VISIONARCH

Shorts Gardens

This redevelopment provides a valuable series of mixed-use spaces, whilst honouring & enhancing the unique character of the renowned Covent Garden area

Client
SPAN Group

Location
60-72 Shorts Gardens,
London WC2A

Architect
BGY - Buckley Gray Yeoman

Contractor
Legendre UK

Surveyor
G&T

Products

1. Schuco FWS60 SI Curtain Walling with Schuco ADS 70 HG SG Doors
2. Schuco FWS60 SI Curtain Walling with AWS 75BS SI
3. Schuco FW50+ FR60 CW set in Proteus HR Aluminium
4. Schuco ASE 80 HI Sliding doors
5. Triangular Jansen Viss EI60 steel Fire rated CW screens
6. ADS80 FR60 fire rated Fixed lights
7. Secondary steel frame & Caise SH150 acoustic louvres & doors.
8. NGR Aluminium Triangular fixed rooflights on penthouse

Sector
Mixed-Use (Residential & Commercial / Office)

Project value
£2.1m

Client brief

The refurbishment of two buildings totalling 3,700m2 in the heart of London's West End. The building has a long history as a private electricity station, was home to the London Electricity Board, and is thought to have been used by the Ministry of Defence during World War 2.

The restoration will include a mix of commercial space, including offices and shell-and-core restaurant space. This will include adding two floors on top of the building and dividing the 7.5-meter-high basement into two levels. All things considered, the project will result in notable enhancements to the quantity and quality of available floorspace. The second building will be turned into four high-end apartments, along with commercial space on a mezzanine floor.

Our scope

The project encompasses the façade, and elevation works for the North, South, East, and West elevations, integrating high-performance curtain walling, rainscreen cladding, and fire-rated glazing systems. The design incorporates Schuco curtain walling systems across multiple levels, with integrated doors, window inserts, and insulated spandrel panels.

Various façade elements include perforated aluminium panels, boxed metal surrounds, and modular rainscreen cladding, ensuring a cohesive and modern architectural finish. Additionally, structural enhancements such as secondary steel framing and acoustic louvres contribute to the building's performance.

Get in touch

Key challenges

1. Highly complex project with multiple façade types requiring extensive building survey work to blend restoration with a carefully considered design.

2. Bespoke perforated rainscreen cladding system required meticulous setting out and interfacing with multiple façade types.

3. Building located on narrow, densely populated streets, complicating access and construction.
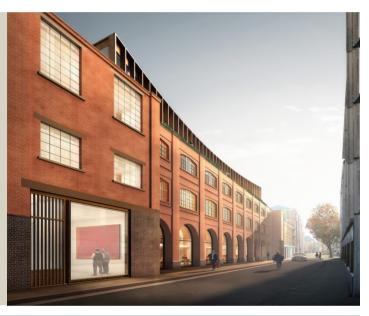
The result

The new high-quality façade breathes new life into the commercial, residential, and retail spaces.

Specialist fire-rated glazing, including Janisol steel fixed lights and Schuco pivot windows, ensures safety & compliance without compromising design. Bespoke solar shading frames, aluminium rooflights, and advanced cavity barriers enhance insulation and fire protection. Key upgrades also include secondary glazing for residential units and integrated smoke ventilation systems, improving both safety and energy efficiency.

What we did

0%
Accidents

100%
Design Intent Achieved

100%
Health & Safety Record

Testimonial

"Vision Arch's work was meticulously designed and expertly adapted to the complexities of this restoration/new construction project, overcoming challenging site constraints.
Their collaborative approach to developing details ensured a seamless translation from design to execution, contributing to the successful delivery of this iconic project in the heart of London."

David Jarrard, Associate & Architect – AWW (Atkins Walters and Webster Ltd)

Get in touch

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