

6 Agar Street



COMPLETED
2012

DURATION
1Y2M

RESPONSIBLE BUSINESS



Sectors

- Commercial

Project profile

- Redevelopment of an existing office at Covent Garden

Consultants

- Architect – Darling Associates
- Structural engineer – AKT II
- Building services – Norman Disney Young
- Quantity Surveyor – Davis Langdon
- Project manager – Potter Raper Partnership

Client

- Legal & General Property

Stage

- Complete

Highlights

- The project was delivered under budget, on the agreed date to the required quality
- Collaboration of the whole team in order to meet customer expectations was exceptional

Capabilities

- Responsible Business, Protecting the Environment

Location

- London

Project Description

Morgan Sindall Construction was awarded the £12.5 million contract to refurbish, modernise and extend an existing building with Grade II listed façades to create modern office space appealing to a wide range of prospective tenants.

The project consisted of the creation of an active ground floor frontage with an improved entrance and enlarged reception. The office accommodation within the building was upgraded, with the extension of the existing floorplate into a lightwell, and new office space created at the existing roof level. The gross internal area of the building was increased from 4,366 m² to circa 5,450 m², and the internal cores of the building were reconfigured.

At basement and ground floor levels, the property incorporated two existing retail tenants, both which remained in-situ throughout the works, operating their existing trading hours.

Responsible business

Planet



The project achieved the desired BREEAM Excellent accreditation, with an Energy Performance Certificate 'B' rating.

The building's CO₂ emissions were reduced by 60 per cent, saving 222 tonnes of CO₂ each year and cutting energy costs. The team achieved this through installing several energy efficient upgrades. These included new lifts and lighting systems controlled by a Building Management System (BMS), high performance glazing and building fabric insulation, efficient air source heat pumps and a new air conditioning system to provide more accurate control. These facilities are complemented by a full energy metering strategy to allow for future flexibility.

Water use was reduced by 39 per cent through installation of low water use fittings, low flow taps and sensor activated urinal flushing, water sub-metering and comprehensive leak detection. In addition, only FSC (Forest Stewardship Council) certified timber was used on the project.

During construction, more than 99 per cent of waste produced was diverted from landfill.

Challenges

The existing structure was built in the mid-1980s as a steel framed office behind the listed façades. Creating the additional fifth floor and infilling the atrium posed a challenge, as additional loads had to be transferred through the existing structure without disrupting the building's two tenants. The solution was to hang the load from the lightwell infill and new façade from cantilevering trusses and beams, supported on the main core. The extension only required one transfer beam.

The project was undertaken in Covent Garden, London, located on a busy inner city street with two retail tenants remaining in-situ throughout

Testimonials

"We are delighted with the way we have successfully transformed a tired, outdated building into a modern, prime workplace which hides behind the two historic façades and the overhauled Agar Street frontage. The design and delivery of the building has given Legal & General a fantastic product to let and we are very proud of its addition to our portfolio."

Simon Wilkes

Head of Business Space Development, Legal & General Property

Project key facts

The redeveloped office was delivered on the agreed date, under budget with no disruption to the in-situ retail tenants. The refurbished building not only provided an additional 1,000 m² net lettable space, but also allowed our customer to let the space at a higher than budgeted £/sqft, resulting in a higher return on their investment.

Project contact

Richard Dobson - Area director

Related news

Works begin to transform Camden Methodist Church into four star hotel and worship space

Morgan Sindall Construction has been appointed to Procurement for Housing's (PfH) Fire Safety Works Framework.

A better way: Leading on action on climate change

Related Links

Commercial

Awards

BREEAM Excellent rating