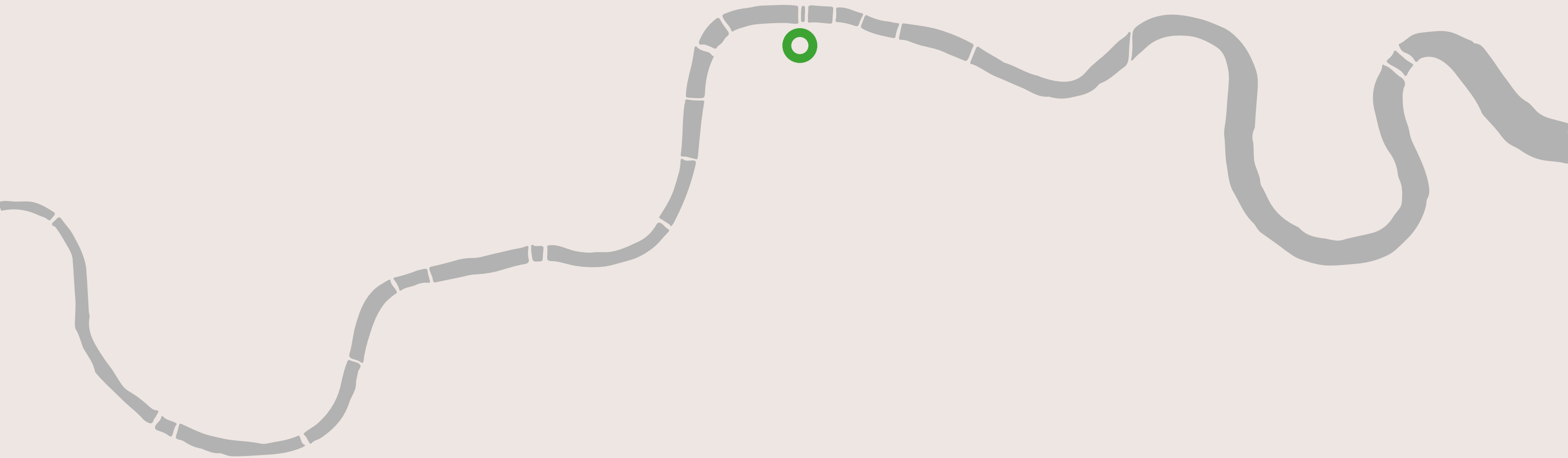




6.0

Office Concept

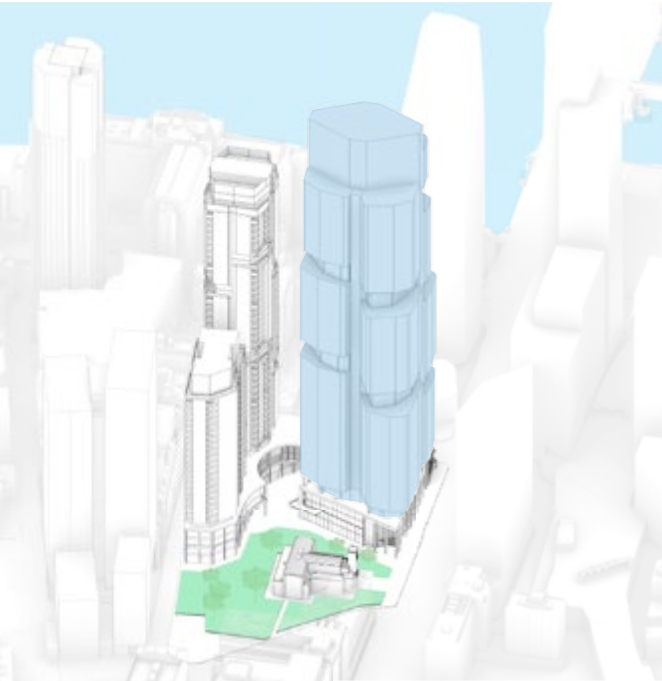
6.0.1 Office Vision
Introduction

This chapter focuses on the concept development and detailed design of the Office Building.

The Office Building offers a next generation workplace, with occupant health and wellbeing, and sustainability at the heart of the design. The proposal responds to initial goals in the project brief which included stated aims for 'Innovation, boldness and adventure will define architecture for people in the future in their civic and social worlds in a lower carbon environment'.

Employing a stepped massing concept to provide a diversity of floorplate types and sizes, the Office Building also contains biophilic Sky Gardens, an office entrance lobby and associated amenities. This approach aims to provide a diverse offer that reflects Southwark's vibrance and helps bring people together to socialise, collaborate, learn and grow.

With a massing composition and facade design that are both of their time, the scheme responds sensitively to the local vernacular historic setting and wider townscape. The Office Building seeks to form a high quality focal point within the emerging Blackfriars cluster, with health, wellbeing and sustainability as key themes.



Left:
Key axonometric highlighting the Office Building location.
Right:
Indicative view of an Office Building sky garden, looking East.



6.0.1 Office Vision
Key Development Drivers

As part of a family of new buildings, the Office Building seeks to support the overall strategy to promote permeability through the site on the lower levels, whilst the upper levels will aim to provide exceptional workplaces as part of a modern, forward thinking and mixed-use community.

Within the design of proposed office workspaces, the project team's approach has placed an emphasis on health and wellbeing, biophilia, collaborative spaces, innovation and emerging technologies. These focuses aim to establish an inspirational place that spur innovation and bring people together.

Key development drivers of the Office Building include:

- Next generation workplace;
- Enhanced occupant health and wellbeing;
- Diversity and Accessibility;
- Sustainability;
- A workspace of Blackfriars Road neighbourhood;
- Unique, inspiring architecture.



Next generation workplace

Work has changed and so has the workplace. The Office Building would respond to the new contemporary context with ambitious goals to create an attractive and engaging workplace that gives people a distinct reason to go to the office.

The goal is to provide a more collaborative, sustainable workplace supported by a generous range of on-site amenities and activities, delivered within a lower-carbon building.



Enhanced occupant health and wellbeing

The Office Building would aim to provide occupants with a number of wellbeing features such as nature oriented Sky Gardens, enhanced views and daylight as well as on-floor ventilation throughout the building.

A focus on health and wellbeing aims to make occupants happier, more comfortable and more productive: ensuring the long-term success of the project and wellbeing of the people who use it, now and in the future.

6.0.1 Office Vision
Key Development Drivers



Diversity and Accessibility

Situated in a vibrant, thriving part of central London, the Office Building would provide an alternative location to the City. As a workspace of the Blackfriars Road neighbourhood, the building would be tailored to meet the needs of a diverse group of future tenants.

Varying floorplans are to suit large and small businesses from across sectors. The Office Building has been developed with accessible design principles throughout, to ensure the building is open and usable for all.



Sustainability

Sustainability goals help ensure the design of the Office Building places Environmental, Social and Governance (ESG) at centre-stage. The form and massing of the tower is to be crafted to control embodied and operational carbon, whilst sustainability has been considered throughout the technical design and selection of materials.

With a sustainable, non-'all glass' facade and Sky Gardens throughout the building, the project will represent a sustainable landmark visible within the emerging Blackfriars cluster.



A workspace of Blackfriars Road neighbourhood

The Office Building would support other proposed uses across the Site including living and working, food and wellness, culture and learning, as well as sharing and performance. It is also accessible from the new Rotunda on the Site.

By establishing a variety of on site activities and external space to draw the public, office occupants and visitors, the Office Building aims to become part of a dynamic, thriving place and spread benefits throughout Southwark.



Unique, inspiring architecture

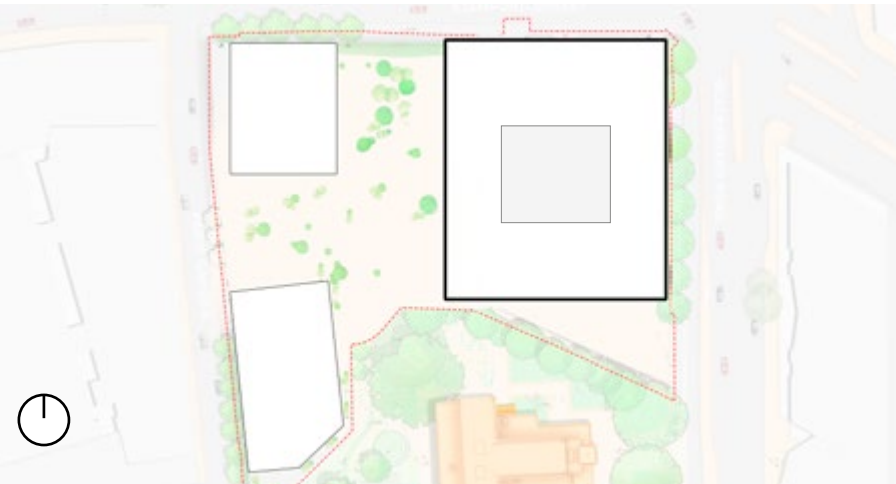
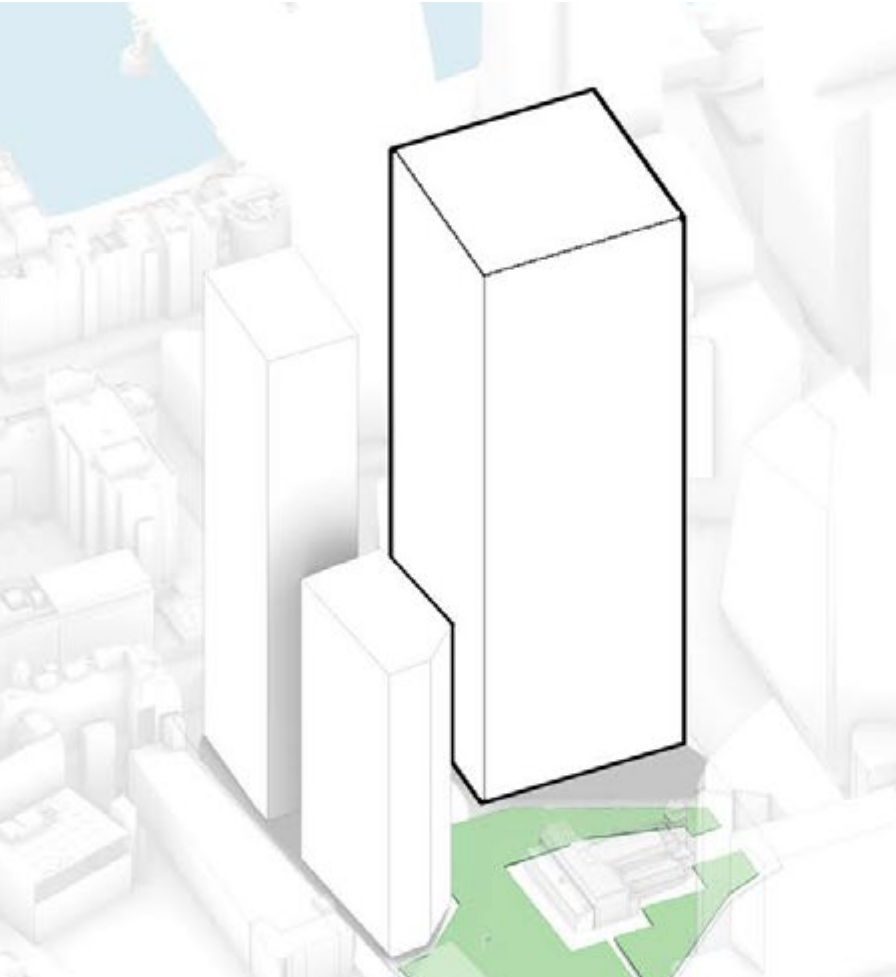
The Office Building would combine inspiring architecture with intelligent engineering to create a landmark building which earns its place in the community.

The architecture of the Office Building will mediate between respect for and enhancements of the local context, whilst defining a new model workplace. At ground level, the focus is on improving the public realm and pedestrian routes. Large canopies and clear entrances provide a welcoming access to the office lobby from Blackfriars Road and The Rotunda.

6.0.2 Office Building Massing

Massing Development

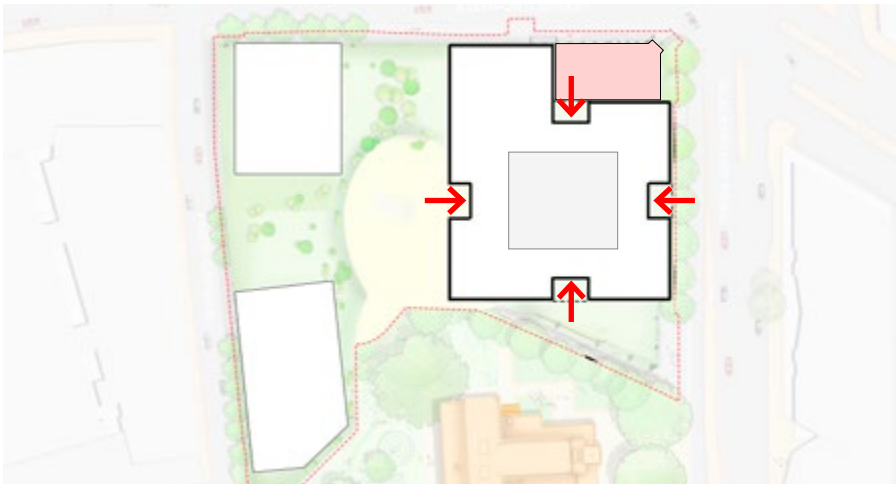
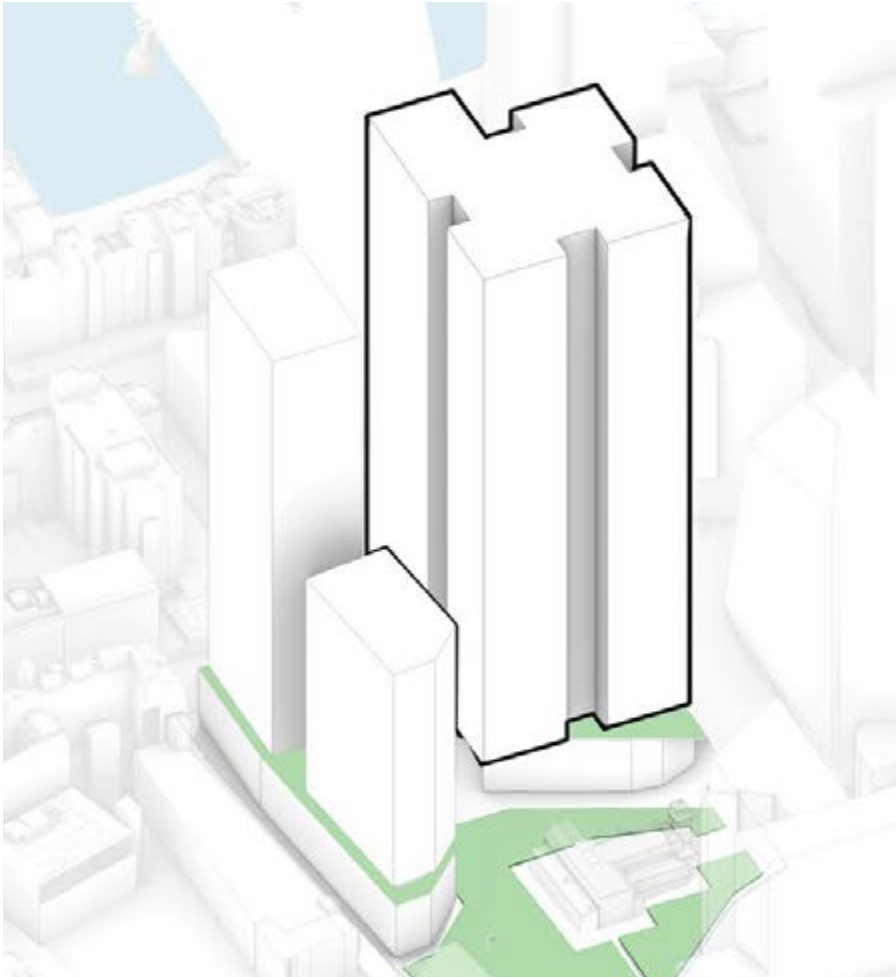
1. Conventional office tower massing



The conventional rectangular office tower massing results in an ill-defined public realm at ground level. This massing on the Site is less optimised for indoor environmental quality, as it results in a lower proportion of the internal area with access to good natural light than the Proposed Development.

Furthermore, the rectangular massing will result in a bulky, conventional form visible in townscape views.

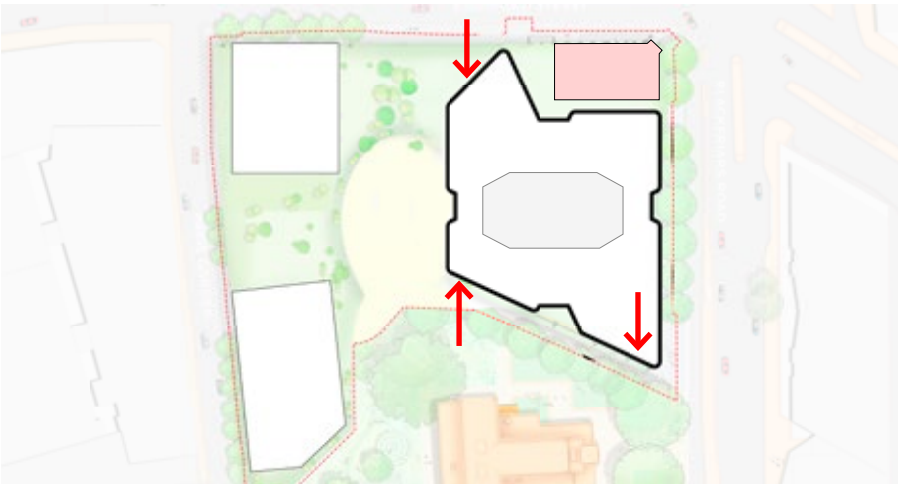
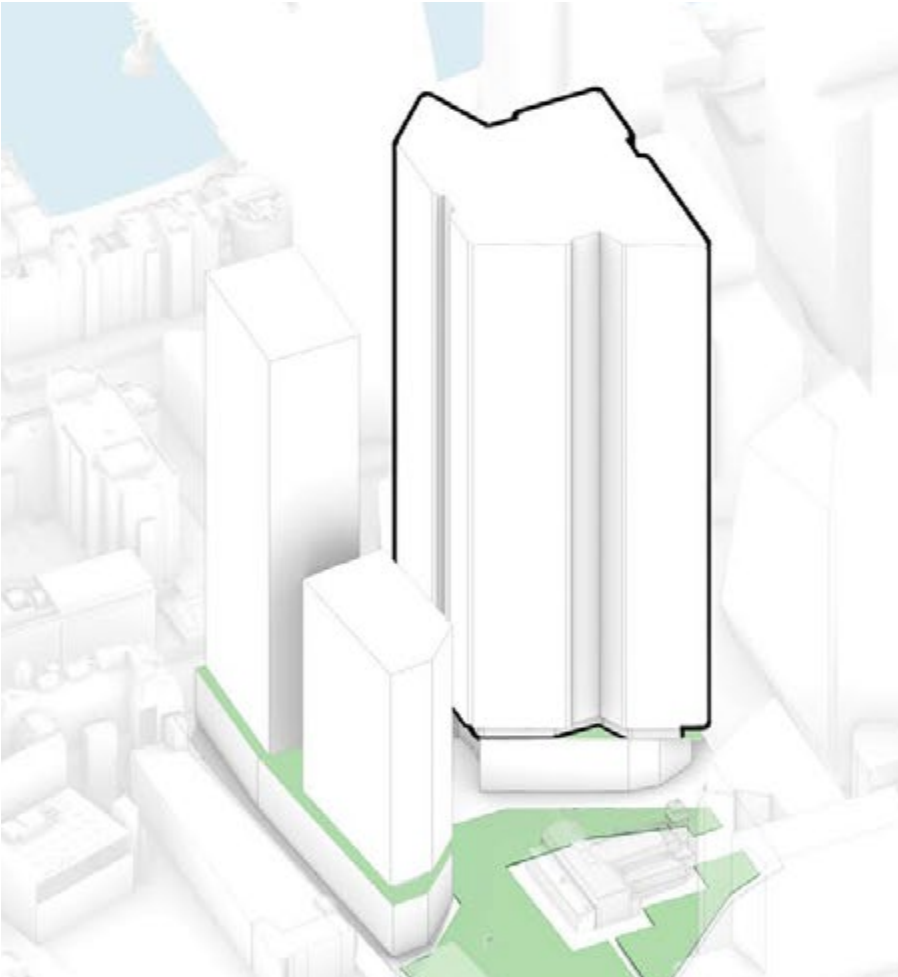
2. Massing lifted up; vertical slots introduced



The primary massing of the Office Building is lifted up to create a clear datum. The Office Building massing is recessed behind the listed buildings on site.

The vertical slots are integrated into the design. They achieve high indoor environmental standards by delivering daylight deep into the floorplates, whilst allowing for greater views out for all occupants. The vertical slots also house air intake plenums, integrating building systems into the architectural design.

3. Floorplate adjusted to increase access to daylight and views



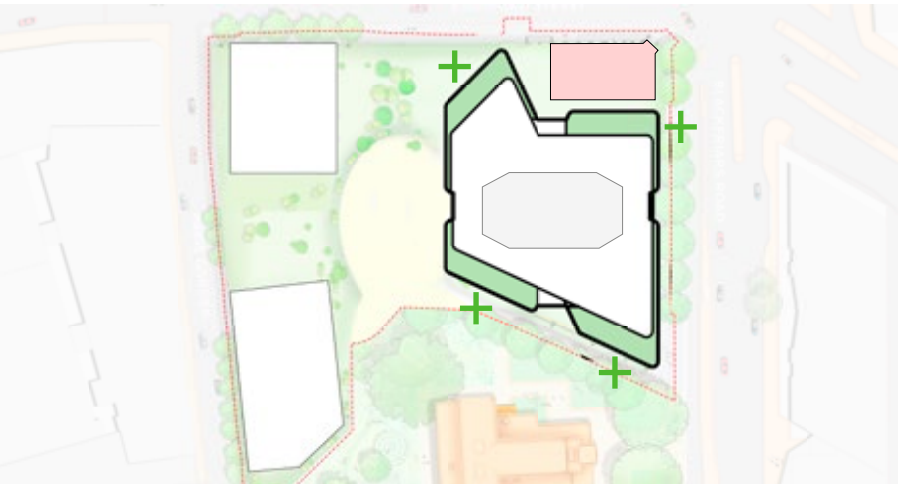
The floorplate is adjusted to increase daylight access into the office interior. By increasing the facade to floor area ratio, more occupants will be within close proximity to the facade for better daylight and views.

The adjusted floorplate also helps better define adjacent streets, and increases sunlight access from the South of the building into the interior. Furthermore, adjusting the North West corner allows better views from the Stamford Building towards the river.

6.0.2 Office Building Massing

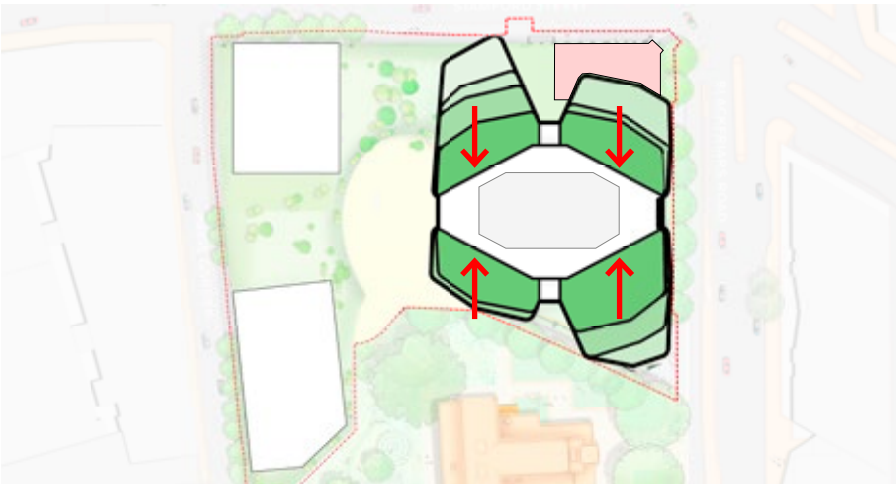
Massing Development

4. Introduction of Sky Garden amenities



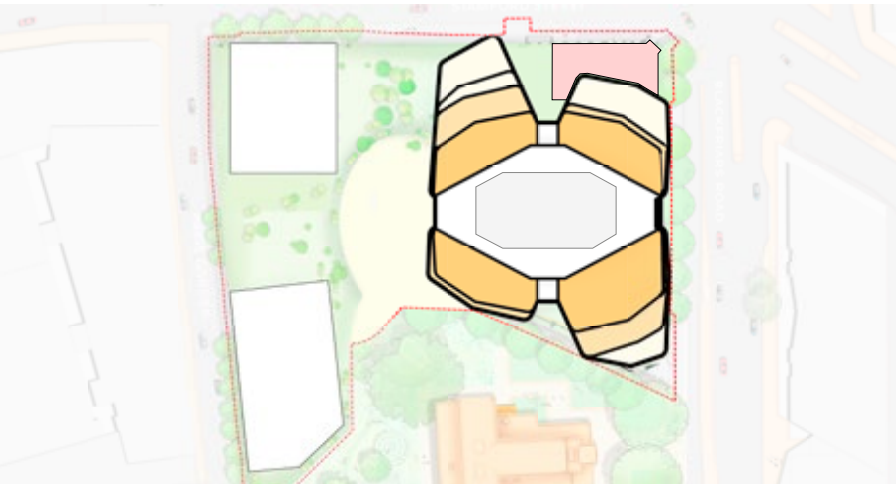
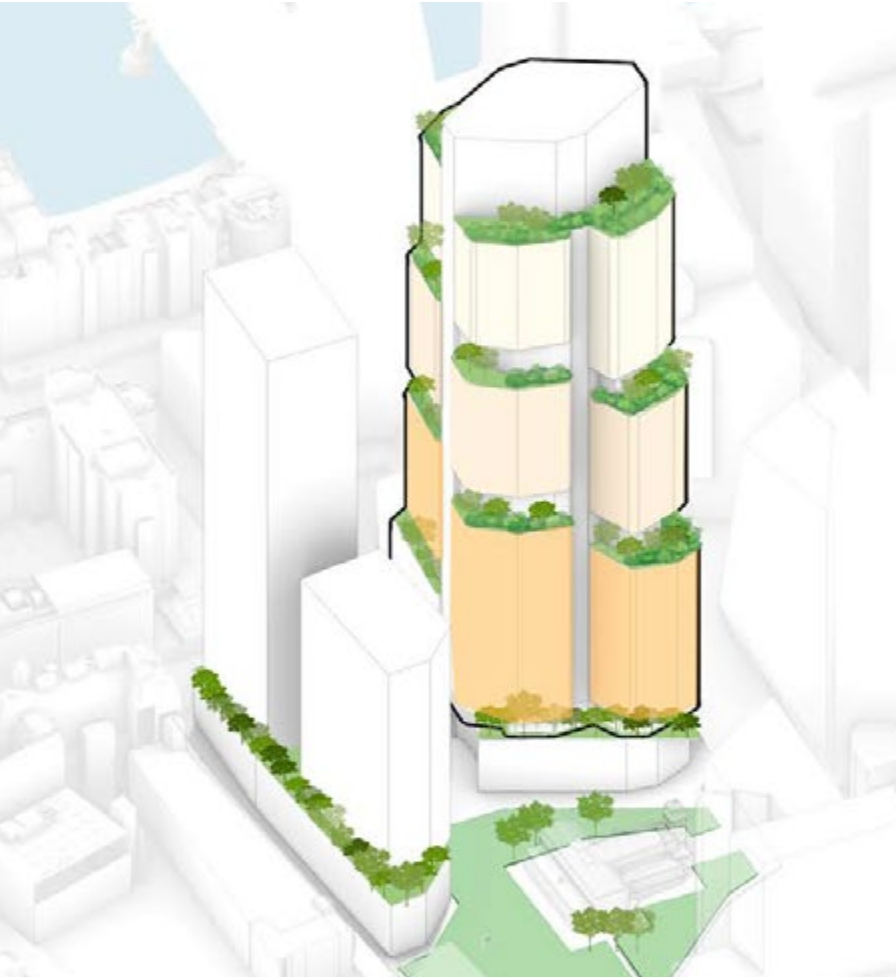
Sky Gardens are introduced at regular intervals throughout the building. These help to further break down the massing whilst enhancing the well-being of the occupants on a day-to-day basis by providing biophilic external amenity space.

5. High rise levels set back to enhance townscape views



The alignment of the massing has been continuously improved throughout the design process to enhance townscape and local views. High rise levels are set back with reduced floorplates to reduce the visible form in townscape views, whilst the top of the Office Building is introduced to house required plant and sustainable building systems.

6. Vertical communities



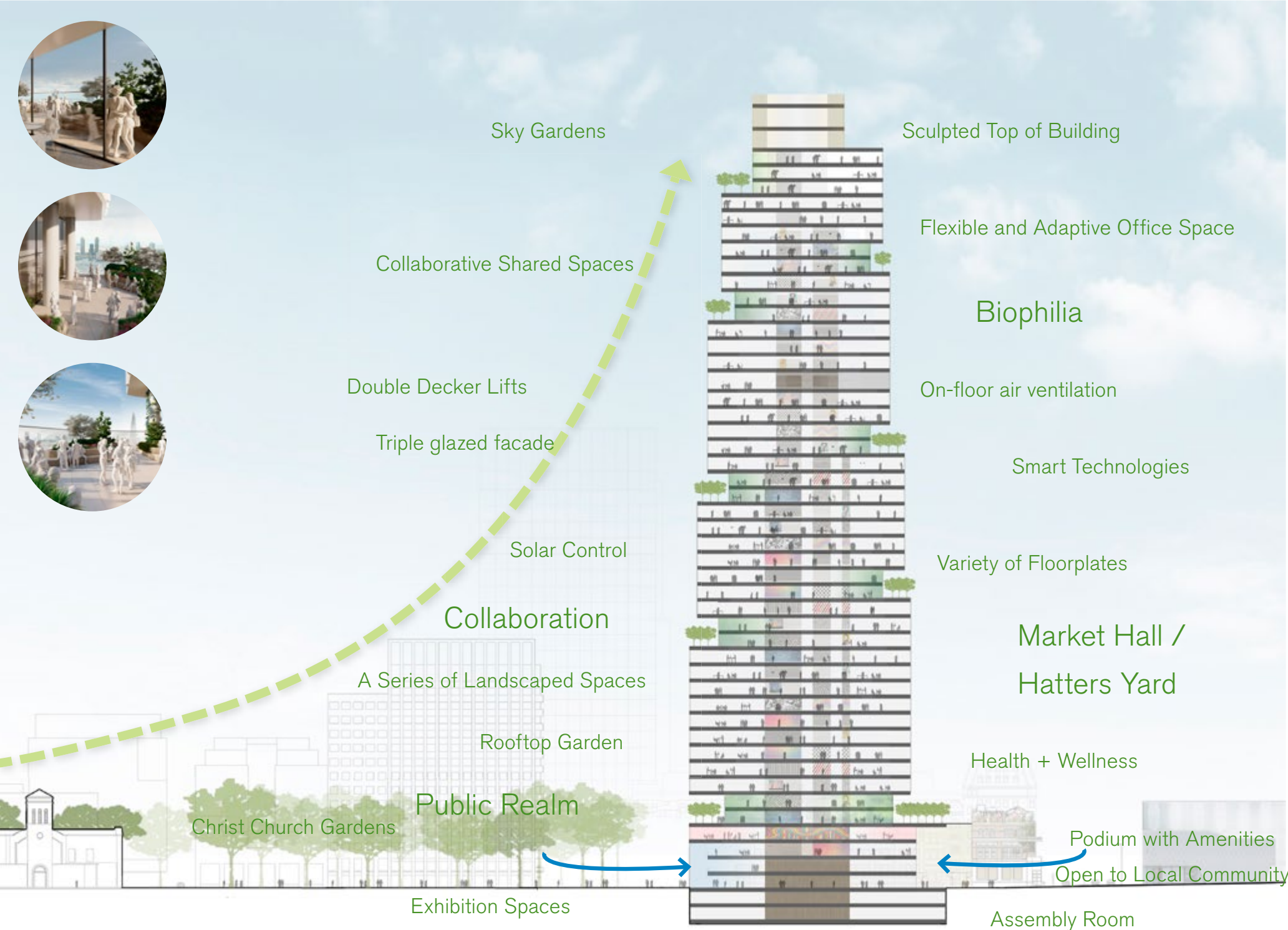
The Office Building provides a variety of floorplate types and lease spans which can be suited to a diverse range of workspace types. Supporting a range of tenants, the Office Building could host a series of vertical, sustainable communities.

6.0.3 The Model Workplace
A Dynamic 'Vertical Village'

With an aim to establish a dynamic 'vertical village', the Office Building will animate the proposal by bringing a number of benefits for the tenants.

This has been carefully implemented throughout the building by introducing landscaped terraces, shared amenities within a dynamic office lobby, and opportunities for creating collaborative spaces, adaptable meeting rooms and innovative workspaces.

The proposal has been specifically tailored to increasing the wellbeing, health and productivity of occupants. This has been achieved by maximising views, establishing a high standard of indoor air quality through on-floor ventilation, allowing natural light to reach deep into the office spaces and using biophilia within the office tower design. The Office Building aims to bring the verdant green from Christ Church Gardens into the local townscape views.



Right:
Conceptual section
diagram.

6.0.3 The Model Workplace
Study Models

Massing study models have helped to test design approaches in order to reach a solution which is optimised for views out, sunlight and daylight access, floorplate design, and townscape considerations. The project team has studied a wide variety of design approaches through a rigorous analytical process.

Parametric modelling has assisted in the three-dimensional study of views, facade design, sunlight and daylight. Alongside townscape considerations, these studies have helped inform an intelligent approach to the massing.

Throughout the massing and facade development process, the project team have been in dialogue with stakeholders including the LBS planning team and local organisations in order to ensure that public and community engagement has been central to the design process.



Above:
Hand concept sketch
showing Office Building
massing.
Right:
Early study models
testing various aspects
of the Office Building
(labelled).

