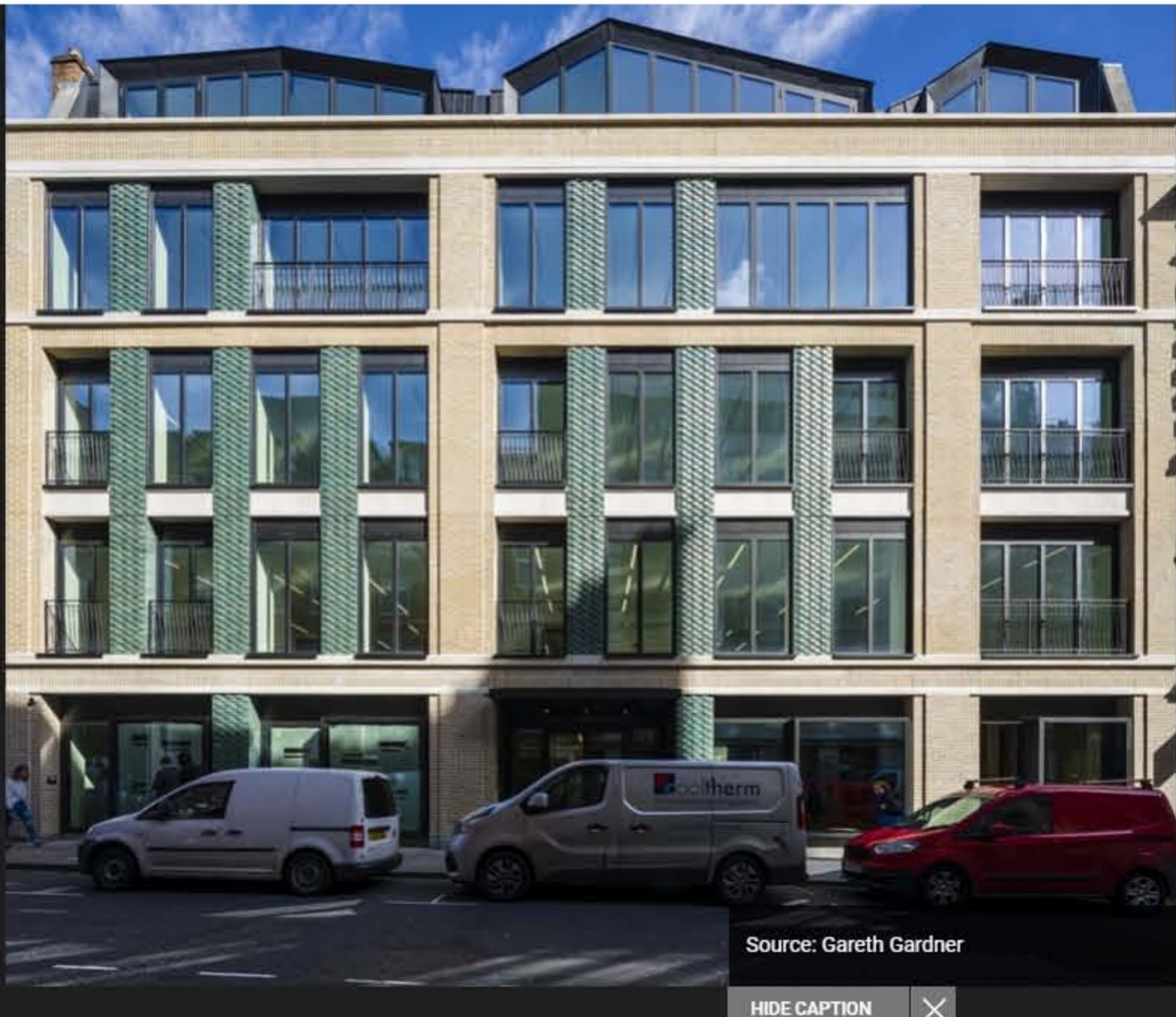


BUILDINGS

FIRST LOOK

# Squire & Partners completes second Soho retrofit

30 MAY, 2018 • BY JON ASTBURY



Source: Gareth Gardner

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COMMENT

The remodelled office at 5-8 Warwick Street provides new retail and workspaces

This 1950s office building was given a new facade in the 1980s, but has now been extensively remodelled and extended to house a series of new office and retail spaces.

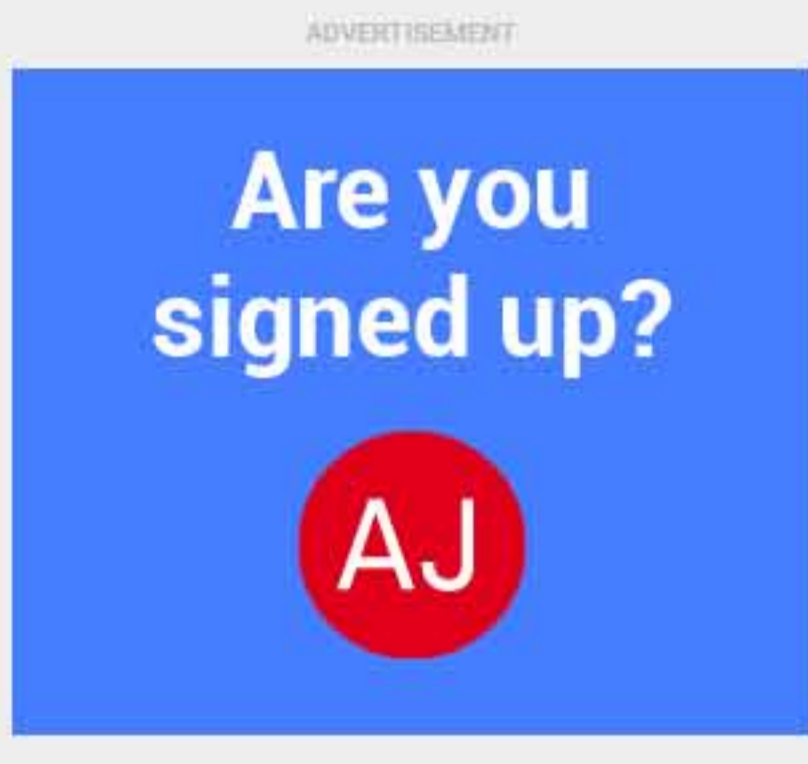
A new façade has been created featuring sections of 'woven' green-glazed Umbra Sawtooth bricks, designed to reference the area's textile history, while a new top floor has been added with a folded mansard roof.



SOURCE: GARETH GARDNER

Full-height glazed bays at ground floor define the retail units, with a simple canopied entrance signalling the office reception.

In 2006, the practice refurbished neighbouring 30 Warwick Street, providing office and retail space.



## Architect's view

Warwick Street is the latest in a collection of Squire & Partners projects where a building's layers of history are exploited in order to remodel and reimagine, rather than demolish and replace, offering more sustainable and time-saving possibilities that create more from less. In the case of Warwick Street, the full site history was explored, starting with the origins of the site as home to master fabric weaver Holland & Sherry, through the abstract and rebellious spirit of local Soho resident Francis Bacon, to the Postmodern 1980s façade subsequently applied to the 1950s shell.

Traditional elements of the building, such as the façade, mansard roof and reception desk evolve through these layers and emerge surreally enhanced, capturing the playful and creative spirit of Soho.'

Tim Gledstone, partner, Squire & Partners



SOURCE: SQUIRE AND PARTNERS  
Ground floor plan

## Project data

- Start on site** October 2016
- Completion** March 2018
- Gross internal floor area** Office: 1715 m2, Retail: 346 m2
- Form of contract or Procurement Route** Design and Build
- Construction cost** £6 million
- Architect** Squire & Partners
- Client** The Royal London Mutual Insurance Society
- Structural engineer** Heyne Tillett Steel
- MEP consultant** MTT
- Quantity surveyor/cost consultant** Quantem Consulting
- Planning consultant** CBRE
- Project manager** APS Chartered Surveyors
- CDM coordinator** Squire & Partners (principal designer)
- Approved building inspector** John Miller Partnership
- Main contractor** Virtus Contracts
- CAD software used** Revit
- Annual CO2 emissions (predicted)** 40.05 kg/m<sup>2</sup>

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