

ALLFORD
HALL
MONAGHAN
MORRIS



The Ray Farringdon

Information Pack

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THE RAY FARRINGDON

The Ray Farringdon has seen the reinvention of 119 Farringdon Road and the replacement of an outdated and unattractive building. The project provides a mix of offices, affordable workspace, hospitality and retail units set within new areas of public realm.

The proposal takes its cues from the history and materiality of its inner London, Clerkenwell setting. It offers a contemporary interpretation of the traditional Victorian warehouse typical of the area and enhances its conservation area context.

The development completed in 2019 provides a total of 11,777m² of office-led mixed-use space, activating Farringdon Road and re-establishing Clerkenwell's special character on a long-unloved site.

Sector:	Office
Location:	London, UK
Address:	119 Farringdon Road, London EC1R 3DA
Client:	Viridis Properties 5 Ltd
Construction cost:	£40m
Start:	2013
Completion:	March 2019
Contract type:	Design and Build

PROJECT TEAM

Client:	Viridis Properties 5 Ltd
Architect:	Allford Hall Monaghan Morris
Landscape Consultants:	East and JCLA
Structural & Civil Engineer:	AKT-II
Services Consultant:	Sweco
Façade Engineer:	Buro Happold
Cost Consultant:	Gardiner & Theobald
Planning Consultant:	Gerald Eve
Fire Engineer:	Sweco
Transport Engineer:	TPHS
Acoustic Consultant:	Cass Allen
Access Consultant:	All Clear Designs
Daylight / Sunlight:	GIA
Arboriculturalist:	ACS Consulting
Archaeology:	MOLA
CDM Coordinator:	Brian Bulfin Associates
Public Consultation Coordinator:	Four Communications
Townscape Consultant:	Peter Stewart Consultancy
Contractor:	McLaren

AREAS

GIA	11,777m ²
NIA	9,046m ²

ALLFORD HALL MONAGHAN MORRIS TEAM MEMBERS

Paul Monaghan, Marc Williams, Philip Richards, Laura Carrer, Agata Murasko, Christian Moore, Bonny Yu, Sean Nolan, Esi Carboo, Emma Colthurst, Grace Morgans, Susi le Good, Jonathan Hall, Peter Morris and Simon Allford



PROJECT DESCRIPTION

The Ray Farringdon replaces an outdated building and reinvents a site that was previously occupied by the headquarters of a major British newspaper and media company. The new scheme provides a mix of offices, affordable workspace, hospitality and retail set within new and enhanced areas of public realm.

Farringdon Road runs through the heart of Clerkenwell – a centre for London’s creative industries – and provides some of the area’s most recognisable streetscapes. Surrounding the site are many converted Victorian warehouse buildings which had historically served trade in Clerkenwell and the railways at Farringdon and King’s Cross. The Ray Farringdon offers a contemporary interpretation of this character while respecting its conservation area context.

The Ray Farringdon is a building with two fronts and its massing negotiates between the taller, more urban context of Farringdon Road, and the more irregular, residential context of Crawford Passage. New active frontages, on both sides, enliven and activate the public realm as well as the surrounding area. The massing is further defined by a series of accessible and planted terraces, which step down towards Crawford Passage and respond to the forms of adjacent buildings. The terraces provide amenity space for the building’s occupants, while enhancing views for neighbours and passers-by alike. Further, the design of the terraces maximises natural lighting for the neighbours, while planted and architectural screens prevent any overlooking.

The facades are composed of four different brick bond types inspired by the local brickwork. Stacked headers are provided at ground floor as a contemporary addition; English bond to the first and second floor and Flemish bond to the third and fourth floor have been informed by the older buildings in the surrounding area; while the stretcher bond to the fifth, sixth and seventh floors reflects the more recent buildings. The extents of brickwork are framed by precast concrete to the building’s base and as spandrels to each floor level – these reference the traditional cornices and sills throughout the area. The elevation approach encourages a variety of readings – horizontally and vertically, and with details and tones becoming apparent when viewed from a distance and up close.

Internally, the building’s design reflects the exterior treatments and the Clerkenwell context. The external brickwork continues inside the entrance receptions and lift lobbies, and the external pavers are reinterpreted as terrazzo. The washrooms have been inspired by tiles found in local pubs and change from level to level. Soffits are left as exposed with lighting and services suspended below, creating gallery-like spaces that also reference the traditional warehouse aesthetic of the area.

The Ray Farringdon was completed in early 2019 and revitalises this part of Clerkenwell. This overlooked and unloved site has now re-engaged with the neighbourhood thanks to a new public realm and amenities.

SITE LOCATION

The Ray Farringdon is located in the heart of Clerkenwell. Farringdon Road is one of Clerkenwell's key thoroughfares and provides some of the area's most recognisable and prominent streetscapes.

Clerkenwell today is defined by its mix of uses, including office, residential, retail, leisure, hospitality and transport. This wide mix of uses is expressed in a variety of architectural styles and scales and reflects the area's incremental development from medieval times until the present.

The project is on the west side of Farringdon Road, to the north of Clerkenwell Road and within the Clerkenwell Green Conservation Area. It is located approximately four hundred metres to the north of Farringdon Station, currently served by London Underground, Thameslink services and with Crossrail soon expected to commence services.

The site is located to the north west of the open rail cutting which extends northwards from Farringdon Station, and the wide expanses of space allows for clear views of the site in its historic context.

The west side of Farringdon Road presents a consistent building scale, typified by Victorian terrace-warehouse form with a prevailing building height of six to seven storeys.

The surrounding streets, including Ray Street and Crawford Passage, directly to the west of the site, maintain the remnants of medieval patterns, and mark out the now subterranean route of the River Fleet. These streets form a network of pedestrian friendly routes, making it highly permeable. The Victorian character is maintained to these streets, with buildings typically having a smaller shoulder height of three to four storeys, and representing a scale consistent with the medieval grain.



Farringdon Road streetscape



View showing the relationship with the Grade II listed 113–117 Farringdon Road to the south



View from Herbal Hill with the former Guardian Building in the background



View from Back Hill showing the relationship with the buildings to the west

SITE HISTORY

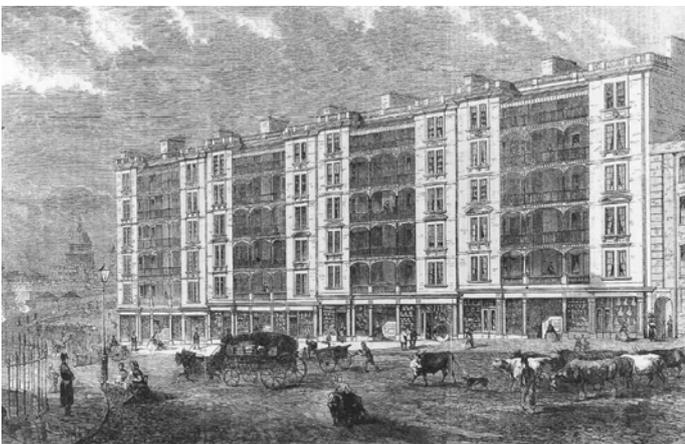
The site of The Ray Farringdon emerged out of the major works associated with Victorian rail and road building. The site, in its current form, has been occupied by two previous buildings: The Corporation Buildings and The Guardian building.

The Corporation Buildings, completed in 1865, were the first council housing to be provided in England. The six storey buildings incorporated a row of shops along the main front and warehouse space in the basements with residential units above. These two and three room tenements accommodated over a hundred families. The scheme provided the impetus for the redevelopment of the northern part of Farringdon Road, and set the building line and heights for future buildings along the street. The Corporation Buildings were demolished in 1970.

The Guardian building was built from 1973 to 1975 and was originally conceived as a warehouse. The building was modified to provide the headquarters for The Guardian newspaper, which occupied it from 1976 to 2007.

The Guardian building had a strong presence on Farringdon Road although it did not follow the vernacular character of the street. It was set back from Farringdon Road's historical, largely intact building line and provided a wider paved area between the building and the road.

To the rear of the site the Guardian building presented an open service yard to Crawford Passage and Ray Street, which detracted from the setting of adjacent listed and historical buildings.



Corporation Buildings, Farringdon Road, 1865



The Guardian building prior to 2007



Plan of the Corporation Buildings, Farringdon Road, 1865



The Guardian building, detail of previous main entrance

DESIGN CONCEPT - MASSING AND ARTICULATION

The Ray Farrington takes its massing and articulation cues from typical Clerkenwell forms, with strong building edges presented to all streets, directly addressing the public realm and reinforcing the street character to all sides of the building.

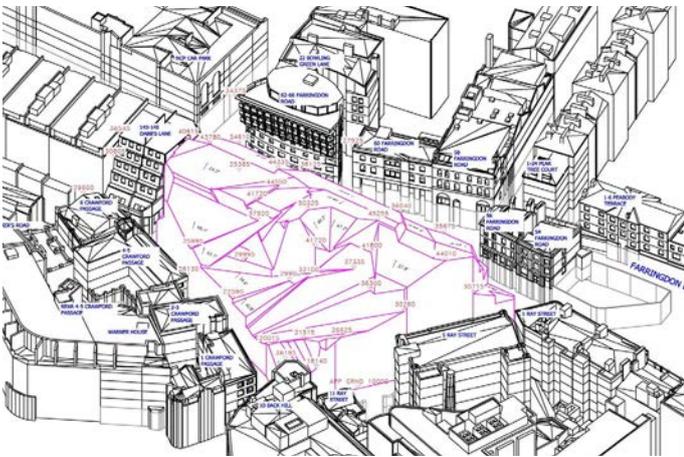
The massing negotiates between the taller, more formal and urban context to Farrington Road, and the more irregular, domestic context to the west.

This has been achieved through a series of terraces, stepping down to the west, which respond to the forms of adjacent buildings and create a more varied frontage to better reflect the scales to the west of the site.

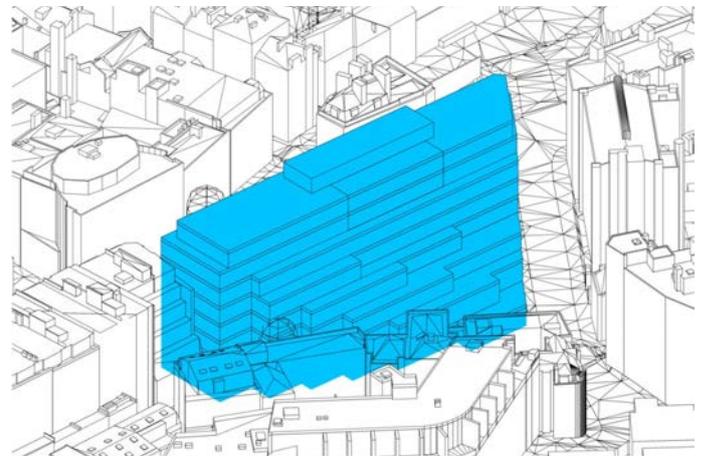
The stepped terraces also maintain daylight, sunlight and views from adjacent buildings. They also maximise privacy of the neighbours and the avoidance of overlooking. Furthermore, they are intensively planted and provide amenity space for the building's occupants, while improving views for neighbours and passersby alike.

The building line to the rear was reviewed in detail acknowledging the importance of Crawford Passage as a medieval route and aiming to restore the historical building line.

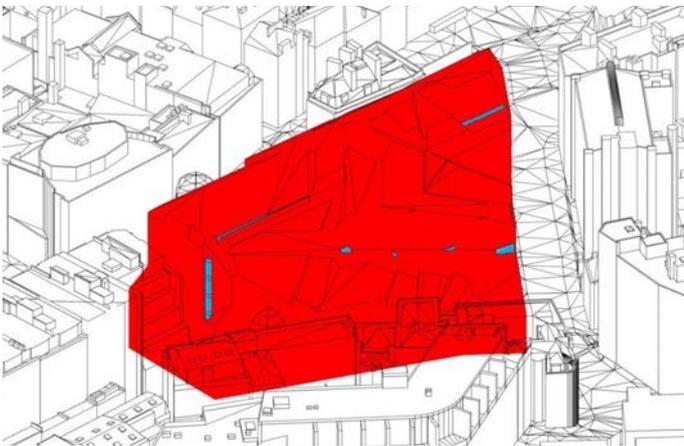
The proposals provide a building with two 'front' elevations. Active frontages are created to Farrington Road and Crawford Passage elevations to enliven and activate the adjacent public realm and surrounding area.



Detailed analysis of context in order to maintain neighbour amenity



Massing study



Testing of massing against amenity criteria



Aerial view looking south east showing the rear terraces and articulation



Respecting building lines and public realm opportunities



View north east towards showing the rear terraces and angled articulation

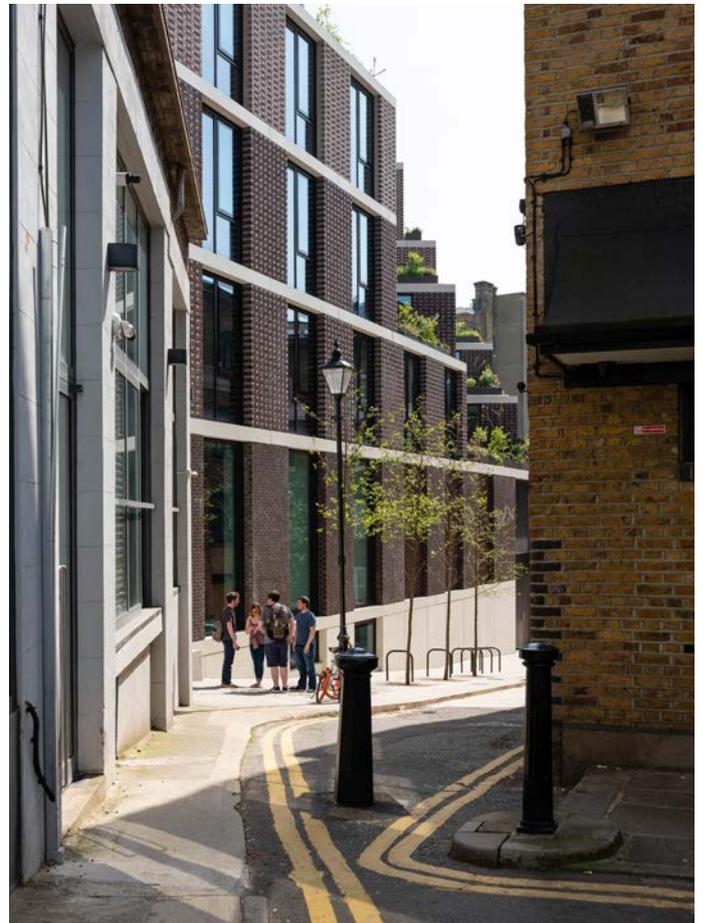
DESIGN CONCEPT - MASSING AND ARTICULATION



View looking east towards the Crawford Passage facade showing rear articulation



View looking north from Herbal Hill



Crawford Passage building line detail view

DESIGN CONCEPT - ELEVATIONS

A detailed analysis of surrounding elevations and facade orders was undertaken to further inform the approach to articulation and composition.

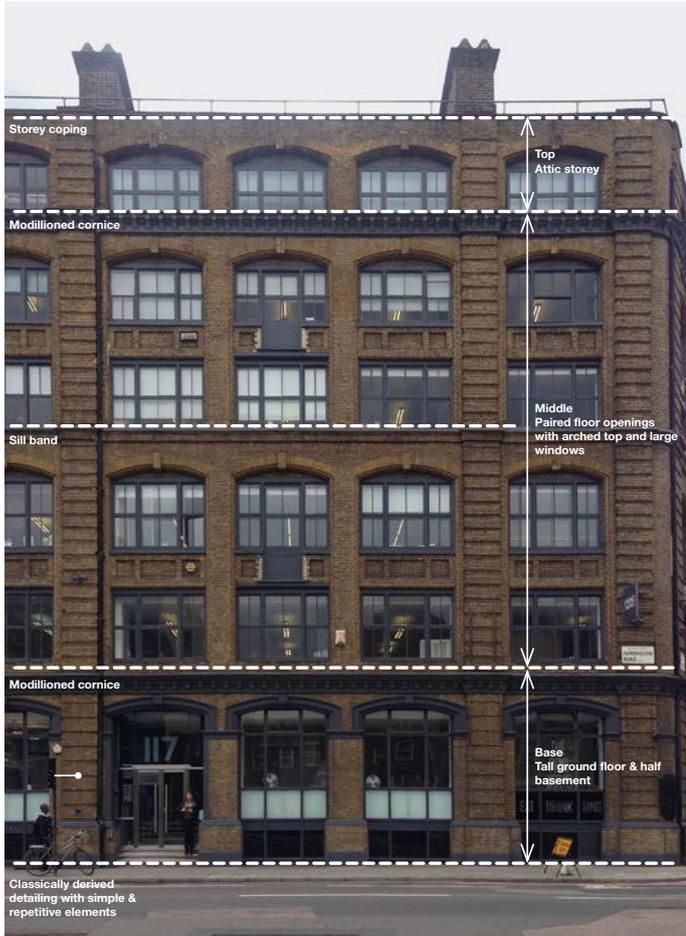
The neighbouring buildings present refined elevations with articulated openings and defined parapet lines. The elevation treatments of the neighbouring buildings offer multiple readings, relate to a variety of scales and provide responses at once bold and sympathetic to the area.

The Ray Farrington has reinterpreted the existing elevation approaches in a contemporary manner.

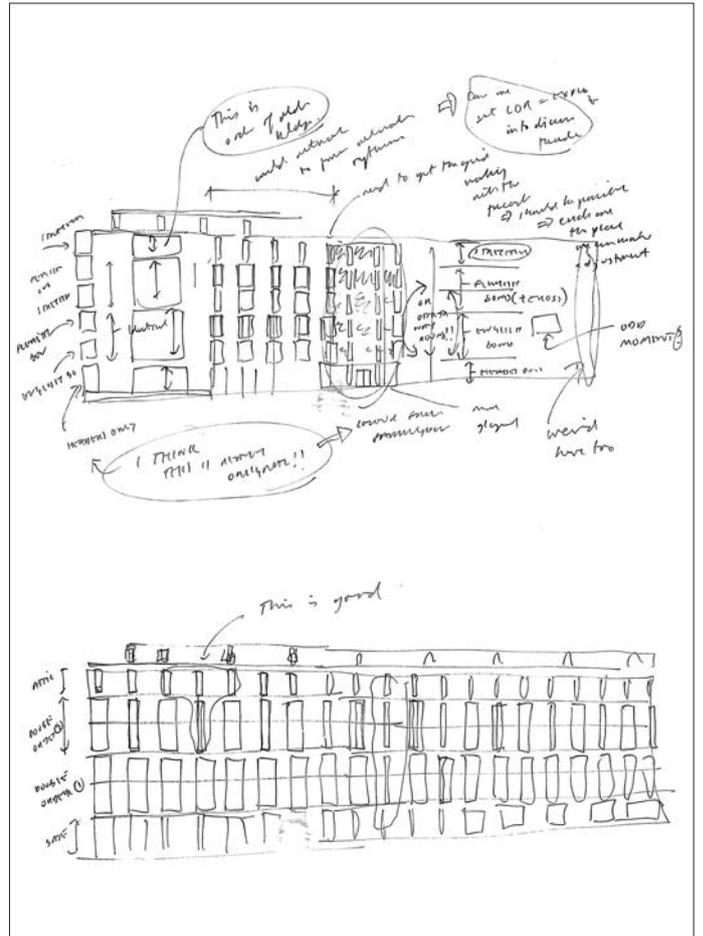


Detailing and brickwork in Clerkenwell

DESIGN CONCEPT - ELEVATIONS



Detailed analysis of the facade order of 113-117 Farringdon Road



Concept sketches showing interpretations of the Victorian terrace warehouse orders



Farringdon Road elevation

DESIGN CONCEPT - BRICK

Farringdon Road has a rich context of Victorian warehouse buildings with varying degrees of scale and ornament. There is a particularly eclectic stretch of elevations to the south of the site.

As part of the analysis of the site context, the design team undertook detailed studies of the surrounding buildings and their elevation treatments. These studies identified a prevailing approach based upon well detailed brickworks and inspired the design team.

A plurality of brickwork is employed at the Ray Farringdon in order to reference, in a contemporary manner, the area's history and Victorian warehouse aesthetic typical to Clerkenwell.



View from Farringdon Lane showing the Grade II listed 113-117 Farringdon Road



View from Back Hill towards the Coach & Horses pub



View looking east at 1-7 Ray Street

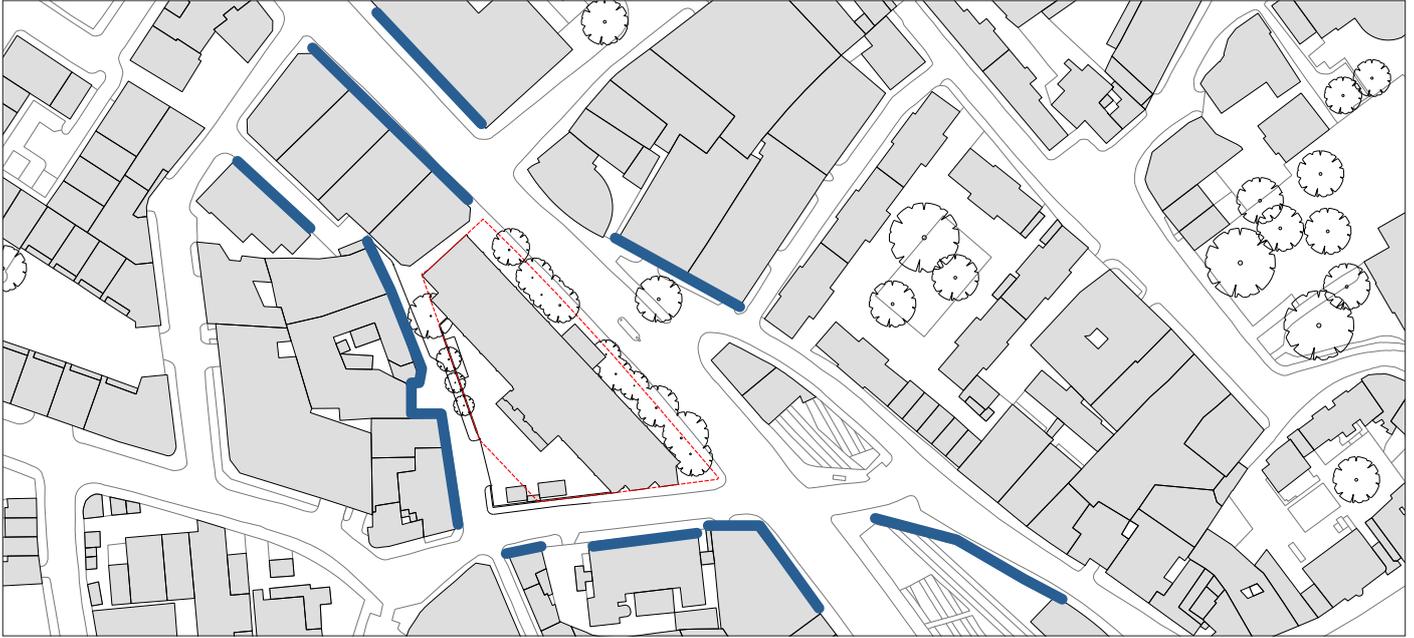


View of Crawford Passage looking north



Herbal House

DESIGN CONCEPT - BRICK



Area of brick and bond analysis adjacent to the site



English Bond



Flemish Bond



Flemish Bond



Stretcher Bond



English Bond



English Bond



Stretcher Bond



Flemish Bond



2-3 Crawford Passage



2-3 Crawford Passage



143-157 Farringdon Road



113-117 Farringdon Road



Viaduct Wall



2-3 Crawford Passage



2-3 Crawford Passage



68-86 Farringdon Road

DESIGN CONCEPT - BRICK

Five brick types were selected for the building's elevations, the choices of which were informed by the rich palette of brickwork present in the surrounding area. The bricks range from darker textured bricks to white glazed bricks. Four brick bond types have been used for facades: English bond and Flemish bond, which have been informed by the older buildings in the surrounding area; stretcher bond, reflecting the more recent ones; and the inclusion of stacked headers as a contemporary addition.

Following ideas previously tested in AHMM's Willesden Green Cultural Centre, the brick types and bonds are combined in a series of regular piers with gradation from a richer base to a lighter top. The elevation approach encourages a variety of readings – horizontally and vertically and with details and tones becoming apparent when viewed from a distance and up close.

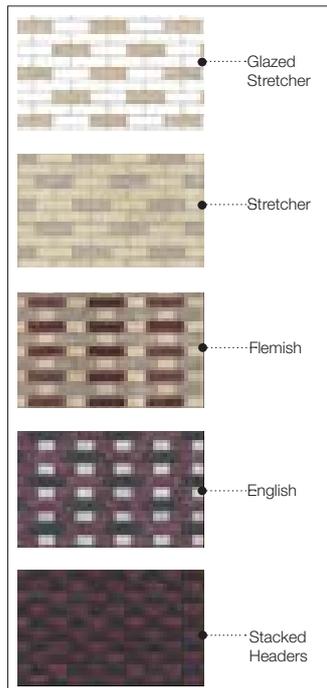
The brickwork has been achieved through brick-faced precast concrete panels. This strategy was developed in close collaboration with the main contractor and the specialist facade sub-contractor. This was seen as an effective way to achieve the brick patterns due to the repetition of the piers and the complexity of the brick bonds.



Testing and comparison of brick types against Clerkenwell context brickwork



Willesden Green Cultural Centre



Brick concept



Farringdon Road elevation detail

DESIGN CONCEPT - BRICK



Brick bond template and mold



Stretcher bond brickwork being laid into mold



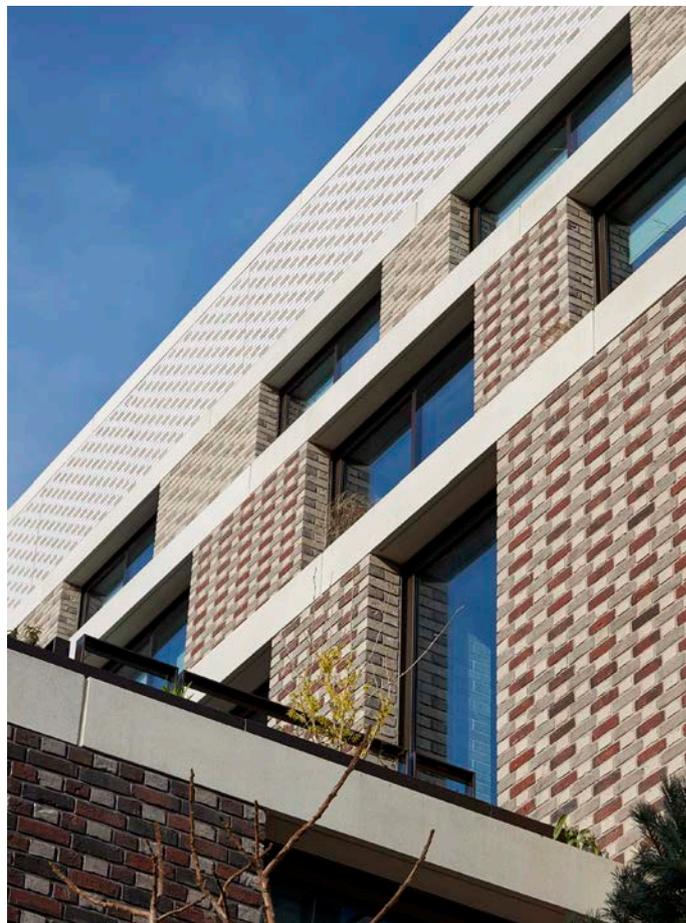
Panels in the factory awaiting transportation to site



Construction progress



Flemish bond panel being installed on site

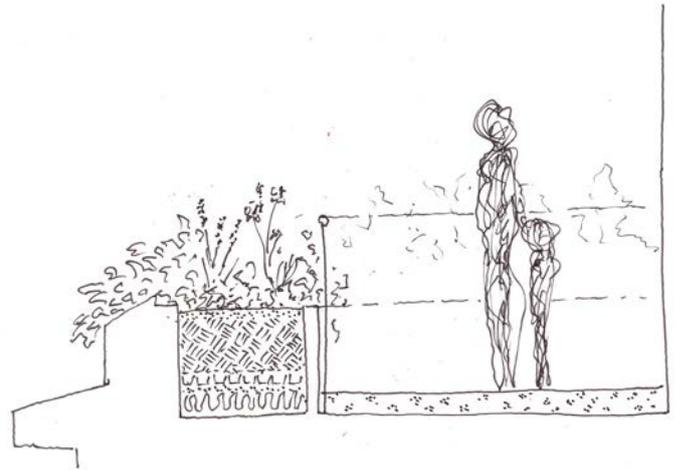
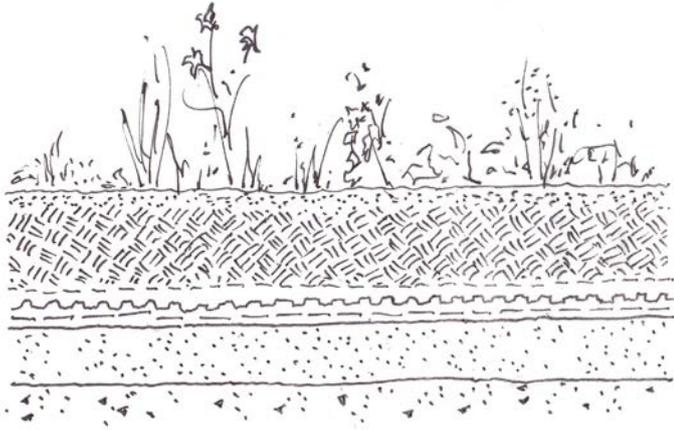


View showing English bond, Flemish bond, stretcher and glazed stretcher bond panels

DESIGN CONCEPT - TERRACES

The rear elevations to Crawford Passage and Ray Street are defined by a series of planted terraces, creating a 'hanging garden' effect as they step down from the uppermost roof level towards the more domestic scale of Crawford Passage.

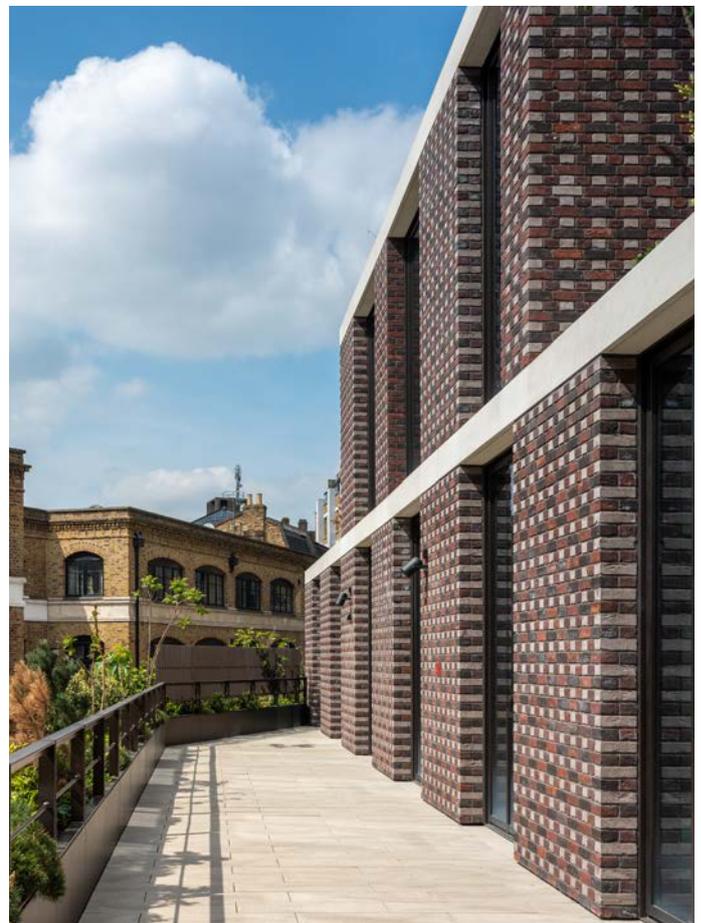
The terraces create a rich habitat for wildlife as well as an inspiring and visually engaging environment for users, visitors and the building's neighbours.



Planting schematic



View from Ray Street looking to the rear terraces



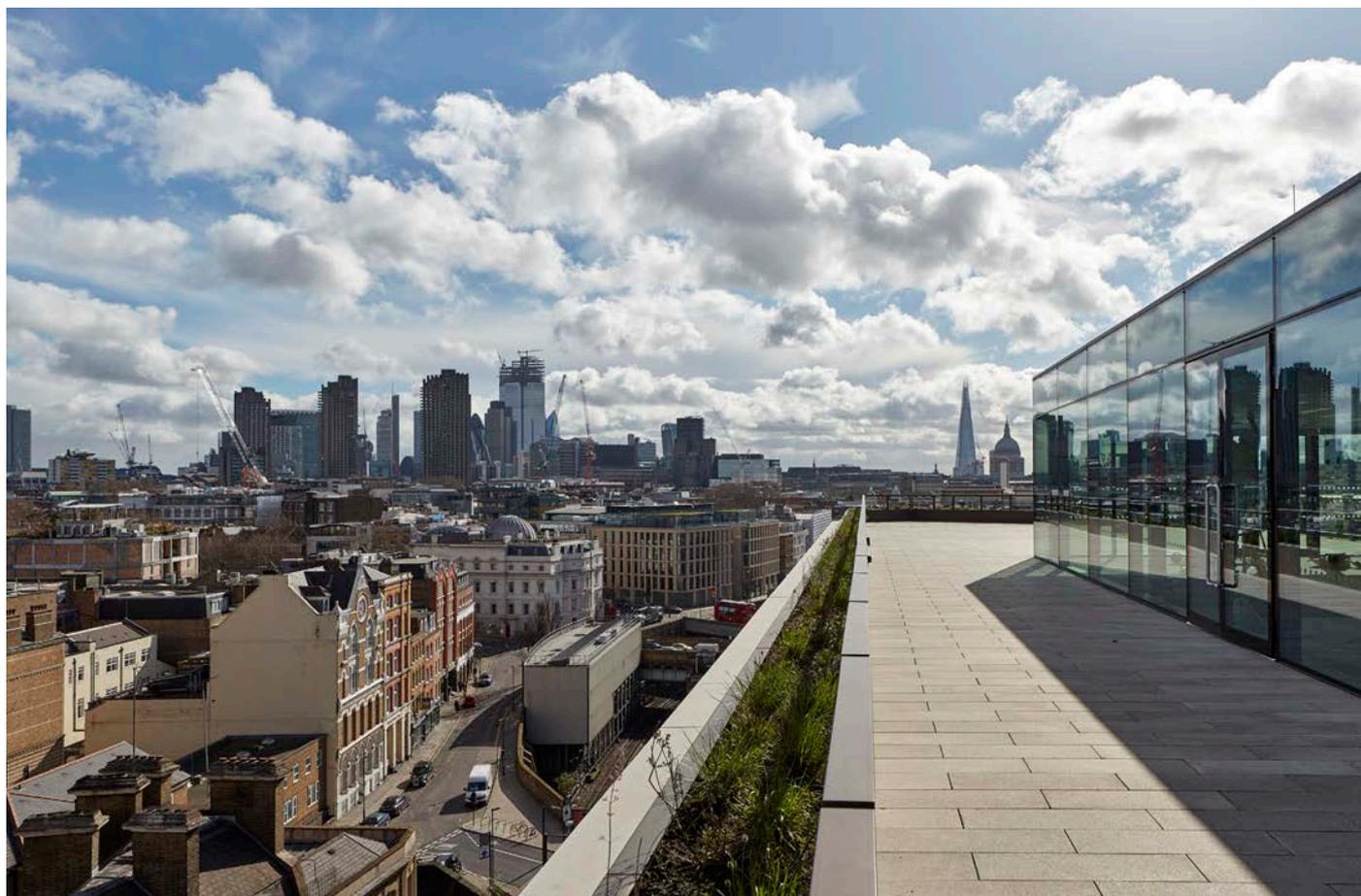
Terrace detail view looking north to adjacent buildings to Crawford Passage

DESIGN CONCEPT - TERRACES

A large terrace is provided at level 7, which is the uppermost accessible level. The terrace provides unobstructed panoramic views in all directions, including to the south of St Paul's Cathedral and beyond.



Planting schematic



Level 7 terrace looking south to the City and St Paul's Cathedral

DESIGN CONCEPT - ENTRANCES AND RECEPTIONS

The Ray Farrington's main entrance is located at ground level on Farringdon Road. A secondary entrance, located on Crawford passage, provides access for cyclists and benefits from a new public realm.

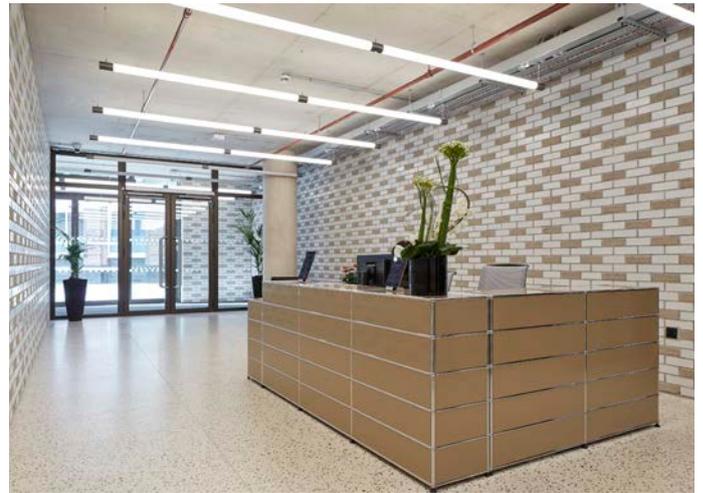
The entrance and reception areas are conceived as natural extensions of the public realm and the exterior facades treatments. The external brickwork is continued on interior walls and the external pavers reinterpreted as terrazzo.

The soffits are left as exposed concrete with lighting and services suspended below and create a gallery-like space that also references the traditional warehouse aesthetic of the area.

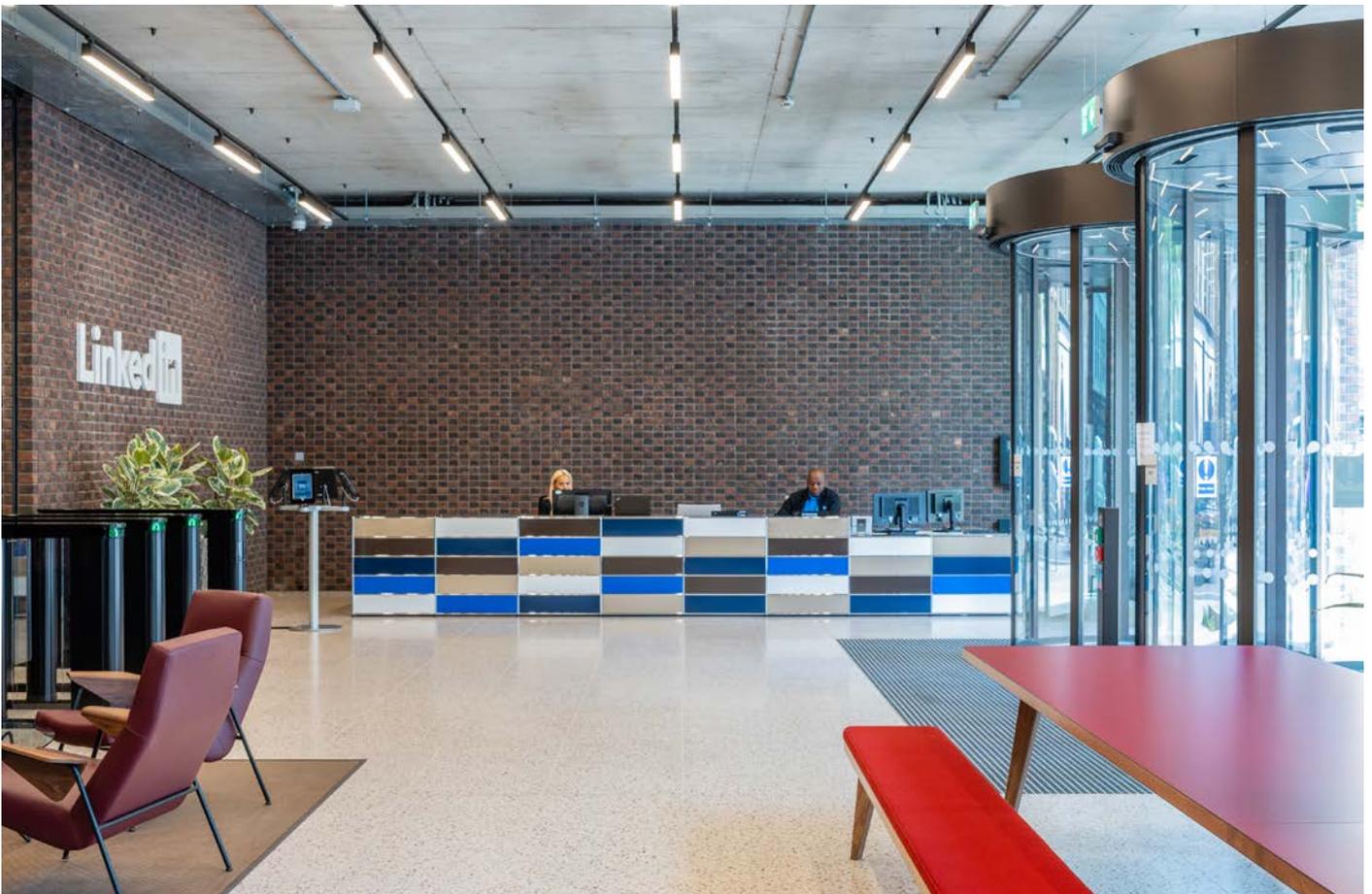
The continuation of materials through from outside, and the approach to the soffits and services define interiors that are inherently linked to their Clerkenwell context.



Farringdon Road concept render



Crawford Passage entrance and reception



Farringdon Road entrance and reception

DESIGN CONCEPT - LIFT LOBBIES

The finishes to the lift lobbies also reference to the materials used for the building's exterior.

The lift lobby brickwork follows the same patterns and gradations as the exterior and plays a subtle role in wayfinding. The design also provides reminders of the building's history and context.

The lift doors, the offices doors and the stairs are black painted and make subtle reference to the prevalent colour of type foundries historically found in the neighbourhood.



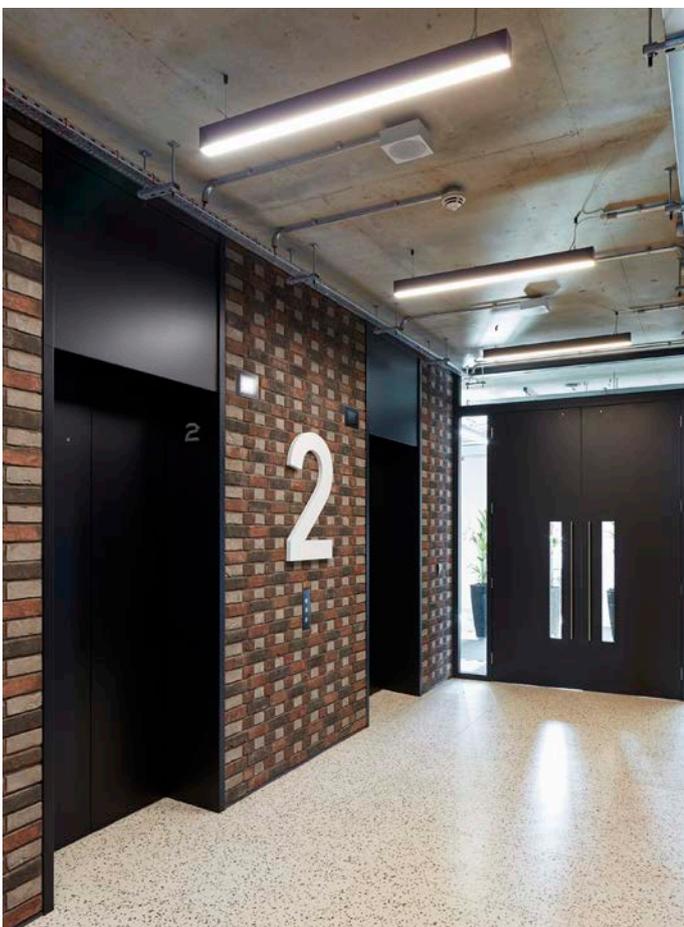
Interior brickwork concept render



Interior brickwork concept render



Interior brickwork concept section



Level 2 lift lobby showing English bond brickwork



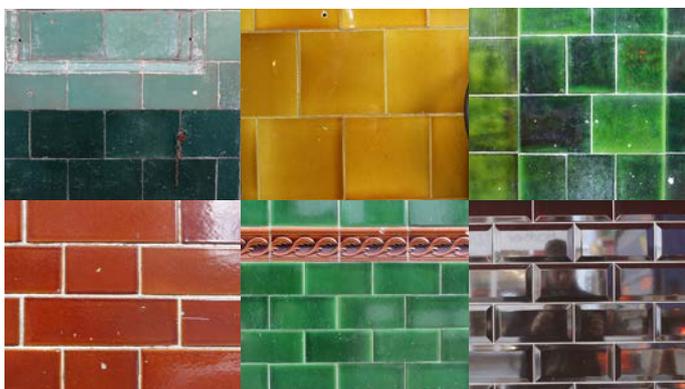
Level 3 lift lobby showing Flemish bond brickwork

DESIGN CONCEPT - WASHROOMS

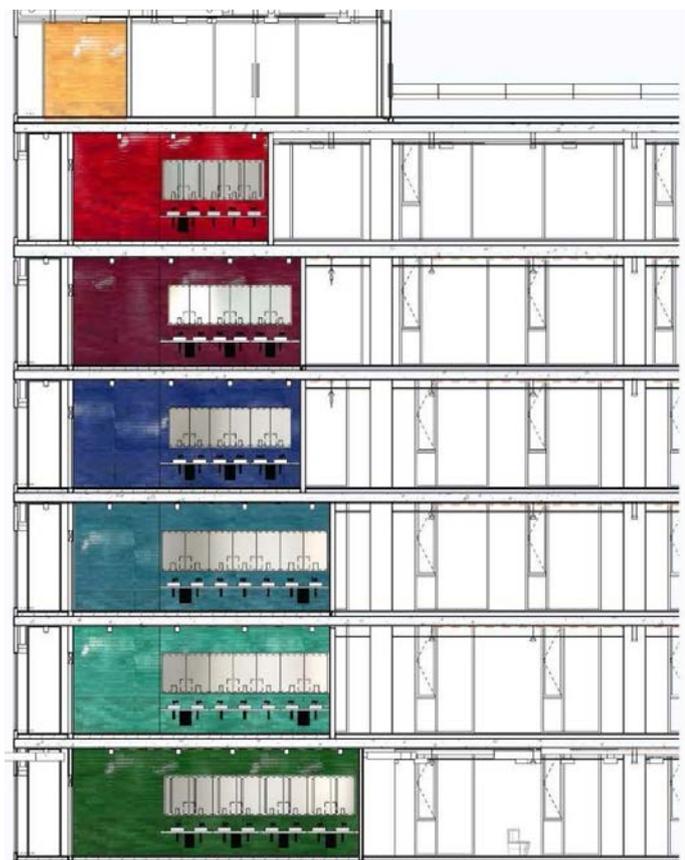
The Ray Farrington's washrooms have been inspired by and reference the tiles of the pubs and similar establishments in the Clerkenwell area.

The initial concepts for the tiles showed a spectrum of colours, including caramels, blues and greens that changed from level to level to create a distinctive experience on each floor. The tiles were developed with specialist craftspeople to achieve the desired effects in tone and lustre.

The washrooms design is complemented by matt black cubicles and matt black taps, again referencing the type foundries of Clerkenwell history, and terrazzo floor tiles and vanities to match the tones of the exposed concrete soffits.



Clerkenwell traditional ceramic tile colours



Tile colour concept for washrooms



Caramel tiles early study



Green tiles early study

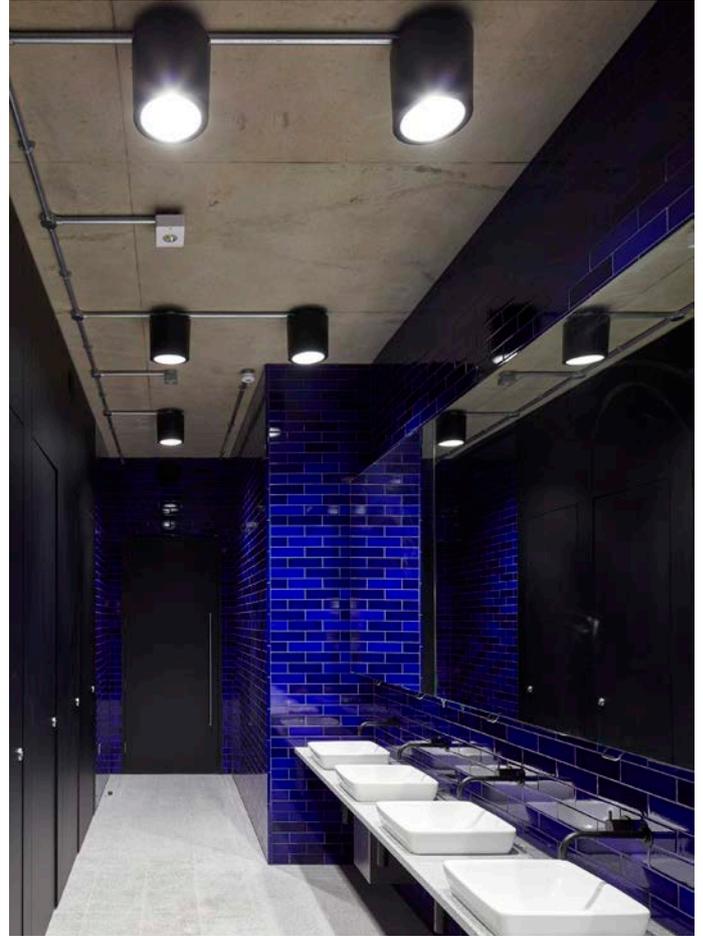


Dark blue tiles detailed study

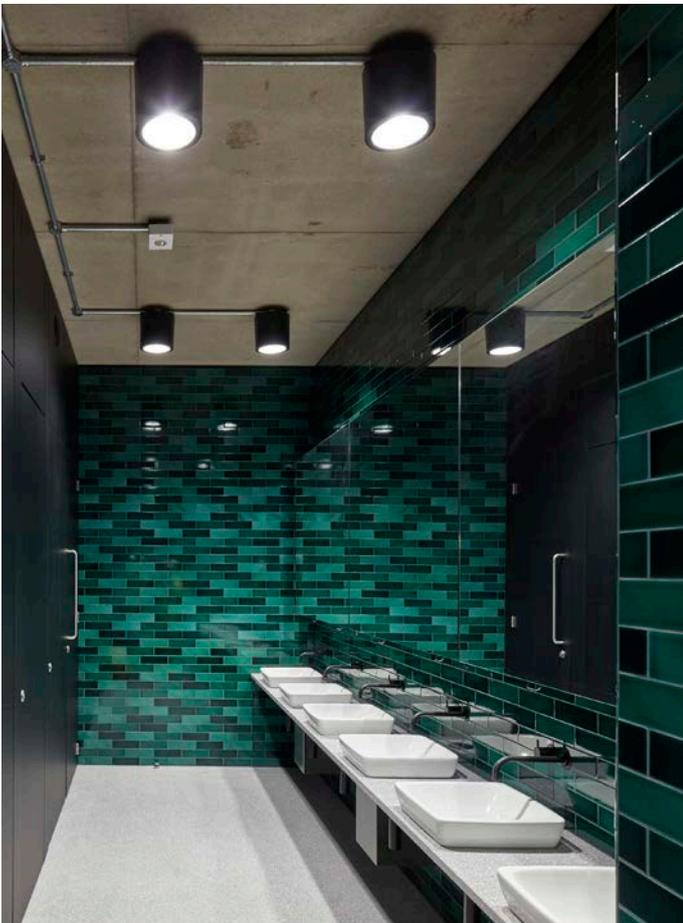
DESIGN CONCEPT - WASHROOMS



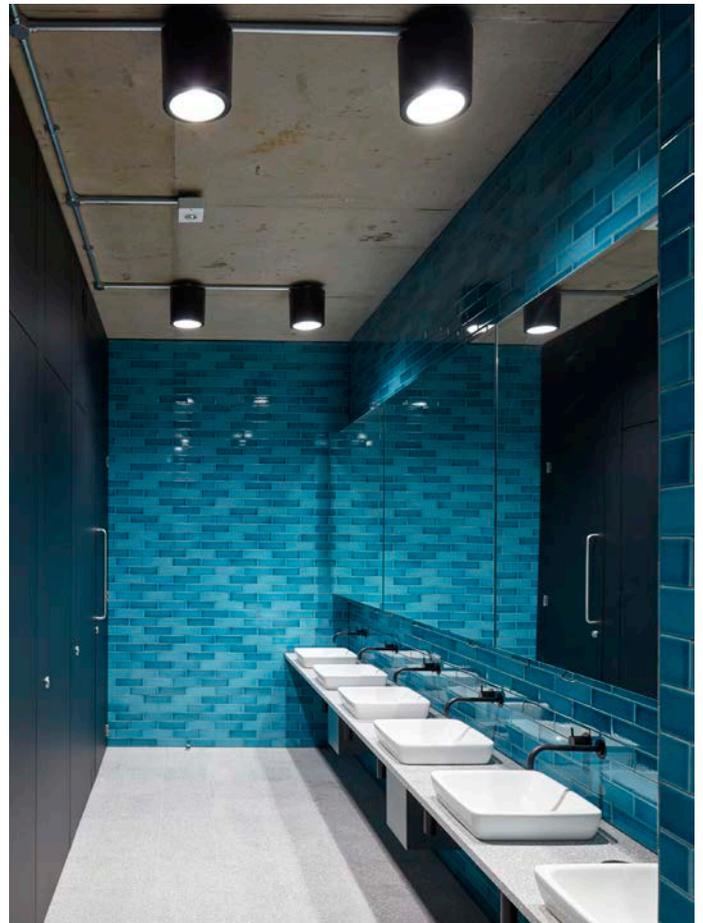
Level 1 washroom showing caramel tiles



Level 3 washroom showing dark blue tiles



Level 4 washroom showing green tiles



Level 5 washroom showing teal tiles

DESIGN CONCEPT - OFFICE INTERIORS

The office floors are designed to be let as single tenancies and provide large, open plan areas suitable for a variety of office types and layouts. The floor to floor heights are 3,650mm, which achieve a minimum clear height of 2,750mm below services. A clear height of 3,225mm to the underside of the soffit is achieved on a large proportion of the floorplate.

Most services in the office areas - with the exception of some electrical services located within the floor zone - are located at high level on the soffits. These include ventilation ductwork, FCUs and associated ductwork, diffusers and condensate pipes, lighting and fire detection.

Columns within the floorplate are left as exposed concrete with a circular profile and a high quality architectural finish.



View of typical office interior

SUSTAINABILITY

The Ray Farrington has achieved a BREEAM 2014 rating of 'Outstanding' through the incorporation of contemporary, sustainable office development principles. The design team employed the most current and effective servicing strategies and focused on optimising daylighting and solar shading provision.

The Building Research Establishment (BRE) methodologies were used as benchmarks for the targets and aspirations of the development. These BRE methodologies consider the broad environmental concerns of climate change, pollution, impact on occupants and the wider community, and balances them with the need for a high quality, safe and healthy internal environment.

Material choices, building orientation and site placement, along with the wider sustainable issues of community engagement and employment have been taken into consideration during the scheme's development.

Good practice sustainability measures incorporated in the design include the following:

- The building's form and massing are designed to provide passive control of solar gains and the external facades minimise direct solar gains while maximising daylight provision into the occupied areas.
- Good solar control has been provided by the selection of glazing and self-shading in order to avoid overheating in summer and increase passive gains in winter.

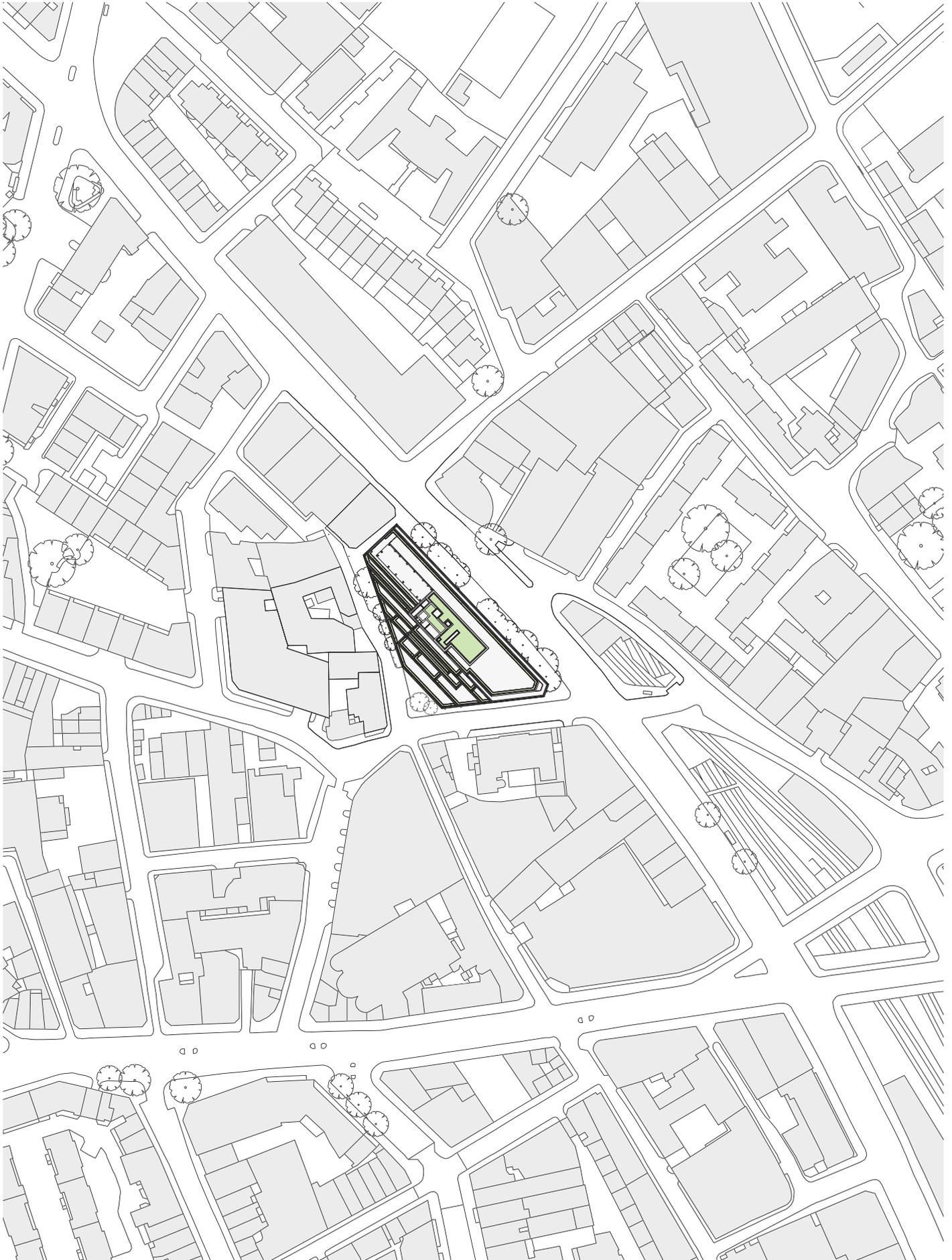
- A comprehensive Building Energy Management System (BMS) has been installed to monitor and report on the overall energy consumption of the building.
- Installed building systems are energy efficient to ensure the minimum amount of energy is required to heat and power the proposed development.
- Water consumption has been reduced through the use of low volume flow fittings.
- A mixture of bio-diverse roofs and planted terraces are provided to enhance the local habitat and offer visual enhancement.



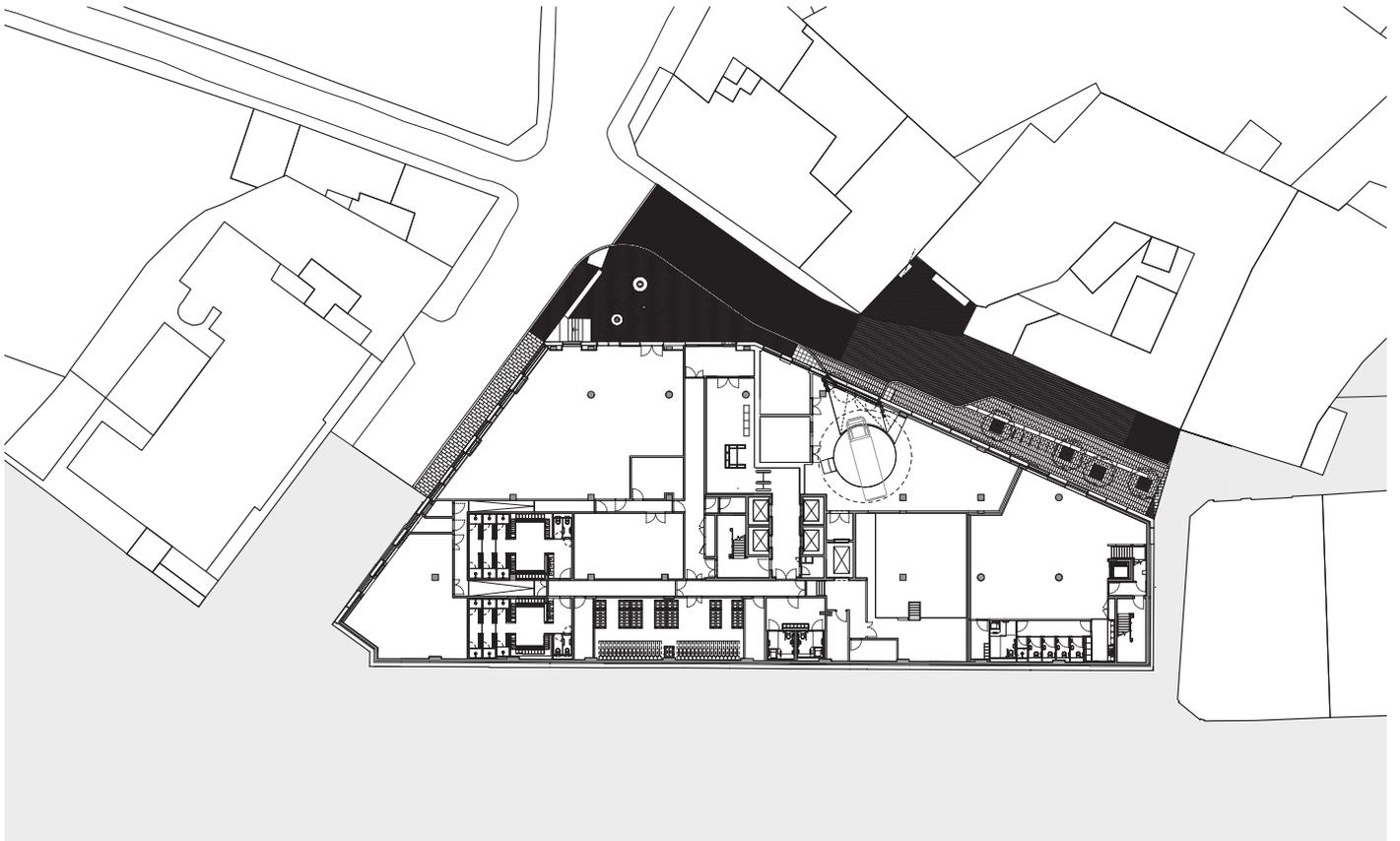
Detailed view of terrace planter

DRAWINGS

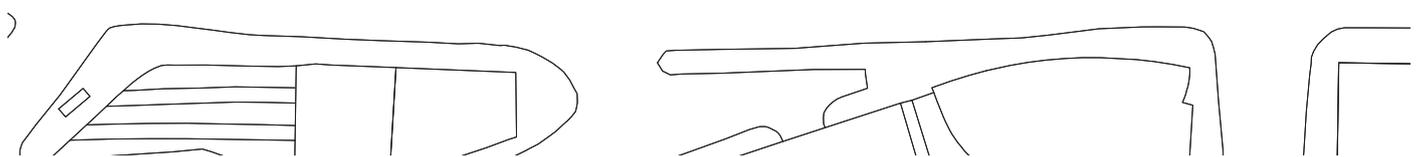
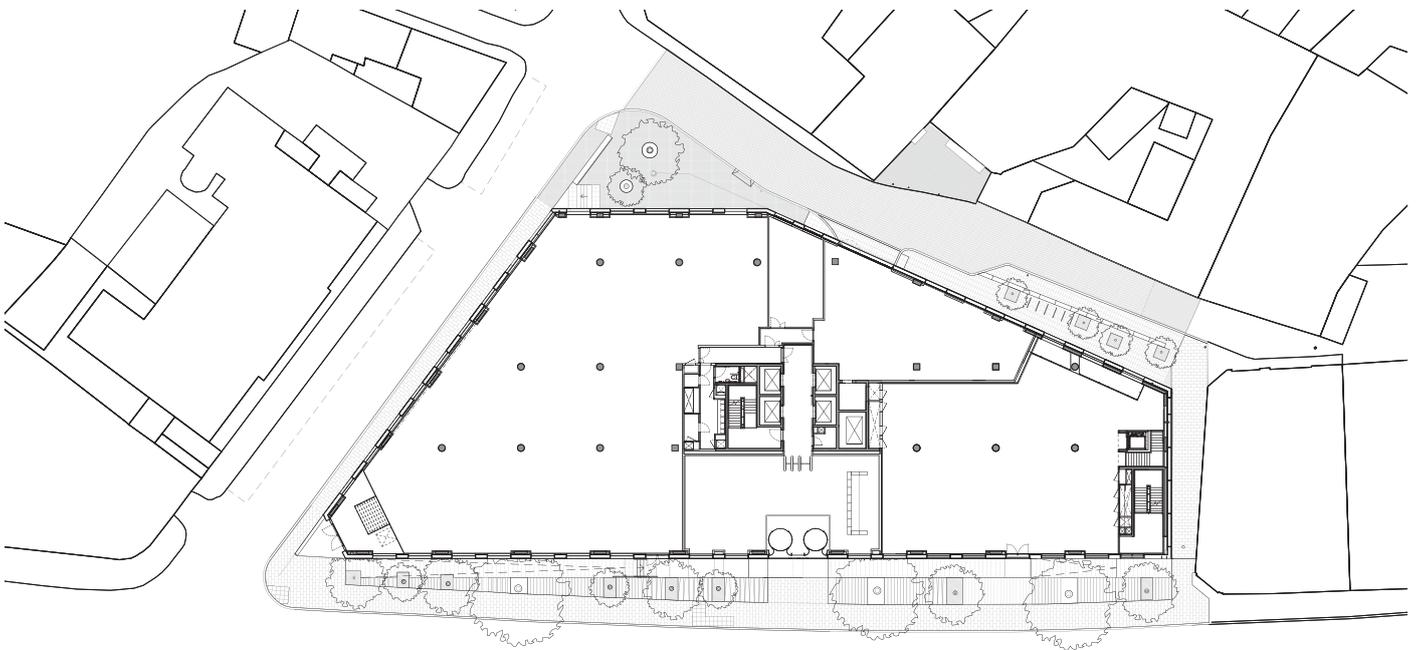
SITE PLAN



FLOOR PLANS

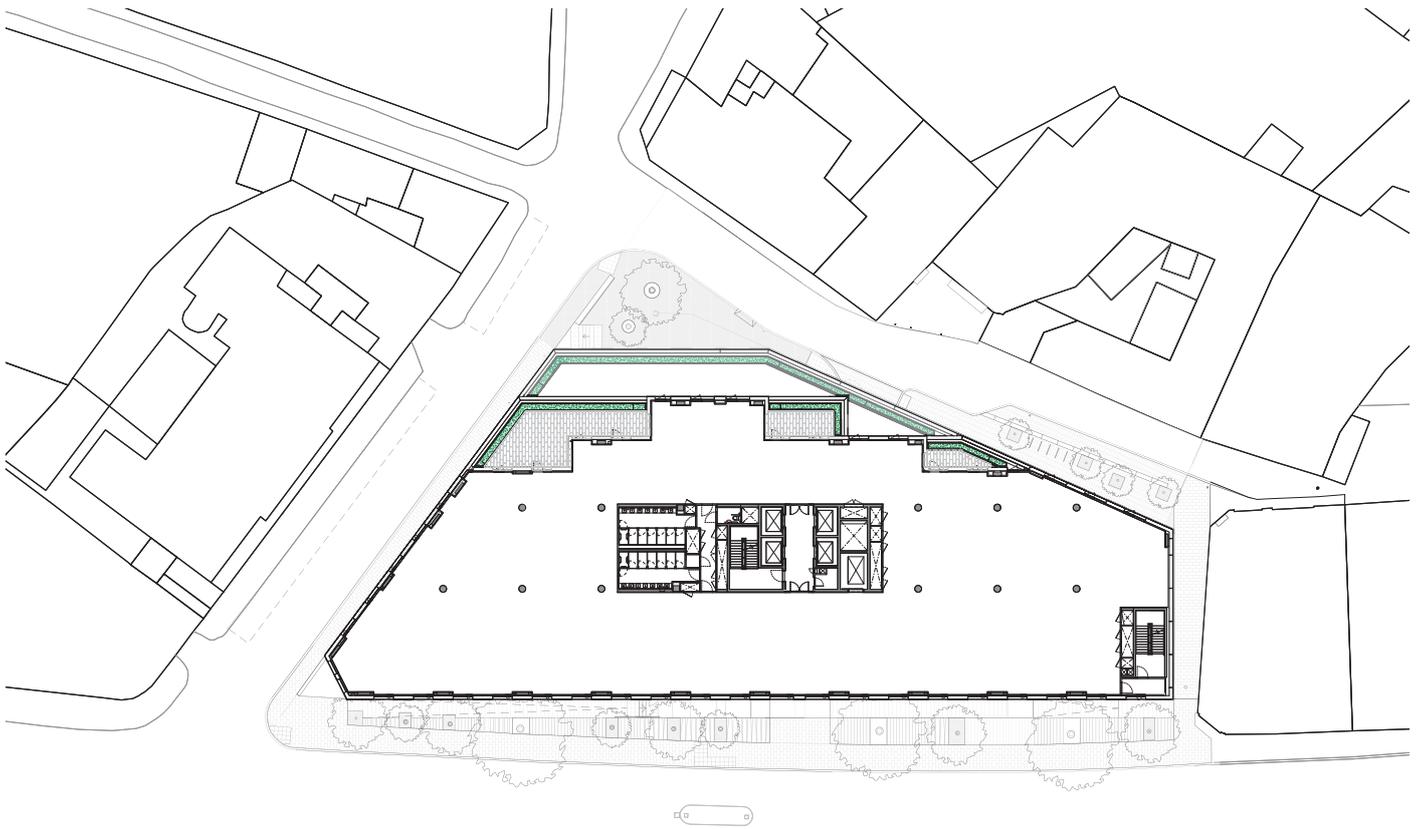


Lower ground floor

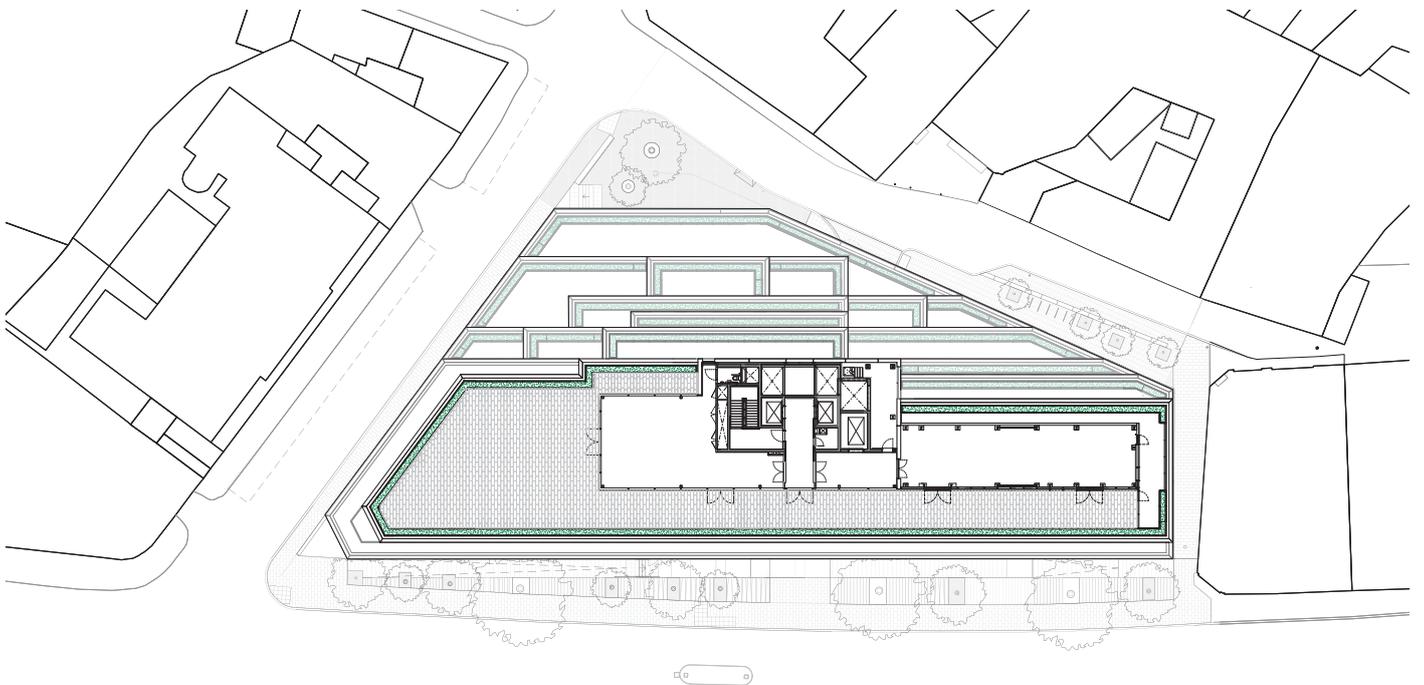


Ground floor

FLOOR PLANS



Level 02



Level 07

ELEVATIONS



Farrington Road elevation



Crawford Passage elevation

SECTION





PHOTOGRAPHY



