

10 Crown Place, London EC2

This project was won in a limited competition to design an eight-storey office development on a site immediately north of Broadgate in the City of London.

The site is in a conservation area and it was necessary to demolish a building to enable redevelopment. Through analysis of the neighbouring nineteenth century warehouse buildings, we developed a modern contextual design. The planning authority recognised that it would

be an enhancement to the area, a pre-requisite for conservation area consent and demolition. We also achieved an additional floor of accommodation and obtained planning consent within a short period.

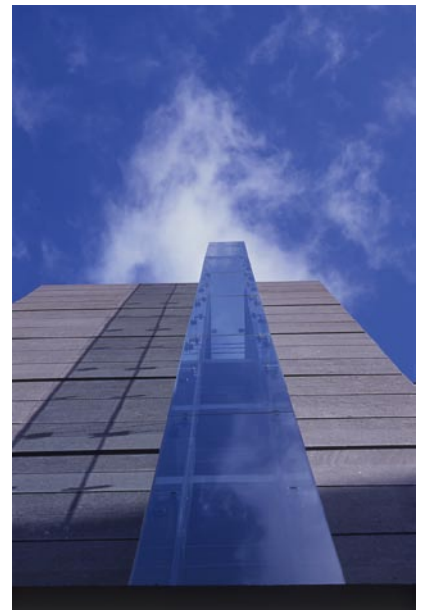
The building provides 5,400m² of air conditioned space on six floors above ground with additional office space on a lower ground floor. Construction is of grit blasted re-constituted white concrete stone



columns and beams, textured stainless steel intermediate columns and finely detailed clear glass projecting bays.

The interior is fitted out with high quality materials in the reception area, stairs and lavatories. The building has a very efficient net to gross ratio and its floor plate configuration is suitable for dealing desks or conventional cellular offices, allowing for a wide range of tenant requirements.

We were also commissioned to design a new public space in front of the building. This includes unique paving, seats and lighting.



1 2
3

- 1 Reception
- 2 Long window
- 3 Detail of bay

Client: Earl Estates
 Completed: 1998
 Cost: £8.3m