FIRST LOOK

Eric Parry Architects completes workspace retrofit in Westminster

30 OCTOBER 2024 • BY FRAN WILLIAMS. PHOTOGRAPHY BY DIRK LINDNER

1/26

The renewal of 11 Belgrave Road has achieved the highest NABERS DFP score yet for the UK and features a new façade designed for disassembly

The late-1950s office building is in the City of Westminster, a five-minute walk from Victoria Train Station. It was constructed to replace a bomb-damaged 19th-century church and Victorian townhouses.

The 70-year-old office needed significant remodelling and was identified as having a 'negative impact' on the character of the Pimlico Conservation Area, disrupting the terraces of stuccoed townhouses with a 68m-long frontage of horizontally expressed brick and concrete.

Eric Parry's retrofit, for investor-cum-developer Quadrum Global, comprises nearly 14,000m^2 of workspace and has achieved the UK's first NABERS Design for Performance rating of 5.5.

The project increases the site's floor area by 31 per cent while adding community amenities such as a public café, gym and co-working spaces for both commercial and community hire.

The renewal retains 35 per cent of the building's existing fabric, including a large section of concrete structure and foundations.

Externally, the building has been adapted to suit its conservation area through a new self-supporting precast stone façade on Belgrave Road that echoes the rhythm of the adjacent terraces. Behind this is a curtain wall system constructed using engineered oak, which wraps around the main structure.

The timber is expressed internally, and the façades have been designed for future disassembly.

Traditional entrance porticos have been adopted but with a Modernist take, further reinforced by first-floor planters continuing the line of balcony gardens that run along the road.

On top of the scheme, a penthouse office floor has been added, constructed out of steel and CLT. This floor steps back to create a garden terrace with a spiral stair leading to a new roof level with views over London.

Landscaping and biophilia are emphasised throughout with planting weaving through the garden courtyards, terraces and planted facades. A large garden to the rear is visible from the street, providing urban greening to the surrounding area. Edible plants and herbs have also been introduced.

The Australian NABERS scheme was created in 1998 and is based on a one to six-star rating (six being the highest performing). It was originally devised to look at the in-use energy performance of existing office buildings.

Architect's view

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 people's working lives.

The project combines structural reuse, 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

Client's view

At our flagship London project at 11 Belgrave Road, we took the opportunity to de
exceptional workplace. Responding to the needs of the modern occupier, it meets
wellbeing standards and creates an exceptional occupier experience, combining
deliver an inspiring environment that also offers some of the best views across L
Ilyas Aslam, chief operating officer, Quadrum

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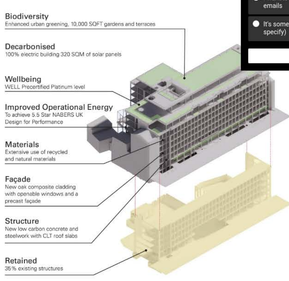

Project data

Completion date 2024
Client Quadrum Global
Architect Eric Parry Architects
Development manager Bankfoot APAM
Planning consultant Gerald Eve
Structural engineer Heyne Tillett Steel
MEP engineer Max Fordham
Sustainability consultant Max Fordham
Vertical transport and smart buildings consultant Max Fordham
Quantity surveyor Abakus
Façade engineer FMDC
Landscape architect Gillespies
Fire consultant The Fire Surgery
Transport consultant Pell Frischman
Acoustic consultant Sandy Brown Associates
Access and maintenance consultant Reef Associates
WELL consultant Ekkist
BREEAM consultant Delta Green Environmental Design
Main contractor BAM Construction

Environmental performance data

Whole-life carbon emissions (predicted) 466 kgCO2e/m^2
Embodied carbon (upfront) 324 kgCO2e/m^2 (LETI A performance)
Annual operational energy (base building) 37.4kWh/m^2
NABERS rating 5.5 stars
BREEAM rating Outstanding

NEWS

Eric Parry Architects completes retrofit of 11 Belgrave Road

By Ben Flatman | 7 November 2024

Project retains 35% of the original structure and makes extensive use of bio-based materials

Eric Parry Architects has completed a substantial retrofit of 11 Belgrave Road in Victoria for investor-developer Quadrum Global.

The project, which retained 35% of the original 1950s structure, was designed to enhance the building's environmental footprint and improve its functionality within the Pimlico Conservation Area. Eric Parry Architects, in collaboration with MEP engineer Max Fordham, structural and civil engineer Heyne Tillett Steel, and landscape architects Gillespies, transformed the outdated structure into a net-zero, user-centred office environment with increased floor space, natural light, and extensive biophilic features.

"11 Belgrave Road exemplifies how modern office buildings can achieve both sustainable and operational excellence while providing spaces that enhance employee experience," said Lewis Benmore, Associate at Eric Parry Architects.

Originally constructed in the late 1950s to replace a bomb-damaged 19th-century church and Victorian townhouses, 11 Belgrave Road had become incompatible with conservation area standards. The retrofit preserved significant portions of the existing concrete structure, reducing lifetime embodied carbon by 38% below the RIBA 2030 target, with projected whole-life emissions at 466 kg CO_2e/m^2. A new steel and cross-laminated timber penthouse office level added 31% more floor space, including garden terraces with panoramic views of London.

The project – a 150,000 sq ft Grade A office space – has achieved the UK's first NABERS Design for Performance rating of 5.5 stars, as well as certifications for BREEAM Outstanding, WELL Platinum, Wiredscore Platinum, and Smartscore Platinum.

"11 Belgrave Road demonstrates that low operational energy buildings can be delivered while retaining many structural elements of an existing building," said Dean Irvine, Senior Engineer at Max Fordham.

Source: Dirk Lindner

Landscaping by Gillespies incorporates biodiverse courtyards, planted terraces, and edible gardens to promote nature engagement. "Together, we've crafted a workplace that blurs the boundaries between inside and outside, where human wellbeing and nature's networks are intricately connected," said Gillespies Partner Eugenia Grilli.

The building's design includes adaptable facades intended for future disassembly, with a self-supporting stone façade that harmonises with the traditional stucco terraces nearby. Engineered oak curtain walls enhance indoor acoustics, while bio-based materials, such as hempcrete, have been used extensively throughout.

Project Team:

Client: Quadrum Global

Architect: Eric Parry Architects

Development Manager: Bankfoot APAM

Planning Consultant: Gerald Eve

Structural Engineer: Heyne Tillett Steel

MEP Engineer, Sustainability Consultant, Vertical Transport and Smart Buildings Consultancy: Max Fordham

Quantity Surveyor: Abakus

Façade Engineer: FMDC

Landscape Architect: Gillespies

Fire Consultant: The Fire Surgery

Transport Consultant: Pell Frischman

Acoustic Consultant: Sandy Brown Associates

Access and Maintenance Consultant: Reef Associates

WELL Consultant: Ekkist

BREEAM: Delta Green Environmental Design

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October 31, 2024 by Isabelle Lomholt

11 Belgrave Road, Pimlico, Central London building redevelopment, South London commercial project, Architecture images

11 Belgrave Road in Central London

31 October 2024

Architecture: Eric Parry Architects

Location: Pimlico, London, UK

Photos: (C)DirkLindner

11 Belgrave Road, England

Eric Parry Architects has completed the renewal of **11 Belgrave Road** on behalf of leading investor developer Quadrum Global. Comprising just over 150,000 sq ft of Grade A workspace, the project sets a new standard for high quality offices in Victoria, London. Working with MEP Engineer Max Fordham LLP, Structural and Civil Engineer Heyne Tillett Steel, and Landscape Architects, Gillespies, the project team has achieved the UK's first NABERS Design For Performance rating of 5.5 stars, as well as achieving BREEAM Outstanding, WELL Platinum, Wiredscore Platinum and Smartscore Platinum.

11 Belgrave places a key focus on wellbeing, sustainability and user-centric design. Located less than a five-minute walk from Victoria train station, the new office space will serve the flourishing business community in the City of Westminster.

The completed project increases the floor area on site by 31% of the previous building and features enhanced community assets, with a publicly accessible café, gymnasium and co-working spaces for both commercial and community hire.

Lewis Benmore, Associate at Eric Parry Architects said:
"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."

11 Belgrave is the complete renewal of a late 1950s office building that was constructed to replace a bomb-damaged 19th Century Church and Victorian townhouses. After more than 70 years, the office accommodation had fallen far behind market expectations and was in need of significant remodelling. In addition, it was identified as having a negative impact on the character of the Pimlico Conservation Area, disrupting the characteristic terraces of stuccoed townhouses with a 68-metre frontage of horizontally-expressed brick and concrete.

The project to renew 11 Belgrave Road retained and repurposed an ambitious 35% of total built fabric already on site – including a large section of the concrete structure and foundations. This substantially reduces the lifetime embodied carbon emissions of the project, which has been designed to exceed the RIBA 2030 Climate Challenge embodied carbon target by 38%. Predicted whole-life embodied carbon emissions for the project are 466 kg CO_2e/m^2, with the upfront embodied carbon achieving a LETI A performance of 324 kg CO_2 per m^2. The base build of 11 Belgrave is designed to achieve Net Zero Carbon in both Construction and Operational energy in line with the UKGBC Framework. The operational energy of the base building is estimated to be 37.4kWh/m2 (NLA), which is below the RIBA 2030 targets for base building energy consumption and achieves a NABERS rating of 5.5 star.

While working sensitively with the existing structure, the new design has radically transformed the building visually, ensuring that it sits harmoniously within the conservation area. Eric Parry Architects' new self-supporting precast stone façade to Belgrave Road echoes the rhythm of the adjacent terraces and adopts a modern take on the traditional entrance porticos. This is further reinforced by the first floor planters that continue the line of balcony gardens that run along Belgrave Road.

Behind the pre-cast façade, a high-performance curtain wall system constructed using engineered oak wraps around the main structure. This timber is expressed internally, benefitting the office spaces with the tactile, acoustic and aesthetic properties of the oak. The facades have been designed for future disassembly, to accommodate easy refurbishment and recycling, allowing the sustainability and retention strategy to exceed the building's lifetime.
A new penthouse office floor has been added, constructed in steel and cross laminated timber, increasing the overall floor space by 31%, from 110,800 sq ft to 150,000 sq ft. The additional floor is set back to create generous garden terraces with a spiral stair leading to a new roof level offering expansive views of the city of London.

The renewal optimised the retained existing structure, and the large openable windows throughout frame key landmarks of the city. These provide excellent levels of natural light, a key principle of the wellbeing design. Complementing the flexible floorplates, smart technology and building management systems have been installed throughout the building to guide occupants and control optimal working conditions and a healthy working environment.

Wellbeing is supported throughout the interior spaces through the use of low-environmental impact, bio-based and recycled materials with a deliberately domestic feel to generate a welcoming environment. A section of the first floor slab has been cut away to create a double-height entrance, enhanced by a library that offers space for relaxation and personal thought. Although infused with a sense of homeliness, the open plan layouts and break out spaces stimulate social activity, collaboration and productivity that employees would not find at home.

Landscaping and biophilia are a core focus of the design, promoting biodiversity and enhancing occupant connection to nature for health and wellbeing. Landscape architects Gillespies' dynamic and sustainable planting seamlessly weaves throughout garden courtyards, terraces and planted facades. A large garden to the rear of the building is visible from the street, providing urban greening to the nearby area. Edible plants and herbs have been introduced, along with a planned gardening programme to encourage users to engage with nature.

The sustainable redevelopment of 11 Belgrave Road delivers new high-quality office and mixed-use space for its users and the public, as well as enhancing the surrounding conservation area with its contextual façades and landscaping.

Dean Irvine, Senior Engineer at Max Fordham
"11 Belgrave Road demonstrates that low operational energy buildings can be delivered while retaining many structural elements of an existing building. With close coordination with Eric Parry and Heyne Tillett Steel, we were able to deliver an exemplar office space that meets the latest sustainability, wellbeing and digital connectivity standards within the constraints of the existing structure."

Henry Pelly, Principal Sustainability Consultant at Max Fordham
"11 Belgrave Road is an exemplar for how to convert an existing building that is not currently fit for purpose into a high quality, low operational and low embodied carbon office space. We were excited to lead on NABERS – the only office-specific, in use, energy efficiency rating system – and proud that 11 Belgrave Road was the first building in the UK to achieve a pre-certified rating of 5.5*."

Eugenia Grilli, Partner at Gillespies
"11 Belgrave Road is a testament to the creative synergy between Gillespies and Eric Parry Architects. Together, we've successfully crafted a workplace that seamlessly blurs the boundaries between inside and outside, where human wellbeing and nature's networks are intricately connected. This project embodies our shared vision— serene green courtyards for relaxation and terraces that invite connection, each sculpted by the dramatic interplay of light and shadow. It's a bold reimagining of the workplace, where every detail, from microclimates to biodiversity, showcases how thoughtful landscape can humanise and invigorate the modern working environment."

Tom Watson, Director at Heyne Tillett Steel
"11 Belgrave was a flawed, unloved 1950s building that could have easily been demolished without a second thought. That we managed to retain 35% of the structure – whilst keeping none of the internal columns – is a testament to the client and design team's determination to demolish as little as possible.

"The retained slabs are re-supported off new PT slabs in what we believe to be a unique approach. The temporary works involved were complex; existing defects and an increased fire period created further challenges. The result, however, is a refurbished building that has real integrity, and crucially, a lower embodied carbon than a pure new build. A project I'm immensely proud to have played a part in."

Ilyas Aslam, Chief Operating Officer at Quadrum
"At our flagship London project at 11 Belgrave Road, we took the opportunity to deliver a ground-breaking, exceptional workplace. Responding to the needs of the modern occupier, it meets the highest ESG and wellbeing standards and creates an exceptional occupier experience, with quality combining with flexibility to deliver an inspiring environment that also offers some of the best views across London."

Rod Stiles, Director, BAM Construction
"It has been an incredibly exciting journey delivering one of the UK's most sustainable workplaces. Through the entire build our focus has been to put people and sustainability at the heart of the design of 11 Belgrave by reducing waste and carbon emissions to minimise our environmental impact. It's an outstanding building aligning perfectly with our own values of building a sustainable tomorrow."

11 Belgrave Road in Pimlico, London, England – Building Information

Architects: Eric Parry Architects – https://www.ericparryarchitects.co.uk/
11 Belgrave Road is designed to achieve Net Zero Carbon in both Construction and Operational energy in line with the UKGBC Framework:
Type of Net Zero achievement: Construction and Operational Energy
Building type: Office & Retail
Scope: Base Build

Project Team:
Client: Quadrum Global
Architect: Eric Parry Architects
Development Manager: Bankfoot APAM
Planning Consultant: Gerald Eve
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About Eric Parry Architects
Eric Parry Architects designs and creates high-quality, people-focused, sustainable buildings that enhance their surroundings. We listen closely to our clients' ambitions and needs and collaborate to meet every project's particular challenges with our most creative and imaginative responses. Architecture should engage with its context and interact with its surroundings to create delight, enjoyment, and well-being for its inhabitants.

The practice is responsible for several highly prestigious commercial projects in London's City and West End, including Fen Court, 5 Aldermanbury Square, 60 Threadneedle Street, 23 Savile Row, 50 New Bond Street, One Eagle Place and 8 St James's Square. It has also worked on several cultural projects involving the refurbishment or upgrading of sensitive historic buildings. Examples include a significant new wing for the Holburne Museum of Art in Bath and the restoration and renewal project for St Martin-in-the-Fields Church in Trafalgar Square.

The international work of the practice includes the R&D Headquarters of Wilmar International in Singapore, private residential projects in Kuala Lumpur, the 164,000 sq m Kyobashi 3-Chome mixed-use development in Tokyo, and designs for the British Ambassadors' Residence in Beijing.

Photography: (C)DirkLindner

11 Belgrave Road, Pimlico, London images / information received 311024

Location: 11 Belgrave Road, Pimlico, London, England, UK

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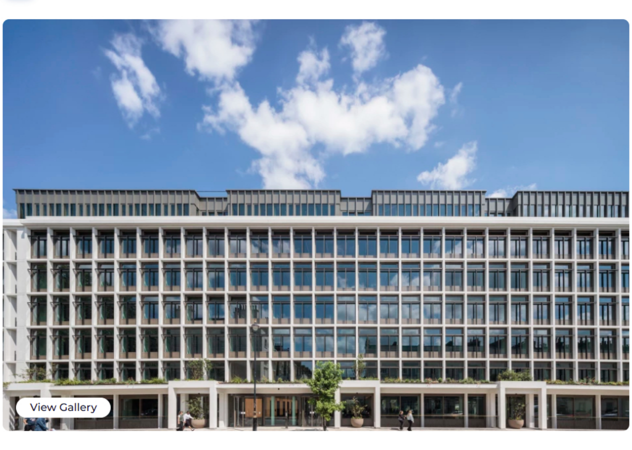
11 Belgrave Road

Architect	Eric Parry Architects
Location	Westminster, London, UK | View Map
Project Year	2024
Category	Offices
	Apartments

Dirk Linder

11 Belgrave Road

Eric Parry Architects as Architects



View Gallery

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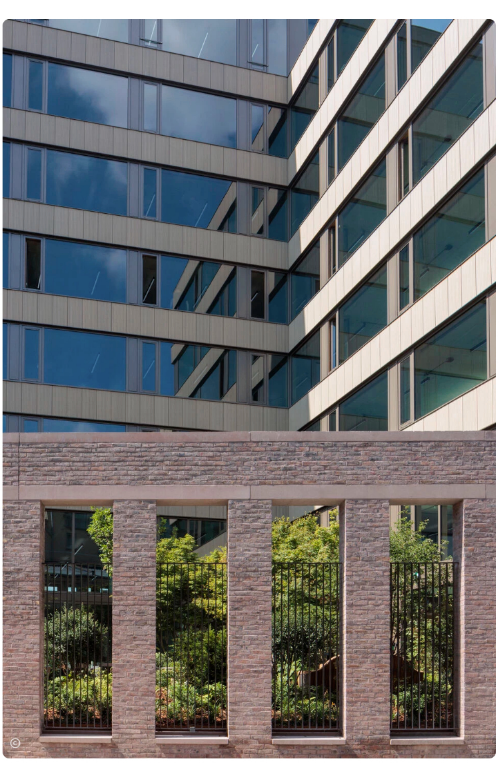

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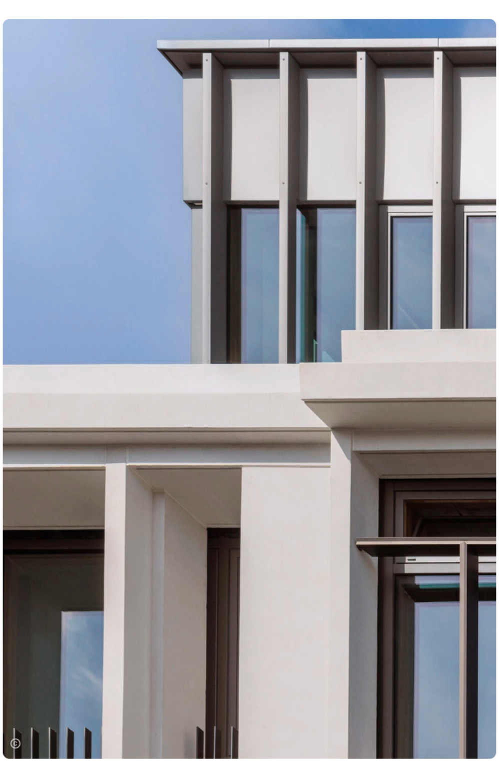

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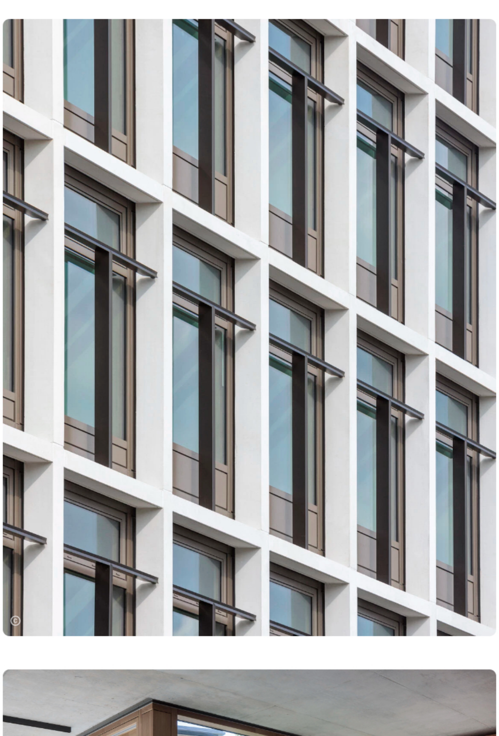

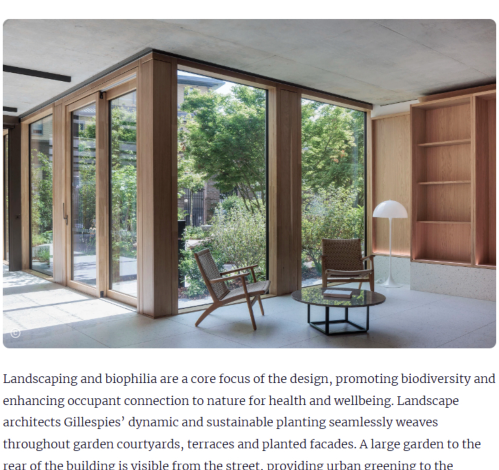

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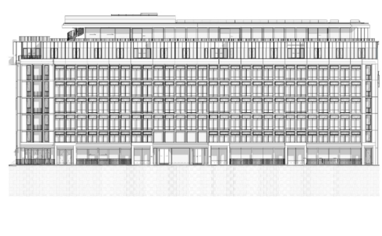

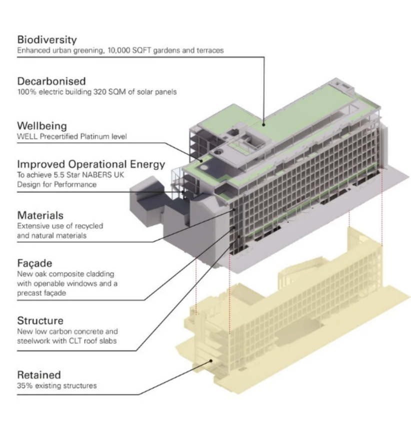

Team:

Client: Quadrum Global
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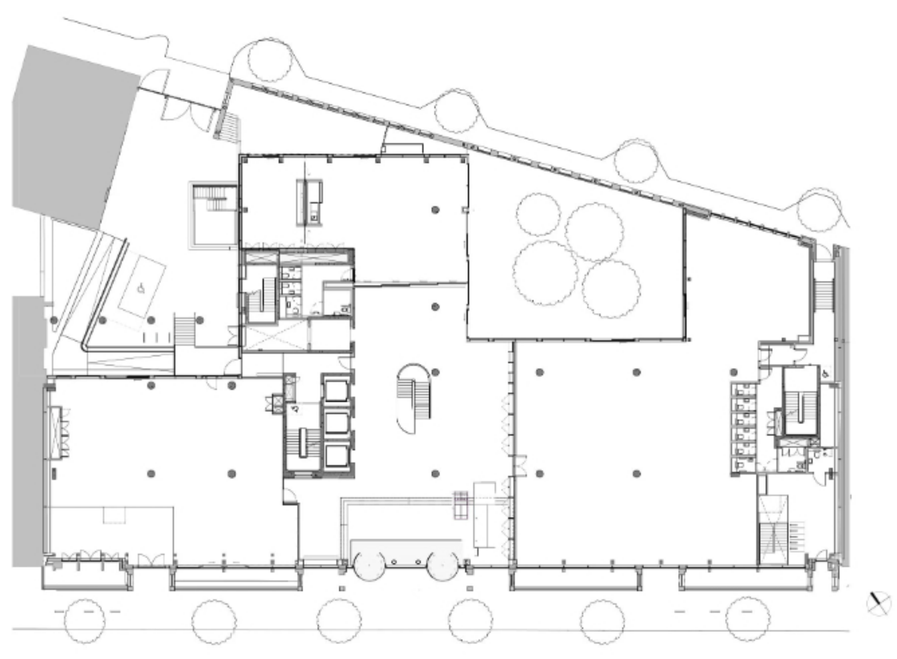
Delta Green: Environmental Design

Photographer: Dirk Lindner



RETROFIT PROJECT OF THE YEAR

SPONSORED BY AET Flexible Space Under Floor Air Conditioning

RUNNERS-UP

1 Berkeley Street
Entered by AHMM

Allford Hall Monaghan Morris reimagined two 1970s Mayfair buildings into a 19,500m² mixed-use development, retaining 81% of the original structure to cut carbon. The team integrated new cores and lifts, optimised basement spaces and introduced a pavilion, annex office and public courtyard. The scheme uses mixed-mode ventilation and reclaimed materials.

Arding & Hobbs
Entered by W.RE

Arding & Hobbs is a mixed-use restoration of a disused grade II-listed 19th-century department store at Clapham Junction. This transformation has revitalised a historic streetscape and provided new amenities for the public. The building has been restored, expanded and transformed into a characterful workspace for 1,000 people, with a range of retail and leisure uses on the lower floors.

Domus Campus
Entered by Mailen Design

A series of disjointed buildings in Clerkenwell have been seamlessly transformed into a multifunctional business hub. The design prioritises adaptive reuse, preserving heritage while limiting environmental impact. Innovative features include exposed steel and terrazzo staircases linking buildings, and the reimagining of lightwells and roof spaces as courtyards and external event areas.

Fivefields
Entered by Barr Gazetas

A grade II-listed building in London's Victoria has been transformed into an inclusive workspace for charities and social organisations. Accessibility and neurodiversity are prioritised, with transitional lighting, calming colours and flexible seating. Rooted in circular economy principles, it achieves 60% lower embodied carbon than GLA benchmarks.

QUANTUM GLOBAL

WINNER

11 Belgrave Road
Entered by Quadrum Global

An ambitious retrofit in London's Victoria has transformed a tired 1950s structure into a net zero workplace of the future. The £135m redevelopment provides 109,000ft² of grade A office space, 14,000ft² of communal areas, and best-in-class amenities. Half of the site consists of external landscaped areas, a rarity in urban settings. The project extended the building's life by over a decade, while retaining 35% of the existing structure. The development also prioritised occupant wellbeing and implemented smart technology integration.

Hafod Morfa Copperworks
Entered by Hydrock, now Stantec

In transforming Swansea's derelict grade II-listed copperworks into a distillery, barrel store and visitor centre for Penderyn Whisky, Hydrock, now Stantec, overcame challenges including crumbling structures, contamination and archaeological finds. The project also exceeded social value targets.

Norton Folgate
Entered by AHMM/ DSDHA / Morris+Company / Stanton Williams / East / British Land

The project employed a building-by-building approach to breathe new life into the architecture of this key site in London's Elder Street conservation area, to create modern, sustainable work and retail spaces within 10 historic buildings, using innovative solutions to reduce carbon emissions.

The Old War Office
Entered by Aecom

Aecom led the transformation of the grade II*-listed Old War Office in Whitehall into a luxury Raffles hotel. The six-year project involved expanding the 1906 building by 31%, adding four basement levels and a rooftop extension. Aecom used innovative digital tools, including 3D scans and BIM, to navigate the complex retrofit.

YY London
Entered by Buckley Gray Yeoman

This striking reimagination of a first-generation Canary Wharf building, including an enlarged entrance lobby, two new floors and a roof garden, saved 10,260 tonnes of CO_2e and achieved BREEAM Outstanding, WELL Platinum enabled and Platinum WiredScore ratings. Outdoor space is provided for 12 of the building's 13 floors.

HIGHLY COMMENDED

Grainhouse
Entered by Barr Gazetas

Grainhouse unifies and extends five buildings in Covent Garden, retaining original frontages and restoring key features to create best-in-class office space and retail units while adding modern elements. The project employs circular economy principles, achieving a 61% carbon emissions saving over a new-build structure, and features a green roof.

News in pictures
Projects, proposals and prizes

Retrofit of 1950s offices sees 35% of original structure retained

Eric Parry Architects has completed the retrofit of 11 Belgrave Road in Victoria for investor-developer Quadrum Global. The project, which won the Building Award for retrofit project of the year (see page 85) retained 35% of the original 1950s structure and was designed to enhance the building's environmental footprint and improve its functionality within the Pimlico conservation area.

The architect, in collaboration with MEP engineer Max Fordham, structural and civil engineer Heyne Tillett Steel and landscape architect Gillespies, transformed the structure into a net zero, user-centred office environment with increased floorspace, natural light and extensive biophilic features. "11 Belgrave Road exemplifies how modern office buildings can achieve both sustainable and operational excellence while providing spaces that enhance employee experience," said Lewis Benmore, associate at Eric Parry Architects.

Built to replace a bomb-damaged 19th-century church and Victorian townhouses, the project – a 150,000ft^2 grade A office space – has achieved the UK's first NABERS design for performance rating of 5.5*, as well as certifications for BREEAM Outstanding, WELL Platinum, Wiredscore Platinum, and Smartscore Platinum.

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City scheme would make Dick Whittington proud, says guild master

Stanton Williams has completed a new development for the Mercers' Company on an exceptionally constrained and sensitive site within the City of London. The Whittington Building now provides high-quality office and retail space, while reinvigorating its surrounding streetscape.

The 36,000ft² scheme within the Guildhall conservation area replaces two poor-quality buildings adjacent to Mercers' Hall with a five-storey mixed-use development. The new brick facade retains the rhythm and scale of the surrounding Georgian buildings, providing access to the offices above as well as to a new public arcade at street level. Forming a new route through what was previously a cul-de-sac, the arcade connects Frederick's Place to Ironmonger Lane, increasing permeability and facilitating pedestrian movement between streets.

Peter Lane, immediate past master of the Mercers' Company, said: "The Whittington Building is an elegant and smart building of which we should all be very proud. Dick Whittington, the great Mercer philanthropist, would be delighted that this special scheme bears his name."

New affordable homes open at Brentford Waterside

Residents have moved into their new affordable homes at the Brentford Project, a significant mixed-use development within the Brentford Waterside masterplan. Commissioned by Hounslow council, Tintern, Hamlet and Sonnet Houses provide 96 affordable homes, comprising two-, three- and four-bedroom units to meet the local housing need, alongside 1,025m² of retail space that revitalises Brentford High Street.

A tenure-blind development, the new homes integrate three residential buildings around landscaped podium gardens. Designed by architects and structural engineers from BDP, it delivers high-quality, space-efficient homes that reflect the requirements of the diverse community.

Tom Bruce, deputy leader of the council, said: "With retail spaces, green areas and leisure opportunities integrated into the design, we are creating a thriving community where both new and existing residents can flourish. These homes are both environmentally friendly and cost-effective for our residents."

DIRK LINDNER; NICK CAVILLE; HUFTON + CROW

Eric Parry Architects completes retrofit of 11 Belgrave Road

By Ben Flatman

Project retains 35% of the original structure and makes extensive use of bio-based materials

Eric Parry Architects has completed a substantial retrofit of 11 Belgrave Road in Victoria for investor-developer Quadrum Global.

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The project, which retained 35% of the original 1950s structure, was designed to enhance the building's environmental footprint and improve its functionality within the Pimlico Conservation Area. Eric Parry Architects, in collaboration with MEP engineer Max Fordham, structural and civil engineer Heyne Tillett Steel, and landscape architects Gillespies, transformed the outdated structure into a net-zero, user-centred office environment with increased floor space, natural light, and extensive biophilic features.

"11 Belgrave Road exemplifies how modern office buildings can achieve both sustainable and operational excellence while providing spaces that enhance employee experience," said Lewis Benmore, Associate at Eric Parry Architects.

Originally constructed in the late 1950s to replace a bomb-damaged 19th-century church and Victorian townhouses, 11 Belgrave Road had become incompatible with conservation area standards. The retrofit preserved significant portions of the existing concrete structure, reducing lifetime embodied carbon by 38% below the RIBA 2030 target, with projected whole-life emissions at 466 kg CO_2e/m^2. A new steel and cross-laminated timber penthouse office level added 31% more floor space, including garden terraces with panoramic views of London.

The project – a 150,000 sq ft Grade A office space – has achieved the UK's first NABERS Design for Performance rating of 5.5 stars, as well as certifications for BREEAM Outstanding, WELL Platinum, Wiredscore Platinum, and Smartscore Platinum.

"11 Belgrave Road demonstrates that low operational energy buildings can be delivered while retaining many structural elements of an existing building," said Dean Irvine, Senior Engineer at Max Fordham.

Source: Dirk Lindner

Landscaping by Gillespies incorporates biodiverse courtyards, planted terraces, and edible gardens to promote nature engagement. “Together, we’ve crafted a workplace that blurs the boundaries between inside and outside, where human wellbeing and nature’s networks are intricately connected,” said Gillespies Partner Eugenia Grilli.

The building’s design includes adaptable facades intended for future disassembly, with a self-supporting stone façade that harmonises with the traditional stucco terraces nearby. Engineered oak curtain walls enhance indoor acoustics, while bio-based materials, such as hempcrete, have been used extensively throughout.

Project Team:

Client: Quadrum Global

Architect: Eric Parry Architects

Development Manager: Bankfoot APAM

Planning Consultant: Gerald Eve

Structural Engineer: Heyne Tillett Steel

MEP Engineer, Sustainability Consultant, Vertical Transport and Smart Buildings Consultancy: Max Fordham

Quantity Surveyor: Abakus

Façade Engineer: FMDC

Landscape Architect: Gillespies

Fire Consultant: The Fire Surgery

Transport Consultant: Pell Frischman

Acoustic Consultant: Sandy Brown Associates

Access and Maintenance Consultant: Reef Associates

WELL Consultant: Ekkist

BREEAM: Delta Green Environmental Design

Image credit: Dirk Linder for Eric Parry Architects

UK's first 5.5 star rated NABERS UK building completes

Posted by: Sarah OBeirne
in Accreditation, Building Performance, Net Zero, News, Office Sector, Sustainability, Wellbeing, Workplace, Workplace Design
September 13, 2024

11 Belgrave Road in London Victoria, the UK's first building to achieve a NABERS UK Design for Performance 5.5-star rating for building efficiency has completed.

The 150,000 sq. ft net zero carbon workplace, developed by global real estate development, investment management and advisory group, Quadrum Global, was designed by Eric Parry Architects.

The building provides 108,000 sq ft of Grade A office accommodation along with 14,000 sq. ft of communal spaces and best-in-class facilities, including a 3,300 sq. ft café and 4,600 sq ft gym. It prioritises occupier experience and wellbeing throughout and was one of only six buildings to pre-certify for WELL Platinum. 13,000 sq. ft of exceptional green space is seamlessly woven throughout and includes a 2,600 sq ft private garden at ground floor as well as spacious indoor and outdoor amenity spaces, a private terrace on the sixth and multiple terraces on the seventh floor, plus a rooftop platform offering 360-degree views over London. There is storage for 178 bikes, 5-star spa-style changing rooms with 19 showers, and 177 smart lockers.

Image credit: Dirk Linder for Eric Parry Architects

Sustainability and Wellbeing Credentials

11 Belgrave meets the highest sustainability and wellbeing credentials. In regenerating the site, it retained 35 per cent of the existing fabric to reduce embodied carbon. It achieved a BREEAM Outstanding Rating, putting it in the tope per cent of BREEAM assessed buildings, and is net zero carbon in construction and operation, surpassing the RIBA 2030 Climate Challenge target by 38 per cent. It also embraces the role of technology in sustainable operation and resilience, having secured WiredScore Platinum and SmartScore Platinum and installed Vorboss' 10-100 GBPS full coverage fibre network. It is one of only a handful of buildings in London to offer such a high level of connectivity and the first in Victoria.

Ilyas Aslam, Chief Operating Officer at Quadrum, said: *"At our flagship London project at 11 Belgrave Road, we took the opportunity to deliver a ground-breaking, exceptional workplace. Responding to the needs of the modern occupier, it meets the highest ESG and wellbeing standards and creates an exceptional occupier experience, with quality combining with flexibility to deliver an inspiring environment that also offers some of the best views across London."*

Team credits:

- Architect: Eric Parry Architects
- Contractor: BAM Construction
- Sustainability consultant: Max Fordham
- Wellbeing consultant: Ekkist
- Landscape architect: Gillespies

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