# Westminster approves TP Bennett’s major office overhaul at former John Lewis HQ near Victoria



Plans to redevelop a notable 1970s office building near Victoria Station in London, formerly the headquarters of oil giant BP and more recently home to John Lewis, have received approval from Westminster City Council. The project, designed by TP Bennett, involves extensive transformation of the structure at Gillingham Street, which was originally built as a cash depository. The redevelopment will see the building stripped back and reimagined to include eight floors of flexible office space, four roof terraces, and a ground-floor café, significantly enhancing its capacity and utility.

The revamped building will offer more than 9,500 square metres of office space, marking an 80% increase over its existing floorspace. Despite the expansion, the design retains a considerable proportion of the original structure—60% of its area and 70% of its volume. Sustainability is a key focus of the redevelopment, with the introduction of a lightweight frame and new brick façades featuring shading elements. These design choices are intended to reduce heat gain and minimise operational energy use, aligning with modern environmental standards. Clients Landid and Elwood Fund Management are overseeing the project, which seeks to blend heritage with contemporary office needs.

Currently, the building stands as a part-four, part-seven-storey structure offering around 5,100 square metres of office space, including a flat initially meant for a caretaker. The redevelopment will add two additional storeys and a 100 square metre café space, with no residential accommodation planned. This marks a significant increase in usable and versatile workspace, reflecting broader trends in office building refurbishments within central London aiming to attract flexible use tenants.

The redevelopment follows John Lewis’s strategic decision to downsize its London office space significantly. The retailer, which also owns Waitrose, has been reducing its central London footprint by more than half as a result of changing workplace habits accelerated by the pandemic. Reports indicate John Lewis is seeking a new headquarters of about 100,000 square feet, less than half the size of its current 220,000 square feet site at Victoria. The partnership plans to relocate by the end of next year, opting for more efficient, modern office environments that reflect a blended approach to working from home and office.

Moreover, the former John Lewis headquarters at Victoria, now known as Partnership House on Carlisle Place, recently came onto the market with an asking price of £46 million. The building currently benefits from a lease to John Lewis that generates a passing rent of nearly £2.5 million, expiring in early 2028. Due to lease restrictions, the building's subletting options are limited to a few tenants, and parts of the building remain vacant. The property is also being marketed for alternative uses, including conversion into hotel, residential, embassy, care, student, or medical facilities, highlighting the evolving nature of prime London real estate and the growing trend of repurposing office buildings.

This redevelopment exemplifies changes in London's office landscape, where ageing buildings undergo significant remodelling to meet present-day demands for flexible, efficient working environments while navigating shifts in commercial property usage triggered by evolving work patterns. TP Bennett's project is a tangible response to the dual pressures of maintaining architectural integrity and adapting to new market realities in post-pandemic London.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.bdonline.co.uk/news/tp-bennetts-plan-to-overhaul-john-lewis-former-london-hq-gets-green-light/5136998.article), [[2]](https://www.bdonline.co.uk/news/tp-bennetts-plan-to-overhaul-john-lewis-former-london-hq-gets-green-light/5136998.article)
* Paragraph 2 – [[2]](https://www.bdonline.co.uk/news/tp-bennetts-plan-to-overhaul-john-lewis-former-london-hq-gets-green-light/5136998.article), [[3]](https://www.bdonline.co.uk/news/tp-bennetts-victoria-office-redevelopment-set-for-green-light/5123911.article)
* Paragraph 3 – [[3]](https://www.bdonline.co.uk/news/tp-bennetts-victoria-office-redevelopment-set-for-green-light/5123911.article)
* Paragraph 4 – [[5]](https://www.telegraph.co.uk/business/2023/04/29/john-lewis-slash-london-office-space-staff-work-from-home//), [[6]](https://www.retail-week.com/department-stores/john-lewis-set-to-downsize-london-hq-as-staff-favour-working-from-home/7043655.article)
* Paragraph 5 – [[4]](https://www.estatesgazette.co.uk/news/john-lewis-former-victoria-hq-up-for-sale/)
* Paragraph 6 – [[1]](https://www.bdonline.co.uk/news/tp-bennetts-plan-to-overhaul-john-lewis-former-london-hq-gets-green-light/5136998.article), [[2]](https://www.bdonline.co.uk/news/tp-bennetts-plan-to-overhaul-john-lewis-former-london-hq-gets-green-light/5136998.article), [[5]](https://www.telegraph.co.uk/business/2023/04/29/john-lewis-slash-london-office-space-staff-work-from-home//), [[6]](https://www.retail-week.com/department-stores/john-lewis-set-to-downsize-london-hq-as-staff-favour-working-from-home/7043655.article)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.bdonline.co.uk/news/tp-bennetts-plan-to-overhaul-john-lewis-former-london-hq-gets-green-light/5136998.article> - Please view link - unable to able to access data
2. <https://www.bdonline.co.uk/news/tp-bennetts-plan-to-overhaul-john-lewis-former-london-hq-gets-green-light/5136998.article> - TP Bennett's plans to redevelop a 1970s office building near Victoria Station in London have been approved by Westminster City Council. The project involves stripping back the current structure at Gillingham Street, originally a cash depository, to create eight floors of flexible office space, four roof terraces, and a ground-floor café. The redevelopment will deliver more than 9,500 square metres of office space, an 80% increase from the building's current offering, while retaining 60% of Gillingham House's existing structure area and 70% of its volume. The introduction of a lightweight frame and new brick façades with shading elements aims to reduce heat gain and minimise operational energy use. The project is being undertaken for clients Landid and Elwood Fund Management. ([bdonline.co.uk](https://www.bdonline.co.uk/news/tp-bennett-gets-go-ahead-for-victoria-office-redevelopment/5124019.article?utm_source=openai))
3. <https://www.bdonline.co.uk/news/tp-bennetts-victoria-office-redevelopment-set-for-green-light/5123911.article> - Westminster City Council is set to approve TP Bennett-designed proposals to redevelop a 1970s office building near Victoria Station, adding two storeys to its height and boosting floorspace by 80%. The plans for Gillingham House include an eight-storey building with roof terraces and 9,532 square metres of office space, as well as a 100 square metre café. The current part-four, part-seven-storey building has 5,106 square metres of office floorspace and a 150 square metre flat originally intended for a caretaker. TP Bennett's proposals do not provide any residential accommodation. ([bdonline.co.uk](https://www.bdonline.co.uk/news/tp-bennetts-victoria-office-redevelopment-set-for-green-light/5123911.article?utm_source=openai))
4. <https://www.estatesgazette.co.uk/news/john-lewis-former-victoria-hq-up-for-sale/> - A freehold Victoria office block formerly occupied by John Lewis has been brought to market for £46 million, reflecting a yield of 5%. Partnership House, on Carlisle Place, SW1, brings in a passing rent of nearly £2.5 million from an overriding lease to John Lewis, which is set to expire in early 2028. It comprises 37,460 square feet of office accommodation. Due to a restriction on the number of occupiers in the building within John Lewis' lease, the offices could only be sub-let to four tenants – Hawthorn Advisors, Green Park Interim & Executive, Quantinium, and Itsu – meaning two floors, totalling 10,958 square feet, are vacant. Architects dMFK were assigned with exploring options for asset enhancement in the future, which could involve the addition of a seventh floor and a floorspace uplift of 53,950 square feet. The asset is, however, being marketed as an opportunity for alternative uses as well, through a change of use to a hotel, residential, embassy, care, student, or medical facility. Koopmans has been appointed to market the asset. ([estatesgazette.co.uk](https://www.estatesgazette.co.uk/news/john-lewis-former-victoria-hq-up-for-sale/?utm_source=openai))
5. <https://www.telegraph.co.uk/business/2023/04/29/john-lewis-slash-london-office-space-staff-work-from-home//> - John Lewis is reducing the size of its central London headquarters by more than half, after thousands of staff left their desks to work from home. The John Lewis Partnership, which also owns Waitrose, is understood to have hired property experts from Tuckerman to help it find new offices in central London, with plans to move next year. Sources suggested that the partnership is looking for offices which are less than half the size of its current headquarters. It occupies around 220,000 square feet of space at its offices in London Victoria, according to industry sources, and is seeking a location with about 100,000 square feet of office space. ([telegraph.co.uk](https://www.telegraph.co.uk/business/2023/04/29/john-lewis-slash-london-office-space-staff-work-from-home//?utm_source=openai))
6. <https://www.retail-week.com/department-stores/john-lewis-set-to-downsize-london-hq-as-staff-favour-working-from-home/7043655.article> - John Lewis Partnership is set to exit its headquarters and search for new offices in central London 'because it needs less space' as staff continue to work from home following the pandemic, according to a report in The Times. The group, which includes John Lewis and Waitrose, is said to be looking to cut the size of its current HQ space by 'more than half'. John Lewis is reportedly ending its current lease for its 220,000 square feet Victoria Street headquarters earlier than planned and said it hoped to relocate to a new site 'by the end of next year'. The report said JLP is eyeing a new space of around 100,000 square feet and has 'ruled out' relocating to the office above its department store on Oxford Street. A JLP spokesperson said: 'Like many businesses, we don't need as much space now we have a blended approach to working in offices, home and out in the business.' ([retail-week.com](https://www.retail-week.com/department-stores/john-lewis-set-to-downsize-london-hq-as-staff-favour-working-from-home/7043655.article?utm_source=openai))