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Johnson Building

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Johnson Building

The Johnson Building is a bold, innovative £27 million mixed-use development with 185,150 sq ft of office space, jewellery workshops and a separate 14-flat apartment building. The project incorporates the knitting together of a group of 1940s Hatton Garden office buildings with new and old floors integrated around a dramatic new atrium topped by translucent EFTE rooflight. On the street there is little obvious change yet the total lettable floor area in the scheme has been increased by 50%.

Sector :	Offices
Location :	London, UK
Address :	77 Hatton Garden Clerkenwell, EC1
Client :	Derwent London plc
Value :	£27m
Start :	March 2001
Completion :	February 2006
Contract Type :	Design and Build JCT 1998

Key Dates

March 2001 :	Architect Appointed
December 2004 :	Planning consent approved
May 2004 :	Start on site
February 2006 :	Practical completion
December 2006 :	Occupation of first tenant

Areas

Gross Internal :	186,775 ft ² 17,352 m ²
Office space :	185,150 ft ² 17,201 m ²
Retail :	1,625 ft ² 150 m ²

Project Team

Client :	Derwent Valley
Architect :	Allford Hall Monaghan Morris
Structural Engineer :	Price & Myers
Project Manager :	Buro Four
Quantity Surveyor :	Davis Langdon LLP
Main Contractor :	ISG InteriorExterior plc
Service Engineer :	Arup
Landscape Consultant :	BBUK
Planning Consultant :	Slaughter & May
Planning Supervisor :	Jackson Coles
Cost Consultant :	Mott Green Wall

For further information and images please contact

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Project Description

The site is a city block in London's busy Hatton Garden and the client's brief was to maximise lettable floor area and to create a working and living environment to attract good tenants. The developer was happy to have a mix of tenants, so that the building could be let as either a corporate headquarters or as a number of smaller lets. The project called for partial demolition, refurbishment and a substantial new-build element and required change of use and planning permissions.

Planning and social context

The environment of Hatton Garden is a close-grained mix of, jewellery shops, workshops, offices and flats dating from the 19th and 20th centuries. There are no outstanding individual buildings but the planning authority was determined to maintain its existing character. This meant the scheme had to include light industrial workspace for local jewellery manufacturers with rent fixed for 15 years, residential units and a client commitment to commissioning public art. All street façades had to be retained with the design retaining the existing structure of the Hatton Garden side of the site.

Building spaces

New elements of the project are an external light well along the main frontage of the seven-storey building and an entrance vestibule cut through the existing façade leading to a double-height reception area. As the first part of the building sequence this leads to the core of the scheme - an atrium designed as an internal 'city room' overlooked by new and refurbished office spaces with the new floor levels aligned with the old. All offices are accessed by wide service galleries that act as breakout spaces, bringing animation and activity to this dramatic new space.

The form of the building and rights to light issues have generated a variety of double and triple-height spaces to improve the sense of space, light and interest in the workspaces. The decision to juxtapose old and new in this way meant that another 70,000 square feet could be incorporated on the site.

A courtyard for both the new six and seven storey office element and the apartment block at the rear of the site has been created in the centre of the site, to provide a tranquil outdoor space for all users.

Materials and making

Inserting extensive commercial office space into the middle of the UK's centre for jewellery and precious metals was a bold step by the client. Also the design pushed the boundaries further because it used cool fair-faced concrete against which have been arranged elements of timber, glass and limestone travertine. Unique for a speculative office project, the client financed an extensive set of trials and full size mock-ups to test materials, surfaces and forms.

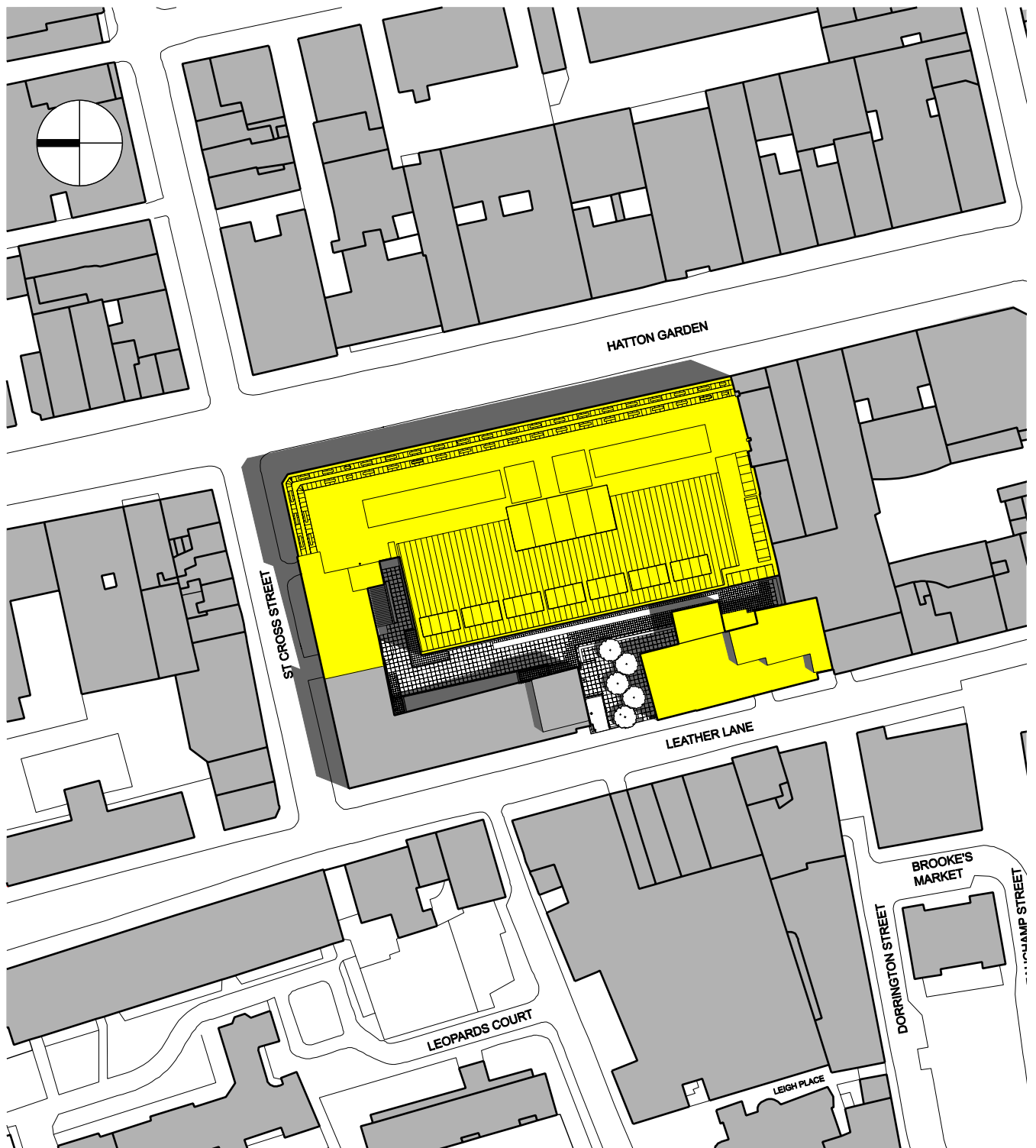
From this research, in the atrium the texture and surface variations inherent in metal shuttering-cast concrete, work alongside oiled, sanded elm wall panels and travertine flooring. Pre-cast concrete bridges and balcony floor panels sit on pre-cast beams that in turn lock onto cast in-situ corbels and shear walls. The sequence of construction manifests itself in the detailing. Throughout the building there is a simple use of light and shade and precast floor elements contain circular glass lenses that carry light and movement through the atrium balconies, floors and lifts.

The only access to the site allowed by the planners was an existing narrow alley across its rear. All demolition material and new construction materials had to be routed through this alley. Construction was programmed to initially allow demolition at the same time as the erection of temporary structural support and then the new structural frame. Despite the complexity of scheduling and on-site operations the project was delivered on time.

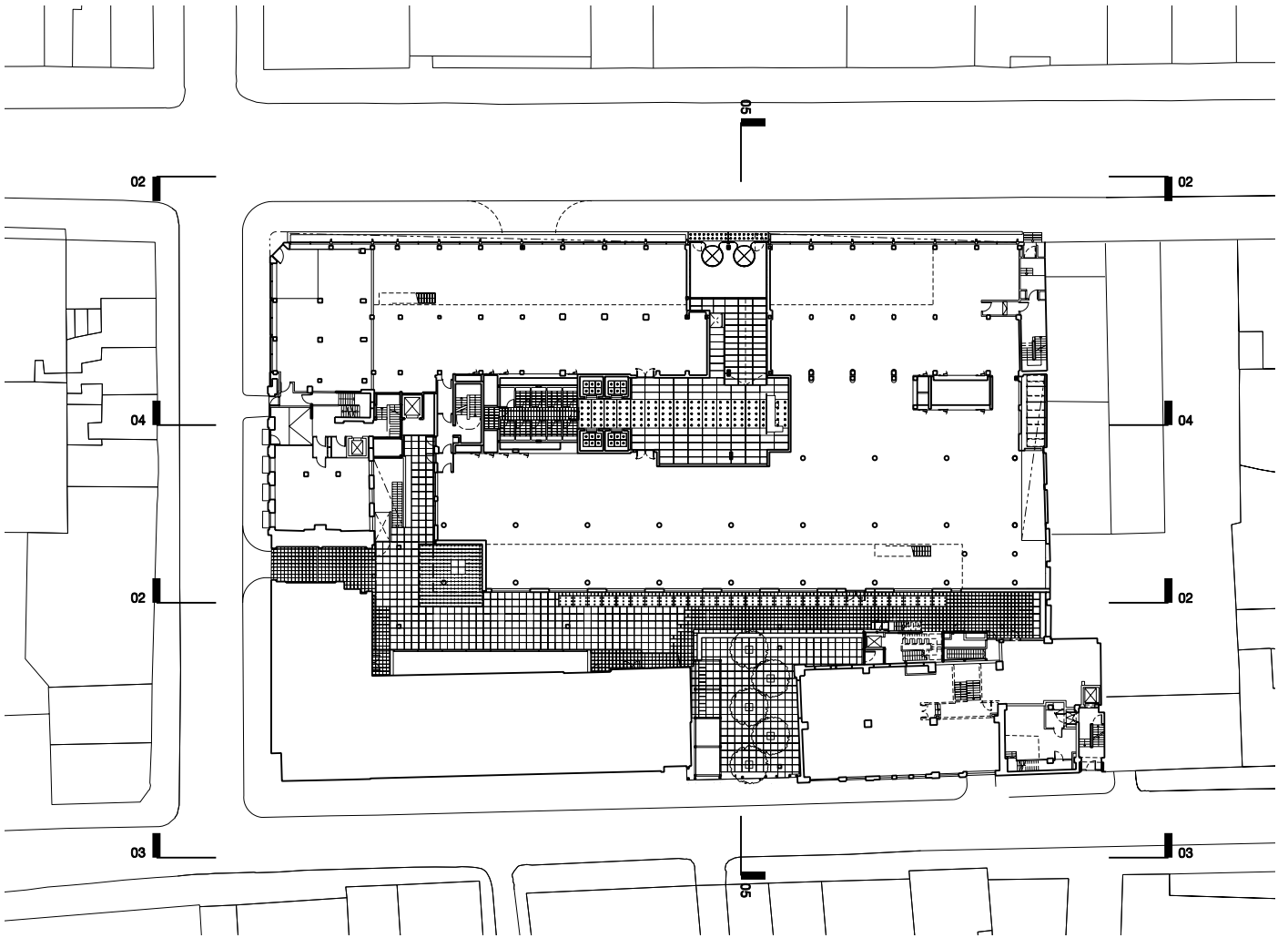
Conclusion

The Johnson Building demonstrates that the key to urban development is not to 'throw away' old buildings but to knit old and new together to breathe new life into the city. As well as being a model for project management of integrated demolition and construction on an extremely constrained site, the building has set new standards in the speculative office market in terms of quality – all delivered for an exceptional £122 per square foot.

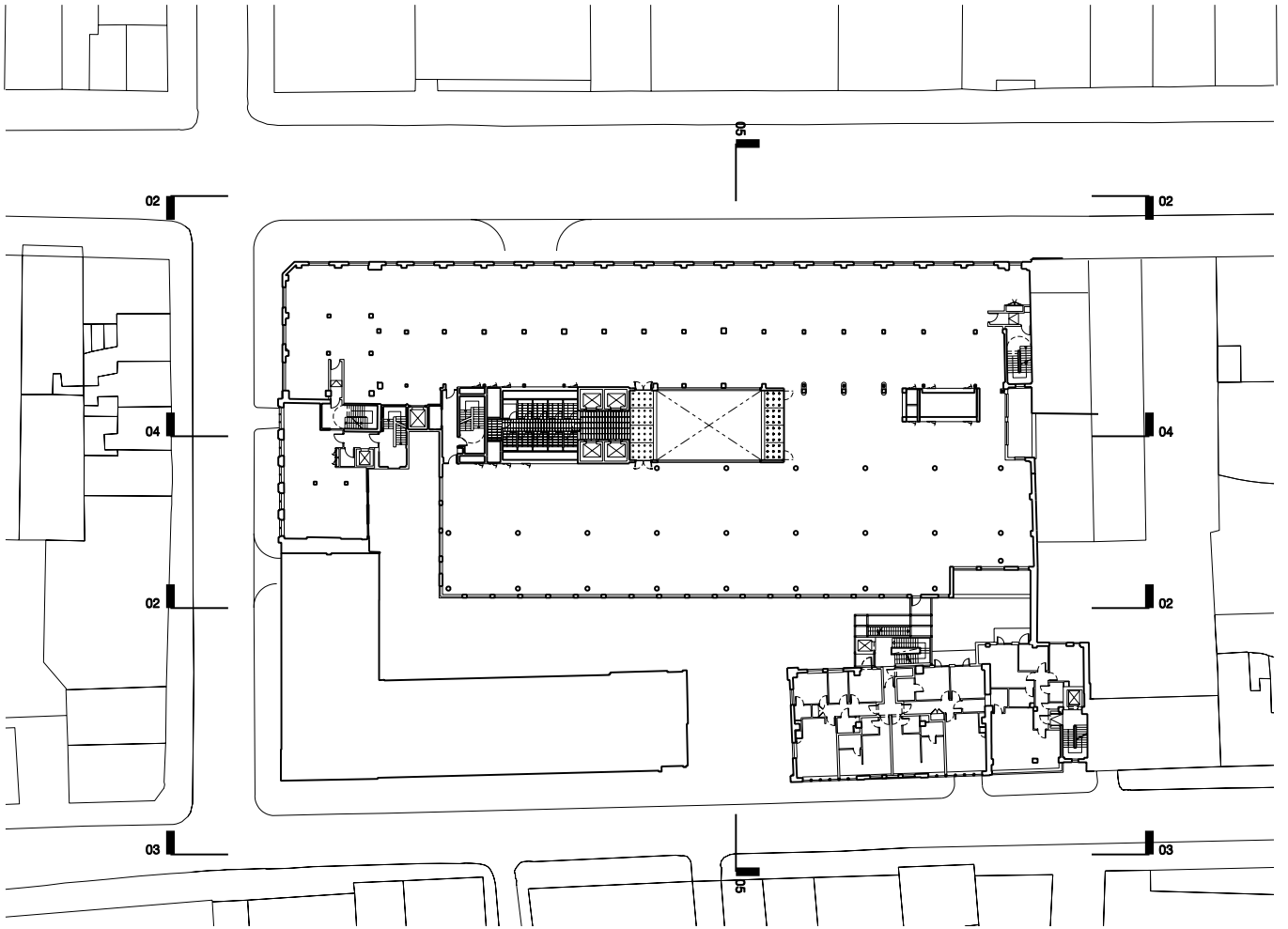
Drawings



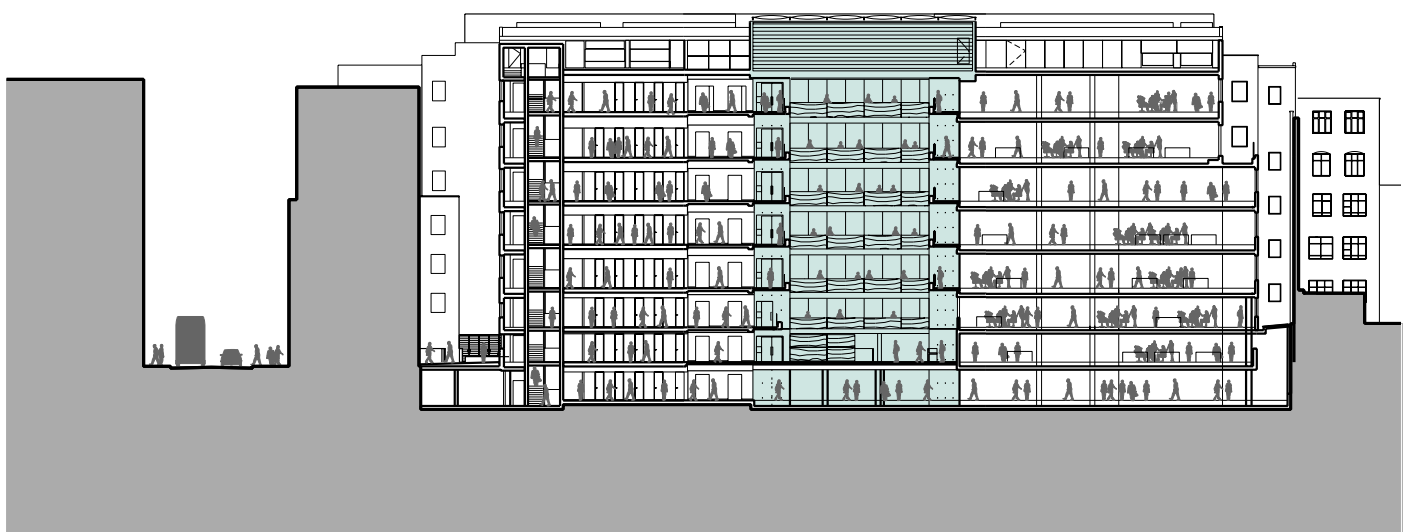
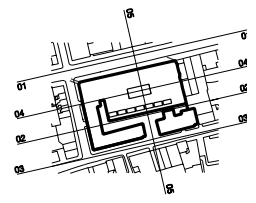
Location Map



Ground Floor Plan

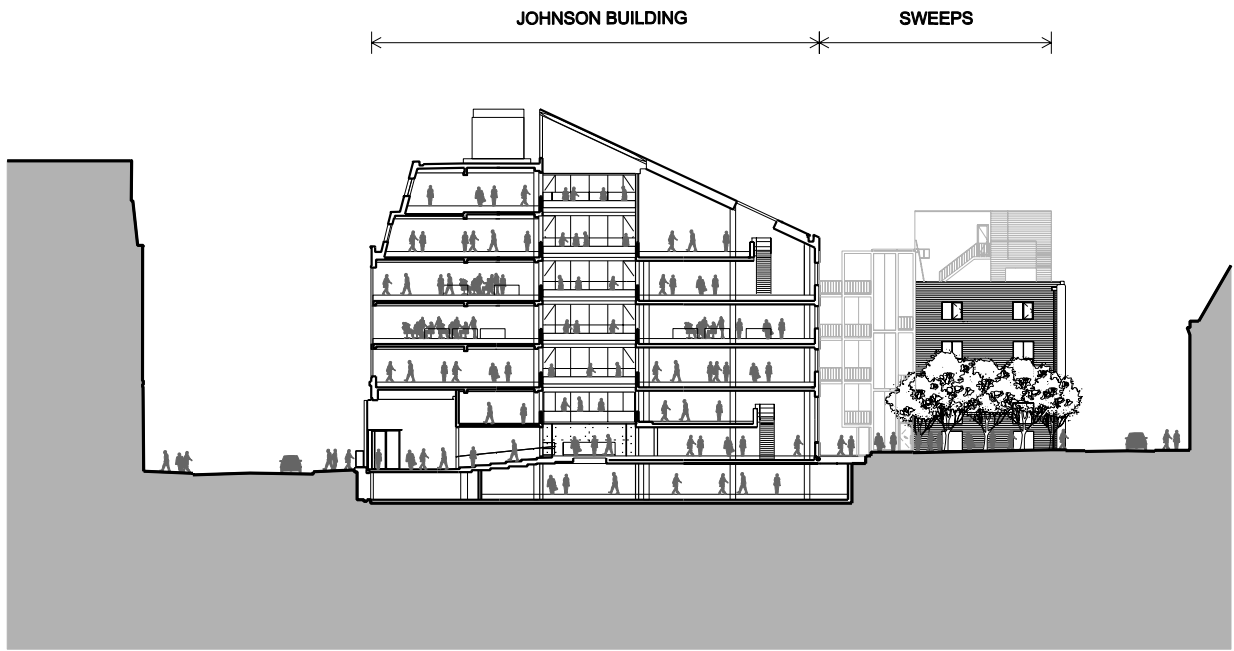
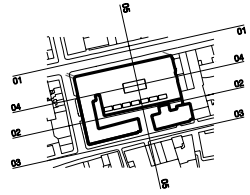


Typical Floor Plan



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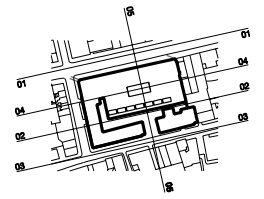
Long section through atrium



HATTON GARDEN

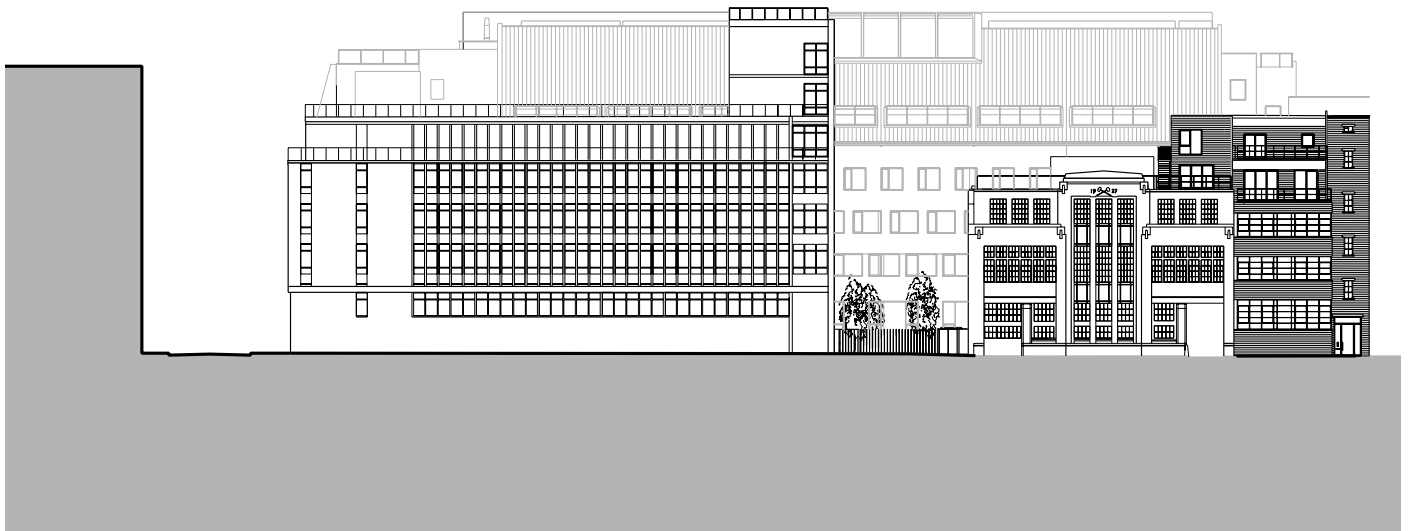
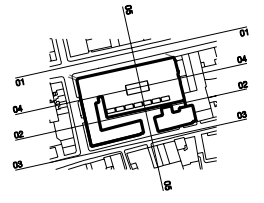
LEATHER LANE

Short Section through entrance and atrium



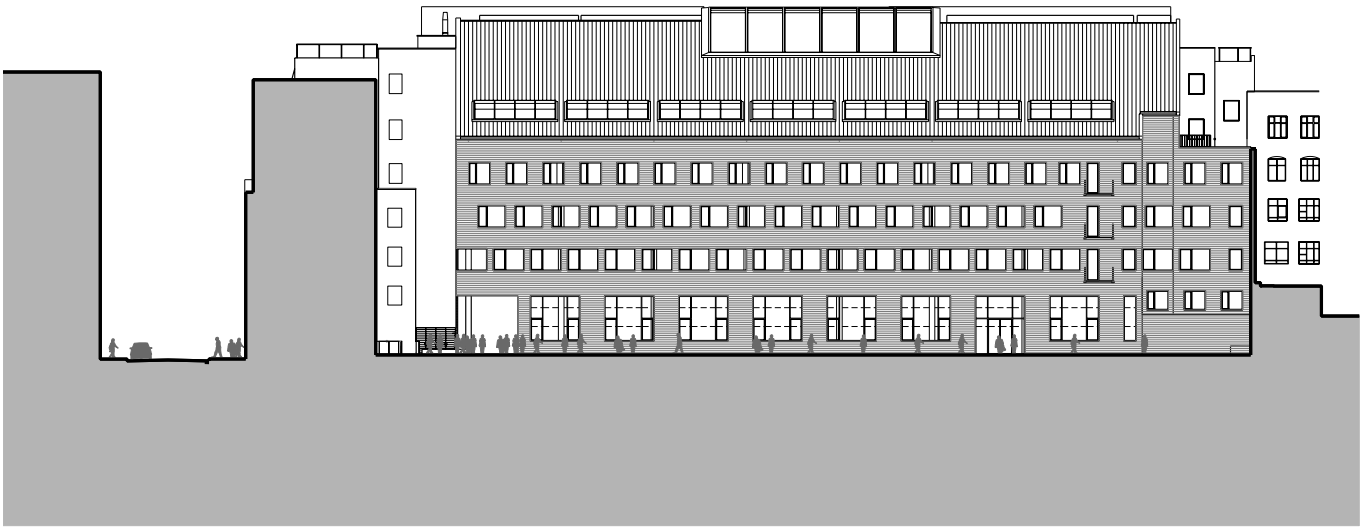
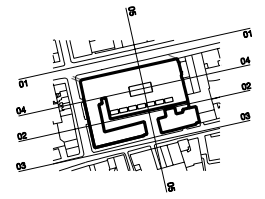
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East Elevation from Hatton Garden



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West Elevation from Leather Lane



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West Elevation from courtyard

