
FITZROY
+MAPLE

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FITZROY—
A DRAMATIC
REDEVELOPMENT
PROVIDING 8,760 SQ FT
OF OFFICES OVER
GROUND AND
LOWER LEVELS.

FITZROY CONNECTS
WITH MAPLE,
PROVIDING A TOTAL
OF 20,200 SQ FT IN THE
HEART OF FITZROVIA.



12

12 FITZROY STREET

12 Fitzroy Street is a self-contained office with its own front door. The upper and lower floors are connected via a bespoke staircase and feature double height viewing balconies. The spaces are generous, flexible and adaptive to a range of office uses. As with Maple Place, the detailing of light fittings, balustrading, way finding and structure generates a congruous aesthetic allowing both buildings to function as one extended office, or subdivided, to suit the requirements of each tenant.



Duggan Morris Architects were appointed to undertake a sensitive renovation of two very different buildings. The spaces interconnect via an internal staircase from Fitzroy to Maple to create 20,200sqft of extended office accommodation. The apparent simplicity of the completed project belies it's complexity, and the endeavours in execution. Whilst ensuring a congruent approach across the two buildings, each maintains it's own identity with a variety of bespoke light fittings, way finding and structural modifications to create light filled open plan, flexible space.



RESTAURANTS, CAFÉS & BARS

- 01 –Bam Bou
- 02 –Bertorelli
- 03 –Charlotte Street Blues
- 04 –Cilantro
- 05 –Crazy Bear
- 06 –Eat
- 07 –Gaucho
- 08 –ITSU
- 09 –Le Pain Quotodien
- 10 –Ping Pong
- 11 –Roka
- 12 –Salt Yard
- 13 –Villandry

HOTELS & LEISURE

- 14 –Charlotte Street Hotel
- 15 –Fitness First
- 16 –My Hotel Bloomsbury
- 17 –Sanderson Hotel
- 18 –The Rathbone Hotel

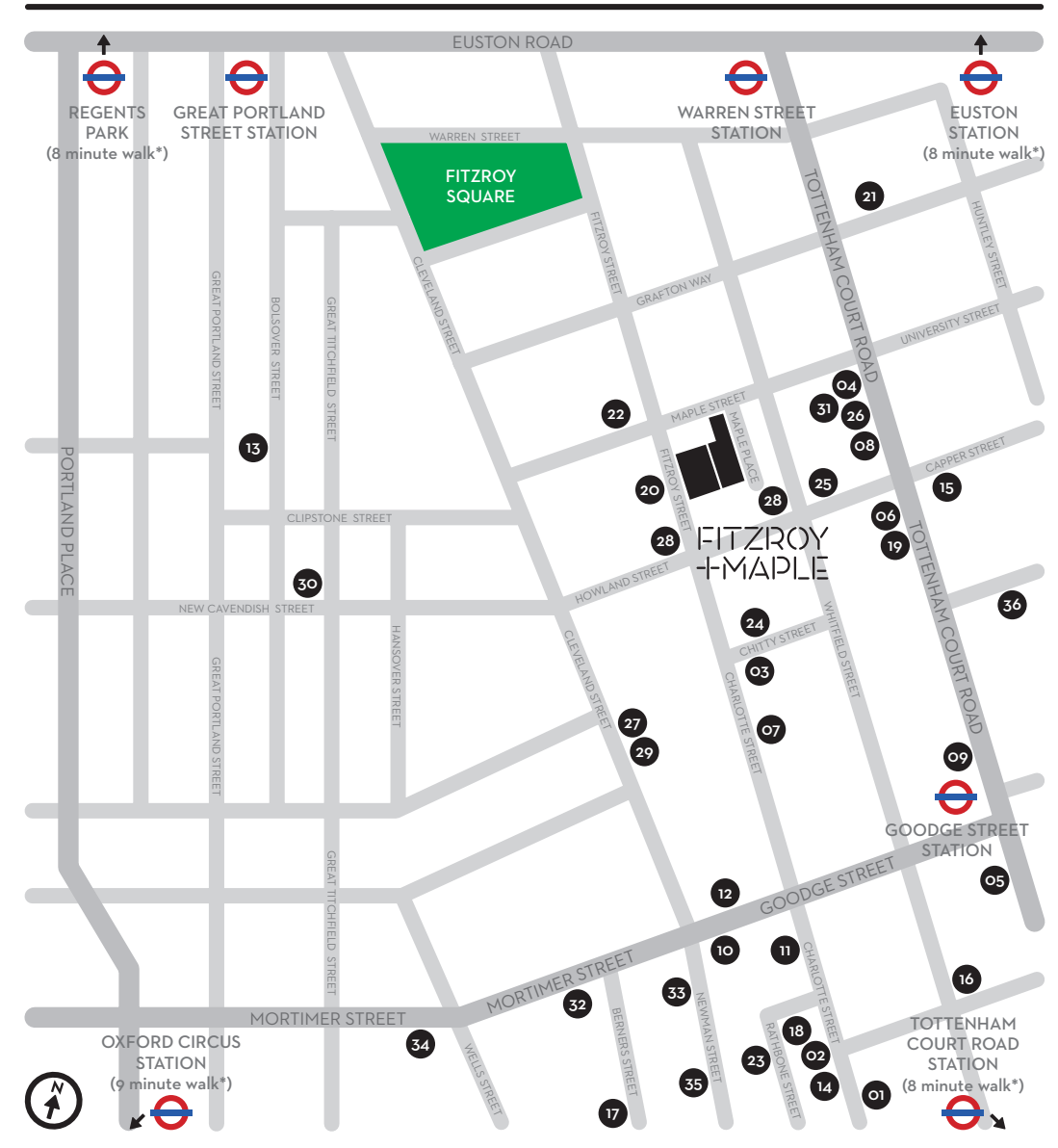
MEDIA & CREATIVE OCCUPIERS

- 19 –CMW
- 20 –Elmwood
- 21 –HIT Entertainment
- 22 –Maple Street Studios
- 23 –Miles Calcraft Briginshaw Duffy
- 24 –Saatchi & Saatchi
- 25 –TBWA/Stream
- 26 –Vizeum
- 27 –Walker Media

PROFESSIONAL & CORPORATE OCCUPIERS

- 28 –ARUP
- 29 –Fletcher Priest Architects
- 30 –Gleeds
- 31 –HOK
- 32 –Informa
- 33 –Magrath LLP
- 34 –New Look
- 35 –Ramboll UK
- 36 –RTKL

*Source: www.walkit.com



THE AREA



08/09



FITTINGS+ FEATURES

Two open plan floors totalling 8,760 sq ft

New full height entrance door

16 metre frontage to Fitzroy Street with full height glazing

Fully accessible metal tile raised floor

Plasterboard ceiling to upper level and exposed concrete to lower level

Air conditioning

Lighting to suit LG7 requirements

Double height space with viewing balconies and skylight

New internal staircase

New WCs and showers

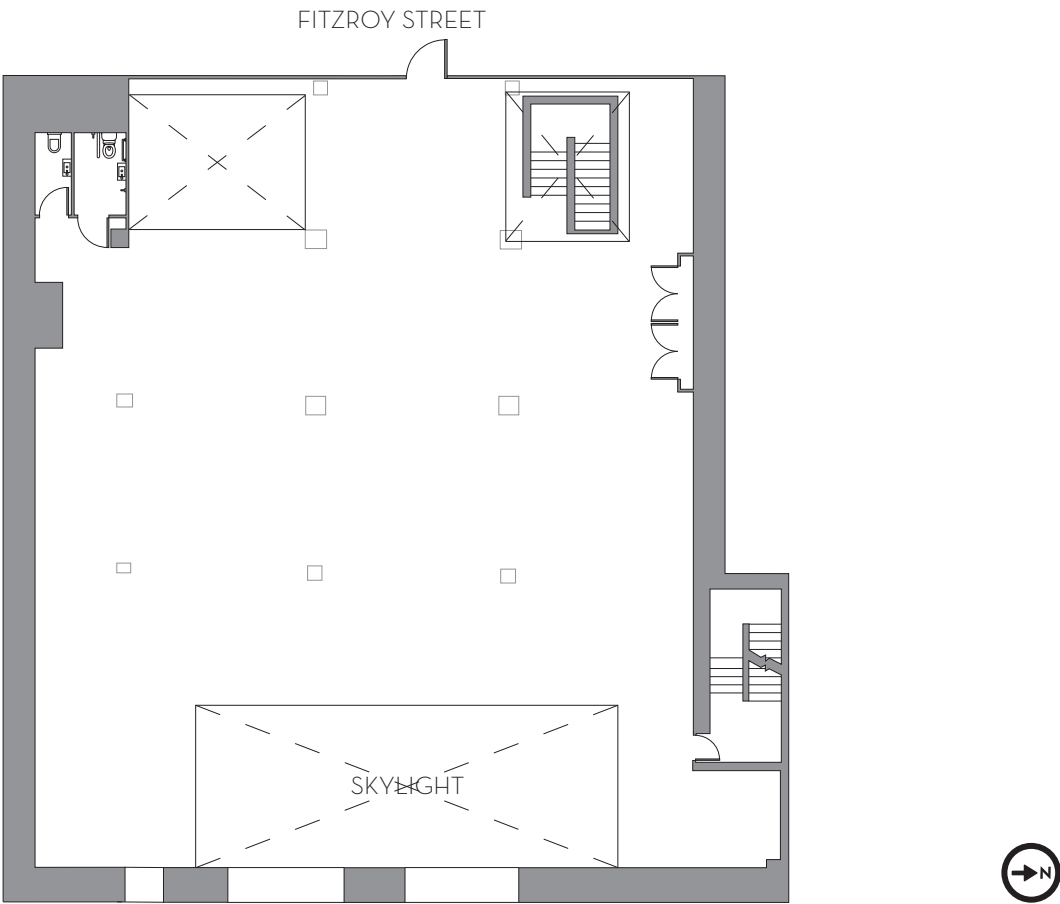
Cycle spaces



AREAS + FLOOR PLANS

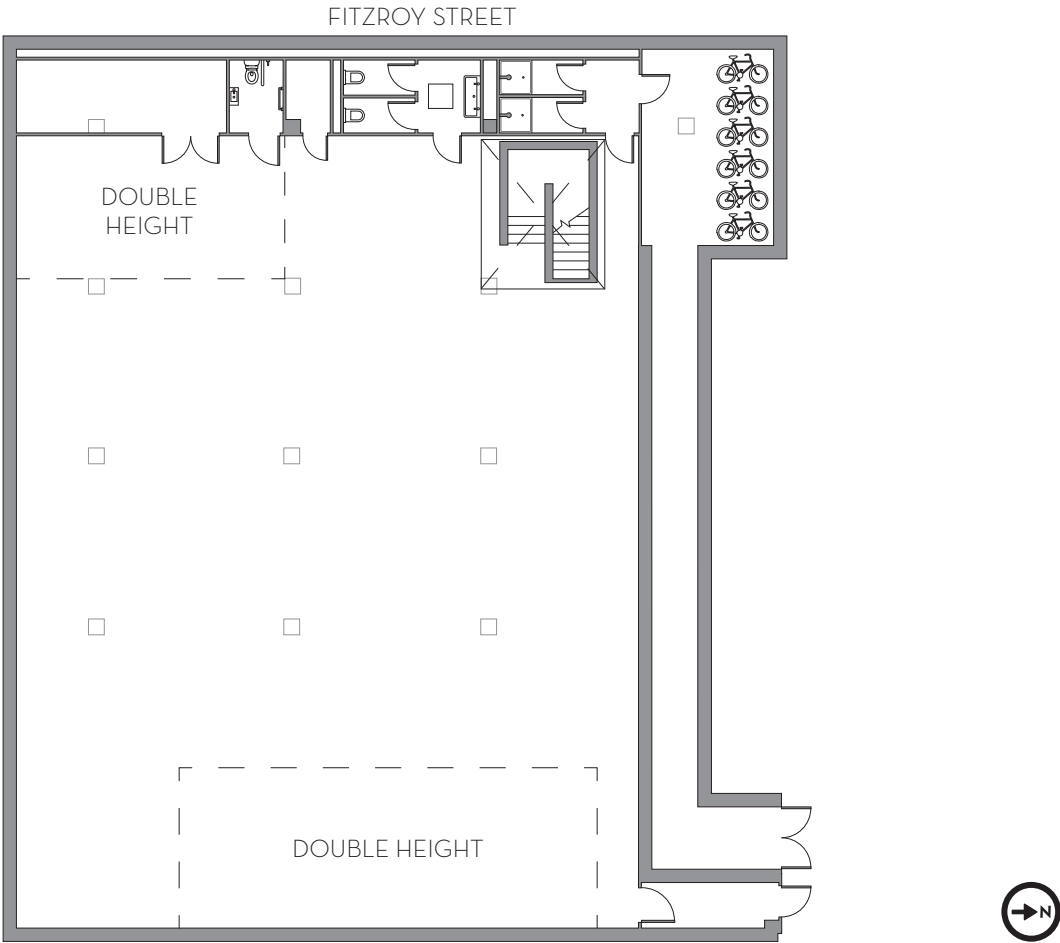
GROUND FLOOR

4,299 sq ft (399 sq m)



LOWER FLOOR

4,461 sq ft (414 sq m)



SCHEDULE OF AREAS

Ground Floor	4,299 ^{sq ft}	399 ^{sq m}
Lower Floor	4,461 ^{sq ft}	414 ^{sq m}
TOTAL	8,760 ^{sq ft}	813 ^{sq m}

TECHNICAL SPECIFICATION

ENTRANCE & EXTERNAL AREAS

- Floor**
- New concrete plinth to frontage
 - Fully glazed screen to street frontage
- Other**
- New bespoke full height metal entrance door with access controls
 - New secure cycle storage with access control

GROUND FLOOR

- Floor**
- New steel encapsulated fully accessible raised floor throughout
- Ceiling**
- New plasterboard ceiling painted white with concealed air conditioning units and discrete white grilles
 - New surface mounted opal diffused linear light fittings, LG7 compatible
 - Floor to ceiling height: 2,340 – 3,200 mm
- Walls**
- Dry lined plasterboard walls, painted white
- Other**
- New feature staircase to lower floor
 - New skylight over double height space
 - Viewing balconies



LOWER FLOOR

- Floor**
- New steel encapsulated fully accessible raised floor throughout
- Ceiling**
- Sealed exposed feature concrete soffit with exposed air conditioning units
 - New surface mounted opal diffused linear light fittings.
 - Floor to ceiling height 2,740 mm
- Walls**
- Plasterboarded walls painted white
- Other**
- Cleaners cupboard
 - Double height space to front and rear

WCs & SHOWER

- Floor**
- New ceramic tiles to floor
- Walls**
- New plasterboard walls painted with ceramic sinks
 - Flush mounted mirror
 - New integrated wall feature light
- Ceiling**
- New plasterboard ceiling with integrated extraction painted white
- Other**
- Installation of new white ceramic pan with concealed cistern
- Disabled Showers**
- Ground and lower floors
 - Electric power showers
 - Ceramic wall and floor tiling





THE TEAM

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About Derwent London & Duggan Morris Architects

Derwent London is the largest real estate investment trust focusing on the London property market. It owns commercial properties with the potential to transform them into exciting places through innovative architecture, good design and active asset management. The investment portfolio, spread mainly across central London, now totals 5.4m sq ft (500,000 sq m), of which 1.5m sq ft (140,000 sq m) is located in Fitzrovia.

Derwent London has a reputation for its award-winning buildings, its quality of management and its ability to identify future growth locations. They make better places for people to work in.

Established in 2004, Duggan Morris Architects is fast earning a reputation as one of London's leading emerging architectural practices, having successfully engaged across a broad spectrum of sectors and scales rather than focusing on narrow specialisms. Their architecture is borne out of a rigorous design process and strongly influenced by the unique attributes of each site and its context, seeking out the qualities that contribute to a sense of place; qualities which will be evident for future generation. Their current work includes projects ranging from urban planning and regeneration to public buildings and housing throughout the UK.

www.fitzroyandmaple.com

Architect

Duggan Morris Architects

Quantity Surveyor

The Collins Partnership

Main Contractor

The Thornton Partnership

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Akera Engineers

M&E Consultant

GDM

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Misrepresentation act

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Design here www.heredesign.co.uk

Photography Kilian O'Sullivan www.kilianosullivan.co.uk

Matt Chisnall www.matitchisnall.com

CONNECTIVITY

1 Physical connection

2 Visual connection

