

# 5 Wigmore Street, Marylebone



**Location** | Marylebone

**Client** | Capreon

**Status** | Completed November 2019

HBA were appointed to refurbish the office floors and common parts of this 7,500sqft building and get planning consent for a new communal roof terrace.

The biggest challenge was providing a completely new mechanical fresh air and VRF system on every floor, while also creating the new roof terrace.

Mechanical fresh air was introduced floor-by floor and on the very low 4th floor via a roof-mounted AHU and external ductwork concealed by the built-in benches on the new roof terrace. Central bulkheads on the office floors conceal the FCUs, while maximising ceiling height to the perimeters.

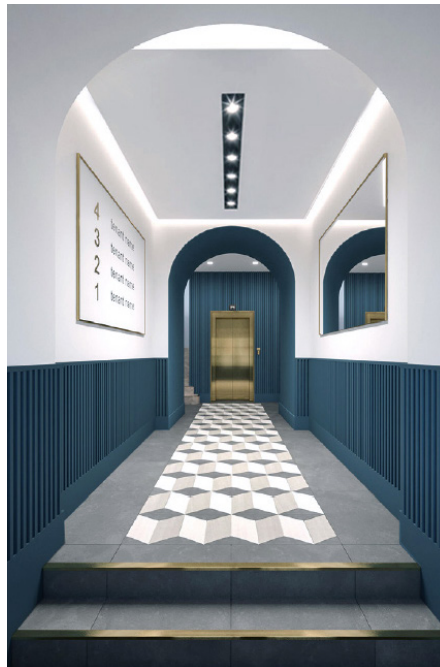
The existing WCs were very small and accessed off half-landings from the single access stair. The WC floor slabs were therefore demolished and reformed at office level accessed from the lift lobbies to allow for more generous cubicles and improved access.

The common parts were enhanced with new timber flooring, wall panelling and brass metal elements and showers were added in the basement.



halebrown architects





All photos courtesy of Stuart Chapman

halebrown architects

Studio 1.04, Edinburgh House, 170 Kennington Lane, London, SE11 5DP

T: 020 3735 7442

E: [mail@halebrown.com](mailto:mail@halebrown.com)

W: [www@halebrown.com](http://www@halebrown.com)