# Henley Halebrown introduces sustainable retrofit plans for Smithfield office



Henley Halebrown has unveiled plans to refurbish and extend a mid-2000s office building located at 12 Smithfield, adjacent to the historic Smithfield Market in the City of London. The project, designed for £34 billion pension fund Railpen, involves a comprehensive transformation aimed at bringing the building up to modern grade A office standards through what the architects describe as a “best in class retrofit.” Central to the proposals is the complete replacement of the street-facing facade of the six-storey building, originally designed by CPMG Architects, alongside an extension of the small existing top storey, which will be expanded to cover the entire footprint of the building.

A key feature of the refurbishment is the introduction of sustainability measures. The plans include the addition of an extensive rooftop garden accompanied by a photovoltaic array as part of a new energy strategy. This renewable energy element will be complemented by the replacement of the building’s mechanical plant systems, reflecting a broader trend in adaptive reuse to reduce carbon footprints and improve operational efficiency. Flexible ground floor uses, which currently include a karaoke bar, a café, and a Tesco, are set to be retained, underscoring the importance of maintaining vibrant mixed uses at street level in this dynamic part of London.

Henley Halebrown’s ongoing expertise in refurbishing and retrofitting urban office buildings is well established through previous projects. For instance, their work at 6 Middle Street in the Barbican featured extending and refurbishing a double-fronted office block, where rooftop plant relocation and natural ventilation were introduced to maximise ceiling heights and daylight. Similarly, their adaptive reuse of early 20th-century industrial buildings at 98–100 De Beauvoir Road in Hackney preserved original structure and materials while adding new circulation cores, new storeys, and re-establishing courtyards to reduce embodied energy and operational carbon emissions. These projects demonstrate the firm’s commitment to sustainability, retention of heritage fabric, and creation of flexible, light-filled workplaces.

Other Henley Halebrown refurbishments, such as the transformation of The Poppy Factory in Richmond and remodelling of The Laszlo in North London, reaffirm similar design principles. Both projects focus on maximising natural ventilation and daylight, using low-tech construction methods, and significantly cutting operational carbon emissions, with one project reporting a 47% reduction. These approaches highlight how the firm’s refurbishment proposal at Smithfield Market may also contribute to London’s efforts to meet stringent environmental standards while enhancing the city’s architectural landscape.

The project team assembled for the Smithfield retrofit includes a range of specialists: Currie & Brown serves as cost consultant; Montagu Evans drives planning; Evolve advises on civils and structures; TFT manages the project and undertakes principal design roles; Velocity leads on transport; Buro Happold designs the façade; SpaceHub provides landscape architecture expertise; Hoare Lea undertakes sustainability and fire engineering; and eb7 consults on daylight. This multidisciplinary collaboration underscores the complexity and ambition of the retrofit, ensuring all elements from structural integrity to sustainable performance are comprehensively addressed.

The building’s location on the northeastern edge of the City of London, next to the bustling Smithfield Market, places it in a historically and commercially significant context. As adaptive reuse and retrofitting gain traction as sustainable alternatives to demolition and new build, Henley Halebrown’s plans for 12 Smithfield embody a sophisticated and forward-thinking approach, balancing architectural quality, cultural sensitivity, and environmental responsibility.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.bdonline.co.uk/news/henley-halebrown-submits-plans-to-retrofit-office-next-to-smithfield-market/5138314.article), [[2]](https://www.bdonline.co.uk/news/henley-halebrown-submits-plans-to-retrofit-office-next-to-smithfield-market/5138314.article), [[7]](https://www.building.co.uk/news/plans-submitted-to-retrofit-office-next-to-smithfield-market/5138315.article)
* Paragraph 2 – [[1]](https://www.bdonline.co.uk/news/henley-halebrown-submits-plans-to-retrofit-office-next-to-smithfield-market/5138314.article), [[2]](https://www.bdonline.co.uk/news/henley-halebrown-submits-plans-to-retrofit-office-next-to-smithfield-market/5138314.article), [[7]](https://www.building.co.uk/news/plans-submitted-to-retrofit-office-next-to-smithfield-market/5138315.article)
* Paragraph 3 – [[3]](https://www.archdaily.com/1007543/98-100-de-beauvoir-road-henley-halebrown), [[4]](https://www.halebrown.com/mid), [[6]](https://aasarchitecture.com/2022/04/the-laszlo-by-henley-halebrown-architects/)
* Paragraph 4 – [[5]](https://www.archdaily.com/992255/the-poppy-factory-henley-halebrown), [[6]](https://aasarchitecture.com/2022/04/the-laszlo-by-henley-halebrown-architects/), [[3]](https://www.archdaily.com/1007543/98-100-de-beauvoir-road-henley-halebrown)
* Paragraph 5 – [[1]](https://www.bdonline.co.uk/news/henley-halebrown-submits-plans-to-retrofit-office-next-to-smithfield-market/5138314.article), [[2]](https://www.bdonline.co.uk/news/henley-halebrown-submits-plans-to-retrofit-office-next-to-smithfield-market/5138314.article)
* Paragraph 6 – [[1]](https://www.bdonline.co.uk/news/henley-halebrown-submits-plans-to-retrofit-office-next-to-smithfield-market/5138314.article), [[2]](https://www.bdonline.co.uk/news/henley-halebrown-submits-plans-to-retrofit-office-next-to-smithfield-market/5138314.article), [[7]](https://www.building.co.uk/news/plans-submitted-to-retrofit-office-next-to-smithfield-market/5138315.article)

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

## Bibliography

1. <https://www.bdonline.co.uk/news/henley-halebrown-submits-plans-to-retrofit-office-next-to-smithfield-market/5138314.article> - Please view link - unable to able to access data
2. <https://www.bdonline.co.uk/news/henley-halebrown-submits-plans-to-retrofit-office-next-to-smithfield-market/5138314.article> - Henley Halebrown has submitted plans to refurbish and extend a mid-2000s office building at 12 Smithfield, adjacent to Smithfield Market in London. The proposal includes replacing the street-facing facade and expanding the top storey to cover the entire building footprint. Additionally, a rooftop garden and photovoltaic array are planned as part of a new sustainable energy strategy. The project aims to achieve a 'best in class retrofit' to bring the building up to modern grade A office standards. Flexible ground floor uses, such as a karaoke bar, cafe, and Tesco, would be retained under the plans.
3. <https://www.archdaily.com/1007543/98-100-de-beauvoir-road-henley-halebrown> - Henley Halebrown's adaptive reuse project at 98–100 De Beauvoir Road in Hackney, London, transformed early 20th-century industrial buildings into a campus of creative workspaces. The design preserves much of the original fabric, including brickwork, timber, and concrete, while introducing new staircases, lifts, and WC cores. A new storey was added to both buildings, and courtyards were re-established at the heart of the site. The project exemplifies a sustainable approach by retaining embodied energy and reducing operational carbon emissions.
4. <https://www.halebrown.com/mid> - Henley Halebrown's refurbishment of 6 Middle Street in the Barbican, London, involved extending and refurbishing a double-fronted office building. The project relocated rooftop plant and introduced natural ventilation, allowing for a new rooftop extension that created a duplex office space. Large, loft-style rooflights maximise natural daylight, and a central mezzanine creates dramatic double-height spaces. The typical office floors are naturally ventilated, with exposed concrete frames to maximise ceiling heights, and a central timber-slatted raft conceals services.
5. <https://www.archdaily.com/992255/the-poppy-factory-henley-halebrown> - Henley Halebrown's transformation of The Poppy Factory in Richmond, London, involved linking three existing buildings to create a cohesive campus. The design introduced new ramped routes and a lift to provide level access where floor heights varied by up to 2.5m. Offices were created in the former warehouse, introducing naturally ventilated and daylit spaces within the existing 7m high volume. The workshop remains in the original 1930s building, with specially designed benches for staff with restricted mobility. The Brutalist block at the front continues to serve as the main entrance.
6. <https://aasarchitecture.com/2022/04/the-laszlo-by-henley-halebrown-architects/> - Henley Halebrown's remodelling of The Laszlo, a five-storey building dating from c.1900 in North London, created flexible workspaces that celebrate the building's industrial heritage. The design exposes the 100-year-old fabric and makes adjustments with low-tech building techniques and materials. The project retains embodied energy and reduces operational carbon emissions, with improvements resulting in an estimated 47% reduction in annual operational carbon emissions. The design illustrates how elementary the construction of an office might be, with exposed services and pared-down finishes.
7. <https://www.building.co.uk/news/plans-submitted-to-retrofit-office-next-to-smithfield-market/5138315.article> - Henley Halebrown has submitted plans to refurbish and extend a mid-2000s office building at 12 Smithfield, adjacent to Smithfield Market in London. The proposal includes replacing the street-facing facade and expanding the top storey to cover the entire building footprint. Additionally, a rooftop garden and photovoltaic array are planned as part of a new sustainable energy strategy. The project aims to achieve a 'best in class retrofit' to bring the building up to modern grade A office standards. Flexible ground floor uses, such as a karaoke bar, cafe, and Tesco, would be retained under the plans.