6 OFFICE
6.1 Introduction

The office development is organised into three volumes and follows the design principle of a ‘family of buildings’ to create distinct spaces of different size and shape. This creates a mix of three key lettable areas, with an appropriate degree of richness and identity rather than one large single space. The ‘connective tissue’ between these three key lettable areas contains the main lift lobby, a central internal atrium and an additional lettable space that can be assigned to any of the three main office areas as work/meeting space, or as an extension of the lift lobby.
The office occupies floors 1 to 5 of the development comprising office use (class B1) above ground level. The ground floor provides an entrance area, a reception and a flexible open lobby space for the floors above. As noted in the previous section, the main entrance hall at ground level is linked to two retail units. It is envisaged that these units will enhance the space with additional seating and tables to provide a casual meeting/work space, acting as an extension to the office waiting area.
6.3 Amount

The proposed building is comprised of 16,937 m² (GIA) of office use. This area includes all dedicated facilities and a portion of the shared plant/servicing areas located at ground floor and basement.

The building is designed to maximise the amount of lettable workspace, while responding to a series of key parameters, such as providing flexible layouts, maximise access to daylight and external break-out spaces and best-practice design that follows the BCO guide, all within a massing approach that ensures the building is scaled appropriately to its surrounding context.

<table>
<thead>
<tr>
<th>Office (m²)</th>
<th>GEA</th>
<th>GIA</th>
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<tbody>
<tr>
<td>06</td>
<td>186</td>
<td>167</td>
</tr>
<tr>
<td>05</td>
<td>2,511</td>
<td>2,376</td>
</tr>
<tr>
<td>04</td>
<td>2,739</td>
<td>2,588</td>
</tr>
<tr>
<td>03</td>
<td>2,897</td>
<td>2,742</td>
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<tr>
<td>01</td>
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<td>2,742</td>
</tr>
<tr>
<td>00</td>
<td>1,657</td>
<td>1,589</td>
</tr>
<tr>
<td>B1</td>
<td>2,205</td>
<td>1,991</td>
</tr>
<tr>
<td>Total</td>
<td>17,993</td>
<td>16,937</td>
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The office buildings occupy the five levels above ground. With a typical floor-to-floor height of 3675mm, a generous ground floor height of 5100mm and an overall height from ground to the main roof parapet of approximately 23,850m.

Its scale picks up the main datum of the Masterplan and responds to its existing neighbours with setbacks. These setbacks create a sense of cohesion and provide external breakout spaces that are directly linked to the office floors.
6.5 Layout

6.5.1 GROUND FLOOR

The ground floor is a generous space organised around a central internal lightwell. From here, visual and physical connections are possible in multiple directions. The space is semi-public with informal working/meeting areas and potential for adjacent retail units to spill into this space. The space allows a direct connection between the Dock and the former Dock Offices through the building. The office lift lobby is located adjacent and is accessed via a reception area and security barriers. The area north of the lift lobby connects visually with a small garden.
6.5.2 TYPICAL OFFICE FLOOR

The core of the office comprises of a side core arrangement. The main services are located towards the northern end of the building, including the main passenger lifts (linked with the loading bay at ground) and most of the WCs, organised around the residential core adjacent. A small secondary office core shared between buildings A and B is located towards the southern end. This arrangement creates a clear spatial layout of the main office areas, allowing for flexible future use and clear sightlines for improved visual connectivity within the building.

The building has been designed to be fully sprinklered and caters for two fire fighting cores at the north and south ends. Escape stairs are allocated to each core, satisfying the fire strategy as refined with the fire engineer and presented to Building Control. The southern stair is articulated as an external stair. Both stairs have access to natural daylight.

While the main office areas will have exposed concrete soffits, the connective tissue in-between the main buildings has been designed using a Cross Laminated Timber (CLT) construction. This creates a distinct character that contrasts with the main office areas and allows flexibility post completion to create internal stairs or visual connections between floors.
Typical floor plan - indicative multi tenancy arrangement
6.5.3 **TERRACES**

All office floors, with the exception of the second, have access to external terraces. Some are small balconies, and others, which are more generous, have been created by stepping back the upper floors of buildings.

<table>
<thead>
<tr>
<th>Floor</th>
<th>05</th>
<th>04</th>
<th>03</th>
<th>02</th>
<th>01</th>
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<tbody>
<tr>
<td>Area (m²)</td>
<td>190</td>
<td>135</td>
<td>40</td>
<td>0</td>
<td>130</td>
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</tbody>
</table>
Fourth floor plan

Fifth floor plan

West facing terrace

East facing setback
6.5.4 FLOOR TENANCY SPLIT

The three buildings offer different floor areas, which can be combined to let a whole floor to a single tenant, or multiple floors can be combined into individual ‘buildings’. This allows considerable flexibility regarding current and future market fluctuations.

A single let would be the most efficient scenario allowing the central spaces to be lettable area. A lobby will be required to become landlord area if a typical floor is subdivided into several tenancies, to allow access to each tenancy independent access.
Two tenants – indicative layout

Three tenants – indicative layout

Example of typical upper floor arrival with multiple tenants
6.6 Appearance

6.6.1 Order and Articulation

The office buildings pick up the local vernacular, referencing the brick warehouse typology of Rotherhithe and in particular the neighbouring former Dock Offices building. With Plot A1 located at the prominent corner of Surrey Quays Road and Deal Porters Way, it carries the role of mediating between the small grain of the existing context and the larger blocks of the emerging development.

This is achieved by breaking down the mass of the plot as described in earlier passages of this report. It is further refined in the setbacks of top floors and the treatment of elevations by picking up a facade grid that responds to the various orientations and adjacencies.

With the building frontage facing the emerging High Street, and the wide views across Canada Water, the facade grid responds with a double window bay articulation, resulting in a 6m grid. Taking this around the south-east corner, it also emphasizes the exposed corner of this building at the end of the High Street. From here the facades reduce to a smaller grid of 3m, still with a recessed spandrel panel. Once facing the former Dock Offices towards the west, the buildings are articulated by a simple punched opening facade with a single order.
6 Office

Office order fronting Deal Porters Way

Office order fronting former Dock Offices
Bay Study – Office A facing east towards the dock
Bay Study – Office B facing south towards Plot A2
Bay Study – Office C facing west towards the former Dock Offices
Bay Study – Office Infill facing west towards the former Dock Offices
6.6.2 **ELEMENTS AND DETAILS**

The proposed office buildings are rich in detail. Inspired by Victorian buildings in the area. Particular attention is drawn to the entrances, canopies, balconies, balustrades and window reveals. Metal profiles, patterned panels, brick inlays and mixes of differently coloured bricks add detail and depth to the design.
Details of nearby warehouse precedents
Top floors
The office buildings follow a tripartite order, comprising a retail base and a double order at the top. The latter is set back in areas and thus forms amenity space for office users.
Recessed gallery on the upper floor of the office
Windows
Reference is made through the use of Crittall-style windows, historically used on large warehouse openings. These characteristic windows are used on both office buildings and the residential tower and help tie the different elements of the buildings together.
1:200 model showing Crittall-style windows
Metalwork

All metalwork on the office buildings, derived and redefined from local precedents, is designed consistent for all buildings, and adds detail to the overall appearance. This includes not only balustrades, gates and louvre covers, but also the fenestration.

Metal panels in the window surrounds enlarge the openings externally to emphasise the brick columns and spandrels in equal sizes.

Where metal panels are used, a common ornamental pattern will link these elements together. This will range from balustrades, plant screens, window screens and gates to perforated ventilations louvres. The pattern is designed to accommodate various required openings in the screens for its different purposes such as air flows and visibility.
Metalwork of office building B
Louvres and ventilation
Several perforated panels have been placed throughout the buildings facades. Though some are purely aesthetic and provide richness to the facade, others incorporate a more practical role. Such as:

- **Basement ventilation and smoke extract**
  Smoke extract and exhaust air from the office Air Handling Units (AHUs) located at the basement will be discharged to the atmosphere via louvres in the facade at high level ground floor.

- **Retail units air intake/extract**
  General intake and exhaust provisions have been made available to the retail units, via high level louvres positioned around the perimeter facade at ground floor. Kitchen extract from these units will either be taken to roof via one of the allocated future tenant risers or, using ecology filtration, discharge via their own facade louvres.

- **Office fresh air intake**
  Six supply and extract AHUs will be provided within the Basement. Outside air will be drawn in from the 6th floor and Ground floors facade. Consideration is given to separate intake and discharge locations (preferably >10m separation).

- **Electrical sub station ventilation**
  The electrical sub station room will be equipped with full height perforated doors that will allow for the required ventilation.

- **Upper floor plant screens**
  The 6th floor and top floor plant areas will be screened with perforated panels that allow for ventilation and screening.

All these metallic panels will be perforated with a motive that can be varied to suit visual articulation, scale, perforation and function.
Basement ventilation: 1m strip high level

Basement ventilation: high level strip above 2.20m or gates

West elevation

South elevation
Canopies
The main entrance to the office building is marked out by a generous, suspended canopy. Its design is inspired by historic canopies, with an expressed structure and refined connection details.

From top to bottom: Waterstones Piccadilly, Selfridges Oxford Street, Kings Cross Station
Main office entrance with canopy (signage indicative - to be detailed at a later stage)

Office canopy in context