

Stephen George + Partners LLP

Architects + Masterplanners

Refurbishment
Portfolio







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Welcome to Stephen George + Partners LLP

SGP

Founded in 1970, we are one of the UK's leading architectural practices with offices in London, Leicester, Leeds and Solihull. Our success in the UK has led to opportunities overseas, resulting in the establishment of Stephen George International in 2009 and the International Logistics Design Group in 2014.

Our strategic geographical locations combined with our talented architectural design teams enable us to offer specialisms in masterplanning and the industrial, logistics, office, education, retail and refurbishment sectors. Through our commitment to the highest standards of service quality, professionalism and architecture we have designed and delivered a portfolio that is rich in both complexity and scale. Working in partnership, our strong client base is evidence of our ability to respond rapidly to stakeholder requirements, resolve complex site issues and produce innovative designs.

We are placed in the 'Top 100' practices by the Architects' Journal and have been listed as one of the 'Best Small Companies to work for' by The Sunday Times.

SGI

Our office in Sofia serves as a centre for operating in the Balkans, Eastern Europe and further afield. The office is a fusion of two local practices and Stephen George International. The combining of expertise is seen as a logical progression for the company and of huge benefit to our clients.

The office has experience in many architectural sectors including masterplanning, industrial, residential, retail, refurbishment and interiors. The team has considerable sustainability expertise and offers BREEAM Assessments and consultancy as part of the full architectural package. Our skills include production of marketing material, computer visualisations and graphic design.

ILDG

In 2015 SGP were invited to collaborate in a multidisciplinary consultancy supporting the global logistics industry. The new group will advise on all aspects of the funding, design and procurement of sustainable large scale distribution buildings for the logistics industry in the international market. Known as the International Logistics Design Group (ILDG) they specialise in masterplanning, design, funding, procurement, engineering, branding and sustainable business, innovation and development in logistics.

ILDG is a joint venture between SGP, KTA and Roseneath and its first project is in Moscow for Russian Developer Radius Group and for the French DIY chain Leroy Merlin.



Our Sectors



Masterplanning



Office & Business Parks



Education



Refurbishment



Industrial & Distribution



Residential



Retail & Leisure



International

About Us

- We have over 90 staff in offices in London, Leicester, Leeds, Solihull and Sofia.
- Stephen George + Partners is placed in the 'Top 100' practices by the Architects' Journal and has been included in the 'Best 100 Companies to work for' listing in The Sunday Times.
- We have extensive experience within both the private and public sectors, offering quality architectural design services supported by technical expertise.
- Our commitment to quality, service and innovation is the basis of our practice philosophy and working closely with our clients is a key element of our success. We believe that the foundations of good design lie in strong relationships.
- Our varied and diverse portfolio of work demonstrates our success in most sectors of the construction industry. Our ability to respond rapidly to client requirements, resolve complex site issues and produce innovative design solutions is evident through our strong client base and design portfolio.
- We believe our strength lies in the quality of our staff and the ability to use our intellect and imagination.
- Our UK success has led to opportunities overseas and has resulted in the establishment of Stephen George International (SGI) in 2009 and the International Logistics Design Group in 2014.



Core Values:

- Offering service quality – listening to clients, providing pragmatic solutions.
- Being professional – having integrity, being trustworthy.
- Being a good employer – taking care of our employees and having fun.



Our Location and International Portfolio



Key to Map

- **Stephen George + Partners LLP**
London
Leicester
Leeds
Solihull
- **Stephen George International**
Sofia
- **Our International Portfolio**

Key Contacts

Geoff Ward

BA(Hons) Dip Arch RIBA
Partner



in [Connect with Geoff on LinkedIn](#)

Personal Profile

Geoff has 35 years' experience of commercial developments in the UK and abroad and heads our Leeds office. He is also a Director of Stephen George International and is responsible for our work in the Sultanate of Oman and the Middle East.

His main expertise, within both private and public sectors, is offices, workspace planning and existing buildings. Geoff is Stephen George + Partners' key contact with our government clients where he has worked for over 20 years delivering rationalisation and smarter working programmes.

He enjoys working with clients, making presentations and collaborative working and has gained experience of planning enquiries and appeals, appearing as expert witness. He is a confident and knowledgeable communicator and uses these skills for the benefit of clients and their projects.

Building Information Modelling (BIM)

The BIM processes that Stephen George + Partners have implemented and in which we are engaged are in line with the Government criteria for the adoption of building information modelling and management. Whilst the government's strategic objective has been achieved to deliver all public funded projects at level 2 BIM by April 2016, Stephen George + Partners are committed to its application throughout all project types in both the public and private sectors; our activities to date demonstrate our commitment to the improvement of the planning and execution of the built environment in all sectors.



Fully Integrated BIM Management Structure

Full Autodesk Revit capabilities across the business delivering BIM Level 1

Consistently delivering projects to BIM Level 2 – PAS 1192-2 Capex (BS 1192-4)

Committed to developing our BIM Level 3 capabilities with our Partners



Refurbishment Introduction

Stephen George + Partners has over 40 years experience of working with existing buildings, be it one-off conversions of private dwellings, reusing old building structures for new uses, rejuvenating tired and worn out finishes and components, improving environmental performance or restoring listed buildings.

We have also developed significant expertise in working with clients to realise the potential of their buildings, typically offices. Working with our clients on various frameworks we have been responsible for the planning, alteration and extension of hundreds of buildings, many of them occupied and operational.

We have delivered hundreds of office refurbishment projects both large and small. All of them demand a particular appreciation of the needs of clients; both in terms of the way their businesses work and the way the works might affect them. Regardless of size, a client's project is the most important thing to them. We have learned to understand these concerns and have become adept at providing clients with the guidance and technical support that they need to get jobs delivered with the minimum of stress. We aim to delight our clients with the standard of service and attention we provide.

Refurbishment brings its own challenges and our experience puts us in a position where we can provide imaginative, practical solutions, whether we be converting a listed mansion house or undertaking alterations in a small town Jobcentre.

From a sustainability perspective, reusing existing buildings can make sound environmental sense and provides spatial and operational flexibility for less than the cost of a new building. It also allows the character and atmosphere to be retained.

Retaining operational capability is paramount to our clients, and in these circumstances we work closely with building users, contractors and suppliers to find ways of programming building operations around the working business.

Within this portfolio we have illustrated examples across the whole range of our projects - from works to listed buildings to small scale replanning and modification works.



Refurbishment Experience



Rothley Grange, Rothley, Loughborough Leicestershire





The Grange dates back to 1774 and is a listed building of local importance within a conservation area. This key building is the centrepiece of the site and has been refurbished to accommodate seven apartments. The grand staircase and entrance hall has been retained as the communal entrance, serving three of the flats. The surrounding derelict buildings have been replaced with 34 apartments, and the gardens beautifully restored.

To the north of the Grange, a new development is designed to create two courtyards. The placing of the courtyard buildings has been dictated by the desire to create an entrance 'gateway', and by the relationship of the building to the existing trees, stream and Fowke Street. The view from the courtyard to the landscape gardens beyond is of key importance.





Stoneygate School Leicestershire

The Stoneygate School project was the conversion of the original school buildings into eight high quality apartments, as part of a larger project including 15 two and three story new build homes in the grounds.

The building is Grade II listed and located in a conservation area, with great care being given to preserve the building's character and satisfy the conditions of such work.

The project was short-listed for the ProCon Urban Regeneration Award.



Charnwood House, Woodhouse Eaves Leicestershire



Completed in 2004, The Charnwood House project was the refurbishment and conversion of former children's convalescence home dating from 1910, into high quality apartments.

The building was unsympathetically converted into a care home in the 1960s so the works consisted of the conversion, removal and replacement of unsightly extensions to enable the character of the existing building to be rediscovered, creating 21 apartments.

The projects was awarded "Winner for Conservation" in the Charnwood Design Awards.



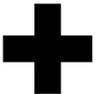
University Road Leicester



Completed in 2005, this project consisted of the conversion into apartments of two large Victorian town houses (one of which is listed), previously converted to offices in the 1960s and adjoining the New Walk Conservation Area.

17 apartments were built, with the addition of a linked, new-build block containing seven further apartments.

The conversion element included non-standard duplex apartments which make the most of the existing features of the building.





Student Accommodation, Far Gasford Street Coventry

This student accommodation scheme for Unite is close to the east side of Coventry City Centre, being just outside the inner ring road and adjacent to the university. The site area is approximately 0.86 hectares.

The scheme comprises 668 bedrooms built in four blocks, varying in height from three to seven storeys. The existing office building and some of the workshops on the site have been retained, refurbished and incorporated into the new development providing accommodation for the common room, laundry, meeting rooms, office and reception areas.

The new student accommodation was built using Unite's own modular system. Bedrooms, kitchens and stairs were made within a factory environment and delivered to site 'virtually ready for occupation'. Internal main corridors and the external envelope are then built around the units.





William Morris Halls of Residence, Loughborough
Leicestershire

Completed between 2003 and 2007, Phase 1 of William Morris Halls consisted of the refurbishment and conversion of six Victorian residences into postgraduate accommodation for Loughborough University. This included updating and extending the properties to standards suitable for use by the English Cricket Board in association with the university. In this vein, the new common room link references pavilion architecture associated with cricket, whilst providing a suitable language for the Victorian context of the existing buildings.

Following the success of Phase 1, subsequent refurbishment projects required the stripping out of five 1930s buildings totalling 110 student bedrooms. New accommodation was provided within the existing building fabric and included forming new one and two bedroom flats, disabled rooms, shared kitchens, break-out facilities and new bathrooms. Works were completed within a very short timescale and within a £2.5M budget.





William Baker Building, De Montfort University
Leicester

This was a comprehensive refurbishment for De Montfort University which transformed a derelict factory building into office accommodation for university staff. The project is part of the university's ongoing £300 million 10 year masterplan to regenerate the city campus.

Initial remedial works included making good the walls, asbestos removal and pigeon clearing. Subsequent works included the

new building services, partitioning, replacement of the original large windows with aluminium framed double glazed units, new toilets and a student enquiries zone. A new tower forms the staff entrance and primary circulation.

An eco-friendly biomass boiler fed by a woodchip hopper acts as the principal heating source. Lying on the edge of a conservation area, careful consideration of the existing building was made throughout, delivering a sustainable, cost-effective and characterful facility for the university.





Apex House Leicester

This five storey office building had been built in the mid 1900s and remained essentially unmodernised. We designed the refurbishment and space-planning for Apex, an organisation which helps train and find work for people.

The large open-plan floorplates were broken up by vertical shafts, open to the weather and separated from the office spaces by walls and windows. These were long on plan and obstructed circulation around the building; they were also unpleasant, being dank and containing vertical pipework.

We put glass roofs over the shafts and removed the windows, allowing natural light into the building and views across the floorplates. We designed bridges across the longest shaft to improve circulation and add drama to the space. This improvement was extremely cost-effective compared with refurbishing the old shafts, and the client was very pleased with the working environment created.





Home Farm, Loughborough Leicestershire

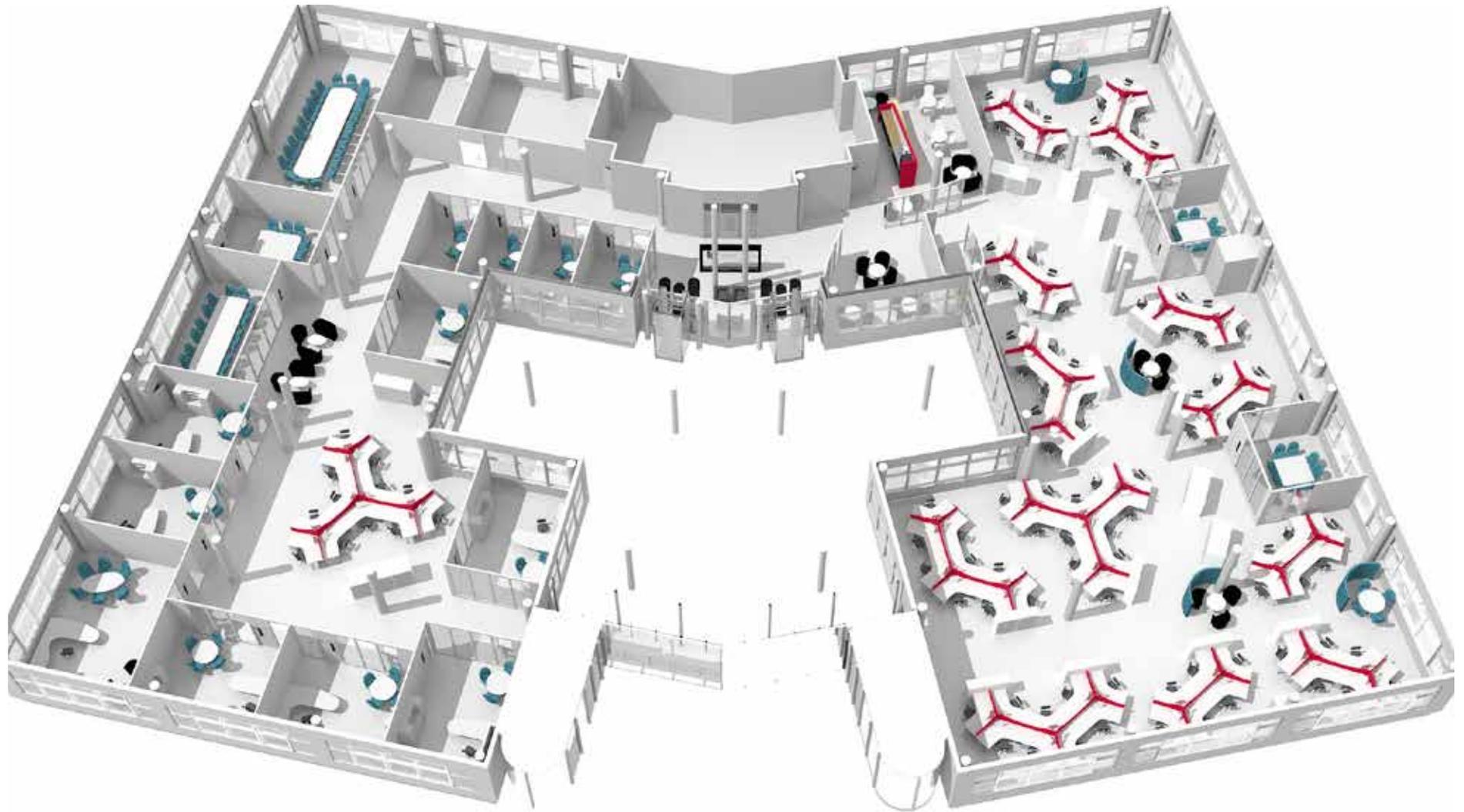
These farm buildings were refurbished for use as offices with an emphasis towards a sympathetic approach, adding minimal interventions to the existing structure. Where new additions were required, these were modern and subtle. One of the key driving factors in the brief was the linkage between the interior and exterior space, and these have been designed to maximise the views with use of large areas of structural glazing.

Materials were carefully chosen with a balance made between the roughness of the existing farm building and the modern structural glazing insertions. The interiors boast a projection room and small conference facility at the heart of the interior, informally designed to create a relaxed atmosphere.

The landscaping is robust and in keeping with the rural surroundings, yet it adds a new geometric play on to the external courtyard.



Child Maintenance and Enforcement Commission Leeds





Refurbishment and fitting out of a 15 year old office building for a government department following previous occupation as a contact centre.

1 City Office Park is now the regional headquarters for the Child Maintenance and Enforcement Commission and comprises bespoke offices for the commissioners, conference and meeting facilities and open-plan offices and welfare facilities for staff.

The original building had an innovative services system utilising an exposed troughed concrete soffit and displacement ventilation system. Modified in the intervening period, a suspended ceiling had been added with chilled beams between the ribs of the ceiling. This posed design challenges to produce a solution that would work with the existing building modules and the design of the building.

The tenant had onerous programme requirements and we were able to work closely with them, devising a programme of temporary and permanent works to get them into the building and operational with staff training and then fitting the full fit-out around them.

We worked very closely with the end user and paid particular attention to the communication of design ideas for approval by government ministers and the commissioners who were to use the building. We produced visuals of the interiors to explain the proposals and held design workshops to make sure designs were understood and approved before committing to construction.





DWP Solution Centre Glasgow

The Solution Centre at Atlantic Quay, Glasgow, helps people to find exciting and practical ideas to solve their business-focused problems. Stephen George + Partners was delighted to be named architect for this project on behalf of the Department of Work and Pensions. Our designs are part of a drive to inspire creativity and innovation across The Pension Service, the Department for Work and Pensions and, increasingly, across government.

Five rooms were designed to deal with specific parts of the creative problem-solving process. There is also an open and flexible working environment with 55 work stations that allow people to experiment with alternative IT solutions. The facility features demonstration rooms, learning and meeting rooms, conference area and state-of-the-art audio visual facilities.

The design of the building reflected the high technology functions carried out inside.

The project was taken from receipt of brief to full operation in seven months, requiring extraordinary levels of commitment and participation from the whole design and construction team.



Tottenham High Road, Tottenham London



In August 2011 rioters in North London caused extensive damage to property. The Carpetright Warehouse - pictured left - was destroyed by fire and the Jobcentre building next door was damaged by an arson attack and was severely heat damaged by the effects of the Carpetright fire.

In the days following the fires, the Jobcentre was broken into by thieves who stole copper pipework throughout, leaving significant water damage in their wake.

We were retained by clients to carry out inspections and to prepare reports to assist them in their discussions and negotiations with the insurance loss assessor. We subsequently prepared detailed specifications for the reinstatement of the interior, the replacement of damaged sections of the roof repairs and replacement of windows and the entrance canopies.

We also co-ordinated reports on fire damage to the structure, the weatherproofing of the exposed end wall and health and safety issues relating to control of access to the adjoining site.

We worked with the client team and contractor and the reinstatement works were completed in 13 weeks.

The facility was reopened by the Employment Minister Chris Grayling in April 2012.





Mansell Street, Whitechapel London

This project arose as a consequence of relocation from another site. We were retained by clients to carry out a feasibility study assessment of the capability of the Tugu Building to accept the intended use, and then to develop proposals for client approval and tender documents for procurement.

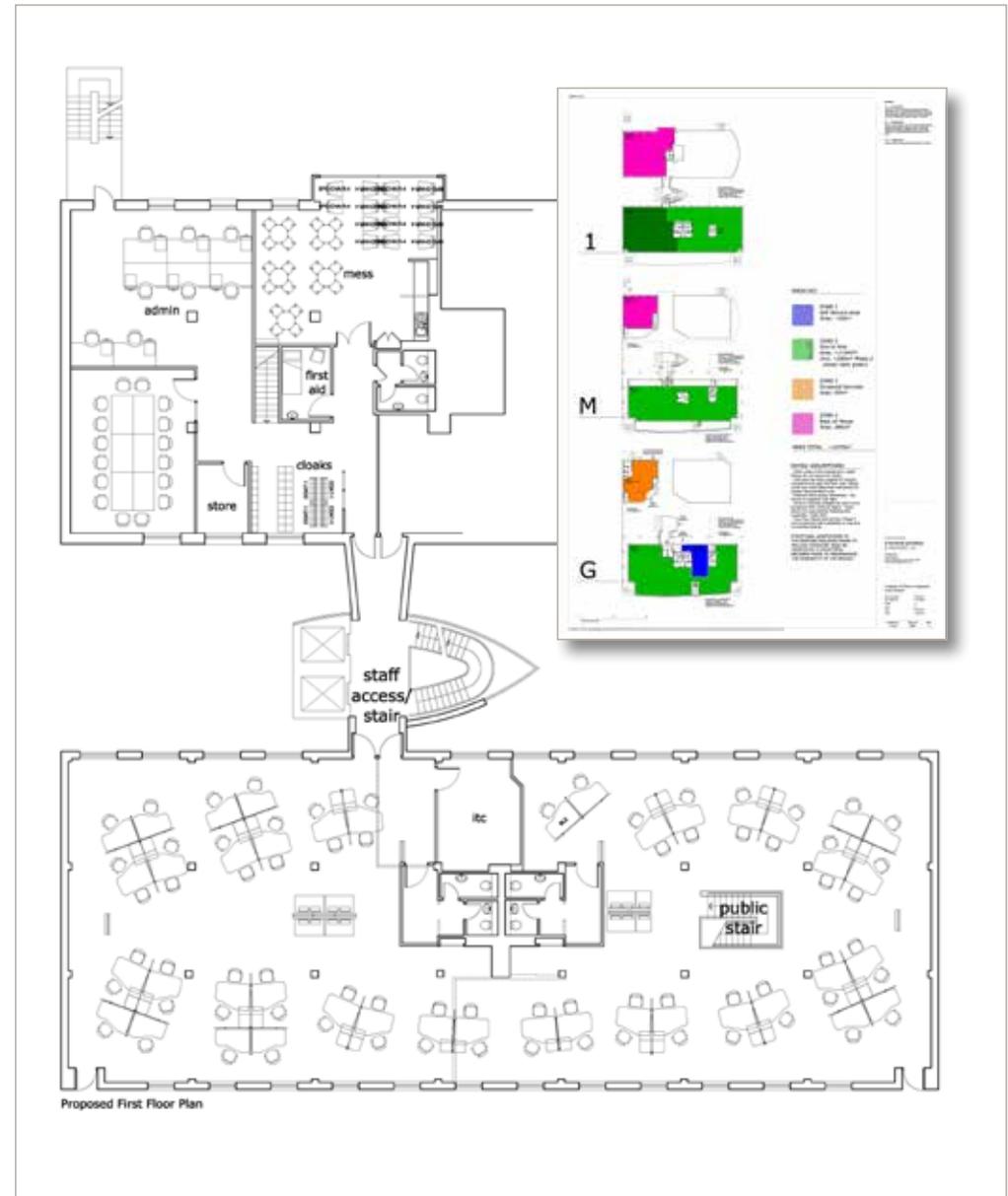
The proposals include the conversion of an existing covered parking area to office use and the insertion of a new shopfront to the new Jobcentre facility.

Our work included the thorough assessment of the capabilities of the existing structure, fabric and services systems including evaluation of means of escape and access.

We assisted our clients in their negotiations with the building landlord and prepared drawings and specifications to secure Landlord's Consent and requisite licences.

We liaised with the City's planners and our client's planning consultants and prepared drawings for planning application - including changes of use, external alterations, signage and roof plant.





Wandsworth Relocation Option Appraisal and Proposals

Many of our projects are outwardly quite straightforward, but this can often hide the very complex nature of the brief and the constraints on development. Working with our government clients we are often called upon to provide solutions to requirements for increased floor space or relocation due to lease terminations or similar circumstances.

We are able to provide high level or detailed appraisals of possible receptor sites and/or buildings and to develop proposals and designs, often within unusual or challenging buildings.

In this example we were asked to provide designs for fitting out a purpose-built self storage and retail unit to provide a new site for

Wandsworth's Jobcentreplus facility. Following insuperable challenges with the planning approval process, we had to look at alternative sites, including an established development of business units - pictured left.

The proposals have required us to plan and adapt the existing facilities, investigating requirements for new accesses and incorporating new building services systems in a very restricted structural envelope.



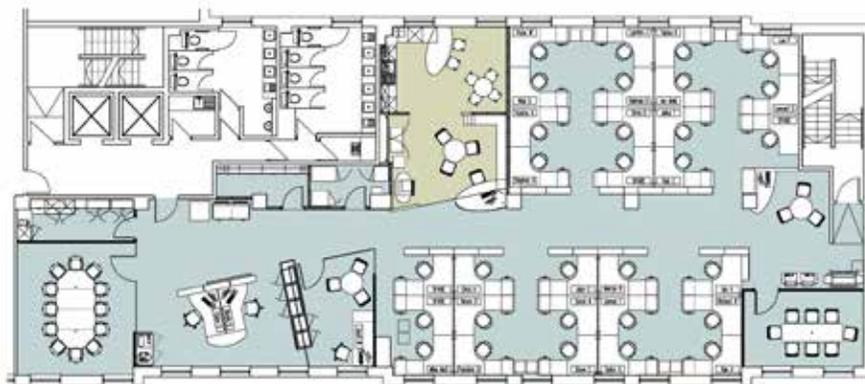


Stephen George + Partners, Park Place Leeds

In 2007 we had the opportunity to move our operation in Leeds to new office premises on Park Place. This gave us a great opportunity to address the inadequacies of our old office space and to create something that would allow us to develop as a team.

We handled all the planning, design and implementation ourselves and worked closely with the fit-out contractor to deliver the space to programme. Gratifyingly for us, we were able to use all the experience we had gained planning fit-outs and moves for our clients and the contract went without a hitch.

Providing space and facilities for a team of 30 technical staff, together with support staff, meeting rooms, break out area and library, the new office brought increased efficiencies to the way we worked and occupy the office.





Occupancy Strategy and Rationalisation

Park Place, Leeds

Increasingly, our clients are seeking to make the very best use of their space, often with the aim of reducing floorspace and rent liabilities. This might arise from changing business circumstances (expansion or contraction) or relocation or a desire to implement new ways of working to increase business efficiency.

We work with our clients to help rationalise their space effectively while helping to ensure that access for disabled staff and visitors is carefully considered. We have access to specialist consultants to provide access audits and upgrade plans.

We can make recommendations for incorporating building features to allow facilities to be upgraded in the future to meet changing business needs and user profiles. This can often help a business to deal with any necessary expansion without incurring the costs and disruption of having to relocate.

Whether it be a 'new ways of working' approach for a more dynamic, flexible and cost-efficient workplace environment or a more conventional desk oriented approach, we work with clients to ensure they have the best outcome for their business.

Our services include occupancy surveys, strategic departmental adjacency layouts, storage and furniture surveys, floor plan surveys, detailed CAD space planning and 3D visuals.

Working with other consultants we can assist move management and planning, furniture specification and procurement, co-ordination setting out and installation.



Stephen George + Partners Portfolios

Other portfolios (listed below) are available, conveying our areas of expertise in many sectors. Should you be interested in receiving hard copies of one or more of these, please contact any of our offices below:

London t: 0207 268 3956

Leicester t: 0116 247 0557

Leeds t: 0113 246 7969

Solihull t: 0121 711 6929

Or email us at: enquiries@stephengeorge.co.uk

Alternatively, visit our website and download an electronic version from the relevant section: www.stephengeorge.co.uk

- Education Portfolio
- Healthcare Portfolio
- Logistics + Distribution Capability Portfolio
- London + South East Portfolio
- Refurbishment Portfolio
- Mixed-Use Portfolio
- Offices + Workplace Portfolio
- Refurbishment Portfolio
- Refurbishment Portfolio
- Retail Portfolio
- Sustainability Portfolio
- Urban Regeneration Portfolio

Stephen George

+ Partners LLP

Architects + Masterplanners

London

t: +44 (0)203 755 5178

Leicester

t: +44 (0)116 247 0557

Leeds

t: +44 (0)113 246 7969

Solihull

t: +44 (0)121 711 6929

Sofia

t: +359 (0)2419 9059

www.stephengeorge.co.uk