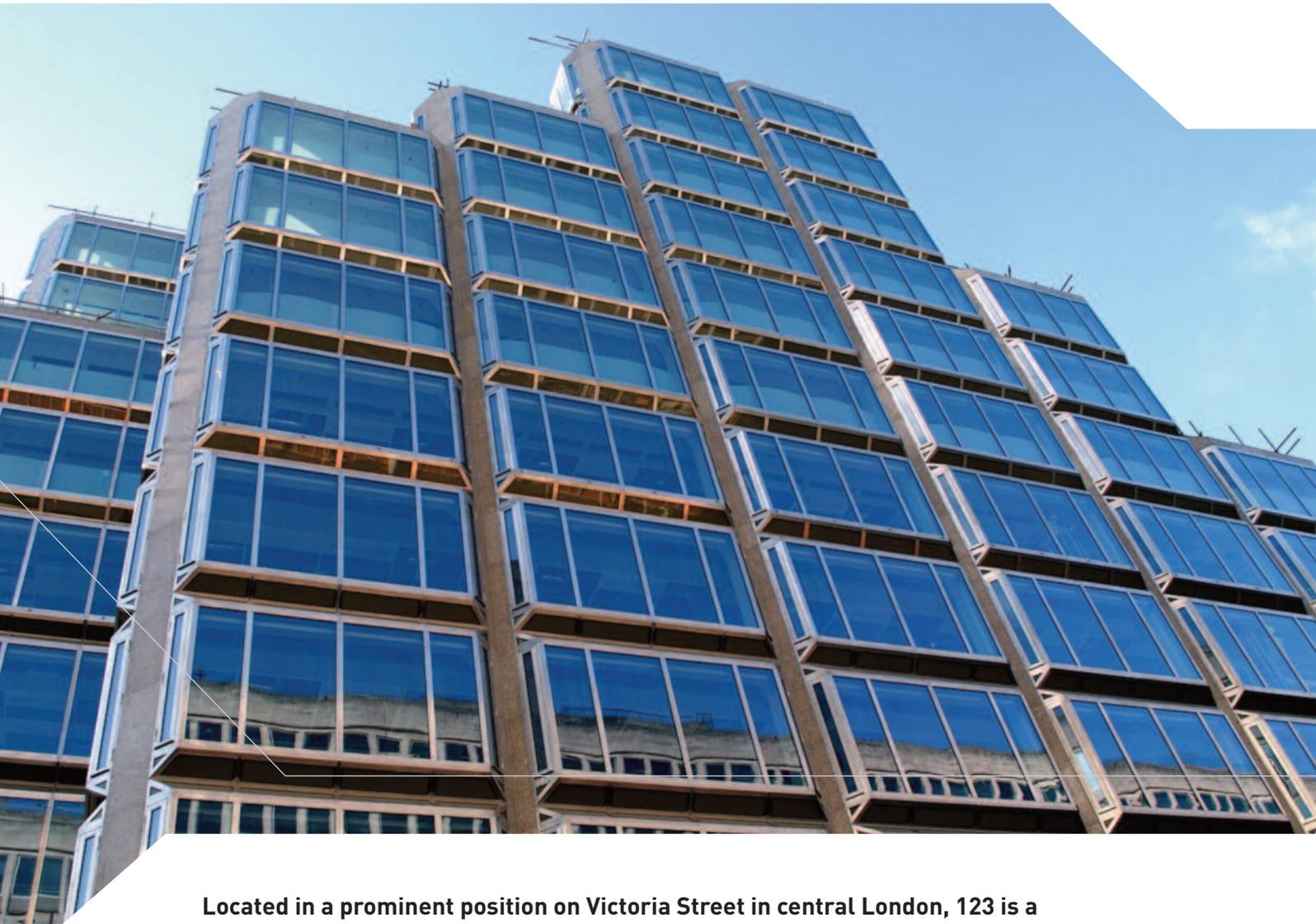


123 Victoria Street London



Located in a prominent position on Victoria Street in central London, 123 is a 231,800sq ft complex across eleven floors which includes 28,000 sq ft retail area and 199,000 sq ft of prime grade A office space with high profile occupiers including Royal Bank of Scotland, Santander, Boots and Pret-a-Manger.

The redevelopment project, designed by Aukett Fitzroy Robinson included replacing all glazing and shop fronts to improve energy efficiency and maximise the internal natural lighting. A new roof was also added, and a canopy removed, allowing the original award

winning architecture to come back to life.

Originally built in the 1970s, the fenestration of 123 Victoria Street is a striking architectural feature, with all elevations dominated by distinctive eight pane glazed bays. As part of the £42 million

refurbishment programme, planning restrictions required the retention of existing aluminium frames but the important landmark complex also needed to deliver an improved thermal and acoustic performance.

123 Victoria Street London

Client: **Land Securities**
Main contractor: **Como Group**
Contractor: **Mace Construction**
Project type: **Commercial refurbishment**
Completed: **August 2012**

The £3.6 million retrofit programme by GLASSOLUTIONS provided an excellent model of delivering sustainability whilst respecting the aesthetics of the original building design and materials. Working with leading fit-out company Como Group, and contractor Mace Construction, GLASSOLUTIONS was brought in at an early stage in the design process.

This enabled the team to create a complete mock-up of an existing glazed eight-panel bay, but fitted with new high performance double glazed sealed units housed within bespoke insulated frame extrusions in a structure which also featured specially designed gaskets to achieve water tightness. The design totally replicated the original style of the units but delivers improved thermal and acoustic insulation.

There are 17 retail units on the ground floor, all of which were fully

refurbished. The glass system used for the units was full height structural glazing with bespoke stainless steel patch fittings, and internal glass fins with frameless glass doors. All glass used in the units is 15mm toughened SGG DIAMANT (extra clear glass with low iron content) which provides a 91% light transmission as required by the client.

Between each unit there are white EMALIT glass panels (an opaque coloured glass, produced by uniformly enamelling one side of the glass) to cover the existing columns, which are fixed using an aluminium carrier frame system developed by Glassolutions. The columns form an architectural feature on the Victoria Street side of the building.

The retail units on the rear side of the building consist of the same type of glazing system with blue grey

anodised louvre frames at the head to provide a link to the mechanical engineering system.

The replacement glazing for the upper floors is mainly a solar controlled specification to meet visual and performance requirements of the building. SGG COOL-LITE SKN 165 was assembled into the double glazed units to provide enhanced safety and security plus thermal and acoustic comfort.

Important in the achievement of a good BREEAM rating, GLASSOLUTIONS was able to offer full ISO14001 supply chain tracking. Over 180 tonnes of existing glass from the site was recycled at GLASSOLUTIONS' associate company Saint-Gobain's UK glass float manufacturing facility.



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