

CASE STUDY: HALE HOUSE

76-78 PORTLAND PLACE



SPACEMADE



REIMAGINING A HERITAGE BUILDING FOR A LOW-CARBON FUTURE

“

69% REDUCTION IN OPERATIONAL
ENERGY CARBON EMISSIONS

Located in the Harley Street Health District, Hale House has been reimaged as a model for sustainable office design. In partnership with The Howard de Walden Estate, Spacemade led a major retrofit that transformed it into a fully electrified, low-carbon, future-ready workspace.

FUTURE-READY, CERTIFIED FOR IMPACT

IMPACT AT A GLANCE

69% REDUCTION IN OPERATIONAL
ENERGY CARBON EMISSIONS

.....

96 KWH/M² ENERGY INTENSITY,
OUTPERFORMING UKGBC
2020-2025 TARGETS

.....

~3 TONNES CO₂ SAVED ANNUALLY
FROM ON-SITE SOLAR

CERTIFICATIONS / TARGETS:

TARGETING BREEAM EXCELLENT

.....

TARGETING NABERS UK
4.5-STAR OPERATIONAL RATING

.....

FITWEL CERTIFIED

.....

ALIGNED WITH UK NET ZERO
CARBON BUILDING STANDARD



Hale House proves that even historic buildings can be transformed into high-performance, sustainable workplaces. Combining heritage character with future-ready design, it sets a new benchmark for environmentally responsible offices in London's West End.

DESIGNING FOR PERFORMANCE AND RESPONSIBILITY

SUSTAINABILITY FEATURES & INTERVENTIONS



FULL ELECTRIFICATION

High-efficiency VRF heat pumps replace gas boilers.



SMART SYSTEMS

Demand-led ventilation, CO₂ monitoring, real-time dashboards.



UPGRADED FABRIC

Insulation, glazing, airtightness, rooflights reduce thermal losses.



ON-SITE RENEWABLES

7.42 kWp solar PV array, generating ~6,100 kWh/year.



RESOURCE EFFICIENCY

Low-flow fixtures, leak detection, point-of-use heaters.

