

Office

Victoria classic renewal

Completed in 1975, Elsom Pack & Roberts' distinguished granite, glass and stainless steel Ashdown House on Victoria Street, London, was then said to have set a new standard for commercial development, not least because it opened up a new public space in front of the neo-Byzantine Westminster Cathedral. Now renamed 123 Victoria Street, the landmark building has undergone a substantial retrofit.

The £155m development by Aukett Fitzroy Robinson and Morey Smith for Land Securities, forms part of the developer's £2 billion, 10-year project to provide 2.2m square feet of space around Victoria Street. The remodelling of 200,000 square feet of office space included reconfiguring cores, introducing an atrium by enclosing a former lightwell with a PTFE roof, and adding two new receptions. The interiors were stripped out to enhance ceiling heights and daylighting and to reconfigure common parts. Service cores were rationalised and all plant and machinery has been renewed.

High-performance glazing units have replaced the former brown-tinted glass, providing significantly improved thermal and acoustic insulation. The



A ground-breaking 1970s office building has benefitted from a comprehensive retrofit by Aukett Fitzroy Robinson.



Right A new atrium space has been formed within a former external court.



distinctive original stainless steel trim has been cleaned and repaired where necessary. At street level, the envelope has been completely replaced and the

retail arcade relined and upgraded. Timber decks, linear planters and pebbled terraces have been added to the various roof-level terraces.



Above/right New reception areas. The new BEMS-controlled mechanical services provide a high degree of flexibility for future integration of new technologies. Energy metering of all utilities and major load centres allows the performance to be fully monitored. Office lighting is primarily high-efficiency fluorescent luminaires fitted with high frequency dimmable control gear. An automatic lighting control system enables the introduction of presence detection and daylight saving controls. Other sustainability features, which contribute to the Breeam Very Good rating, include low-water sanitary fixtures and fittings, rainwater harvesting and greywater recycling, low-energy DC motor fancoil units, high-efficiency boilers, and ventilation heat recovery.

