



GIG/Friedmann Photography



## 90 Long Acre

### London, United Kingdom

In the heart of Covent Garden, right in the middle of London's West End theatre and entertainment district, stands the office building known as "The Acre", which has been there since the 1970s. The recent refurbishment has enabled a more modern and sustainable use concept. 80 per cent of the existing structure was retained. The focus was on reducing operational energy consumption, saving water through the use of Blue Roofs for rainwater harvesting, and the transition to renewable energy sources combined with intelligent energy monitoring.

The refurbishment of the façade played a key role in improving energy efficiency. This had to meet not only functional but also aesthetic requirements, which called for complex and technically sophisticated solutions. A precisely coordinated logistics plan and a consistently applied quality management system were essential to cope with the inner-city construction site, the wide variety of façade types, and the high proportion of existing structure that was retained.

# Technology Award

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GIG FASSADEN GmbH for the façade construction

## Companies involved

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### Architecture

- Gensler Architects

### Façade construction

- GIG FASSADEN GmbH

### Client

- Northwood Investors

### Building physics (prefabricated façade)

- TAS Bauphysik GmbH

## Facts

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### Office building

- Renovation: 2025
- Total area: 24,000 m<sup>2</sup>

### Environmental aspects

- Optimisation of the building envelope
- Energy monitoring
- Bicycle parking spaces
- PV modules on roof and façade
- Preservation of existing structure
- Rainwater harvesting
- 70 per cent reduction in operational energy consumption following refurbishment

### Key figures

- 4,750 m<sup>2</sup> of unitised façades with GRC or terracotta cladding
- 1,200 m<sup>2</sup> mullion-transom façades
- 987 pivot window assemblies in existing precast concrete elements
- 240 m<sup>2</sup> curtain-wall, rear-ventilated metal façade
- 160 m<sup>2</sup> façade areas with photovoltaic modules
- 475 m<sup>2</sup> louvre façades for technical enclosures

### Awards and certifications

- BREEAM Outstanding
- WELL Core Platinum
- Fitwel 3 Star.
- NABERS UK 4.5 Stars
- EPC A
- SCORS A+



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