



# The Piano Building

**Value:** £6.3m

**Location:**  
Kidderminster

**Services:**  
Architecture  
Landscape Architecture  
Building Services (MEP)  
Civil & Structural Engineering  
Interior Design  
Space Planning



The Piano Building was one of those projects that captures both the spirit of a place and the discipline of great design.

From the very beginning, we felt ONE's team had an instinctive understanding of how to breathe new life into a listed landmark, honouring its history while shaping a contemporary future for it. That sensitivity carried through every stage of design.

What sets ONE apart is the strength of their integrated, multidisciplinary approach – architecture, engineering, landscape, and interiors working seamlessly as one. Their openness, clarity and genuinely collaborative way of working brought balance to every discussion, ensuring that design ambition was always weighed carefully against cost and practicality.

The result is more than a renovation – it is a reawakening. A once-silent landmark now resonates again, reflecting Kidderminster's renewed sense of identity and ambition.

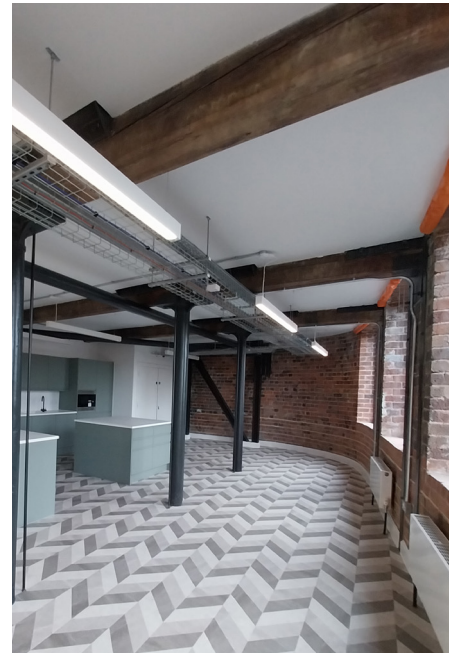
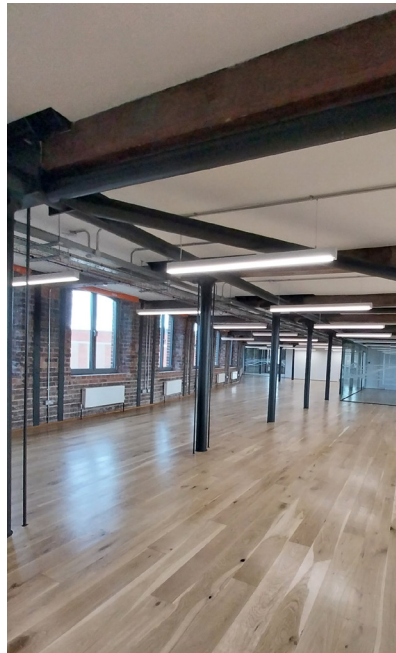
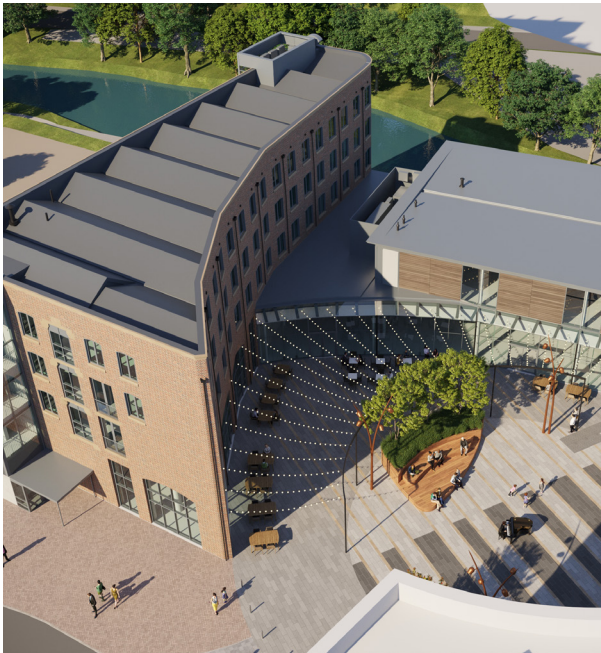


**Nadia Kaminska, Regeneration Manager**  
Wyre Forest District Council



# The Brief

ONE's multi-disciplinary team was appointed by Wyre Forest District Council to sensitively regenerate The Piano Building in Kidderminster, a Grade II listed structure built in 1867, into a vibrant hub for business and community activity.



## Project Overview

ONE's design respects the building's heritage, retaining its distinctive curved façade, which resembles a grand piano from above, while incorporating contemporary features such as entertainment spaces.

The cohesive design links indoor and outdoor areas, with an enhanced public realm inspired by piano keys. Silver and dark grey paving, laid in twos and threes, reflects the building's heritage. A performance stage, integrated seating, and lighting help to establish a dynamic community space for events.

The redevelopment includes co-working and hybrid workspaces, entertainment venues, and ground-floor restaurants. Interior upgrades feature a new entrance, modern M&E systems - including ventilation and LED lighting, and an industrial aesthetic with exposed brick and structural elements.

Several challenges were addressed. These included: leaking roofs on both the existing extension and listed building, structural issues with cracked concrete slabs, and drainage problems, which were resolved by ONE's in-house engineering teams. The building's canal-side location required measures to deter anti-social behaviour, such as enhanced visibility and upgraded glazing, which were incorporated into the design.

Environmental considerations were central to the design. With the canal designated as a wildlife corridor and bat presence identified, tree planting and habitat-sensitive measures were incorporated. The third floor offers enhanced views of the canal to strengthen the connection with nature, and internal walls were removed to improve sightlines from the older building.

Funded through the Government's Levelling Up Fund (LUF), this project marks a significant regeneration of a central Kidderminster site, preserving its historic character while introducing modern elements to boost footfall and encourage wider investment.

## The Benefits

**ONE's inhouse multi-disciplinary team** – ONE's clients benefit from a single point of contact, with access to a full design team. This is highly efficient and ensures a cohesive design – here the merging of the building with the external environment taking inspiration from the grand piano form of the building creates a wonderful destination.

**Experience with historical buildings** – Clients know that they can trust ONE to sensitively regenerate listed and historical buildings, upgrading the building fabric to provide longevity to a historical asset, as well as improving energy efficiency.

**Supporting Funded Projects** – ONE has extensive experience working with clients who have secured funding from a range of schemes. Our team is well-versed in meeting varied funding requirements and actively collaborates with clients to help secure and maximise funding opportunities.