

**ALLFORD  
HALL  
MONAGHAN  
MORRIS**

# **1 Finsbury Avenue**

**Information  
Pack**





For further information please contact:

**Anna Bazeley /Justine Beaucourt**

Allford Hall Monaghan Morris

Morelands

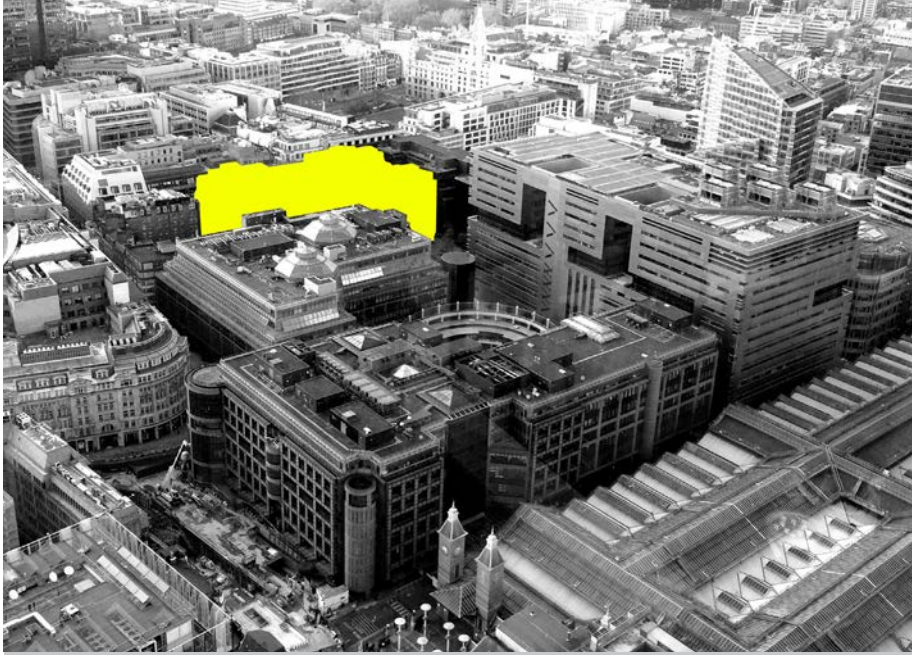
5-23 Old Street, London

EC1V 9HL

T: +44 (0)20 7251 5261

E: [press@ahmm.co.uk](mailto:press@ahmm.co.uk)

# 1 FINSBURY AVENUE



Sector:	Commercial/Mixed use
Location:	Broadgate, City of London, UK
Address:	1 Finsbury avenue London EC2M 2PF
Client:	British Land
Contract value:	c.£65 million
Start:	June 2017
Completion:	Phased from February 2019 to July 2019
Contract type:	Construction Management

1 Finsbury Avenue is a Grade II listed building constructed in the early 1980s by Arup Associates (Peter Foggo). As the first building in the Broadgate development, it was significant in defining the speculative office typology in London.

The recent refurbishment makes a number of modest interventions including roof terraces and a permeable ground floor. Shifting the emphasis from single tenancy to mixed-use retail, leisure and flexible co-working office space targeting tech occupiers reinforces British Land's vision for a vibrant masterplan and public realm. The ethos 'Raw is More' repositions the nature of office space within the City. The project re-establishes the public route through 1 Finsbury Avenue; an important element in activating the ground floor and connecting this building with Finsbury Avenue Square and the Broadgate Campus. In the centre of the lower atrium there is an installation designed in collaboration with artist Morag Myerscough which acts as a beacon of how this architecturally important and flexible office building has once again been reimagined. The result is an exciting

## PROJECT TEAM

Client :	British Land + GIC
Architect :	Allford Hall Monaghan Morris
Project Managers:	M3 Consulting
SMEP/Facade/Transport/Acoustic/ BREEAM Engineer:	Arup
Cost Consultant:	Equals
Construction Manager:	Sir Robert McAlpine
Planning Consultant:	DP9
Heritage/Townscape Assessment:	Tavernor Consultancy
Access Consultants:	David Bonnett Associates Gensler

## AREAS

Floor area:	c. 36,450 m <sup>2</sup> GIA
-------------	------------------------------

## ALLFORD HALL MONAGHAN MORRIS TEAM MEMBERS

Paul Monaghan, Laura Stephenson, Adrian Williams, Tom Wells, Elena Angulo, Pablo Arias, Emilie Mauffrey, Vlad Tenu, Gary Miller, Steven McCloy, Chris Harber, Jonathan Ward, Graham Burn, Ben Leach, Bruno Vanhaesebrouck, Kevin Park.





IFA

IFA





## PROJECT DESCRIPTION

### Introduction

1 Finsbury Avenue (1FA) is a Grade II listed building constructed in the early 1980s by Arup Associates, led by Peter Foggo. It was the first building of the Broadgate development and was significant in defining the speculative office typology in London. Thirty-five years on AHMM had the opportunity to sensitively refurbish and adapt this architecturally important building. The refurbishment makes a number of modest interventions including the addition of roof terraces and an opening up of the ground floor.

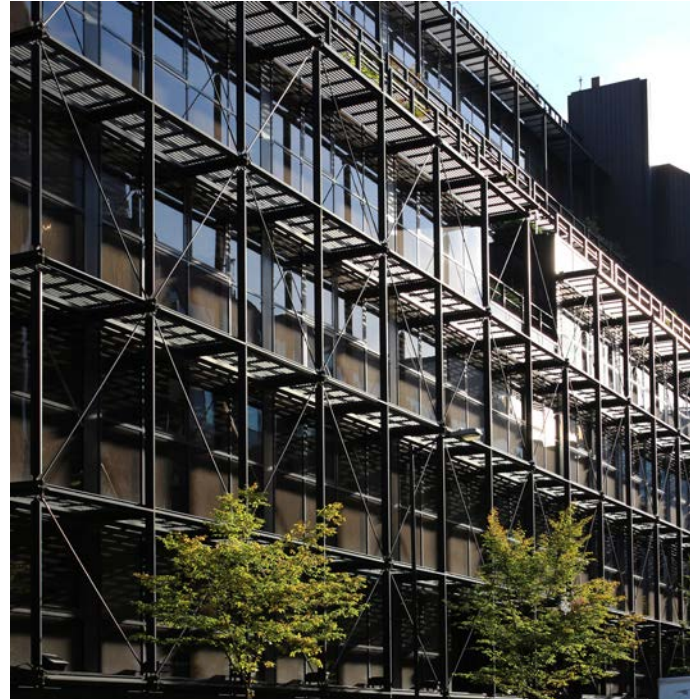
### Background

British Land's vision is for Broadgate to become the heart of this exciting and diverse part of London, and to offer a vibrant place to work, shop and relax in one of the best-connected Central London locations. The Broadgate Vision underpins British Land's approach to development and asset management on the campus and forms an important part of the brief for 1FA.

1FA has been refurbished to create a truly mixed-use building with a wide range of contemporary uses. This includes a ground floor with potential for retail/leisure/restaurants, and on floors 1 to 7 a variety of office spaces surrounding the central atria with cycle parking in basement. On the roof, the building's occupiers can enjoy new terraces and associated amenities.

The ability to add more retail, leisure uses, and animate the public spaces, is an important part of British Land and GIC's broader plans to transform Broadgate into a world-class mixed-use destination and it is envisaged the offices will appeal to a wide range of potential occupiers.

The Broadgate development, conceived in the early 1980s, combined extensive public space with large commercial office spaces which were rare at that time. Broadgate was able to generate a sense of place with its routes and spaces, which has created a unique sense of identity for the Campus.





## SITE AND CONTEXT

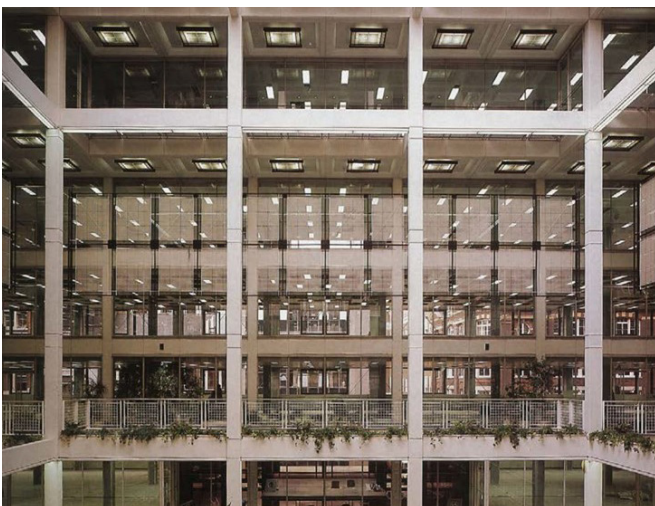
### Broadgate history

The Broadgate development was innovative from the outset in the way it reused redundant railway property (the former Broad Street Station and the adjacent goods yard, long used as a car park). It benefitted from proximity to Liverpool Street Station, a major commuter node for the City. The reconstruction of the station is often seen as a successful compromise between modern transport requirements and the imperative to retain historic buildings. This includes the construction of a raft over an area of the Liverpool Station platforms. This raft supports Exchange Square and Exchange House to the north, as well as the run of large blocks 135 – 199 Bishopsgate, designed by SOM to the east.

The development site, once considered a 'fringe' area, has a strong introverted character because of its mid-1980s context. The articulated building facades and public spaces were designed to generate a 'day one' critical mass. The development had to gain a foothold with the large financial institutions, which it sought to attract. The Broadgate Circle embodies the inward-centric nature of the development and provides drama and a sense of theatre, which has endured for many years.

The last 25 years have seen considerable commercial growth as the City development has pushed north encompassing Broadgate. Due to its altered setting Broadgate needs to become more permeable, with a seamless boundary into the City and the northern City Fringe. The identity, which has allowed Broadgate to flourish, however, needs to evolve for modern requirements.

Throughout Broadgate's 30-year history, it has maintained a desire to renew and enrich this part of the City and continue to serve the needs of the rapidly growing and diversifying population. As such, British Land, and their joint venture partner GIC, have embarked on a 10-year framework with Sir Robert McAlpine to deliver the vision.





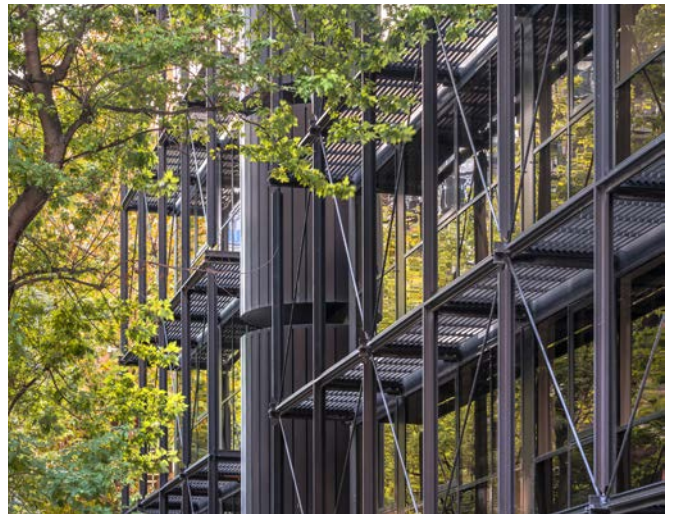
## SITE AND CONTEXT

### Site

1 Finsbury Avenue is a Grade II listed building bounded by Wilson Street to the west and Finsbury Avenue Square to the east. To the north is Whitecross Place with Eldon House to the south. The site is 5,903.42 sq. (or 0.59 ha), and the building occupies most of the site. The building is located within the Broadgate Campus situated in the north-eastern corner of the City of London and adjacent to the boundary with the London Boroughs of Islington and Hackney. The site is very accessible with numerous transport links in proximity including Liverpool Street Station, located directly to the east of the site. The station is both a Network Rail terminus station and a London Underground station, served by the Central, Circle, Hammersmith & City and Metropolitan lines. There will also be a Crossrail station, and this is likely to increase significantly footfall in the local area. Broadgate contains around 445,900 sq. of space and is currently the workplace of around 30,000 people. Many more people use its shops, bars, restaurants and public spaces, the latter a highly popular feature of the area and acknowledged as an important new asset for the City.



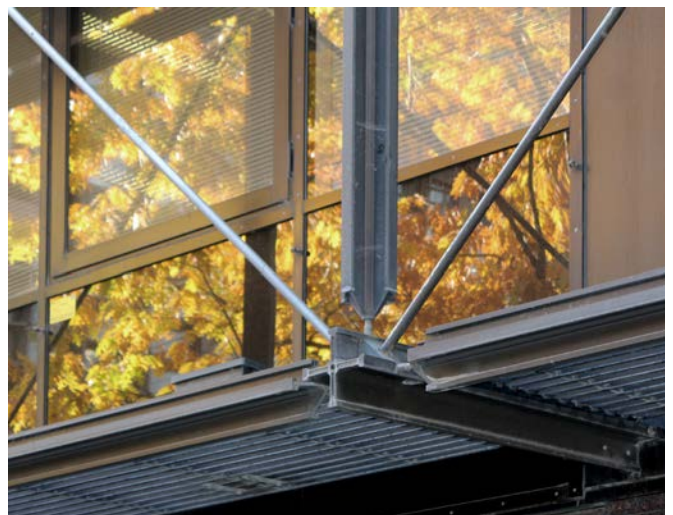
Finsbury Avenue Square view



Brise soleil and bullnose stair towers



View from west terrace



Cruciform node



## PROJECT DESCRIPTION

### Change in strategy

1 Finsbury Avenue was Grade II listed in January 2015 following extensive discussions with Historic England and the City of London.

The previous consented scheme by Arup Associates involved a full remodelling and extension of the building by two floors including providing two new cores. Improvements were to be carried out to the facade to satisfy modern performance standards and deliver a significantly longer building life. This approach involved high initial capital expenditure and a long construction period.

AHMM proposed a lighter touch refurbishment, which excludes the two-storey roof extension and retains the stairs cores. The proposals ensure the building can be refurbished and delivered to the market much quicker. The facade and plant equipment are repaired and upgraded where required. Along with this shift in capital expenditure and procurement.

British Land and GIC believe 1FA offers an exciting opportunity to deliver on their ambition to diversify the tenant mix at Broadgate, both in terms of sector and size. They want to use the building design and the leasing strategy to position the building as a next generation hub for tech and creative businesses and create a catalyst for change at Broadgate. To support this strategy and the wider desire to improve the retail and leisure on the campus, they want to open the ground and experiment with uses which draw people into the building to create an integrated mixed-use facility. The final strand of the strategy is to offer occupiers flexibility, both in terms of design and leasing, so that British Land can support them as their needs change.



Changing occupiers in the City fringes

## KEY IDEAS AND CONCEPTS

The ethos 'Raw is More' repositions the nature of office space within the City. AHMM has re-established the public route through 1 Finsbury Avenue, an important element in activating the ground floor and connecting this building with Finsbury Avenue Square and the Broadgate Campus.

The following stories have been integral in the design process:

### **Raw is More**

Embracing the as found and an honesty in exposing the existing structure and what new materials are put back in.



### **Lean & Green**

Aiming for BREEAM Very Good, reusing an existing building and ethical considered sourcing of new elements.



### **Live Well**

Creating the facilities and environment, which promotes the wellbeing of the users.



### **Outdoor Space**

Embracing the opportunity and importance of providing diverse range of outside space required in modern buildings.



### **Flexible Spaces**

Continuing the Peter Foggo legacy of creating a speculative office building that is truly flexible and adaptable over time.



### **Work Rest Play**

A truly mixed-use building catering for the varying needs of its population.



### **A new public room**

Re-establishing a welcoming and permeable ground floor to facilitate a route and provide a new destination.



### **Office as gallery**

A flexible and changing space for culture and display, light airy, restrained and civic. Next generation office reception.



### **Secure**

A safe environment for users and visitors.



### **Daylight**

Providing work and leisure space flooded with natural light, using tunable LED with Circadian Rhythm.



### **Two worlds**

Working with the two atria to embrace their different qualities and diversity.



### **Reboot**

A complete transformation and reimagining of the building to attract a new demographic - the tech creative occupier



Column splice at Level 5



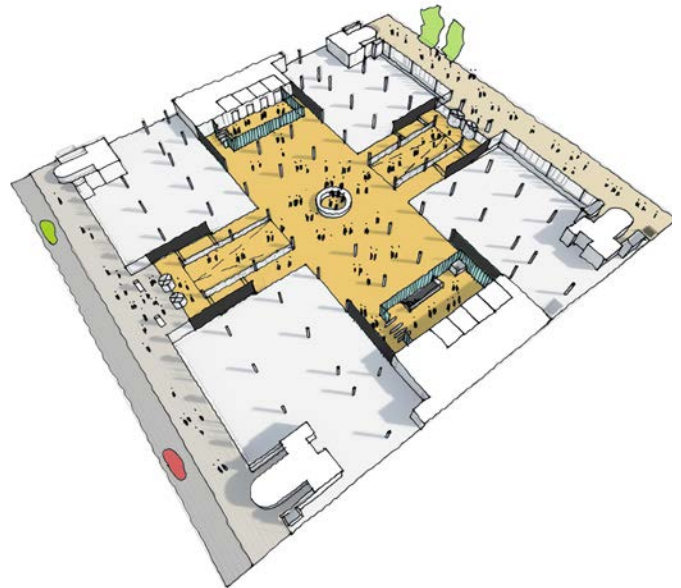
## LOWER ATRIUM, GROUND FLOOR AND PUBLIC REALM

### A new public space

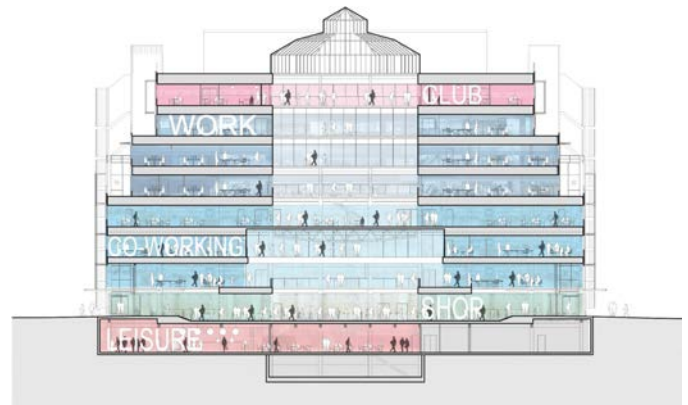
The ground floor is a mixed-use community of leisure, retail, and cafe/restaurants. A new route is re-established through the building bringing people into the space to enjoy these facilities or access the offices above.

The circulation cruciform space is generous and intends to be a flexible area where a retail unit can inhabit or where there might be temporary pop-up stalls or art installations. The lower atrium is conceived as a gallery-like space to hold all these functions together; a destination or go-to space with inherent character of its own.

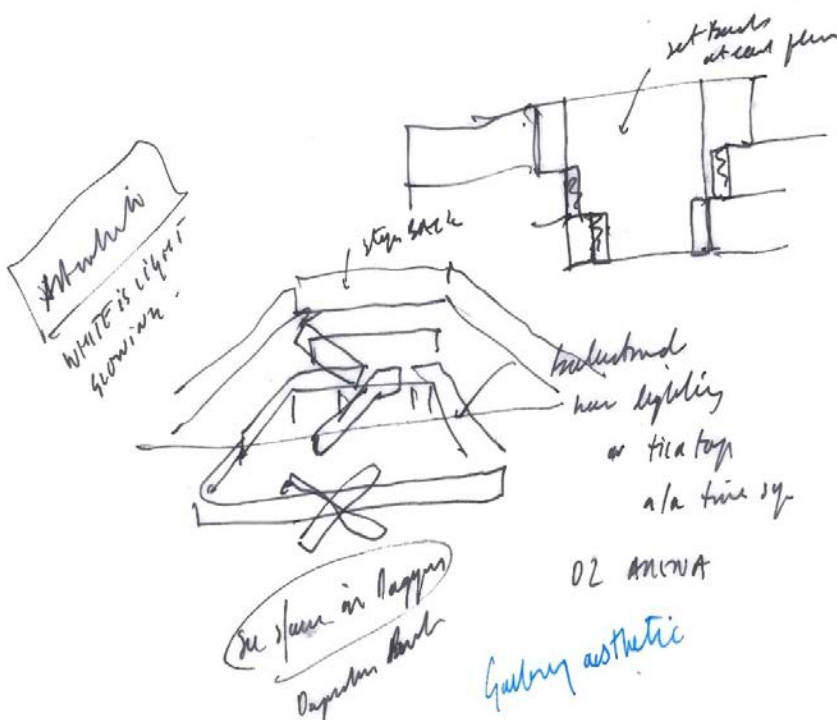
The original building had a route through from Wilson Street to Finsbury Avenue Square and the proposals have restored this original concept. During the UBS fit out in the 1990s, the level 3 atrium floor was infilled creating two atria. This refurbishment responds to these two distinctive atrium worlds and the brief was developed around embracing their separate characteristics and feel.



Early concept sketch for new public route



Truly mixed use building

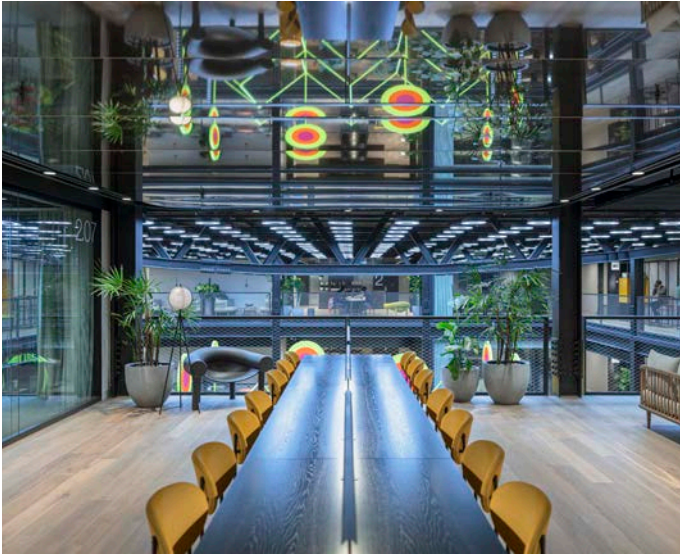




## LOWER ATRIUM, GROUND FLOOR AND PUBLIC REALM

### Co-working

Storey, two balconies of co-working breakout space fitted out by Gensler, overlook the new public room and the cruciform shape of the office reception. It is intended that the breakout space and public activities below complement each other and add to the animation and ambience of the space.



Co-working spaces

S T O R E Y



Co-working spaces overlook and interact with the new public route



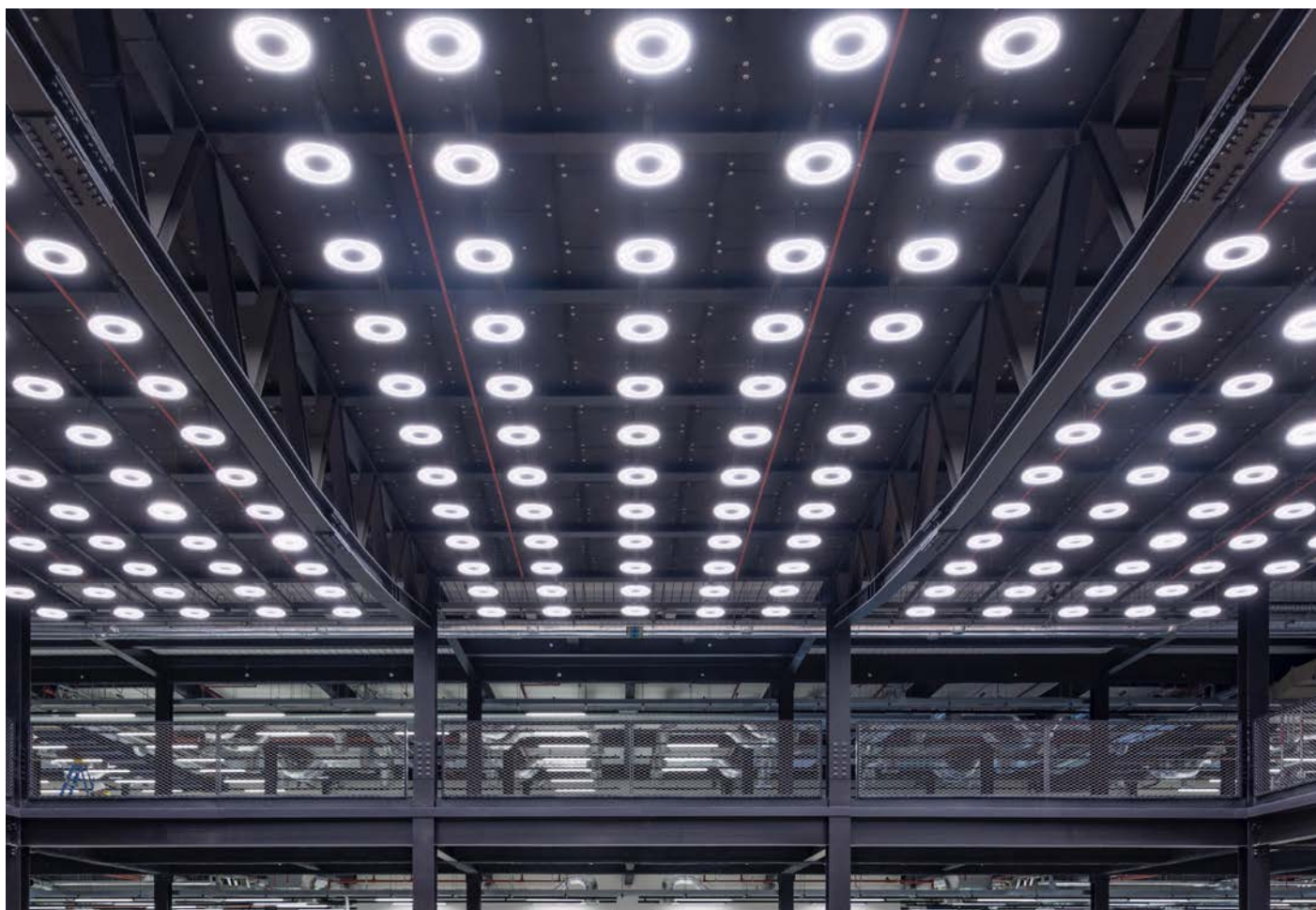
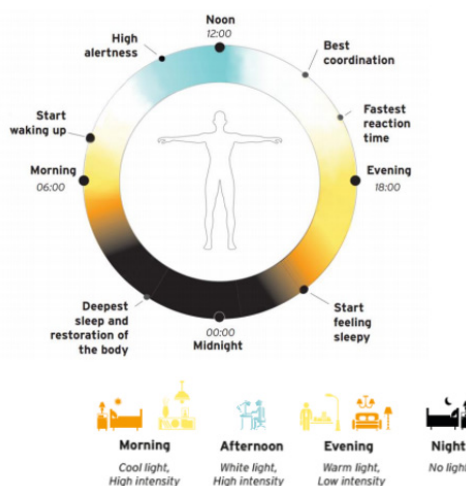
## LOWER ATRIUM, GROUND FLOOR AND PUBLIC REALM

### Sky

The lower atrium is lit by an array of 'polo lights' consisting of tunable LED fittings, which can be programmed as pixels, dimmed, and vary in colour temperature to align with tones circadian rhythm – a human centric artificial sky. The result is a striking art installation over the new public room.



Human centric lighting



New sky over public route



## LOWER ATRIUM, GROUND FLOOR AND PUBLIC REALM

In the new proposal, the ground floor of the building has become a key component in delivering the vision. The concept was to activate the facade to the surrounding public realm and provide retail/restaurant/leisure frontages, which are open and engaging. As part of the food & beverage offer. The units on the east side facing the square and within Whitecross Place have external seating areas associated with them.

The southeast corner of the building is in a prominent location on Finsbury Avenue's gateway to the Square.

AHMM has taken this opportunity to extend a terrace over the existing service ramp leading into the building's basement to provide more outside seating and with the following benefits:

- Creating a new terrace associated with the ground floor retail use in the southeast corner of the building.
- Shield views down into the existing service yard.
- Engage with the public seating area to the south (containing trees, public art and benches) to further enhance this part of the campus.



Early view of Finsbury Avenue Square and new entrance

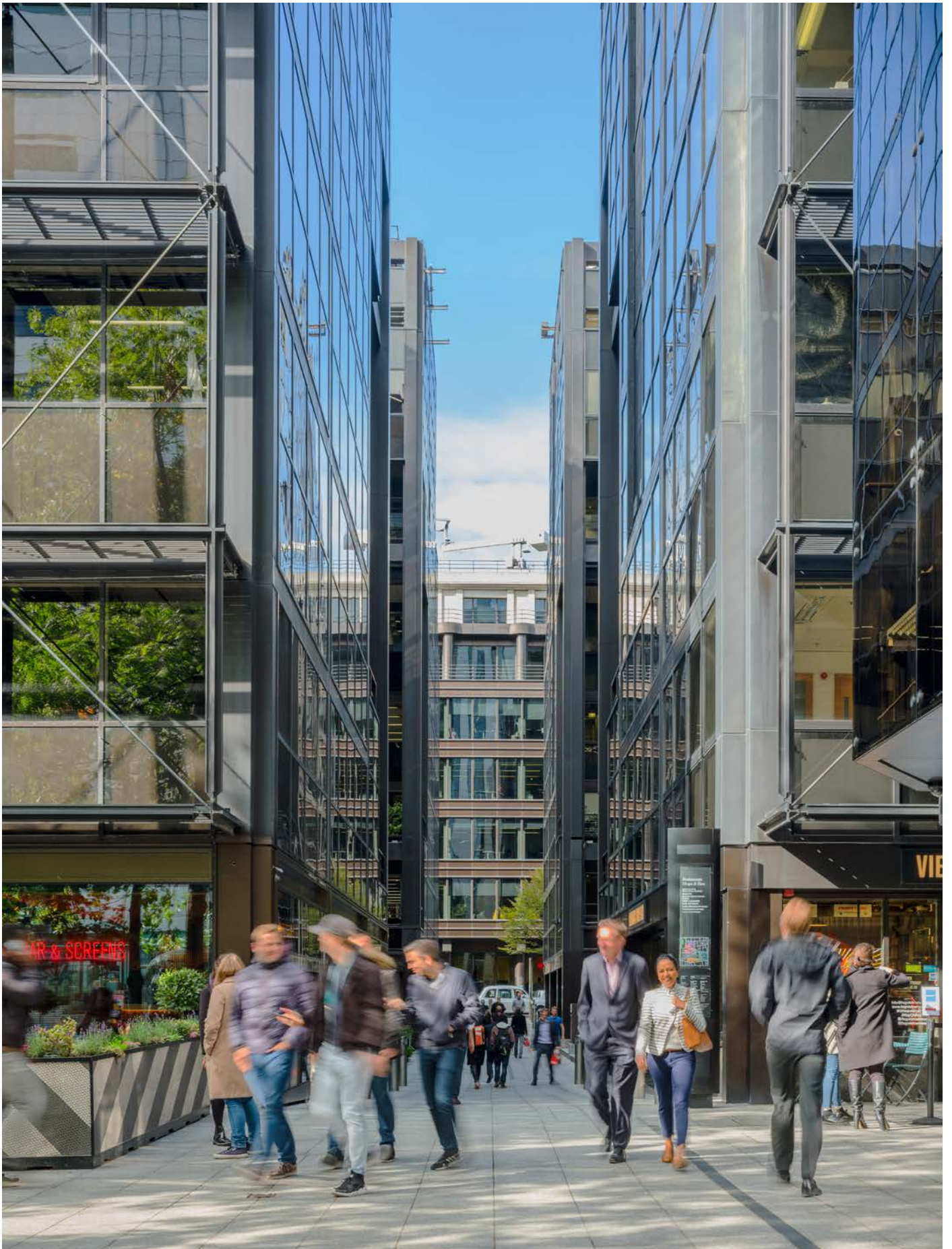


Early view of new south east terrace



New southeast terrace from 1 Broadgate





Whitecross Place with bridges removed



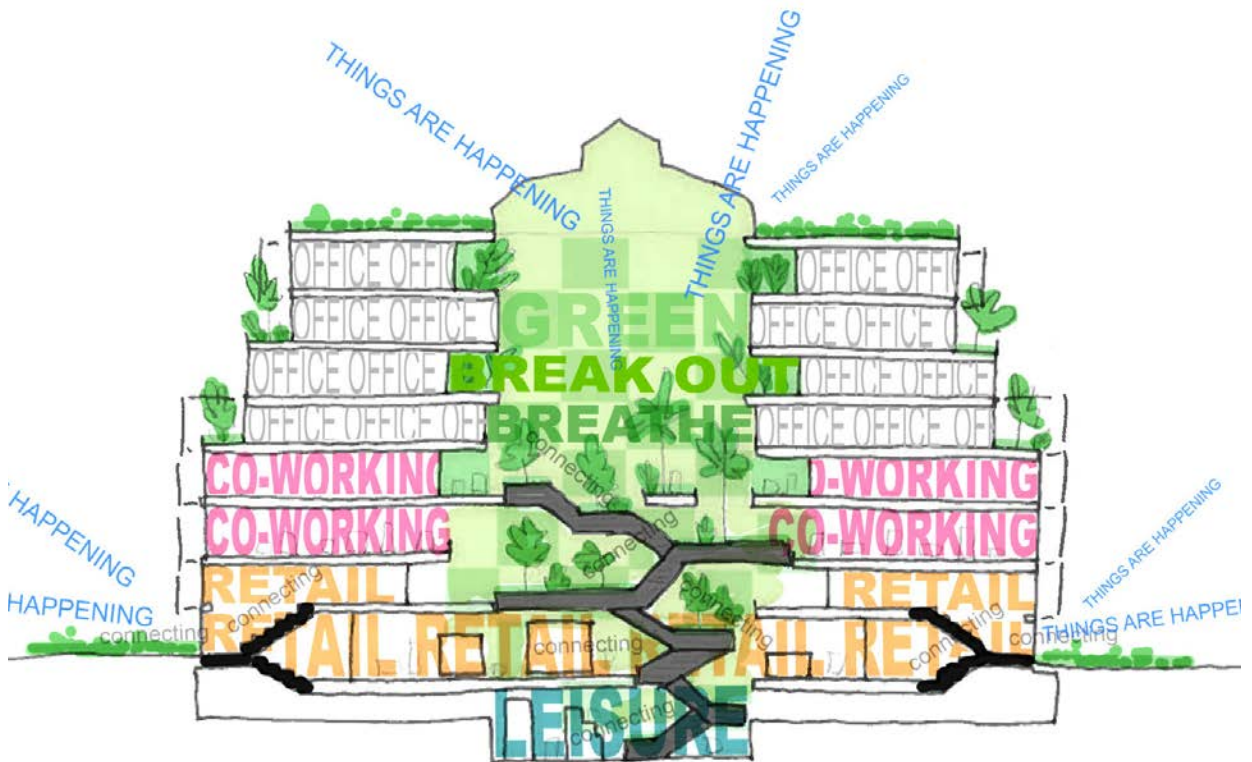
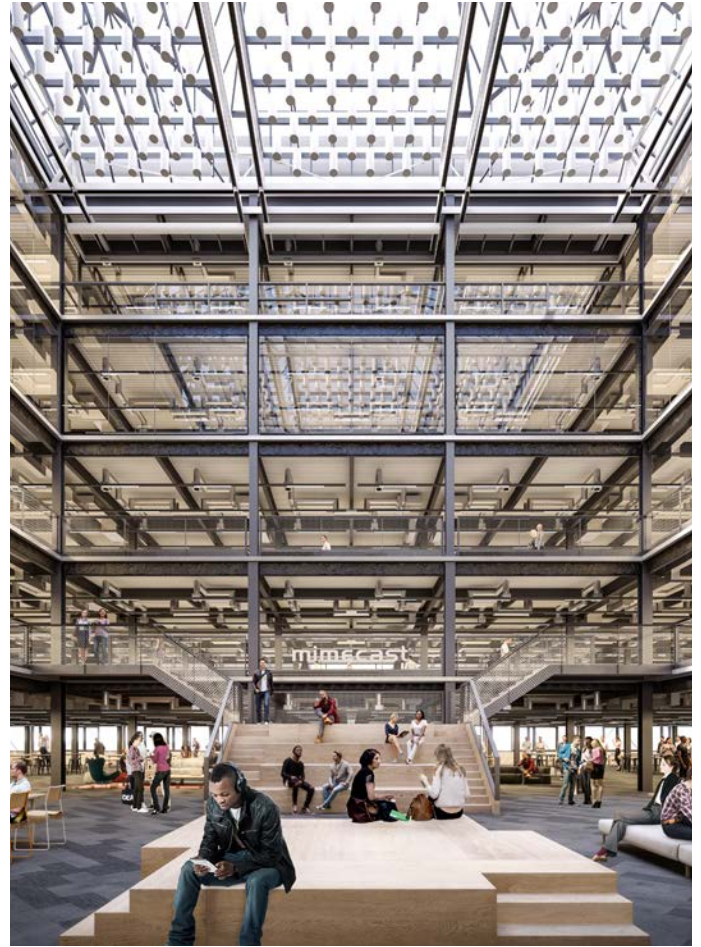
## UPPER ATRIUM

In contrast to the Lower Atrium, the Upper Atrium 'world' has a very different feel: calm, generous and impressive. The proportions are almost cube-like, 18 x 18m spread over five floors. Centrally located in the open plan office, it is a dominant feature bringing daylight and openness to the floors.

The column encasements were also fully stripped back to expose steel which was repainted, and the raw splices, bolted connections and textures all left exposed. In contrast, the structural bays are infilled with new minimally detailed precision elements of either SSG glazing or wire mesh balustrades.

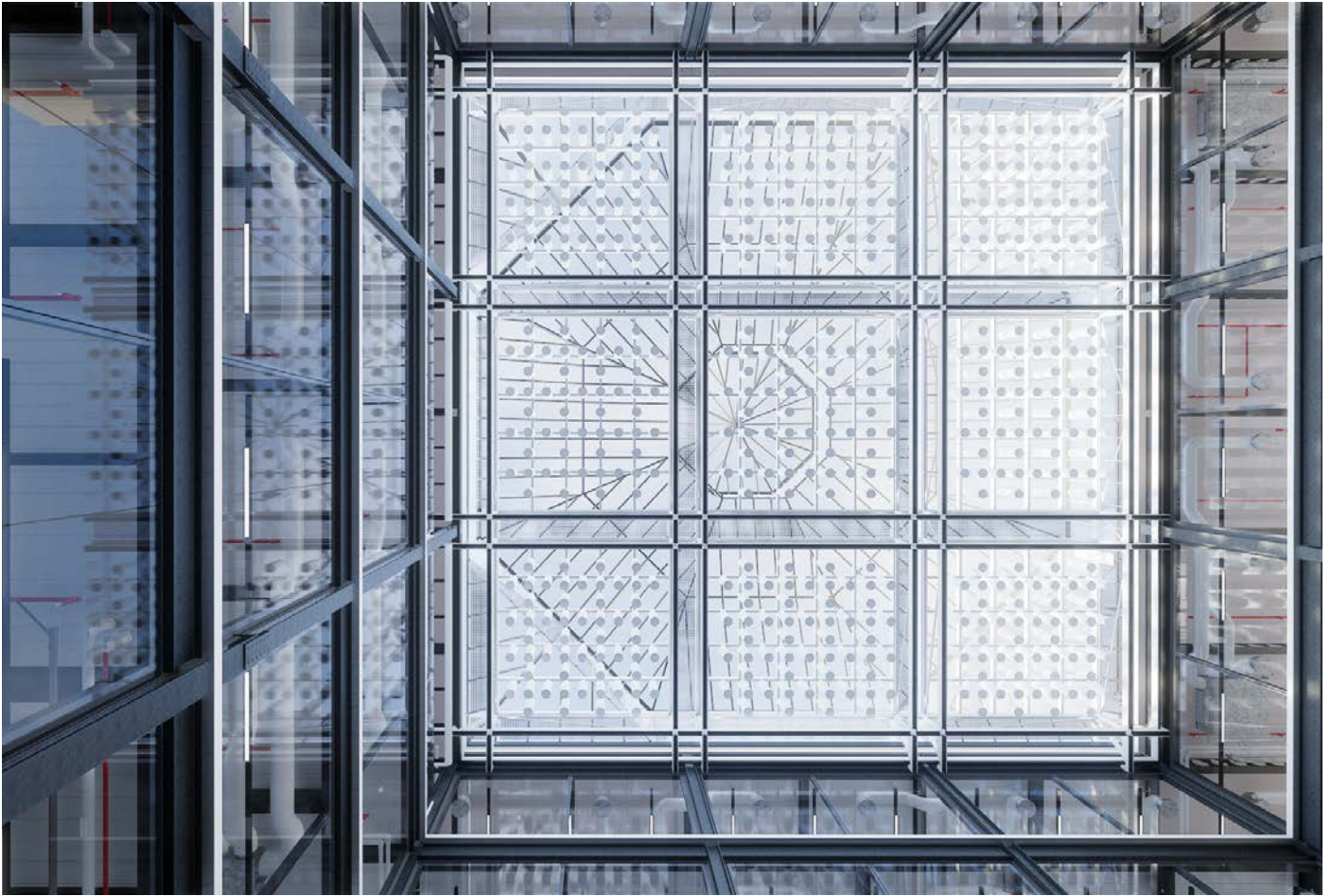
Overhead the 1990s gantry is retained but stripped of unnecessary elements and walkways to create a striking secondary black and white grid of nine squares. Each square contains an array of acoustic foam rods, the inverse of the 'polo' holes over the Lower Atrium.

AHMM was keen to activate the atrium and produced concepts to create a forum space or town hall on Level 3. These really helped sell the scheme to the tech anchor tenant, Mimecast, who agreed the lease for levels 3, 4, and 5. Proposals for balconies and cantilevering stairs were also explored. The infills components to the atrium have the advantage that whole bays can be inter-changed for different components to provide good flexibility, an essential feature for future tenant's requirements.

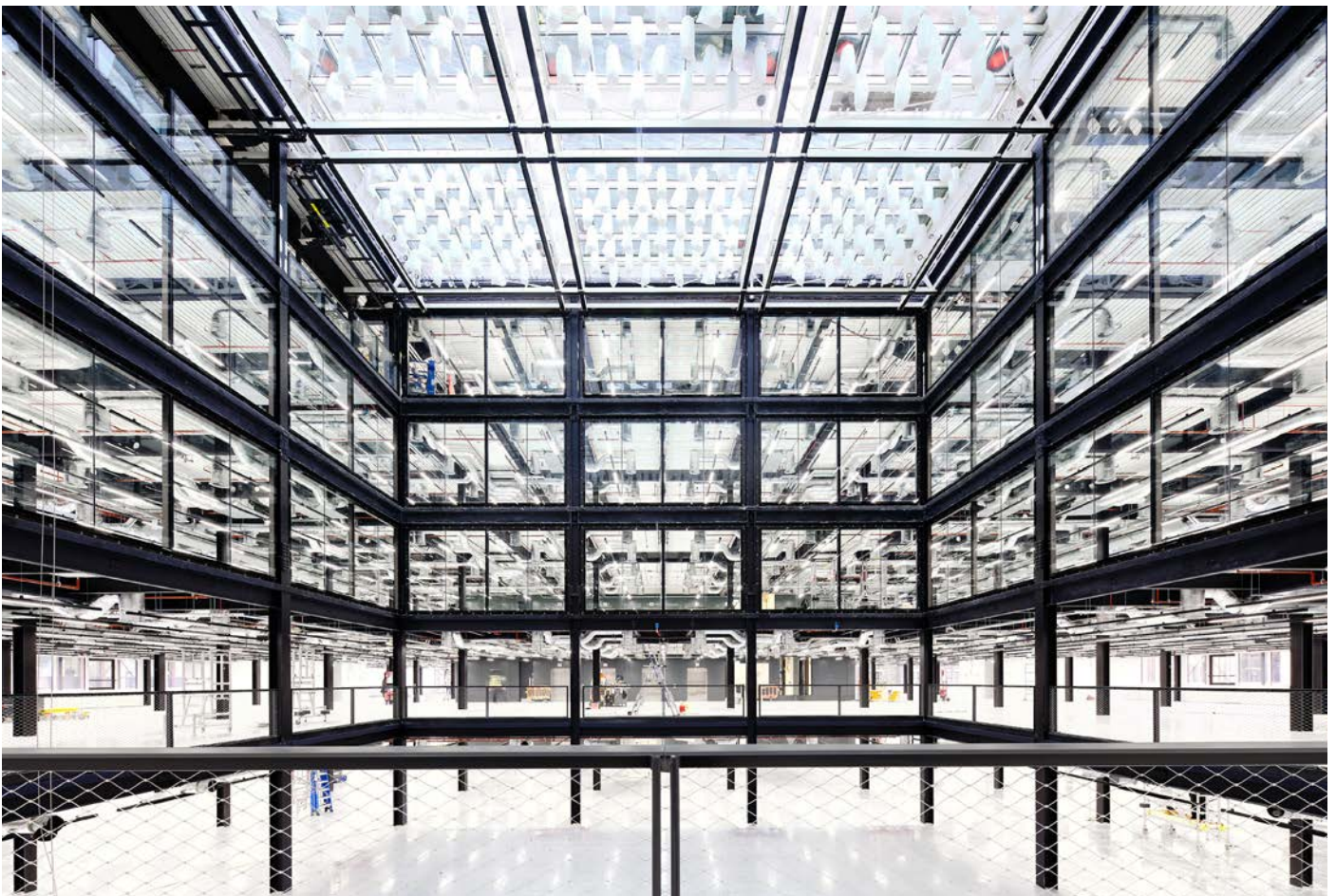




## UPPER ATRIUM



Computer render of Upper Atrium



Upper Atrium from Level 4



## OFFICE FLOORS

The office floors inherited were dated and corporate. AHMM stripped these finishes to expose the impressive steel frame of the building. The cementitious spray to the beams was retained and painted black, the galvanised deck to the soffit was painted white to reflect light locally and maximise the apparent floor to ceiling height.

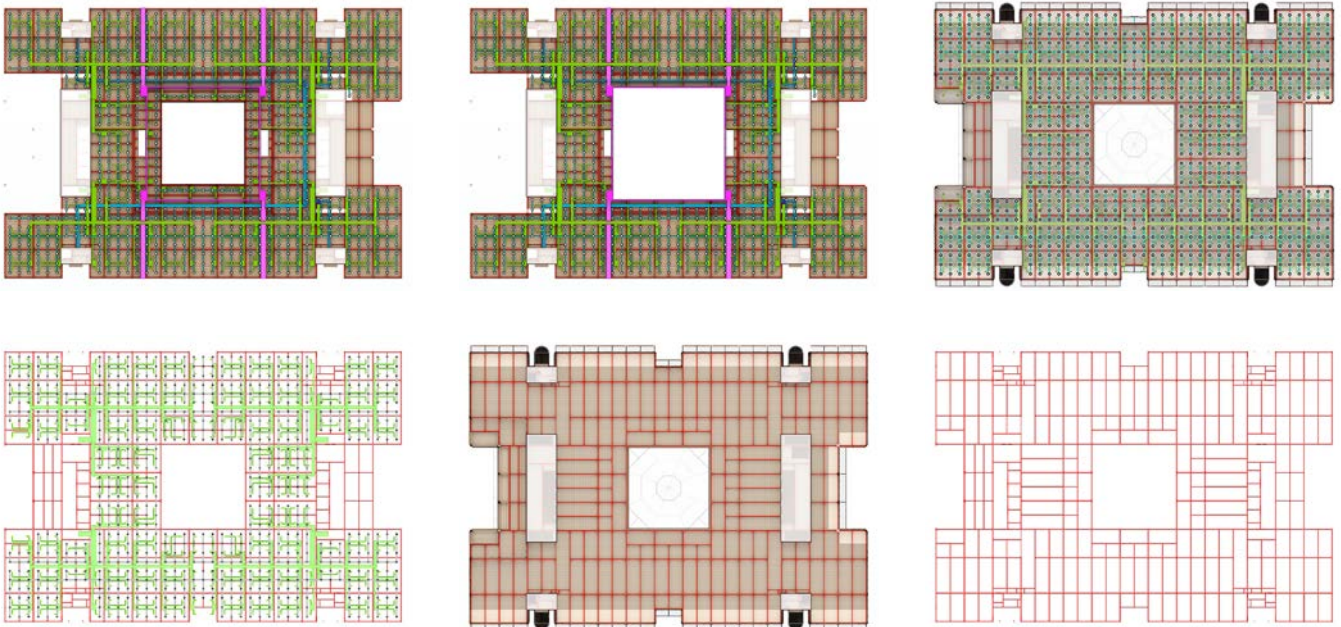
Fan coil units are mounted tight within the coffers and have branches, which undulate under the primary beams to each diffuser, creating a sculptural array of exposed services. The services are mirrored around the centre of the building forming four symmetrical quadrants visible from the atrium areas.

A strip track system lighting can be found underneath the ducts and diffusers. Usually deployed in factories, they were adapted for office use by using a different diffuser. The installation is a cost effective but impressive arrangement of slim black fittings underneath the exposed services with an industrial aesthetic.

The result is large open plan floors with flexible CAT A services readied for their respective tenant's fit outs.



Tech office occupiers



Layering of the exposed CAT A

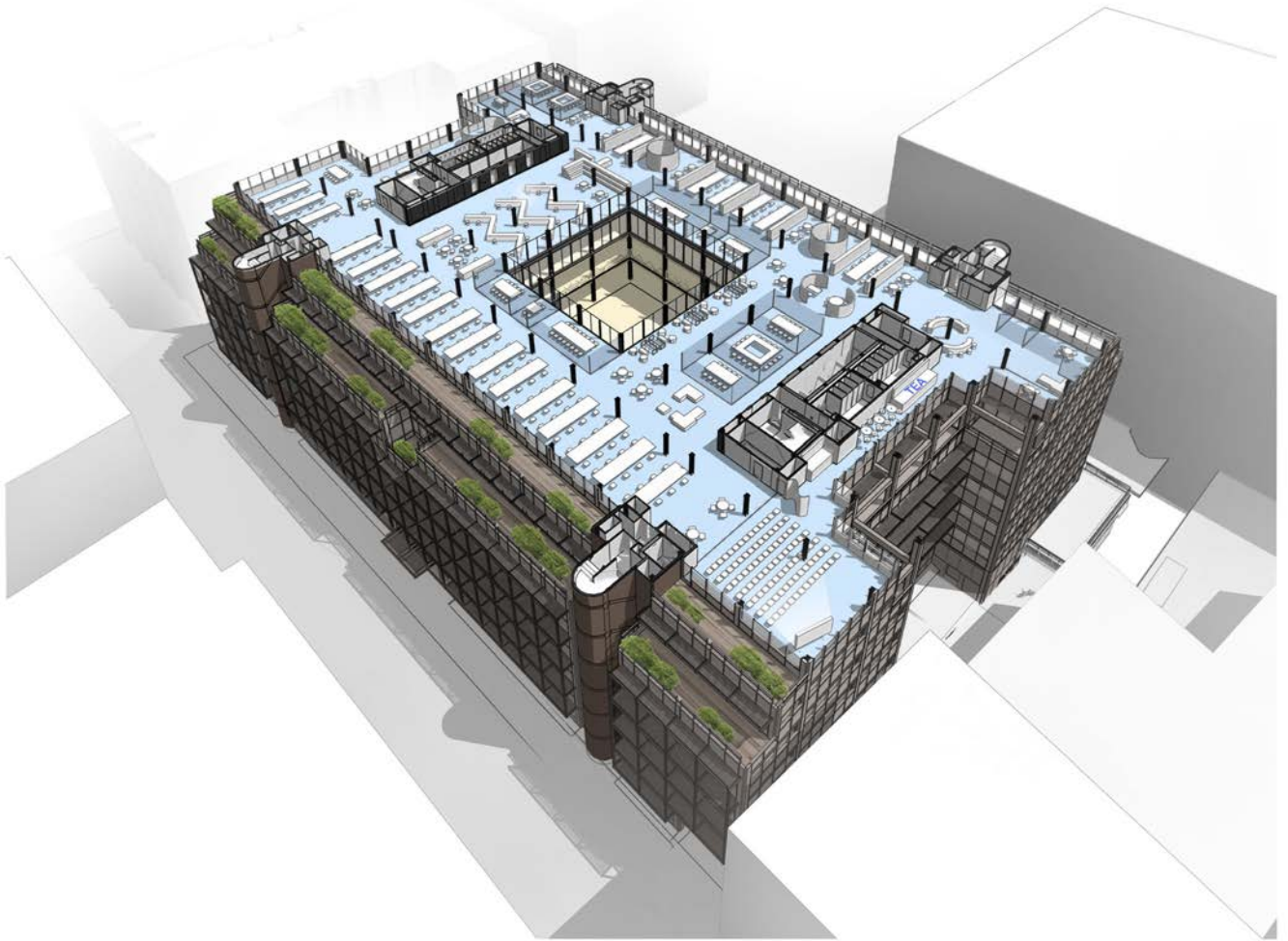


## OFFICE FLOORS

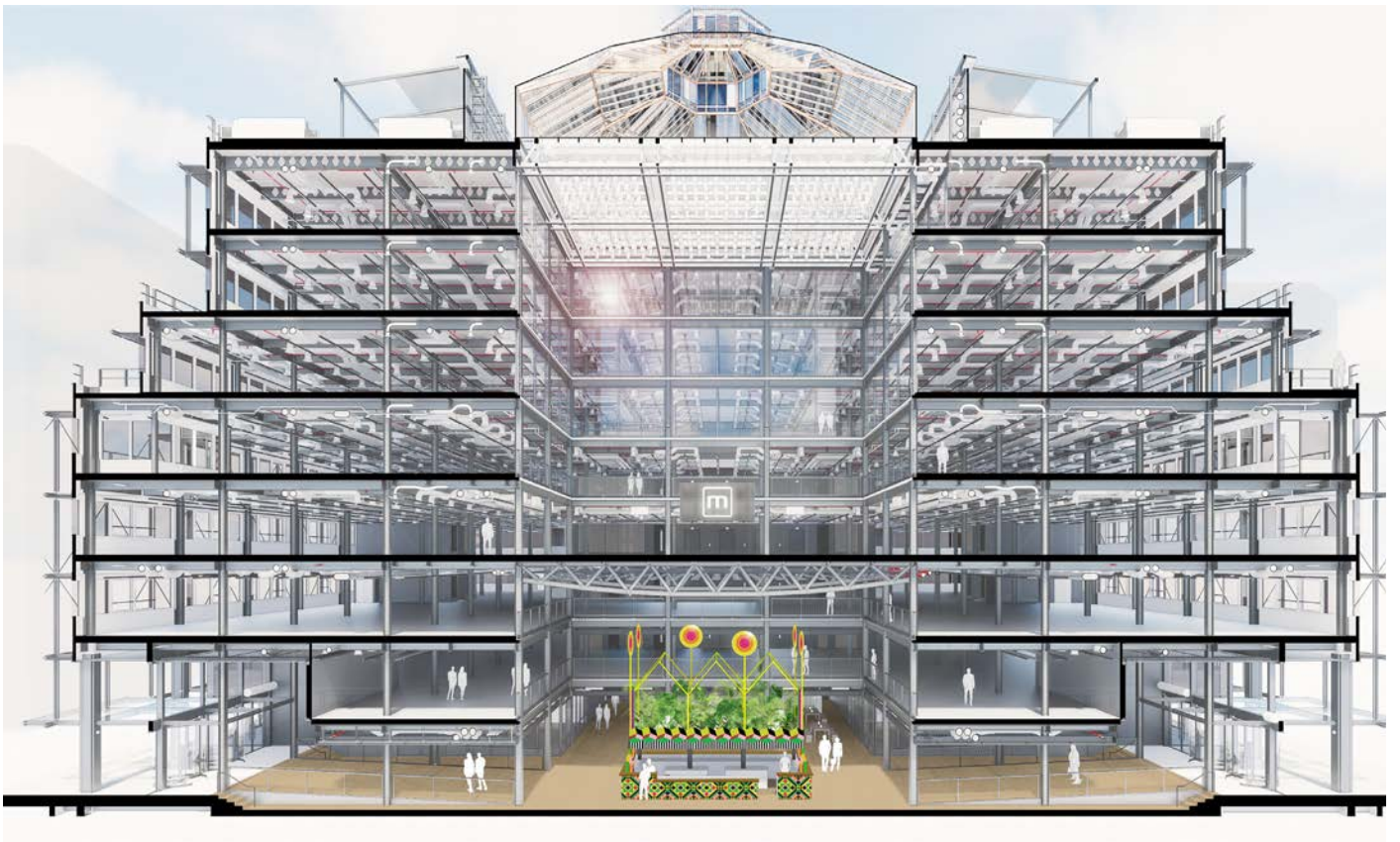


Exposed CAT A office floor





Level 5 office and terraces



Next generation office

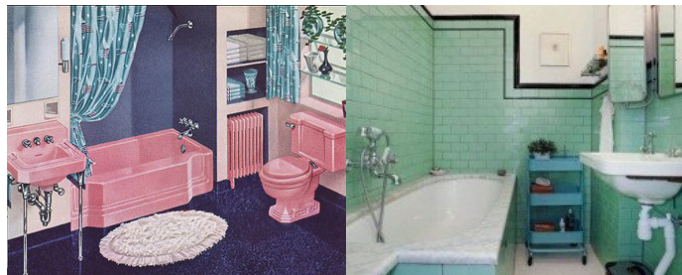


## WASHROOMS

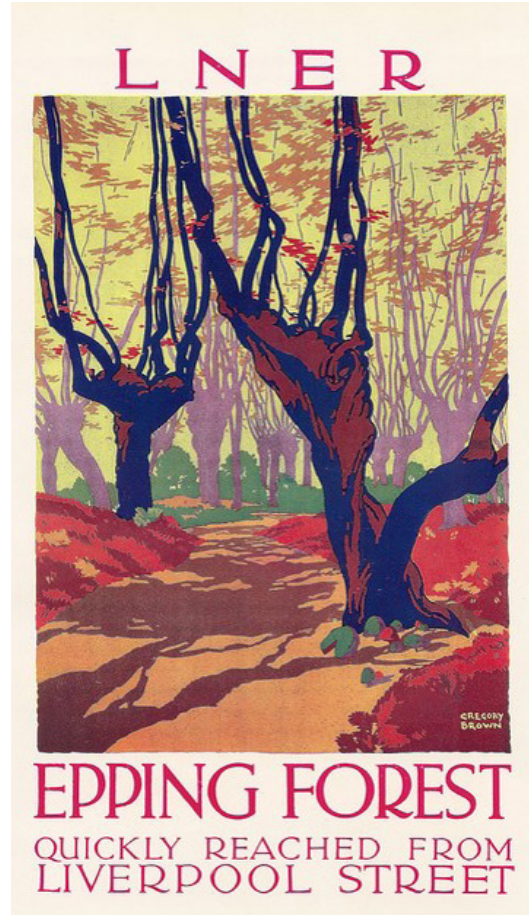
The 1FA washrooms are designed to be non-corporate and therefore surprising to be found in an office building. Art Deco colours were the inspiration with links to the early posters of suburbia at Liverpool Street Station, and the local pub and subway tiles of the area.

Like a retro hotel, the concept was for individual wash stations each with their own sink, tap, mirror, lights, bin and paper towels; a domestic feel in contrast to the communal facilities common in a corporate office building.

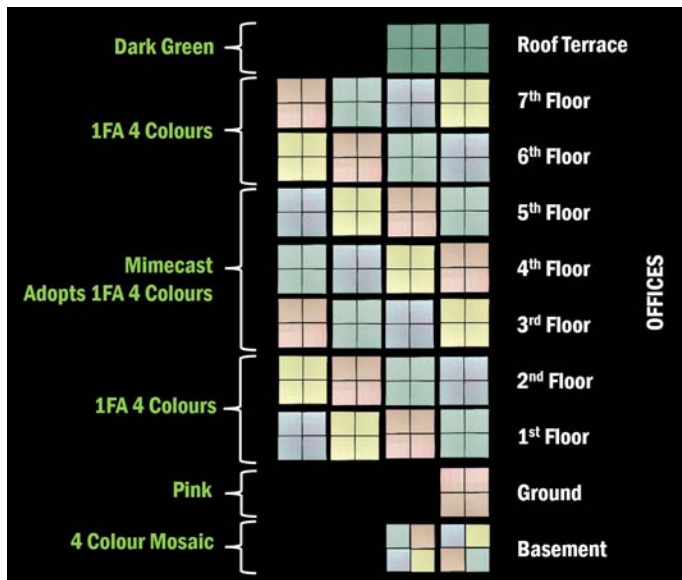
Pinks, blues, yellows and greens were used for the four toilets on each floor, and these rotate from floor to floor, so each washroom is a unique and distinctive experience. The roof terrace used a richer green to represent planting and the outdoors whilst basement is a mosaic of all colour schemes.



Domesticity



Suburbia



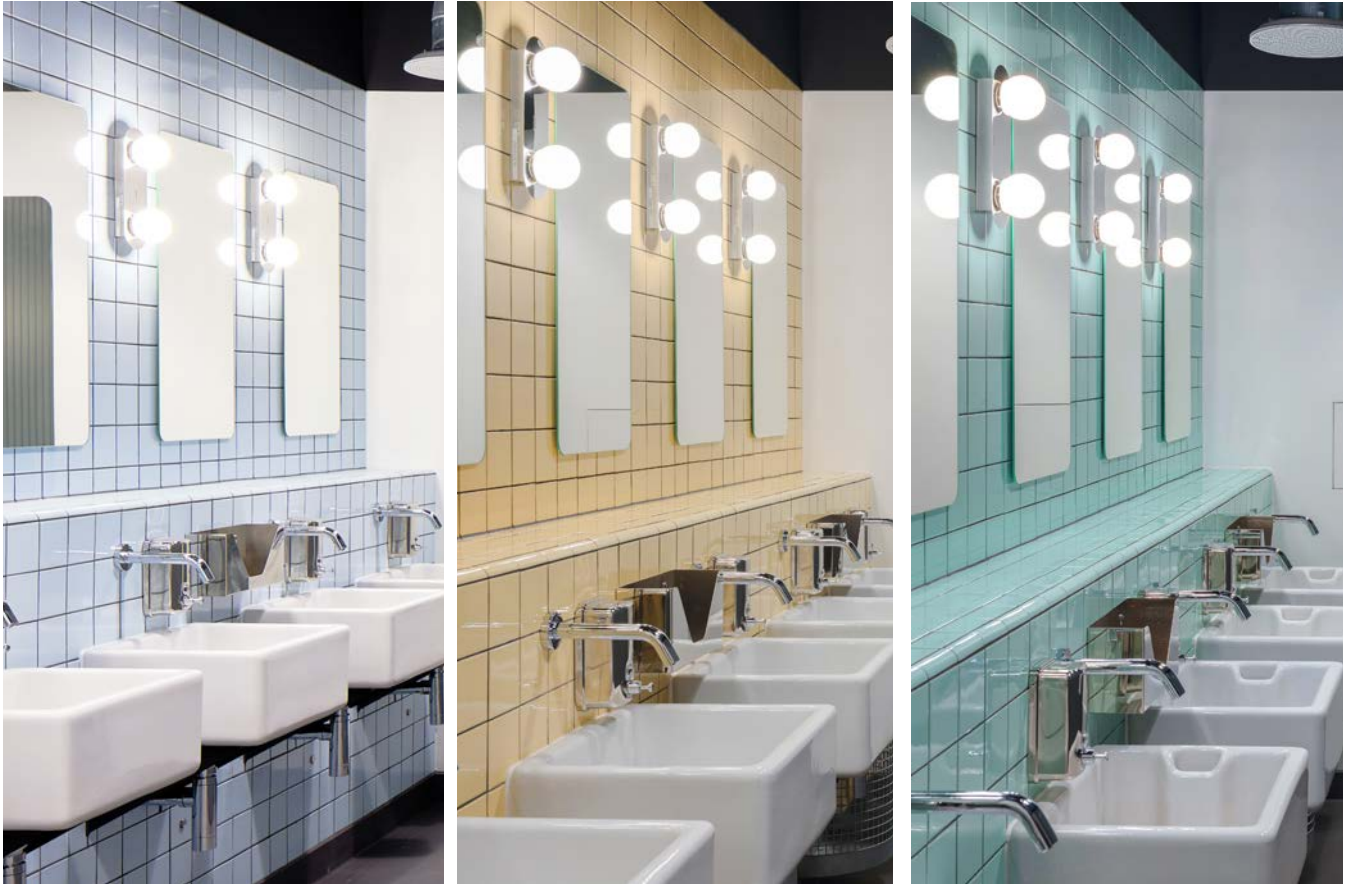
Colour distribution



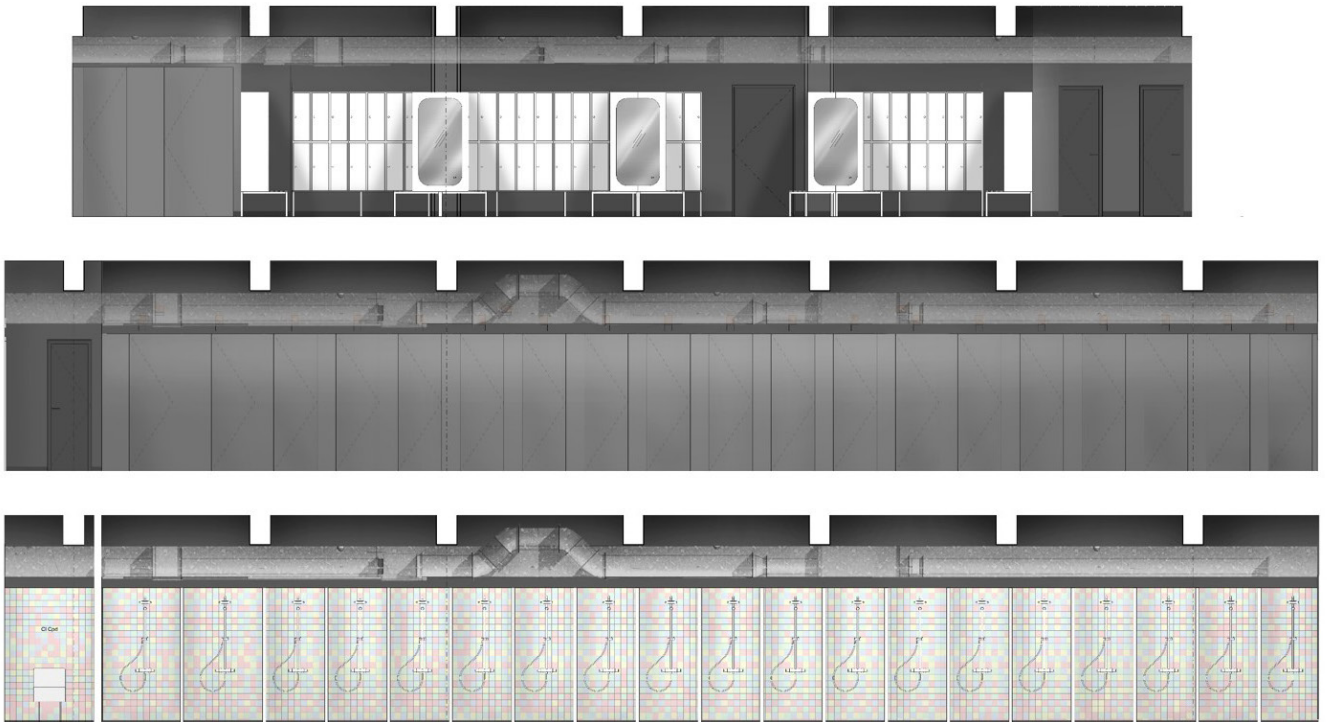
Mosaic



## WASHROOMS



Finished washrooms



Changing room elevations



## STAIRCASES

The staircases at 1FA are a prominent feature of the architectural language externally, expressed with bullnose cladding within the recess of the brise soleil. They extend up to form symmetrical framing towers along the east and west elevations.

AHMM was therefore keen to express the stairs inside and to promote their use for wellbeing and way finding. Using a colour wheel, contrasting hues of the same colour were used to completely transform the spaces. With the reboot, each gained its own identity.

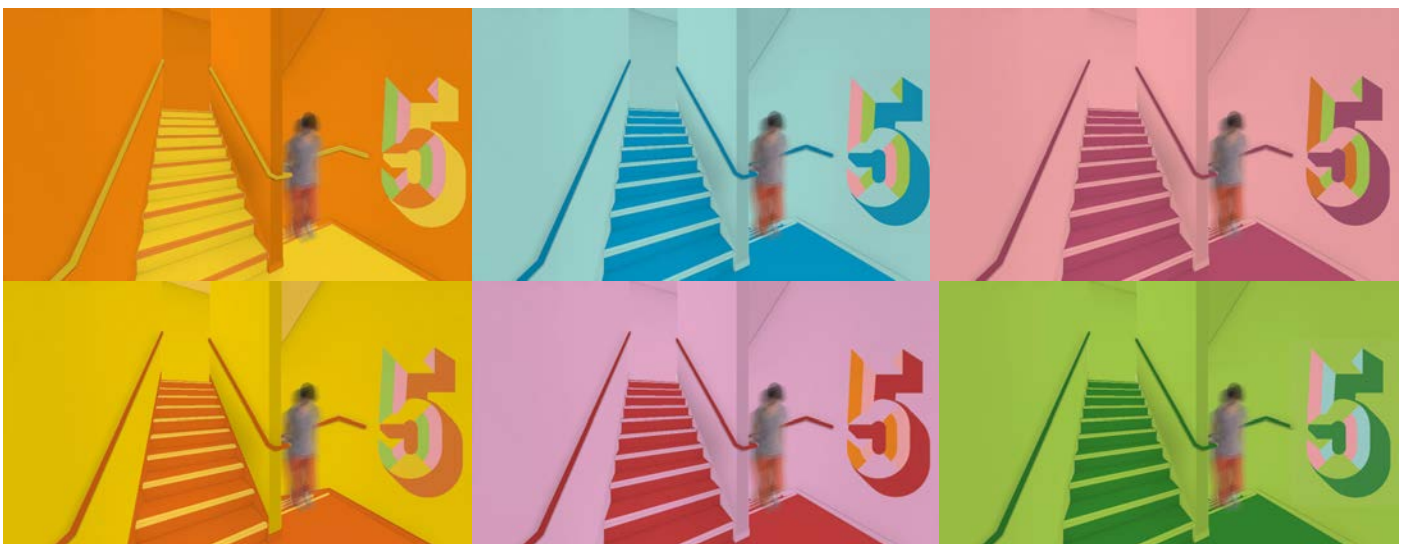
Morag Myerscough produced landing numerals in a graphic to match the artwork of the Ground Floor and complete the way finding.



Colour wheel

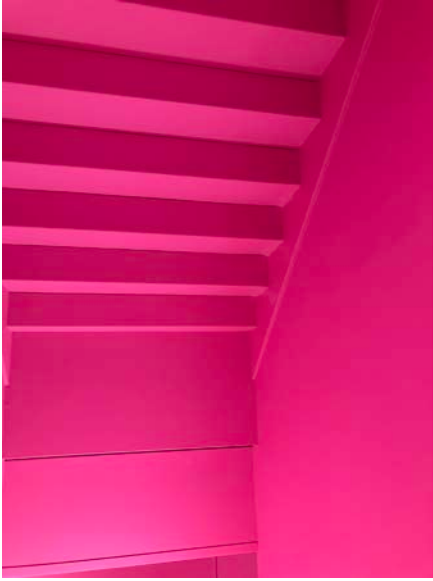


Colour palette test





## STAIRCASES



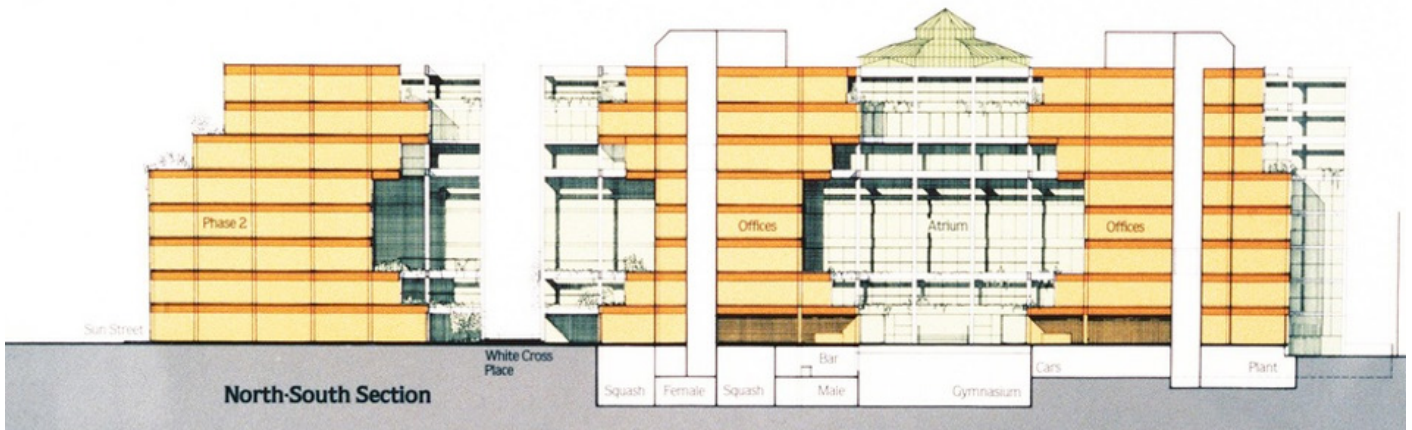
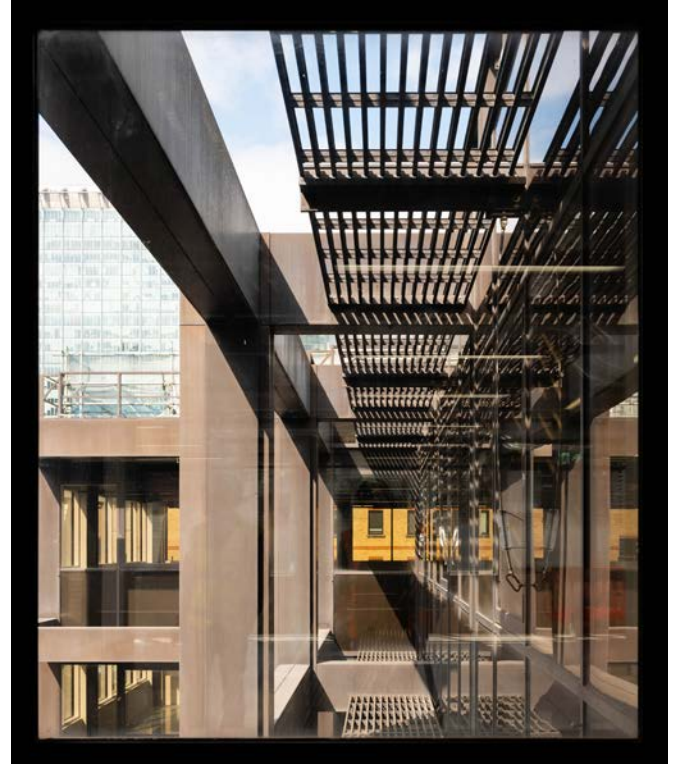
Finished staircases



## ROOF TERRACES

Foggo's original design for the building had a stepping section both to the atrium and to the external facade. The external terraces were heavily planted but were only used for maintenance or decorative purposes. As part of the project brief, it was essential to provide external space for office tenants and so terraces have been made accessible on Level 4, 5, 6 and 7, by sensitively adapting the facade and external finishes. New doors were cut into the heated mullions and a bypass loop installed to ensure the rest of the cladding bay continued to function as a radiator with no dead legs.

The roof has also been strengthened and the north core completely rebuilt to facilitate access to large east and west facing terraces with stunning views over London. The east is available for all tenants of the building, whilst the west is solely used for Mimecast.





East Terrace furniture and planting



View from west Terrace



## CINEMA

British Land were excited to secure, off-plan, Everyman to fit out a cinema in the basement. The cinema is a key tenant in the building as it offers an evening and weekend draw to the Broadgate campus.

Foggo's original design had large two storey high volumes used for squash courts and had been occupied by Slim Jim's for many years. This leisure use now continues and the cinema has been delivered including the box-in-box construction and auditoria raking, prior to the Everyman fit out. The cinema contains a Ground Floor entrance on the prominent northeast corner to Finsbury Avenue Square, with a feature stair down to the basement lounge bar from which three auditoria of varying capacities, can be accessed.



Early visualisation of the cinema entrance





Everyman Screen 1

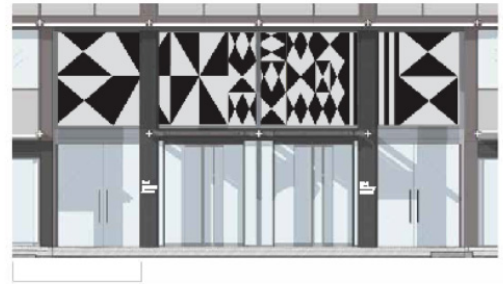


## ART PROGRAMME

### Arrival and Triple Sign

The new public route through the building is accessed at the large existing portals on the west and east elevations. The portal continues inside to form a double height entry hall. On the bridge facing the space is a 'full bleed' triple wall sign - a kinetic art display to welcome people to the building.

Morag Myerscough produced the inaugural artwork for the three different sides of the triangles, inspired by the form and rhythm of the listed facade. The sign is printed on magnetic paper which can be easily changed to suit British Land's transient or seasonal display requirements.



Triple Wall entrance sign

## ART PROGRAMME

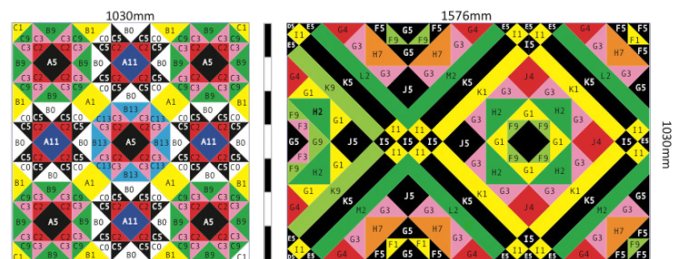
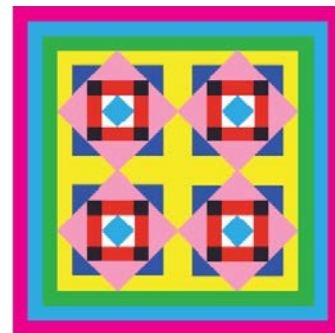
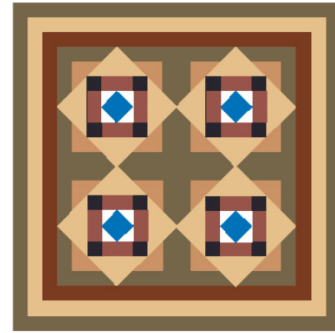
### Atoll

'Biophilia hypothesis', the idea humans possess an innate tendency to seek connections with nature, resonates with Morag, who felt strongly this was to be the basis for 'Atoll'. Morag knows that colour and nature improves wellbeing from specialising in this area for many years and her fascination with how the Victorians made parks for city workers to take air at weekends, inspired bringing the park to the workplace.

The fearless installation focuses around a 7.5m high central structure, the 'Atoll'. The top level takes the outline of 3 terraced houses, with a covering of planting featuring 6 suns signifying joy and energy, and giving a nod to the residential history of the area, introducing a domesticity and intimacy.

Not a transient piece, materiality is as important as narrative, with bespoke ceramic tiles and FSC-rated marine ply. Morag spent months developing the tiling, mixing Victorian references with her own signature colours and 3-d/optical patterns.

Morag Myerscough - August 2019



Generating the mosaic tiling





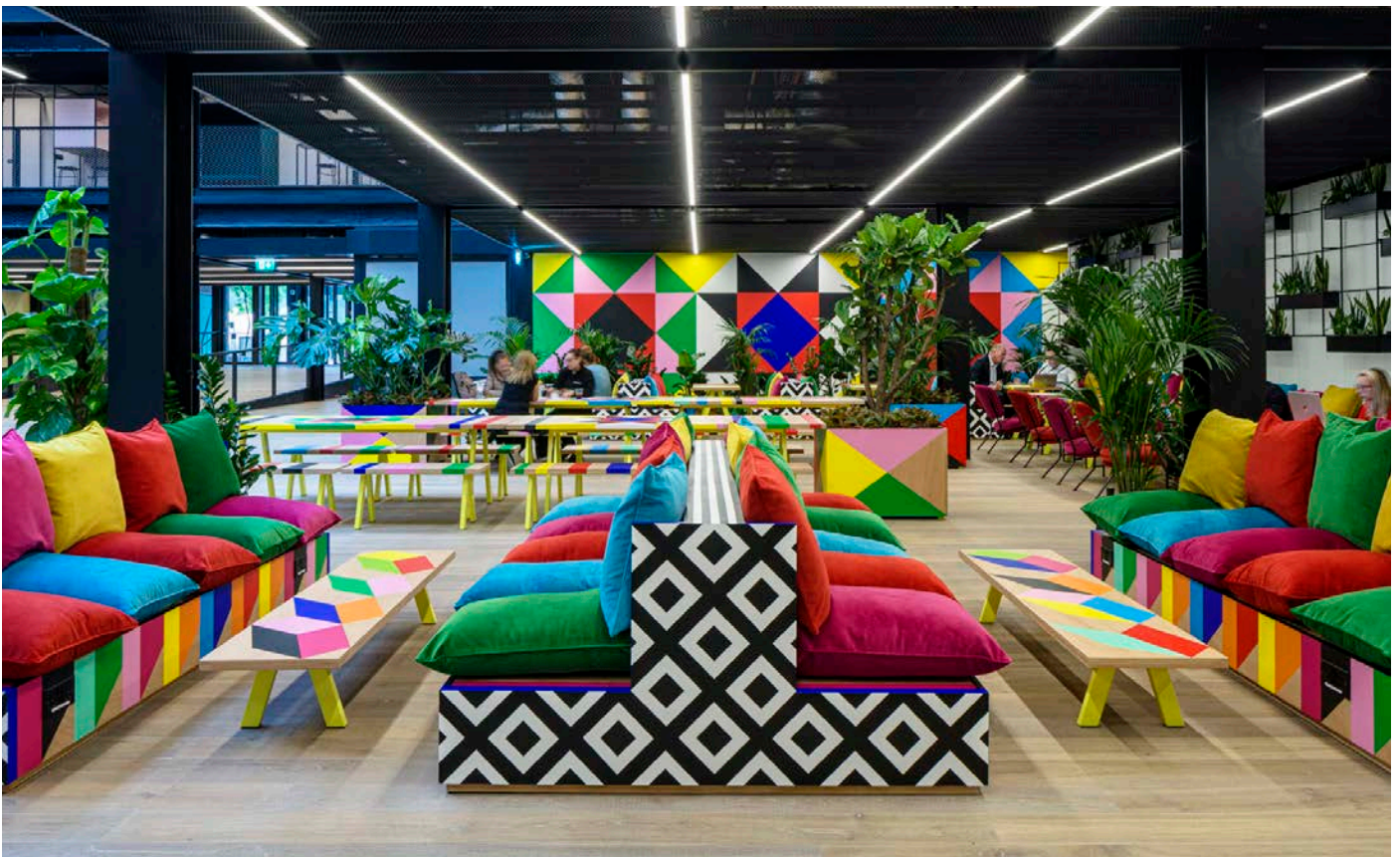
The Atoll



## ART PROGRAMME

### Atoll Seating Area

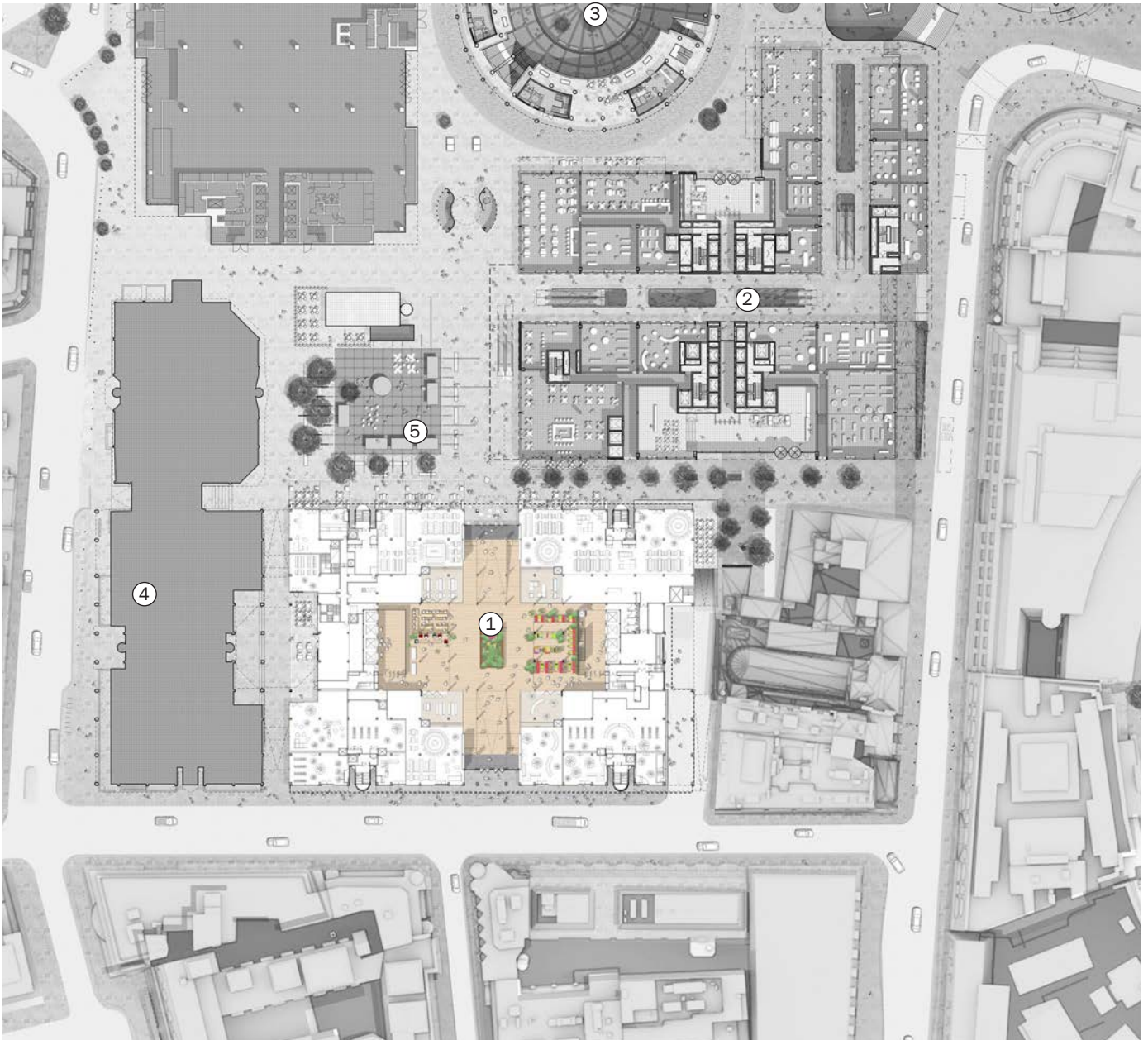
The Atoll's territory extends in the atrium to encompass a large and flexible seating area. Defined by a striking hand-painted wall to the east and contains a range of seating, tables, planters, and booth furniture. All the furniture was designed, built, and painted by Morag Myerscough and Luke Morgan in their local Hoxton studio.



Atoll seating



# SITE PLAN



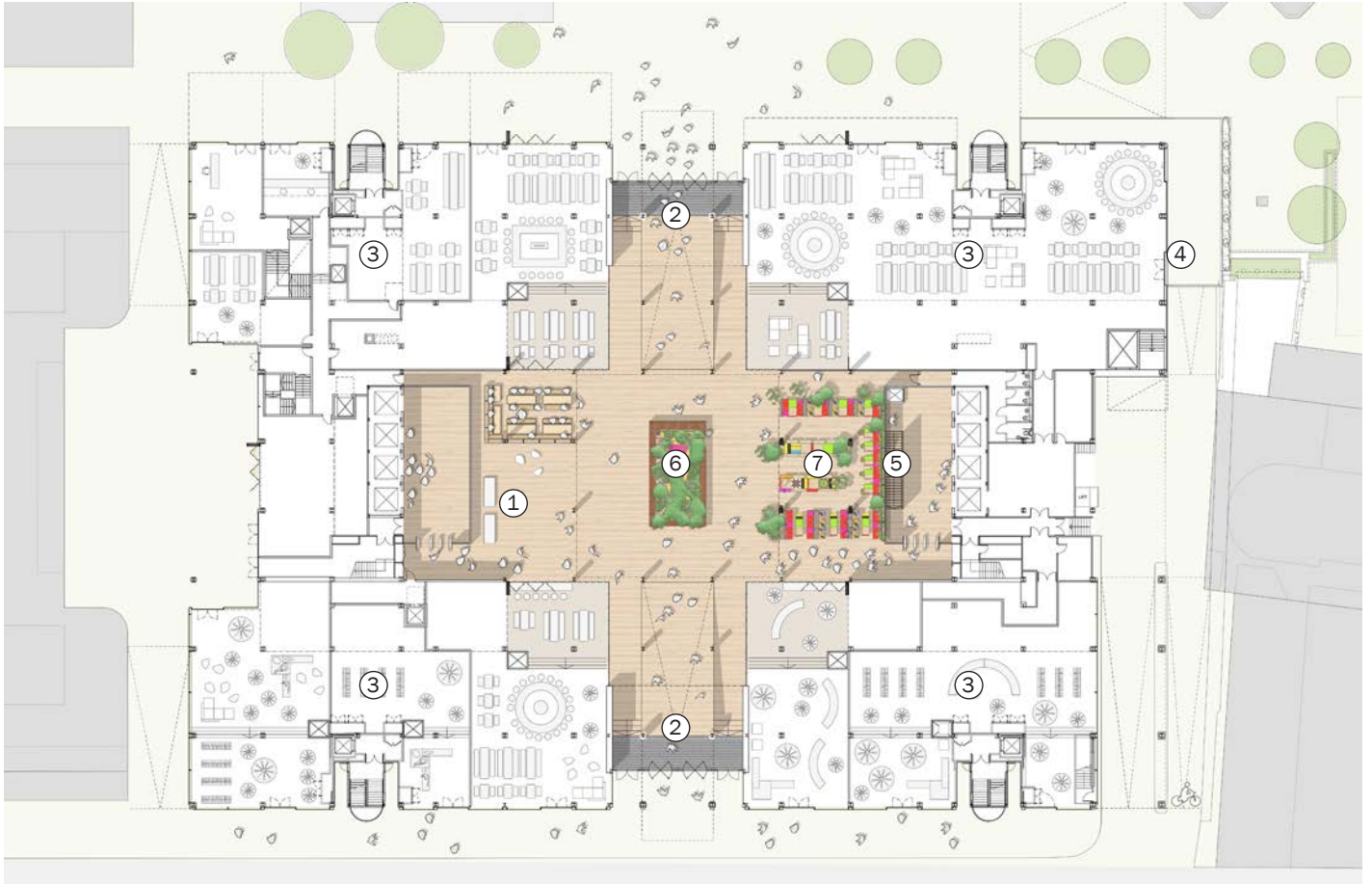
Location Plan

0 5 10 20

## Key

- 1 1 Finsbury Avenue
- 2 1 Broadgate
- 3 Broadgate Circle
- 4 2-3 Finsbury Avenue
- 5 Finsbury Avenue Square

# FLOOR PLANS



Ground Floor

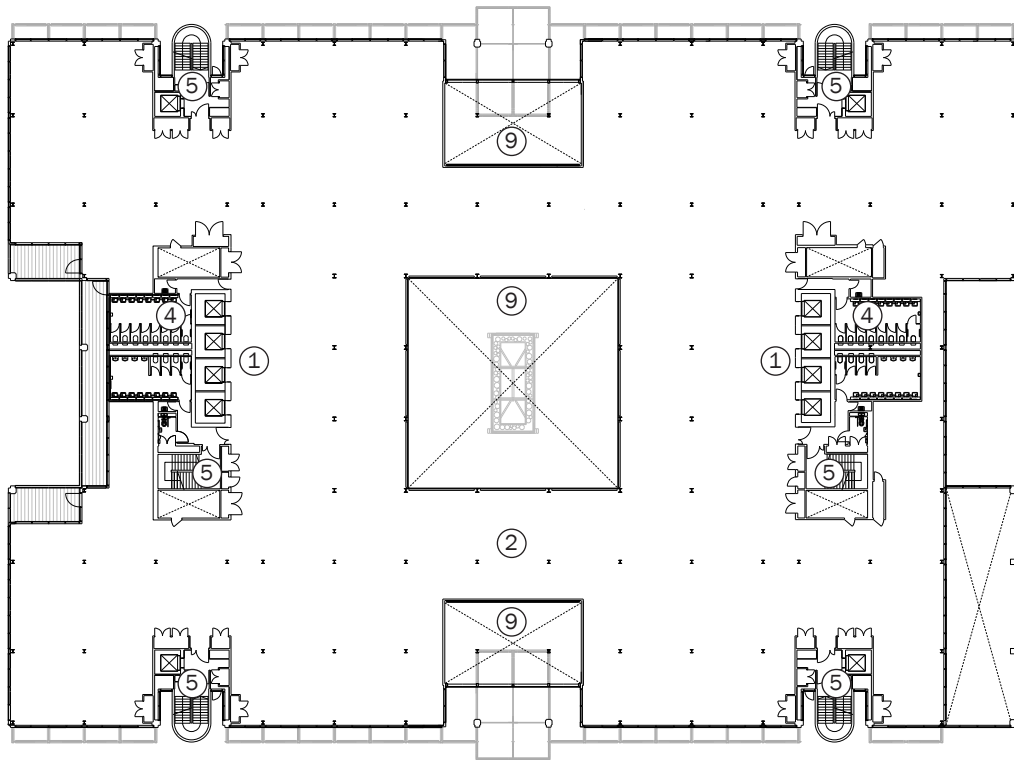
0 5 10 20

## Key

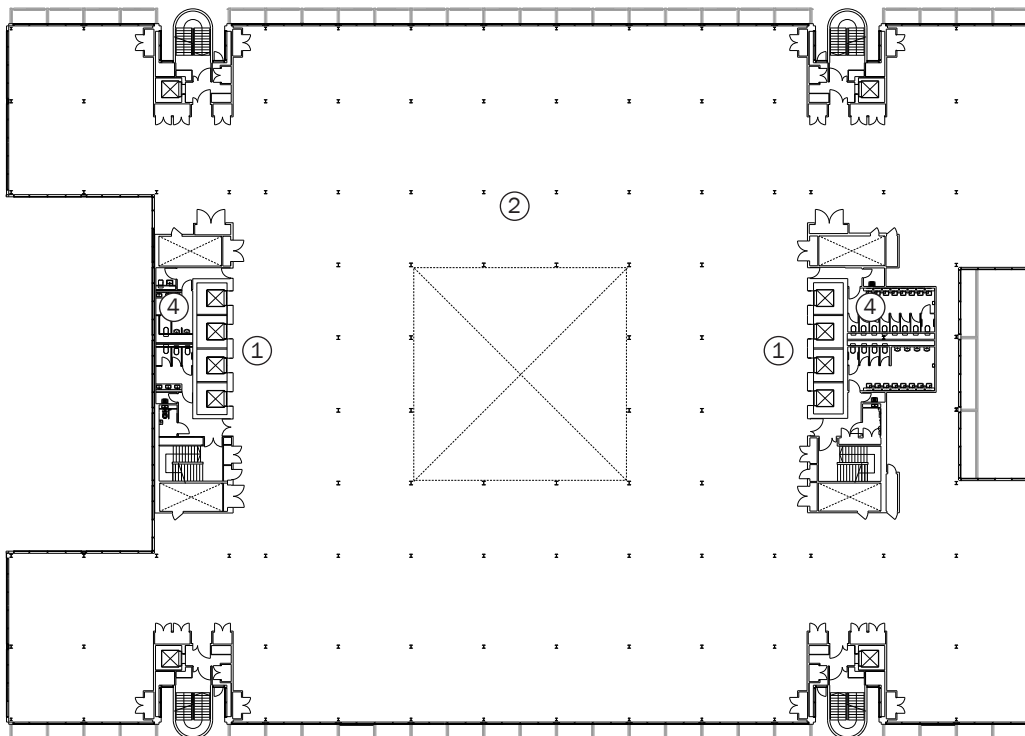
- 1 Reception
- 2 Double Height Entrances
- 3 Retail Units
- 4 Southeast Terrace
- 5 Entrance from B1
- 6 Atoll
- 7 Atoll Seating



# FLOOR PLANS

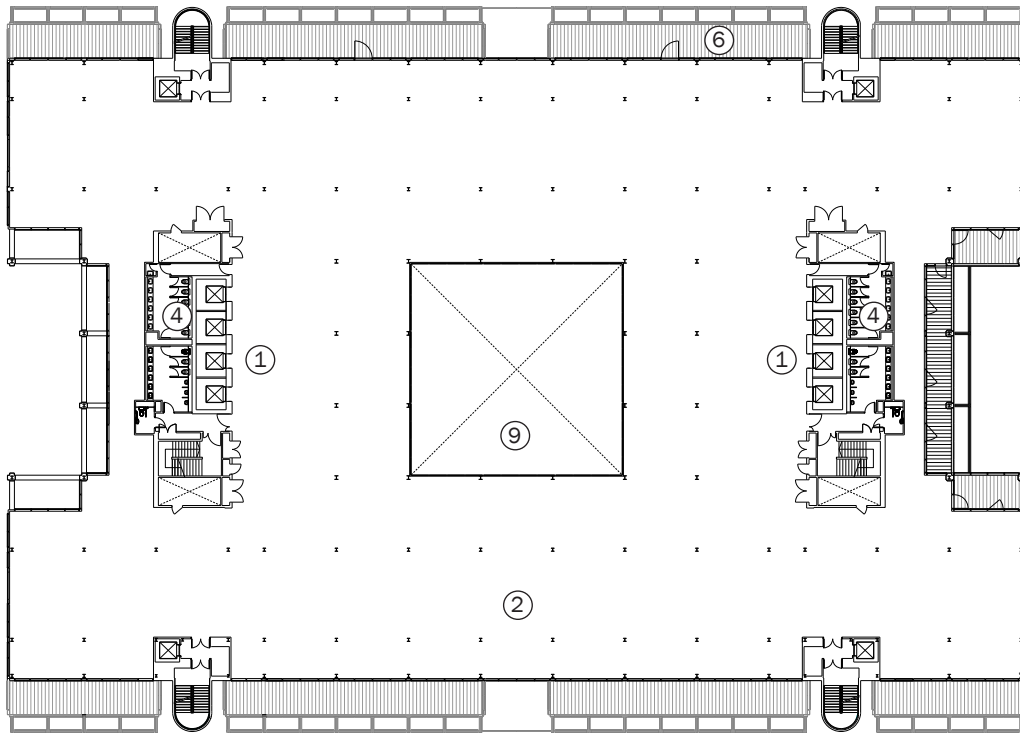


First Floor

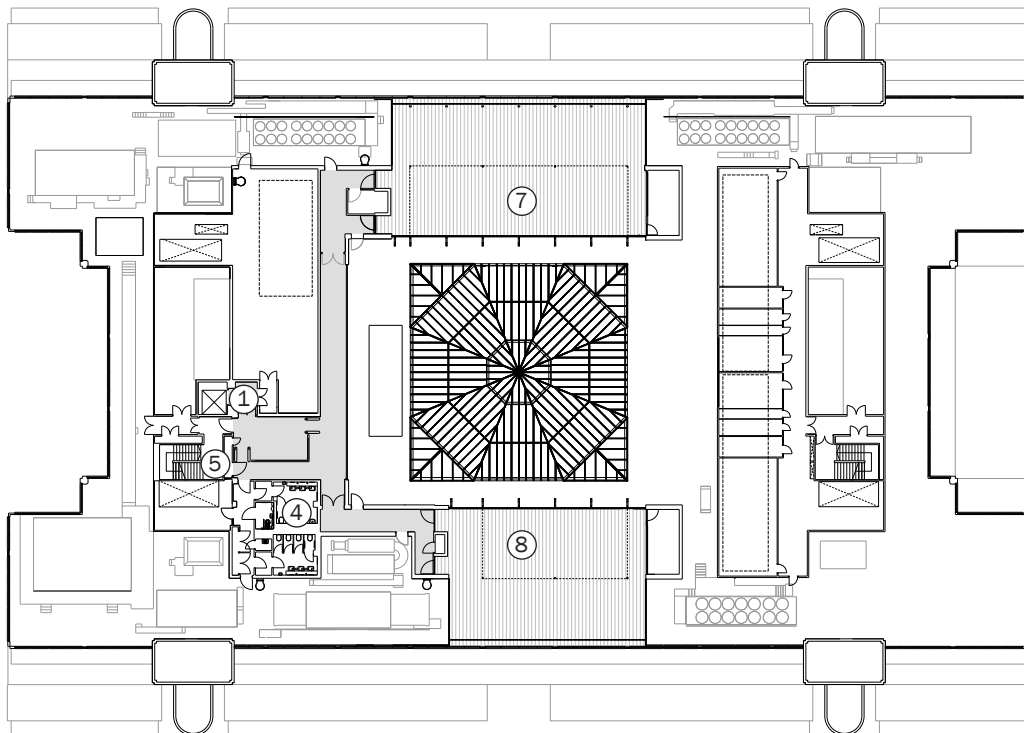


Third Floor

# FLOOR PLANS



Typical Floor Fourth to Seventh



Eighth Floor

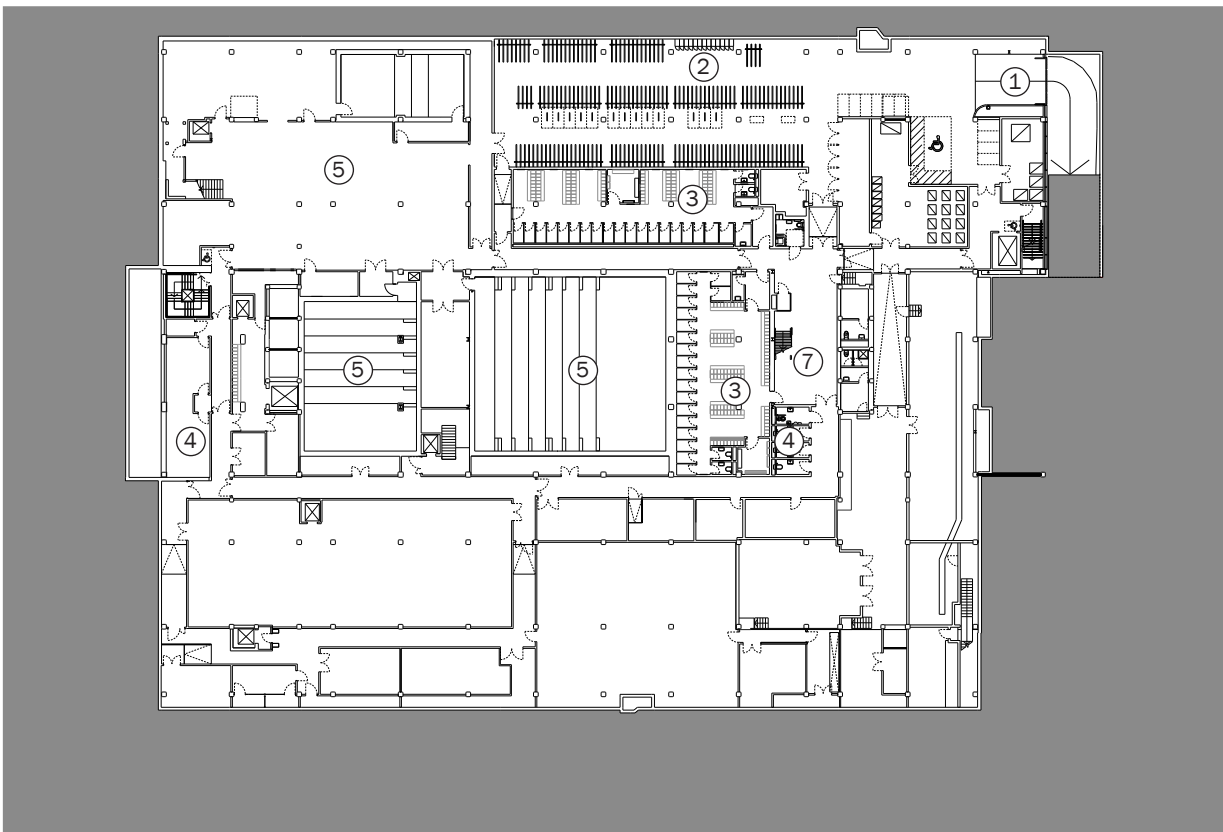


**Key**

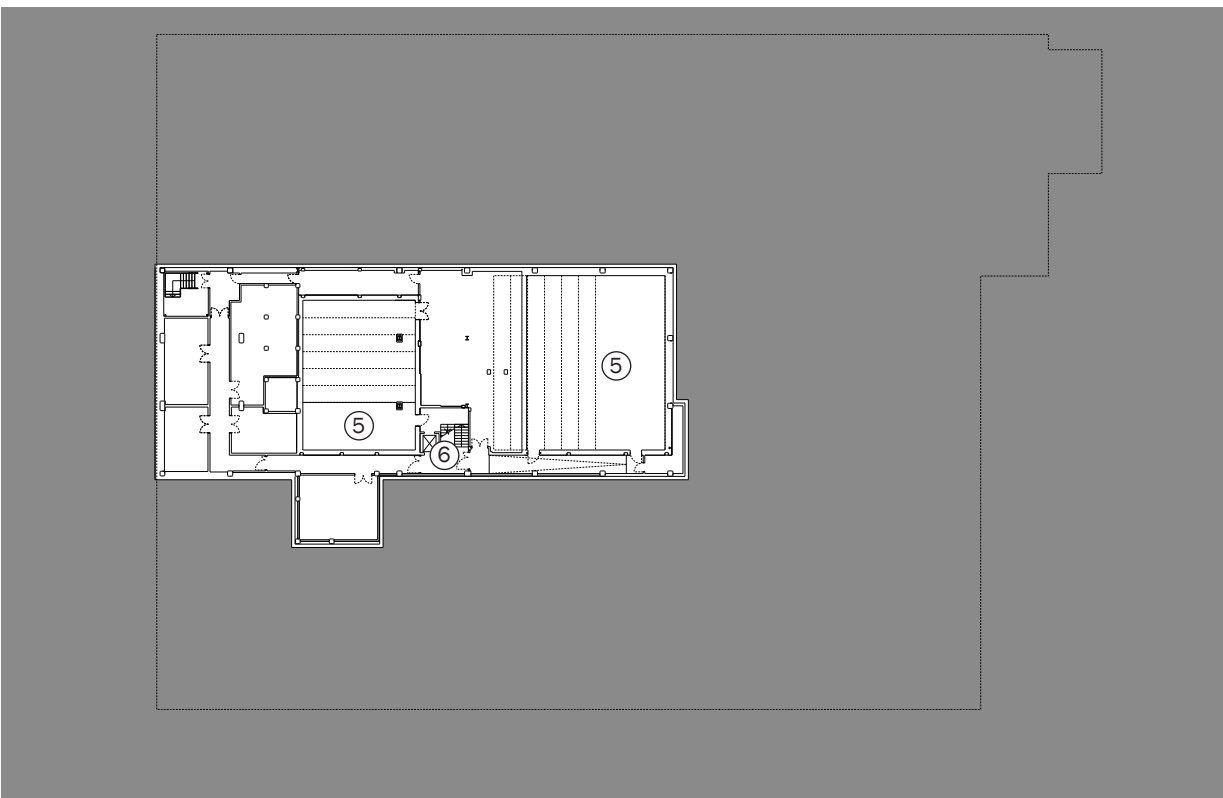
- 1 Lifts
- 2 Open Plan Office
- 3 Upper Atrium
- 4 Toilets
- 5 Stair core
- 6 Accessible Terrace
- 7 Rooftop terrace east
- 8 Rooftop terrace west
- 9 Void



# FLOOR PLANS



Basement 1



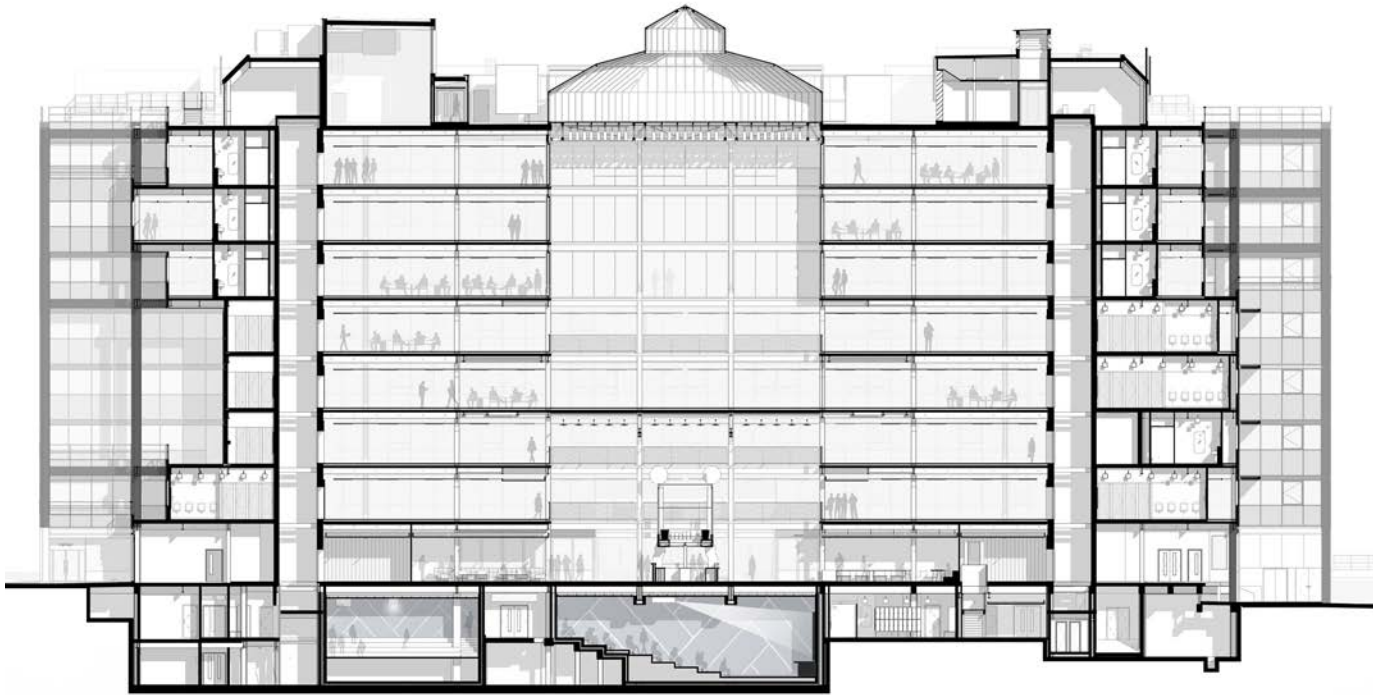
Basement 2



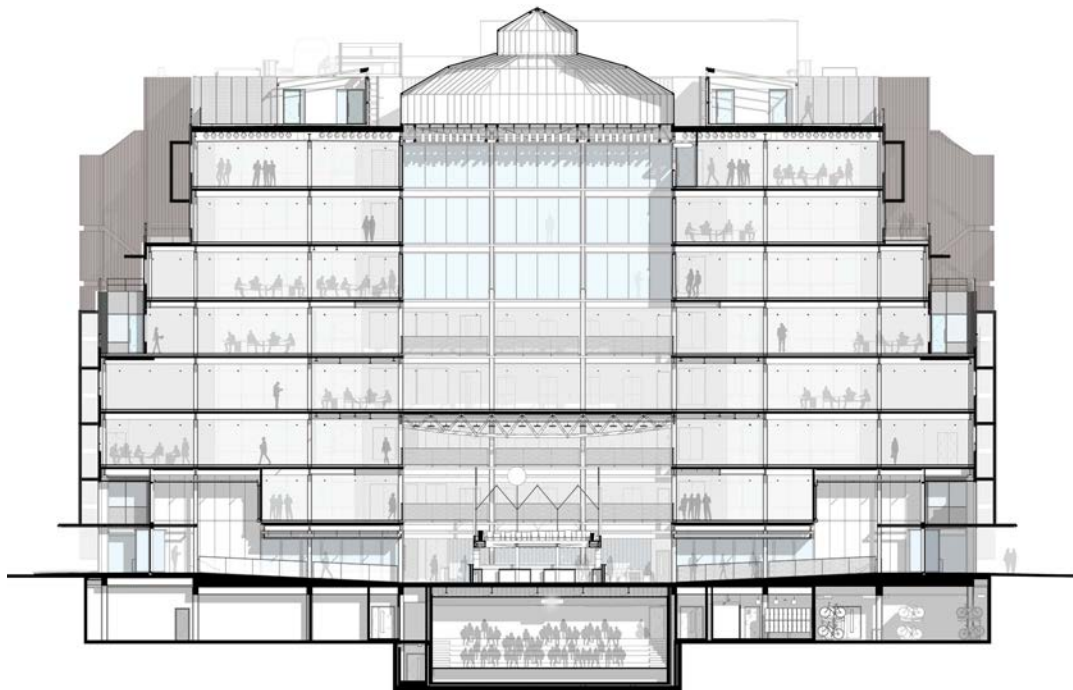
**Key**

- 1 Cycles Access
- 2 Cycles Storage
- 3 Changing Room
- 4 Toilets
- 5 Cinema
- 6 Stairs to B1
- 7 B1 Lobby stairs to GF

# SECTIONS

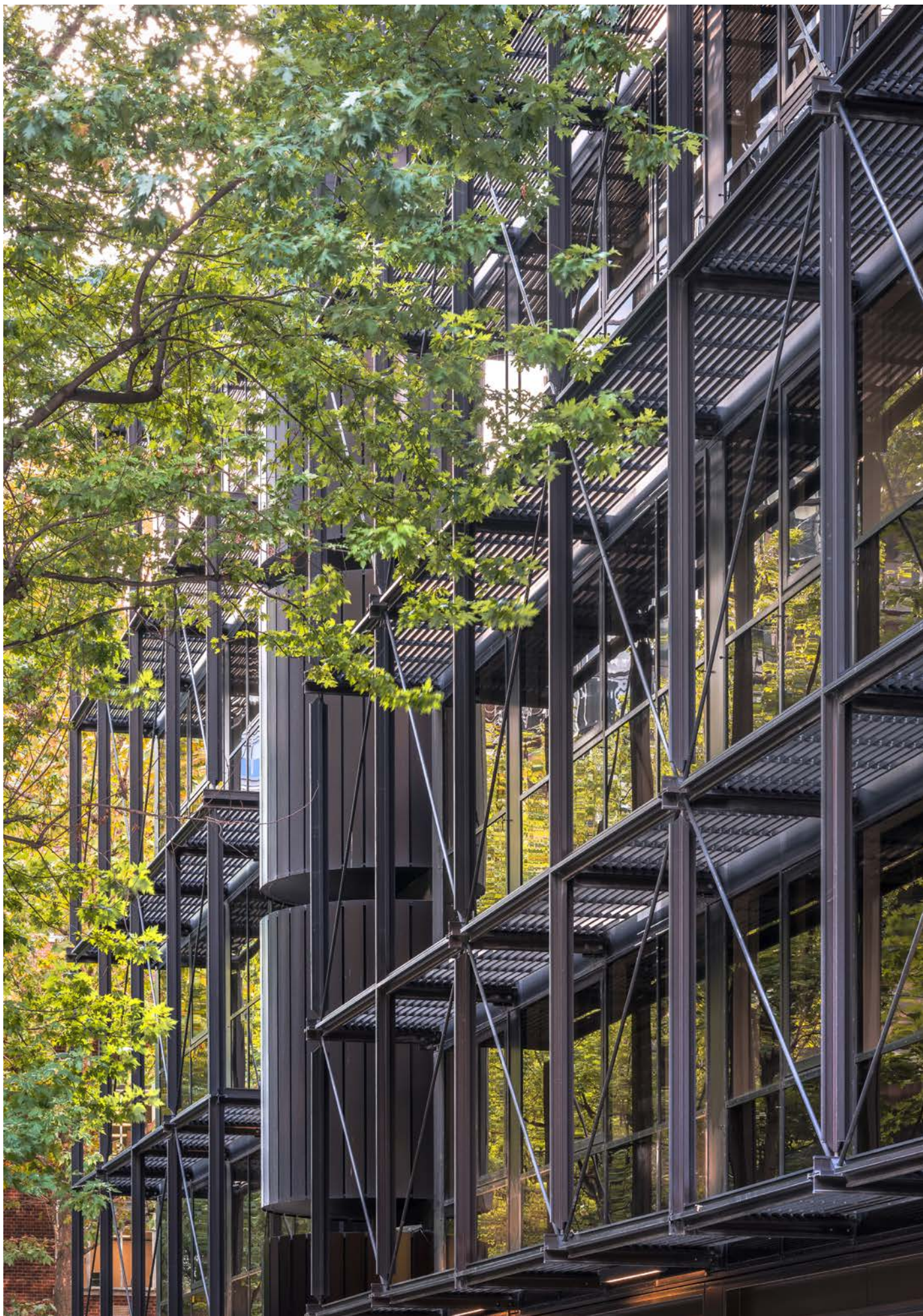


Long Section looking east



Short Section looking north





Grade 2 Listed facade from Finsbury Avenue Square



## ELEVATIONS

1FA was Grade II listed in 2015. As such, the facade with its distinctive external brise soleil and cross bracing has been retained and cleaned from level 1 to Level 7. The main interventions were as follows:

1. Ground Floor retail glazing and central entrances
2. Outside space and public realm
3. Southeast Terrace
4. Accessible Terraces generally
5. Roof terraces with awnings
6. New feature lighting has been installed to subtly highlight the brise soleil at night.

### Design of the Ground Floor cladding

Due to the listing, the design went through an iterative process with the City of London Planning.

The proposal was to remove the granite cladding to the piers and spandrels to maximise the retail frontage glazing but still express the solidity and structural rhythm of the main building by cladding the columns and spandrels in metal to match, which would help ground the building. The glazing would sit flush with the face of the metal piers to give the glazing prominence. The metal piers take precedent over the recessed spandrel over to emphasise the vertical grounding. The spandrel and column cladding are equal width of 300mm providing a glazing height of approximately 2.75m, which improves on the existing window height, important for its new retail function. The glazing is split into 3m bays, which align with the existing structural grid. Importantly, all corner junctions of the building can now be fully resolved in metal cladding profile extending down to the street as currently the various junctions between metal and granite was not satisfactory. Externally all existing stairs to basement, smoke vents and granite plinths were removed to allow the existing street level to meet the glazing line. Internally, a raised access floor is also set to match the external paving to create level access thresholds into the building, with the level change to atrium being managed inside the retail space by the future tenant.

### Expression of columns

The existing rhythm of columns is maintained and the columns that are expressed on the upper floors are continued down to the ground plane in anodized aluminium finish.

### Details

The facade uses a SSG glazing system (structural silicone glazing) which in contrast to traditional curtain walling has a small black mastic joint externally where glazed units meet, rather than a traditional 'cap'. Using this system creates a more minimal, crisp aesthetic to emphasise the permeability and openness of the new ground floor retail spaces.

### Facade Components

The buildings 3m/6m grid lent itself to a modular secondary door system, which is inserted into the structural silicon glazing system. The choice of entry door type differs depending on whether it is located on the Wilson Street, Finsbury Avenue Square or Whitecross Place elevations.

The facade components are summarised thus:

- Component A – fixed retail glazing  
Fixed glazing in 3m bays. This would be suited for retail display and views in.
- Component B – Bi-fold doors  
6m bay can have 5 module bi-fold doors, which open the facade ideal for café and restaurants.
- Component C – Double/single hinged doors  
Utilising a 3m bay these would be lower to open inwards underneath existing structural beam. Ideal for retail these can be left open during operational hours.
- Component D – Sliding door  
Large 3m sliding door would enable the facade to be opened and would be well suited to cafe/restaurant uses, whilst not impinging on external or internal space.

The placement of these components was carefully considered in terms of the composition of the overall elevation and in consultation with potential occupiers.

### Central Entrances

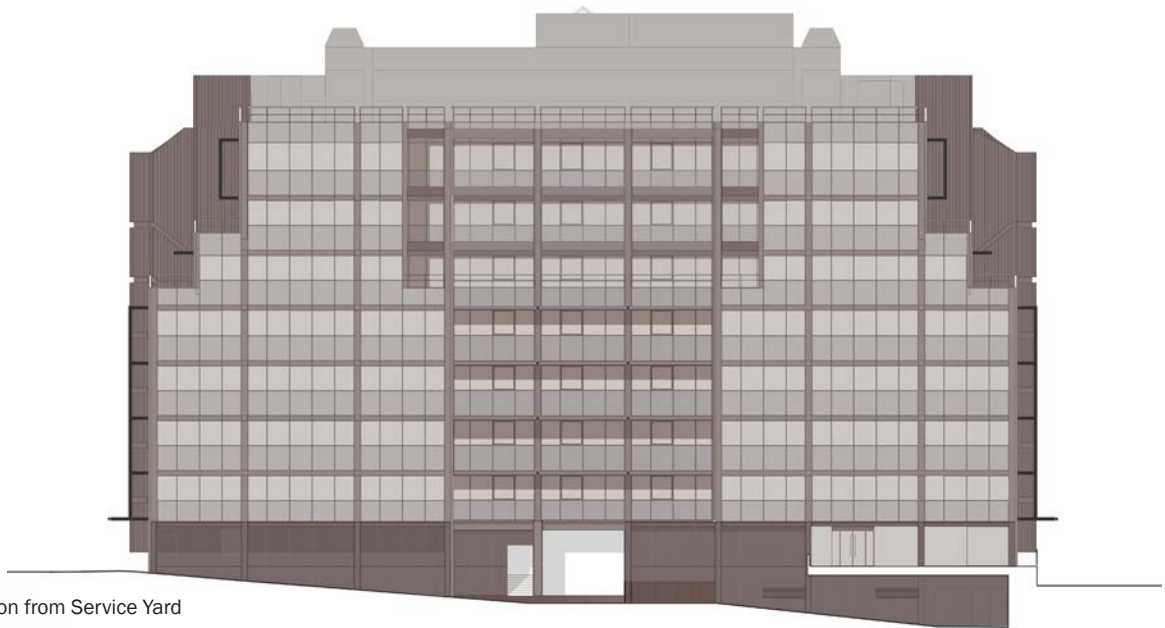
The concept was to re-establish the public east west route through the building. This is accessed from the existing double height entrance porches in the middle of the facade. The proposal was to sensitively replace this glazing as part of the retail glazing described above. The existing listed canopy is retained but cleaned and modified to create a more appealing entrance. The doors through this facade are new revolving doors with pass doors to the side. Although used as the route to the office reception it is the intention that these do not feel defensive and corporate, but an important and welcoming route into the ground floor and lower atrium space within the building.



# ELEVATIONS

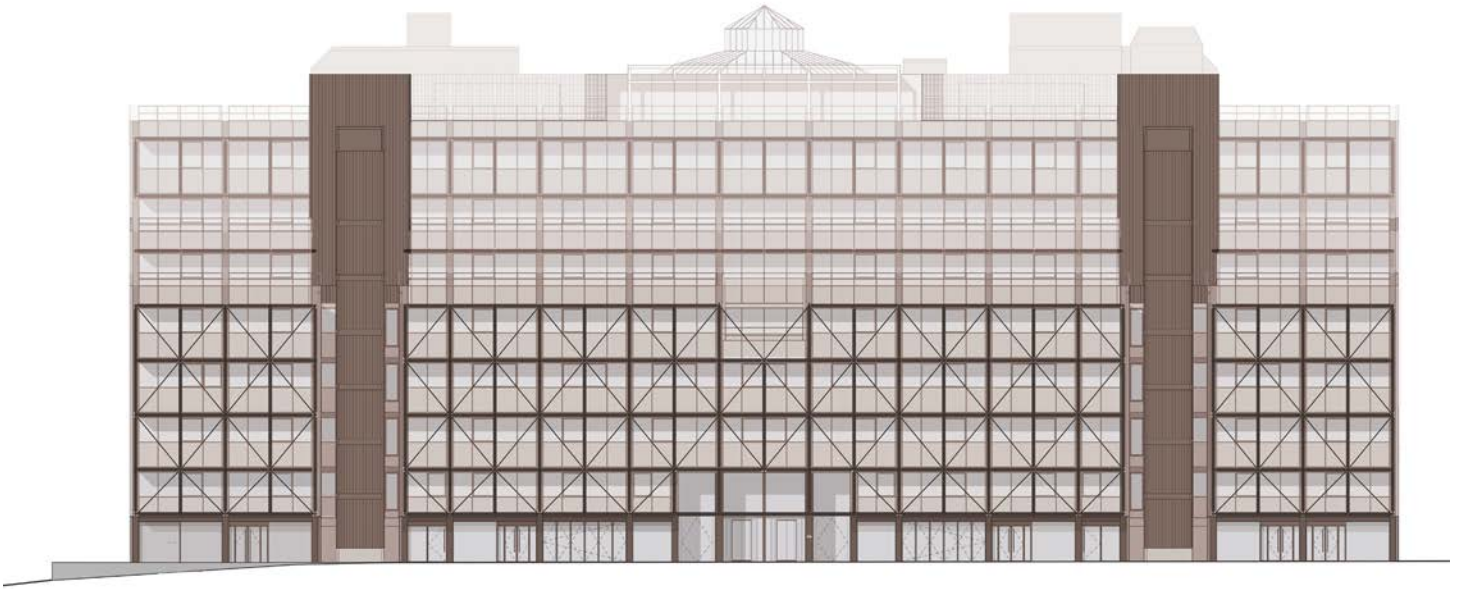


North Elevation from Whitecross Place



South Elevation from Service Yard

# ELEVATIONS



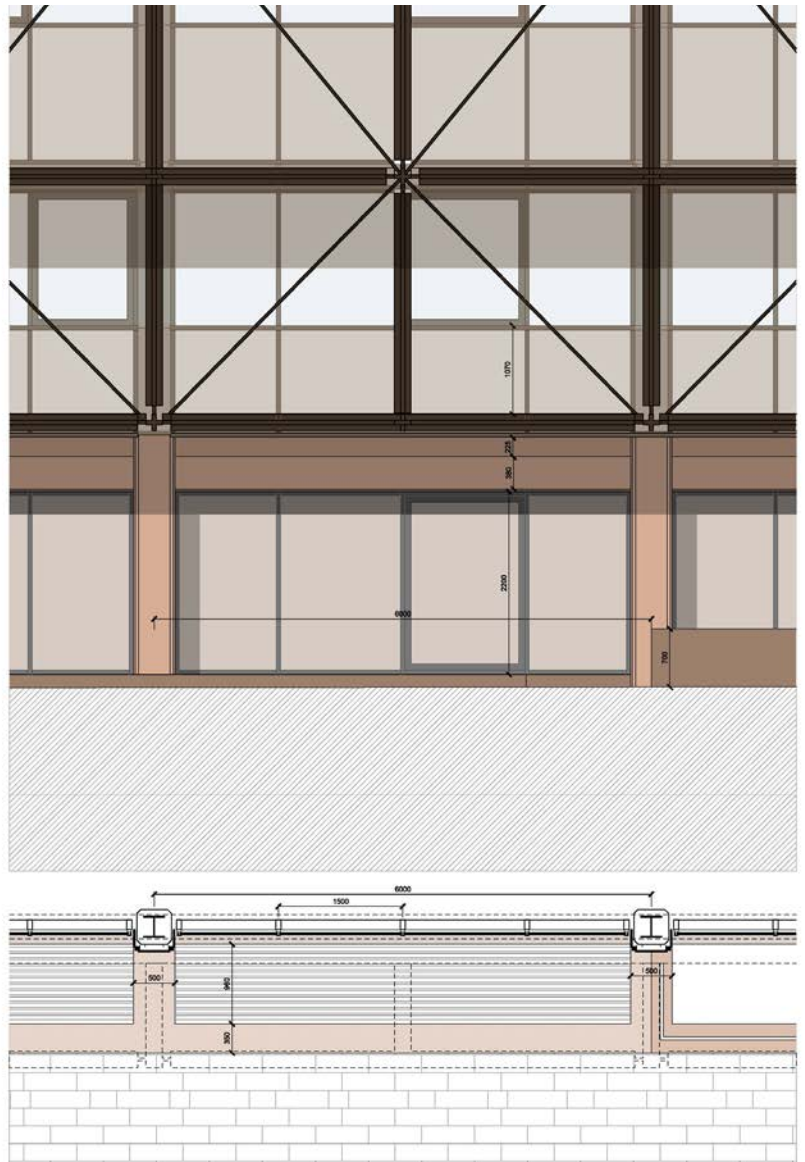
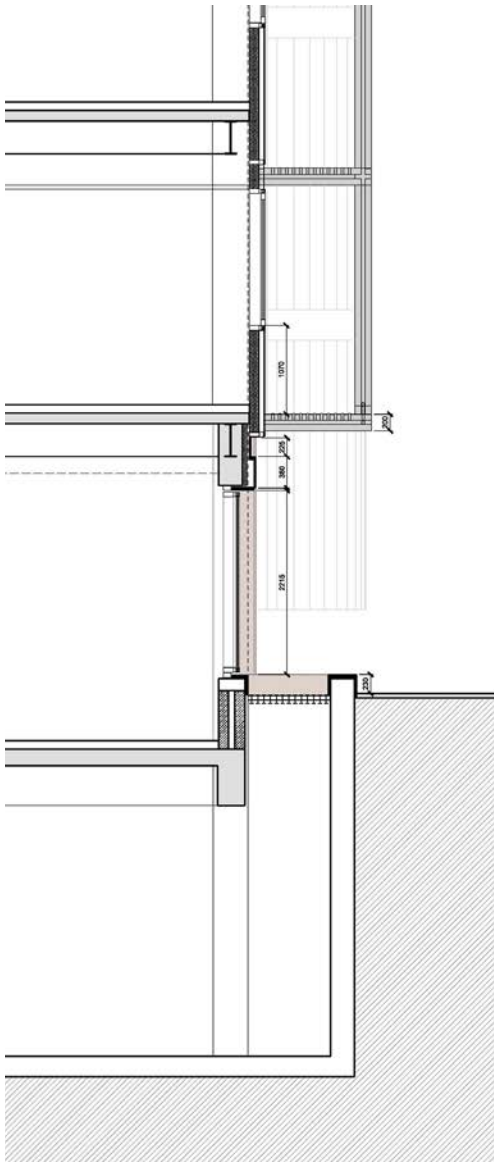
East Elevation from Finsbury Avenue Square



West Elevation from Wilson Street

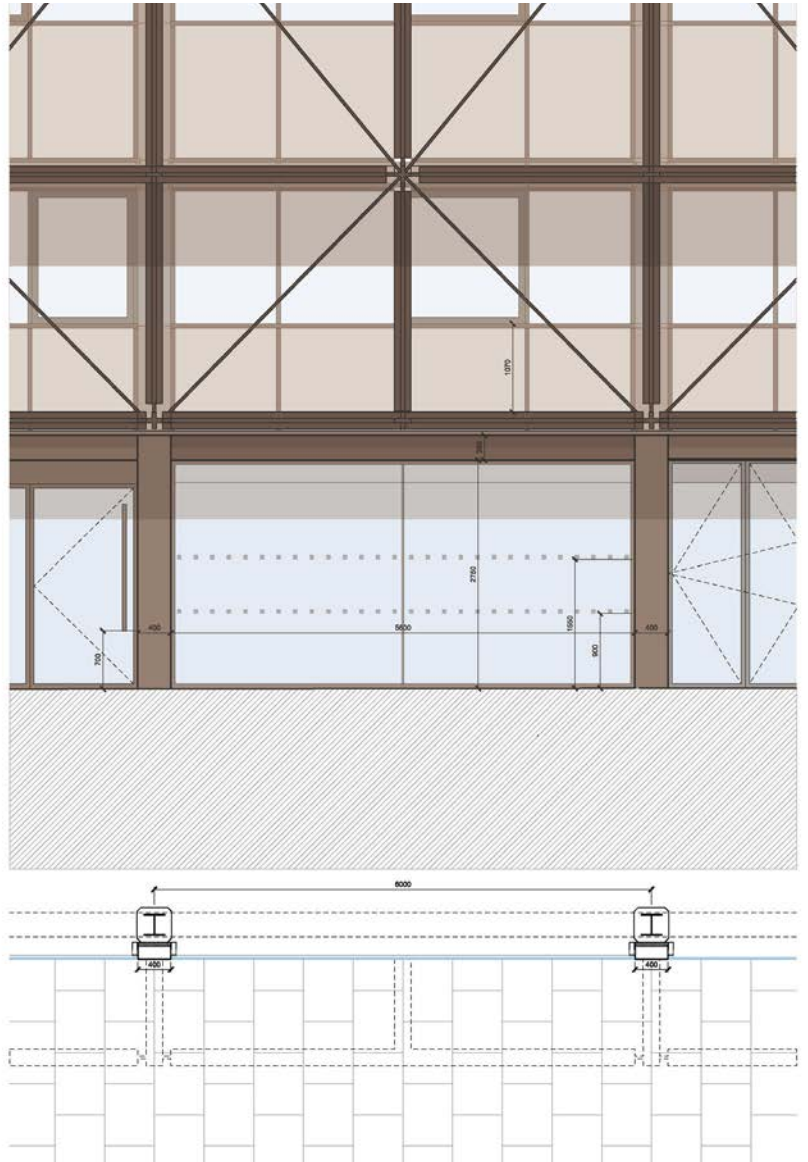
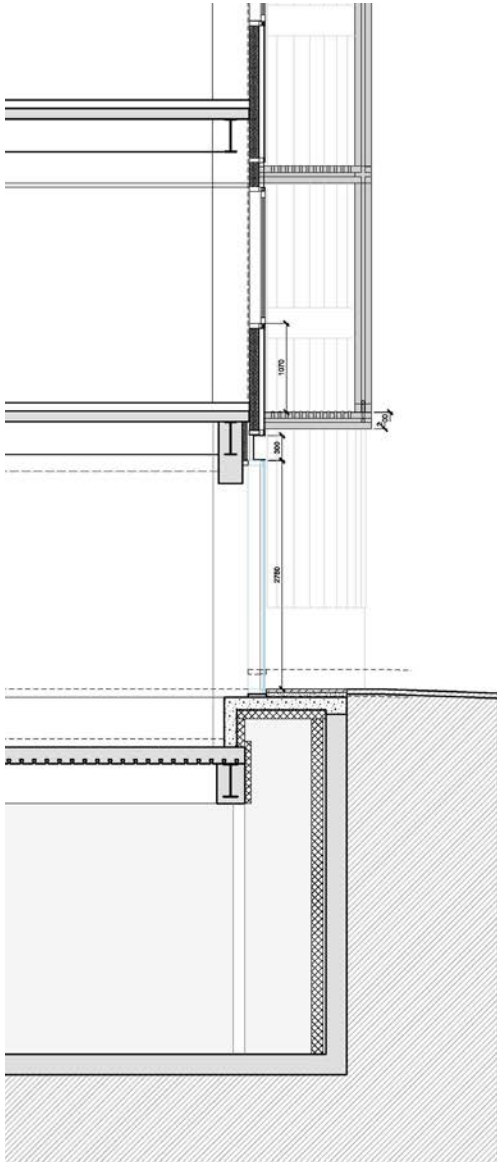


# ELEVATIONS



Existing facade - Ground Floor

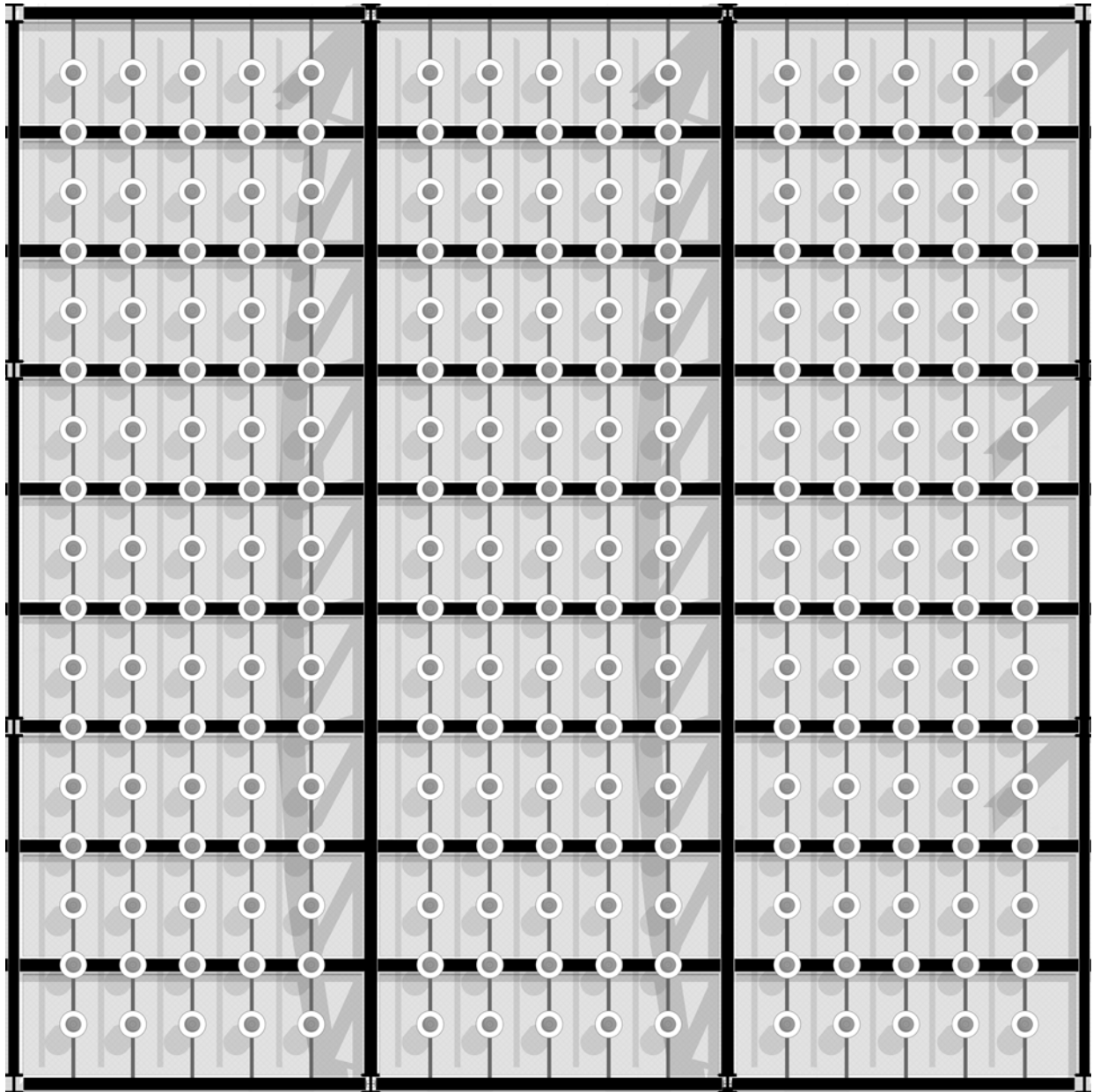
# ELEVATIONS



Proposed facade - Ground Floor

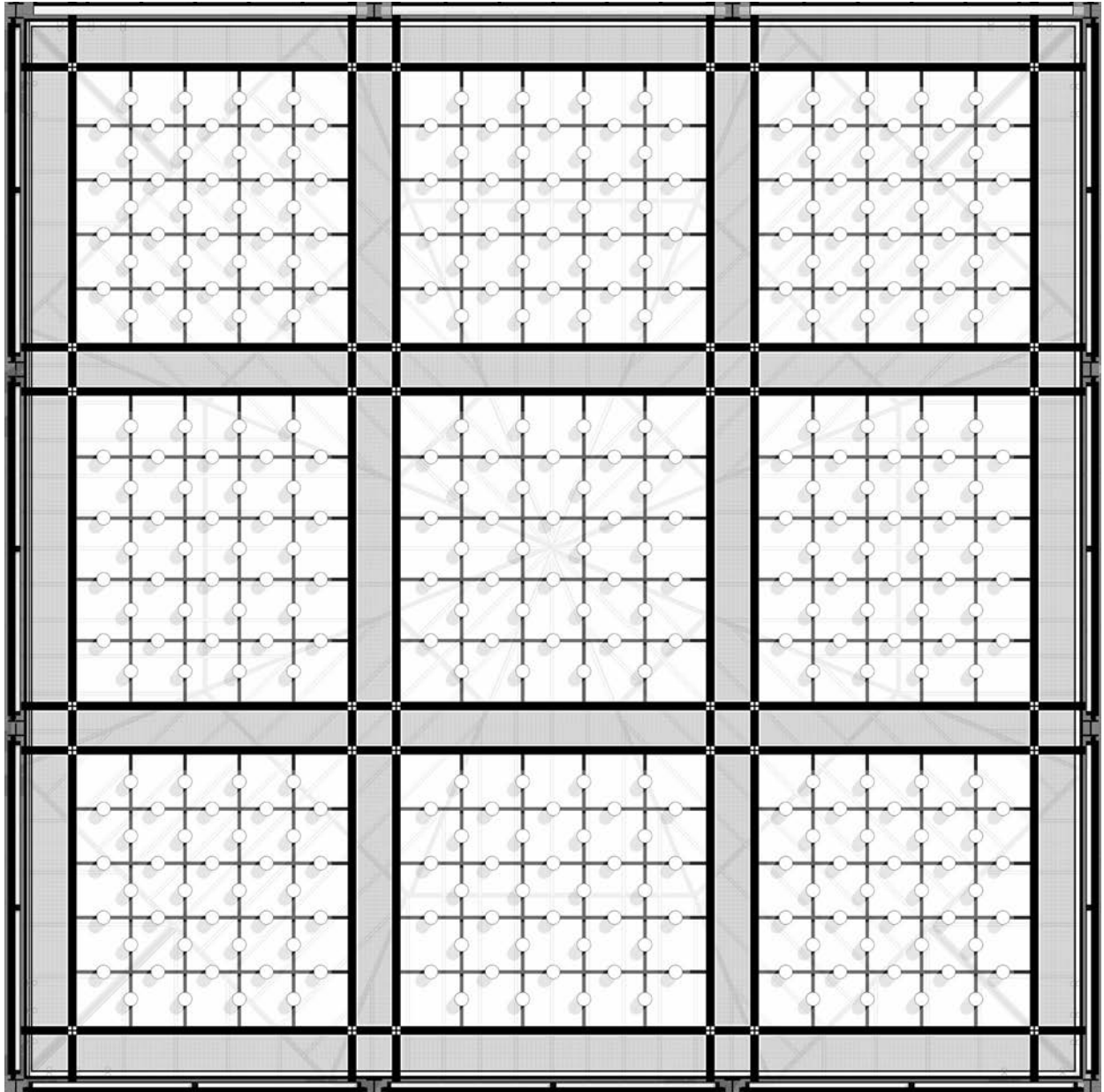


RCP PLANS



Lower Atrium RCP Plan

RCP PLANS



Upper Atrium RCP Plan



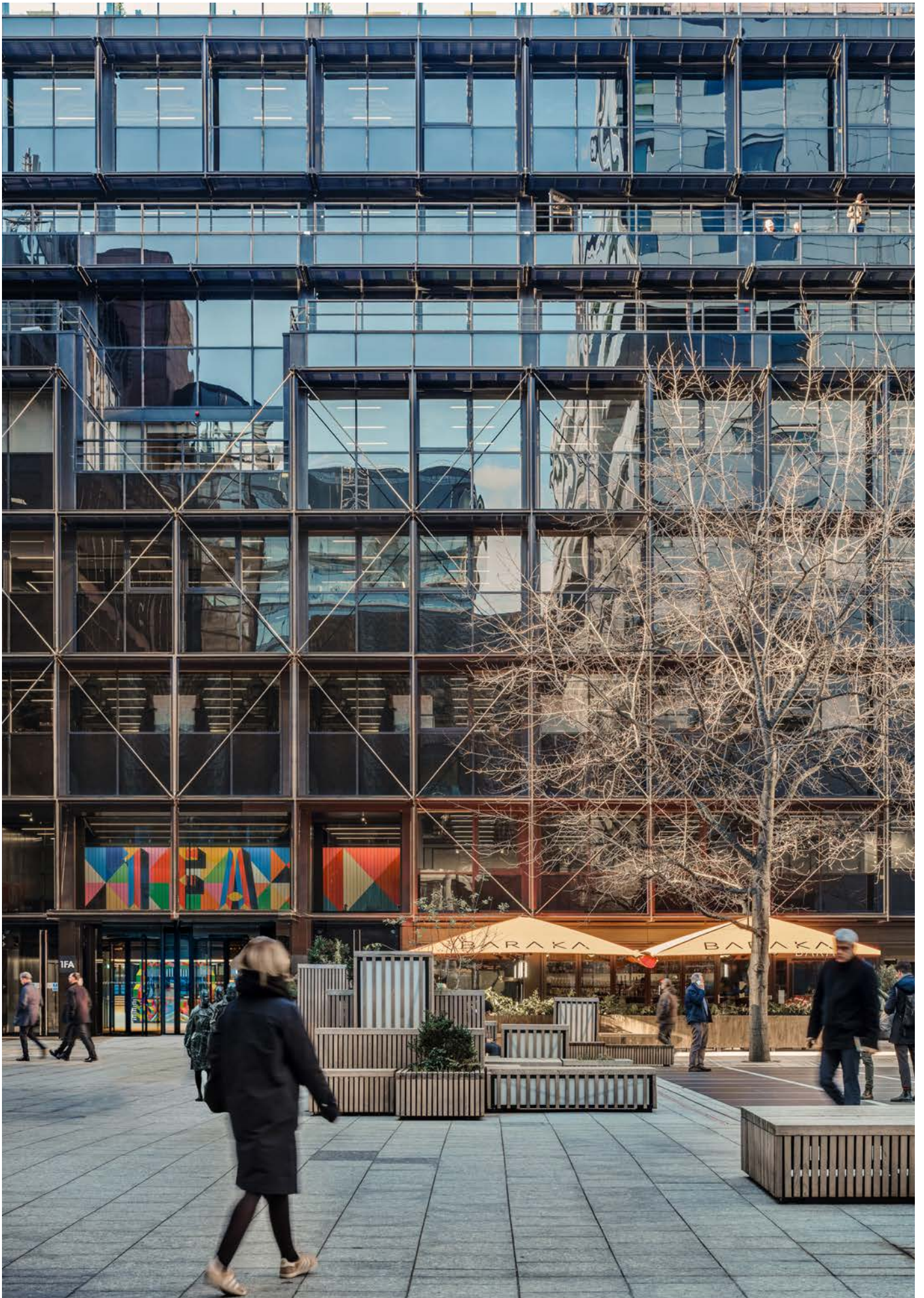




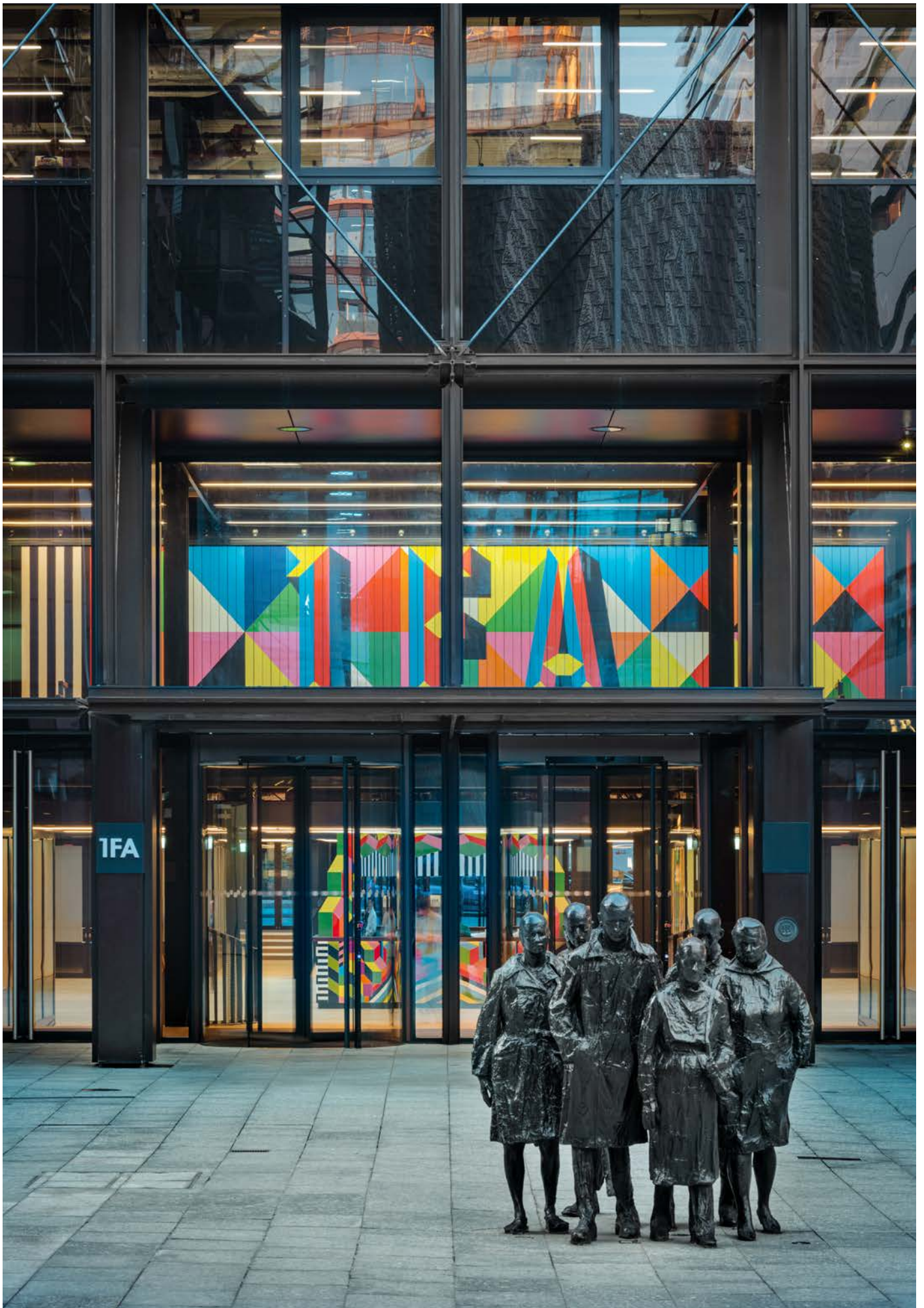


# PHOTOGRAPHY





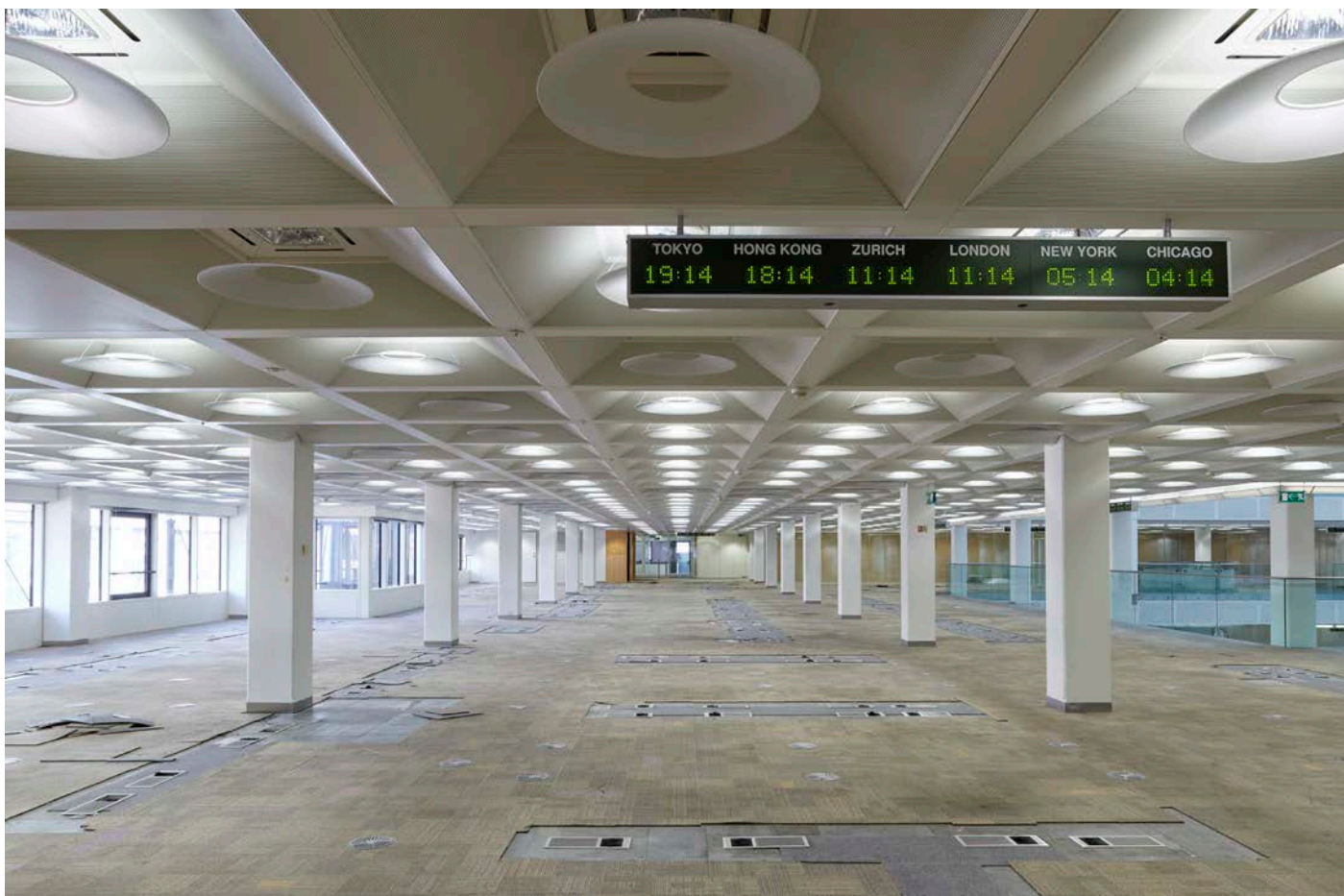






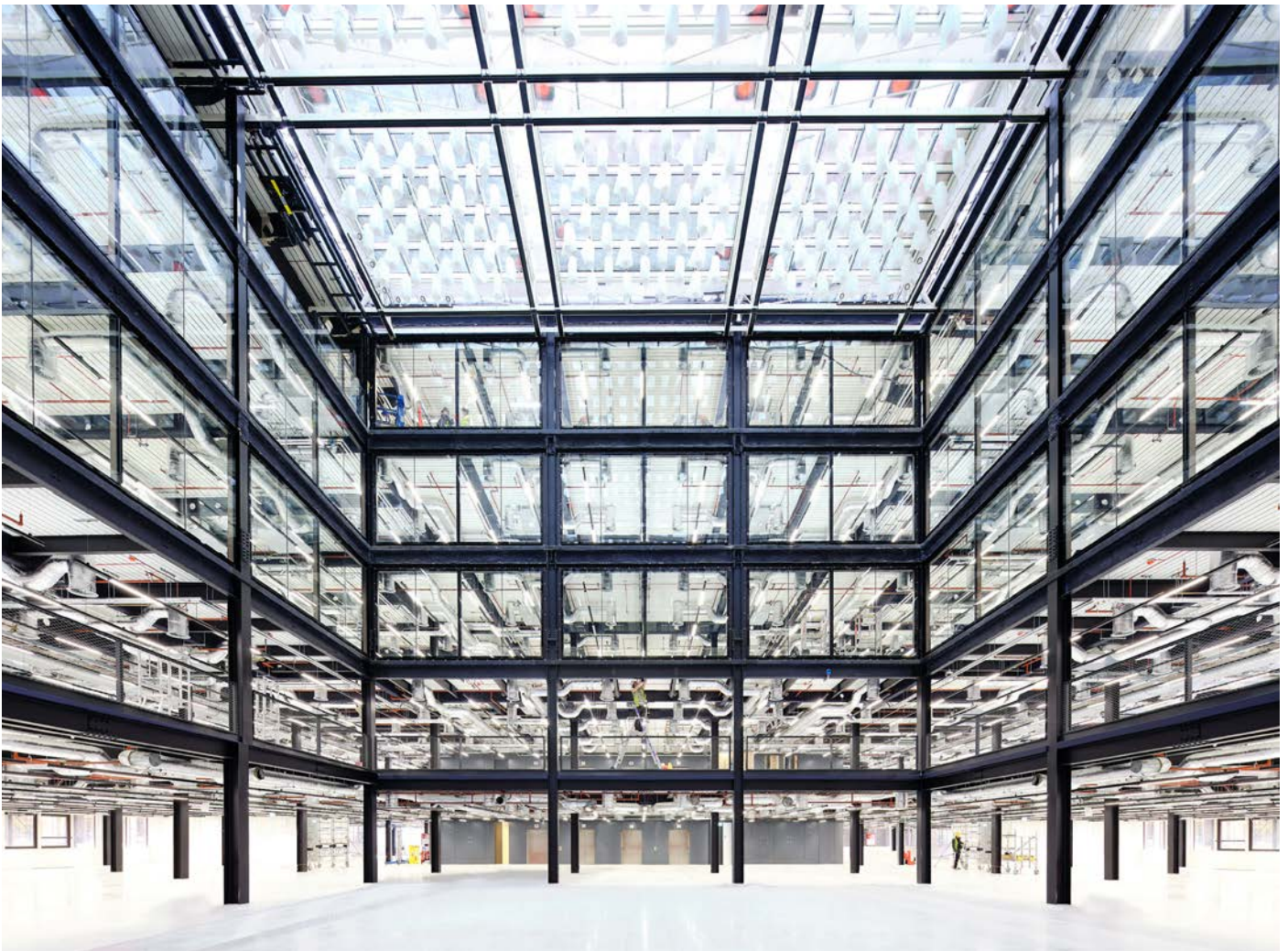


Upper Atrium inherited



Office Floor inherited





Upper Atrium completed



Office Floor completed

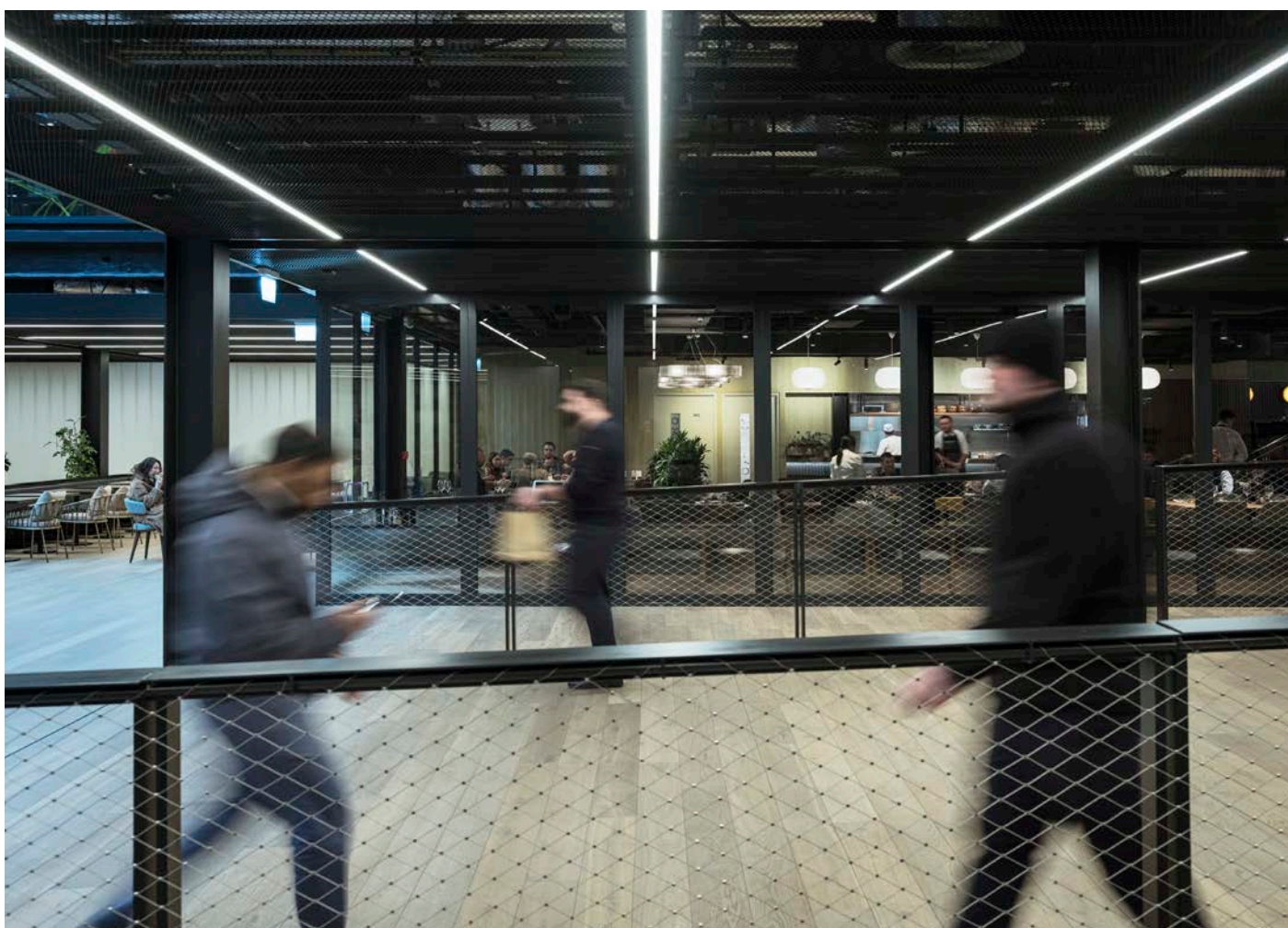








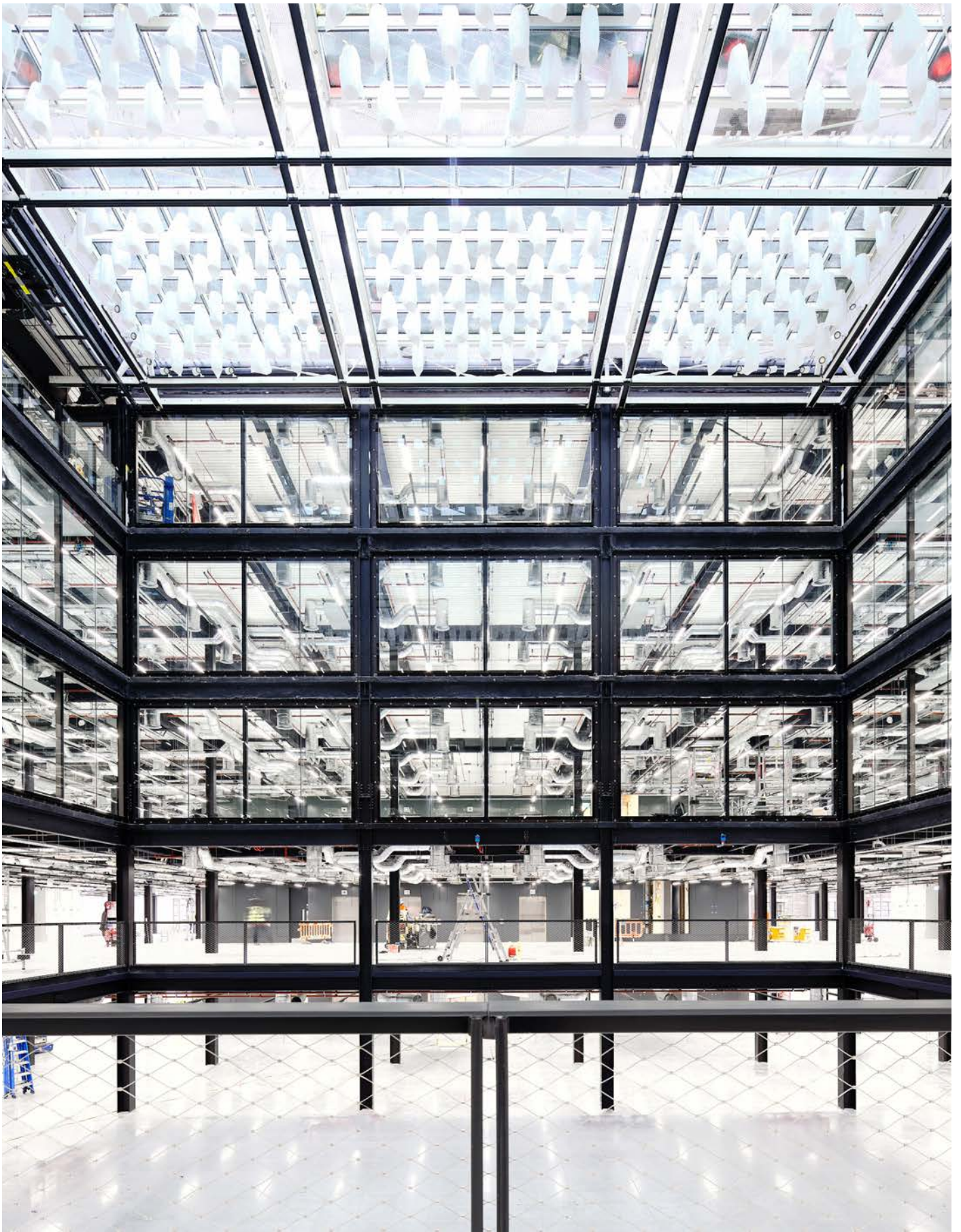












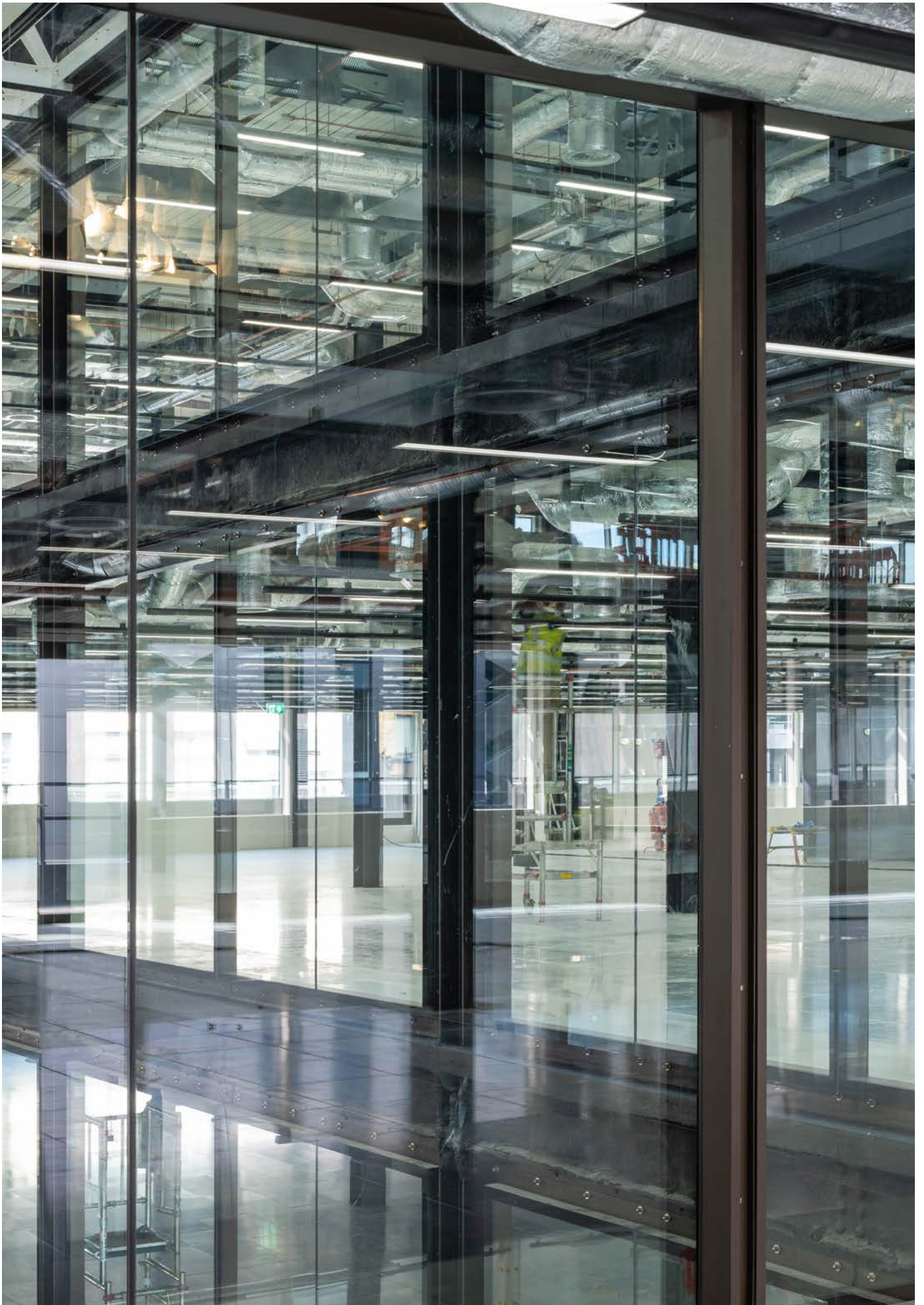




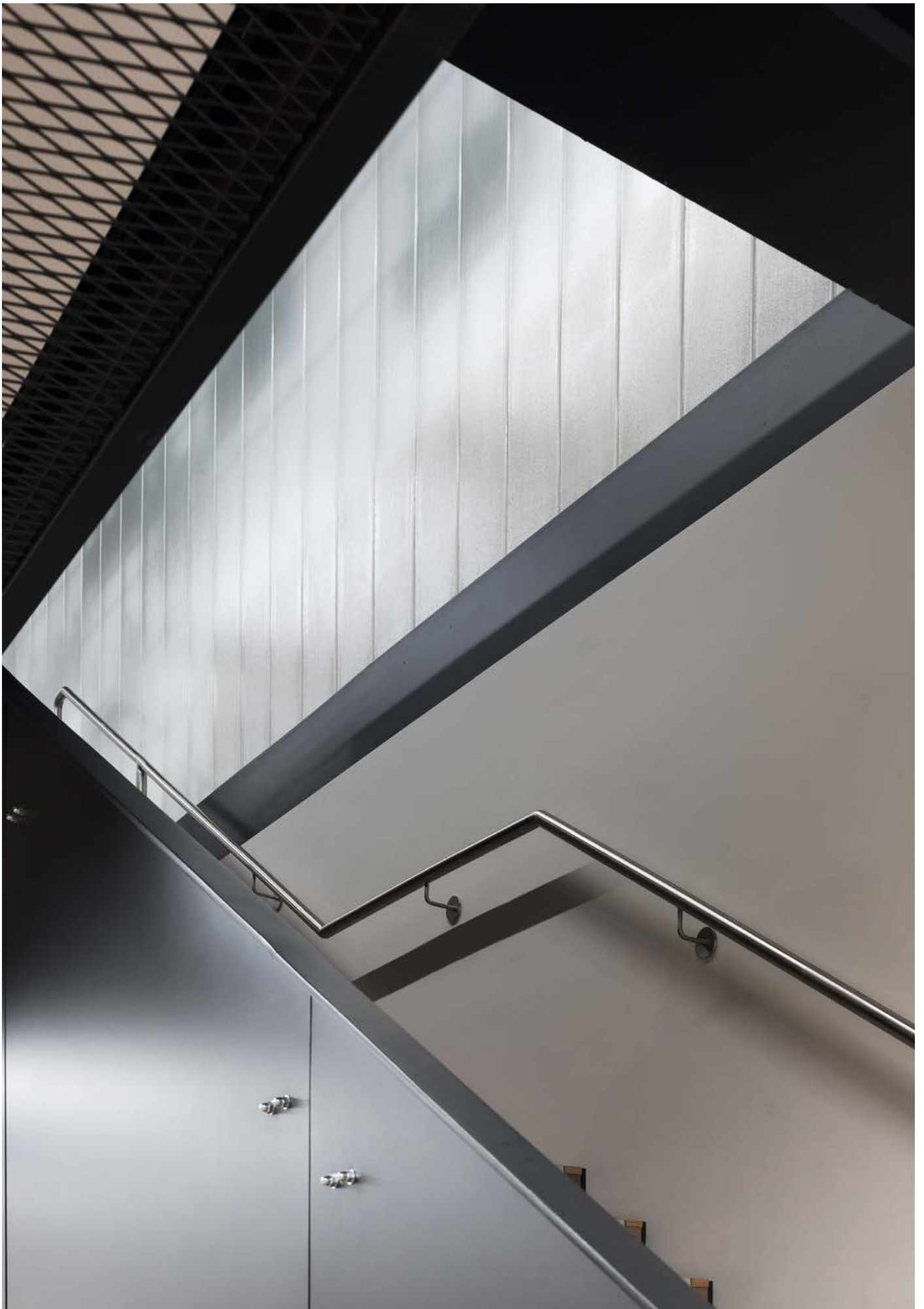




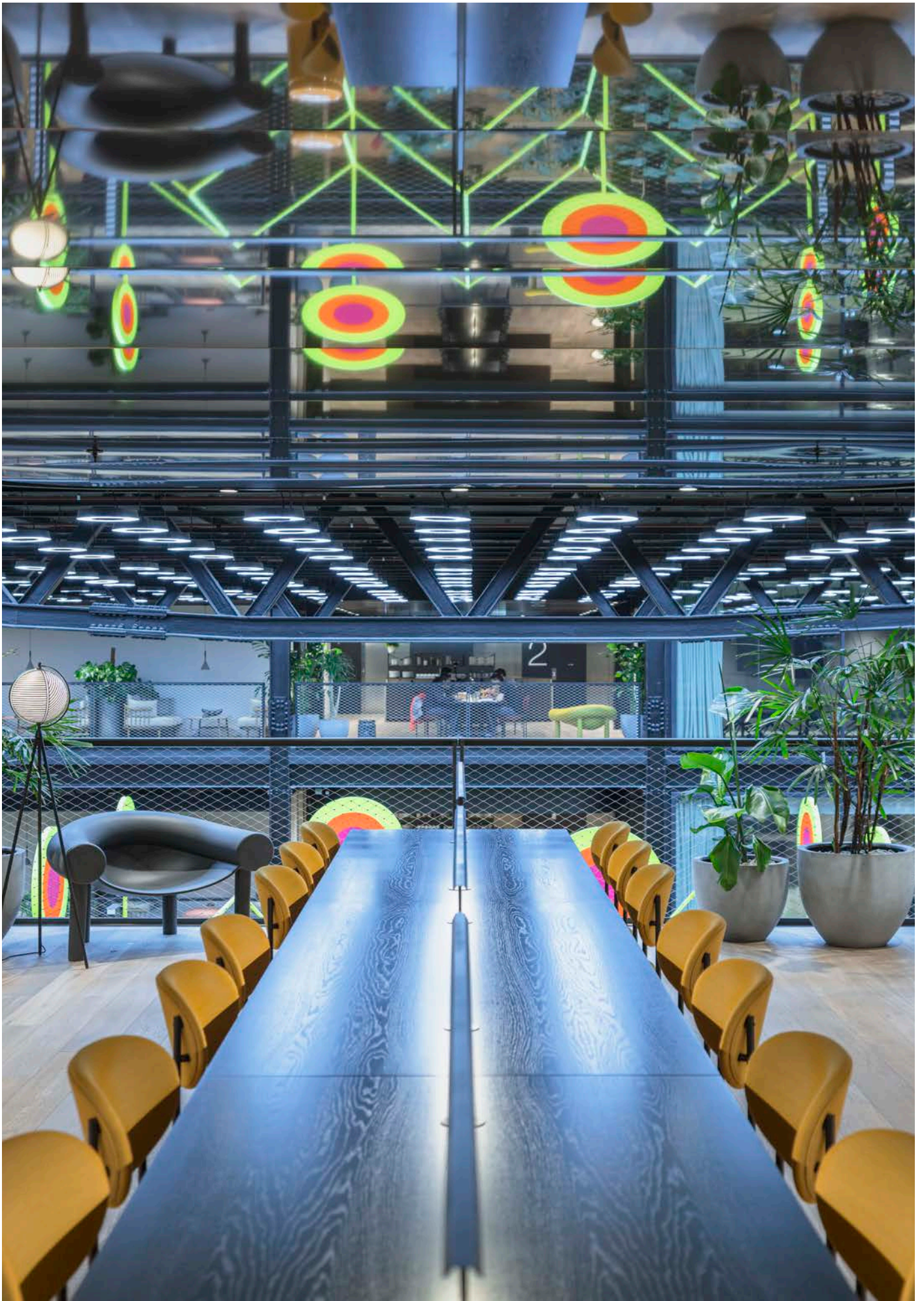
















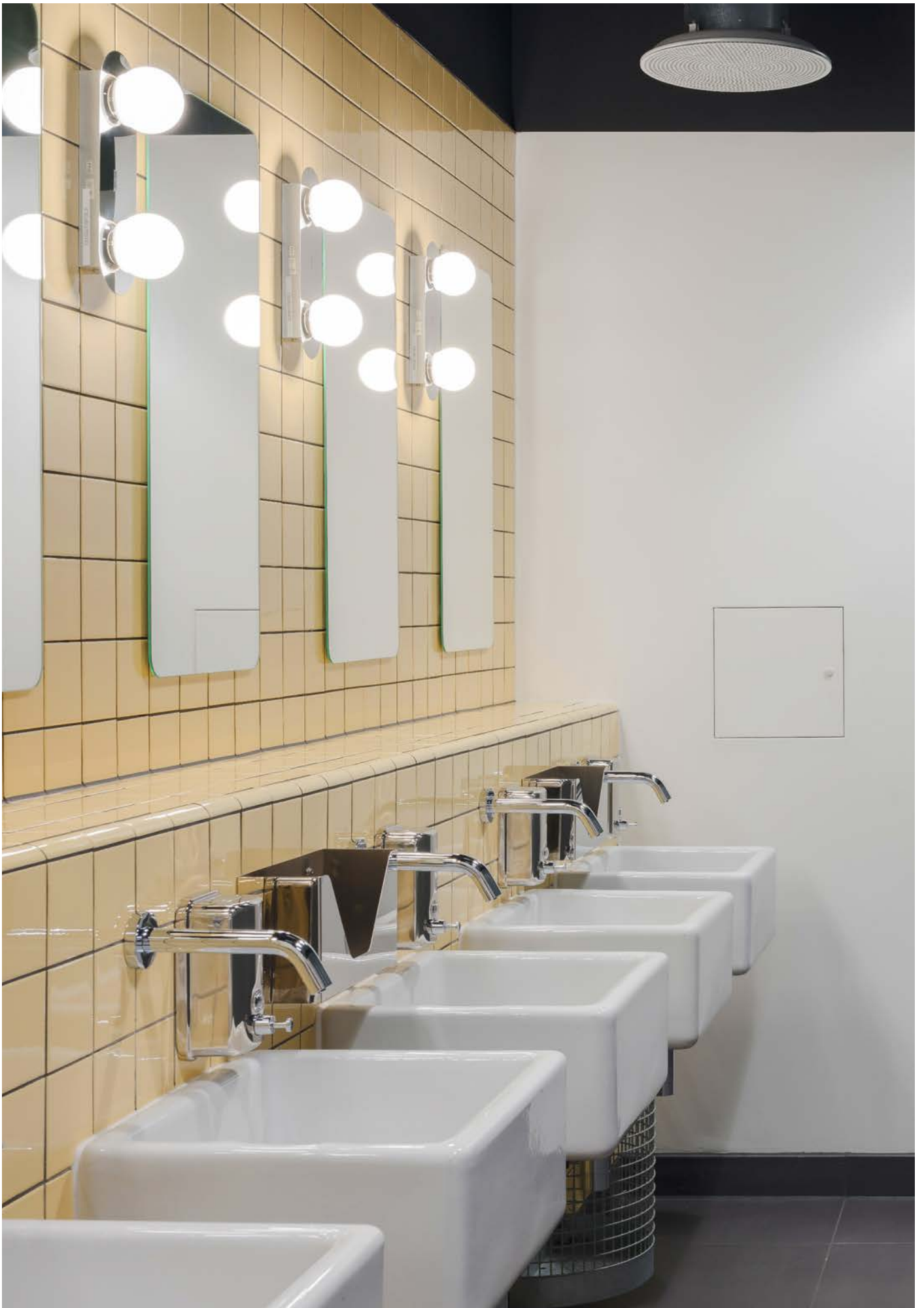




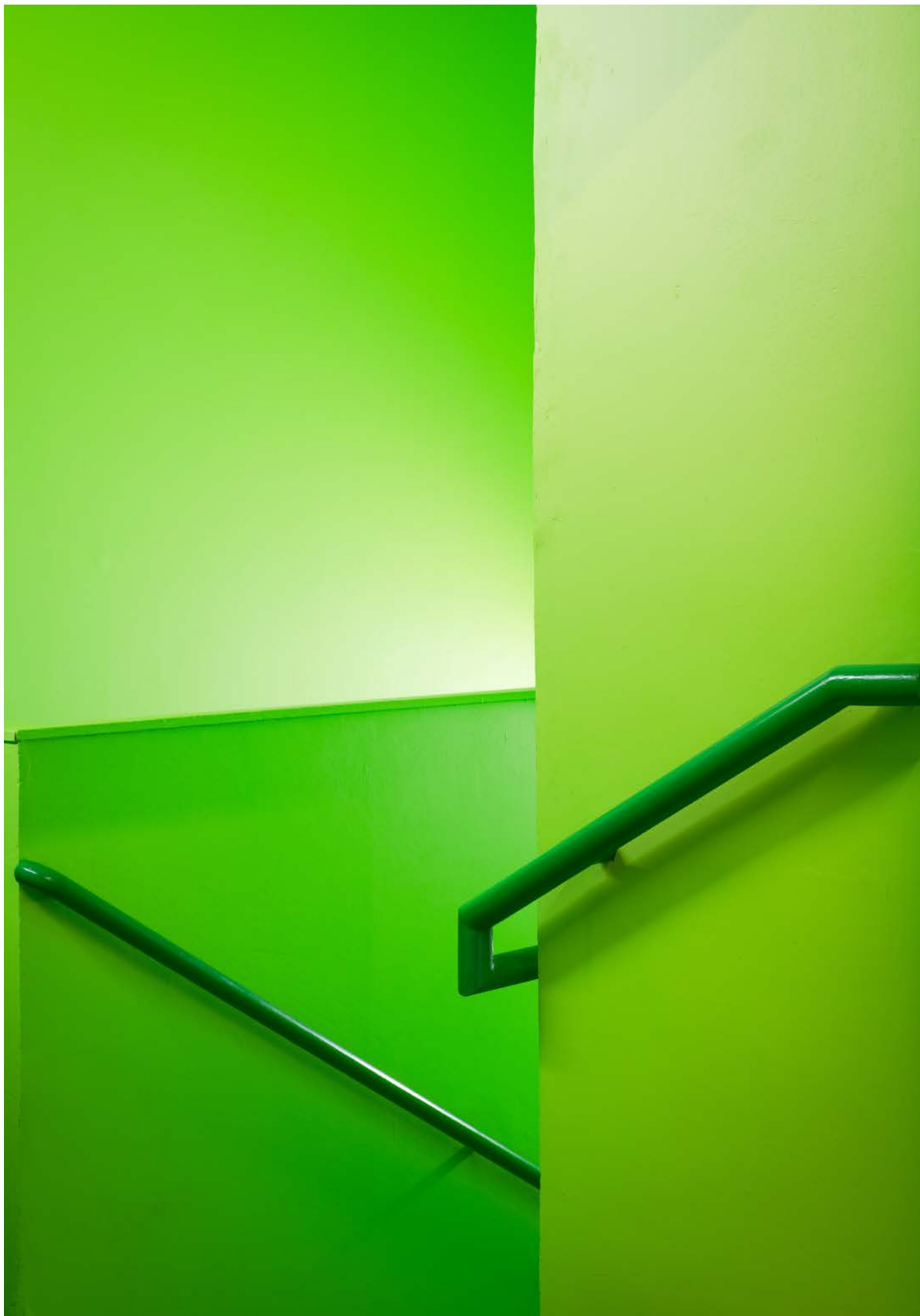


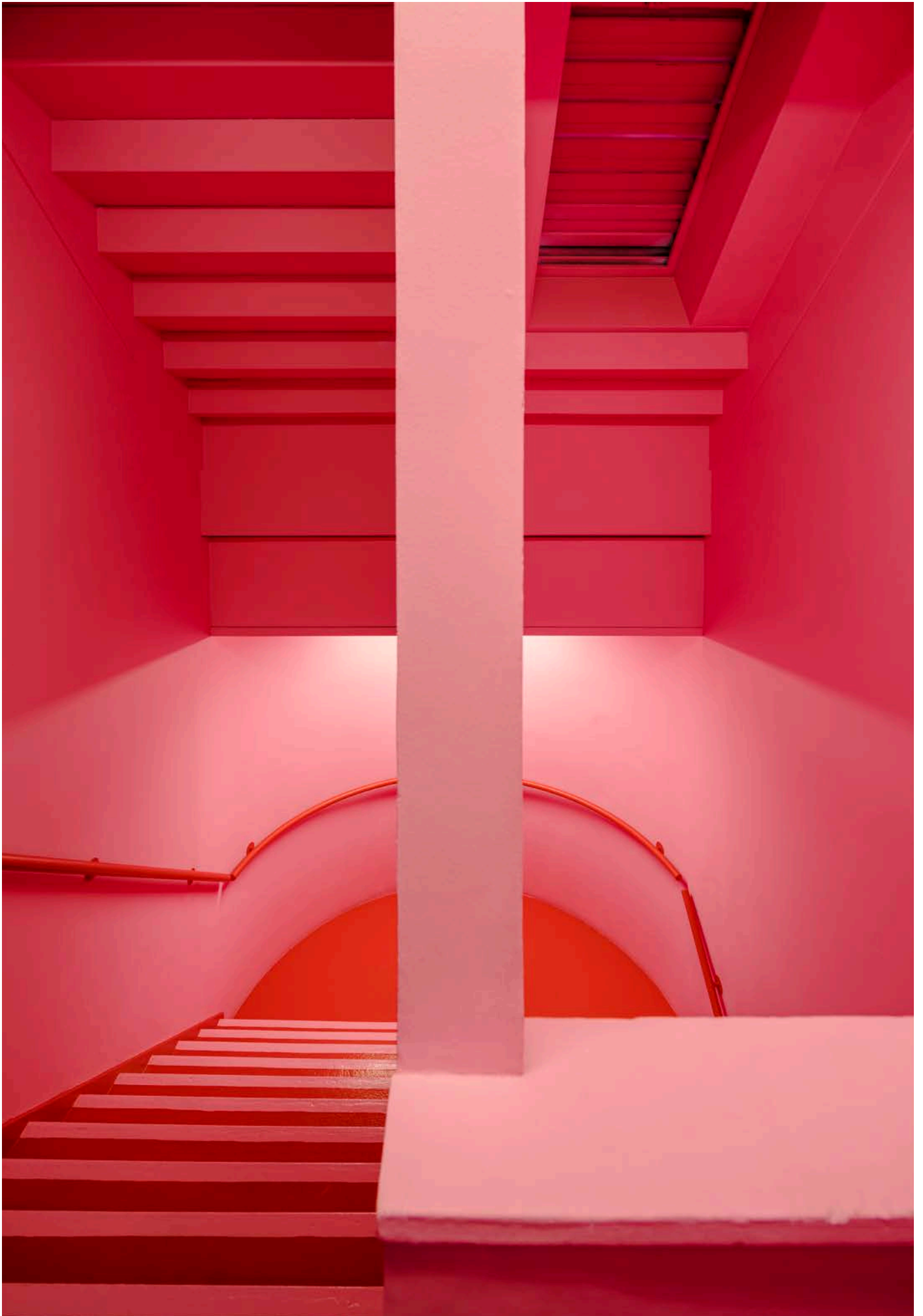




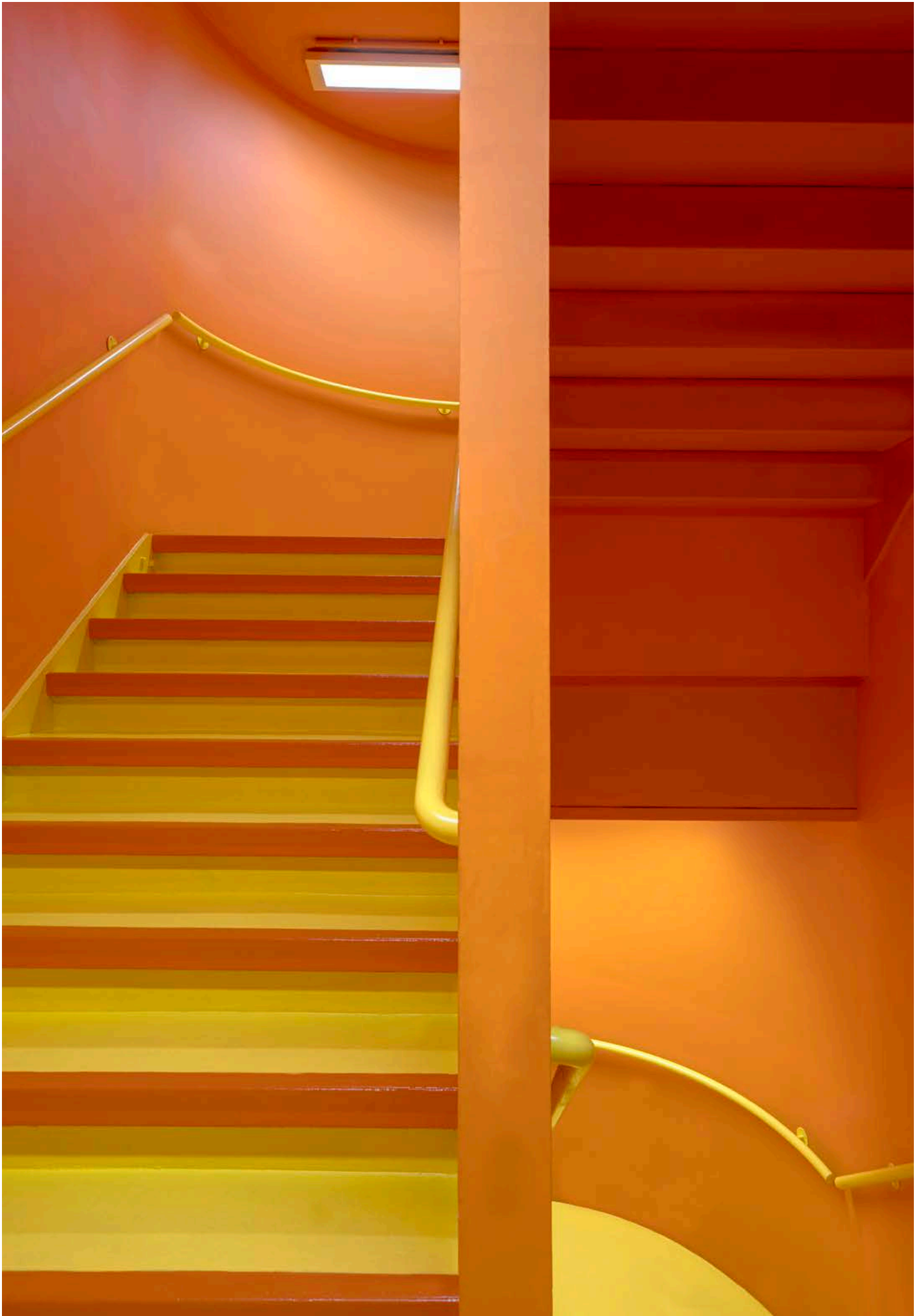


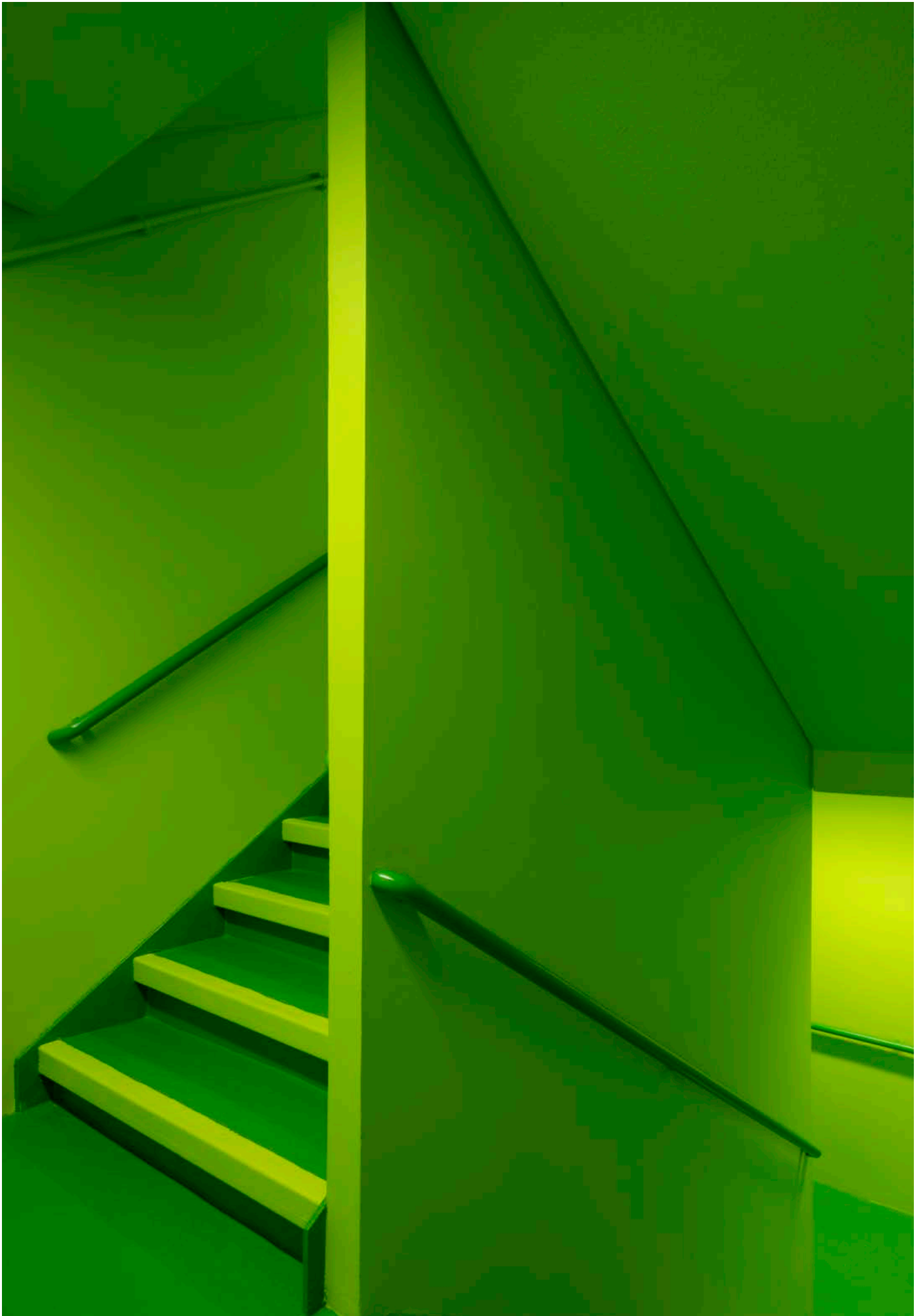




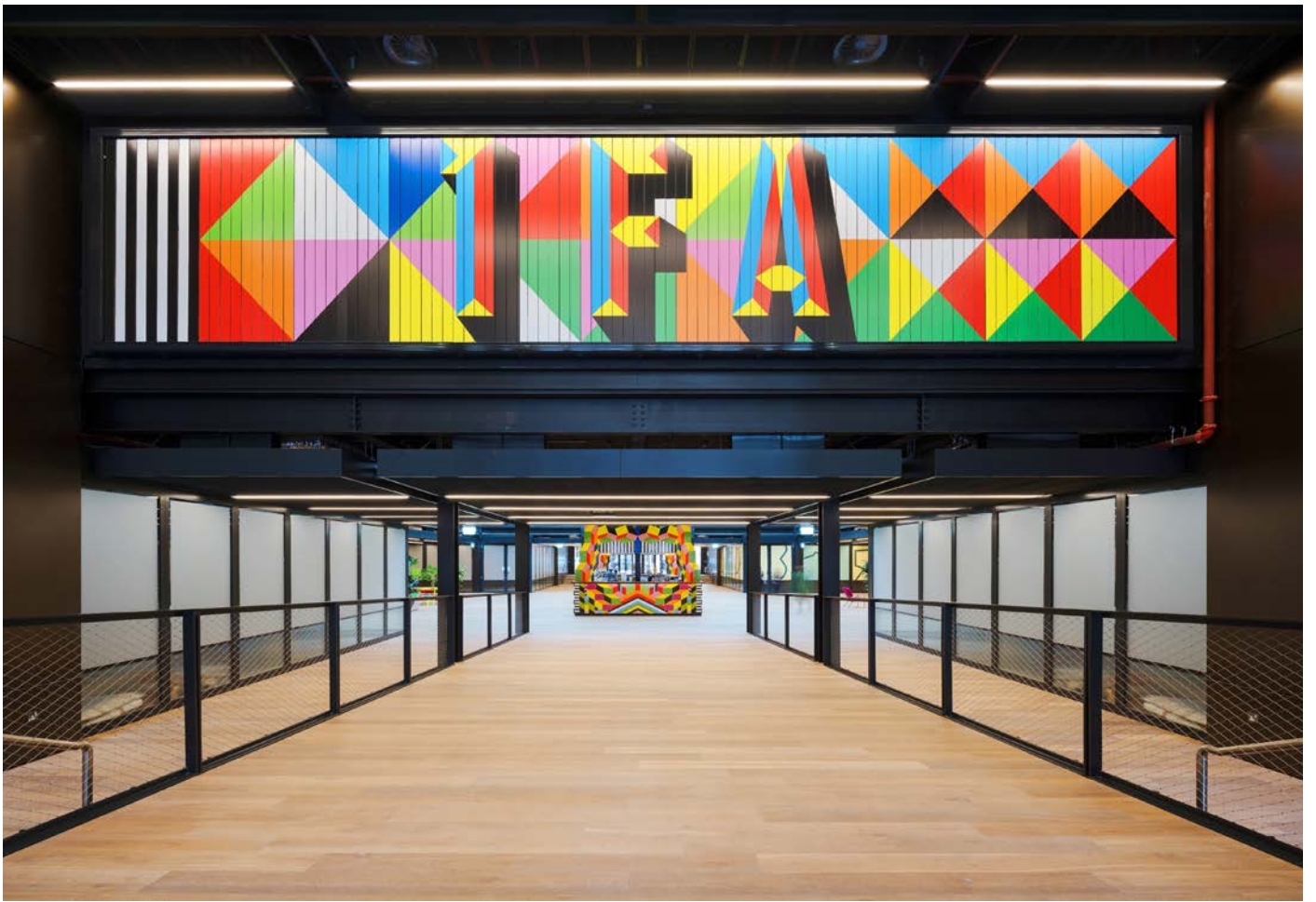












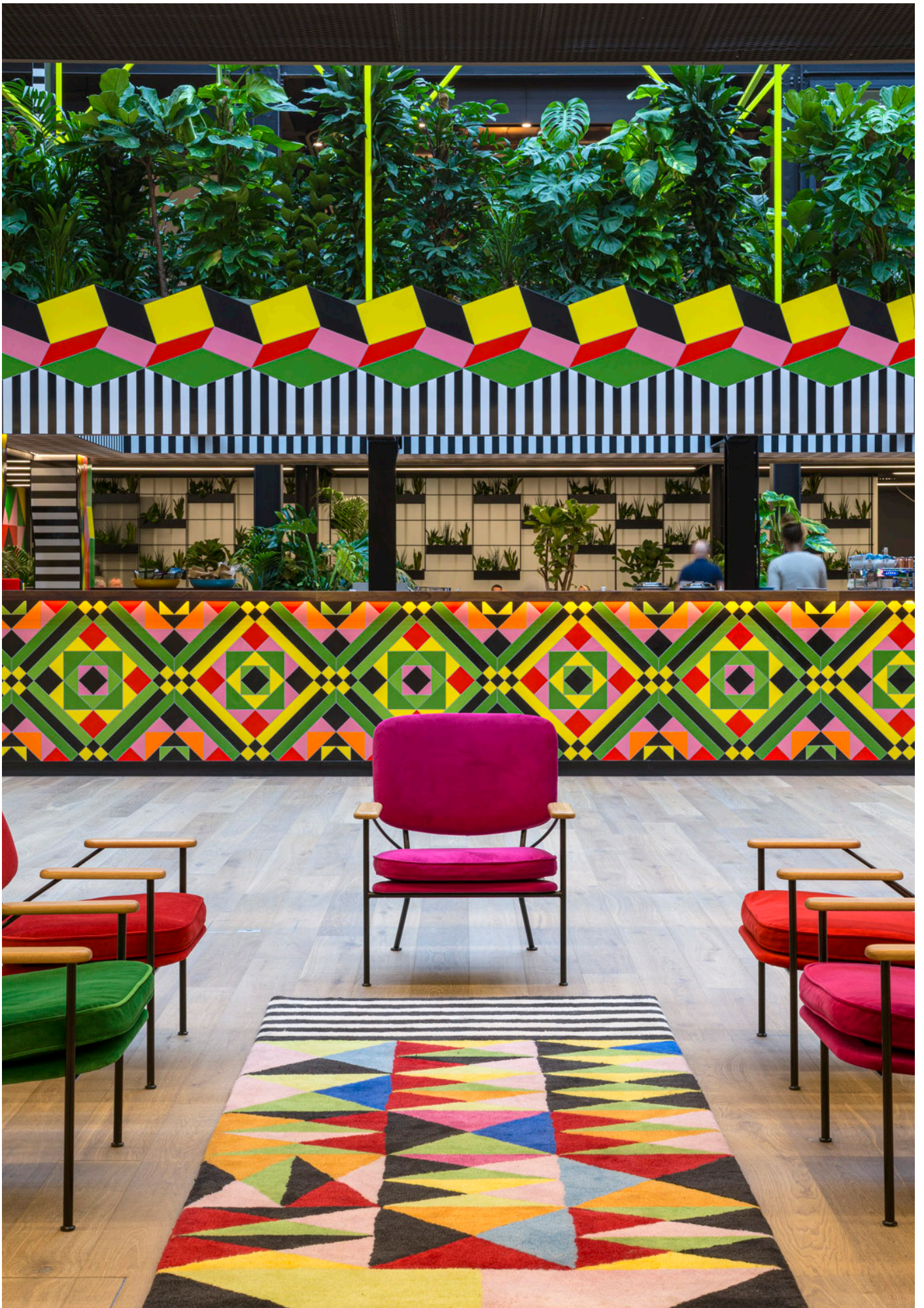














7

6

Madness Games

5

Mimecast

4

Mimecast

3

Mimecast

2

11:FS

Booz Allen  
Hamilton

1



















