SPACE





Front cover & back cover
Inside front cover & inside back cover
Network W1

SPACE



Welcome to the November 2026 edition of SPACE. This issue explores the innovations, partnerships and places shaping our portfolio, from incorporating wellbeing into design and lower-carbon construction, to thriving communities and new neighbourhood destinations.

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A closer look at elements that make up this architectural puzzle

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— THE FINER DETAILS OF

Soho Place

Great challenges inspire great design in London's West End.

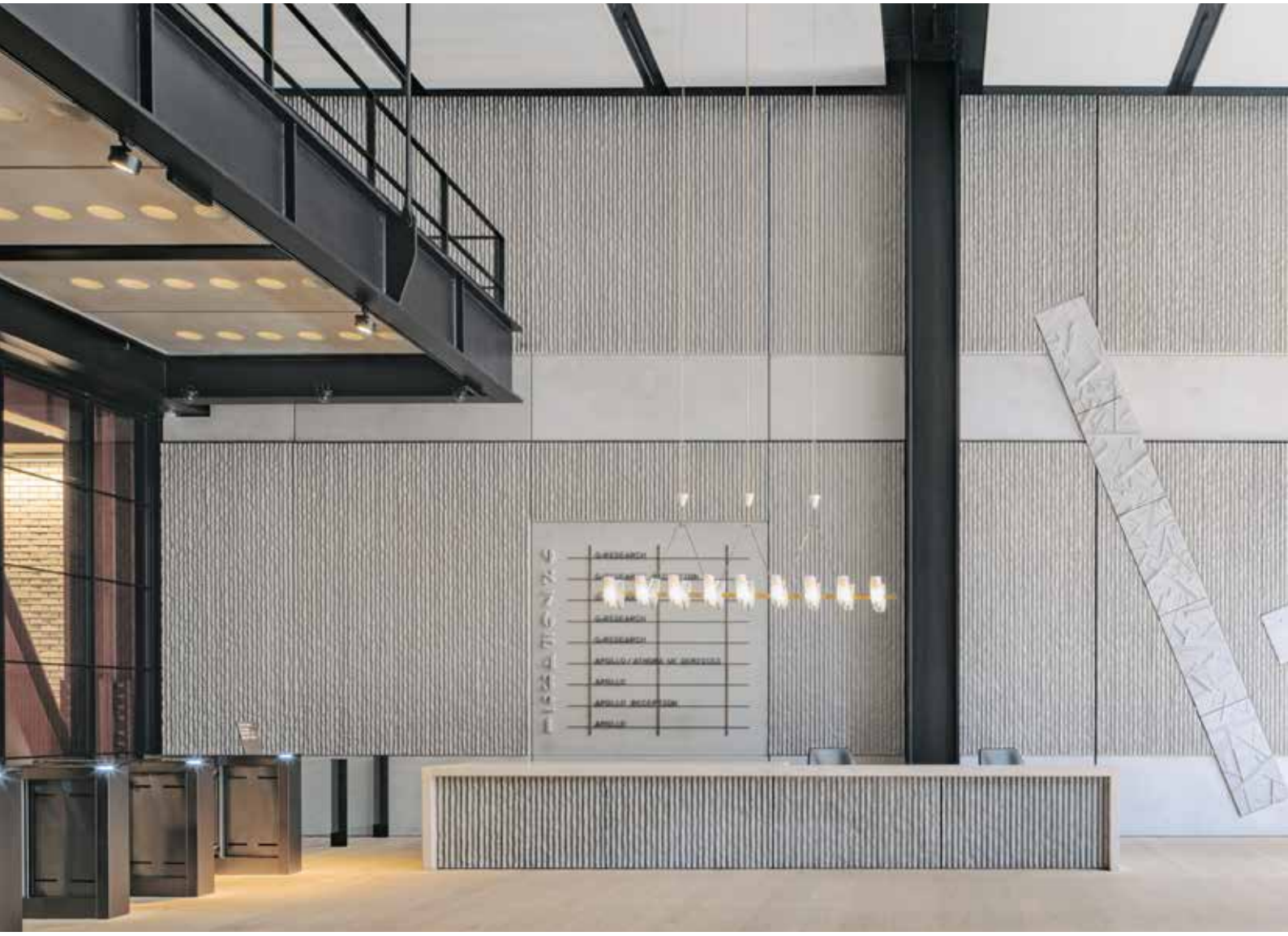




Simon Allford, Executive Director of architects Allford Hall Monaghan Morris (AHMM), described Soho Place as 'the architecture and design of a Swiss watch but built on an urban scale'. Its position on a tight site, directly over one of London's largest transport hubs, made the project a jigsaw puzzle of colossal proportions.

But since its launch in 2022 and having triumphed over the multitude of technical and engineering challenges, Soho Place has won multiple awards, including the BCI's Commercial Property Project of the Year and a RIBA London Award.

The building is, in fact, two ten-storey buildings separated by a new public realm. It incorporates 285,000 sq ft of workspaces, retail units and a 600-seat theatre known as @sohoplace, the first new-build theatre to open in the West End for over half a century. Despite the project's high-profile location and status, many of its finest architectural aspects are subtle and experiential. Come with us as we navigate the layers of details that make this building a star of modern urban design. ◆



↑ ENTRANCE

The **entrance** to the building is an impactful glazed gateway that shapes your first impression and acts as a nexus connecting the theatre, offices and public space. Inside, the stunning, double-height arrival space is the engine room of the building, with an elegant spiral staircase and a beautiful series of Bill Amberg benches on a travertine plinth. The walls behind reception are adorned with vast concrete ribs with brutalist detailing. Integrated within that is the precast concrete sculptural artwork titled *Mass* (2018–2021), created by Polish artist Marcin Dudek.



↓

PUBLIC REALM

It's important to recognise that the **public realm**, in which the building sits, is a significant positive addition to the capital. It was the first new public space (with a new street name) in Soho for 72 years and provides a crucial new pedestrian connection between Charing Cross Road and Soho Square. The space opens up at either end to give you dramatic views of Centre Point and St Patrick's Church, revealing layers upon layers of history – bringing the magic of old and new together.







↑ PERSPECTIVES

It's important that people keep discovering buildings and architecture, finding new **perspectives** to experience and interpret them. Any new building joining London's history needs to be a welcome visitor addition. In Soho Place, there's a natural dialogue between its architecture and its surrounding forms and rhythms. From some points, the building becomes a landmark to be celebrated. From others, it gently recedes as a backdrop to neighbouring structures, old and new.

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LIFT CORE

Once you've passed through the arrival space, you enter the next stage of your journey to the **lift core**. Here, an elevated, cantilevered steel bridge signals that this is a dynamic space. Lit from above and with the lifts continually moving up and down, it becomes like a kinetic light sculpture.



Welcome to Loxton Walk

At 25 Baker St. W1, Loxton Walk is entering an exciting new phase as occupiers open their doors. Together with The Portman Estate, the new pedestrianised destination has been carefully curated to bring together retailers, food and drink operators, wellness brands and community-focused experiences. Loxton Walk is becoming a vibrant new addition to Marylebone's neighbourhood scene. ◆

Follow the journey as Loxton Walk comes to life. Scan the QR code to explore the latest news on occupiers, opening dates and upcoming events.



SORAYA

From the team behind Pachamama, Bottarga and Nina, Soraya brings contemporary Persian-inspired all-day dining to Loxton Walk.



ATIS

Known for its chef-curated salad bowls and nutrient-rich meals, Atis brings its signature blend of bold flavours and design-led dining to Marylebone.

X-CLUB AND X-NOURISH

Built around the principles of movement, mind, nutrition and therapy, X-Club offers a premium wellness destination combining reformer Pilates, recovery, nutrition and holistic wellbeing.



DL/SERVICE



Bringing together speciality coffee, seasonal food and hospitality, DL/Service provides a welcoming neighbourhood café and social hub at the heart of Loxton Walk.



SUPPLY 91

More than a traditional barbershop, Supply 91 combines expert grooming, thoughtful design and a community-focused approach to wellbeing and self-care.



LE CHOUX

Renowned for its handcrafted French choux pastries, indulgent desserts and cult-favourite cookies, Le Choux adds a touch of Parisian pâtisserie to the neighbourhood.



MATCHADO

Founded by Japanese tea specialist Hiromi Matsunobu, MATCHADO celebrates authentic Japanese matcha through premium teas, artisan sweets and a contemporary café experience.



IRIS AVENUE

Combining exceptional beauty treatments with a hospitality-led experience, Iris Avenue has built a loyal following for its meticulously executed nails, brows and wellness services.

POTATO POTTERY

A creative pottery painting studio where visitors can design, paint and personalise their own ceramics, Potato Pottery offers a relaxed and hands-on artistic experience for all ages.



SECRET LAYERS

Dedicated to the art of tiramisu, Secret Layers brings a fresh take on the beloved Italian dessert, serving handcrafted creations made with premium ingredients and carefully layered flavours.



Workplace Wellbeing by Design

Completed in May this year, Network W1 is the latest addition to our Fitzrovia portfolio and our most sustainable to date.



Network is the definitive model for the future of the workplace. In this introduction to the building, we explore how technology, sustainability and occupier wellbeing were integral to the design from the outset.

Let's start with the technology. An Intelligent Building is one in which an integrated software platform manages occupier wellbeing and sustainability using received data. In ours, thousands of sensors monitor factors like energy usage, occupancy, indoor air quality and space utilisation. The platform then uses that data to fine-tune efficiency, comfort, operational performance and energy consumption. It also empowers touch-free journeys through the building via the DL/App.


BOLIA


NETWORK
10



Network is also WELL Building Standard® certified, meaning it includes purposeful design features and amenities that actively enhance occupier health and happiness. These include a 100% fresh air strategy, generous internal natural light, openable windows, roof terraces, 259 cycle storage spaces and premium shower and changing facilities.

Architecture, too, can enrich the occupier experience. When looking for design cues, Architect Stuart Piercy turned his gaze to the iconic Heal's building, just a few metres away on the other side of Tottenham Court Road. Its spirit was a powerful influence. He admires the timeless quality of its materials and the care in its craftsmanship. In his words: "Inspired by these values, we set out to create a building that is beautifully crafted and deeply humane, one that places people, hospitality and comfort at its heart. Making a building look good is only part of the story. What truly matters is how it makes people feel."

Digging into Network's sustainability credentials, the building is a benchmark for our design-led approach to creating long-life, low-carbon offices. As such, it contributes to our wider net zero carbon ambitions. For starters, it's an all-electric building powered by renewable electricity. During construction, the use of low-carbon and recycled materials dramatically minimised the amount of waste destined for landfill. The building's biodiverse roofs and the aforementioned green travel credentials also play a part in its sustainability success.





"Making a building look good is only part of the story. What truly matters is how it makes people feel."

- Stuart Piercy
Founding Director
Piercy&Company

With all that in mind, we're confident in the certifications we're targeting, which are BREEAM Outstanding, SmartScore Platinum, WiredScore Platinum, LEED Gold, EPC 'A' and a NABERS UK 4.5 Star rating.

As proof of concept, the entire 136,300 sq ft of offices were pre-let to the Californian tech company Databricks on a 15-year lease. Danish interior design store BOLIA and the salad-forward eatery Urban Greens have taken the two street-level retail units. Network clearly demonstrates how strong demand is for such high-quality, progressive workplaces, especially ones with intelligence built in. ◆







"Network represents an exciting new chapter for Databricks in London. We wanted to create more than just a headquarters; our ambition is to build a destination that brings our people, customers and partners together, inspires collaboration and becomes a physical expression of our culture of innovation.

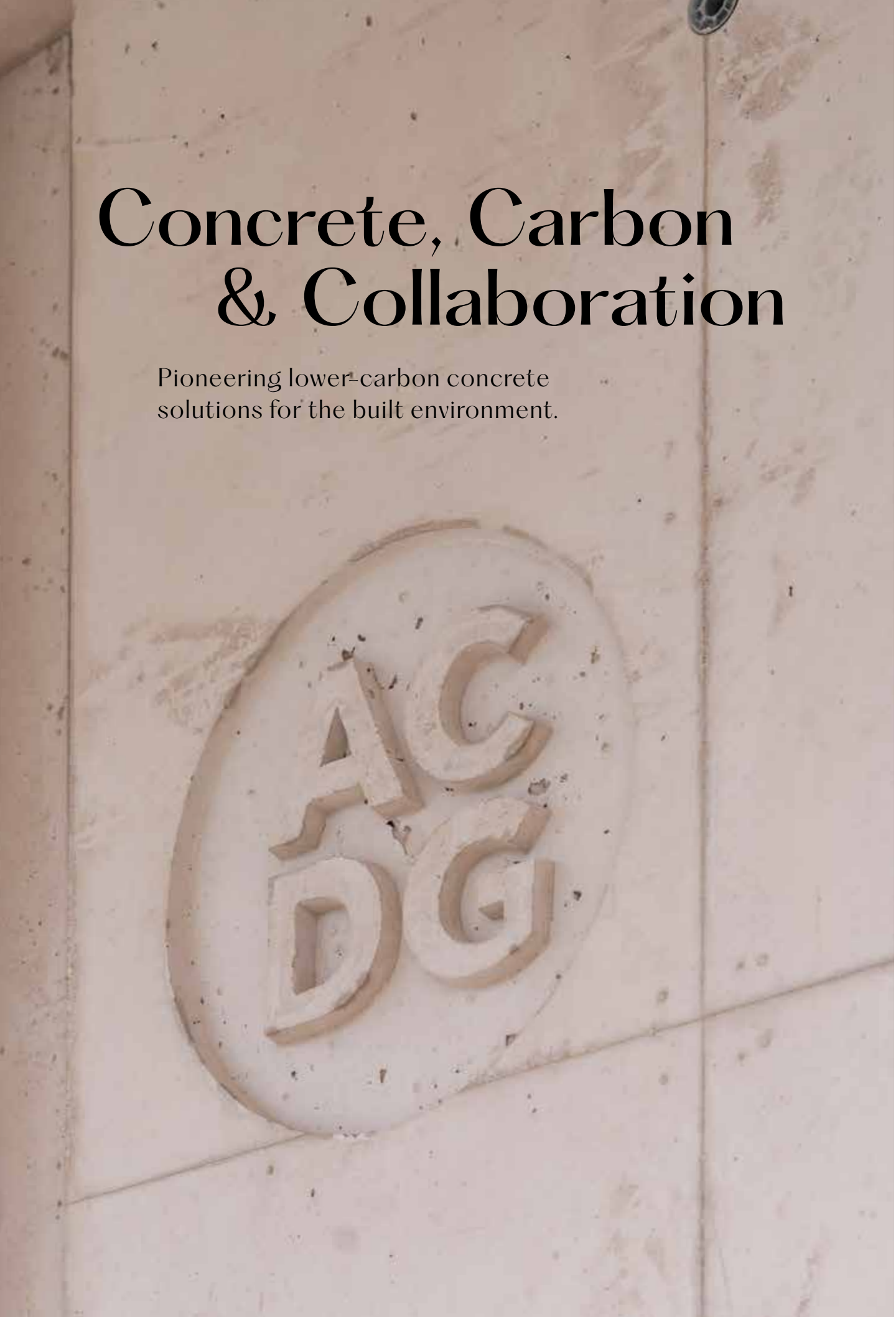
Network's exceptional design, sustainability credentials and focus on wellbeing provide the perfect foundation to create a connected, forward-thinking and people-first workplace. It's a building that reflects not just where we are today, but where we want to go as a company. Derwent London have been fantastic partners throughout this journey. Their collaborative approach, willingness to challenge thinking and genuine commitment to understanding our vision have helped us shape something really special.

We're incredibly proud of what we're creating together and look forward to Network becoming a vibrant home for Databricks and our wider EMEA community."

- Hayley Samuels
Senior Manager, Real Estate & Workplace – International
Databricks

Concrete, Carbon & Collaboration

Pioneering lower-carbon concrete solutions for the built environment.





Benjamin Lesser and Samantha Carlsson

Concrete may not strike you as a riveting topic, but we believe this article could change your mind. Derwent London's **Accelerating Concrete Decarbonisation Group (ACDG)** initiative has a pioneering and ambitious mission to slash the material's embodied carbon footprint, which would have an untold positive impact globally. We spoke to the group's coordinators, **Benjamin Lesser**, Head of Design & Innovation and **Samantha Carlsson**, Sustainability Lead, to hear the full story.

What specific problem was ACDG set up to tackle?
Benjamin: "Concrete is one of the most in-demand and used materials in the world and the second most consumed resource, behind water. It literally forms the basis of all kinds of construction, whether it's buildings, roads, tunnels... it's in everything. Even a steel or timber-framed building has concrete foundations. Once you start digging into the data, you learn that every cubic metre of standard concrete typically produces c.250kg of CO^2. So there's obviously an urgent need to find viable alternatives that reduce concrete's carbon intensity. But because existing concrete is so embedded in the global supply chain, there isn't the desire to change. On the demand side, not enough people are shouting loudly enough or needing enough volume to warrant change, either. It's like trying to turn an oil tanker around."

What makes concrete such a high-carbon material?
Samantha: "Concrete is like a cake mix with different proportions of ingredients. One key ingredient is cement, Ordinary Portland Cement (OPC), which has an extremely carbon-intensive production process. It needs to be heated to over 1,400°C for multiple hours, which is precisely the challenge that needs tackling."



Why isn't innovation happening?
Benjamin: "Many organisations are trying to unlock this conundrum, but it's mainly university labs and small startups. And when we asked them when we could use their materials on our projects, they would say, 'Maybe in 10-20 years?', which is far too long. We just had to find a way to shorten that time."

How is ACDG moving concrete innovation forward?
Benjamin: "We set up ACDG in June 2024 to bring all the interested parties together – developers, engineers and contractors – to collaborate, remove barriers and jointly fund a series of lower-carbon concrete prototypes, followed by a massive testing regime. It was a way of collectively trying to short-circuit the 10, 15, 20-year time horizon. The developers and contractors have each invested £10k and the engineers have put in £10k's worth of their time."

Which companies are involved?
Samantha: "The group has grown greatly over the last two years. The more we talked about what we were doing, the more it captured people's imaginations and more people reached out to us. They'd say, 'What's that secret concrete group that you've got?' But we'd tell them, it's no secret; we want everybody to join. The more key stakeholders involved, the better it is for everyone. Today, ACDG is a group of 35 collaborators, and we coordinate with UK industry bodies such as the MPA (Mineral Products Association) and LCCG (Low Carbon Concrete Group). Tying in with these groups is essential as we want to amplify not duplicate the great work that's being done elsewhere across the industry. The powerful thing about it is it's developer-led, and it's the first time all organisations have worked together. We've all come at it from the same angle: that we know this is too big and too hard to do alone. Joining us are British Land, The Crown Estate, GPE, Lendlease, Imperial College, Landsec, Grosvenor, Related Argent and Stanhope. We have 15 contractors and have ten engineering partners, including Heyne Tillett Steel, leading on the technical side of things, helping us write the test specifications and review the results. Even our lawyers, Charles Russell Speechlys, who drafted the Collaboration Agreement, put their fee in to be part of it. It genuinely covers the whole supply chain because we know we all have a role to play."



Members of the ACDG

Why did Derwent London take the reins of the project?
Samantha: "As a company, we have a culture of thought leadership and we're always trying to push boundaries. We've also set ourselves some very stringent embodied carbon standards. To achieve those, we've got to find ways to reduce the carbon intensity of our buildings. Concrete is one of the key component materials that we haven't cracked yet as an industry. Sub- and superstructure account for c.55% of a building's embodied carbon. Ultimately, we hope that in the next two to three years, we'll be able to specify novel lower-carbon concrete on live projects."
Benjamin: "And Derwent London does love concrete. It can do so much. It's obviously a structural element, but we also like to expose it in our buildings because we think it's actually a beautiful thing to look at."

Tell us more about the different mixes and the testing?
Samantha: "So, we have three novel lower-carbon concretes being tested. One has limestone fines as a percentage of the cement mix, and the other two use calcined clay, which you only need to heat at c.800°C for half the amount of time of OPC, which is why it's potentially such a low-carbon solution. For the testing, we've made full-scale prototypes of walls, columns and slabs with embedded monitors. There are sample cubes, spheres and cylinders that go off to labs across the country, to measure factors like strength, density and corrosion resistance. When completed, these tests will give us a full book of robust performance data to share with the group and help to influence standards bodies and insurers, which in turn will help the new products to gain industry acceptance and market traction. It's also interesting to mention that the mixes have slightly different colours compared to traditional concretes. Limestone is quite a pale mix while clay gives you a slight pink hue. We took some architects to see the prototypes recently, and they loved the creative potential in what they saw."

So, once you've found your mix, what's the future for ACDG?
Benjamin: "Having tested these three mixes, and if they prove to be valuable, the ACDG collaborators may decide to do it again for another three. Then, over time, we'll have a whole array of these new mixes. It's a question of refinement, refinement, refinement... until, maybe we'll get a concrete with near zero carbon. Who knows?" ◆


Action for Kids

The Benefits of Multi-Year Funding

Long-term support. Lasting impact.

Since 2013, our Community Fund has been helping to realise all manner of brilliant projects for local charities. Alongside this, our new multi-year funding provides even greater support by giving groups a guaranteed grant for three years. Let's look at the value such long-term commitments can bring.

Over the years, the Community Fund has invested over £1 million to make many invaluable grassroots projects happen. It's transformed a London Routemaster bus into a school library. It's bought new kitchen facilities for the All Souls Clubhouse, it's resurfaced the Warren Sports Pitch, and so much more.

Providing funding for these one-off projects is obviously a tremendous boost for the charities involved. But through our collaborations, we learnt that longer-term funding commitments can have a greater impact.

The challenges these groups face often can't be solved in a year. Being granted three years of funding empowers them to plan for the future, commit to contracts, expand their scope and try new approaches. Triennial funding also means submitting fewer applications, which frees up valuable time that can be spent on their vital core work.

We knew our Fund needed to evolve, so we introduced an additional multi-year programme in 2025, with ten local organisations now benefiting. Here are the stories of how two of our charities are already feeling the impact from these new, long-term arrangements. ◆



Doorstep Library
Community Fund West

Set up in 2008, Doorstep Library is a reading charity intent on breaking the link between poverty and low literacy. Dedicated volunteers bring books directly into family homes, using the power of stories to inspire children up to 11 years old to become keen, confident readers while empowering parents and carers to nurture reading skills long-term.

Our multi-year grant has given the charity the stability to refine its service delivery and reach out to new families in two under-resourced estates in Marylebone, strengthening its presence in the local community.

"We're grateful for Derwent London's responsive, flexible, and supportive approach to grant giving. We look forward to continued collaboration with them as we work to embed a long-term love of reading in the homes and lives of children experiencing disadvantage."

- Doorstep Library



The Parent House
Community Fund East

The Parent House has supported families in Islington for over 26 years. Its volunteers – who all have lived experience – help parents overcome barriers, feel more confident and build better futures for themselves and their children.

Multi-year funding has made a huge difference to both the charity and the people it helps. Because the challenges parents face don't get fixed quickly, knowing support will still be there next year means they can build trust, take things at their own pace, and make lasting changes instead of short-term fixes. It has also given the team the flexibility to think more ambitiously and creatively, testing new ways of working that they wouldn't be able to risk in a single-year funding cycle.

Multi-Year Community Fund recipients 2025-2027:
Doorstep Library
The Soup Kitchen
All Souls Serve the City
Dende Collective
Fitz Music
The Parent House
The Spitz Charitable Trust
Action for Kids
Eastside Educational Trust
Society Links



— A FEATURE ON

DL/Membership: Beyond the Building

At Derwent London great workplaces are about more than exceptional buildings. Every office occupier automatically becomes a DL/Member, gaining access to a carefully curated network of spaces, services and experiences designed to enrich the working day. From welcoming lounges and hospitality-led service to a vibrant programme of events and a digital platform that keeps everything connected, Members have the opportunity to feel part of a wider community across the Derwent London portfolio.

DL/LOUNGES

Our two Lounges, DL/78 in Fitzrovia and DL/28 in Old Street are welcoming spaces designed for work, meetings and connection. Open to all DL/Members, they offer a mix of comfortable workspaces, bookable meeting rooms, a DL/Service café and private hire facilities, giving Members flexibility beyond their own building.

Our beautifully designed Lounge at DL/78 isn't just for Members. Available for private hire, it offers a distinctive space for events and celebrations. For more information, contact us at DL78Fitzrovia@derwentlondon.com.

DL/MEMBER EXPERIENCE EVENTS

Our year-round programme of events brings Members together. From creative workshops and wellbeing sessions to guest speakers, supper clubs and seasonal celebrations, it offers opportunities to discover something new. All events can be booked via the DL/App.

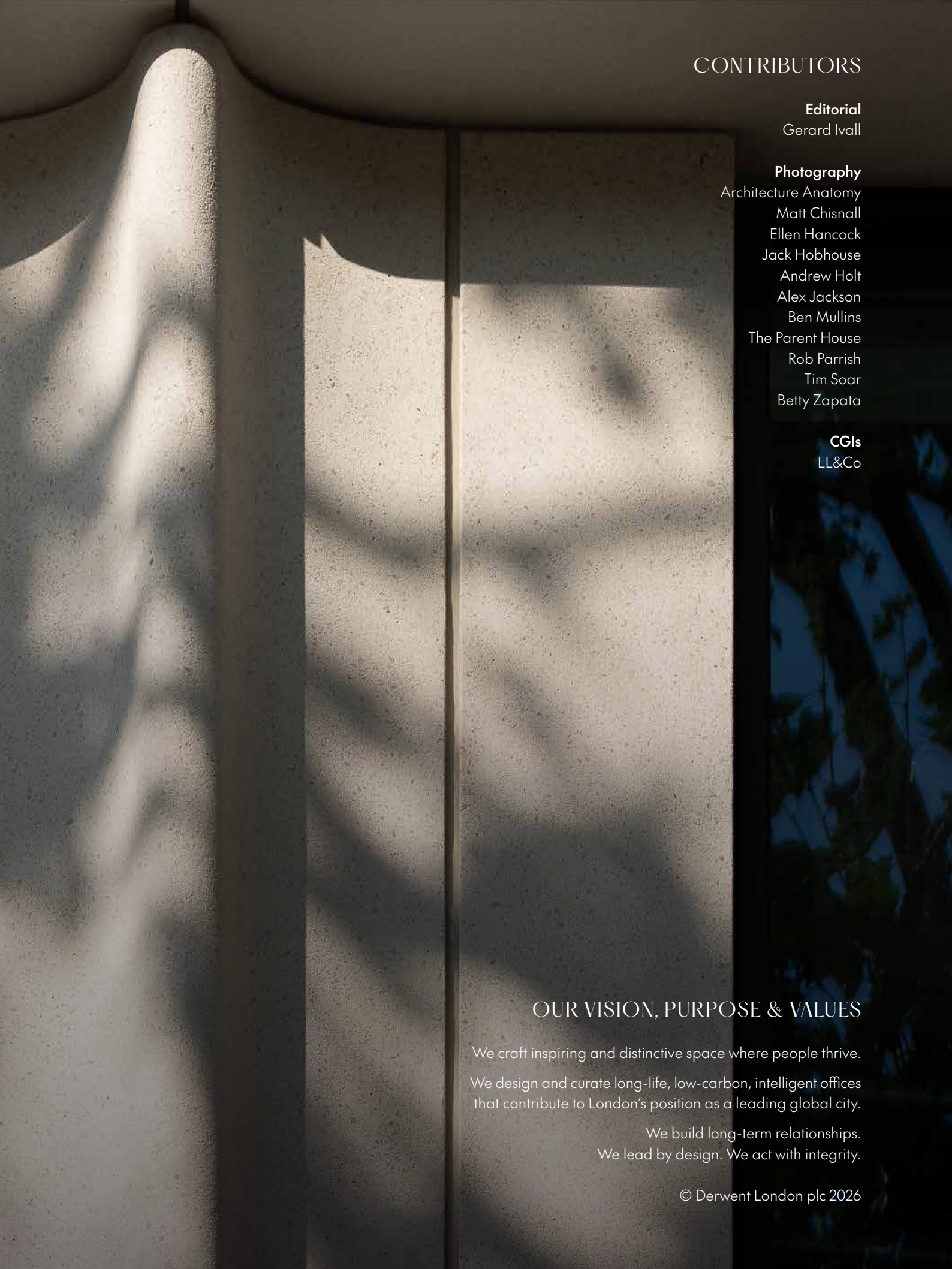
DL/SERVICE

Situated within a selection of Derwent London buildings is a DL/Service café. Serving expertly crafted coffee, alongside fresh and seasonal food, these cafés provide a welcoming space for meetings and informal catch-ups. The team also supports occupiers with workplace hospitality and catering, making DL/Service an important part of everyday life throughout our London portfolio.

DL/APP

The DL/App makes it easy for Members to access everything that comes with DL/Membership, from entry to our Lounges and meeting room bookings to exclusive offers and portfolio-wide events. It connects Members to the spaces, services and experiences available across the Derwent London community. ◆





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CGIs
LL&Co

OUR VISION, PURPOSE & VALUES

We craft inspiring and distinctive space where people thrive.

We design and curate long-life, low-carbon, intelligent offices that contribute to London's position as a leading global city.

We build long-term relationships.
We lead by design. We act with integrity.

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