# DSDHA scheme turns fortress‑like Hatton Garden office into low‑carbon, jewellery‑friendly workplace



According to the original report, DSDHA has won planning approval to overhaul and extend the commercial building at 19 Charterhouse Street, at the entrance to London’s Hatton Garden jewellery district. Architects’ Journal described the existing structure as “fortress‑like”, a description the proposals aim to soften by opening up ground‑floor activity and improving connections into the surrounding streets.

The approved scheme, put forward by a joint venture led by BNF Capital and Morgan Real Estate, reconfigures and increases the building’s floorspace substantially. The owners propose to convert the present five‑storey office into a nine‑storey Grade A office building, growing net internal area from roughly 5,575 m² to about 7,900 m² — a change various trade reports equate to an uplift from approximately 60,000 sq ft to some 85,000 sq ft. The proposals also allocate about 8,500 sq ft for retail uses and so‑called affordable jewellery workshop units intended to support Hatton Garden’s specialist cluster.

The design, which DSDHA prepared for the JV, sets out a strong sustainability and wellbeing brief. The developers say the scheme will target leading certifications including NABERS 5\*, BREEAM Outstanding, WiredScore and WELL Platinum, and will introduce biodiverse private and communal terraces. According to planning documents reported in the trade press, the intent is to deliver a low‑carbon retrofit that also improves street activity and the public realm around the site.

The transaction that enabled this repositioning took place after Derwent London agreed to sell its freehold interest in the building in 2023. Industry reports state the disposal was exchanged for £54.0 million to a family office advised by Morgan Capital and BNF Capital; the property was described at the time as producing a passing rent from a tenant whose lease expired in August 2025. Commentators framed the sale as part of Derwent’s broader strategy to recycle capital into larger, net‑zero development opportunities.

Market coverage places the scheme in a wider trend: central London investors and owners are increasingly pursuing retrofit‑led refurbishments to deliver low‑carbon, high‑quality workspace rather than large new‑build options. Estates Gazette and other outlets noted the Farringdon project as one of a number of sustainable office refurbishments responding to continuing demand for upgraded city centre offices; industry reporting also says the joint venture has additional central‑London projects in its pipeline.

If realised as envisaged, the scheme would do more than add offices: the inclusion of affordable jewellery workshops aims to preserve and bolster the local Hatton Garden economy, while active frontages and enhanced public realm treatments are pitched to improve pedestrian permeability. The architects and developers present these measures as balancing commercial uplift with local, street‑level benefits.

Next steps for the project will include detailed construction programming and mobilisation. Trade reporting has indicated the JV sees the scheme as part of a programme of works they expect to push forward in the coming years; the planning approval signals a material shift from proposal to delivery, but timelines and start dates remain subject to market conditions and contractor procurement. The developers’ sustainability ambitions and the site’s proximity to Farringdon station mean the scheme will be watched as an example of retrofit‑led urban renewal in central London.

### 📌 Reference Map:

## Reference Map:

* Paragraph 1 – [[1]](https://www.architectsjournal.co.uk/news/dsdha-gets-ok-to-revamp-and-extend-fortress-like-farringdon-building)
* Paragraph 2 – [[2]](https://benews.co.uk/bnf-and-morgan-submit-plans-for-repositioning-of-farringdon-office-building/), [[3]](https://europe-re.com/bnf-capital-and-morgan-real-estate-unveil-plans-for-low-carbon-office-scheme-in-farringdon/74221), [[4]](https://www.estatesgazette.co.uk/news/bnf-capital-and-morgan-real-estate-submit-farringdon-refurb-plans/)
* Paragraph 3 – [[2]](https://benews.co.uk/bnf-and-morgan-submit-plans-for-repositioning-of-farringdon-office-building/), [[3]](https://europe-re.com/bnf-capital-and-morgan-real-estate-unveil-plans-for-low-carbon-office-scheme-in-farringdon/74221)
* Paragraph 4 – [[5]](https://www.morningstar.co.uk/uk/news/AN_1673862684022209200/derwent-london-sells-19-charterhouse-street-for-gbp54-million.aspx), [[6]](https://www.bisnow.com/london/news/capital-markets/derwent-office-sale-a-rare-bright-spot-amid-london-investment-market-freeze-117200)
* Paragraph 5 – [[4]](https://www.estatesgazette.co.uk/news/bnf-capital-and-morgan-real-estate-submit-farringdon-refurb-plans/), [[7]](https://www.costar.com/article/1605998227/bnf-and-morgan-real-estate-lodge-plans-for-farringdon-offices-makeover), [[6]](https://www.bisnow.com/london/news/capital-markets/derwent-office-sale-a-rare-bright-spot-amid-london-investment-market-freeze-117200)
* Paragraph 6 – [[2]](https://benews.co.uk/bnf-and-morgan-submit-plans-for-repositioning-of-farringdon-office-building/), [[3]](https://europe-re.com/bnf-capital-and-morgan-real-estate-unveil-plans-for-low-carbon-office-scheme-in-farringdon/74221), [[1]](https://www.architectsjournal.co.uk/news/dsdha-gets-ok-to-revamp-and-extend-fortress-like-farringdon-building)
* Paragraph 7 – [[7]](https://www.costar.com/article/1605998227/bnf-and-morgan-real-estate-lodge-plans-for-farringdon-offices-makeover), [[2]](https://benews.co.uk/bnf-and-morgan-submit-plans-for-repositioning-of-farringdon-office-building/), [[1]](https://www.architectsjournal.co.uk/news/dsdha-gets-ok-to-revamp-and-extend-fortress-like-farringdon-building)

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## Bibliography

1. <https://www.architectsjournal.co.uk/news/dsdha-gets-ok-to-revamp-and-extend-fortress-like-farringdon-building> - Please view link - unable to able to access data
2. <https://benews.co.uk/bnf-and-morgan-submit-plans-for-repositioning-of-farringdon-office-building/> - BNF Capital and Morgan Real Estate have lodged a planning application to comprehensively reposition 19 Charterhouse Street in Farringdon. The report explains the joint venture acquired the 60,000 sq ft office from Derwent London in January 2023 and proposes an extensive retrofit and upward extension to create approximately 85,000 sq ft of Grade A office space, together with around 8,500 sq ft of retail and affordable jewellery workshop units. The DSDHA-designed scheme aims to meet ambitious sustainability and wellbeing targets including NABERS 5\*, BREEAM Outstanding, WiredScore and WELL Platinum, while improving street activity and local urban connectivity and public realm.
3. <https://europe-re.com/bnf-capital-and-morgan-real-estate-unveil-plans-for-low-carbon-office-scheme-in-farringdon/74221> - Europe Real Estate reports that BNF Capital and Morgan Real Estate submitted detailed plans for the retrofit and extension of 19 Charterhouse Street, close to Farringdon station and the Hatton Garden jewellery district. Designed by DSDHA, the proposals increase the building’s net internal area from about 5,575 m² to roughly 7,900 m², introduce biodiverse private and communal terraces, and integrate 790 m² of retail and affordable jewellery workshops. The scheme targets leading environmental and wellbeing certifications including NABERS 5\*, BREEAM Outstanding, WiredScore and WELL Platinum, and promises improved active frontages, enhanced public realm and stronger links into the surrounding streets.
4. <https://www.estatesgazette.co.uk/news/bnf-capital-and-morgan-real-estate-submit-farringdon-refurb-plans/> - Estates Gazette covers the planning submission by BNF Capital and Morgan Real Estate for 19 Charterhouse Street, noting the intention to convert the existing five-storey, 60,000 sq ft office into a nine-storey 85,000 sq ft office building. The piece highlights provision of approximately 8,500 sq ft for retail and affordable jewellery units, and the acquisition of the property from Derwent London in 2023. It reports that DSDHA is the appointed architect and identifies the project as part of a broader programme of sustainable office refurbishments, signalling market demand for retrofit-led, low carbon workspace in central London and improved local infrastructure.
5. <https://www.morningstar.co.uk/uk/news/AN_1673862684022209200/derwent-london-sells-19-charterhouse-street-for-gbp54-million.aspx> - Morningstar reported Derwent London exchanged contracts to sell its 63,170 sq ft freehold interest in 19 Charterhouse Street, EC1, for £54.0 million to a family office advised by Morgan Capital and BNF Capital. The news item notes the building was bought by Derwent in 2013 for £41.3 million and was let to the London College of Accountancy with a lease expiring in August 2025, producing a passing rent of £2.6 million per annum. The sale price represented a c.4.6% net initial yield and reflected a slight discount to Derwent’s June 2022 book value, and advisors.
6. <https://www.bisnow.com/london/news/capital-markets/derwent-office-sale-a-rare-bright-spot-amid-london-investment-market-freeze-117200> - Bisnow reported Derwent London’s sale of 19 Charterhouse Street as a notable transaction amid a subdued London investment market, describing the 63,170 sq ft property’s disposal for £54 million to a private family office advised by Morgan Capital and BNF Capital. The article contextualises the deal within a weak Q4 2022 market and cites CoStar data indicating it was a rare sign of transactional activity. It repeats details about the lease to London College of Accountancy, passing rent and lease expiry, and quotes Derwent’s chief executive on recycling proceeds into larger, net zero carbon development opportunities within the company’s pipeline.
7. <https://www.costar.com/article/1605998227/bnf-and-morgan-real-estate-lodge-plans-for-farringdon-offices-makeover> - CoStar News notes that BNF Capital and Morgan Real Estate lodged plans for the redevelopment of 19 Charterhouse Street in Farringdon, reporting the project among two major office developments the JV planned to start in 2025. The article identifies DSDHA as the design team, describes the intent to retrofit and extend the building, and links the scheme to the partners’ broader activity including a separate Mayfair project. Much of the CoStar content is behind a subscriber paywall but the headline and metadata confirm the planning application, site location and parties involved, reinforcing coverage by other trade outlets.