

RETAIN

REPAIR

REFURBISH

RETROFIT

REMODEL

REPURPOSE

CASE STUDY / 10 Greycoat Place

10 Greycoat Place is a six-storey warehouse in Westminster, retained and extended rather than demolished, delivering office space while preserving the value of the existing structure.

Originally constructed in the 1890s, the six-storey property is located between two conservation areas and adjacent to Grade II listed buildings. It was refurbished and extended rather than demolished, reflecting a reuse-led approach that capitalised on both the architectural character and inherent strength of the existing structure. This strategy achieved a minimum 50% embodied carbon saving compared to demolition and rebuild, securing an 'A' SCORS rating.

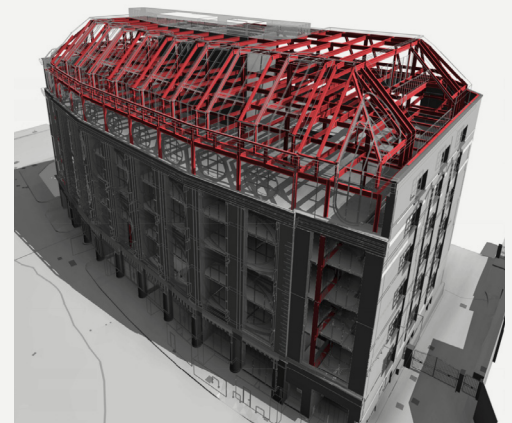
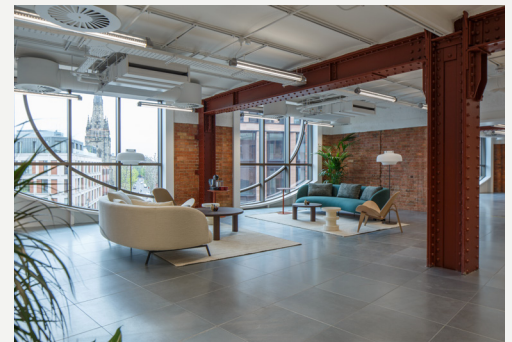
The existing perimeter walls to three elevations were retained to parapet level, with the upper storeys carefully removed and rebuilt to accommodate a new two-storey contemporary steel

frame extension. Existing wrought iron columns were extended to the full height of the building to support the new sixth, seventh and roof floor slabs, avoiding the need for an entirely new structural frame.

A key advantage of the building's original warehouse use was the significant load release it provided when converted to office occupation. This meant existing footings could be maintained under columns and walls without modification – a straightforward but often overlooked benefit of assessing actual loading requirements rather than defaulting to new foundations.

Throughout, the design intent was to keep as much of the existing structure exposed as possible, allowing the industrial character of the building to inform the aesthetic of the completed scheme. New elements were detailed to sit in keeping with that character rather than erase it.

The project won the Tekla Structural Designer Award at the UK Tekla Modelling Awards 2021, recognising the technical complexity of integrating new and retained structure across the building.



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