

WORKPLACE

FARRELLS

Foreword

There is a radical transformation underway for workspace in London and the way it is designed, marketed and occupied. New emerging models for co-working, social enterprises and different types of ownership are rapidly changing the established paradigm of 'CAT A' commercial space prevalent in the capital over the last 20 years. Our challenge as practitioners, designers and occupiers is to go beyond the trend and to understand the deeper socio-economic shifts and changes informing this new 'rental economy'.

Farrells have extensive experience in this area spanning five decades. From the ***TVam studios*** *in Camden (recently voted '****Britain's most maverick building'*** *by the Royal Academy) to the office buildings starting on site at* ***Royal Albert Dock*** *which are unique to the UK market. We have always been at the forefront of thinking about the modern workplace. Our recently established research unit within the 'Farrells Laboratory' at the Hatton Street Studios looks into the past, present and future of workplace design and* ***this innovative thinking is informing our projects.***



Peter Barbalov, Partner
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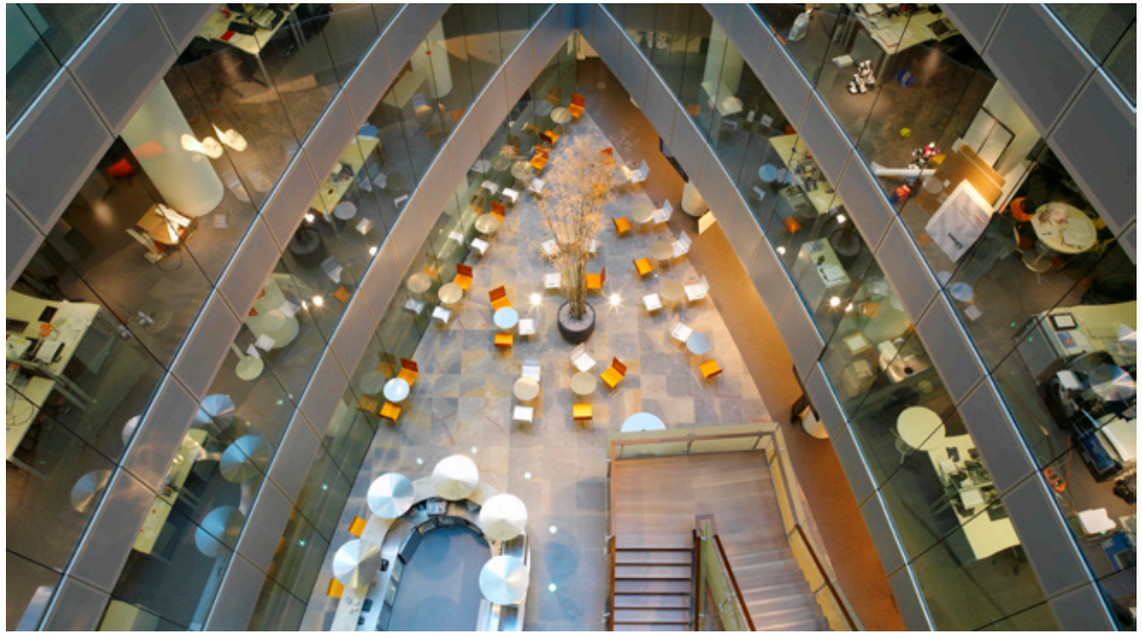
"Great workplaces are now as rich in variety as thriving villages and cities. Identity, fun and internal placemaking have succeeded in making offices much more than simply 'machines for working in'."

Sir Terry Farrell CBE, Principal Farrells

WORK ‘PLACE’

We believe architecture and building design should always be informed by the context and ‘place.’





The Point, Paddington, London



Embankment Place, London



Royal Albert Dock, London



Bishopsgate, London

Home Office

Westminster, London

Client: **Annes Gate Property (AGP)**
Size: **74,322 m² / 800,000 ft²**
Key Fact: **Accommodates 3,500 staff in three inter-connected buildings**
BREEAM Excellence achieved

This medium-rise, mixed-use government headquarters building provides office, residential and retail accommodation with no intrusion of the superb skyline views. The scheme provides a similar overall gross floor area to the previously unloved high rise blocks dubbed 'the three ugly sisters'. The total accommodation is over 1million square feet, with approximately 800,000 sq. ft. of office space for 3,500 Home Office staff in three inter-connected buildings. The remainder is in three residential blocks providing 140 private and affordable apartments, 9 shops and 3 kiosks.

The existing development restricted public circulation, so an inclusive, civic community was created and the public realm enhanced, including artworks by artists such as Liam Gillick incorporated into the building design. A generous use of colour on the glass canopy gives the exterior visual interest along the elevations and led to local people dubbing it 'Rainbow Street'. BREEAM 'excellent' rating was achieved for sustainability based on energy performance, building construction methods and management and the desirability of the resulting environment for the occupants.



Before, "The Three Ugly Sisters!"







Regents Place

Regents Place, London

Client: **British Land**
Size: **50,482 m² / 543,383 ft²**
Key Fact: **BREEAM Excellence achieved**

Farrells were commissioned by British Land to prepare a masterplan for the whole of the Regent's Place estate on Euston road which included two office buildings - 10 & 20 Triton Street. The buildings face several listed buildings such as Holy Trinity Church, Great Portland Street station and the White House Hotel and therefore the materials and scale were sensitively considered throughout the design process to complement and reflect the existing contextual aesthetics in the street.

10 Triton Street creates a high value corner frontage for Regent's Place and is shaped and set back on Osnaburgh Street to open up and frame a vista with Holy Trinity Church, to the new front door of 20 Triton Street, drawing the value of the Euston Road through to the heart of the new development. 10 Triton Street delivers 120,000 sq ft of high quality, sustainable and flexible accommodation which now has high profile occupiers including Lend Lease, Aegis and the Diorama Theatre.













14 Pier Walk & 6 Mitre Passage

Greenwich, London

Client: **Greenwich Peninsula Regeneration Limited**

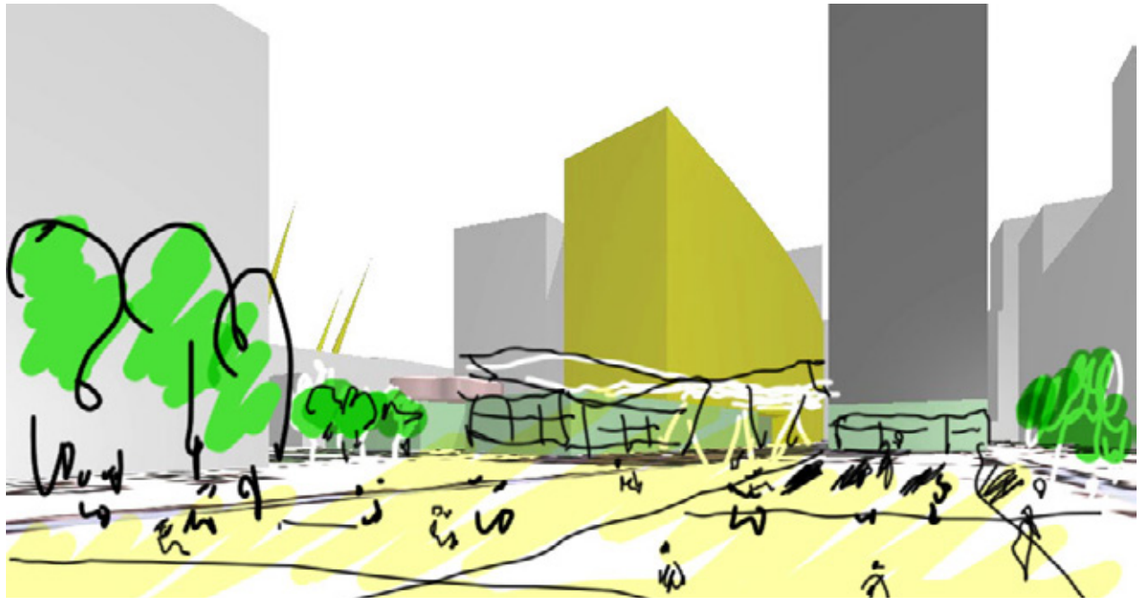
Size: **42,300 m² / 455,313 ft²**

Key Fact: **Accommodates 3,000 employees**

BREEAM Excellence achieved

The project site set within the Greenwich Peninsula masterplan comprises two office buildings: to the north, 14 Pier Walk is split in height and provides 7-8 levels of approximately 26,700 m² (GEA) of office, retail and parking space. To the south, 6 Mitre Passage provides 13 levels of approximately 15,600 m² (GEA), again comprising office, retail and parking space.

By taking its formal inspiration from the masterplan geometry and translating it into three dimensions, the new buildings create a strong visual presence which addresses both the Peninsula Square and the new Green Place to the south.












Meeting Room 1
5R MR 1

RETROFIT



“Farrells commitment to understanding the possibilities in retrofitting, with sensitivity to historic detail and the need for absolute quality, has enhanced what was achievable.”

Gerry Laverty, Albemarle St client



Marlow, London



Mount Pleasant, London



Hatton Street, London



The London Clinic, London

Albemarle Street

Westminster, London

Client: **Private**
Size: **1,320 m² / 14,208 ft²**
Key Fact: **Grade II* Listed**

Farrells proposal included the refurbishment and upgrade to the building's lower ground floor, ground floor and first floor levels, and a new extension to the rear of the building. The client brief involved re-establishing the five story building as their European Headquarters through a holistic approach to inter-connect the existing spaces that through time had become somewhat disbanded. Reinstating the entrance was a key objective as the client wanted the ground floor to act as the heart of the building. This idea of having one fluid space, joining the reception with the oval room, the meeting rooms and social space inspired the concept and design for the building. Emphasis was placed on workplace wellness, both in the physical sense of the environment and also in how people interact and use the space throughout the day. Farrells sought to bring this into the project, connecting all the senses with nature, balance, calm and refuge within the design. This involved a colour palette that was developed through the initial fabric analysis stage and worked with the historic restoration of existing plasterwork, increasing the natural daylight sources with skylights and adding a biodiverse green roof for visual amenity.



Ground Floor Section 1



Ground Floor Section 2











The Eagle & The Brew

Hackney, London

Client: **Mount Anvil**

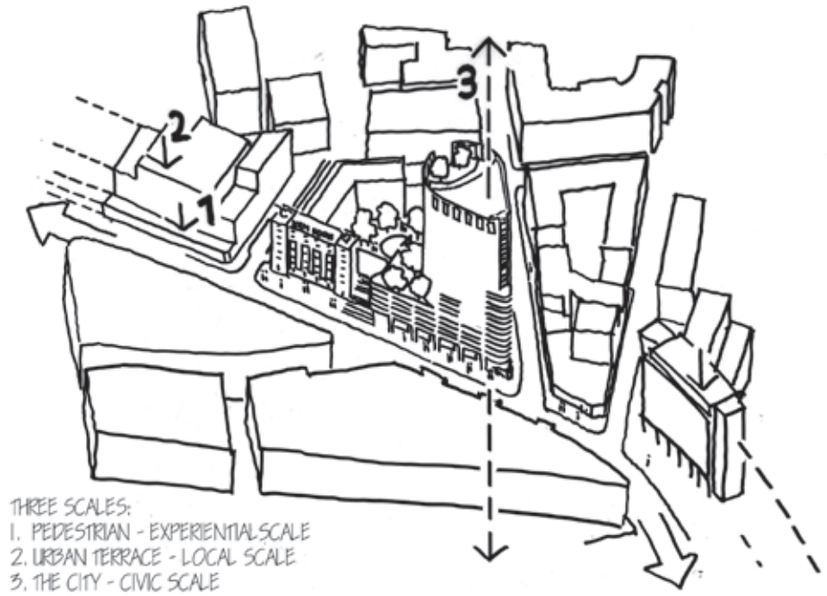
Size: **38,000 m² / 409,028 ft²**

Key Fact: **Art deco inspired mixed use development of residential, office and retail. Co working space- The Brew.**

The Eagle is an art-deco-style masterpiece offering 276 new homes (70 affordable), new public square, and 3,500 m² employment space for 300+ people.

Situated in the heart of London's Tech City, just a couple of hundred metres from Silicon Roundabout, Tech City's largest start-up hub has been created at The Eagle in partnership with The Brew – an energetic affordable office space with 150 desks available from £10 per day.

The Brew, is a great example of new life breathing through the development and the area. Eagle House workspace is committed to providing affordable office space for small and medium sized businesses in a co-working environment with great facilities.






VOLCANO
COFFEE WORKS





Farrells Hatton St Studios

Marylebone, London

Client: **Farrells**

Key Fact: **Home of Farrells for over 20 years**

The most successful commercial buildings have been those that take into account, from the outset, the changing nature of the workplace. Our office is located in an old 1920s Aeroworks factory, which has seen many refurbishments in its long life, and currently houses offices as well as residential accommodation. It is a great example of how buildings can adapt over time, if the design is flexible from the outset.

Commercial buildings are increasingly being designed from the inside out with people as the focus around which the environment is created. We spend a large part of our lives at the office, so placing our workforce at the forefront of our designs ensures the business is performing at the optimum level.







FARRELLS LABORATORY

Making ideas happen...























Awards

2016

RESI Awards Development of the Year
The Eagle- shortlisted

The Props Awards
The Eagle

AJ Retrofit Awards
Albemarle Street- shortlisted

2015

London Planning Awards
Best Conceptual Planning Category
Low Level Bridges

Sunday Times British Homes Awards
Development of the Year
The Eagle

2014

Blueprint Awards
Critical Thinking Award
Sir Terry Farrell for the Farrell Review

MIPIM UK Awards
Future Project Category
Earls Court

The Planning Awards
Planning for Economic Growth Award
Royal Albert Docks

Planning for Housing Growth Award
North West Bicester

2013

World Architecture Festival Award
Future Masterplanning Category
Earls Court

London Planning Awards
Greatest contribution to London's Planning and Development over the last 10 years – Sir Terry Farrell

2012

Skytrax World Airport awards
World's Best Airport
Incheon Airport

CTBUH Awards
Best Tall Building Asia & Australasia Finalist
KK 100

2011

World Architecture Festival Award
Transport category – Shortlisted
Guangzhou South Railway Station

The Guardian Sustainable Business Awards
Built Environment category
Regent's Place

MIPIM Architectural Review Future Projects Award
Regeneration and Planning
Earls Court

Beijing Municipal Commission of Urban Planning
Outstanding Project Design Award
China National Petroleum HQ

Mumsnet Awards
Best Aquarium in the UK
The Deep

Visit England, Enjoy England Awards
Access for All Tourism Gold Award
The Deep

2010

BD Architect of the Year Awards,
Masterplanning Architect of the Year
Office Architect of the Year
Public Realm Architect of the Year

Royal Institute of British Architects
Award for North East England
Great North Museum

Royal Town Planning Institute
Award for Sustainable Communities
Regent's Place

World Architecture Festival Awards
Masterplanning category
Thames Estuary
Earls Court

2009

American Institute of Architects Award (AIA) Hong Kong - Architecture Award
Beijing South Station

Beijing Contemporary Top Ten Architecture
First Place
Beijing South Station

RIBA International Award
Beijing South Station

Skytrax World Airport awards
World's Best Airport
Incheon Airport

RIBA Regional Award
North East of England
Great North Museum

World Architecture Festival Award
Interior Design
Great North Museum

2008

Hong Kong Institute of Architects Awards
Finalist
Beijing South Station

Hong Kong Institute of Architects Awards,
Sheraton Dameisha Resort, Shenzhen

Cityscape Real Estate Awards
Best Developer: Waterfront Development Award
Sheraton Dameisha Resort

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