

General Projects gets consent for west London office refurb

16 Dec 2022 | by May Agaran

Former home of British food maker J. Lyons & Co and EMI Records to be transformed



CGI of 43 Brook Green upon completion

- **What** General Projects and Neo Capital have obtained approval to redevelop an office building in West London
- **Why** They will expand the existing building to offer 120,000 sq ft of sustainable workspace
- **What next** Construction will begin in autumn 2023 and the scheme will target BREEAM Excellent and net-zero carbon operations

Investment manager Neo Capital and developer General Projects have obtained planning approval for the redevelopment of an office building in west London.

The property at 43 Brook Green, which dates back to the 1930s and has remained vacant since 2019, was the former home of British food manufacturer J. Lyons & Co, and later, the office of EMI Records.

Neo Capital, which owns the building, plans to extensively refurbish and expand the building to transform into a sustainable and modern workspace totalling 120,000 sq ft. Around 20% of the office spaces will be allocated as affordable for small and medium-sized businesses.

Based on a design by architects Buckley Gray Yeoman, the plans will retain the existing 1930 structure which will save up to 9,500 tonnes of carbon. The addition of a pavilion at the top of the main building will increase the lettable office area by 50%. The side building, which used to be a loading bay, will be expanded by three storeys and topped with green roof terraces to retain rain water, reduce urban heat island effects and improve air and water quality.



General Projects will target BREEAM Excellent and net-zero carbon operations during development, and the entire scheme will be purely powered by electricity. The current car park at the building will be replaced by 222 cycle parking slots, lockers, showers, bike repair and a drying room.

The affordable workspace will be managed by General People, the workspace operating arm established by General Projects in 2021.

Frederic Schwass, development director at General Projects, said: “Our retrofit-first approach puts sustainable and meaningful development at the heart of what we do and Brook Green will be another positive example of this. Reinvention of the past is the key to our future and through a careful refurbishment and extension, we will be able to breathe new life into this stately building that once was London’s most innovative office building.”

Work on the site will begin in autumn 2023.