

halebrown



AJ Retrofit Award Winners 2017

## About us

Since forming in 2013, Hale Brown has grown into an award-winning practice with a strong reputation for adding both design and commercial value to buildings.

This reputation has been forged from developing strong client relationships and ensuring the delivery of innovative designs from original concept ideas through to practical completion.

Our experienced, in-house architecture team have a wide range of experience and skills that ensure all our clients receive a complete package throughout all the stages of their project.

This energy and focus on delivering quality projects has led to us winning a coveted AJ Retrofit Award in 2017 and BCO award in 2018 and the studio growing to 15no. full-time staff

We pride ourselves on building and retaining good client and team relationships and our level of repeat work is testimony to the quality of our product, both in terms of design and value to the client.







## Lower James St

Soho  
Knight Frank Investment Management

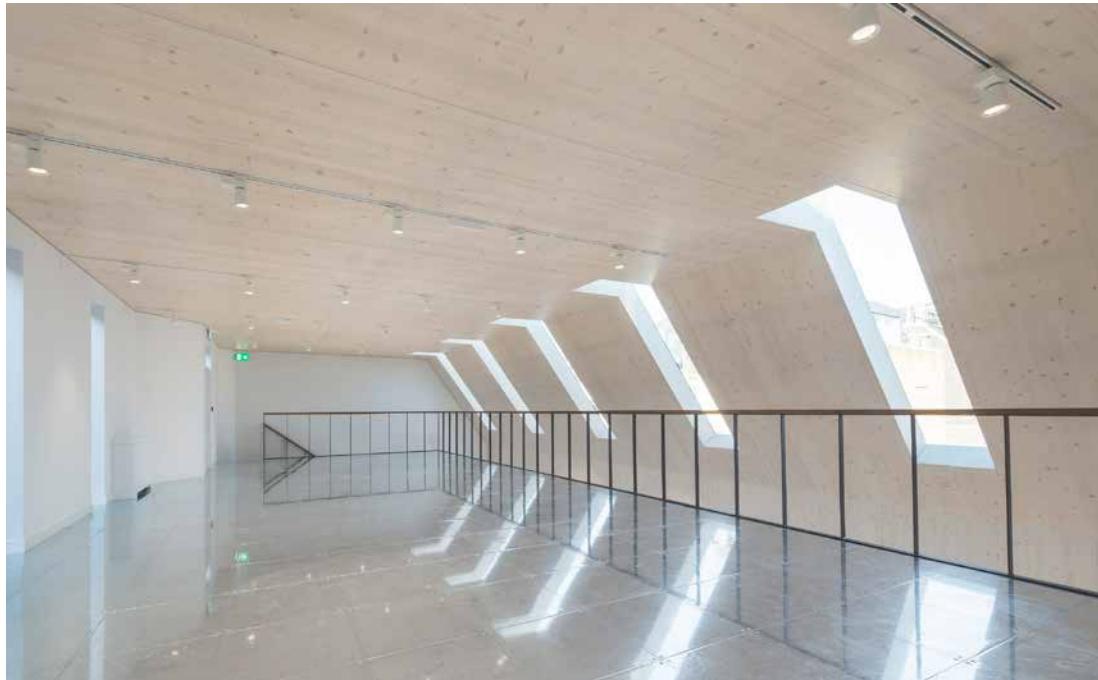
Winner of AJ Retrofit Award 2017 - Offices Under 2,000sqm

Hale Brown have recently completed this project to extend and refurbish this 1930's office building between Piccadilly Circus and Golden Square, won in a limited competition

The design improves the ground floor presence of the existing building, reconfiguring the entrances and creating a new restaurant unit at ground floor.

The upper office floors have been fully refurbished with a new main reception and reconfigured wcs and new services throughout.

At the top of the building, exposed CLT structural panels have been used to create a spectacular double-height office space with roof terrace and a new mezzanine floor with dramatic angled rooflights, offering views over Soho.







*'a classic design that is respectful of historical areas of the building...a project that manages to make the most of a difficult site and draw as much out of the spaces as possible'*

**AJ Retrofit Award July 2017**

*'the skill required to sculpt, extend and enhance this constrained building won the judges over'.*

**BCO Award July 2018**





## Luke St

Shoreditch  
Stanhope & Low Carbon Workplace

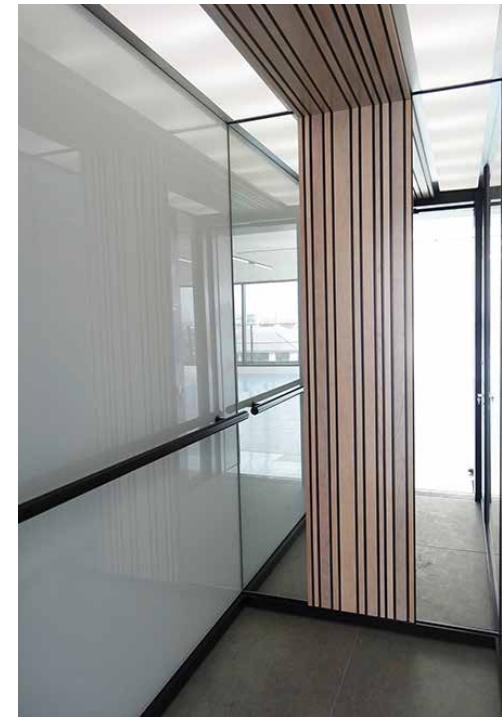
Shortlisted for BCO Award 2017

HBA have completed their second project with Stanhope and Low Carbon Workplace to redevelop and extend this 30,000sqft former furniture factory, in Shoreditch

HBA have designed a new floor on the existing roof of the building with roof terraces and exposed structure and services. On the lower office floors, the tall floor-to-ceiling heights have been maximised by removing existing suspended ceilings and creating an aesthetic of exposed brickwork and services.

The relocated double-height reception area features curved timber cladding evoking the old roll-top desks that used to be made in the building. Voids have been cut into the ground floor to bring daylight into the basement and create dynamic double-height spaces with feature staircases animating the space. The project achieved BREEM 'Excellent' and has been let to a single tenant/occupier.







## Eversholt St

Euston  
Aviva Investors

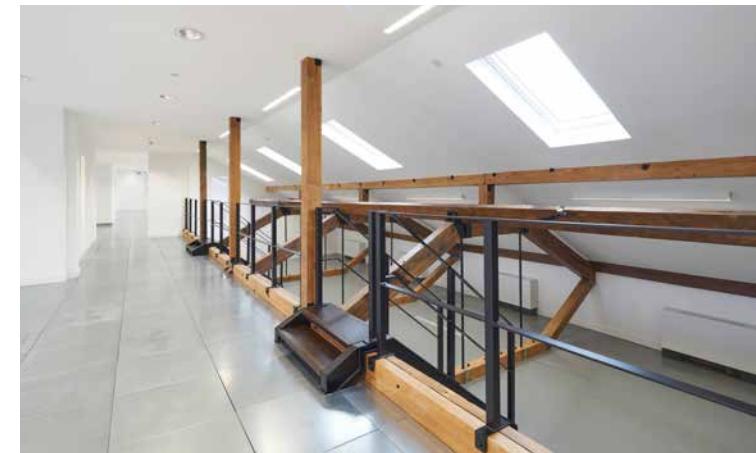
Shortlisted for BCO Award 2017

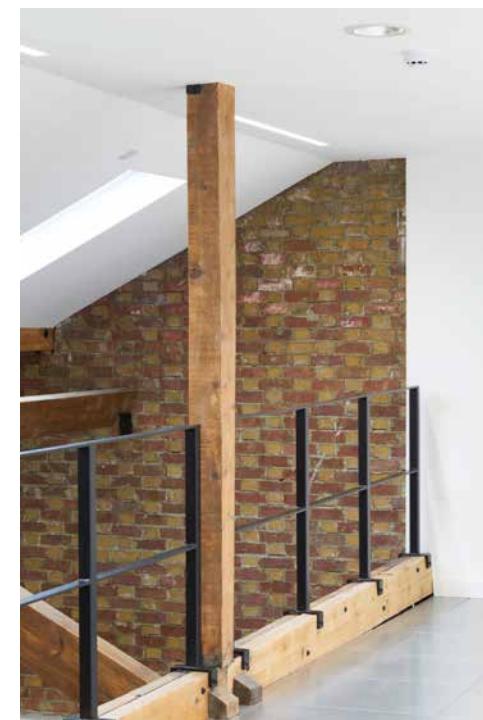
This phased project has up to this point involved the refurbishment of 3no. main reception areas and 4no. separate office floors within this significant Grade II Listed office building, in Euston

The lower floors feature large double-height spaces with mezzanine floors and balconies. However, the floors have been heavily modified over the years and the design intent has been to try and recapture the 'essence' of the historical' building both in the landlord's areas and on the office floors.

Exposed ductwork and feature lighting ensure the office spaces have been refurbished to modern standards, while new timber cladding and exposed metalwork provide subtle references to the rich history of the building.

The first 2no. phases of the project have now been completed and fully let with further vacant floors now being refurbished with a similar aesthetic







## 15 Greek Street

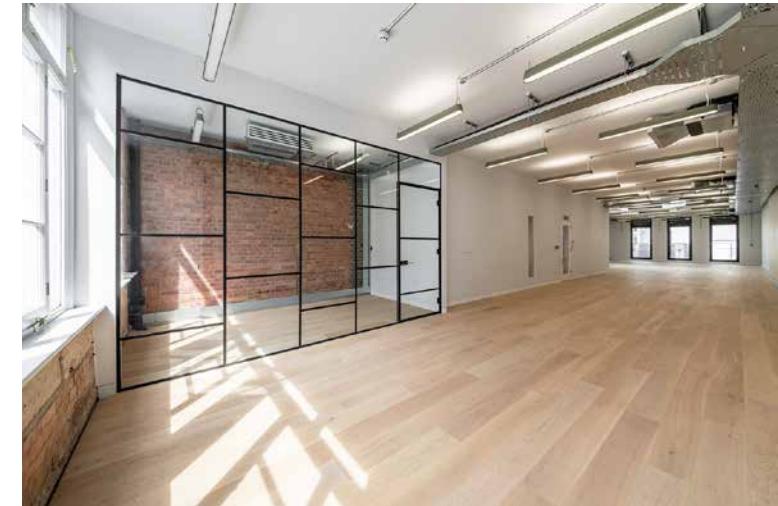
Soho  
Stevens Properties

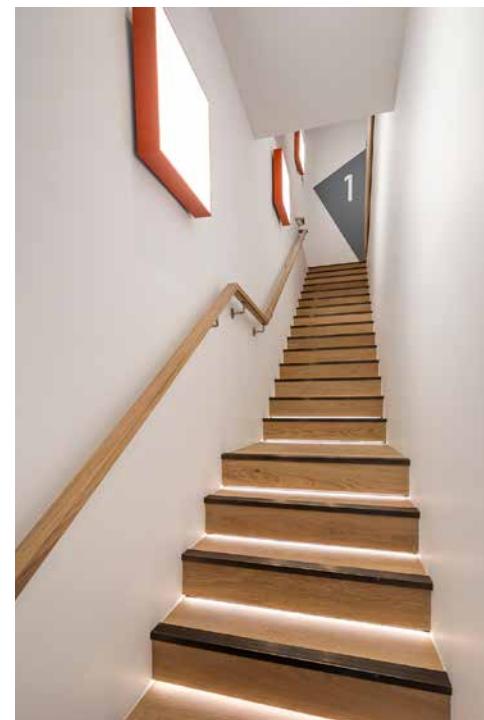
HBA have transformed this classic Soho 'walk-up' office building with an extensive refurbishment and extension works completed in June 2019.

Old, external escape stairs to the rear has been removed, freeing up unused flat roofs to create a cascade of south-facing roof terraces, accessed by each floor. The remaining main stair has been made into a striking timber-clad feature and the WCs reconfigured to maximise the office floor areas.

The old, cramped 4th floor has been extended and combined with the 3rd floor space, via a feature timber stair, creating both a visual and physical connection between the floors.

Timber floors, exposed brickwork and colourful light fittings add interest to the well-lit office floors, which also have new kitchenettes and meeting rooms.







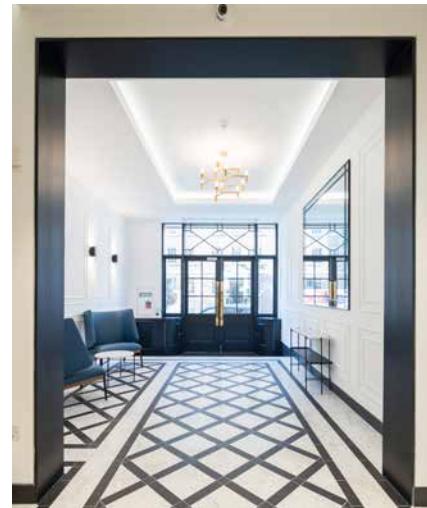
## 20-22 Bedford Row

Holborn  
Aviva Investors

HBA have taken a negative and turned it into a positive in this challenging refurbishment in Holborn

Large, existing downstand beams had previously been covered by a deep suspended ceiling and had also prevented the ability to provide mechanical fresh air to the office floors. HBA, in close conjunction with the M&E consultant designed new high-level services that run in false beams creating a new feature 'coffered' ceiling and creating ceiling heights of over 3000mm

Wall-mounted FCUs built into bespoke joinery provide maximum flexibility for incoming tenants and along with the refurbished parquet floor give the office floors a clean, unique character that has proved very popular with tenants. The entrance was also been refurbished with a simple palette of high-quality materials to add to the character of the building





## 70 Conduit St

West End  
CBRE Global Investors

As part of a rolling refurbishment, HBA have recently completed Phase 1 of this project, creating a new entrance experience and an improved 3rd floor office space of approx 3,500sqft

A long, narrow entrance has been transformed with a new aesthetic on a modest budget to complement this Listed building just off Regent Street. A simple, yet elegant palette has created a light, yet robust space with high-quality touches and materials with strategically placed mirrors increasing the sense of space.

The 3rd floor office had very limited ceiling height, but a clever reconfiguration of the high-level services has allowed the perimeter to be raised maximising the full-height windows and increasing the natural daylighting. Chevron ceiling tiles accentuate the natural shape of the corner site and a new timber floor and exposed steel columns add character.







## 46 Bow Lane

Cheapside  
CBRE Global Investors

HBA have created a striking new entrance experience into this compact office building, situated off historic Bow Lane.

A minimal, fully glazed frontage with automated sliding door opens up the space, improving the visibility and presence of the reception. Backlit, timber screens then lead you through the space along with a chevron-patterned, timber-effect tiled floor

The lift car, staircase and lobbies have been refurbished along with the first floor office space, with a simple, yet elegant accessible ceiling solution to maximise the height. The WCs have been also been refurbished and reconfigured to add an additional WC and shower and a new external roof terrace added to the rear.







## Kuoni

Dorking  
Stonegate Properties

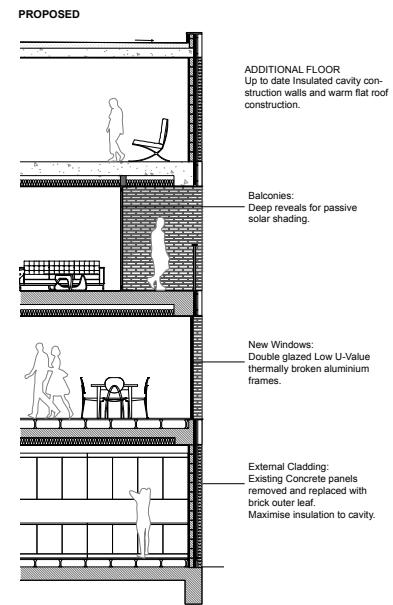
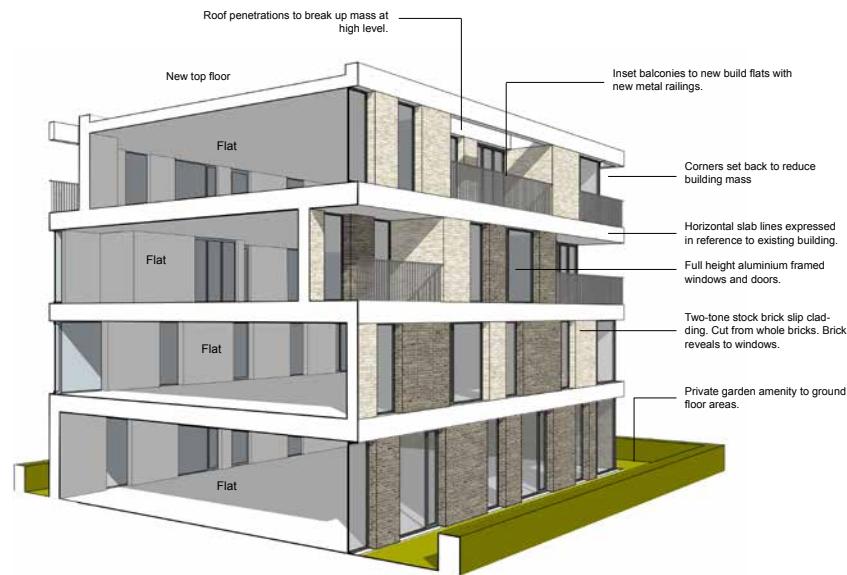
A planning application has been lodged with Mole Valley District Council for the extension and re-cladding of Kuoni's headquarters office building in Dorking, Surrey.

Formerly a Palladium mansion Century set amongst Italianate gardens dating back the 17th Century, the site is designated green belt, located within the Surrey Hills AONB and a Grade II\* listed Registered Park and Garden.

The proposal looks to create 128 residential units (90,000sqft) across the 20 Acre site. A new feature garden, will improve the building's setting within the listed landscape and better reveal the historic significance of this site.

Sensitively re-cladding the existing envelope by removing existing concrete panels and replacing with brick outer leaf will break the mass into smaller 'scaleable' sections of structure, creating facades that are sensitive to the surrounding listed gardens. Importantly, it will make good use of the existing structure, serving as a flagship in







## 10-12 James St

London, W1  
BMO Real Estate Partners

This design transformed a 4,200 sq ft building, arranged over 4 floors, into individually designed high-end residential apartments.

The building, which is part of St Christopher's Place Estate, had previously been used as a language school and offices. Planning approval was obtained for seven apartments, which range in size from 289 sq ft to 833 sq ft.

Working with the existing fabric of the building, the design has created light and bright apartments that utilise grit blasted brickwork, quality finishes, and fitted joinery to create stylish open plan living.





## Claygate

Esher  
Reichmann Properties

Located on the outskirts of Esher and Claygate town centres, this former Dairy Crest headquarters started construction in July 2019, with permission for the conversion of office space into 59 flats, along with a 15 unit rooftop extension.

A new application has been lodged for a new build apartment block and 11 terraced houses to the rear of the site, which borders metropolitan greenbelt.

The existing south facing courtyard will become a formally landscaped amenity space, creating a focal point to the scheme. Whilst a wide tree lined street will separate a terrace of new family houses to the South, creating long views through the site.





## 42 James St

London, W1  
BMO Real Estate Partners

HBA have created a ground floor and basement retail unit with 2no. reconfigured high-end residential apartments. to the upper floors

A one-bedroom apartment occupies the first floor with an open-plan layout facilitated by hold-open and sliding doors, while the top 2no. floors are a duplex two-bedroom apartment with an open-plan living space on the top floor with large rooflight and open feature-staircase.

The aesthetic throughout is muted heritage colours to in-built joinery, brushed brass hardware and marble-effect tiles to provide robust, but fresh finishes





## Station Road

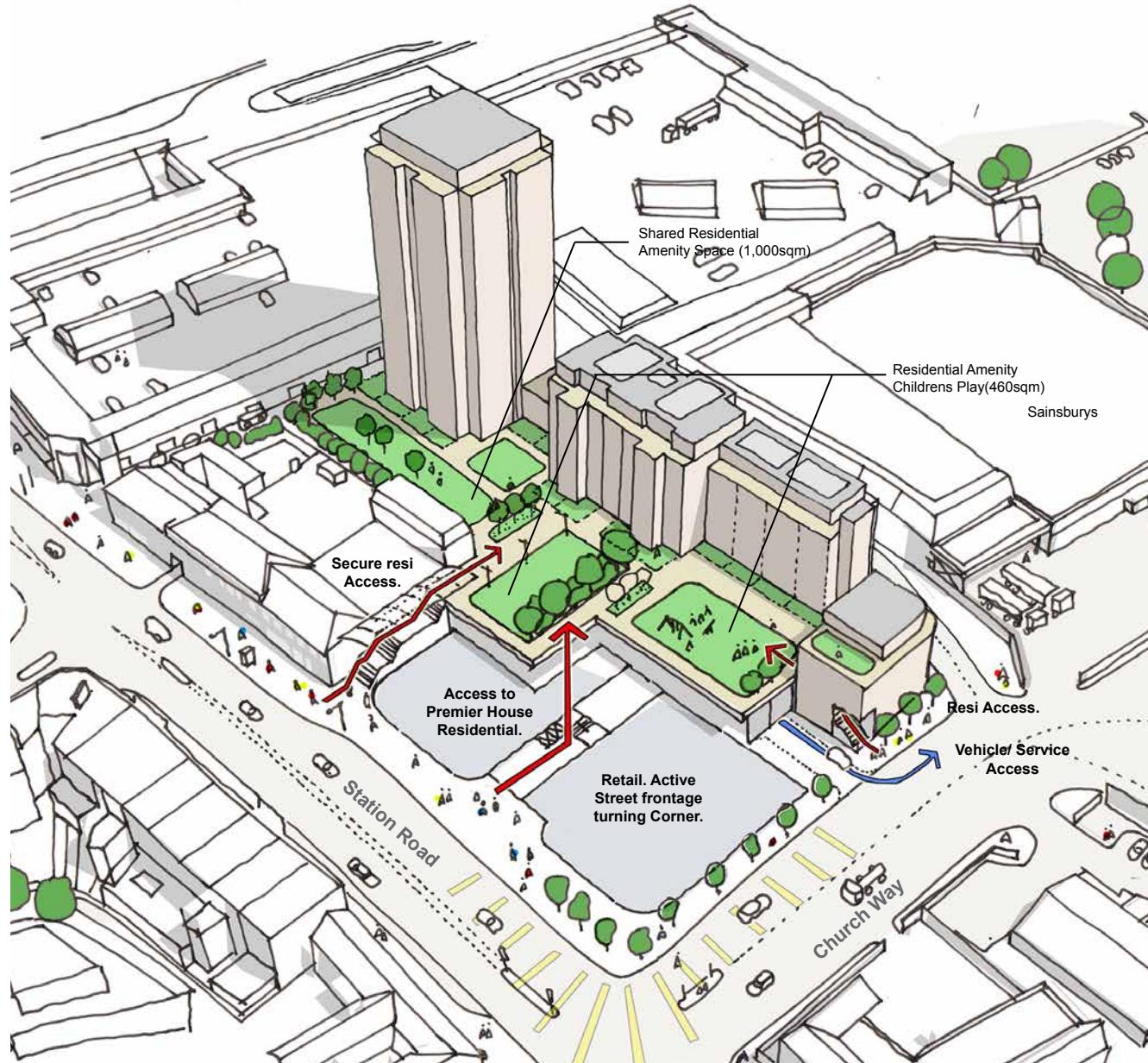
Edgware, London  
Erinastar Ltd

This mixed use scheme provides 122no. new residential units and retail units, in the heart of Edgware Town Centre.

The development sits over an existing surface car park, creating a new podium level, that provides a new green shared amenity space, as well as access to the residential cores.

The massing of the new residential blocks step in section up from the 4no. storey elevation to the south, to a 17no. storey tower, with varying shades of brick, being the dominant facing material. The project gained planning consent in Summer 2016 and has started on site.







## Grosvenor Court

Wimbledon, London

Grosvenor Court

Construction is almost complete for this residential scheme providing a 2-bed flat over 9 replacement garages within the West Wimbledon Conservation Area.

The contemporary building is modest in its approach, responding sensitively to an unusually shaped triangular infill site, formerly garages.

Vertical timber cedar cladding boards create a homogeneous organic form hiding the usual clutter associated with long lines of garage doors.

A green roof will dramatically improve the aspect from surrounding flats, whilst vertical louvers will mitigate overlooking





## Station Road

Stallingborough, Lincolnshire  
West Register (Realisations) Ltd

The design brief looked to maximise the development potential of a thin site in a popular village, bordered on one side by existing houses and on the other by a railway line. The aim was to enhance a previous approved planning application with additional units and improved design quality.

The proposal provided 26no. new houses, designed with forms and materials that took reference from vernacular agricultural architecture that dominates the area. Brick plinths and timber cladding to upper floors and varied roof pitches all help to break down the mass of the scheme, while the orientation of the units aims to





## The Cotton Exchange

Stoke Newington  
Reichmann Properties

Construction has now been completed to convert this former commercial building, behind Stoke Newington High Street, into 32 residential flats.

The former industrial site is located within the Stoke Newington Conservation area, bordering the Abney Park Cemetery.

The existing buildings have been sensitively re-clad in brick slips in order to revitalise the site and make good use of the existing structure and its embodied energy.

HBA have now gained planning consent for the second phase of the works, a mixed-use, new-build 4no. storey building with 20,000sqft of new Grade-A office space and 8no. residential flats to the upper floors overlooking the cemetery







## Charlie Butler

Mortlake, London  
Everett Property Consultants

This new-build block of 9 no. flats on Mortlake High Street, replacing an existing pub, was completed in Summer 2015

The contemporary design breaks up the mass of the overall block using a palette of traditional materials including brick and render with modern detailing. Apartments are arranged around a central core and have generous balconies, and basement car parking. The top floor 2-bedroom penthouse has a panoramic roof terrace with views of the River Thames.







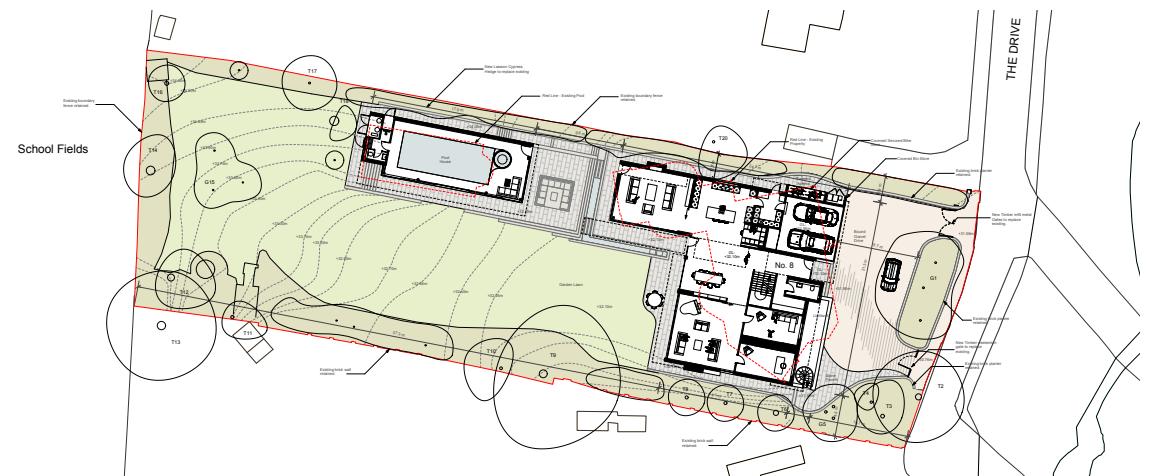
## The Drive

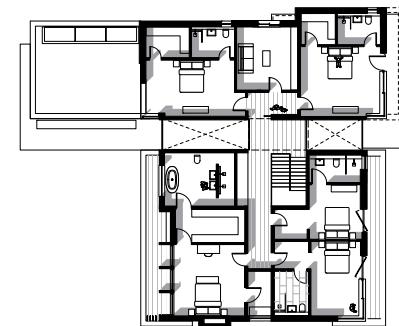
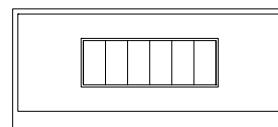
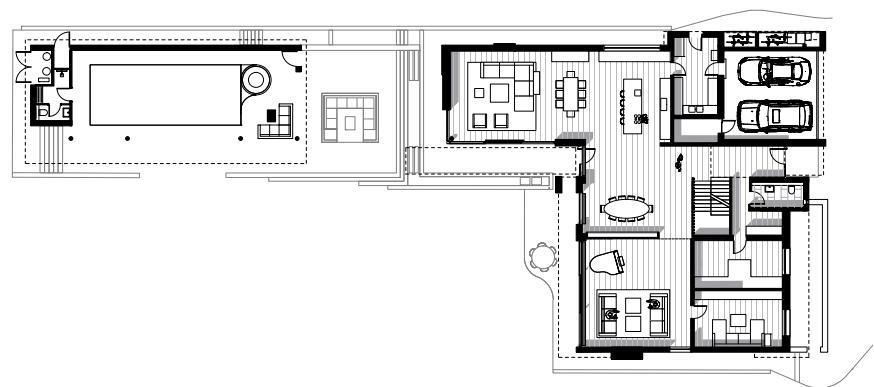
Kingston  
Private Client

This 9,000 sqft family house and covered swimming pool has just completed on the Coombe Hill Estate in Kingston.

The main house is split centrally in both plan and section, creating a full-height volume through the house and a direct link from the front door to the extensive rear garden and pool house.

This top-lit hall separates the first floor spaces with bridge links across from the parents and guest bedrooms on one side to the children's bedrooms and playroom on the other side .









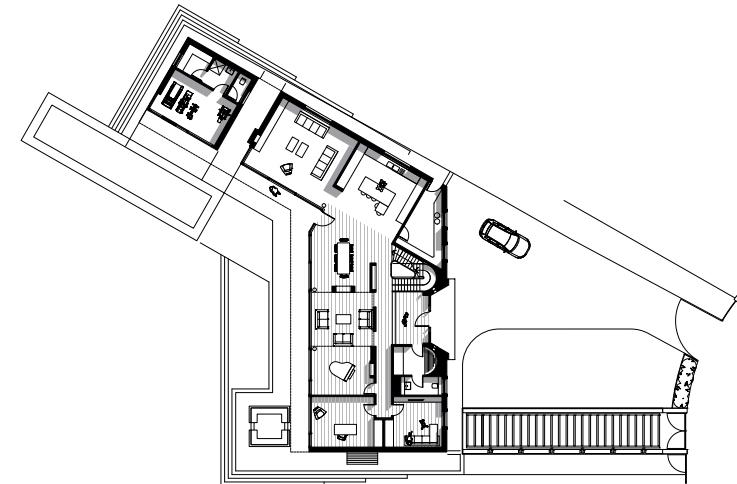
## Eaton Park

Cobham  
Aspire

This 9,000sqft new build contemporary house was completed in Spring 2016. Despite difficult planning restrictions, the design approach has been to emphasise strong horizontal elements, in particular the upper storey, thereby creating a simple elegant building form that sits well within the surrounding landscape.

Reflecting styles used locally there is a clear hierarchy of proportion from ground to first Floor; larger scale windows to the ground floor windows and smaller windows at first floor – offering privacy to the bedrooms.

A pitched, hipped, slate roof is in keeping with surrounding buildings, but the privacy of the rear elevation allows for a more contemporary approach, introducing greater proportion of glazing and views over the landscaped back garden and pool.







## Coach House Lane

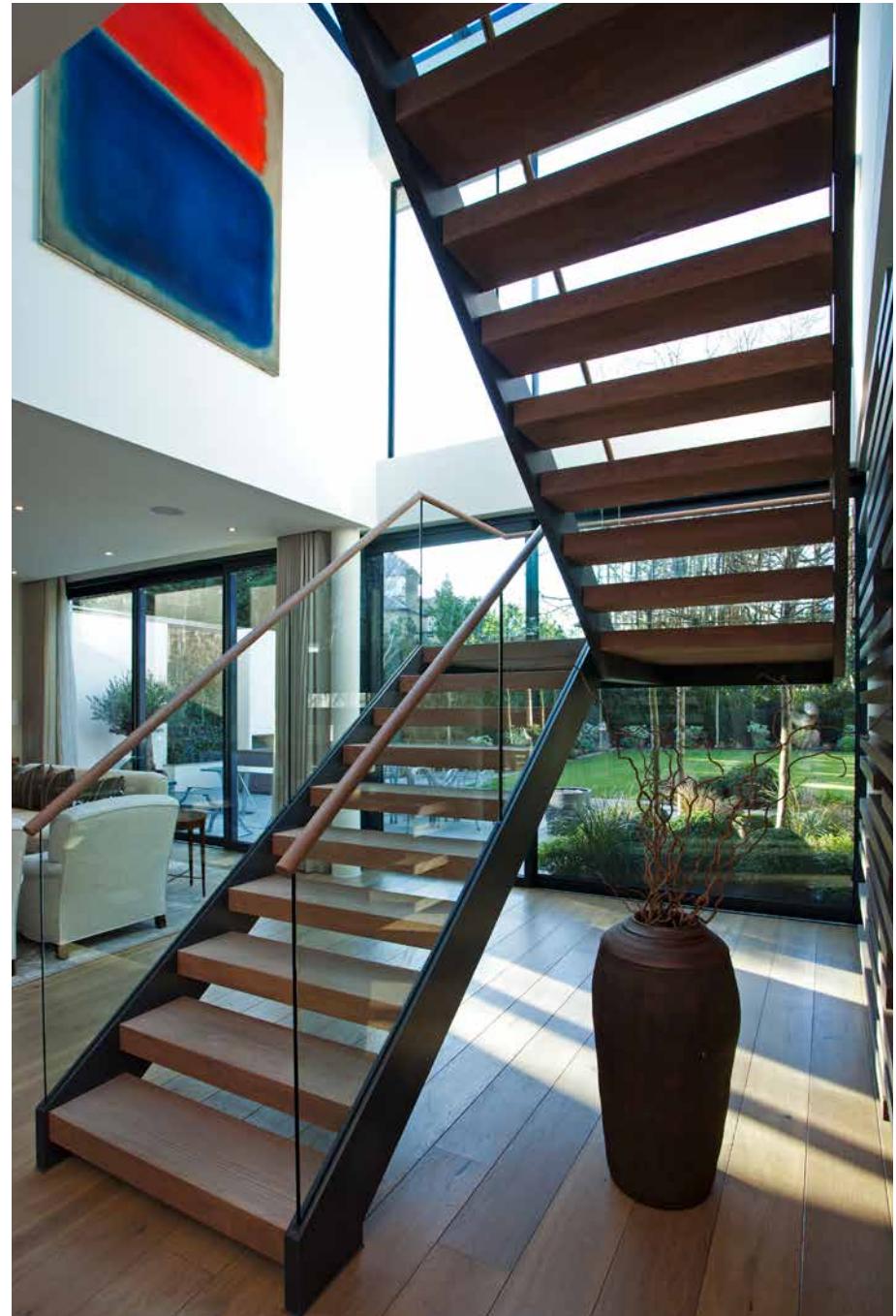
Wimbledon, SW19  
Aspire

This contemporary detached house, near Wimbledon Village, London as just been completed for a private client.

The design for the building is generated from a response to the nature of the site, its constraints and opportunities. The volumes of the building and strong horizontal elements have been emphasised with a lightweight upper timber clad storey that floats above a rendered masonry plinth.

The cantilevered steel and timber central staircase acts a piece of sculpture, around which the main living spaces open out.







## Clare Hill

Esher  
Private Client

Situated on a private Arts & Craft estate in Esher, HBA have designed this 9,500sqft family house as a modern interpretation of the famous Arts & Crafts style

The brief was for this family house to have a contemporary aesthetic, but tight planning restrictions required the use of a restricted palette of materials. The resulting materiality using Petersen bricks and clay tile-clad overhanging eaves results in a striking aesthetic that sits comfortably in it's context.

The rear facade opens up more with views over the surrounding countryside and the pool house to the rear has vaulted roofs that funnel the daylight into the space. The house is due for completion in early 2020.







## Pixham Lane 2

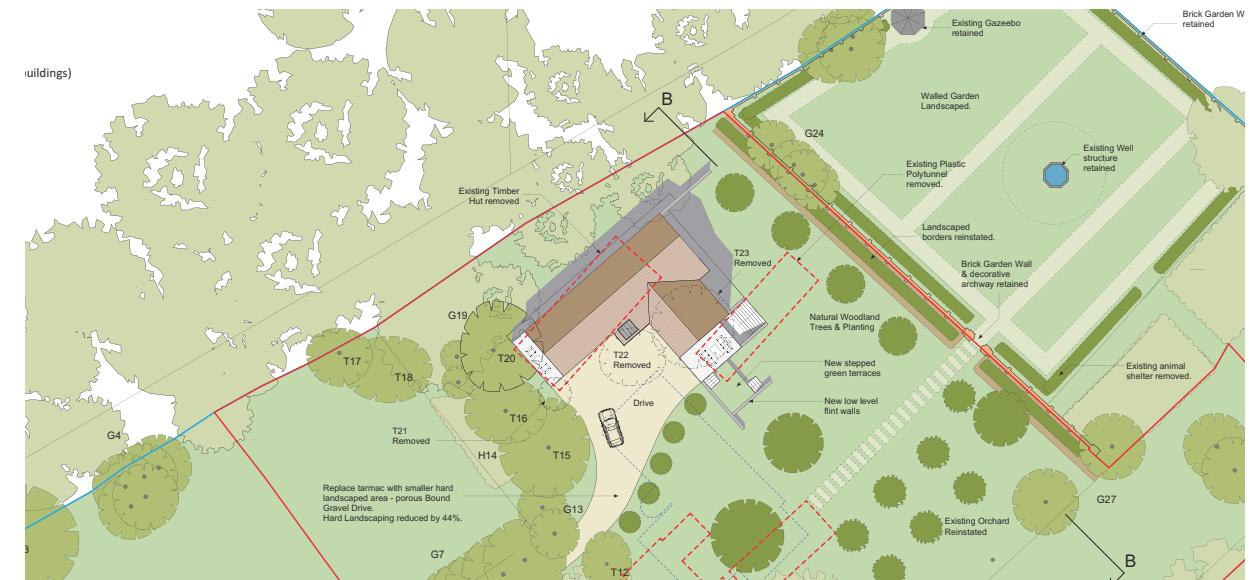
Dorking  
Private Client

Pixham, is a new family home lying at the foot of Box Hill, Dorking on the site of an existing dog training centre.

The site lies within a metropolitan green belt and the Surrey Hills Area of Outstanding Natural Beauty and as such falls under The National Planning Policy Framework paragraph 55 for remote houses set in the green belt.

Materials have been careful chosen from the guidelines set out in the Surrey Hills Board, that are sensitive to the defining characteristics of the local area, including a flint ground floor and charred timber weatherboarding to floor above.

Planning Approval was granted in Septmeber 2017.







## Whitecroft Park

Newport, Isle of Wight  
West Register (Realisations) Ltd

The design involved the preparation of a rational masterplan and detailed design for the development of Whitecroft Park, a former Victorian hospital situated within 9 hectares of mature parkland, on the Isle of Wight.

The final scheme, which achieved planning in 2011, comprises of the refurbishment of a number of listed Victorian buildings into 62 residential apartments and the addition of 60 new homes of various sizes and styles that aim to compliment the existing structures. The various new structures take advantage of the extraordinary natural beauty of the location and create





1 Elevation 1  
GE\_52



2 Elevation 2  
GE\_52



3 Elevation 3  
GE\_52





## Eli Lilly

Basingstoke, Hampshire  
Lemonland

This masterplan scheme involved the design for a 25 acre ex-pharmaceutical plant in Basingstoke city centre.

The design is focused on creating a new 'Quarter' for this part of Basingstoke. The Quarter will be designed around large gardens, plazas and tree-lined avenues to seeking to create a thriving new community which will be an exciting place to work, live, learn and relax.







## Private Jet Facility

Middle East  
Private Client

Hale Brown have been appointed to design a flagship Private Jet Terminal in the Middle East.

The design of the FBO Terminal and associated buildings is conceived of as a series of dune-like structures in response to their siting within a very flat, open desert context.

The FBO terminal has a fabricated metal shell with a glazed facade visible beneath a strongly scalloped perimeter edge. The scallops provide articulation to the structure as it meets the ground at discrete points, ensuring a high degree of shaded, natural light to the entire perimeter of the building.

The shell opens up on its airside elevation to reveal a two-storey glazed facade, allowing views across the apron towards the main KKIA complex. The glazing is shaded from the sun by a thin tensile fabric membrane which further articulates the orientation of the building.



GROUND FLOOR - FBO PASSENGER DEPARTURE



GROUND FLOOR - FBO PASSENGER VIP LOUNGES



## Signature Flight Terminal

Luton Airport  
Signature Flight Services

The design of a private aviation terminal at Luton airport., which included the removal of a number of hangers to increase ramp space as well as the construction of a new operations and passenger terminal building.







## The Martin Building

Forest School, London, E17  
Forest School

The Martin Building for Forest School in Snaresbrook, is a new IT library and events building that was won in a limited competition.

The £2m building has been designed as a flexible facility, replacing an old dilapidated building on the tight Green Belt site and is one element of a masterplan that also includes an extension to the existing Prep School building to provide new classrooms.

The building is constructed out of Danish handmade bricks, that sits comfortably in the context of the listed buildings on the site, whilst providing informal study and common space for pupils of all ages. The large areas of glazing and roof terrace maximise the views over the playing fields and surrounding Epping Forest. The building also utilises green technology using ground source heat pumps and PV cells to minimise energy use.



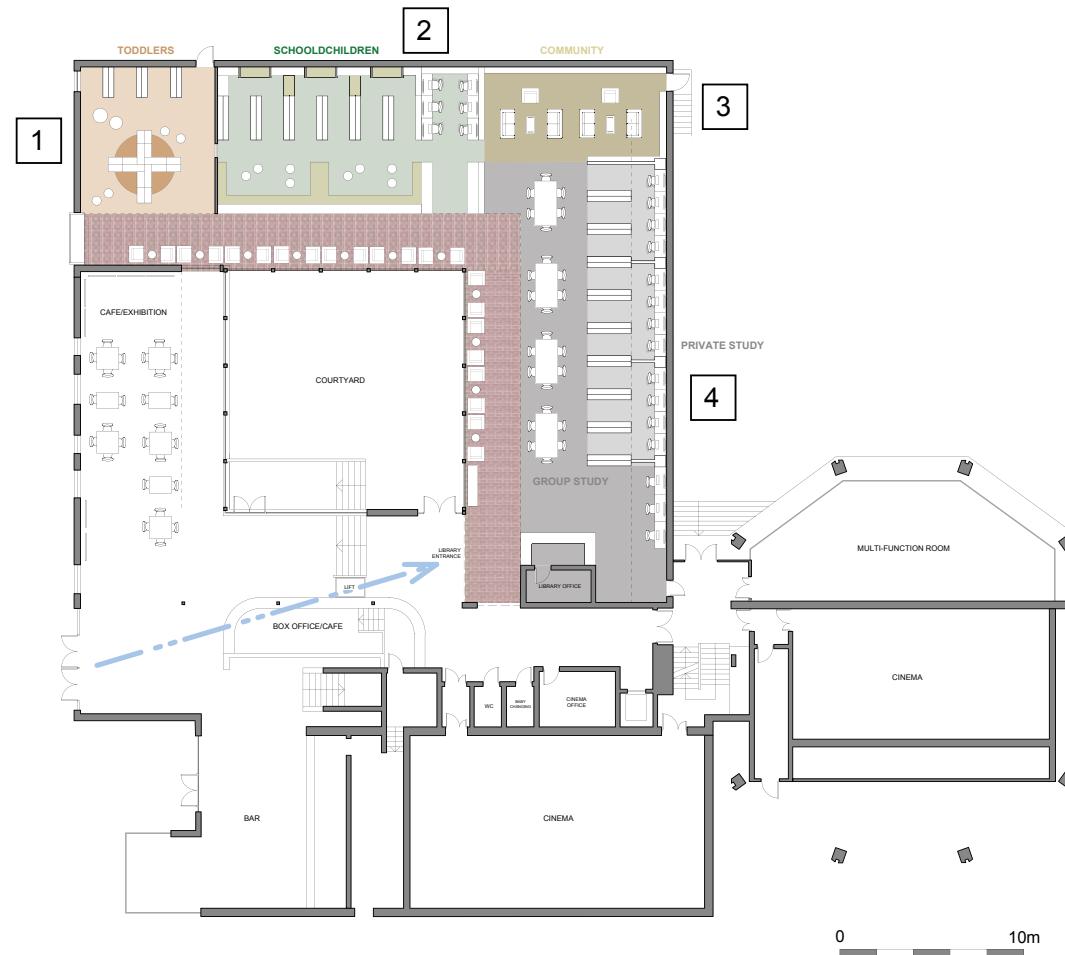
# West Norwood Library

West Norwood, SE27  
London

Hale Brown are assisting Lambeth Council and Panter Hudspith Architects in the redevelopment of West Norwood Library and the addition of a new cinema.

The existing library built in the 1950's is a small modernist gem, but has been closed for the last few years due to vandalism. A new proposal by City Screen and PHA to add a 4-screen arthouse cinema has provided the opportunity to refurbish the existing library spaces.

Hale Brown have been assisting Lambeth and local community groups with space planning and concepts for the new internal zoning, circulation and finishes to address modern library needs, while complementing the original library spaces. The original design built around a central external courtyard, includes sunken seating areas, timber soffits and clerestorey glazing.



1 Toddlers scale shelving and soft flooring



2 Special seating for schoolchildren



3 Comfortable zone for older community



4 Individual study zone for teens



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