

# Carmelite House



**TOTAL COST** £25M  
**COMPLETED** 2014  
**DURATION** 1Y 9M

## RESPONSIBLE BUSINESS



### Sectors

- Commercial

### Project profile

- Part-demolition of existing buildings and construction of a major City office in London

### Consultants

- Architect - Fletcher Priest Architects
- Structural Engineer - WSP Structures
- Building Services - ChapmanBDSP
- Quantity Surveyor - Gardiner & Theobald
- Project Manager - GVA Second London Wall

### Client

- Quadrant Estates

### Stage

- Complete

## Project Description

Located on the North Bank of the River Thames, Carmelite House consists of two distinct parts: a 1990s-built section at 50 Victoria Embankment, and the Grade II-listed 8 Carmelite Street, an 1898 building with an ornate brick façade. The eight-floor complex was home to Daily Mail publishers Associated Newspapers Ltd for almost a century.

Morgan Sindall Construction carried out the significant refurbishment of Carmelite House to improve its appearance, sustainability performance and overall attractiveness for new tenants, while increasing the net lettable area. The works included façade, window and building services replacement; remodelling of the floorplate, atrium and cores to improve natural light and create two separate tenant spaces on each floor; and the introduction of lettable space on the roof.

## Responsible business



### Planet

The project achieved a BREEAM Excellent rating. Sustainable features include:

- Green roofs
- Low energy lighting and presence detection
- Improved air tightness
- Responsible sourcing of materials
- High Considerate Constructors Scheme scores
- Energy Performance Certificate (EPC) rating of B
- Improved daylighting
- Heat recovery

### Highlights

- Major refurbishment and extension of a Grade II listed building to create 135,000 sq ft of Grade A office space
- The building achieved a BREEAM Excellent rating and an Energy Performance Certificate 'B' rating. The atrium was in-filled and the building services plant was relocated to the basement in order to create additional lettable area and the roof terrace. A highly efficient envelope design and energy strategy was developed to create a highly energy efficient building

### Capabilities

- Responsible Business, Protecting the Environment

### Location

- London

### Project key facts

The refurbished building provides 135,000 sq ft of lettable space, including a 7,600 sq ft roof terrace extension.

### Project contact

**Richard Dobson - Area director**  
**Email:** richard.dobson@morgansindall.com

Contact

### Related news

Pagabo is set to launch a new mental health charity

Local young professionals raise over £2,000 for Mind West Cumbria

Construction welcomes new talent to North West schemes

### Related Links

Commercial

### Challenges

- Located in the City of London in the Whitefriars Conservation Area

### Testimonials

*"A two stage design and build procurement route was used because of the complexity of the refurbishment and the challenging programme. As with most redevelopments of listed and older buildings in the City, a number of challenges have arisen along the way. These challenges have been met by Morgan Sindall Construction with a positive attitude, working in collaboration with the client, its design team and subcontractors."*

**Graham Tyler**

**Partner - Quadrant Estates**