



9 GREYFRIARS

**BARTON
WILLMORE**

INTRODUCTION

9 Greyfriars has been transformed from an existing 1980s office building into a modern and flexible office space.

The four-storey 41,381 sqft building adjoins the Station Hill redevelopment and is one of the first buildings to be completed in the area.

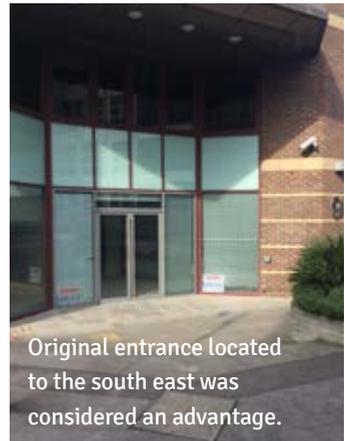
The retention of the existing fabric of the building was vital when redesigning 9 Greyfriars and keeping the structure was at the heart of the development concept.

BEFORE

9 Greyfriars was a tired 1980s building in the heart of the Station Hill development, with an outdated and dark concrete façade.



The building was acquired vacant from former owners in 2014. The aspirations from previous proposals required a more comprehensive and sympathetic refurbishment.



Original entrance located to the south east was considered an advantage.



The existing building presented an outdated, heavy appearance. The building design was typical of the modular construction of its time.



Central lobby area.

DURING

The key to the refurbishment of 9 Greyfriars was retaining the main structure of the building. Great care was taken when removing elements of the structure in order to reduce damage to the building.



99% of the existing structure was reused



To successfully remove the cladding, the team went back to the original installers to determine how to remove the sections as a complete piece. Once we had established this they were able to remove them, eliminating the need to undertake crushing/breaking demolition. With this method of dismantling, the structure and floor plates were protected from damage.



The best design elements of the building like the core and external spaces were retained

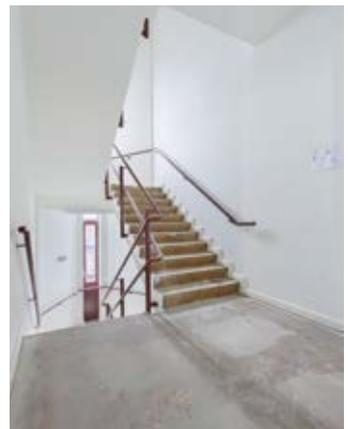




The project achieved an EPC rating of A and BREEAM outstanding. Air source heat pumps were provided to contribute to summer and winter regulation.



Floor to ceiling heights were increased to 2.7m on every floor to improve office space. Secondary elements like escape cores were given the same design consideration as primary elements.





During construction work the site was protected with covering to reduce dust and noise: a simple but effective social consideration.

AFTER

9 Greyfriars has been transformed into a modern, sustainable and bright new office space, offering flexible workspaces to tenants.



As part of façade study and design developments, the glazed units involved input from contractors and specialists at an early stage.



1,200 sqm of glazed vision units assist 100% of the net lettable floor to achieve daylight factor of 4%



Deep plan window-to-window was designed to provide high levels of daylight throughout the floor plate. A high-spec glass was chosen in order to mitigate high solar gains on East to West elevations.



Reduced/minimal transoms assist limiting excessive material within façade design.



A purpose made cycle shelter was installed as part of the transport strategy.



Existing natural entrance was retained and improved for accessibility



All facilities and communal areas were given a common design theme.





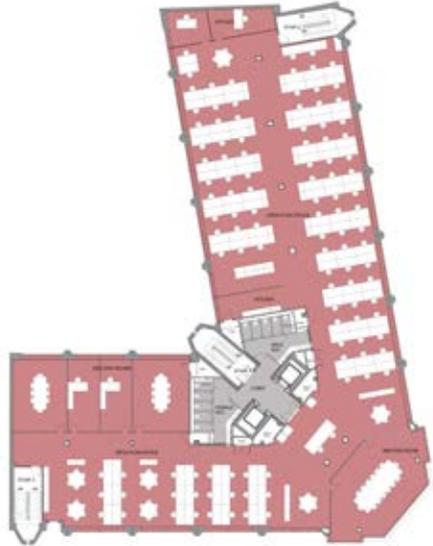
The ability to create outdoor spaces was a strategy used on all available roof spaces.



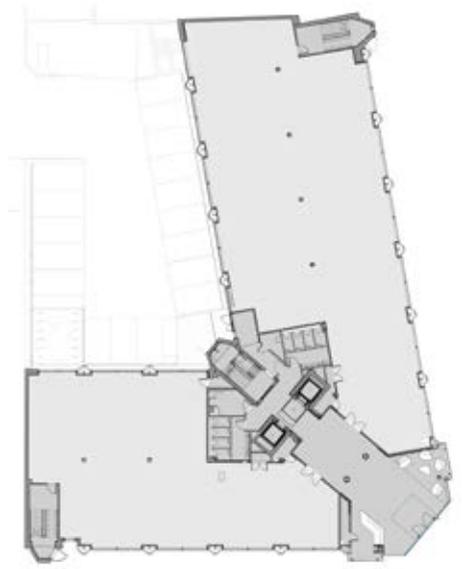
New planting provided ecological benefits, creating an outdoor sanctuary.

FLOOR PLANS

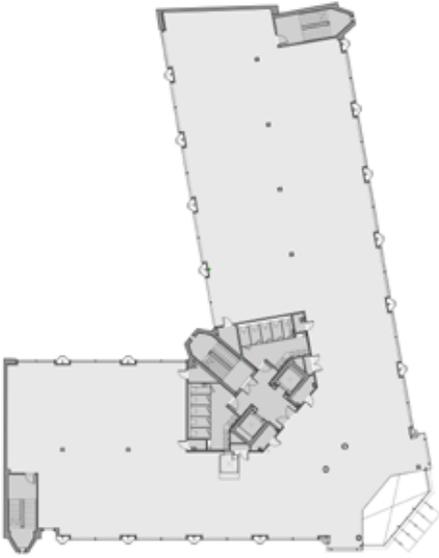
The large, light and spacious floor plates allow flexibility and movement to tenants, allowing the workspaces to adapt to the tenants needs and requirements. A planning grid of 1.5m was achieved.



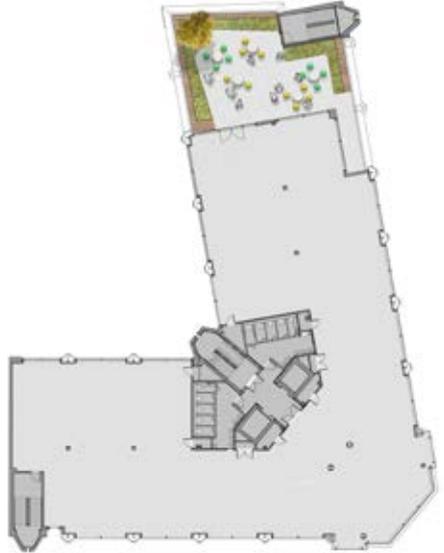
Indicative Space Plan



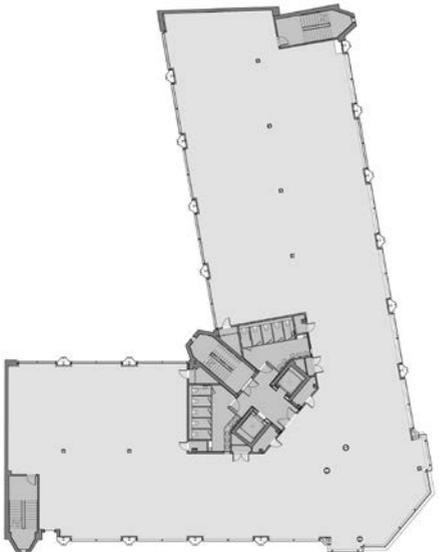
Ground Floor Plan



First Floor Plan



Third Floor Plan



Second Floor Plan



Roof Plan

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