



Partner of Stora Enso

The Green House

London, United Kingdom



The Ethical Property Company's 'Green House' brings back to life a derelict 1960s office block to create an environmentally exemplary office space. At almost 50 000 ft² the building provides flexible workspace for up to 50 social change organisations. The original concrete structure has been refurbished and extended by the addition of a six-storey CLT rear extension and a steel-framed storey on the rooftop. Internally the timber extension features a spectacular cantilevered six-storey feature staircase where the glulam treads seamlessly cantilever from a singular CLT by Stora Enso spine wall by way of a pioneering connection detail. Nick Forster – Special Projects Director at The Ethical Property Company comments: “The Ethical Property Company is a social business committed to achieving Social, Environmental and Financial goals. We chose a timber engineering design for this property to minimise the CO₂ associated with its construction. We also recognised the benefits of CLT in terms of construction on a very tight site – prefabrication led to a quick and effective construction programme, and minimised disruption for our neighbours. The timber construction has also resulted in a striking and pleasant working environment for our tenants.”

Office Building Concept by Stora Enso

The office buildings of the future are made of wood.

[Click here to learn more about our office building concept.](#)



AJ Retrofit Award - Offices 5 000 m² and over



Photo credit: Jim Stephenson Photography

General

Delivery year
2019

Area (m²)
4600

Units
50

Building type
Office

Storeys
6



Photo credit: Jim Stephenson Photography

Products

Products
CLT, CLT stairs

Product volume (m³)
1 558

Number of truck deliveries
30

Product quality
Visible quality (VI), Non visible quality (NVI)

Product delivery duration (weeks)
8



Photo credit: Jim Stephenson Photography

Team

Partner of Stora Enso
BK Structures

Architect
Waugh Thistleton Architects

MEP Designer
Skelly and Couch

Specialist Timber Contractor
B&K Structures

Developer
Ethical Property Company

Structural Engineer
Ramboll

Main contractor
ARJ Construction



Photo credit: Jim Stephenson Photography



Photo credit: B&K Structures