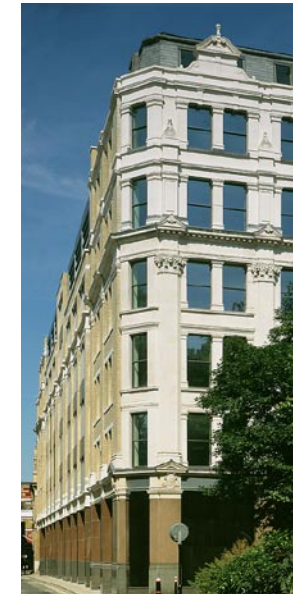


# Projects



## Condor House St Paul's Churchyard London EC4

Client Coal Pension Properties  
Size 15,000m<sup>2</sup>  
Value £27.5 million  
Contract Design & Build  
Status Completed June 2005

Condor House is located in the Ludgate Hill Conservation Area and forms a familiar part of the setting of St Paul's Cathedral on St Paul's Churchyard. The principal stone façades on three elevations were retained and the new high quality office space and retail accommodation constructed behind them.

The building's retained façades suffered from Regent Street disease and in order to remedy this it was necessary to dismantle the stonework to levels four and five, remove the existing steel frame in these areas and rebuild the façades using the dismantled set aside stonework on pre-cast

concrete backing structures fixed to the new structural steel frame of the building.

The new south facing elevation to Carter Lane was carefully considered to ensure that it related comfortably to the retained principal elevations, as well as to the traditional character and appearance of the part of the conservation area in which the site is located.

The existing 1930s art deco style shopfront on the corner of Dean's Court and Carter Lane was carefully surveyed and a facsimile created with minor adjustments as necessary to fit into the new development.

Condor House received a mention in the 2006 Civic Trust Awards.