



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

Building type
Office

Area (m²)
4600

Storeys
6

Units
50



Photo credit: Jim Stephenson Photography

Products

Products
Sylva™ CLT Floors and Roofs, Sylva™ CLT Stairs

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

Product volume (m³)
1 558

Product delivery duration (weeks)
8

Number of truck deliveries
30



Photo credit: Jim Stephenson Photography

Team

Partner of Stora Enso
BK Structures

Developer
Ethical Property Company

Architect
Waugh Thistleton Architects

Structural Engineer
Ramboll

MEP Designer
Skelly and Couch

Main contractor
ARJ Construction

Specialist Timber Contractor
B&K Structures



Photo credit: Jim Stephenson Photography



Photo credit: B&K Structures