupant wellbeing.

The project embraces smart building technologies through an intelligent platform with advanced engagement systems. Digital twin technology, Bluetooth sensors, & smartphone integration ensure efficient wayfinding & optimise the occupant experience.

Through this comprehensive approach, YY London demonstrates how existing buildings can be transformed to meet contemporary needs while reducing environmental impact. The project supports cleaner energy adoption, enhances the public realm, & creates a people-centric workplace designed for future generations.

"YY London exemplifies our commitment to meaningful adaptive reuse at Buckley Gray Yeoman. By retaining the existing structure while radically reimagining its identity through the distinctive Y-shaped facade, we've created a building that honours its heritage while dramatically reducing its carbon footprint. The triple-height entrance and rooftop garden establish new connections with both the public realm and natural environment. This transformation demonstrates how thoughtful architectural intervention can breathe new life into existing buildings, creating sustainable, people-centric spaces that will serve Canary Wharf for generations to come."

Adam Wood, Associate Director at Buckley Gray Yeoman

10 Gresham Street

10 Gresham Sreet, London EC2V 7AE, UK

Completion: 2025

Client: CBRE Investment Management

Architect, Landscape Architect: Gensler

Structural Engineer, Sustainability Engineer, MEP Engineer: Aecom

Project Manager, Cost Consultant: Knight Frank

Approved Inspector, Fire Engineer: Sweco

Development Manager: Thamesis

Heritage Consultant: Turley

CDM Consultant: BAP Partnership

Planning Consultant: Nexus

10 Gresham Street has been transformed into one of the leading sustainable and low-carbon refurbishments in the London market. The 145,000-square-foot Grade A workplace preserves its original structure and iconic facade while integrating modern, flexible office space. With a strong focus on wellness and ESG goals, the project features a biophilic design, hidden gardens, and a rooftop terrace with panoramic views.

100 Liverpool Street

100 Liverpool St, London EC2M 2AT, UK

Completion: 2020

Credits: Client: British land and GIC

Architect: Hopkins Architects

Interior Designer: Universal Design Studio

Landscape Architect: HED

Structural Engineer: AKT II

Services Engineer: Chapman BDSP

Principal Designer: ARUP

Lighting Consultant: Speirs & Major

Project Manager: M3 Consulting

Main Contractor: Sir Robert McAlpine

Cladding: Focchi

100 Liverpool Street is the radical redevelopment of a 1980s scheme which provides contemporary office space, with retail and public realm, in the heart of the City. Rather than adopting a demolition and new build strategy; the existing substructure and 50 per cent of the existing superstructure was retained, saving over 7,500 tonnes of carbon.

100 New Bridge Street

100 New Bridge Street, London EC4V 6JJ, UK

Completion: 2026

Client: Helical

Architect: Gensler

Structural Engineer: Waterman Group

M&E / Sustainability Engineer: Long & Partners

Other: FMDC

Other: D2E

Fire Consultant: Affinity

Transport Consultant: Curtis

Landscape Architect: Tom Stuart Smith

Other: Sandy Brown

Contractor: Mace Group

123 Golden Lane

Concordia House, 123 Golden Ln, London EC1Y 0RT, UK

Completion: 2026

Client: Bywater

Architects: Waugh Thistleton Architects

123 Golden Lane is an adaptive re-use of a late Victorian building in central London for developer Bywater. The project involves a comprehensive refurbishment across six storeys, preserving its historic character through a process of sympathetic intervention. The design balances modern occupier needs with the building's existing features. The project uses sustainable, bio-based materials such as CLT and Glulam throughout.

16 Chart Street

Chart House, 16 Chart St, London N1 6DD, UK

Completion: 2021

Client: CSI Investments

Architect: Ian Chalk Architects

Structural and Civil Engineer: Heyne Tillett Steel

Timber Contractor: B&K Structures

The redevelopment of a 1930s masonry warehouse building in Hoxton, retained and extended into a low-carbon 4-storey office, now the London home of Heyne Tillett Steel.

Embodying a commitment to retrofit and reuse, the building provides expanded, light-filled studio space for the 180-strong practice. Conceived as a creative working hub, the building reflects the practice's approach to low-carbon structural design.

180 Old Street

180 Old St, London EC1V 9BP, UK

Status: Submitted

Completion: 2028

Credits:

Client: PRMO Properties

Architects: GPAD Architects

The retention of one building and the replacement of another to create a modern workplace focused on ESG, health & wellness and its response to context. The design looks to respond to the character of the area, addressing the quality of the building at street level, through enhanced pedestrian routes and a vibrant public realm that integrates with the urban fabric of the Old Street/Clerkenwell area.

182–202 Walworth Road

182 Walworth Rd, London SE17 1JJ, UK

Completion: 2028

Client: Fabrix

Architect: Howells

Landscape Architect: Harris Bugg Studio

Structural Engineer: Elliott Wood

Sustainability/MEP Engineer: Arup

Planning Consultant: Quod

Project Manager: Gardiner & Theobald

The dramatic repurposing and regreening of a largely-derelict 1980s office building into a sustainable, mixed-use, PBSA-led development, with community at its heart. The 134,000sqft scheme delivers 283 student beds and 35 per cent on-site social-rent homes, alongside a rich mix of uses, centred on community, food and nature. The ground floor is dedicated to community: a service-yard transformed into a new courtyard garden, accessible to all via a new pedestrian route, high-street shops and innovative Community Kitchen.

22 Park Crescent

14 Park Cres, London W1B 1QX, UK

Completion: 2021

Client: CIT Group Partners

Architect: Studio PDP

Structural engineer: AKT II

Heritage consultant: Donald Insall Associates

Contractor: Midgard

M&E design: Hilson Moran/BSD

M&E construction: Spie / ARK

QS and PM: Aecom

Planning consultant: DP9

Two 1960s buildings with 92 apartments have been retrofitted with a total overclad solution while residents remained in occupation.

Of typical design and construction of the time, the apartments were cold in the winter and overheated in the summer, masonry was cracking and falling off the building.

The exterior warm jacket of mineral wool, insulation and new windows has almost halved the space heating demand in each unit.

30 Golden Square

1st Floor, 30 Golden Square, London W1F 9LD, UK

Completion: 2024

Client: Aviva Investors

Architect: John Robertson Architects

Contractor: Structure Tone

JRA revitalised 30 Golden Square, a prominent office building in Soho. They increased space by 14 per cent, adding efficient floor plates, a communal roof terrace, cycle storage, and facilities. The street elevation was remodelled with a new entrance and retail frontage. The building spans 2,880m2 of modern office space, achieving BREEAM Excellent and designed for WELL Platinum rating.

40 Eastbourne Terrace

40 Eastbourne Terrace, London W2 6LG, UK

Completion: 2024

Client: Yard Nine

Architect: Sheppard Robson

Structural & Civil Engineer: AECOM

Services Engineer: Caldwell Consulting

Main Contractor: Gilbert Ash

Reimagining of a 1960s office building into a 396-bedroom dual-branded hotel opposite Paddington Station. The dual-branded hotel demonstrates how existing buildings can be intelligently adapted to meet contemporary needs while significantly reducing environmental impact.

The project's success centres on the strategic retention and adaptation of the existing concrete frame to reduce embodied carbon.

660 Fifth Avenue

660 5th Ave, New York, NY 10103, USA

Completion: 2023

Client: Brookfield Property Partners

Architect: Kohn Pedersen Fox (KPF)

Structural Engineer: Gilsanz Murray Steficek

Contractor: Turner Construction Company

MEP: Cosentini Associates

Facade Consultant: Front Inc.

The retrofit of 660 Fifth Avenue has adapted an outdated building to extend its life and improve performance. The office tower has been re-clad with large-pane glass windows of record-breaking size. Responding to the limitations of the original building, KPF's design allows the structure to virtually disappear, makes the ceilings feel higher, triples the window area, and cuts annual operating carbon emissions by 54 per cent.

70 Gracechurch Street

145 Leadenhall Street, London EC3V 4QT, UK

Completion: 2031

Client: Stanhope, Ontario Teacher's Pension Plan

Architect: Kohn Pederson Fox

Multidisciplinary Engineers: Arup

Engineers: Robert Bird Group,

Alinea, Engineers: Turner & Townsend

Planning Consultant: DP9

Transport Consultant: Momentum

Social Value and Culture Consultant: Hatch

Community Engagement Consultant: LCA

The reuse of a former department store with a new office tower built above, increasing the GIA by more than 560,000sqft. Approximately 60 per cent of the existing building's structure will be retained and at least 120 tonnes of steel beams from demolished storeys will be reused in the new tower. As modelled, the scheme achieves a 14 per cent reduction in up-front embodied carbon, compared to a previously consented new build scheme.

75 Wallis Road

75 Wallis Rd, London E9 5LN, UK

Completion: 2022

Client: HTA Design

Architects: HTA Design

Other: BW, Hadron, Conisbee, Ian Sayer & Co, Jensen Hughes, RBA Acoustics

75 Wallis Road was designed by HTA as the permanent home for their London studio. Repurposed from a Victorian warehouse in Hackney Wick, East London, the project combined four separate buildings into one coherent whole. The existing structure was retained with sensitive improvements added to create an inspiring 21st-century workspace that breathes new life and secures the future of a classic piece of Hackney's heritage.

8 Canada Square

8 Canada Square, London E14 9QN, UK

Completion: 2032

Client: Canary Wharf Group, Qatar Investment Authority

Architect – Kohn Pedersen Fox (KPF)

8 Canada Square will transform the iconic single-use office tower into a vibrant, mixed-use destination featuring best-in-class workspaces and amenities to accommodate users and future programming by carving out terraces from the existing building. The transformation will focus on sustainable design, improve urban connectivity, and attract visitors to the evolving district.

81 Newgate Street

King Edward Street (Stop ST), City of London, London EC1A 7BA, UK

Completion: 2025

Client: Pella Real Estate Partners and Orion Capital Managers

Planning Consultants: Montagu Evans

Architects: KPF

Landscape Architects: TSS

Engineer: Chaphams

The refurbishment transforms an outdated office block into a sustainable office building, successfully retaining 76 per cent of the existing structure, and 95 per cent of the waste has been diverted from going into landfill. The scheme will deliver a net zero operational carbon strategy for the base build energy consumption with an all-electric building. Aims to achieve BREEAM Outstanding, WELL Platinum and Wiredscore Platinum Building.

89 – 89.5 Worship Street

Worship St, London, UK

Completion: 2023

Architect: GPAD

Structural Enginner: Perega

Project Manager: Ward Williams Associates

Contractor: Corely & Wooley

Repurposing & extending an industrial warehouse to enhance and retain the character. The amalgamation of 3 buildings to create a campus site to provide flexible office & reinvigorate a backland site. The internal courtyard drives quality and provides natural ventilation with an honest approach to this retrofit with materials being retained & exposed to allow the existing fabric to form part of the building's aesthetic.

9 Millbank

9 Millbank, London SW1P 3AN, UK

Completion: 2022

Client: St Edward

Architect: DDU

Engineer: Walsh

Contractor: Berkeley Group

9 Millbank is the refurbishment and residential conversion of a majestic Grade II listed office building facing the Thames, constructed between 1927 and 1929 as the headquarters for Imperial Chemical Industries.

The team prioritised finding existing information through thorough archive searches, which revealed substantial foundations up to 5m thick and allowed justification of the reuse of the existing raft.

99 City Road

99 City Rd, London, UK

Completion: 2030

Client: Nan Fung Group

Architect: Kohn Pedersen Fox Associates (KPF)

Development Manager: Endurance Land

Construction partner: Multiplex

Project Manager: Avison Young

Planning Consultant: DP9

Public Realm Consultant: Publica

Structural Engineer: AKTII

MEP Consultant: Atelier Ten

Community Engagement: Kanda Consulting

Transport Consultant: Steer

A landmark development, 99 City Road will transform an outdated office building on the Old Street roundabout into a 35-storey tower. The ‘keep and add’ approach to design retains most of the original structure while inserting a new core and additional floors to create high quality commercial and affordable workspace. The development will increase the public realm by more than 270 per cent, providing a new public square.

Alfred Place

9 Alfred Pl, London WC1E 7EB, UK
Completion: 2025
Client: Great Portland Estates
Architect: Ben Adams Architects
Structural Engineer: Heyne Tillet Steel
MEP: GDM
Project Manager: Avison Young
Quantity Surveyor: Exigere
Contractor: Faithdean
Interiors: Ellipse

Alfred Place has been thoughtfully upgraded to enhance tenant experience. The refurbishment focuses on improving usability, flexibility and wellbeing across all levels of the building meeting the evolving expectations of office occupiers—prioritising light, high-quality indoor and outdoor shared environments and direct access to Alfred Place Gardens—while reinforcing the building's long-term relevance and value.

All Saints

13 Austral St, London SE11 4SJ, UK
Completion: 2022
Client: EPR Studio Ltd
Architect: EPR Architects
Structural Engineer: Alan Baxters
Main Contractor: McCue Crafted Fit
Services Engineer: Hilson Moran

EPR Architects' London home, All Saints, is a net-zero carbon in operation retrofit that reflects the practice's values. Originally a 19th-century orphanage, later a hospital, and most recently a photography archive, the building had suffered years of unsympathetic alterations. EPR's design restores its Victorian grandeur while introducing bold interventions to ensure its future as a functional and flexible workplace.

AMANO Hotel

© Jack Hobhouse

Drury Ln, London, UK

Completion: 2022

Client: Manex Properties and The AMANO group

Architect and Interior Design: Woods Bagot

Structural Engineers: Cundalls

M&E Engineering: Hoare Lee

Woods Bagot transformed a 1980s office building on Drury Lane into a chic boutique lifestyle hotel. Hotel Amano comprises 141 guest rooms, a lounge bar, a signature restaurant, and an outdoor roof terrace and bar with stunning views of the city. The building externally underwent significant enhancements to introduce better coherence with the neighbouring buildings while ensuring a contemporary appearance.

Angel Square


© AHMM

1 Torrens St, London EC1V 1NH, UK

Completion: 2025

Client:Tishman Speyer

Architect: Allford Hall Monaghan Morris

Structural engineer: AKT II

Services engineer: Chapman BDSP

Planning Consultant: DP9

Main Contractor: McLaren Group

Project Manager: Third London Wall

Quantity Surveyor: Core 5

Facade Engineers: Eckersley O'Callaghan

Angel Square reinvents a prominent corner site with a mixed-use office led development. Retaining 80 per cent of the existing postmodern concrete structure, it builds over an existing underground station, moves a public house and creates new active frontages. The existing internal structural grid also informs the facade design with articulated solid columns and ledges, supplemented by profiled spandrel panels and glazed terracotta.

Arthur Stanley House

©Rob Parrish

3 Tottenham Mews, London W1T 4AB, UK

Completion: 2023

Client: Westbrook Properties

Architect: Allford Hall Monaghan Morris

Civil & Structural Engineer: Heyne Tillett Steel

Services Engineer: Thornton Reynolds

Main Contractor: 4K Contracts

Sat within the Charlotte Street Conservation Area, the project reinvents a vacant, former hospital building into modern office accommodation and new residential building along Tottenham Mews. Originally designed by TP Bennett Architects in 1965, the building was part of the Middlesex Hospital estate as a centre specialising in physiotherapy before being vacant and left to decline for over 10 years.

Bata Shoe Factory


©Scott Norsworthy

44 Fraser Dr, Quinte West, ON K0K 1E0, Canada

Completion: 2019

Client: Batawa Development Corporation

Architects: BDP, Dubbeldam Architecture + Design

Services Engineer: The HIDI Group

Structural Engineer: The Dalton Company

The adaptive reuse of Bata's former shoe factory in the Town of Batawa is the centrepiece of a vision to transform the former industrial town into a new model for rural sustainable development. 47 rental residential units, retail and commercial spaces, daycare, event space, and a rooftop terrace now occupy the original structure, enhanced with large windows, new balconies and a welcoming lobby.

BEAM, Hertford

The Wash, Hertford SG14, UK

Completion: 2024

Client: East Herts Council

Architect: Bennetts Associates

Interior Designer: Citizens Design Bureau

Services Engineer: Max Fordham

Structural Engineer: Integral Engineering

Theatre and Acoustic Consultant: Charcoal Blue

Fire Engineering Consultant: The Fire Surgery

Lighting Design: Pritchard Themis

Landscape Architect: Fabrik Uk

Inclusive Design: David Bonnett

Cost Consultant and EA: Bristow Consulting

BEAM is a new multi-purpose arts and culture venue for East Hertfordshire, offering live theatre, dance and music, cinema, community outreach and more.

Its distinctive form is composed of five blocks, wrapped sensitively around the existing "malthouse' fly tower housing the main theatre space.

The redevelopment, in the heart of town, forms part of a wider urban strategy to open up the riverside to the public.

Bermondsey Yards

Bermondsey St, London SE1 3UD, UK

Completion: 2026

Client: Aviva Investors

Architect: Studio RHE, John Robertson Architects

JRA is collaborating with Studio RHE to create a workspace campus at the junction of Bermondsey Street, St Thomas Street and Snowsfield in Southwark. The sensitive, contextual designs include refurbishing and extending the 1850's Leather Warehouse, retaining another existing building and reinstating the site's historic 'yard' to create public realm.

Bow Bells House

1 Bread Street, London EC4M 9BE, UK

Completion: 2026

Client: Fubon Life

Architect White Red Architects

Development & Leasing Manager Fabrix

Investment Manager: Patrizia

Ikon (main contractor)

Building Services Engineer: Arup

Landscape Architect: Harris Bugg Studio

Cost Consultant CHP

Leasing Agents: Knight Frank & Newmark

The creative renewal of a prime office building, in the heart of the City of London, to meet the expectations of modern leading occupiers. A high impact, targeted retrofit strategy will transform the building's energy efficiency and occupier experience, through electrification and new, best-in-class communal areas and end-of-journey facilities. Underused terraces will be transformed through extensive planting and access reconfigured to offer a communal terrace with views directly over St Mary-le-Bow Church, housing the famed 'Bow Bells' of Cockney legend.

Bush House South West Wing

Ground Floor, South East Wing, Bush House, 300 Strand, London WC2R 1AE, UK

Completion: 2027

Client: King's College London

Design Architect: Kohn Pedersen Fox (KPF)

Building Systems, Vertical Transport, Acoustics and Air Quality: AECOM

Structural, Civil, and Transport Engineering: Elliott Wood

Cost and Project Management: Gardiner & Theobald

Landscape and External Lighting: Publica

Planning and Heritage: Montague Evans

Project Management: Ayers Saint Gross

Sustainability: BDP

This deep retrofit will provide world-class education facilities, student services, and faculty offices. A contemporary extension creates a destination student hub and the King's Agora, a revolutionary new facility for learning, discourse, and assembly. Where possible, the original structure and fabric are retained and upgraded to provide a high-performance enclosure, reducing operational and embodied carbon.

Castlefield Viaduct

Castlefield Urban Heritage Park, Duke Street, Manchester M3, UK

Completion: 2022

Client: National Trust, , Structural, Civil & MEP

Architect: Twelve Architects

Engineer: Arup

Planting Design: National Trust

Transport Consultant: Vectos

Project Manager & Quantity Surveyor: Stace LLP

Contamination & Drainage: Royal Haskoning DHV

Ecology: Urban Green

Building Control: Sweco

Heritage Consultant: Purcell

The restoration and reimagination of a Grade II listed viaduct into a free-to-access urban park. Located in the heart of Manchester, the scheme breathes new life into a significant heritage landmark, introducing vital urban greening to the city centre. Marrying proud industrial heritage with a modern urban park concept, the scheme ensures this important part of Manchester's past plays a meaningful role in its future.

Chiswick Green

408 Chiswick High Road., Chiswick, London W4 5TF, UK

Completion: 2024

Developer: Great Marlborough Estates

Architect: Assael Architecture

Structural Engineer: Ramboll

Civil Engineer: Ramboll

Facade Engineer: Ramboll

Contractor: HG Construction

Planning Consultant: Quod

Chiswick Green transforms the 1960s office, Empire House into 137 homes, revitalising Chiswick High Road. This retrofit project emphasises sustainability through refurbishment, recladding, and materials like brick and stone veneer, ensuring a contemporary yet contextual design. By repurposing the existing structure, it showcases how retrofit-led regeneration can enhance the high street while minimising environmental impact.

Church Street

Church St, London, UK

Completion: 2025

Client: Westminster City Council

Architects: Jan Kattein Architects

Engineers: engineersHRW

Consultants: MDA Consulting Ltd, WSP

Operator: Arbeit Studios

The Church Street Triangle in Westminster marks a divide between the affluent antiques quarter to the North and the local market to the South. We reinstated a mock-Tudor toilet block and inserted a café into half of it, transformed a row of vacant shops into work and community space and refurbished the adjacent square, stitching together a disparate family of civic spaces for greater social and physical coherence.

City Approach

190 City Rd, London EC1V 2QH

Completion: 2022

Our City Approach project redefines urban living in London's Moorfields by extending a historic building into a dynamic multi-functional hub. This adaptive reuse retrofit adds staked maisonettes, sculptural staircases, and secret joinery, transforming roof voids into light-filled floors. Lightweight composites and a minimal finish blend with the heritage fabric, offering panoramic views within the urban context.

Cornerstone, Beech St

Bridgewater House, 45 Beech Sreett, London EC2Y 8AD, UK

Completion: 2027

Developer: HUB Living

Investor :Bridges Fund Management

Architect: AHMM

Engineer: Whitby Wood

Planning Consultant: DP9

Adaptive reuse of an office to deliver 174 co-living homes and new community assets with improved thermal performance in a uniquely residential part of the City alongside the Barbican estate.

Corso Italia 23

Via Santa Sofia, 28, 20122 Milano MI, Italy

Completion: 2024

Client: PIMCO Prime Real Estate

Architect: Skidmore, Owings & Merrill (SOM)

Structures: BMS Progetti

Project Manager: Jacobs Italia; Construction Company: Colombo Costruzioni S.p.A;

Local Architect: Proger SpA, BMS Progetti

Heritage Consultant: TA Architettura;

Sustainability: Manens-Tifs;

Lighting Design: Cannata & Partners;

Vertical Transportation and Traffic: Systematica;

Fire and Life Safety: Jensen Hughes

In central Milan, an office complex designed in the 1960s by a team of influential modernist architects has been reimagined through an innovative approach to conservation and retrofit. The transformed Corso Italia 23 sees the introduction of advanced environmental, wellbeing, and smart building features while respecting the original architecture by the studio Ponti Fornaroli Rosselli with Piero Portaluppi.

Eccleston Yards Studio

Victoria Coach, London SW1W 9NF, UK

Completion: 2019

Client, Architect, Interior Designer: Studio PDP

Landlord: Grosvenor

Structural Engineer: Hurst Peirce + Malcolm

Services Engineer: Edward Pierce Consultancy

Contractor: Grangewood

A dark and unusable space is transformed into a highly bespoke new office for the practice, winning a BCO Award. In need of a new home, a chance meeting with Grosvenor revealed a potential space which could work. With low ceilings, limited natural light and no entrance, the space needed a major rethink and retrofit. The design is an inventive and collaborative environment, where staff enjoy working each day.

Edinburgh Futures Institute

Lauriston Pl, Edinburgh, Uk

Completion: 2024

Architect: Bennetts Associates

Client: The University Of Edinburgh

Conservation Architect: Consarc

Project Manager: Atkins Realis

Quantity Surveyor: Thomson Bethune

Interior Designer: Bennetts Associates Architects

Mechanical/Electrical Engineer: Atkins Realis

Structural Engineer: Will Rudd Davidson

Sustainability Consultant: Bennetts Associates

Contractor: Balfour Beatty

The Edinburgh Futures Institute is a major new facility for the University of Edinburgh, restoring and upgrading the surgical building of the former Royal Infirmary with a wide range of teaching and learning spaces, linked by broad circulation routes and dynamic spatial volumes.

The building is open to students and the public, new public realm has been created with a major events space created beneath the new square.

Eighty Strand

80 Strand, London WC2R 0RL, UK

Completion: 2021

Client: Strandbrook

Architect: Studio PDP

Concept Architect: Duncan Mitchell Architect

Interior Designer: Carter Owers / Studio PDP

Structural Engineer: Civic Engineers

Services Engineer: Chapman BDSP

Project Manager: MGAC / RLF

Environmental Engineer: Hoare Lea

Town Planning Consultant: DP9

Heritage Consultant: Montagu Evans

Retrofit of the landmark, Grade II listed Shell Mex House, creating a flexible workplace for the future. Fronting onto the Thames and formed around two courtyards, the commercial office building design is typical of its era. The Strand courtyard features a glazed entrance pavilion with a new fast-track, way in from the street. Active travel is introduced at basement level with 'hotel' style changing areas.

ExCel Chapters 2 & 3

Victoria Dock Rd, London E16, UK

Completion: 2025

Client: McLaren Construction

Architect: John Robertson Architects

MEP Consultant: Hoare Lea

JRA repurposed the existing ground floor car park of London's ExCel centre, creating new lettable event spaces, 'Chapters', with access from Royal Victoria Dock. Each Chapter spans 2,500m2 and comprises of entrance lobby, main event hall and supporting facilities and plant. Chapters 2 and 3 are now home to the immersive 'Friends Experience' and 'Elvis Evolution'.

Fore Street Library

109 – 111 Fore St, London N18 2XF, UK

Completion: 2022

Client: Enfield Council,

Architects: Jan Kattein Architects

Contractor: Nico Contractors

Other: BLOQS, KM Dimensions, Watts Group Ltd.

The Living Room Library transforms a stuffy library on the high street into a versatile space that hosts cultural, educational and community events—whilst also retaining all the books. Pivoting bookshelves, a new stage, reading nooks, mobile workstations and rich red curtains transform the space into an open plan venue or a sequence of intimate spaces brought to life by a calendar of lectures, gigs and training sessions.

Grafton Centre

Grafton Centre, Cambridge CB1, UK

Completion: 2027

Developer: Pioneer Group

Architect: Corstorphine & Wright

Engineer: KJ Tait

Structural Engineer: Mosaic

Planning Consultant: Bidwell

Landscape Architect: Mcgregor Smith

The Grafton Centre redevelops a former Cambridge shopping centre into a vibrant life sciences-led hub. Blending workspace, retail, and leisure, the scheme revitalises the area while prioritising sustainability by repurposing structures and enhancing public spaces. This regeneration strengthens Cambridge's role as a centre for innovation, collaboration, and community, creating a future-focused destination.

Hampton Water Works

Completion: 2026

Architects: LOM architecture and design

Planning Consultant, Heritage Consultant: RPS

To revive a derelict Victorian waterworks in Hampton, Richmond upon Thames, LOM has proposed a mixed-use scheme converting its Grade II listed buildings into residential and office space.

The Hampton Waterworks redevelopment will create 37 high quality homes, ranging from one to three bedroom units, as well as 290sqm of coworking space.

HAUS 1 – Atelier Gardens

Oberlandstraße 26–35, 12099 Berlin Germany

Completion: 2023

Client: Fabrix

Architect: MVRDV

Local Architect: HS Architekten

Design: Studio Fabrix

Landscape Architect: Harris Bugg Studio

Project Manager: Drees & Sommer

MEP engineer: Buro Happold

The transformation of a tired nineties office building into a bold new entrance for Atelier Gardens in Berlin, the award-winning impact, media and events campus. Once plain grey, the building is now bright yellow, completed with a new living roof, CLT rooftop pavilion and terrace, accessible via a striking, zig-zagging external staircase. Four floors of flexible workspace sit above the new ground-floor café, which doubles as the campus reception, creating a hub for campus visitors and its progressive community.

Hay Castle

Oxford Rd, Hay-on-Wye, Hereford HR3, UK

Completion: 2022

Client: Hay Castle Trust
(Elizabeth Haycox, Nancy Lavin Albert, Tom True)

Architect: MICA Architects

Contractor: John Weaver Contractors

Conservation Architect: Acanthus Clews
(Andrew Salter)

Landscape: Jeremy Rye Studio

Cost: Aecom (David Owen)

Structure: eHRW (Steve Haskins, Chris Stobbart)

Project Management: Mott MacDonald (Gemma Rees)

Services Team: Mott MacDonald
(Andy Long, Azu Hatch)

Hay Castle, a medieval site bordering Bannau Brycheiniog, is open for public benefit after a major conservation-led retrofit. On the at-risk register, it is rescued and transformed into a vibrant cultural destination for arts and education, restoring its ancient link to its town, and joining medieval and Jacobean fabric with contemporary elements, employing heritage methods with salvaged materials for a sustainable future.

Heart of the City Sheffield

Carver St, Sheffield City Centre, Sheffield S1, UK

Completion: 2024

Client: Sheffield City Council

Architect: Feilden Clegg Bradley Studios

Structural Engineer: Arup

Cost Consultant and Project Manager:
Turner Townsend

Landscape Architect: Planet ie

Planning Consultant: Montagu Evans

Stakeholder Engagement: Counter Context

Strategic Development Partner: Queensberry

The centre piece of Sheffield's central redevelopment, Heart of the City is a celebration of heritage that looks to the future. Bringing together three interwoven uses, a vast industrial-style foodhall, a low-carbon flagship office, and a collection of small industrial workshops brought back into use for the city's next creative generation. Creating spaces that are flexible, adaptable and future-proofed for changing use.

Holborn Viaduct

14 Holborn Viaduct, London EC1A 2DE, UK
Completion: 2026
Client: Royal London Asset Management
Contractor: Multiplex
Services Engineer: Hilson Moran
Structural Engineer: Heyne Tillett Steel
Architect: PLP Architecture

Holborn Viaduct, designed with its pre-let tenant, is an adaptable workspace focused on occupant wellbeing. Featuring a Wellness Wing, green terraces, and communal spaces, it incorporates adaptive reuse with salvaged Portland stone, aiming for BREEAM Outstanding and WELL Platinum sustainability.

Houlton Secondary School, Rugby

Houlton Wy., Rugby CV23, UK
Completion: 2021
Client: Urban & Civic
Architect: van Heyningen & Haward
Structural Engineer: Price & Myers

Refurbishment of the former Rugby Radio Station, a Grade II listed building, into a large secondary and Sixth Form school, adapting this historic building into modern school facilities, adding two new teaching blocks, a Sports Hall, sports pitches, parking, access roads and SuDs. A new steel frame provides extra floors while preserving original features, and the roof has been raised to restore a fire-damaged cornice.

HUB, Victoria

123 Buckingham Palace Rd, Victoria,
London SW1W 9SR, UK

Completion: 2023

Client: Gaw Capital

Architect: Morrow + Lorraine

Contractor: McLaren

Project Manager: Buro 4

Structural Engineer: Peter Dann

MEP services and Sustainability consultant: Mecserve

Cost consultant: Gardiner and Theobald

Landscape design: BBUK

Planning consultant: Gerald Eve

Facade engineer: Infinity facade consultants

In congested city centres, where development land is at a premium, an imaginative way to meet the growing demand for workspace is to build upwards. HUB Victoria creates 100,000 sq ft of flexible, adaptable, high quality offices without straying beyond the building's existing footprint. The carbon saved by using the latent capacity in the building's foundations is roughly equivalent to building 30 new-build 3 bedroom houses

Ice Factory

27 Eccleston Pl, London SW1W 9NF, UK

Completion: 2023

Client: Grosvenor Britain & Ireland

Architect: BuckleyGrayYeoman

Project manager: Trident

M&E consultant: Hurley Palmer Flatt

Sustinabaility consultant: Tuffin Ferraby Taylor

Structural engineer: Heyne Tillett Steel

Quantitity surveyor: Leslie Clark

Planning consultant: Gerald Eve

Approved inspector: Approved Inspector Services

Principal designer: AECOM

Daylight and sunlight consultants: JMR urveyors

The Ice Factory exemplifies thoughtful adaptive reuse, demonstrating how industrial heritage can be reimagined for contemporary life through simple, impactful interventions. Original cast iron elements are celebrated with red oxide paint, while additional storeys create a harmonious patchwork of old and new. The retrofit prioritises sustainability through structural retention, material reuse and all-electric systems.

Inventa

Botley Rd, Oxford OX2 0HP, UK

Completion: 2023

Client: Mission Street and BGO

Architect: Owers Warwick Architects

Structural Engineer: Elliott Wood

Services Engineer: Hilson Moran

Project Manager: Buro Four

The adaptive reuse of a retail warehouse into 65,000 ft2 of purpose-built laboratory and office building in Central Oxford. A new mezzanine floor forms the office space within the existing building, and the ground floor area has been adapted into wet laboratory space. Extensions to the front and back of the building created a new modern facade and increased the footprint of the site.

King's Cross Masterplan

Euston Station, London NW1 2EF, UK

Completion: 2022

Client: Related Argent on behalf of King's Cross Central Partnership

Co-masterplanners: Allies and Morrison, Porphyrios Associates

Landscape Architect: Townshend Landscape Architects & Applied Landscape Design

Engineering: Arup & Sweco

Structures and Services: Arup

Quantity Surveyor / Cost Consultant: Gardiner & Theobald

Restoring a remarkable heritage site, more than 30 buildings and structures have found new life. Through restoration and retrofit the Granary Building now home to UAL's Central St Martins, the Coal Drops as a retail galleria, Gasworks structures have become public realm features and the German Gymnasium, a popular restaurant. The masterplan emerges from the intrinsic patterns and found structures of King's Cross.

Kings Hall Leisure Centre

©Pillar Visuals

Kings Hall Leisure Centre, 39 Lower Clapton Rd, Lower Clapton, London E5 0NU, UK

Completion: 2028

Client: Hackney Council

Architect: FaulknerBrowns

Structural Engineer: Alan Baxter Associates

Services Engineer: Van Zyl & de Villiers

Main Contractor: Morgan Sindall

Air Quality: Kairus Ltd

Archaeological Report: Mola

Daylight & Sunlight Assessment: Consil

Ground Investigations: Ground Engineering (Lucion Group)

Kings Hall is a Grade II listed architectural landmark in Hackney and vital to the borough's social fabric. Its current layout presents accessibility, lighting, and space utilisation challenges and substantial intervention is required to upgrade energy performance. Our proposal encompasses a refurbishment, retrofit, extension and public realm design, preserving Victorian character with modern, sustainable innovations.

Lexden Gardens

175 Lexden Rd, Colchester CO3 3TE, UK

Completion: 2026

Architect: Chetwoods

Contractor: Kind and Company

Structural Engineer: Peruga

Project Manager: Potter Raper

Planning Consultant: Savills

Heritage Consultant: Turley

Landscape Architect: Robert Myers

Developer: Essex Housing

The repurposing and adaptive reuse of former Essex County Hospital's Grade II listed buildings to deliver a new neighbourhood of 120 new homes highlights the challenges and strategies of balancing heritage conservation with modern sustainable living. It preserves history while meeting regulations and integrating modern amenities, ensuring heritage buildings remain flexible, functional and relevant in urban settings.

London South Bank University – LSBU Hub

Tower Block, 103 Borough Rd, London SE1 0AA, UK

Completion: 2022

Client: London South Bank University

Architect: WilkinsonEyre

Structural Engineering: Eckersley O'Callaghan

Facade Engineering: Eckersley O'Callaghan

A retrofit first approach to sustainable building design, with the transformation of an outdated concrete office block to a vibrant new student hub for London Southbank University.

By refurbishing and saving as much of the existing materials as possible, the cradle-to-gate embodied carbon component related to substructure and superstructure for the project is just 49 kgCO2e/m^2.

London Square, Bermondsey

22 Crimscott St, London SE1 5TE, UK

Completion: 2027

Client: London Square Development Ltd

Architect: AHMM, Coffey Architects

Structural Engineer: Waterman Group

Site Owner: The Rich Group

Landscape: Townshend Landscape Architects

London Square Bermondsey sees the regeneration of a run-down and disjointed industrial estate, bringing many vacant and under-used buildings with historic value back into use. The masterplan provides 400 new homes, 35 per cent of which will be affordable and social housing, with a new commercial hub of approximately 20,000 sqm dedicated to small and medium-sized enterprises. A sequence of green spaces renews land previously contami

Malmö Stadsteater Hippodromen

©Jenny Baumgartner

Completion: 2023

Client: Malmö Stadsteater & Malmö Stad

Architect: Haworth Tompkins

Technical Architect: White Arkitekter

Structural Engineer: Structor,

Services Engineer: Sweco

Acoustic Engineer: Norconsul

Project Manager: Malmö Stadsfastigheter (Peter Hingström)

Contractor: Team Skåne

Theatre Consultant: AIX Arkitekter AB

Signage & Wayfinding Design: Urgent & Haworth Tompkins

Major refurbishment of 19th century Swedish theatre, opening the theatre to the life of the city. A new auditorium offers an intimate, flexible space, merging historical and contemporary architecture. A glazed courtyard links it to the street, providing an events space, and connection between a new entrance, the refurbished theatre foyers, a café & children's workshop. The theatre is now more porous, accessible & flexible.

Mendel Square


©Alex Shoots Buildings

Mendlovo náměstí, 603 00 Brno-Brno-střed, Czechia

Completion: 2024

Client: City of Brno

Architect: CHYBIK + KRISTOF

Engineer: PK OSSENDORF — Ing. Štěpánka Štěpánková

Collaborator: dílna, Michal Palascak

Landscape architecture: Zdenek Sendler

Transport conception: PK Ossendorf (Vlastislav Novak, Stepanka Stepankova)

Project initiation, architectural study: Brno City Chief Architect's Office

A neglected transport hub is transformed into a dynamic public space. The design features a circular layout, enhancing spatial navigation and connectivity. Red stone paving establishes a visual dialogue with nearby historic sites, reinforcing cultural continuity. Prioritizing environmental consciousness, newly planted trees form a cooling canopy, supported by an advanced irrigation system.

Meta Farely

380 W 33rd St, New York, NY 10001, USA

Completion: 2022

Client: META Platforms, Inc

Architect: Kohn Pedersen Fox (KPF)

Structural Engineer: Severud

Construction Manager: J.T. Magen & Company

Project & Cost Manager: Gardinar & Theobald Inc.

MEP / IT Engineer: Robert Derector Associates

Acoustical Consultant: Longman Lindsey

Lighting Consultant: Lighting Workshop

LEED Consultant: Vidaris

The transformation of the James A. Farley Building, a protected landmark and former post office, into an innovative workspace that blends historic elements with wellness-focused workplace design.

Metrocentre Community Diagnostic Centre

26-32 St. Michaels Wy., Metrocentre, Newcastle upon Tyne NE11 9YE, UK

Completion: 2024

Client: NHS Foundation Trust and Newcastle Upon Tyne Hospitals NHS Foundation Trust ?

Architect: Ryder Architecture

Contractor: Robertson CE

Structural Engineer: Jasper Kerr Consulting Engineers

Project Manager: Atkins Realis

Interior Designer: Ryder Architecture

MEP Engineer: Link MEP Consulting Engineers

Quantity Surveyor: Atkins Realis

Acoustic Consultant: Apex Acoustics

Fire Consultant: OFR Consultants

A collaboration between Gateshead Health and Newcastle upon Tyne NHS Foundation Trusts. The CDC is within a vacant retail space at the Metrocentre and delivers NHS diagnostic services in a community setting, one of the first to do so outside a main hospital site. The adaptive reuse of the space creates more accessible healthcare facilities and revitalises retail areas, supporting public health and economic recovery.

Michael Kirby Building, Macquarie University

E4A, 4 Eastern Rd, Macquarie Park NSW 2113, Australia
Completion: 2023
Client: Macquarie University
Architect: Hassell
Interior Designer: Hassell
Project Manager: Turner & Townsend
ESD Consultant: Arup / Northrop
Structural Engineer: TTW
Civil Consultant: Arup
MEP Consultant: Arup
Acoustic Consultant: Arup / Acoustic Logic
AV Consultant: Concept AV
Landscape Consultant: Aspect / Hassell

The Michael Kirby Building at Macquarie University tells a story of sustainable adaptation and growth, crafting new gathering spaces that encourage interaction and the exchange of ideas. The adaptive reuse of an existing ground and first-floor concrete structure has transformed this 1985 administration centre into an expansive and flexible four-storey building featuring a lighter, framed structural system and glazed facade.

Minerva House

5 Montague Cl, London SE1 9DF, UK
Completion: 2027
Client: GPE
Architect: Ben Adams
Delivery Architect: John Robertson Architects
Contractor: Multiplex
Project Manager: Opera
Quantity Surveyor: Gardiner & Theobald
Planning Consultant: DP9
Structural Engineer: HTS
Services Consultant: Hoare Lea
Landscape Architect: Townsends
Enabling Works Contractor: Morrisroe

Minerva House, located on the Southbank of the River Thames, offers over 140,000 sq ft of flexible Class E office space across eight levels, with an adaptable ground floor and roof terraces from Levels Six to Nine. The redesign includes affordable workspaces on the lower ground floor and enhances the public realm with a new pedestrian route linking Golden Hinde and Minerva House, alongside thoughtful amenities throughout.

Morelands and Riverdale

Lower Sunbury Rd, Hampton, UK

Completion: 2023

Client: touchlight

Architect: Chapman Architects

Structural Engineer: Evolve

Refurbishment of a historically sensitive building, dating from 1852 originally as a waterworks, to accommodate new floors. It was important to understand the original building and its original use to get the best out of the unique spaces.

Different building elements were all sized to fit with door openings and erected using the original gantry crane with the construction very much like the proverbial 'ship in a bottle'.

Museum of London

150 London Wall, London EC2Y 5HN, UK

Completion: 2026

Client: Museum of London

Architects: Stanton Williams, Asif Khan, Julian Harrap Architects

MEP: Arup

Structural, Civil–infrastructural, Bioclimatic Engineering: AKT II

Contractor: Sir Robert McAlpine

Planning Consultant: Gerald Eve, Hayes Davidson

Project Management: Buro Four

Acoustics: Sandy Brown

Fire Consultant: OFR Consultants

The London Museum sits within the historic fabric of Smithfield Market, located over complex layers of Victorian railway infrastructure. The ethos of the scheme is to retain as much of the existing fabric as possible utilising a complex retention system and repairing/replacing as required, with careful modern insertions to enable the LM to function, respectful to both the area of Smithfield and the heritage of the building.

Northampton Street, St John's College

21–24 Northampton St, Cambridge CB3 0AD, UK

Completion: 2023

Client: St John's College, Cambridge

Architect: Allies and Morrison

Structural Engineer: Smith and Wallwork

Environmental / M&E Engineer: JG Consulting

Landscape Architect: Allies and Morrison

Sustainability, Retrofit Assessment, Hydrothermal Assessment: NDM Heath Ltd: Sustainable Energy Services

Acoustic Engineer: Ramboll

Planning and Heritage: Turley

Architectural Conservator: Tobit Curteis Associates

Fire Consultant: Affinity Fire Engineering

Two Grade II listed buildings are transformed from a restaurant and student accommodation into a new entrance and pedestrian arrival route for St John's College, Cambridge, now home to a Porters' Lodge and administrative office hub. Reconfiguration and decluttering of the site has joined the previously separate structures with a glazed link building, unifying them around a new central courtyard.

Oldham Town Hall

Yorkshire St, Oldham OL1, UK

Completion: 2016

Client: Oldham Metropolitan Borough Council

Architect, Acoustic Engineer, Ecology Consultant, Landscape Architect, Light Consultant, Planning Consultant: BDP

Contractor: Morgan Sindall

Quantity Surveyor: MACE

Project Manager: Project Managers UK

Services Engineer, Structural Engineer: Kier Construction London

Fire Consultant:: Circulation Design Consultancy

BDP regenerated the Grade II listed Old Town Hall and brought the building back into use as a cinema. The development ensures certain architectural features and decorations are retained while allowing the building to have a new use. The existing ballroom, council chamber, committee rooms and court rooms have been kept and transformed into cinema screens, while a new extension, creates a new facade on Clegg Street.

One Exchange Square

Sun St Passage, London, UK

Completion: 2026

Client: LaSalle Investment Management

Architect: Fletcher Priest Architects

Structural Engineer: Heyne Tillet Steel

Contractor: Multiplex

Project Manager: M3 Consulting

Cost Consultant: Core Five

One Exchange Square spans 430,000 sq ft of premium workspace and 17,000 sq ft of retail. Featuring 13 landscaped floors, 33,000 sq ft terraces, an 8,000 sq ft lounge, and close proximity to Liverpool Street Station, it targets BREEAM Outstanding and 50 per cent lower embodied carbon by retaining 90 per cent of its structure. Scheduled for Q1 2026 completion, it aims to meet high sustainability and wellness demands.

One Great Cumberland Place

One Great Cumberland Place, 1 Great Cumberland Place, London W1H 7AL, UK

Completion: 2023

Client: The Portman Estate

Architect: AHMM

Structural Engineer: AKT II

Services Engineer: NDY

Project Manager: Buro Four

Planning Consultant: Newmark

Cost Consultant: Gardiner & Theobald LLP

Located directly opposite Marble Arch, the completed refurbishment of One Great Cumberland Place comprises new office and retail space behind a retained facade. Delivered to a Cat A standard with exposed services and a rooftop terrace overlooking Central London, the building has achieved a BREEAM Excellent accreditation.

One Great St Helen's

36 Great St Helen's, London EC3A 6AP, UK

Status: Submitted

Completion: 2025

Client: Private Investor

Architect: John Robertson Architects

Contractor: OD Group

JRA is refurbishing and extending One Great St Helen's, a curved office building designed by the studio in 1998 in the City's Eastern Cluster. The 4,500 sqm building is being updated with two additional storeys, a reworked entrance, CAT A finishes, amenities including a roof terrace, and enhanced sustainability, bringing it up to contemporary standards.

One Madison Avenue

One Madison Ave, New York, NY 10010, USA

Completion: 2004

Client: SL Green Realty

Architect: Kohn Pedersen Fox (KPF)

General Contractor: AECOM Tishman

Structural Engineer: Severud Associates

MEP Engineer: Langan

Architect (Lobby & B1 Amenity): Vocon

Architect (Rooftop) :Rockwell Group

Code/ADA Consultant:
Code Consultant Professional Engineers, PC

Zoning Consultant: Fried Frank

Expeditor :Milrose Consultants, Inc

The design of One Madison Avenue updates an existing, mid-century podium and adds an elegant new tower along with over an acre of outdoor space and multiple terraces, all boasting exceptional views of Madison Square Park and the adjacent 5 Madison Clock Tower. By retaining 67 per cent of the building's original structure, the redesign is forecast to result in an energy reduction of over 60 per cent against the AIA 2030 baseline.

Open Havelock

91 Willowbrook Rd, Southall UB2 4RH, UK

Completion: 2024

Credits: London Borough of Ealing, Peabody, Canal and River Trust, Greater London Authority, Alison Crawshaw Ltd (Architect), Client: London Borough of Ealing, Engineer(s): Atelier One – Structural Engineers, Inside Outside – Service Engineers

Open Havelock is grounded in an in depth understanding and sustained engagement with the social and built context of the site. The project reinhabits service and communal spaces on an estate where they had been misused and obsolete. It advocates for a visioning and repurposing that recognises their value, character and potential, transforming blighted garages, undercrofts and public realm into a social and delightful asset.

Oru Sutton

7 Throwley Way, Sutton SM1 4AF, UK

Completion: 2023

Credits: Client: Oru Space

Funders: Sutton Council, the Mayor of London and Strategic Investment Pot

Provider: Oru Space

Architect: Samuel Chisholm Studio, Takero Shimazaki Architects

Structural engineer, Mechanical and engineering consultant: Webb Yates

Quantity surveyor: Savile Brown

Principal designer: PRP UK Ltd

Sutton Council has taken an ambitious, bold and creative approach to town centre regeneration. In 2019, it purchased a former BHS store in Sutton Town Centre and worked with Oru Space to refurbish and repurpose the upper floors. Oru Sutton now offers 300+ desks, 40 offices, treatment rooms, retail units, wellbeing, hospitality and event spaces, a nursery and rooftop garden – creating a new community hub. Oru has creatively

Paper Garden

Teredo St, London SE16, UK

Completion: 2023

Client: Global Generation

Architects: Jan Kattein Architects

Other:
British Land, Watermans, Sweco, Aecom, Wates, Nordan

At the Paper Garden, 3000 volunteers have transformed an industrial storage shed into an educational building and garden using reclaimed building materials. Built from 60 per cent reused materials, the project sets a precedent for sustainable construction whilst unleashing the potential of the construction process itself to contribute to greater community coherence in an area of London that
is changing.

Pearl Gallery

Floriana Hernycha 1601,
562 01 Ústí nad Orlicí-Ústí nad Orlicí 1, Czechia

Completion: 2026

Client: City of Ústí nad Orlicí

Architect: CHYBIK + KRISTOF

Engineer: Musil, Hybská – architektonický atelier, s.r.o.

The revitalization of the Pearl textile factory in Ústí nad Orlicí transforms its remaining historic buildings into an art gallery and community center. Honoring the industrial past, the design preserves key architecture, while strategically placed passages improve access to a multipurpose public courtyard. New café enlivens the ground floor, while distinct exhibition spaces will reinforce the town's cultural infrastructure.

Pembroke College, Cambridge

Trumpington St, Cambridge CB2, UK

Completion: 2025

Architects: Haworth Tompkins

Client: Pembroke College, Cambridge

Project Manager: Bidwells

Cost Consultant: Gleeds Cost Management Consultant

Structural Engineers: Price & Myers

MEP Consultant Phase One: Max Fordham PLC

MEP Consultant Phase Two: Joel Gustafsson Consultants

Landscape Architects: Tom Stuart Smith Ltd

Acoustician: Max Fordham PLC

Theatre Consultant: Charcoal Blue

Pembroke Mill Lane is the most significant expansion of the College since the fourteenth century, providing a range of public and collegiate spaces within new and re-purposed buildings in a complex site in Cambridge city centre. The project has transformed a congested urban site to provide social, teaching, and living accommodation alongside new flexible cultural and performance spaces that serve the College and wider city.

Peterborough Court

Fleet St, London, UK

Completion: 2025

Client: Regis Fleet Street Ltd

Architect: John Robertson Architects, Kohn Pederson Fox

Peterborough Court, located at 133 Fleet Street, was once Goldman Sachs' headquarters. The building is being repositioned and refurbished to create 292,000 sq ft of wellbeing-focused workspace across 11 floors, along with ground-floor retail and a public courtyard. The project targets BREEAM 'Excellent', EPC B, and aims to meet LETI 2030 and RIBA Climate Challenge 2030 embodied carbon targets.

Plant

Basing View, Basingstoke RG21, UK

Completion: 2024

Client: Mactaggart Family & Partners

Developer: Longstock Capital

Architect (RIBA 0–4): Twelve Architects & Masterplanners

Principal Designer: Twelve Architects & Masterplanners

Architect (RIBA 0–3, 5+ CMT): Feilden Clegg Bradley Studios

Landscape Architect (RIBA 0–4): Studio Knight Stokoe

Landscape Architect (RIBA 5+): Grant Associates

Structural & Civil Engineer: Whitby Wood

M&E Consultant: Skelly & Couch

Plant is a heritage-led retrofit, focusing on the repair, refurbishment and regeneration of the Grade II listed office building and its gardens. A widely regarded exemplar of British modernism and commercial horticulture, Plant now begins its new life as a regional hub for growth, providing an environment for occupants and nature to thrive.

Point Blank

Penn St, London N1, UK

Completion: 2024

Architect: LOM architecture and design

Services Engineer: Hydrock, now Stantec

Acoustic Consultant: Hydrock, now Stantec

LOM has completed the campus expansion of Point Blank Music School in Hoxton, transforming a Victorian warehouse into a cutting-edge music education facility. Building on a 2016 project, the new 18,000 sq ft fit-out brings the total campus footprint to over 32,000 sq ft, featuring 12 state-of-the-art teaching studios, a performance hub and bar, a library, and student breakout spaces.

Quay Quarter

50 Bridge St, Sydney NSW 2000, Australia

Completion: 2022

Credits: 3XN and Executive Architect BVN

Structural Engineers: BG&E and ADG

MEP/Facade Engineers: Arup, Multiplex

Construction Partner: Multiplex

Quay Quarter Sydney is a major redevelopment of two complete city blocks in the heart of the Sydney City CBD totalling over 150,000m2 of floorspace. It includes the regeneration and adaptive re-use of the 1970's 50 bridge Street tower, more than doubling its size, new mixed-use podium, new residential buildings, a museum and the refurbishment of 33 Alfred Street (AMPs original HQ building).

Queen Street Oxford

30 Queen St, Oxford OX1 1ER, UK

Completion: 2028

Client: TOG (The Office Group)

Structural Engineer – HTS

Cost Consultant: TOG (The Office Group)

Project Manager: M3 Consulting

Services Engineer: Cundall

Biodiversity: Greengage Environmental Ltd

Whole Life Carbon: NDY

MICA is working with FORA and The Office Group to develop designs for vibrant co-working environments in the heart of the centre of historic Oxford. The proposals retrofit the large department store to provide an innovative and high-quality environment for co-working and life sciences. The building features a major new entrance to St Ebbe's Street, is unified by a multi-level lightwell and topped by a large roof garden.

Royal College of Obstetricians and Gynaecologists

86/89 Ewer St, London SE1 0NL, UK

Completion: 2022

Client: Royal College of Obstetricians and Gynaecologists

Architect: Bennetts Associates

Contractor: 8Build

Structural Engineer: Integral Engineering Ltd

M&E Engineer: KJ Tait

Quantity Surveyor / Cost Consultant: Burke Hunter Adams LLP

Fire Consultant: JGA Fire Engineering Consultants

Acoustic Engineer: MACH Group

Project Management: Burke Hunter Adams LLP

CDM Coordinator: David M Eagle Ltd

RCOG's new headquarters in Southwark is a new hub for women's' health, designed to bring people together to share ideas and experiences.

The building is an exemplar in adaptive reuse and lean design, knitting together two existing buildings, a converted 19th century warehouse and a 1980s office building by creating a new central atrium and workspaces with a connecting feature staircase in the existing courtyard.

Sackville House

Piccadilly, London, UK

Completion: 2026

Client: Art- Invest Real Estate

Architect: Buckley Gray Yoman

Art Invest's Sackville House redevelopment in Piccadilly delivers 30,000 sq ft of Grade A workspace, roof terrace, and retail, showcasing exemplary adaptive reuse. By integrating a visible roof extension, we proved heritage can be enhanced, not compromised, for modern needs. This project revitalises an iconic building, aligning with London's net-zero goals through sustainable retrofit.

Shrewsbury Flaxmill Maltings

Spring Gardens, Shrewsbury SY1, UK

Completion: 2022

Client: Historic England

Architect: Feilden Clegg Bradley Studios

MEP Engineering: E3 Consulting Engineers

Structural and Civil-infrastructural Engineering: AKT II

Contractor: Croft Building & Conservation

QS/Cost Consultant: Gleeds

Landscape Architecture: LT Studio

Archaeology Consultant: University of Salford

Ecology Consultant: Middlemarch

Acoustic Design: ION Acoustics

A Grade I-listed Main Mill, the world's first iron-framed building, and the adjoining Grade II-listed Kiln that were built in the 1790s and 1890s. These structures are part of a wider heritage site with six additional listed buildings. Subsequently, the project is no longer on the UK's 'Heritage at Risk Register' and has created a mix of cultural and commercial spaces, preserving the site's industrial legacy for future use.

SIRA

188 City Rd, London EC1V 2NT, UK

Completion: 2025

Architect: Stiff + Trevillion

Owner: Shorea Capital

Development Manager: Native Land

Structural engineer: Heyne Tillett Steel

M&E engineer: NDY

Leasing agents: Savills, Ellis Brown

Victorian grandeur meets contemporary design at SIRA, a striking heritage building in the heart of London's tech district.

This comprehensive refurbishment, by Native Land on behalf of Shorea Capital, will transform the former Lipton Tea Company headquarters into a highly sustainable headquarters office building with high end amenities, ideal for occupiers drawn to Old Street's vibrant creative ecosystem.

South Molton

4 Davies Mews, London W1K 5JE, UK

Completion: 2026

Credits: Architect: Hopkins Architects

Client: Grosvenor and Mitsui Fudosan UK

Planning Consultant: Gerald Eve

Structural Engineer: AKT II

South Molton, a joint venture between Grosvenor and Mitsui Fudosan UK, will transform an underutilised area of Mayfair into a large mixed-use development. It offers 150,000 sq ft of office and retail space by adapting listed buildings and incorporating two new office buildings behind existing facades. They are designed to meet BREEAM 'Outstanding', WELL 'Platinum' and NABERS 5* ratings, and Grosvenor's sustainability targets.

Space House

1 Kemble St, London WC2B 4AN, UK

Completion: 2024

Client :Seaforth Land and QuadReal

Architect, Interior designer: Squire & Partners

Structural engineer: Pell Frischmann

MEP, BREEAM and sustainability: Atelier Ten

Quantity Surveyor: Gardiner & Theobald

Heritage consultant: Donald Insall Associates

Landscape designer: Gustafson Porter + Bowman

Planning consultant: Gerald Eve

Development manager: Avison Young

Main contractor: BAM Construction

Enabling + demolition works: Erith

Space House is the retrofit of Grade-II listed brutalist icon in Covent Garden, originally designed by Richard Seifert & Partners in 1968. 90 per cent of the original structure has been retained, saving an estimated 10,000 tonnes of carbon emissions. Prioritising adaptive reuse, Space House now achieves LETI Band A with an exceptional upfront embodied carbon figure of 333 $kgCO^2/m^2$ GIA.

Sustainable Workspaces at County Hall

Belvedere Rd, London SE1, UK

Status: Submitted

Completion: 2023

Client: Sustainable Ventures CIC

Services Engineer: Taylor Project Services

Project Manager / Quantity Surveyor: Quartz Project Services

Contractor: Cast Interiors

Timber Partition Walls: U-Build

Sustainable Workspaces at County Hall offered a unique opportunity to adapt a landmark historical building into an inspiring new home for a community of emerging climate tech businesses.

Adopting a low impact design philosophy focused on minimising embodied energy, the design is a test ground for innovative materials and techniques that show an alternative path for workspace retrofit.

Tempo

20 Grenfell Rd, Maidenhead SL6 1EH

Completion: 2026

Client: Legal and General Assurance (Pensions Management) Limited

Architect: suttonca

Structural Engineer: Clancy Consulting Ltd

Services Engineer: Hoare Lea

Quantity Surveyor: Potter Raper

Tempo is a comprehensive office redevelopment in the centre of Maidenhead with wellbeing and occupier satisfaction at the heart of the design. The project transforms a tired thirty year old commercial building into a high performance office space. Sustainability has been key to the design from the beginning, with a retained concrete frame and retained facade elements minimising the project's environmental impact.

The Acre

51–53 Shelton St, London WC2H 9JU, UK

Completion: 2025

Client: Northwood Investors

Architect: Gensler

Structural Engineering, MEP Engineering, Facade Engineering, Facade Access and Maintenance, Fire Consultants, Traffic, Transport & Waste Management, Vertical Transportation, Sustainability and BREEAM, Acoustics, Security: Arup

Development Manager: Platform

Cost Consultants: Core 5

Daylight Analysis: GIA

Planning Consultants: Gerald Eve

Townscape Assessment: Turley

Gensler has transformed a 1970s Richard Seifert–designed Brutalist building in Covent Garden, retaining 80 per cent of its original structure. The design reshapes its interaction with the city, bridging past and present. Featuring one of London's largest open-office floorplates, terraces from level three up, a central atrium, Acre Café and unified circulation, it fosters resilience, community and well-being, achieving EPC A rating.

The Bottle Factory

Studio 1, The Bottle Factory, 12 Ossory Rd, London SE1 5AN, UK

Completion: 2024

Client: Fabrix

Project Manager: Opera

Planning Consultant Quod

Contractor: Whitepaper

MEP Engineer: Cundall

Structural Engineer: Symmetrys

Cost Consultant: CHP

The restoration and reimagination of a neglected Victorian industrial quarter, tucked away off the Old Kent Road, protecting space for manufacturing, creativity and urban industry. Insensitive alterations have been stripped away to reveal a rich mix of characterful, light-filled and affordable space: from double-height workspaces, light-industrial workshops, showrooms and event spaces, to studios for start-ups and freelancers. Minimal interventions, and the reuse of salvaged materials celebrate sustainability and original features, with energy performance upgraded to EPC A.

The Burrell Collection

Pollok Country Park, 2060 Pollokshaws Road, Bellahouston, Glasgow G43 1AT, UK

Completion: 2022

Client: Burrell Collection and Glasgow Life

Architect: John McAslan + Partners

Engineer(s): Atelier Ten (Services, fire engineer and BREEAM consultant), Arup (Facade consultant) and David Narro Associates (Structural Engineer)

The Burrell Collection underwent a comprehensive modernisation to increase the amount of exhibit space and improve its environmental performance.

The building was adapted and refurbished on a 'Fabric First' approach, while its power, heating and lighting systems were replaced with more efficient, sustainable technologies.

The renewed museum has achieved BREEAM Excellent and is one of the UK's most efficient buildings.

The Camellia House, Wentworth Woodhouse

FHFQ+Q3 Rotherham, UK

Completion: 2024

Client: Wentworth Woodhouse Preservation Trust

Project organiser: DTS Solutions

Architect: Donald Insall Associates

Contractor: William Birch & Sons

Structural Engineer: Mason Clarke Associates

Quantity Surveyor: Rex Procter & Partners

M&E Engineer: Max Fordham

Principal Designer consultant and client H&S advisor: Safer Sphere

Glazing: Standard Patent Glazing

Plaster specialist: Hirst Conservation

Blooming once again, the once-abandoned Camellia House stands today as a community asset. The revitalisation has generated 22 hospitality jobs and made the site accessible, with step-free access, five disabled parking bays and a purpose-built Changing Places facility.

The Gaumont

King's Rd, London, UK
Completion: 2023
Client: Cadogan
Architect: Studio PDP
Structural Engineers: AKT II
Services Engineers: HDR
Contractor: Wates
Landscape Architects: Bowles & Wyer
Planning Consultants: Gerald Eve
Project Managers: C&P
QS: TTPP
Heritage Consultant: Donald Insall
Building Control: RBKC

A sensitively designed, mixed-use development on the King's Road with a much-loved, iconic, 1930s facade. The building adds space and volume whilst retaining its place in the townscape with a design filled with historic and contextual references. At street level is the cinema, retail, Waitrose store and access to a rooftop bar and office space. To the rear are a mix of housing tenures surrounding landscaped courtyards.

The Hôtel d'Activité Massena

Completion: 2023

The HAM project redefines heritage by preserving a 1980s Parisian urban factory while addressing contemporary climatic challenges. Our sustainable intervention integrates a recycled terracotta canopy and planter boxes, creating a climate-responsive facade that enhances insulation, reduces glazing, and improves thermal performance, ensuring the building remains functional while celebrating industrial craftsmanship.

The Northcliffe

22 Tudor St, London EC4Y 0AY, UK

Completion: 2023

Architect: John Robertson Architects

Development Manager: M3 Consulting

M&E / Sustainability Engineer:
Watkins Payne Partnership

Cost Consultant: Gardiner & Theobald LLP

Structural Engineer :Waterman Group

Planning Consultant: DP9 Ltd

Landscape Architect:
Townshend Landscape Architects

Main Contractor: ISG

The Northcliffe is a sensitive reimagining of the former Daily Mail headquarters, retaining its Grade II Listed 1920s facade. JRA extended the building by two floors, offering 186,700 sq ft of modern office space around a spectacular atrium. Amenities include landscaped terraces, lounge spaces, a library, quiet room, end-of-trip facilities, café, and retail. The project achieved BREEAM 'Outstanding' and exceeds RIBA's 2030.

The OWO

57 Whitehall, London SW1A 2BX, UK

Completion: 2023

Client: 57 Whitehall

Architect: EPR Architects

Structural Engineer: Elliott Wood

Services Engineer: AECOM

Main Contractor (Demolition, Substructure and Superstructure): Toureen

Main Contractor (Envelope, Externals and Fit-Out): Ardmore Construction

Interior Designer (Hotel): The Office of Thierry Despont

Interior Designer (Residential): 1508 London

Interior Designer (Spa): Goddard Littlefair

Interior Designer (Residential Penthouse): Winch Design

The iconic Old War Office, a national heritage landmark, has been sensitively restored, extended and reimagined by EPR Architects. With meticulous attention to detail, the Grade II* listed former government headquarters has been transformed into a premier destination, featuring the 120-key Raffles London at The OWO, 85 luxury residences, a variety of restaurants and bars and a world-class Guerlain spa and health club.

The Sidings, Waterloo

York Rd, London SE1 7ND, UK

Completion: 2022

LCR, Arcadis, Corstorphine & Wright, Department for Transport, Network Rail

The Sidings redevelops the former Waterloo International Terminal into a retail and leisure destination. The scheme features a mix of exclusive retail, dining, and entertainment venues, creating a dynamic hub for commuters and visitors. Thoughtful design integrates seamlessly with Waterloo's historic setting, delivering a modern environment and contributing to the area's ongoing regeneration and long-term vibrancy.

The Warburg Institute

24 Woburn Square, London WC1H ONS, UK

Completion: 2024

Client: The Warburg Institute, University of London

Architect: Haworth Tompkins

Main Contractor: Quinn Heritage London

Project Manager, Cost Consultant: Artelia

Building Control: Assent

Structural Engineers: Price & Myers

MEP / Services Engineer: Skelly & Couch

Acoustics: Gillieron Scott Acoustic Design

SKA Assessor: B Sussed

Fire Engineer: The Fire Surgery

Heritage Consultant: Alan Baxter

This refurbishment project presented a unique opportunity for the re-birth of the Warburg Institute, to open its hidden collections up to new audiences and facilitate a more public-facing programme. New and enhanced spaces, a 140-seat lecture theatre, public gallery space, improved teaching spaces and new storage and study areas for the Library, Archives & Special Collections increasing capacity for 20 years future growth.

The Waterman, Clerkenwell

151 Farringdon Rd, London EC1M 3HE, UK

Completion: 2024

Client: BGO

Architect: Fathom Architects

Structure: Bridges Pound

Services: GDM

Project Manager: B&Co

Contractor: Ambit

Interior Design (coworking): Fettle

At over 70,000sqft, The Waterman presented complex challenges to secure its future, with existing EPC ratings of C–E across four heritage buildings, inefficient layouts & no cohesive identity. Through intelligent interventions, Fathom increased the quantity & quality of floorspace in a Conservation Area context to provide a single EPC A rated workspace offering flexibility, high quality amenities & a distinct character.

The Well-Line

The Bldg Centre, 26 Store St, London WC1E 7BT, UK

Completion: 2030

Client: City of London

Architect: Chetwoods

The Well-Line showcases adaptive reuse to tackle pollution and congestion, converting London's disused Post Office Railway into a hi-tech logistics supply route. Spanning six miles from Paddington to Whitechapel, it could cut city-centre goods vehicles by 60 per cent, enabling new public spaces above the line. By repurposing existing infrastructure, the project enhances urban space while improving logistics efficiency.

Time Out Market Dubai

Souk Al Bahar, Downtown Dubai, Dubai, United Arab Emirates

Completion: 2021

Time Out Market Dubai exposes the existing architectural fabric of the space creates a refined urban environment; columns wrapped in terracotta tiles are reminiscent of Dubai's red sand dunes, while wooden tables and aesthetics replicate the grain and color of the city's sandy shorelines. Industrial interiors, street art produced by local artists and neon art displays provide an artful contrast.

Time Out Market Barcelona

Moll d'Espanya, 5, Ciutat Vella, 08039 Barcelona, Spain

Completion: 2024

Time Out Market Barcelona occupies the upper floors of the Maremagnum shopping centre and is situated at Port Vell, Barcelona's historic port. The venue, previously a nightclub, spans an impressive 5,250 square meters and features two terraces with incredible views of the port.

Time Out Market Bahrain

6HM3+88J, Manama, Bahrain

Completion: 2024

Time Out Market is located on the 2nd floor – Hotels at City Centre Bahrain. Zebra repurposed the existing floor of the building (Building 2758) to create a food and cultural market bringing the best of the city together under one roof. The space spans 3,000 sqm, the uniquely designed space offers eleven kitchens, dessert counters, a coffee hub, a stage for entertainment and an al fresco rooftop.

Tower Hamlets Town Hall

Aldgate East, Whitechapel High St, London E1 7PT, UK

Completion: 2023

Client: LB Tower Hamlets

Architect: Allford Hall Monaghan Morris

Main Contractor: Bouygues UK Ltd

Structural and Civil Engineer: Elliott Wood

Services & Fire Engineer: Atelier Ten

Conservation Architect: Richard Griffiths Architects

Facade Engineer: Eckersley O'Callaghan

Cost Consultant: (pre-stage 4): Exigere

Cost Consultant: (stage 4 on): Turner & Townsend

Planning Consultant: Gerald Eve (now Newmark)

Project Manager: Peter Marsh Consulting

Encompassing the restoration of the Grade II former Royal London Hospital building with new build extension, the move consolidates several of the council's offices in one location, offering a range of public services in a more accessible location in Whitechapel. The project embodies the council's vision to create a healthy, sustainable and flexible work environment for their staff and front facing facilities for residents.

University of Bristol Dental School

1 Trinity Walk, Avon St, Bristol BS2 OPT, UK

Completion: 2023

Client: University of Bristol

Architect, Acoustic Engineer, Lighting Designer, M&E / Sustainability Engineer: BDP

Contractor: Kier Construction London

Services Engineer: Max Fordham

Structural Engineer: Integral Engineering

The retrofit of a city centre office building to create a new Dental School for University of Bristol. BDP led the transformation of 1 Trinity Quay into the University of Bristol's new Dental School, repurposing the existing office building to create a state-of-the-art teaching and clinical facility. Retaining the building's structure and facade delivered an estimated 30 per cent saving on material costs and a 70 per cent reduction in CO2.

Victoria House

Bloomsbury Square, London WC1A, UK

Completion: 2026

Developers: Pioneer Group, Oxford Properties

Architect: Corstorphine & Wright

Engineer: Heyne Tillet Steel

This extensive and sensitive conversion of Victoria House has successfully re-purposed this Grade-II listed building into an innovative and highly flexible Life Science hub. Phase 1 has delivered a dynamic mixture of incubator, grow-on and specialist laboratories alongside supporting facilities. Phase 2 will complete the scheme with a further 200,000 sqft of dedicated lab space.

Wardle Academy

Wardle Academy, Rochdale OL12 9QN, UK

Completion: 2022

Client: Watergrove Trust

Architect, Services Engineer, Acoustic Engineer, Graphic Designer: BDP

Contractor: Skyline Property Solution

Structural Engineer: Waterman Group

The sports hall redevelopment project at Wardle Academy is an exciting transformation of a previously unused space into a vibrant hub for education, creativity, and community activities. Once a subdued, closed-off sports hall, the WaterSHED breathes new life as a flexible learning environment, bringing innovative ideas to the forefront of teaching.

Wimbledon Quarter

4 Queen's Rd, London SW19 8ND, UK

Completion: 2026

Client: Romulus

Contractor: Romulus

Architect: Fletcher Priest Architects

Landscape architect: Applied Landscape Design

Structural engineer: Watermans

Services engineer: Hoare Lea

Fire engineer: Magnus Opifex

Specialist lighting engineer: Hoare Lea

Facade engineer: Thornton Tomasetti

Planning consultant: Montagu Evans

At Wimbledon Quarter, Romulus transformed a 1980s shopping centre into a vibrant, mixed-use neighbourhood. Retaining the building's structure and reusing materials minimises the embodied carbon. New MEP systems, natural ventilation and solar-controlled glazing optimises energy performance. A new retractable roof creates a central courtyard, a new public meeting-space with events.

Zodiac House

©Infinite 3D and shedkm

Zodiac Court, 165 London Rd, Croydon CR0 2RJ, UK

Completion: 2025

Client: Common Projects

Architect: shedkm

Photography: Agnese Sanvito

Structural Engineer: Whitby Wood

Landscape Architect: Planit-IE

Contractor: ARJ

MEP: Skelly & Couch

Property Consultants: Gardiner and Theobald

Property Consultants: SAY

Site Consultants: Atelier Red

The ambitious reuse of a neglected 1960s concrete office complex has created 73 thoughtfully designed homes for emergency housing. Instead of demolishing, Common and shedkm repurposed the buildings, saving carbon emissions equal to planting 120,000 trees. The scheme includes local amenity, courtyards, social spaces, and a vibrant community garden – setting a precedent for adapting underused assets for much needed housing.

Endnotes

1 gensler.com/doc/retrofit-at-scale-guide-2025.pdf

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18 https://nla.london/insights/skills-for-places-inspiring-future-city-makers

Further Reading

Retrofit at Scale guide by Gensler and Opportunity London:
gensler.com/doc/retrofit-at-scale-guide-2025.pdf

Local Area Retrofit Accelerator 'Getting Started toolkit' by UKGBC:
ukgbc.org/resources/local-authority-retrofit-accelerator-getting-started-toolkit/

Heritage Building Retrofit Toolkit by Purcell and City of London Corporation:
purcellarchitecture.com/news/purcell-and-the-city-of-london-corporation-launch-heritage-building-retrofit-toolkit/

'Retrofit Social Housing: A Practical Guide for Local Authorities & Registered Providers of Social Housing' by Karakusevic Carson Architects:
karakusevic-carson.com/research/retrofit-social-housing-a-practical-guide-for-local-authorities-registered-providers-of-social-housing

Optoppen Viability Tool by Whitby Wood :
whitbywood.com/optoppen-viability-tool/

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Thanks to:
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Harry Cliffe–Roberts, Building Transformation & Adaptive Reuse Leader, Studio Director, Gensler

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MULTIPLEX

Multiplex is a premier construction company with a simple purpose: to construct a better future.

Established in Australia in 1962, Multiplex is known for shaping skylines and delivering iconic projects around the world.

It has delivered over 1,140 projects with a combined value in excess of US$120 billion.

Over the last twenty years, we have delivered some of the most complex, challenging and iconic projects in the UK. Our focus is on prime London markets, with a significant presence in Glasgow and Edinburgh. We work with clients who share our values, analysing risk and thinking like a developer. This means thinking long-term and building high quality, mutually-beneficial relationships, only taking on projects that match our expertise and workbook.

We move standards forward in every phase of programme delivery. We do this through our quality systems, digital and data capabilities, market-leading health and safety approaches and the positive impacts we create through our projects – on society, local communities and the environment.

multiplex.global/uk/

NLA is the membership organisation for London's built environment sector.

We build relationships, develop skills and champion our community, guided by the New London Agenda. We act locally and collaborate globally, welcoming visitors from around the world to our home at The London Centre.

Together, we shape better cities

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