

# Bespoke Architecture





We shape our buildings and afterwards  
our buildings shape us.

Winston Churchill

## Bespoke Architecture

Derwent London is a different kind of developer—design-led, aiming to provide unique workplaces where tenants become long-term partners. They look for prime sites with hidden potential where they can develop best-in-class buildings, with generous volume and excellent natural light. Good public transport links are vital.

For many years a key part of their business model has been an industry-leading commitment to architecture, design, research and sustainability. They believe this approach helps them to deliver inherently sustainable spaces, which are attractive to occupy and efficient to operate. Ingrained in everything they do is their commitment to, and support of, local communities, both financially and through the provision of their people's time and expertise.

Derwent London are keenly committed to making better places. Their tenants are vital to this process not only because they are their clients – often long-term, spanning various phases of business development – but because they help them evolve and constantly improve. Working in partnership means that they understand individual needs as much as market trends. So they frequently deliver bespoke workspace and are known for their flexible approach to changing workspace requirements.

*Hugh Pearman*  
*Architecture Editorial Consultant*





A muscular high-ceilinged Clerkenwell island building is subtly extended and opened up to the street in one of London's creative locations.

## The Buckley Building

49 Clerkenwell Green EC1

Size 85,100 sq ft

Completion 2013

Village Clerkenwell

Architects Buckley Gray Yeoman

### Awards

Commercial Interior Award at Surface Design Show 2015

RICS Award 2014

AJ Retrofit Award 2013





New interconnected floors at upper level enjoy high ceilings and natural light.



It's all about good materials: steel, brass, stone, brick and concrete – in the lowered entrance lobby.





A pleasingly grand early 20th century street frontage with shops and cafés, behind which a secret world of creative businesses in lofty ex-industrial studios, inspired many later buildings.

## Morelands

5-27 Old Street EC1

Size 89,700 sq ft  
Completion 2003  
Village Clerkenwell  
Architects AHMM

Awards  
BREEAM Offices Refurbishment & Fit Out Award 2015







Semi-industrial feel of original building continues in lightweight steel rooftop studio pavilions.



Image: Tim Soar





Behind this handsome  
façade with striking  
industrial signage  
is a hothouse of  
creative industries.



Handmade Roman-format Petersen Tegl Kolumba bricks create a horizontal rhythm across the deep façade and reflect the sturdy masonry characteristics of Clerkenwell's warehouses.

## Turnmill

63 Clerkenwell Road EC1

Size 70,300 sq ft  
Completion 2015  
Village Clerkenwell  
Architects Piercy&Company

Awards  
Civic Trust Award 2017  
RIBA National Award 2016  
Brick Development Association Award  
for Best International & Worldwide  
Project 2015







**Above** Bespoke reception desk in precision-crafted laminated timber.

**Left** Highly articulated façade in handmade Danish brick.





Appropriately tough,  
confident Clerkenwell  
corner building adjacent  
to Farringdon station.



Nobly proportioned and textured in Travertine marble with Susanna Heron artwork, this building also reinvents the city yard as a tranquil daylit place to pause and reflect.

## 40 Chancery Lane

WC2

Size 102,000 sq ft

Completion 2015

Village Holborn

Architects Bennetts Associates

Awards

RIBA London Award 2017





**Left** Cool modern interiors with textured stone floor detailing.

**Below** Classic modern furniture and lighting give an upmarket hotel feel to reception.





**Right** New public alley slices through the building past Susanna Heron's Travertine frieze carving.

**Below** The city yard reinvented as a calm public space.





Bringing vitality back to a key London intersection, it is defined by its sophisticated façade, dramatic atrium, rich landscaping and roof terraces looking across the City.

# Angel Building

407 St John Street EC1

Size 262,000 sq ft

Completion 2010

Village Islington

Architects AHMM

## Awards

BCO Test of Time Award 2015

AIA Excellence in Design Award 2012

Shortlisted for RIBA Stirling Prize 2011

National BCO and BCO Judge's Special Award 2011

Design Excellence Award 2011

RIBA and BCO Award 2011





**Above** Silky-smooth moulded concrete, seen here in the atrium roof, inspired the photographic artwork "Untitled (Glacier)" by Robin Friend.

**Left** Highly sculptural carbon-fibre reception seating: "Out of the strong came forth sweetness" by Ian McChesney Studio.





Roof terrace with its pavilions provides panoramic views across the city.





Leading by example, Derwent London's own HQ demonstrates total design and high craft skills in a 1930s building transformed by a daring atrium with an ultra-delicate suspended steel staircase.

## 25 Savile Row

W1

Size 43,000 sq ft  
Completion 2017  
Village Mayfair  
Architects Piercy&Company





Winter garden for informal meetings and quiet working.



Precisely matched veined Travertine, fluted oak panelling, fine Amberg leather and delicate steelwork result in a timelessly modern introduction to Derwent London's values.



A jewel of a stand-alone office building with sleek bespoke cladding recalling classic early Modernism, in a quiet enclave close to Oxford Street.

## Charlotte Building

17 Gresse Street W1

Size 47,200 sq ft

Completion 2009

Village North of Oxford Street

Architects Lifschutz Davidson Sandilands

### Awards

BCO Best Commercial Workplace London  
and South-East Award 2010







**Above** Our mannequins demonstrate the generous floor to ceiling heights.

**Left** Rooftop perimeter terrace looking south to Soho Square, with Fitzrovia to the north.



Calm, spacious reception area off tucked-away Gresse Street, close to Oxford Street.



An object lesson in revitalising the street as an integral part of a total upgrade of strategically-connected workspaces.

## 1+2 Stephen Street

W1

Size 265,000 sq ft

Completion 2013–2016

Village North of Oxford Street

Architects ORMS

### Awards

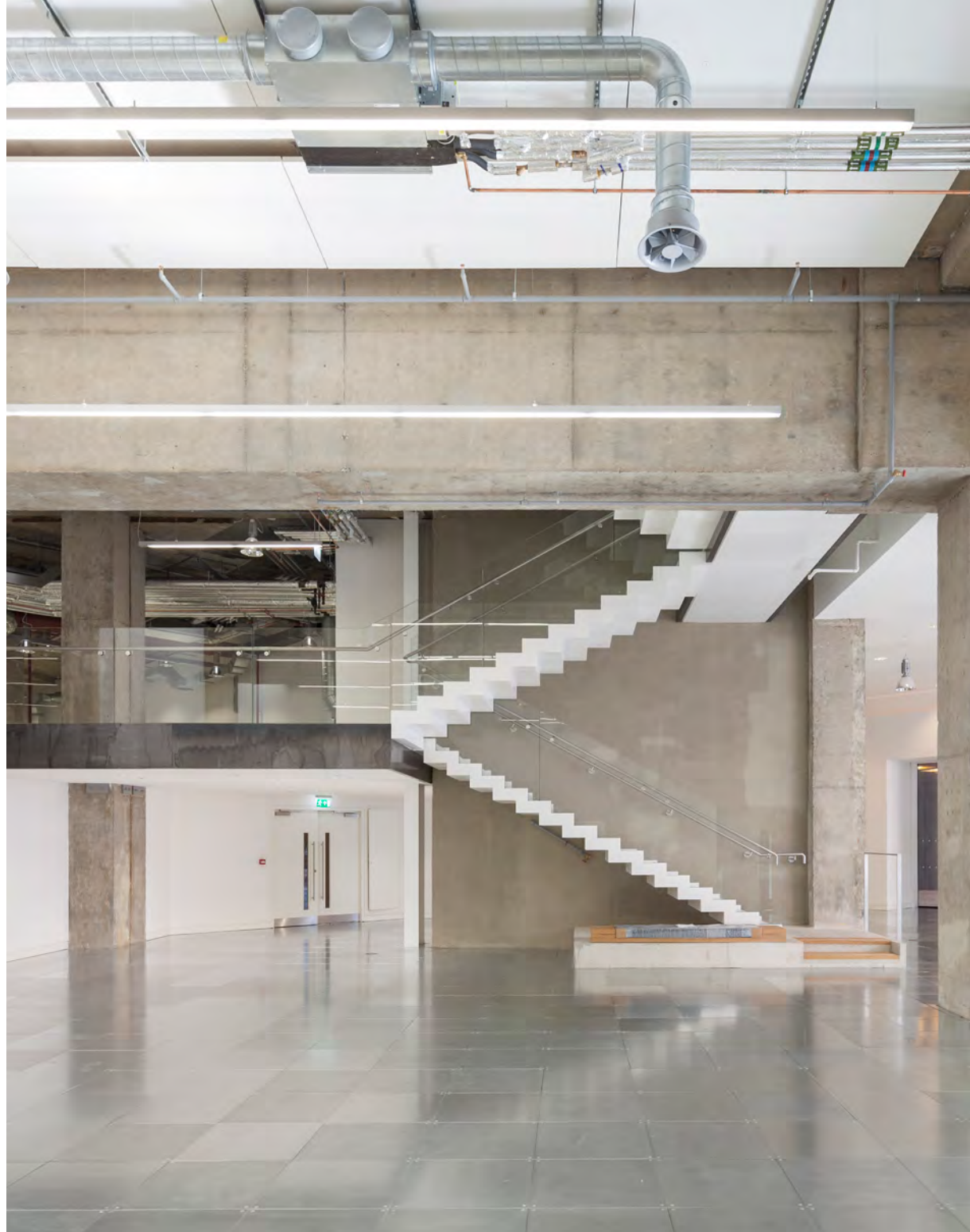
BCO National Refurbished/

Recycled Workplace Award 2015

AJ Retrofit Award 2015

BCO London & South East Refurbished/

Recycled Workplace Award 2015





A delicately shimmering skirt of new accommodation provides a vastly improved introduction to the building.







Classically refined reception at 1 Stephen Street features fine Italian metalwork and photographic artworks by Noémie Goudal.

Designed to maximise overall space, daylighting and air quality in buildings around a new public court, it ingeniously reinterprets the best aspects of industrial conversions in a pioneering new mixed-use development.

## White Collar Factory

Old Street Yard EC1

Size 293,000 sq ft

Completion 2017

Village Old Street

Architects AHMM

Awards

MIPIM UK Visionary Building of the Year Award 2016





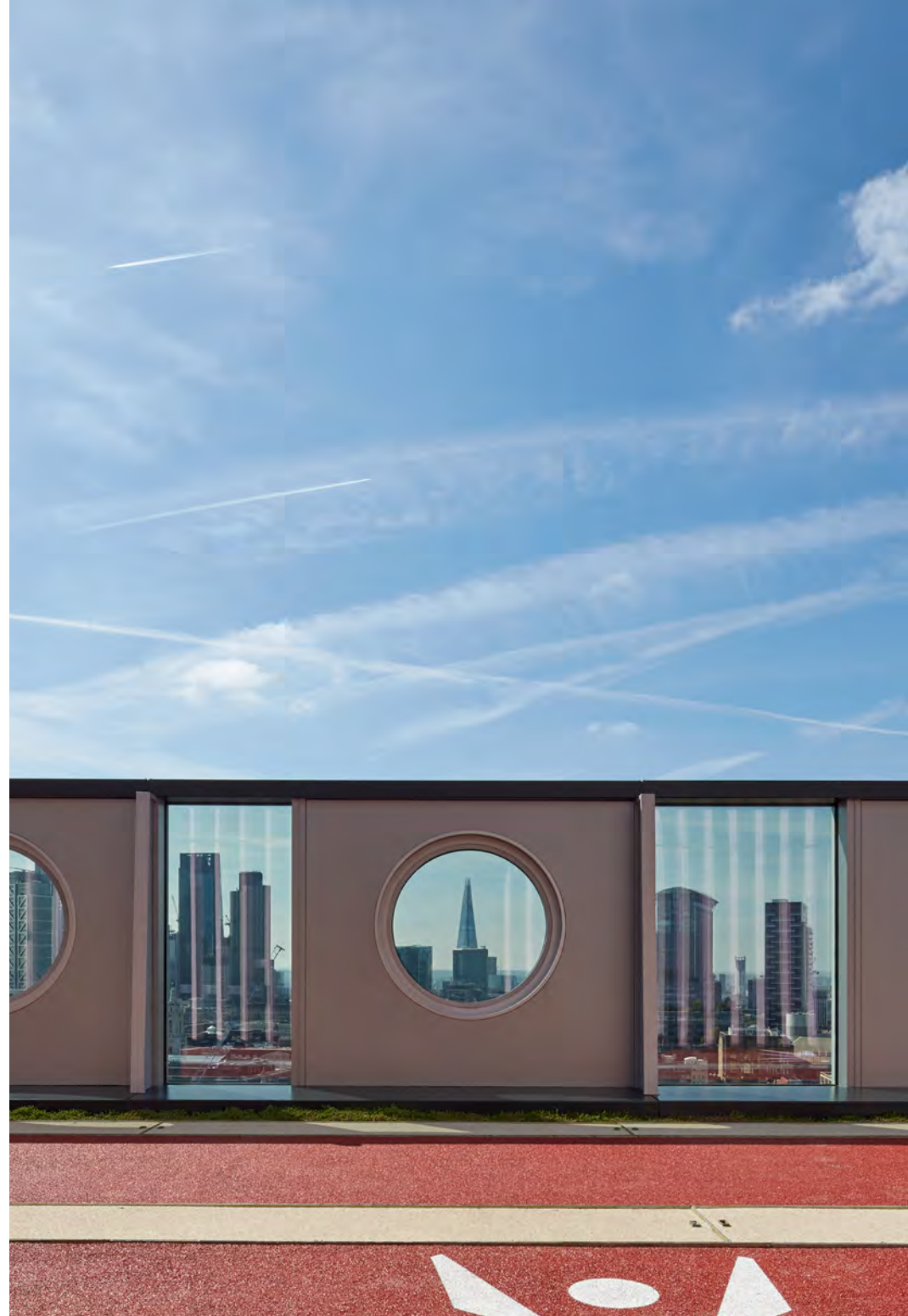
Floor slabs are pulled back at intervals to provide interlinked double-height spaces with exceptional views.





**Right** A 150 metre rooftop running track on the 16th floor offers stunning 360° views over London. The cladding has been extended upwards, providing protection from the wind and the edge.

**Below** Rooftop café overlooking the City has an industrial mid-century feel including Prouvé-inspired columns and metal-framed windows.







White Collar Factory introduces new public space leading through to the calm landscape of Old Street Yard.



Impressively tall entrance lobby of White Collar Factory with its industrial aesthetic provides a raised café area, operated by Workshop Coffee, overlooking the street.





Creative Shoreditch started here, in a landmark former tea warehouse complex turned mixed-use development. Constantly improved, it is home to studios, cafés, a private members' club and hotel.

## Tea Building

56 Shoreditch High Street E1

Size 269,600 sq ft

Completion 2003

Village Shoreditch

Architects AHMM

Awards

RIBA London Award 2012







Reception with granite setts is where tea chests and fitches of bacon used to be wheeled in and out.





The industrial spaces are home to a huge variety of creative businesses.





Architects Michaelis  
Boyd took the industrial  
aesthetic further in their  
Pizza East restaurant.





Wonderfully tough Victorian redbrick Army and Navy Stores warehouse now contains characterful modern spaces following a five-year upgrade programme.

## Greencoat & Gordon House

Francis Street SW1

Size 139,000 sq ft

Completion 2002

Village Victoria

Architects Squire & Partners





Original hoists, columns and  
jack-arched ceilings define  
wonderful new workspace.







**Above** Not many offices have such an aura of strength and solidity.

**Left** New insertions respond to the gloriously functional original space.

What was an office fortress is transformed into an accessible and desirable urban oasis in a rapidly regenerating district close to a key Elizabeth Line transport hub.

## The White Chapel Building

10 Whitechapel High Street E1

Size 273,000 sq ft  
Completion 2016 (Phase 1)  
Village Whitechapel  
Architects Fletcher Priest







**Left** Thoroughly refurbished reception with oak floors and industrial feel.

**Below** Original domestic mid-century furniture for the informal meeting spaces in the atrium. Cast-aluminium sculpture "Numen" by Thomas J Price.





**Right** Thoroughly refurbished reception with oak floors and industrial feel.

**Below** Café with outdoor terrace overlooks the new Braham Park landscaped plaza.





## Looking Ahead

This is a business that always looks to the future. The right kind of property holdings, location, excellent design and good timing are key. And tenants appreciate the ability to choose different workspaces as their businesses evolve. So at any given moment Derwent London has a number of large projects – new or radically refurbished – being built. At the same time projects with planning permissions are ready to go when the time is right, and other developments are in design for a few years down the line. Underpinning all this is a large portfolio of occupied existing buildings of all ages from Victorian times to late 20th century. Whether new or existing, all the buildings are selected for the classic Derwent London virtues – their ability to provide congenial modern workspace and mixed-use developments with good volume, daylighting, ambience and enhanced surroundings.

*Hugh Pearman*

*Architecture Editorial Consultant*

The urban grain, varied materials and artistic legacy of Fitzrovia all inform this elegantly restrained mixed-use project, from rooftop terraces to a street-level pocket park.

## 80 Charlotte Street

W1

Size 380,000 sq ft  
Completion 2019  
Village Fitzrovia  
Architects Make











**Left** Inside 80 Charlotte Street the three atria are finished in sumptuous concrete inspired by Manhattan's David Zwirner Gallery.

**Below** A rich variety of façade treatments includes conserved elements such as this distinguished Whitfield Street elevation.





Inspired by the great Victorian engineer, Isambard Kingdom Brunel, this is an advanced and dynamic hybrid structure of concrete and steel which opens up a new public realm on the canal basin waterside.

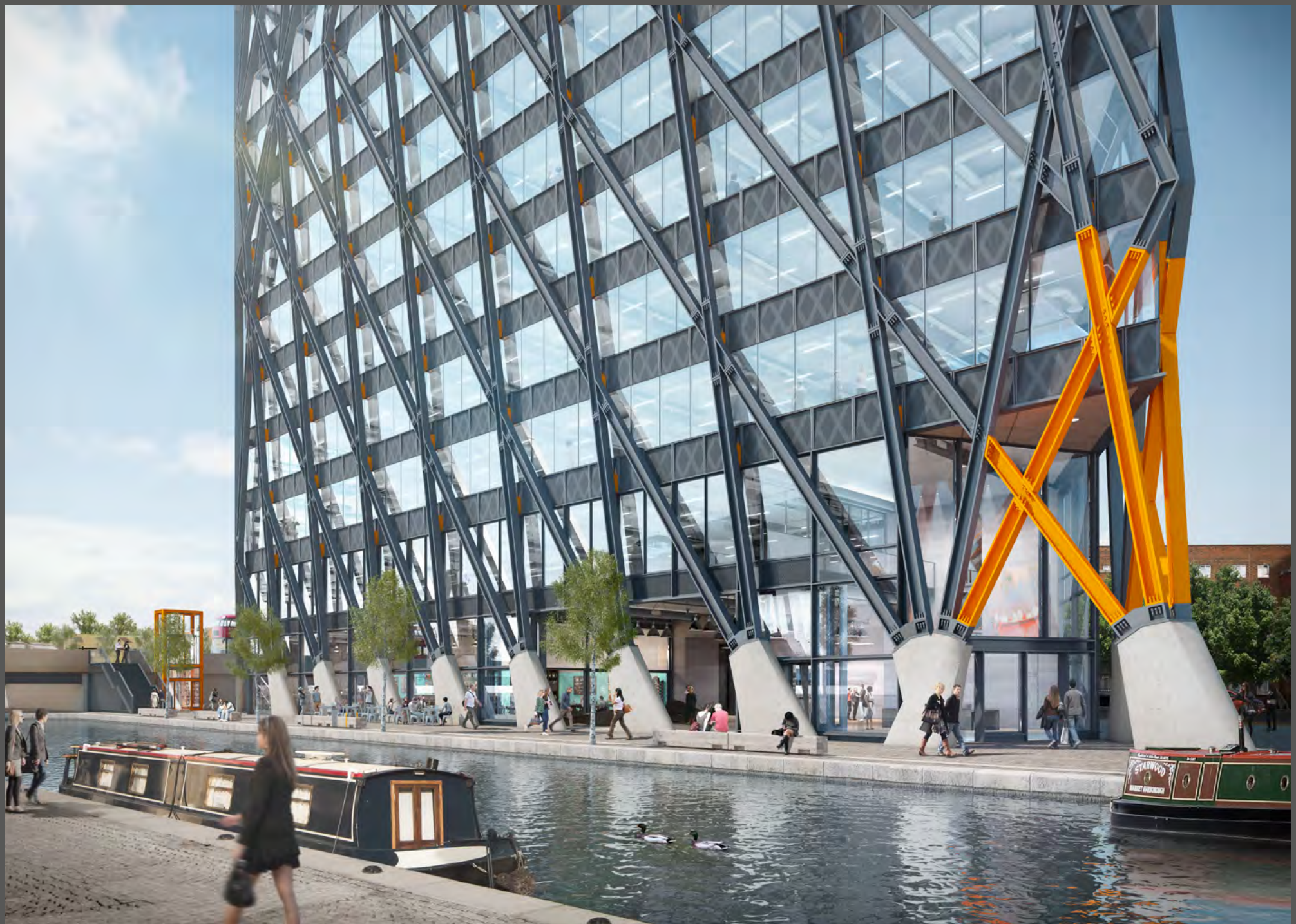
## Brunel Building

2 Canalside Walk W2

Size 240,000 sq ft  
Completion 2019  
Village Paddington  
Architects Fletcher Priest









A very distinctive and well-connected new landmark for Paddington.

**Right** Striking exoskeleton defines a new public realm in this previously sealed-off corner of Paddington Basin.

**Below** One of the landscaped roof terraces giving a fresh outlook on London from the west.





A richly mixed new retail, office and theatre quarter, on a key Elizabeth Line interchange, redefines the eastern end of Oxford Street and provides a public forecourt to Soho Square and beyond.

## Soho Place

W1

Size 285,000 sq ft  
Completion 2021  
Village Soho  
Architects AHMM

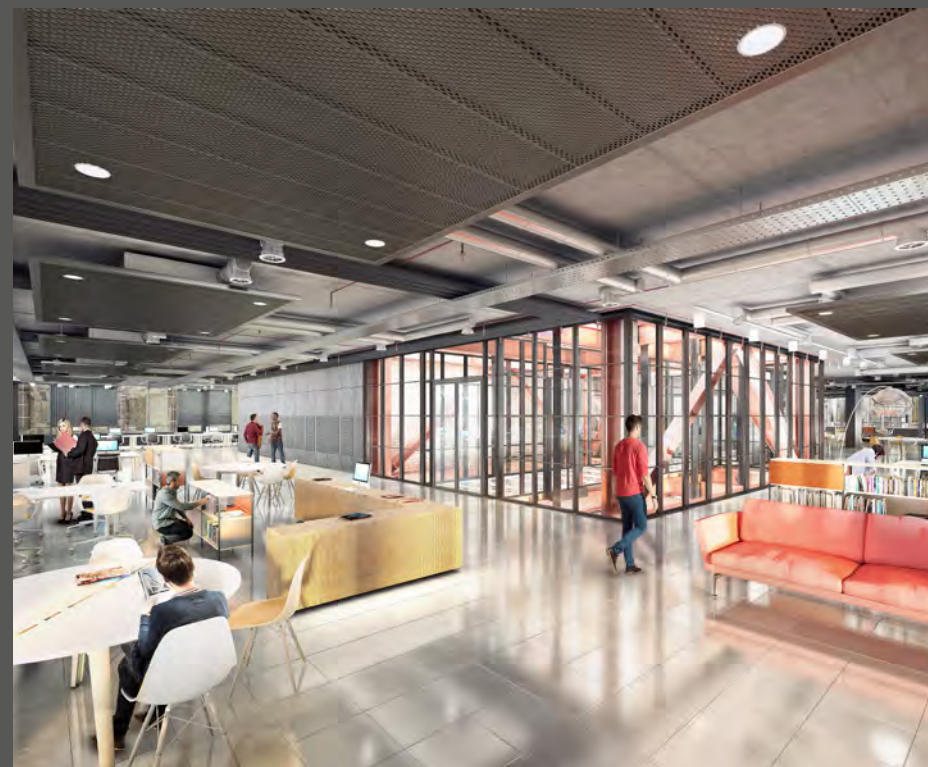






**Right** Double-height reception at 1 Soho Place building leading to the lift lobby, overlooked by informal meeting area on the floor above.

**Below** The main floors offer generously-proportioned flexible space with high levels of daylight.





**Right** On top of it all is a shared open-air terrace commanding views across Bloomsbury and St. Giles.

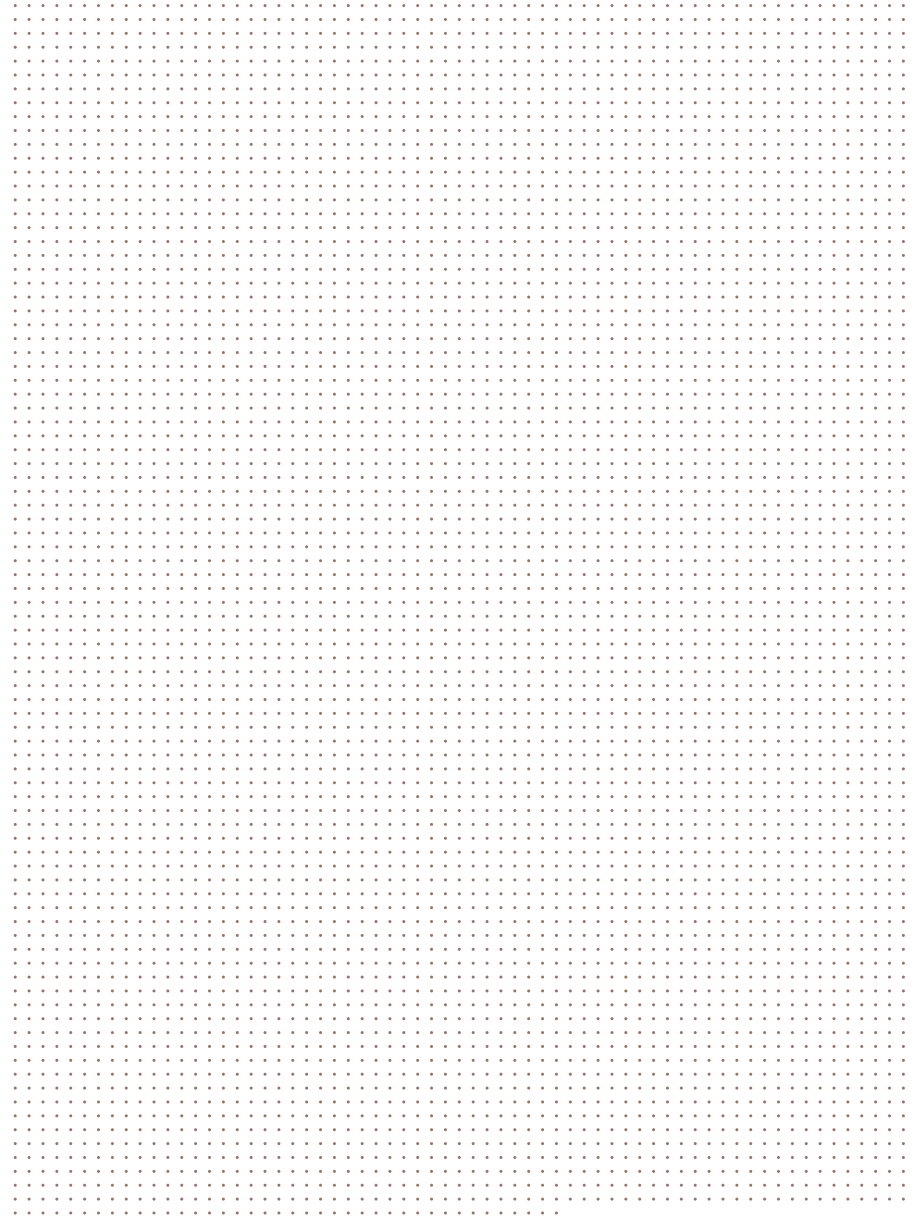
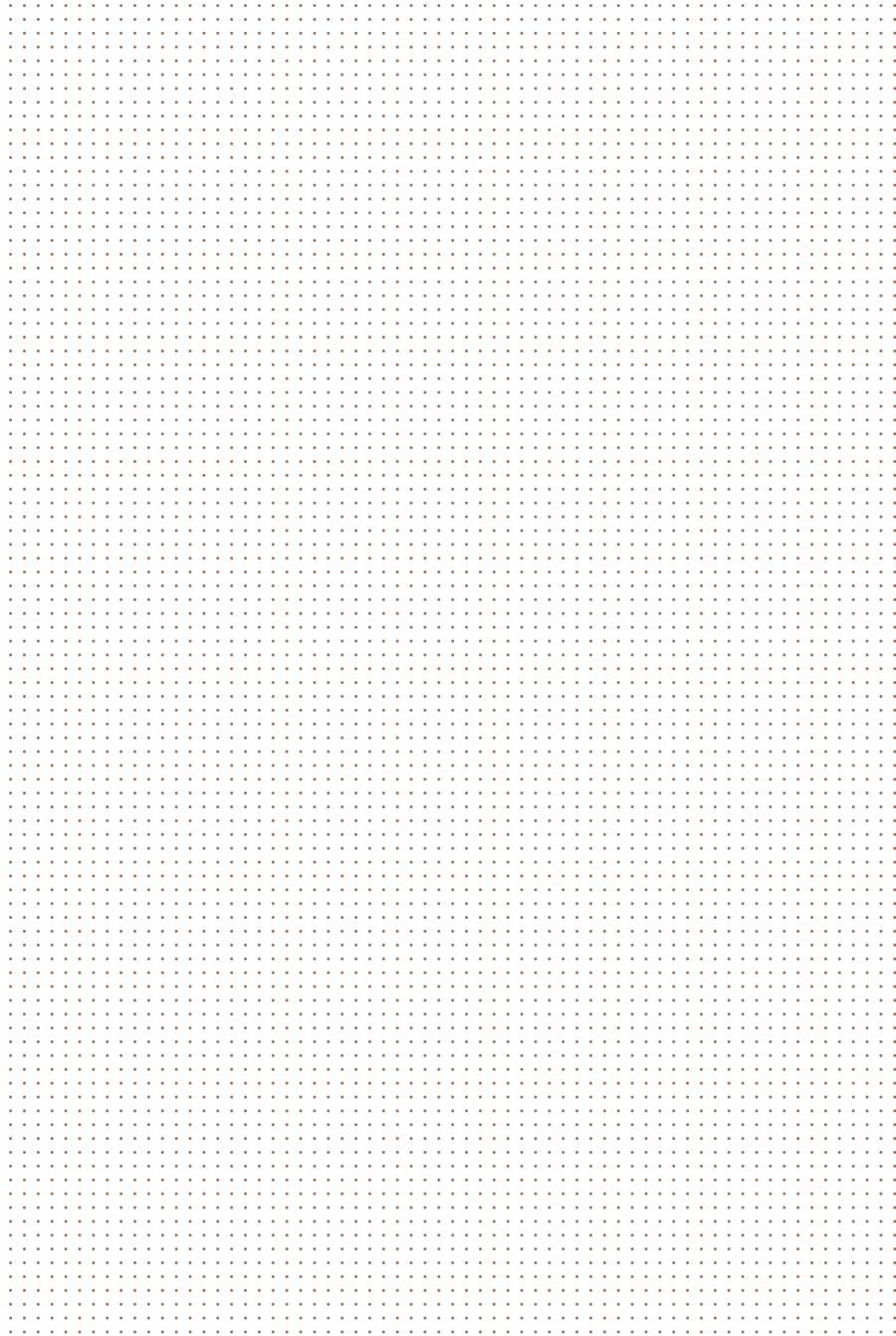
**Below** The 9th floor provides incredible views over this thriving district.



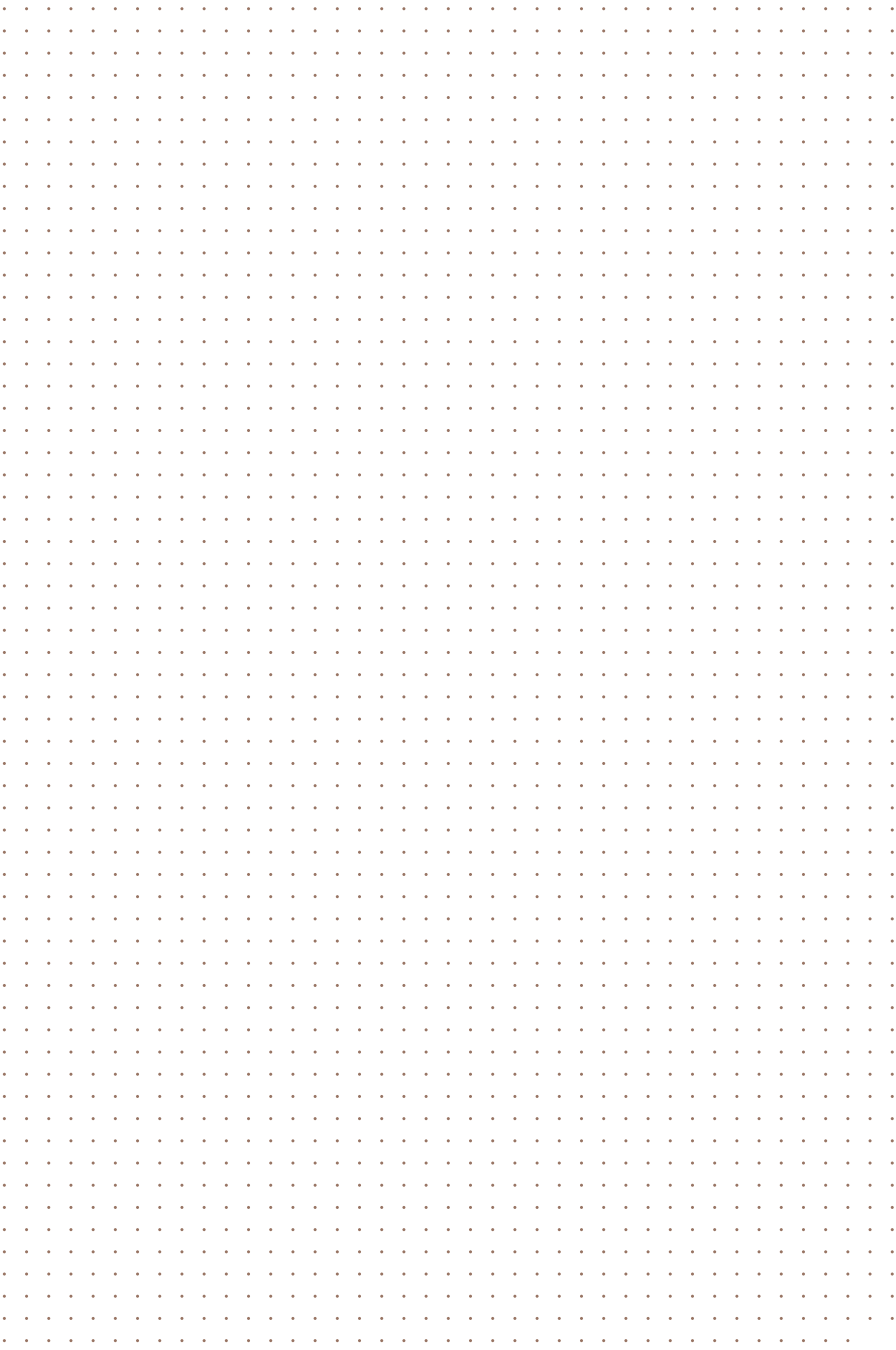
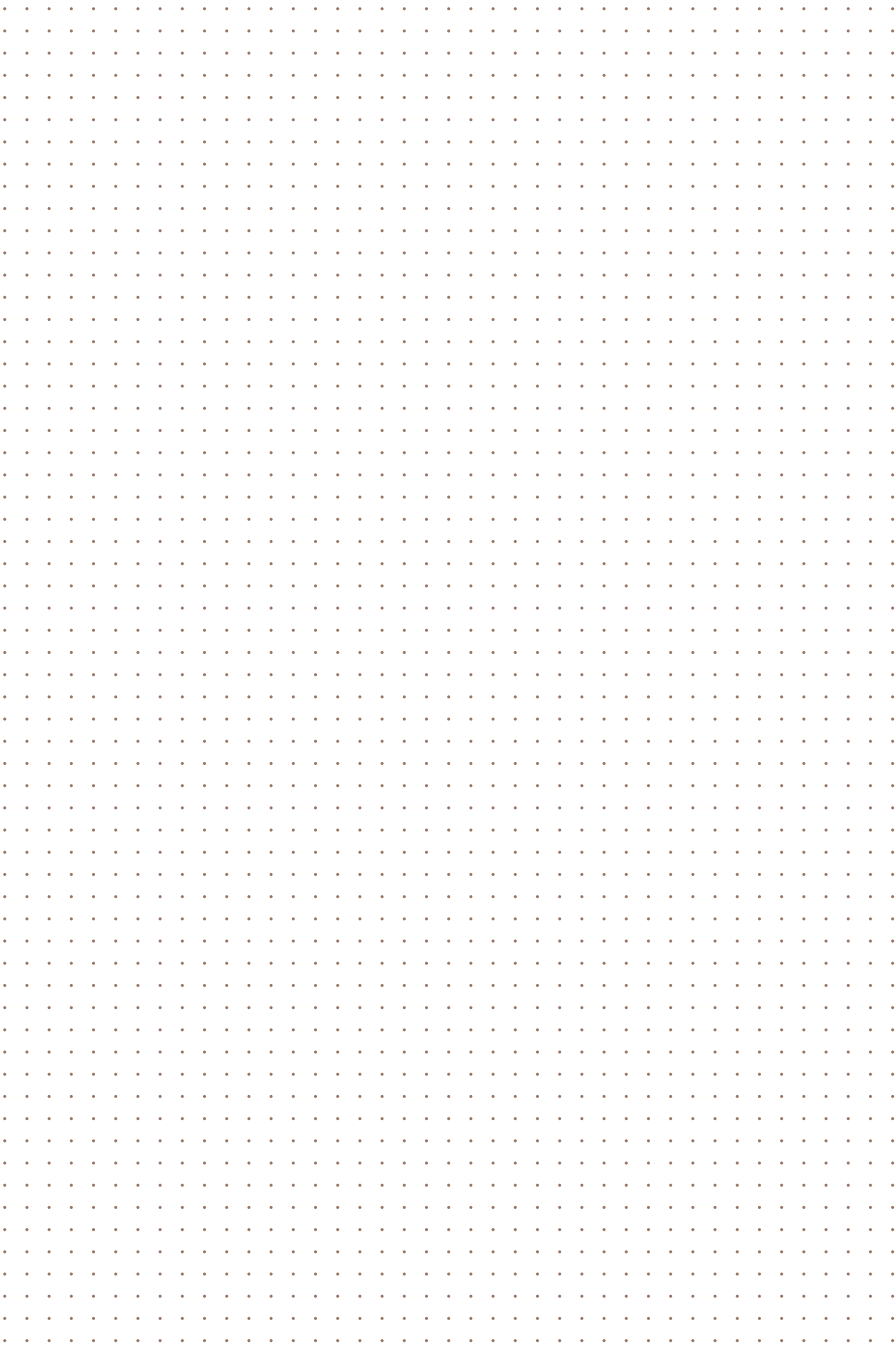




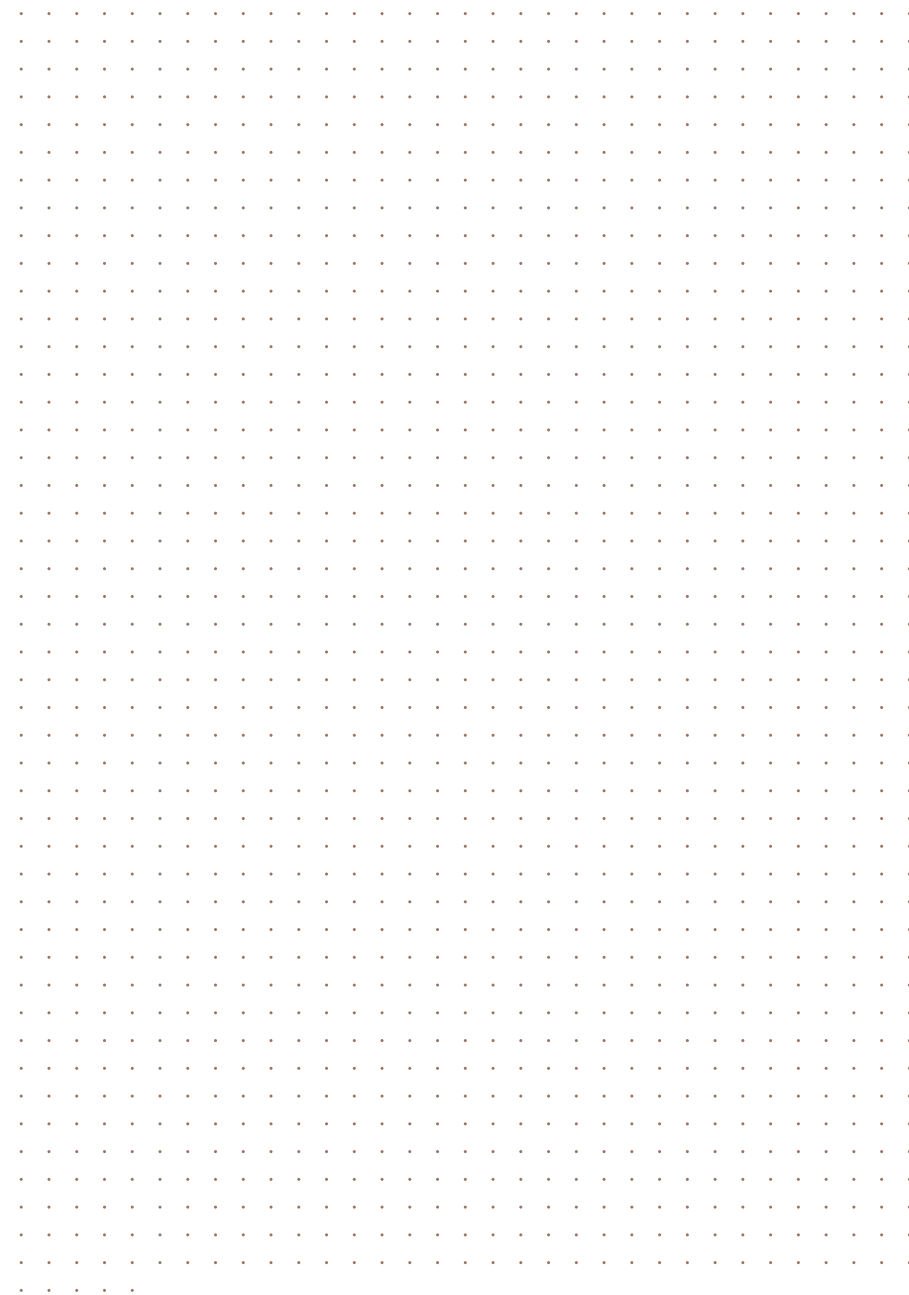


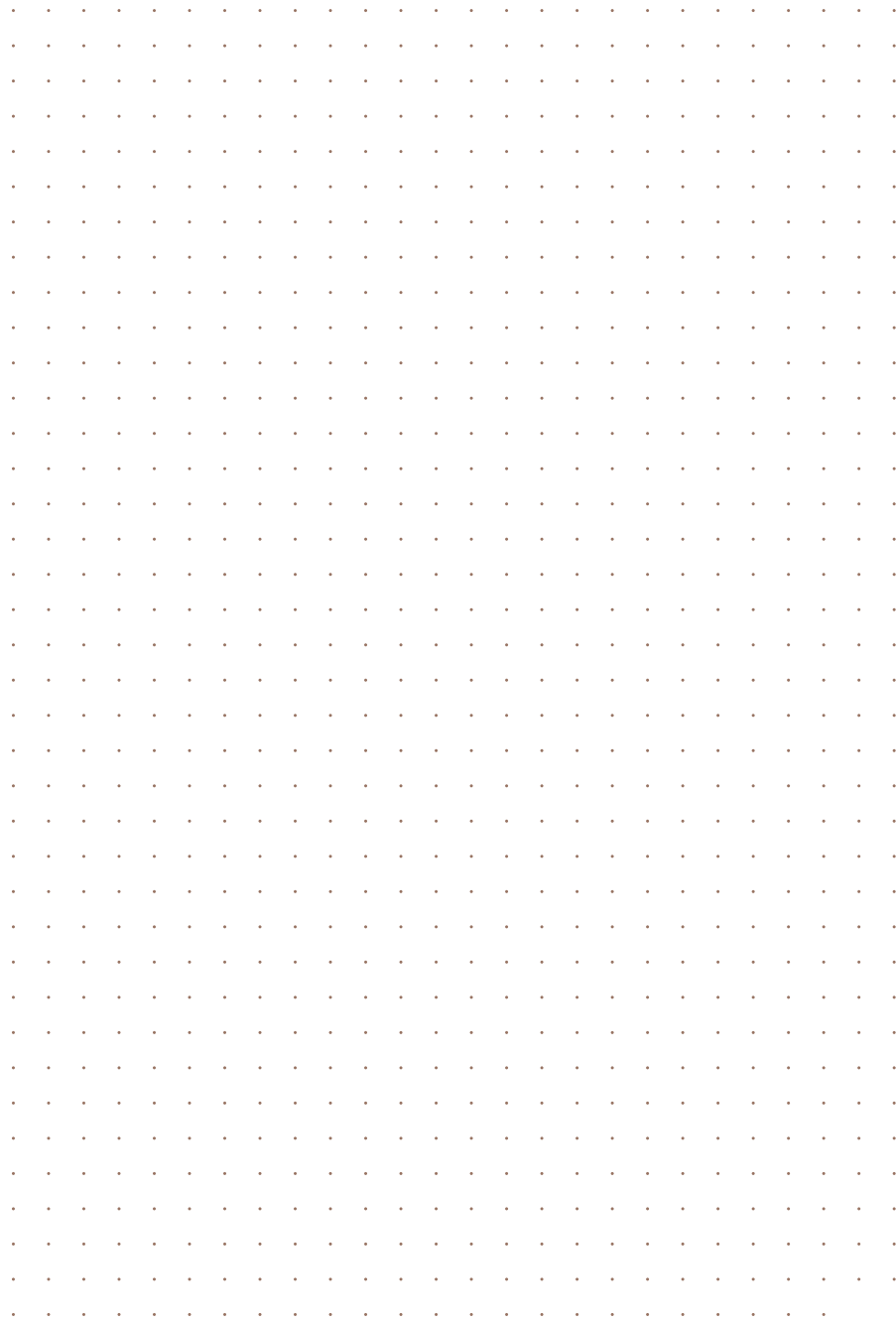
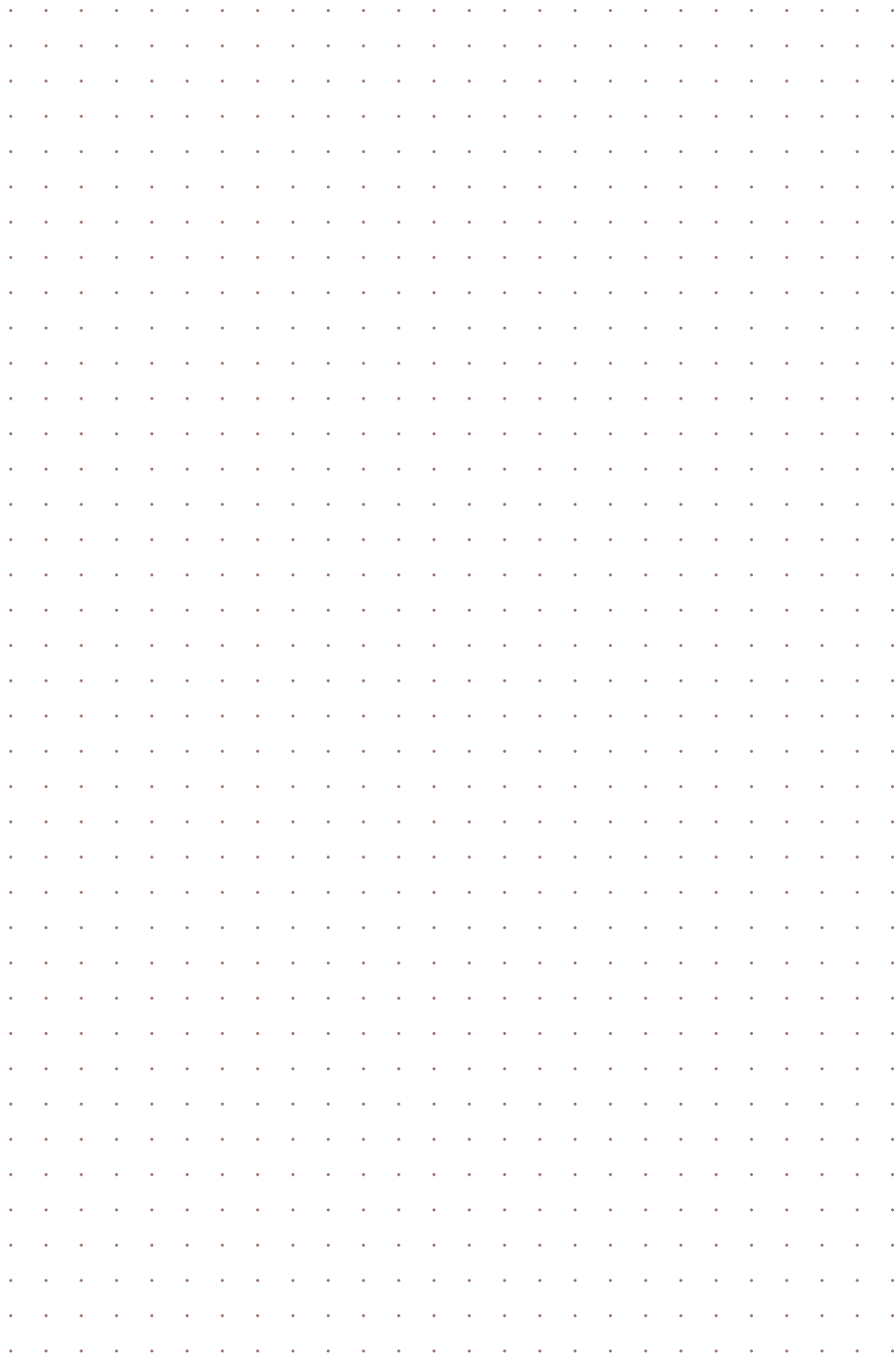


























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## Selection Of Our Tenants

**Adobe** White Collar Factory EC1

**Arup** 80 Charlotte Street W1

**BBC** Bush House WC2 + Henry Wood House W1

**BrandOpus** 1 Stephen Street W1

**Burberry** Horseferry House + 1 Page Street SW1

**Capital One** White Collar Factory EC1

**Capita** The Copyright Building (to be sold) W1

**Channel 4** Francis House SW1

**Cisco** 90 Whitfield Street W1

**ComScore** 6–7 St Cross Street EC1

**Converse** Charlotte Building W1

**Deloitte Digital** The Buckley Building EC1

**Dentsu Aegis Network** Tea Building E1 + 90 Whitfield Street W1

**Expedia** Angel Building + Angel Square EC1

**FremantleMedia** 1 Stephen Street W1

**Freuds** 1 Stephen Street W1

**GDS** The White Chapel Building E1

**Grey Advertising** The Johnson Building EC1

**HOK** 90 Whitfield Street W1

**Improbable** 20 Farringdon Road EC1

**lastminute.com** The Johnson Building EC1

**Live Nation** 10–4 Pentonville Road N1

**LSE** 90 Rosebery Avenue EC1 + Carr Saunders Hall W1

**Method** Tea Building E1

**Morningstar** Oliver's Yard EC1

**Moo Print** 20 Farringdon Road EC1

**Mother** Tea Building E1

**Saatchi & Saatchi** 40 Chancery Lane WC2

**Shoreditch House** Tea Building E1

**Spark44** White Collar Factory EC1

**Starcom** Turnmill EC1

**The Office Group** 1 Stephen Street W1 + White Collar Factory EC1 + Angel Square EC1

**TransferWise** Tea Building E1

**Unruly** The White Chapel Building E1

**Unilever** The Buckley Building EC1

**VCCP** Greencoat and Gordon House SW1

**Hill+Knowlton (WPP)** The Buckley Building EC1



Design  
EverythingInBetween

Architecture Editorial Consultant  
Hugh Pearman

October 2017

[www.derwentlondon.com](http://www.derwentlondon.com)

Less is more

Mies van der Rohe





