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Victoria Street

39 Victoria Street is a major refurbishment project for developer British Land. The project has given the 1985 office block a new lease of life, with a modern specification, sustainable approach and high energy efficiency standards.

The project team have expanded the net area by 20% while re-using the existing structure. 39 Victoria Street now offers 88,500 sq ft of Grade A office space, with a new façade, an EPC of B and a BREEAM 'Excellent' rating.



The original heavily gridded façade consisting of aluminium and maroon glazing has been re-configured. The new façade introduces a smaller and more flexible grid offering a less repetitive treatment with new glazing and a more varied palette of materials.





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The building entrance at 39 Victoria Street sits within a new reception portico, inlaid with a striking canopy formed of LED lighting strips which fold elegantly into the double height entrance making an illuminated landmark on the street.



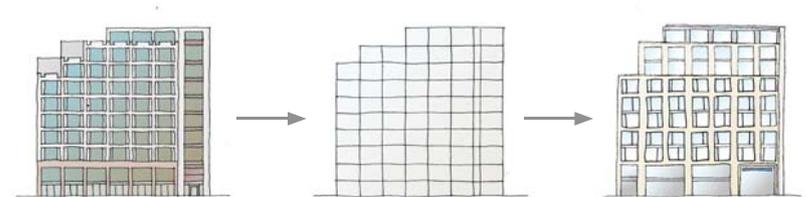
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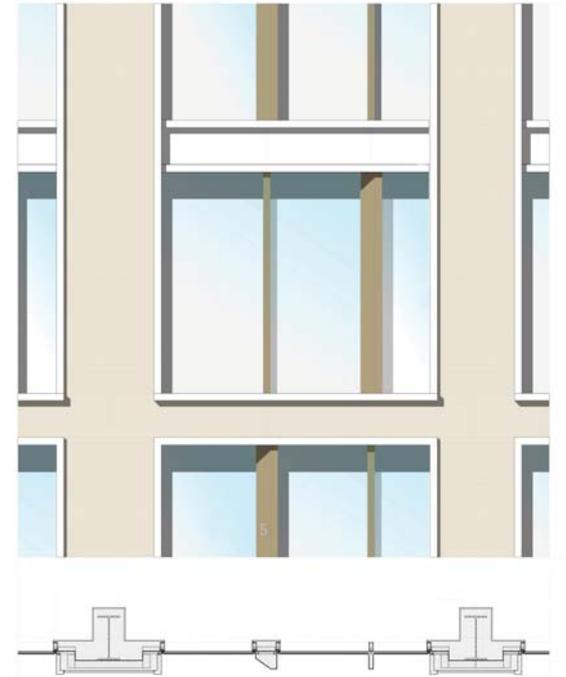
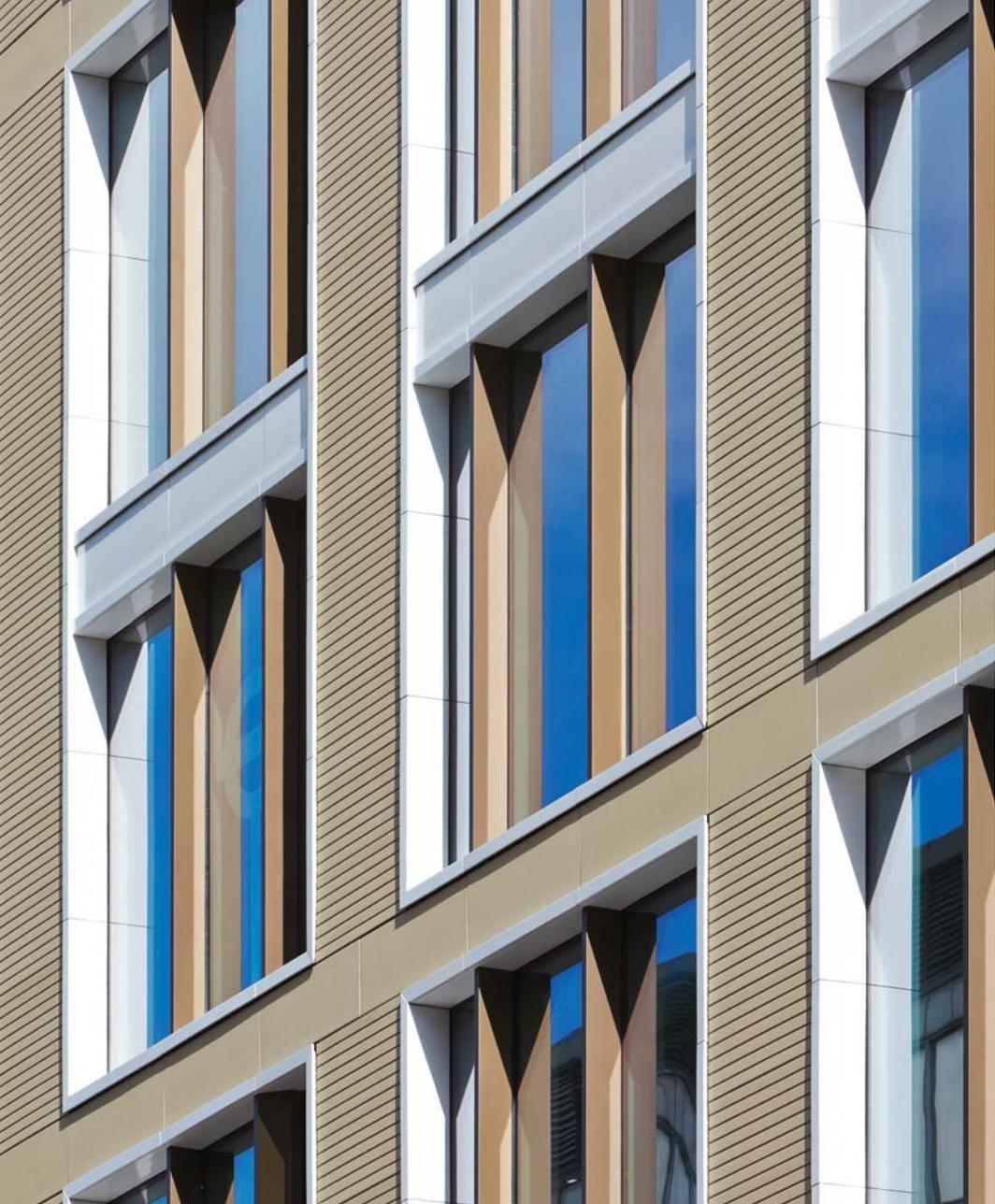


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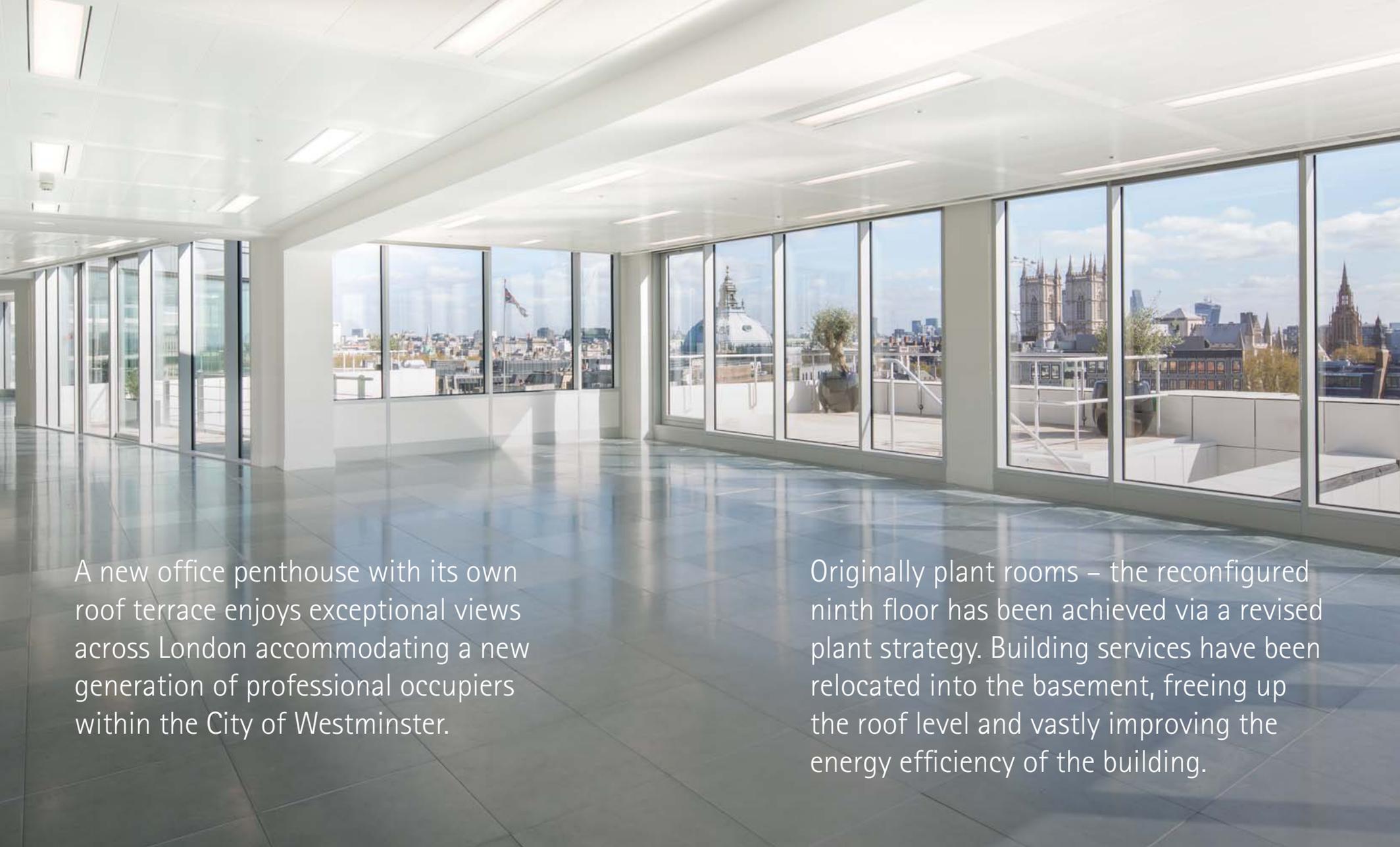


The appearance of the building has been transformed. The addition of new terracotta and aluminium cladding and a dramatically improved building entrance and retail frontage on Victoria Street has introduced a finer-grain to the fenestration that better responds to the surrounding buildings. An alternating pattern of thick and thin mullions further reduces the repetition and scale of the façade.



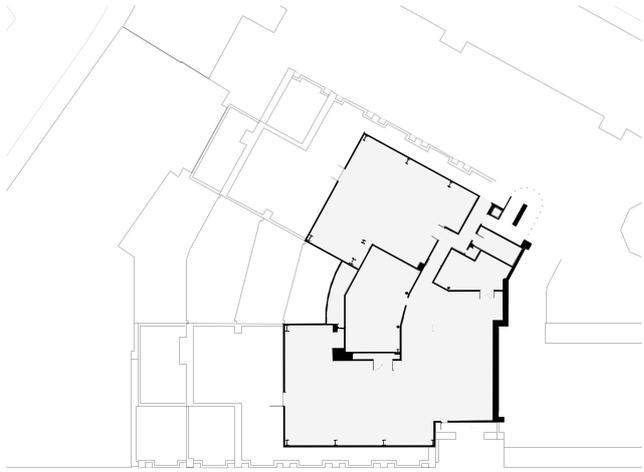


To the rear of the building the existing cladding has been fully refurbished and enhanced to achieve a glazing and an air permeability performance that is equal to new building standards.

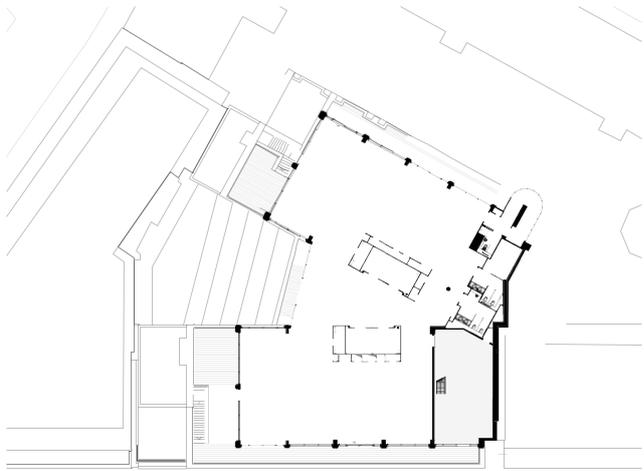


A new office penthouse with its own roof terrace enjoys exceptional views across London accommodating a new generation of professional occupiers within the City of Westminster.

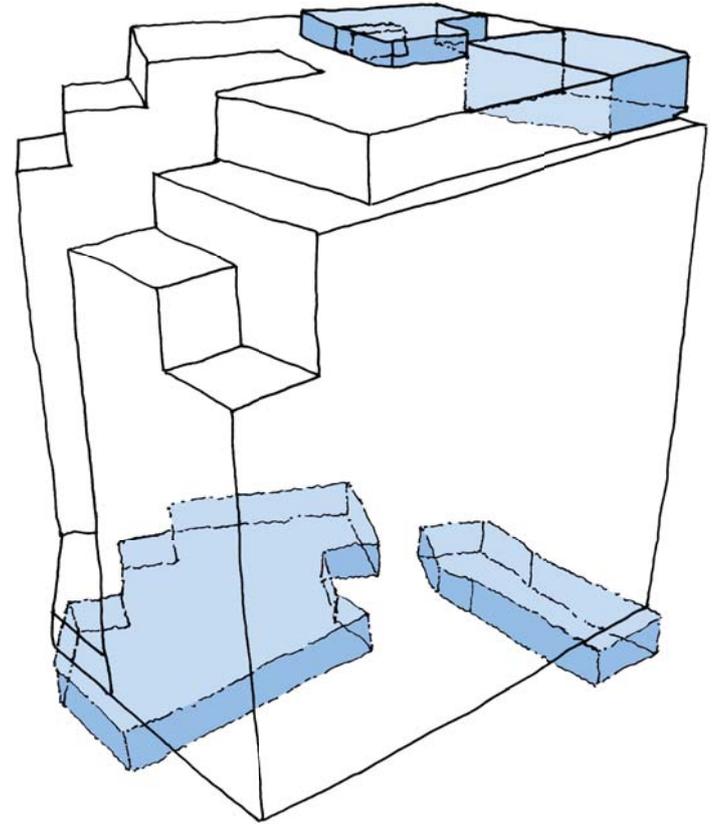
Originally plant rooms – the reconfigured ninth floor has been achieved via a revised plant strategy. Building services have been relocated into the basement, freeing up the roof level and vastly improving the energy efficiency of the building.



9th Floor Plan - Before



9th Floor Plan - After



New plant strategy



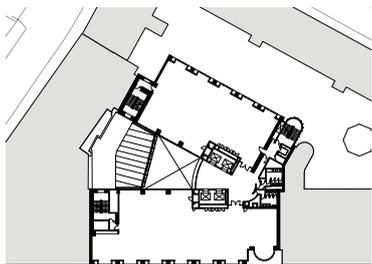


The refurbished building has achieved a BREEAM 'Excellent' rating.

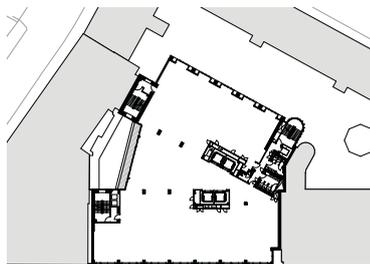




The building's original triangular plan – made up of two 'wings' of accommodation, facing one another across a central atrium – has been rationalised by partially infilling the void to provide a flexible office floor plate and stepped outdoor terraces within a retained lightwell.

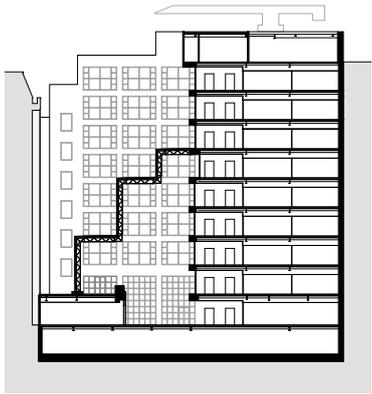


4th Floor Plan – Before

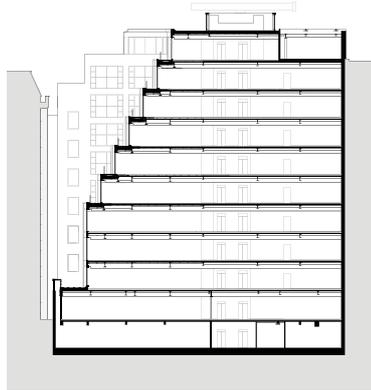


4th Floor Plan – After

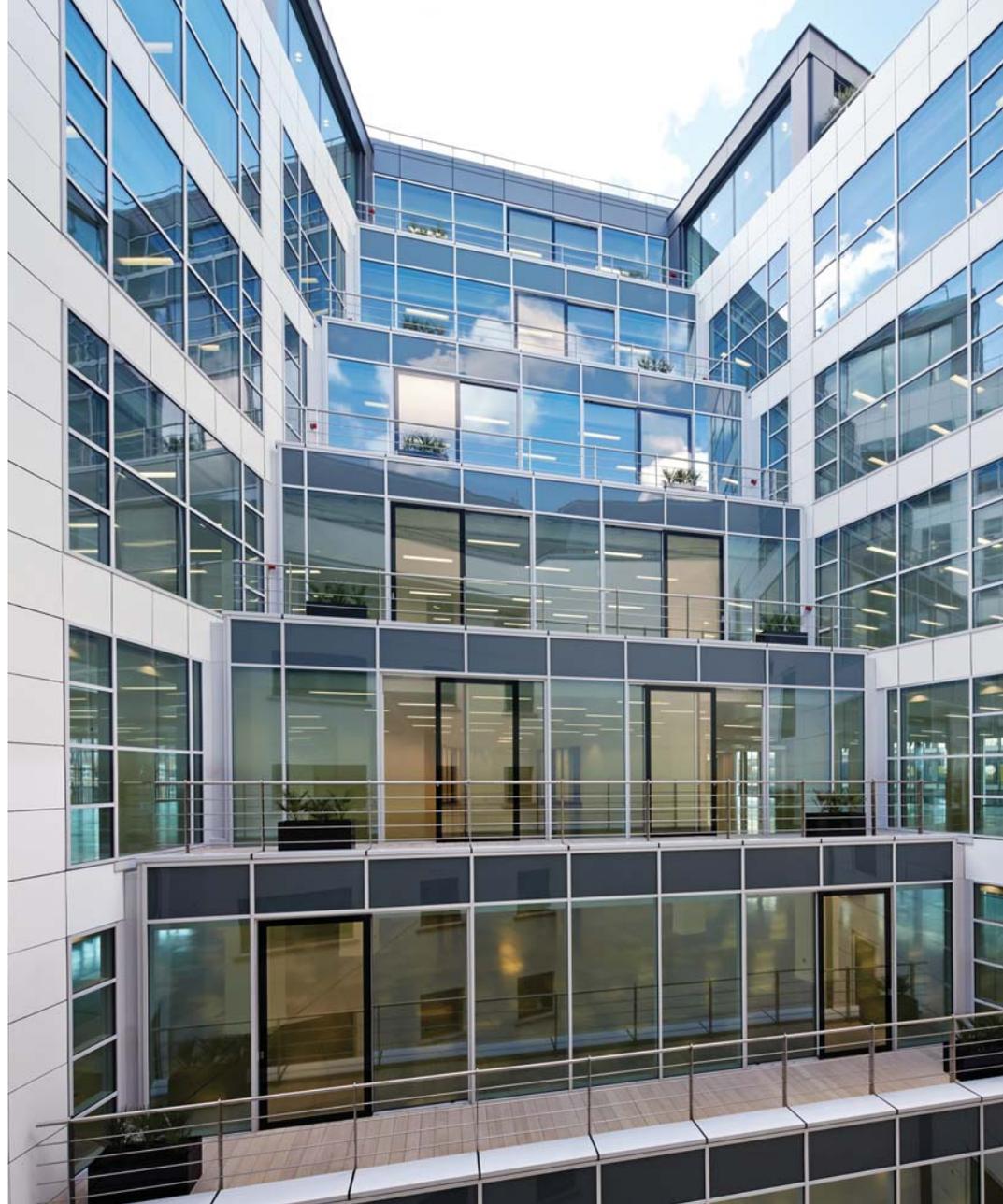




Atrium section – Before



Atrium infill section – After







Cycle spaces, showers, lockers and a drying room are provided to encourage active and sustainable commutes to work.

An innovative energy and water metering and monitoring system has been installed; incorporating energy efficient appliances and new water saving devices. The new system will allow occupiers to improve energy efficiency, cut water consumption, reduce carbon emissions and control costs.





Project data

Date completed	February 2014
NIA	88,393 sqft
Typical floor plate	10,000 sqft
Annual CO2 emissions	21.8kg CO2 / m ² (predicted)
BREEAM	'Excellent' rating
EPC	'B' rating
Bicycle spaces	44
Fresh air allowance	16 litres / sec / person
Occupancy	1 person per 10m ²

39 Victoria Street Design Team

Client	The British Land Company PLC
Architect	John Robertson Architects
Structural Engineer	Adams Kara Taylor
Services Engineer	Norman Disney & Young
Quantity Surveyor	Faithful and Gould
Contractor	Mansell / Balfour Beatty
Project Manager	GVA Acuity
Planning Consultant	Gerald Eve
Right of Light Surveyor	Drivers Jonas Deloitte
BREEAM & Sustainability	Greengage
CDM-Coordinator	Stace

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