

ST GEORGE'S HOUSE



Client: UK Land Estates

Principal Contractor: Castle

Project Value: £4.25m

Project Details: A successful refurbishment of a historic three-storey building located in the Team Valley Industrial Estate to create a modern, sustainable, state-of-the-art office building, whilst remaining sympathetic to the building's original character.

St George's House was officially opened by King George VI following construction in 1937. This project was awarded to Portland by principal contractor Castle, and Portland worked closely with them and the design team to conduct the refurbishment works, incorporating features that significantly reduced the carbon footprint of the new building.

It was decided early on to treat the building as though it was listed and to work closely with Gateshead Council's heritage team, ensuring that all proposed design changes remained in keeping with the building's original character.

Some notable features retained included the former safe rooms, with the large vault doors kept. The buildings' basement was transformed into 2000ft² of lab and workshop space, as were the terrazzo staircases and globe lighting.

Working within the constraints of the original structure, Portland ensured that any major removal works within the existing building was kept to a minimum, allowing for the retention of many of the buildings original features. These features being so integral to the character of St George's House. Much of the removal work undertaken was to remove internal partition walls, alongside the stripping out of old MEP systems and boiler.

To ensure a greater focus on sustainability in the new building, Portland assessed the buildings' roof to determine whether it could bear the load of solar PV panels.

