

THE
FEATHERSTONE
BUILDING

“Even a brick wants to be something”

Louis Kahn

Sixty Six City Road

THE
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BUILDING

A DERWENT
LONDON
BUILDING

The Featherstone Building is the product of collaboration and long-standing relationships. Distinctly Derwent, the office building is part of our Old Street Village, which includes White Collar Factory and Oliver's Yard. The Featherstone Building was designed for creative users; long-life, loose-fit and adaptable, built with sustainability and wellbeing at the forefront of our thinking.

Working closely with architects Morris+Company, we developed a design which draws on the industrial warehouse so prevalent to this location. It harks back to the raw, robust and honest nature of London's warehouses, spaces for makers and the creative industries. The building provides volume, light and the celebration of materials such as concrete and timber, which are beautifully detailed and sustainably specified. Morris+Company lived and breathed the design, refining the proportions of the façade, to make our vision come to life.

Looking out over the Grade I Listed burial ground, Bunhill Fields, where the famous poet William Blake is laid to rest, The Featherstone Building strikingly combines heritage and legacy with the new, a building sensitive to its context and prepared for the future.

It's Derwent London's first Intelligent Building, which maximises energy performance and comfort for its occupiers whilst minimising energy use and carbon emissions.

Large, clean floorplates, with impressive floor-to-ceiling heights of 3.125m are created using in-situ concrete with Concrete Core Cooling, developed from the lessons learnt at White Collar Factory, whilst significantly contributing to the buildings net zero carbon status.

Expansive terraces offer spectacular views over the City skyline. The 10th floor Pavilion, ground floor DL Service café and duplex Members Lounge DL/28 are all designed for collaboration. The Featherstone Building provides fantastic amenity, responding to the rapidly changing requirements of the occupier.

As Derwent London welcomes our new occupiers to The Featherstone Building, we know they will share in our passion for the quality of detail, the materials, the natural light and the views which make this building so special. Being both a vibrant commercial office, yet a space of tranquillity and calm, The Featherstone Building can adapt to be a space for its people now, and into the future.

Caroline Stewart
Senior Development Manager, Derwent London



Previous page: Scalloped lintels, balustrades and vertical brick piers echo that of Victorian warehouses that characterise the local area.

Right image: The double-height entrance is articulated by the dramatic, tectonic nature of the corner entrance.

Image below: Deep brickwork reveals cast delightful shadows.





Previous page: A 'stepped' exterior that's staggered in height and conveys the impression of four subtly contrasting buildings.

Right image: Honest, robust materials are beautifully expressed and detailed in the double-height reception.





Left Image: The café operated by DL/ Service blends seamlessly into reception serving the buildings occupiers and visitors.

Image below: Bespoke light fittings and a Hugo Dalton sculpture feature in the reception.



Right image: A window onto the street where external finishes are expressed internally.

Image overleaf: Flexible and adaptable floor plates for the buildings occupiers.





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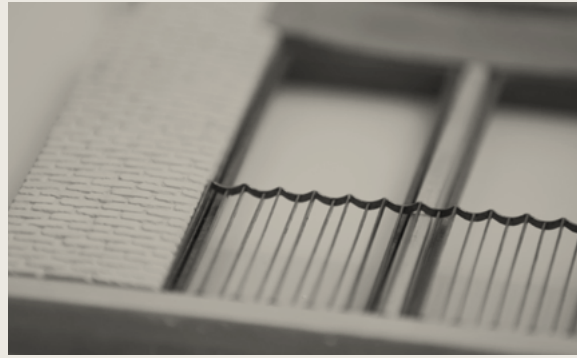
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EXIT



The Featherstone Building
is a warehouse for creative working

My first experience in professional practice in the mid-1990s was with a practice run by my university tutors, Allford Hall Monaghan Morris, in a small studio. The studio was tucked into a corner of a collection of brick buildings arranged around a H-shaped courtyard, on Old Street, Clerkenwell. The building was Morelands, part of Derwent London's portfolio. Little did I appreciate at the time, how much this place and this street would come to shape my career.



Design modelling

The street facing block, wrapped in a deep orange-red brick with a symmetrically punctuated façade, deploying a regular grid of windows and stone detailing to cornices, parapets and friezes concealed a more industrial palette behind.

A five-storey Victorian building designed for working in.

The ground floor, full of retail, food and beverage uses sat behind large expanses of glass, providing glimpses of a hidden world beyond. Below, basements top-lit with pavement lights. The upper floors, naturally lit from both sides, and the regularity of the windows reciprocated by a grid of columns and beams articulating the space, added charm and character to otherwise simple spaces.

In the heart of the site were blocks with larger spaces and ceiling heights, bigger windows, and increasingly massive columns as the clear spans widened. The floors, a patchwork of concrete and joisted timber. The walls exposed brick interlaced with areas of bare plaster. Industrial lights hung from structural members with cables, conduits and trays left on full view.

Over time, the generously proportioned spaces had been carved, extended, interconnected, opened up, and remodelled. Flexible and adaptable the occupants were everything from photographers, to furniture makers, illustrators to lawyers, and, of course, architects and engineers. The working lives of each occupier and their team overlapping with the experience of neighbouring occupiers. A creative, dynamic and exciting place to work.

Large expanses of central and east London are optimised by this building vernacular. Buildings built to last. Robust brick edifices, adorned sufficiently to bring just enough character, scale and interest, buildings which are, quite rightly, a sought-after commodity. Many successful careers have blossomed around their trade and through the continuous and organic adaptations they have undergone over many generations. Their impact culturally, economically, environmentally unmatched by any other building type, in their influence and contribution to the pattern of our working lives in the heart of this city.



Sketch of the main entrance

The Featherstone Building's genetic code is of the same. A monolith with an air of permanence, monochromatic in appearance, ribbed and textured in its skin, stitched and punctured in its character. A regular disposition of repeated volumes, shifting in height from end-to-end, jostling back and forth along its length, stepping to and fro, side-to-side. The Featherstone Building stands confidently back from the dramatic transformation of the Old Street roundabout, and peers in rather than preens, rejoicing in the repetition and rhythm of its design.

It is in this that its beauty and identity is to be found; in place of overt form making and gymnastics of engineering, there is logic and regularity; in place of short life materials, there is robustness and durability; in place of standing out, there is nestling in.



Modelling in the context of location

The objective was not for the architecture to control the life of the building, and its impact on the city, but to provide a building in accordance with the local vernacular. It was this essence of adaptability, embodied by the Victorian industrial warehouse, that we wanted to harness - as well as its timeless visual character.



Design modelling

Today, that means forging better connections between the workplace and wider community, to prioritise sustainability and resilience, to work with and enhance natural capital, to build in spatial generosity and promote casual encounters, and to integrate technologies for dynamic patterns and modes of work - all of which are key values for the future of the workplace.

The Featherstone Building has been designed to accommodate change, transformation and adaptation. A result of, and response to, the needs of a changing city, it will continue to express optimism, inspire investment, and house London's most creative and innovative minds for many generations.

Joe Morris
Director, Morris+Company



A 'stepped' exterior

Full-height, openable windows with Juliet balconies, which overlook Bunhill Fields and flood the building with natural light.





Left Image: Generous floor plates with integrated innovative features such as air quality data sharing and responsive automatic lighting.

Image overleaf: A confident rhythm of vertical brick piers, scalloped lintels and full-height windows, which provide a sculpted backdrop to the 5th floor terrace.





The 10th floor rooftop pavilion is an amenity for the building which creates a vibrant biophilic space for connection and collaboration above the treescape of Bunhill Fields.

Right image: DL/28, a duplex space accessed from Featherstone Street is the second of our DL/ Lounges. It's a multi-purpose destination that offers DL/ Members a range of business and social amenities.

Tall planting and light reflecting from a rippling pool at the base of the stair invite you down to the lower ground space.

Image overleaf: The large, relaxed Lounge features terrazzo flooring, timber panelling, and clusters of furniture, which promote a collaborative working environment. A series of extended piers create more intimate spaces, and surfaces are designed to capture the movement in light and shadow during the day.









Team

Client

Derwent London

Architect

Morris+Company

Services Engineer

WSP

Structural Engineer

Heyne Tillett Steel

Lighting Designer

Pritchard Themis

Security Consultant

QCIC

Fire Engineer

WSP

Landscape Architect

FFLO

Building Control

BRCS

Party Wall Surveyor

Botley Byrne

Rights of Light

GIA

Planning Consultant

DP9

Main Contractor

Skanska

Project Manager

Blackburn & Co

Quantity Surveyor

Exigere

Construction Legals

Charles Russell Speechlys

Property Legals

Macfarlanes

Artist

Hugo Dalton

Joinery

JJ Sweeney

Tannery

Bill Amberg

Photography

Jack Hobhouse

Matt Chisnall

Left image: Contrasting brickwork.

“Architecture is the thoughtful making of space”

Louis Kahn



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