

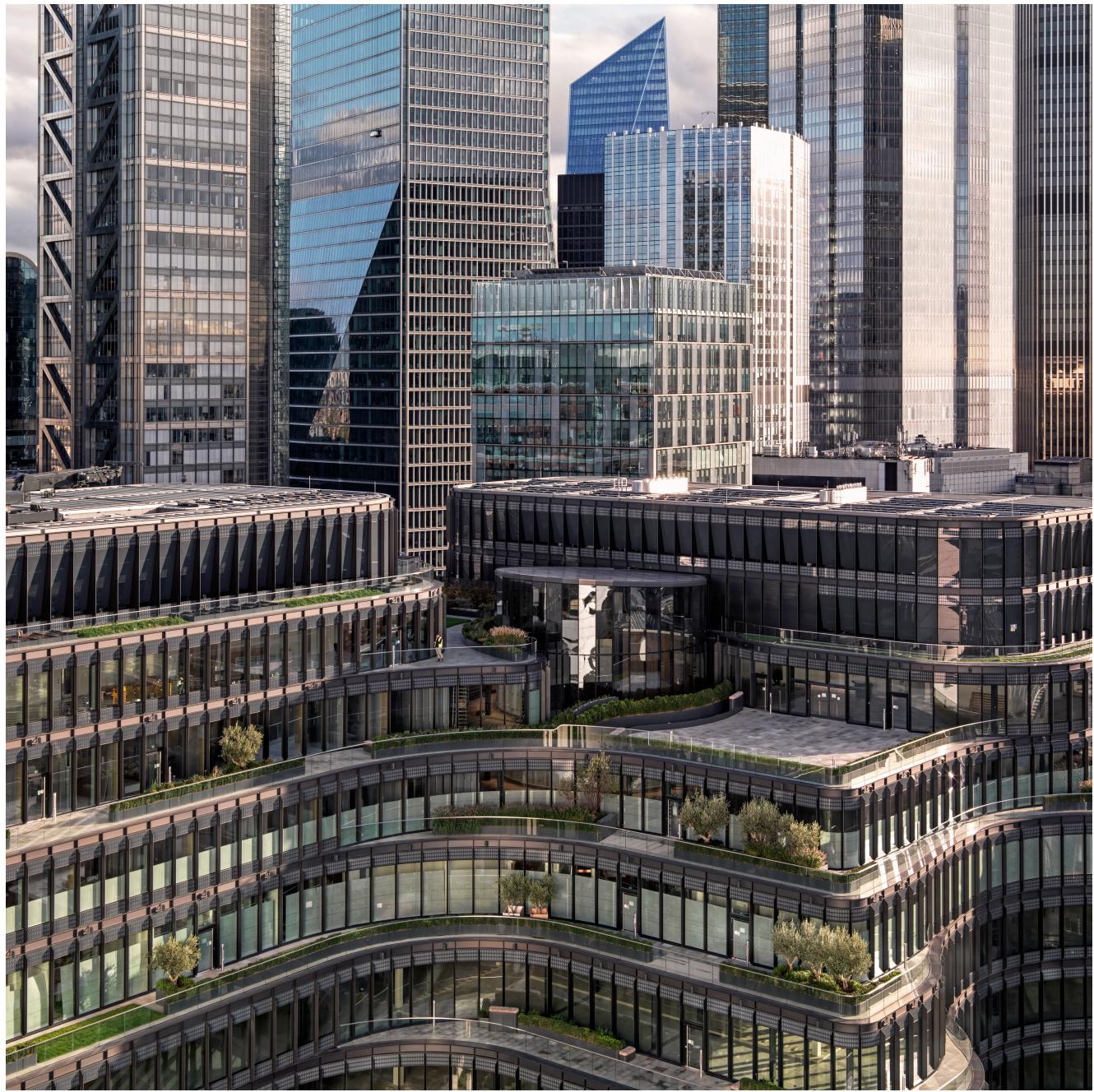
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100 Liverpool Street

By Hopkins Architects

Client British Land

Awards RIBA London Award 2022 and RIBA London Client of the Year Award 2022



© Charles Hosea



© Janie Airey

This refurbishment project transforms a former 1980s office building with deep floor plates into a high-quality, flexible commercial building fit for the 21st century. Its approach to reusing the existing building demonstrates clear strategic thinking, keeping what could be salvaged, unpicking what could not, and adding what was necessary.



© Janie Airey

The building sits over several railway tracks and is next door to a bus station, so the complexities in the design and build process were manifold. The design retains the existing foundations and a large proportion of the original steelwork, as well as adding three new office floors with extensive terraces and rooftop gardens at upper levels. The cores have been moved to create a new elliptical atrium at the building's heart, increasing the amount of retail and leisure accommodation and enhancing its quality.

The original cladding has been replaced with a cleverly detailed, sinuous glazed façade. Since the budget did not stretch to curved glass, the flat facets have been masked by projecting fins, and topped with a shaped steel beam, giving the overall impression of a continuously curved façade.



© Charles Hosea

The enhancement to the public realm and improved permeability through and across the building is exemplary and has had a positive impact well beyond the boundaries of the site. There are impressive new connections across the building, including from the adjacent Liverpool Street Station. In the process, to facilitate level access, a 17-metre-high sculpture, Richard Serra's Fulcrum comprising five trapezoidal propped steel plates, had to be lowered, which in turn enabled the insertion of an additional commercial floor.



© Jane Airey

The building achieves a BREEAM ‘Outstanding’ rating and is British Land’s first net zero carbon development.

The client and design team evidently worked together very closely – adjusting and nudging the brief on the way to produce the best outcome, which is a truly impressive project.

Internal Area 67,649.00 m²

Client British Land

Contractor Sir Robert McAlpine

Structural Engineers AKT II

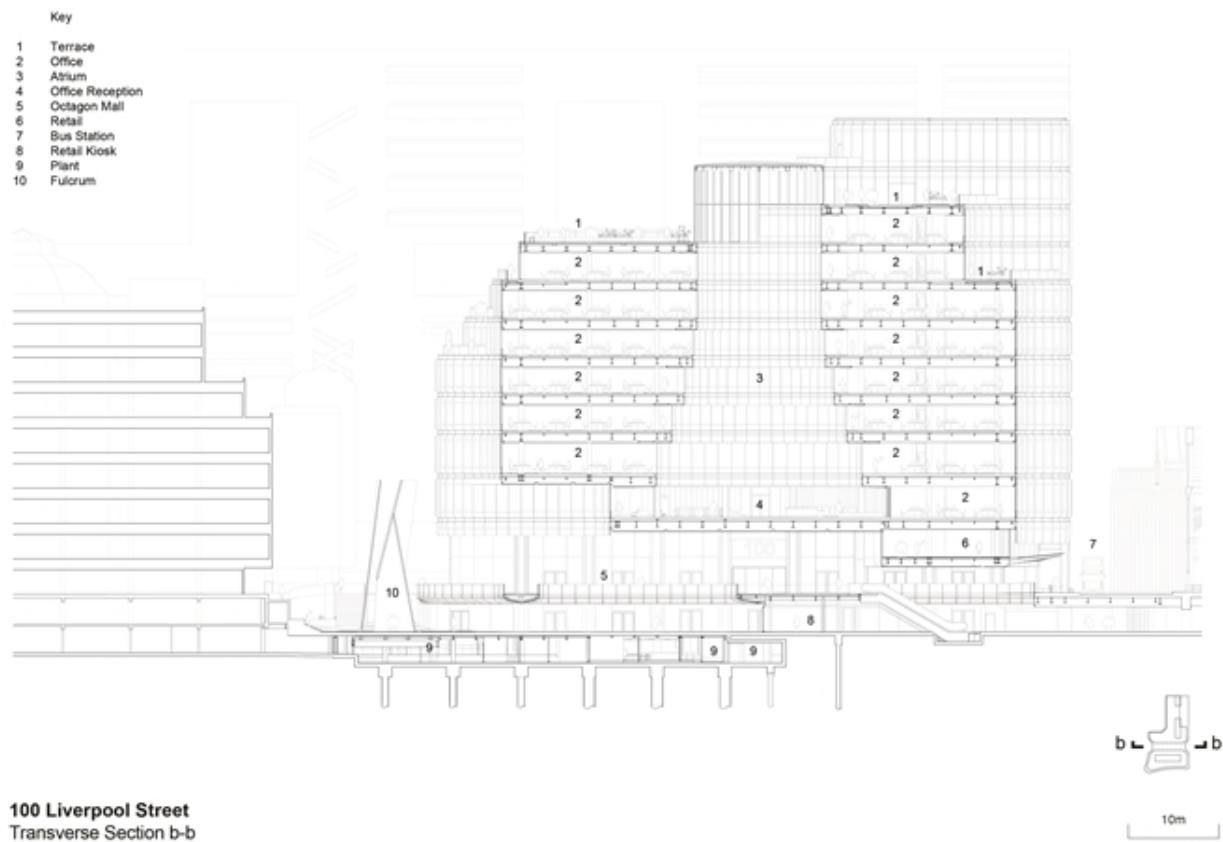
Environmental / M&E Engineers Chapman BDSP

Interior Design Universal Design Studio

Landscape Architects HED

Lighting Design Speirs Major

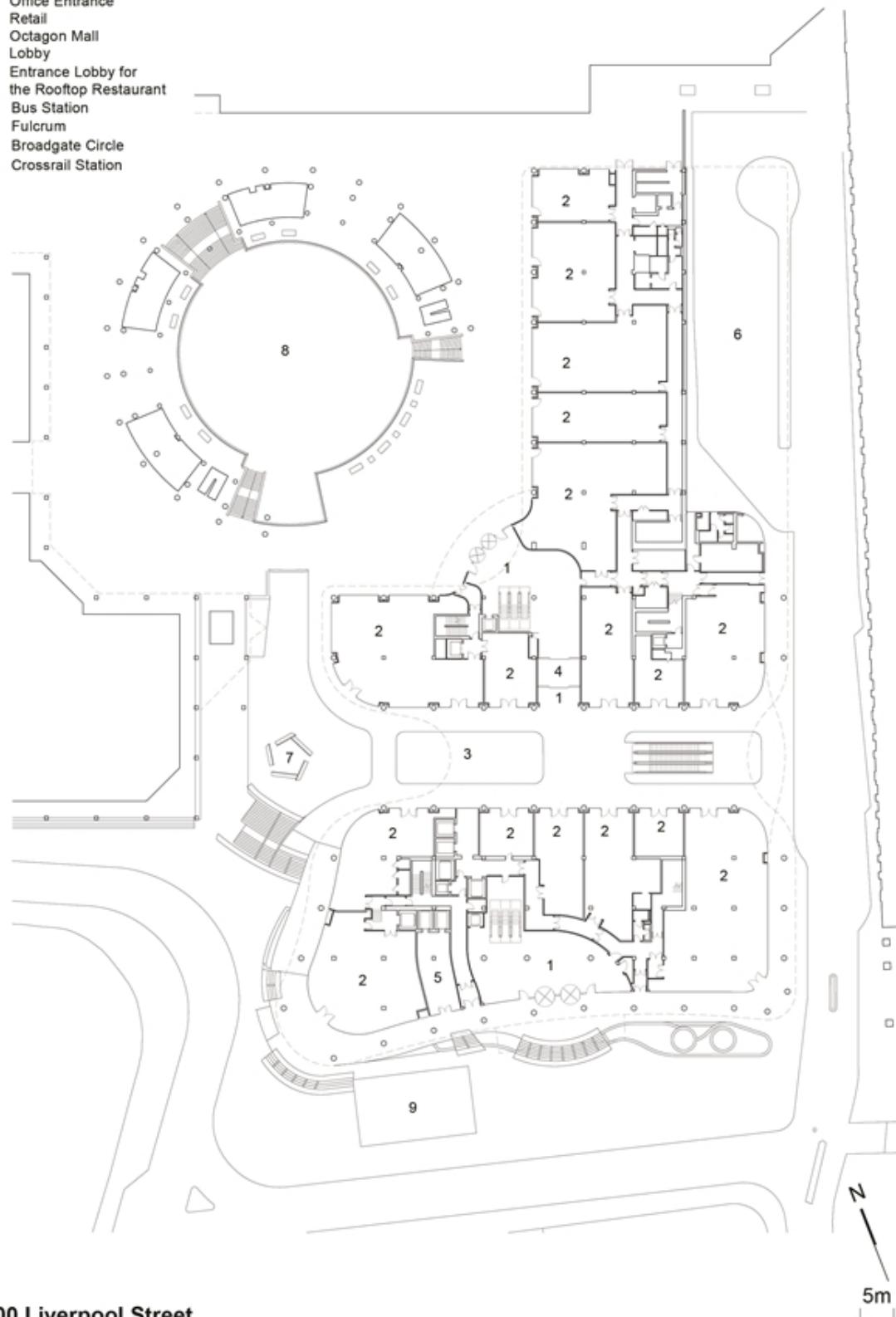
Project Management M3 Consulting

Principal Designer & Transport Arup**Cladding** Focchi**Quantity Surveyor / Cost Consultant** Mace**Access Consultant** David Bonnett Associates**Supporting Services** Veretec**Facade** Billings Design Associates**Sustainability** Greengage**Facade Access** Hilson Moran**BIM** GRFN**Technology** Cordless Consultants**Security** QCIC

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Key

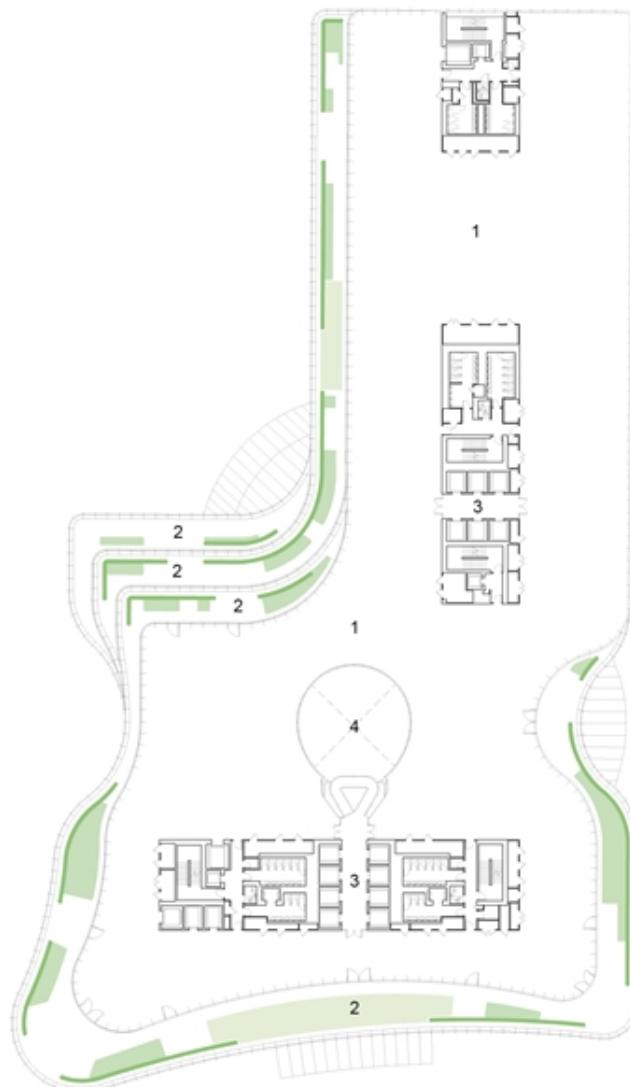
- 1 Office Entrance
- 2 Retail
- 3 Octagon Mall
- 4 Lobby
- 5 Entrance Lobby for the Rooftop Restaurant
- 6 Bus Station
- 7 Fulcrum
- 8 Broadgate Circle
- 9 Crossrail Station



100 Liverpool Street
Ground Floor Plan

Key

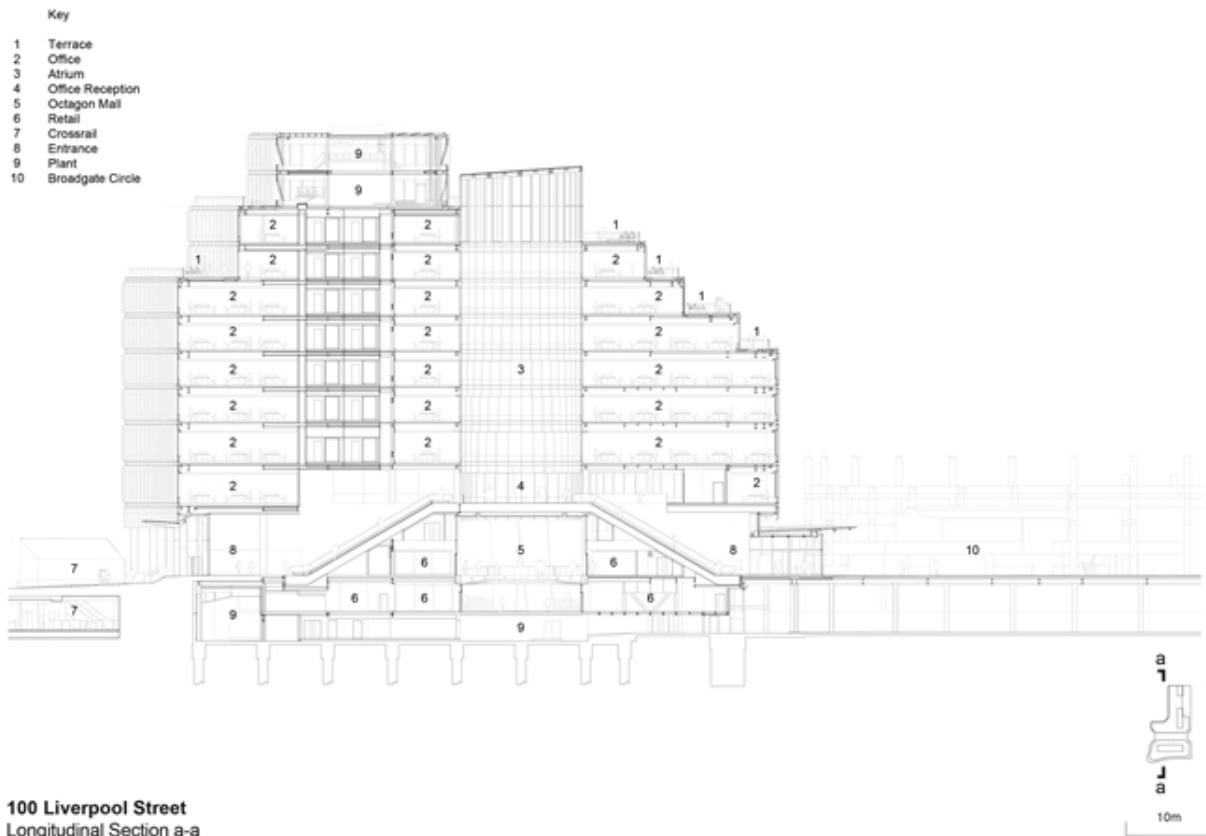
- 1 Office
- 2 Terrace
- 3 Lobby
- 4 Atrium



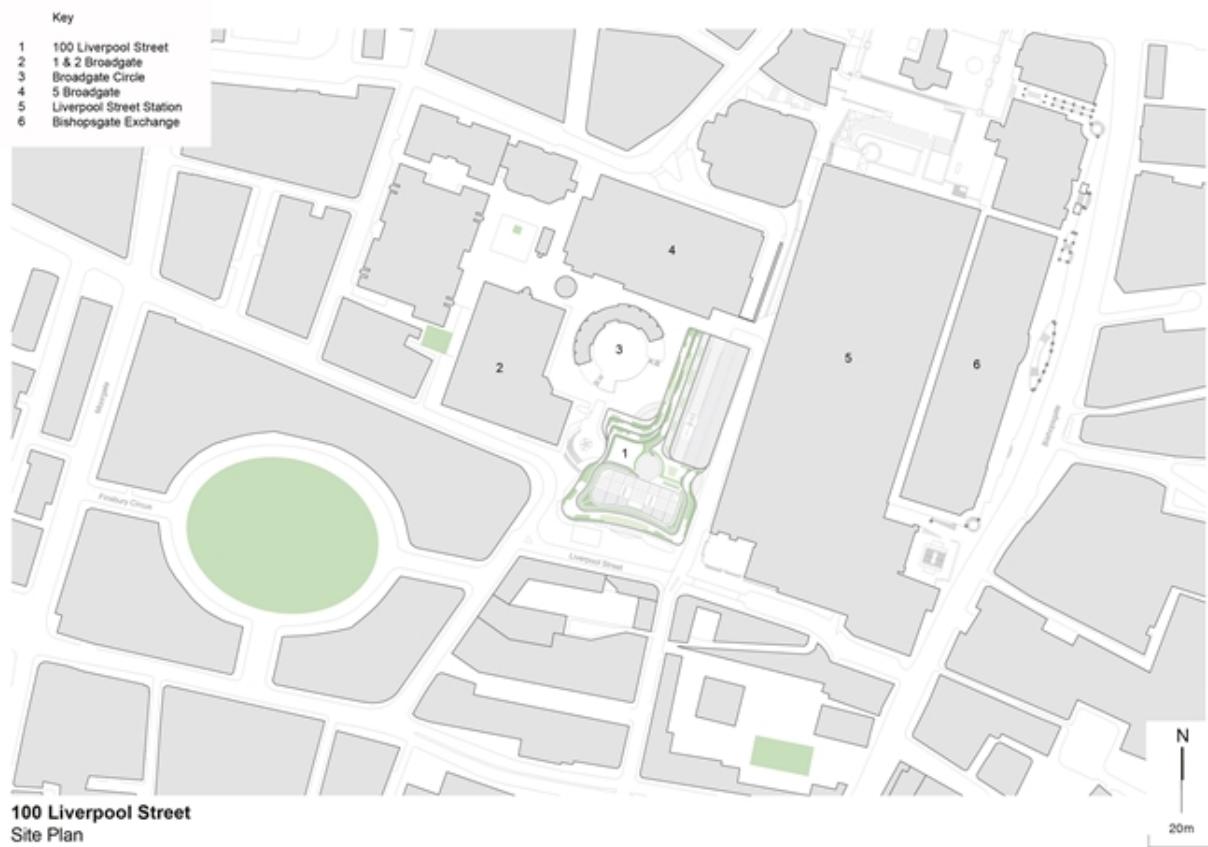
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5m

100 Liverpool Street
Level 8 Floor Plan

© Hopkins Architects



© Hopkins Architects



© Hopkins Architects

245 Hammersmith Road

by Sheppard Robson

Client Legal & General Investment Management Real Assets / Mitsubishi

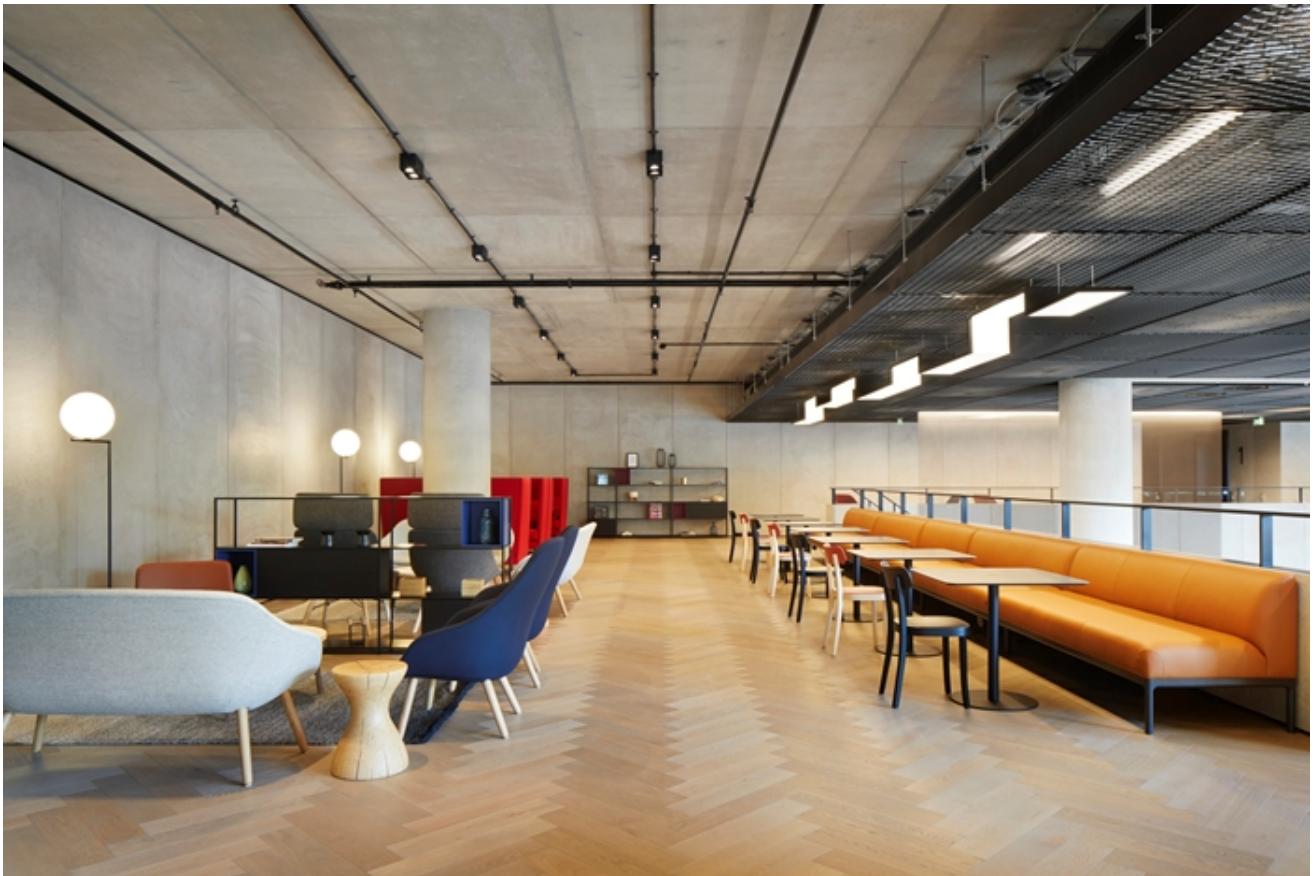
Awards RIBA London Award 2022



© Jack Hobhouse

245 Hammersmith Road is a bold new office building in the Hammersmith Business Improvement District that packs a punch on delivering civic functions and social value. The client's brief was for "an inspiring work environment that connects occupiers, fosters collaboration and maximises productivity, with green spaces for building users and the public". The architect has delivered on all fronts, setting the stage for the client's ongoing commitment to social value.

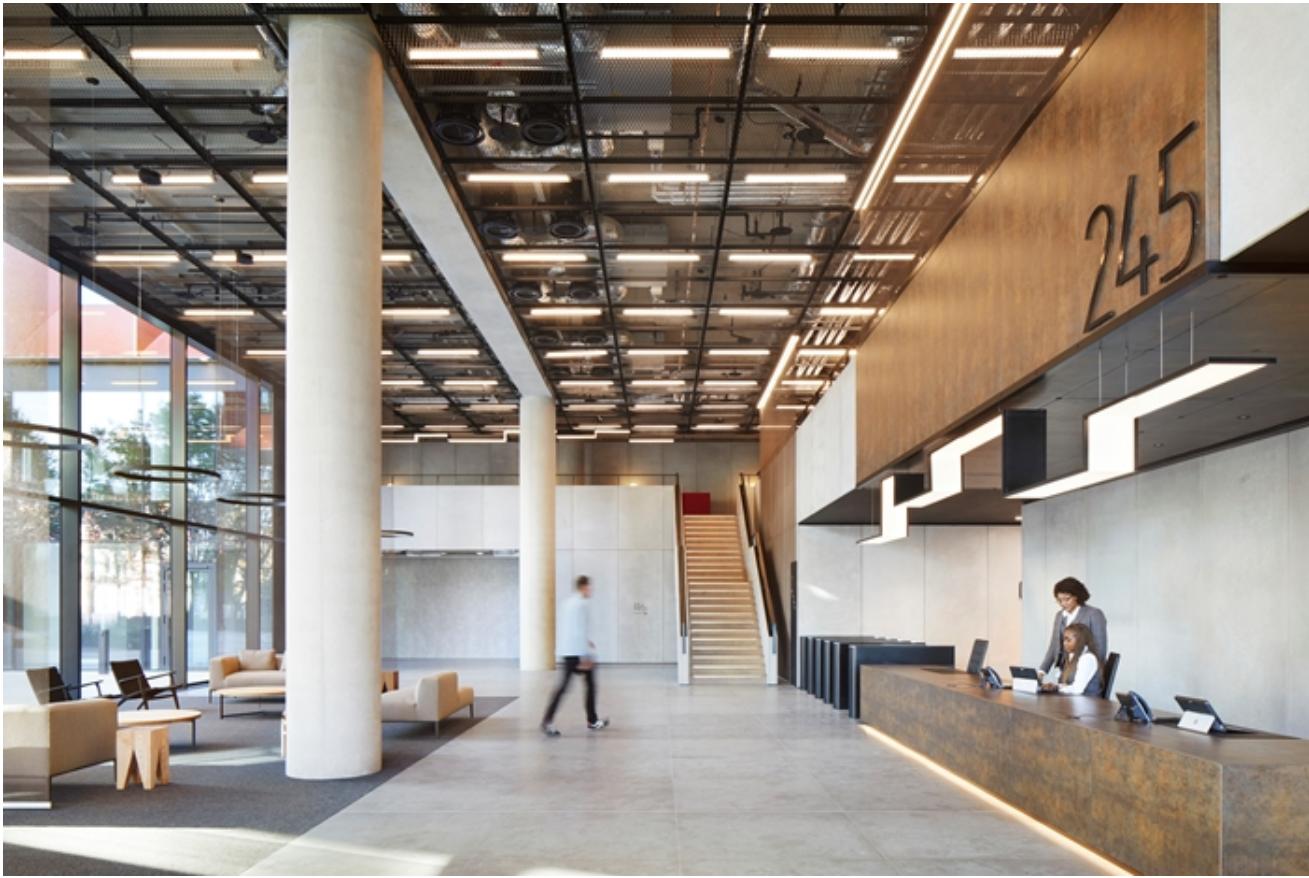
The new block is set back from Hammersmith Road, providing a new streetscape fronted by three new retail units at ground level as well as the building's main entrance. The facades are striking - their red, angled, anodised aluminium cladding panels appearing to change in colour throughout the day and as one moves around the building.



© Jack Hobhouse

A public plaza to the east of the main entrance can accommodate various community events and is intended to catalyse further public-realm enhancements as neighbouring buildings are developed. It is linked to an elevated garden at the rear of the new building up a grand sweep of stairs (and lift) that rise up under the southernmost block. Still open to the public, the garden - which sits atop a retained podium structure hiding vehicular access for deliveries and parking - features lush planters, lawns and external meeting rooms for gatherings and functions.

The building plan is straightforward and efficient - two parallel blocks of accommodation stretching east-west are connected by a core housing lifts, stairs, toilets and service risers.



© Jack Hobhouse

The main entrance is through the northern-most block into a generous double-height lobby, providing ample space for informal meetings and co-working, with a cafe open to the public. The co-working spaces host community meetings. Members of the public are welcome to wander through and use the space.

Beyond the public realm in the offices, generous floor-to-ceiling heights allow for all types of occupiers, from companies in the life sciences to the tech sector. The floorplates are capable of being easily and flexibly subdivided.

There is an impressive range of facilities for encouraging physical wellbeing and active travel, including storage for bikes and scooters, a health and wellness room, changing rooms and showers.



© Jack Hobhouse

The façade is fitted with high-performance glazing. The ratio of glazing is constant, whilst its depth of recesses varies to minimise solar gain and reduce the indoor cooling load.

Other sustainable considerations include thin post-tensioned slab construction to reduce concrete use; precast edge beams formed with a percentage of ground-granulated blast-furnace slag to reduce cement and carbon content; reusable formwork; recycled aggregate and steel reinforcement.

The energy strategy uses high-efficiency, demand-led MEP systems, while solar panels generate energy on-site. Together with the building's efficient form factor and its shallow floor plan, these factors all contributed to a 'Design for Performance' accreditation.

Internal area: 36,382.00 m²

Contractor: Lendlease

Services Engineer: Hoare Lea

Cost Consultant: Alinea

Principal designer: Potter Raper Partnership

Structural Engineers: WSP Group

Landscape Architects: Exterior Architecture

Ecology consultant: The Ecology Consultancy

Façade consultant: FMDC

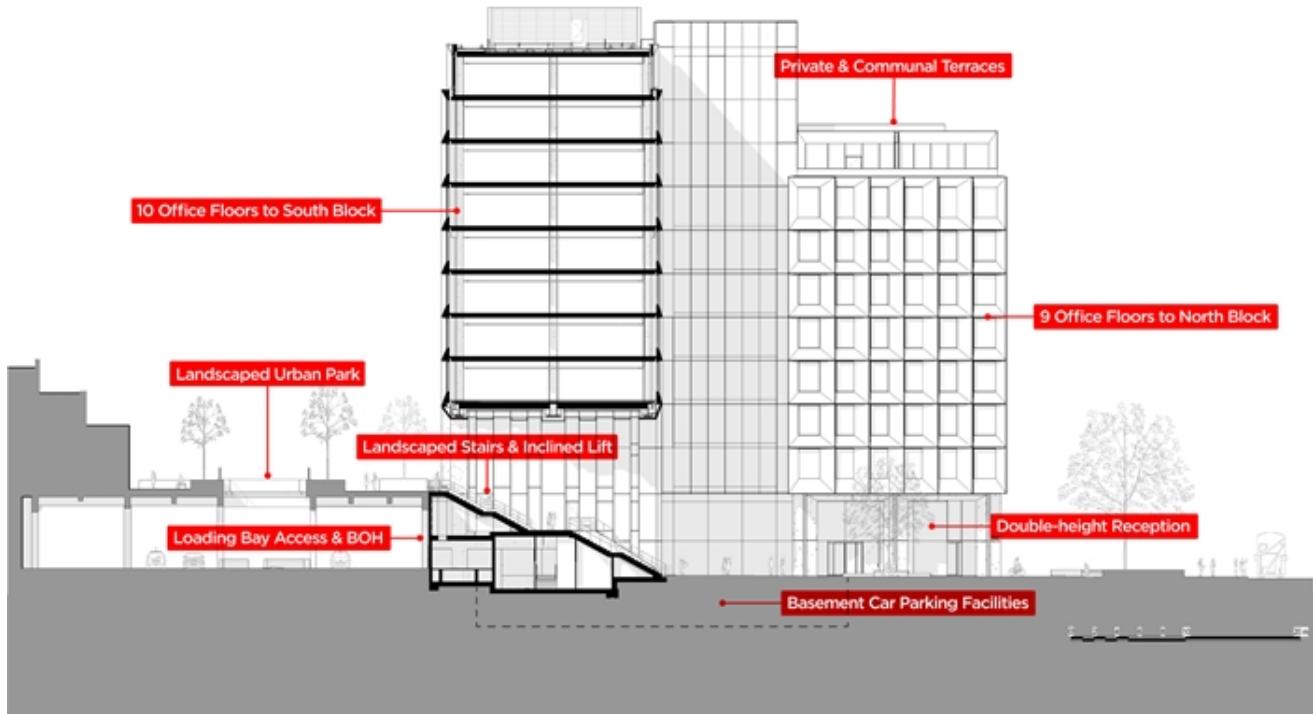
Planning consultant: Avison Young/Daniel Watney



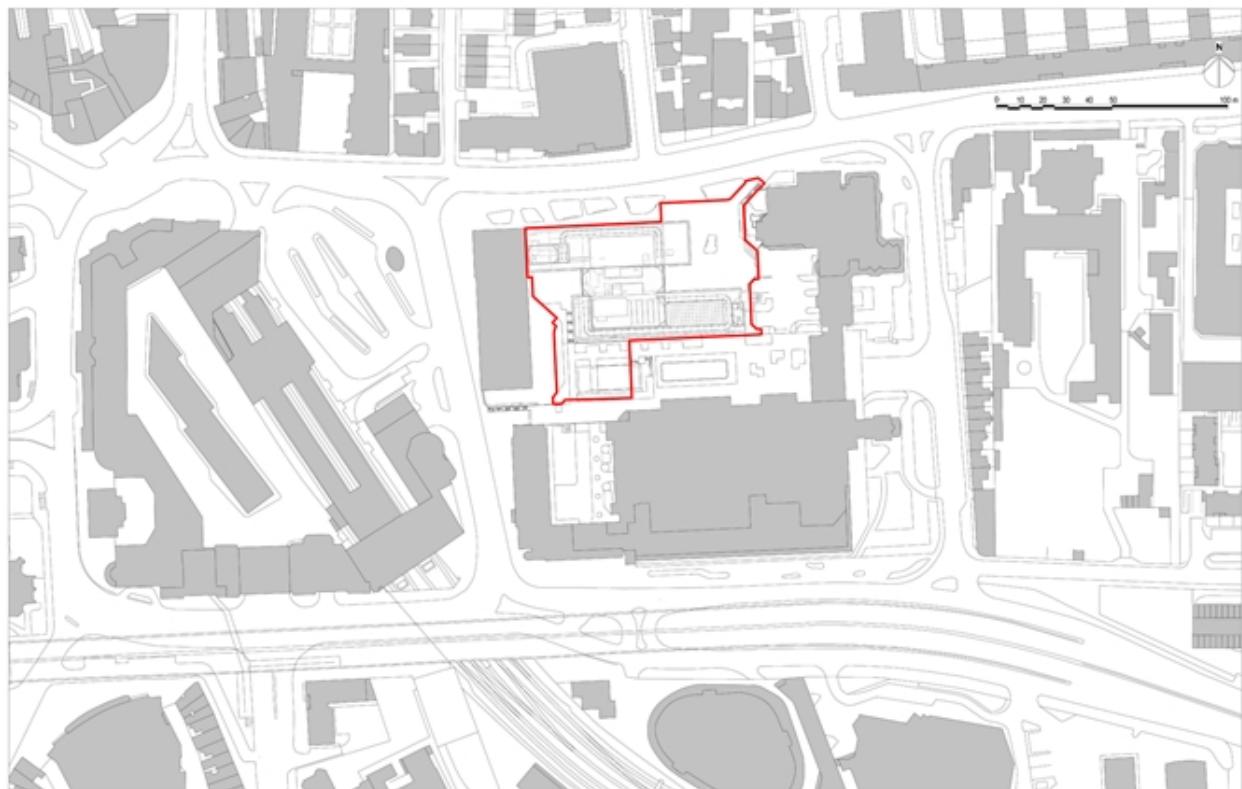
© Jack Hobhouse



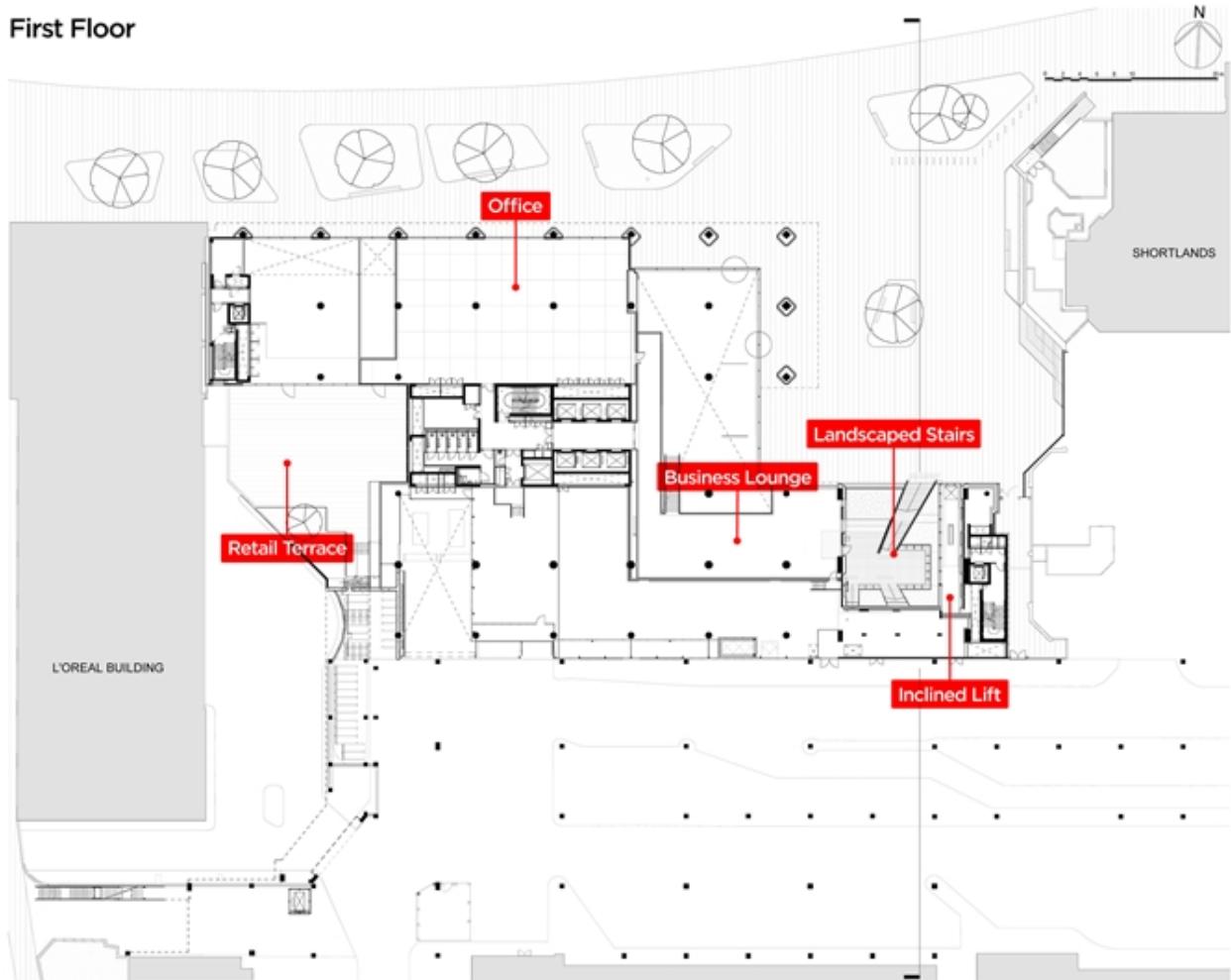
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Section

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Location

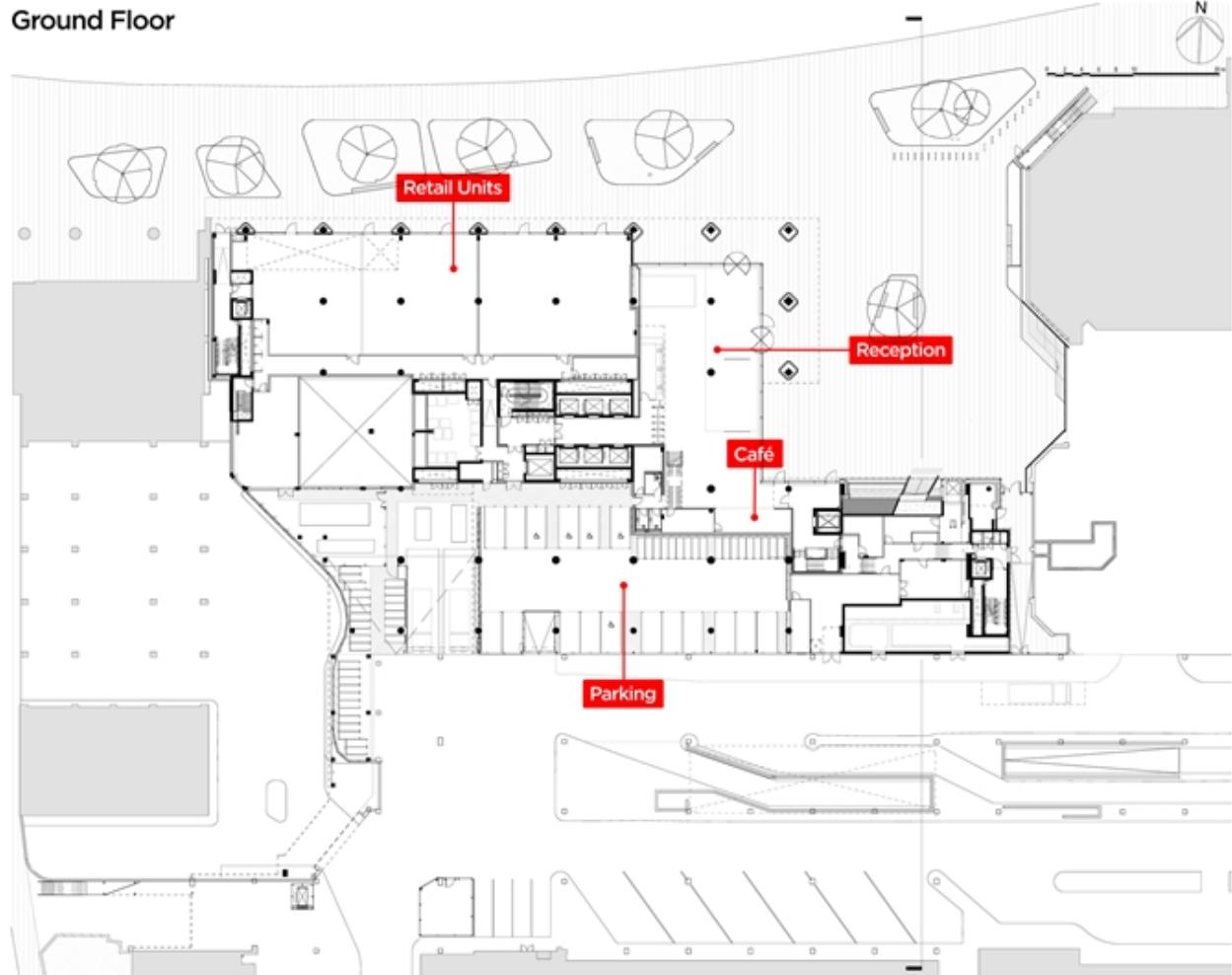
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First Floor

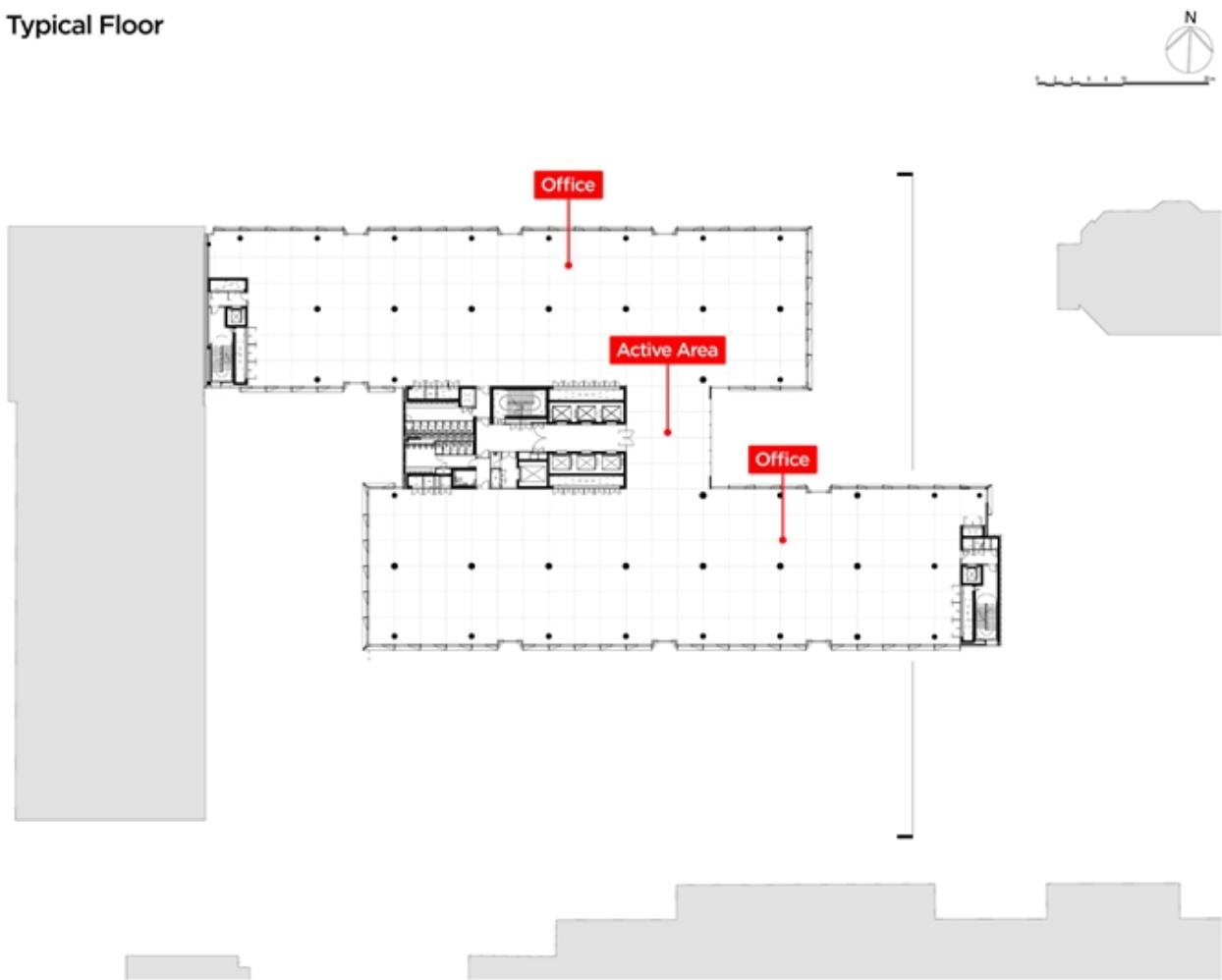
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Ground Floor



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Typical Floor

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