

Senator

Reinventing the rules of premium office space design

£21.8m

/ Project value

November 2016

/ The build commenced

December 2018

/ The build completed

We had the privilege of designing, constructing and extending 150,000 square feet of premium office space in the heart of the City of London – Senator. Located in Queen Victoria Street, overlooking Cleary Gardens, the £21.8m redevelopment featured the Category A refurbishment of eight floors and the creation of a new external roof level terrace. Striking new grey granite cladding frames the building with clean precision, creating an architectural statement in a historic part of the city. This inspirational work space was completed in December 2018.

The Brief

Ambitious and progressive joint venture partners Legal & General, Capital and PGGM tasked us with the delivery of an elegantly designed commercial space which would creatively reinvent, and rework, a traditional office environment for blue-chip occupants.



“Senator’s refurbishment has transformed the building and is testament to our team’s ability to reshape existing buildings in prime urban locations to make them suitable for today’s modern working environment,”

Nigel Fuller
Senior Fund Manager at Legal & General

“GRAHAM’s successful delivery of this challenging project and the emphasis on collaboratively working with us, has transformed the existing building into premium office space, fully equipped to fulfil the expectations of a modern working environment and attracting global and world class businesses to invest in London,”

Mike Coplowe
Development Manager at Legal & General Investment Management

The challenges

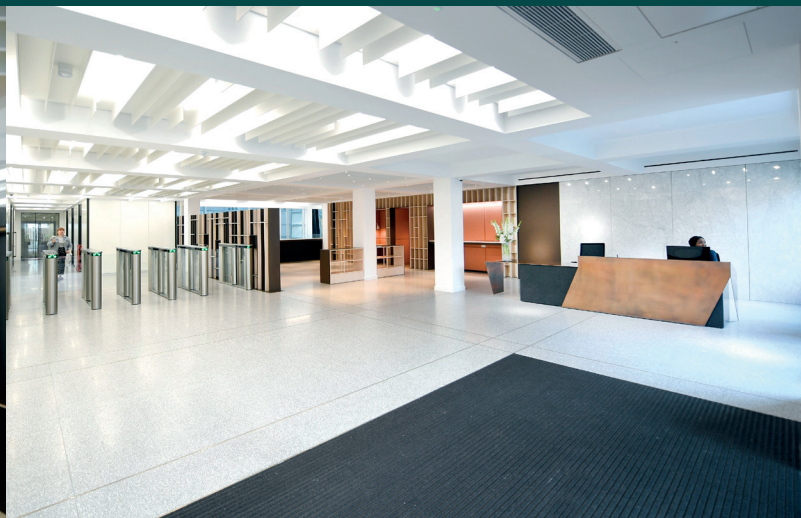
The proximity of London Underground Limited Assets (Circle/ District Line) within the site boundary demanded efficient project management in the methods of delivery, and siting, of construction materials. In addition, the partial occupation of the building throughout the duration of the redevelopment (tenanted floors on levels 1/2) required works to be completed sympathetically in consideration of these constraints. We were also tasked with reducing the building’s energy usage by 60%. Our success in achieving this target was reflected in L&G’s replication of Senator’s energy/water consumption strategy across the rest of its portfolio.

GRAHAM’s solution

The timely completion of Senator involved the design and construction of an extension, significant alterations and the Category A refurbishment of this prestigious Queen Victoria Street office space. Works included the stripping out of Category B office space and the delivery of Category A refurbishment to six levels including washrooms. Lift lobby refurbishment to eight levels represented a further element of the works. The development, which achieved a BREEAM Very Good rating (64.27%), also incorporated the refurbishment of the existing reception and the provision of new cycle and shower facilities. A new external terrace at roof level, offering “breath-taking views across central London”, and landscape reconfiguration to Queen Victoria Street, have all combined to enhance the well-being and productivity of Senator’s occupants. In total, over half a million ‘man hours’ were required.

Outputs & Benefits

- / **Technical Expertise:** The transformation and refurbishment of 150,000 square feet of premium office space
- / **Key features:** New cladding to the façade, remodelled reception, street level landscaping and improvement of the public realm and a new rooftop pavilion, gardens and private terrace on the sixth floor
- / **Sustainability Assessment:** BREEAM Very Good
- / **Landscaped Gardens:** 5,700 sq ft of landscaped gardens, featuring wild flowers, enhance the arrival experience of visitors
- / **Digital Tools:** By introducing BIM 360 field to the site, we saved approximately 12 hours of ‘snagging’ time per working week for the duration of the project



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