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1 King William Street

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Pack

1 KING WILLIAM STREET

1 King William Street involves the extension and reinvention of a 1920's Grade II listed building (north block) and a 1990's adjoining building (south block) into high-specification office space within the heart of the Bank Conservation Area.

The project's aims are threefold: to restore the listed neoclassical north block by reinvigorating its original features; to reclad and extend vertically its southern neighbour; and to internally integrate the buildings such that, from within, the two are unified. To the south block, the composition of a new masonry shell is a direct response to the heritage of the listed corner building. The principal massing on the vertiginous St Swithin's Lane is formed of a tripartite system of stepping planes and varied window reveals, which progressively reduces in scale towards the top of the building. The double order of the lower four levels terminates at a cornice line that aligns with that of the neo-classical building, while the restrained material palette of hand-thrown bricks and bronze-toned metals confidently complements the existing Portland stone. Internally, the single floorplate (across the two buildings) is reorganised and a new core inserted to clarify spatial sequences.

A new terrace, located on the roof of the listed building, capitalises on views toward the Bank of England and maximises external amenity.

Sector:	Commercial
Location:	London, UK
Address:	1 King William Street, London EC4N 7AR
Client:	UD Europe Ltd
Construction cost:	£27.6m
Start:	March 2012
Completion:	November 2016
Contract type:	JCT Design and Build Contract

KEY DATES

Design Team Appointed	March 2012
Planning & Listed Building Consent	June 2013
Start on Site	August 2014
Practical Completion	November 2016

AREAS

GIA	15,100 m²	162,535 ft²
NIA	9,222 m²	99,265 ft²

PROJECT TEAM

Client	UD Europe Ltd
Architect	Allford Hall Monaghan Morris
Development Managers	Kajima Properties (Europe) Ltd
Main Contractor	McLaren Construction
Structural & Civil	Arup
MEP, Fire & Acoustics	Arup
Transport, Logistics & Security	Arup
Ecologist	Arup
Façade Engineer	Arup
Landscape Architect	BBUK
Planning Consultant	DP9
Heritage Consultant	Ken Powell
Cost Consultant	Aecom
CDM Coordinator	Aecom
Lighting Designer	Pritchard Themis Ltd
Graphic Designer	Holmes Wood
Letting Agent	Cushman & Wakefield
Access Consultant	David Bonnet MLM Approved Inspectors

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ALLFORD HALL MONAGHAN MORRIS TEAM MEMBERS

Paul Monaghan, Peter Mayhew, Ben Leach, Simone Danisch, YeoJin Choi, Sean Nolan, Kirsten Whiteley, Benjamin Machin, Portia Calvert, Paul Jenkins, Jonathan Hall, Peter Morris and Simon Allford.



PROJECT DESCRIPTION

1 King William Street was bought by its current owners NTT, a Japanese Telecoms company in 2011. The company's president, Mr Kusumoto, who is also an architect, saw potential in the site and invited AHMM in 2012 to undertake a feasibility study to develop options for its redevelopment as their first project in London.

The original building (north block) was completed in 1922 to designs by W. Campbell-Jones and A. Smithers as the headquarters of the London Assurance Company. It is prominently located within the Bank Conservation Area and is listed Grade 2. It was designed in a neoclassical style, as a building of six storeys (including attics), with two basement levels. The buildings composition is on an axial line to get full advantage of the open area on the south, the entrance being at the principal corner and looking towards the Bank of England.

The building underwent major alterations and extensions in the 1990's which included: demolition and reconstruction of the two upper storeys and insertion of two additional floors to the 1920's building along St Swithin's Lane, radical internal reconstruction, including the lowering of the floor level on the ground floor to permit level access, with reconstruction of a central staircase. To the southern part of the site the demolition of an existing building made way for the creation of a new office building (south block) in Portland stone with brick panels.

When AHMM was appointed in 2012, the 1920's building had become tired, the stone façade was dirty and the 1990's white PVC windows (with additional secondary glazing) were incongruous with the period of the building. The reception hall which fronts onto King William Street was no longer used as the main entrance into the building and was shielded with drawn blinds which gave the building a derelict appearance to passersby. Heavy gates across the entrance portico presented a closed, unfriendly appearance onto King William Street. Internally, the 1990's interventions in the reception hall, which included a central lift shaft and stair in a "pastiche" style, looked dated with the constricted spatial configuration not facilitating the smooth flow of office users through the space.

The southern building, built in the 1990's designed in a 'post modern style' was dark internally with small windows which let little light into the office areas. The 'over' articulation of the façade meant it did not lend itself readily to flexible, easily lettable office accommodation.

The client's key objectives were that the redevelopment should:

- create a modern office building that also assimilates with its sensitive conservation area context.
- be a high quality development that will attract a wide range of tenants.
- increase net lettable area as an uplift from the existing building.
- internally unify the floorplates.
- deliver branding potential, increasing the client's presence in the London market.
- minimise refurbishment cost.
- achieve BREEAM 'excellent'.

It was AHMM's response to this brief, as well as understanding the shortcomings of the 1990's interventions and the ambition to restore the original 1920's elements of the building, that has driven the innovative approach to transforming this important heritage asset into a modern, efficient working environment.

THE SITE

The site is located in the heart of the City of London and within the Bank Conservation Area. The site is bound by St Swithin's Lane (to the west), Sherbourne Lane (to the east) and fronts onto King William Street to the north.

The frontage enjoys a relationship with St. Mary Woolnoth (designed by Nicholas Hawksmoor and completed in 1716), which is situated on the opposite side of King William Street. The King William Street frontage can be seen from Bank and is in close proximity to Cornhill and Mansion House.

King William Street provides an important connection between London Bridge and the Bank of England junction. Ultimately this junction connects to Moorgate (running north), Poultry (running west), Threadneedle Street and Cornhill (running east). The buildings that face onto King William Street adjacent to 1 King William Street are grand in stature and principally clad in Portland stone.

St Swithin's Lane and Sherbourne Lane are characterised by their narrow widths and tight plot divisions. St Swithin's Lane connects King William Street with Cannon Street. A new headquarters building for Rothschild Bank, New Court, is situated on the opposite side of St Swithin's Lane (designed by the Office of Metropolitan Architects and completed in 2012). New Court improves the public realm of St Swithin's Lane by creating a generous entrance zone and colonnade. New Court also makes a new visual connection to St Stephen Walbrook (designed by Sir Christopher Wren and completed in 1679).

Sherborne Lane is a more secondary road that connects King William Street with Abchurch Lane (and ultimately with Cannon Street). Sherborne Lane affords vehicular access to the existing building on the site.



BUILDING HISTORY

1 King William Street, completed in 1922 to designs by W. Campbell-Jones and A. Smithers as the headquarters of the London Assurance Company, is prominently located within the Bank Conservation Area (as extended in 1981) and is listed Grade 2 (date of listing: 15 May 1990). It is described in the list description as "bank with offices over", but as a result of a comprehensive reconstruction during the 1990's is now entirely given over to office space.

1 King William Street was designed as a building of six storeys (including attics), with two basement levels. It was constructed on a steel frame, clad in Portland stone, with fireproof floors of reinforced concrete.

"The planning is on an axial line to get full advantage of the open area on the south, the entrance being at the principal corner and looking towards the Bank of England"

Builder, 6 January, 1922





1920'S BUILDING

The existing 1920's façade was cleaned and repaired as part of the works. The existing windows at ground to first floor were repainted and the windows from second to sixth floor were replaced with new PPC bronze steel framed thermally broken windows.

The previously open portico has been glazed in to create a new draft entrance lobby increasing the visibility and legibility of the building on King William Street, whilst also providing functionality of operation to the reception hall.

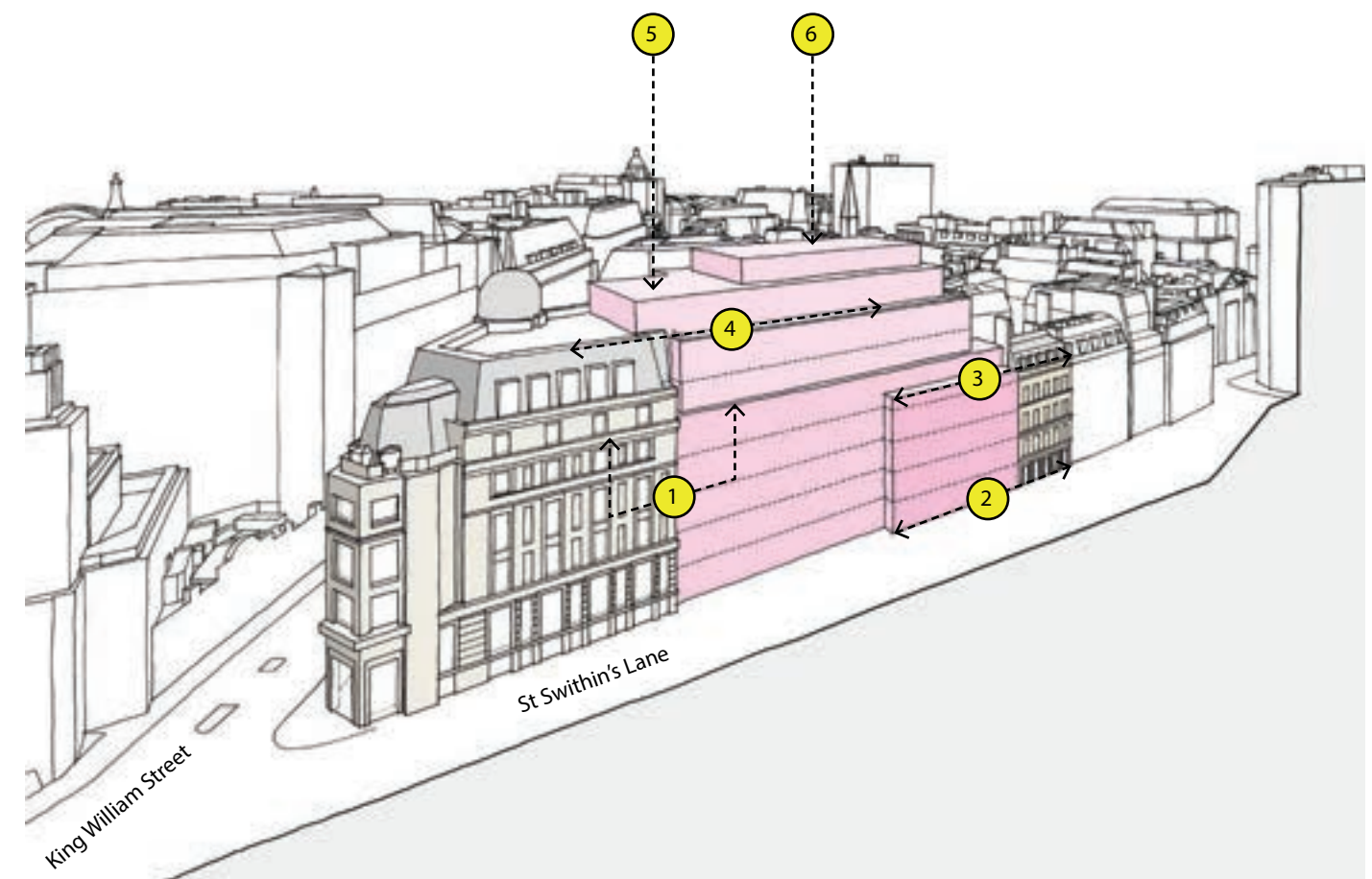




MASSING STRATEGY

The new southern façades are composed of a new masonry façade with punched bronze PPC curtain walled windows which are full height to maximise natural daylight to the office spaces. The principal massing to both lanes is five storeys (which aligns with the 1920's cornice line) which then steps back to create a double storey at fifth and sixth floor.

On St Swithin's Lane there is also a four storey townhouse element which sits out from the main façade to engage and assimilate with the smaller scale buildings further along the Lane. The 'townhouse' distinguishes itself further as a separate element by using the same brick as the main façade but by using a different kiln firing technique appears as a dark brown. The brick is also laid with bed joint reinforcement and dark lime mortar to remove the requirement for movement joints, in order to appear as a cohesive element with its own identity. This is further reinforced by all window reveals to the townhouse being framed by bronze reveals.



FAÇADE CONCEPT

The façade is made up of hand-set piers and brick faced pre-cast concrete spandrels.

The new masonry façade to the south block is composed from a mixture of hand-set and precast brickwork. The strategy was developed in conjunction with Arup Façades at an early design stage to balance the programme benefits offered by utilising precast elements with the planning desire for brickwork to be hand set to provide a crafted aesthetic.

A balance between these two elements was achieved by utilising 8.1m brick faced pre-cast concrete beams, which span between the existing structural bays of the southern building, and hand-set brick piers built directly off the beams. This solution offered a good compromise and meant the tell-tale signs of pre-fabricated brick façades such as conspicuous movement joints and an exactness/uniformity in their fabrication could be tempered through the combined use of hand-set brickwork.

The façade was also designed as a rainscreen system which meant the brickwork installation could be taken off the construction programme critical path, as the building was water tight once the curtain walling/metsec structure was completed behind. This meant the brickwork could be progressed without time pressures, allowing a high quality installation to be achieved.



FAÇADE



BRICK

The masonry façades are composed of a high quality hand-thrown brick, made by Charnwood in Loughborough, to a bespoke size, laid in a Flemish bond. The length of the brick was defined to work with the existing 8.1m structural grid in conjunction with a new 2.5 brick pier width laid in a Flemish bond. The brick is a buff colour with a light cement mortar.

Between levels 2 and 3 there is a textured brick spandrel which consists of a double canted brick laid in a stretcher bond which provides texture and variation to the façade.

Lime mortar and bed joint reinforcement were used to give the Townhouse element a distinctive character, to set it apart from the main façade.

The dark brick is made of the same clay as the main façade but utilises a slightly different firing process to produce a darker finish.

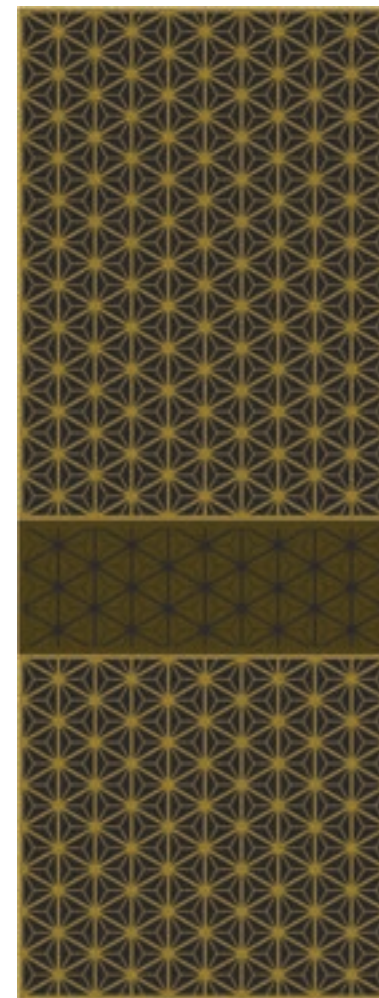


FRETWORK

An ornate fretwork pattern is used to provide an additional filigree layer to the façade. The pattern takes inspiration from a Japanese Kikkou pattern giving a subtle hint to the origins of the building's owners. The pattern is used as a bronze PPC 'open' louvre to the loading bay doors, UKPN and ventilation openings.

The pattern is also "inverted" to provide a solid spandrel glazed into the curtain walling system between ground and first floors on the main southern façades. Each solid spandrel is made using a large mould from a gypsum based material in an acrylic resin that was developed specifically for this project with the supplier.

The spandrel design was fabricated as a bespoke product by Jesmonite in Shropshire.



CONSTRUCTION

Both the 1990's RC frame and the 1920's steel frame (with 90's steel additions) underwent significant reconfiguration as part of the rationalisation of the cores and floorplates. The 'cut and carve' approach included demolition of the wings of the 1990's frame to allow for a new steel frame to be built to support the masonry façade. Care had to be taken to protect the listed façade as well as the remaining original interiors with ornate corniced ceilings supported by hollow pot floors.



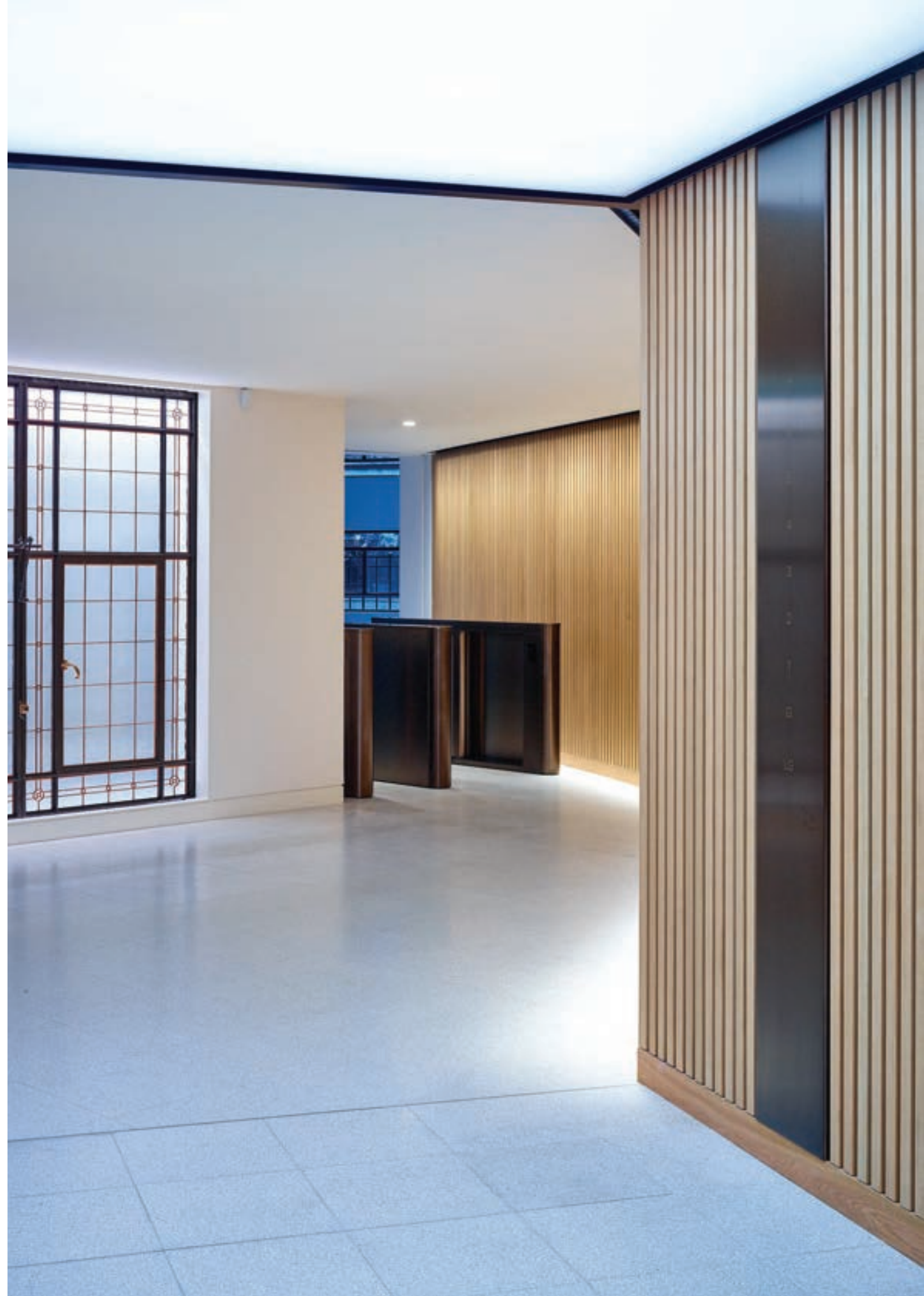
RECEPTION HALL

The existing reception hall has been transformed by:

- The strategic removal of a 1990's stair and lift to create a new bronze reception desk aligned on axis in the space.
- The creation of two new entrance routes either side of the reception create a seamless connection through to the lift lobby.
- A two-tone triangular terrazzo tile is used in the reception hall providing a luxurious inlay which addresses the unusual existing geometry of the space.
- A new light installation by lighting designer Pritchard Themis which creates a central focus to the space and highlights the ornate 1920's cornicing to the ceiling.
- New bespoke banquette seating inspired by the 1920's Eileen Grey Bibendum chair upholstered in a dark leather.

Lighting Installation

The lighting installation in the reception hall (and portico) were designed by Pritchard Themis and are an inventive intervention to the listed space. The concept was to create a central focus to the reception hall, which lightly touches, as well as uplifts the ornate corniced ceiling. The pendants are clustered in grid formation to create the illusion of scale whilst also still appearing minimalist and low impact, and are dropped to varying heights to mimic a concave dome effect, as a response to the dome within the entrance portico.



CIRCULATION AREAS

The internal finishes strategy creates a clean and timeless aesthetic which complements both the 1920's north block and the contemporary southern extension. The key features in the main landlord areas are as follows:

- Bronze: metallic elements such as lifts, signage, ironmongery, stair balustrade, glazed office entrance doors and the reception desk utilise the bronze tone used in the external façade providing a link between internal and external elements of the building.
- Oak: joinery elements such as the lift lobby timber claddings, doors, washroom cubicles and reception storage cupboards are constructed in a light European oak which provides warmth and grain to the internal spaces.
- Terrazzo: a bespoke terrazzo pattern was developed which provides a textured grey tone finish which unifies the landlord spaces. The terrazzo mix has flecks of bronze/gold colour to complement the bronze/warm tones within the building.
- Stretch ceiling: a full bleed stretch fabric ceiling is a striking feature in the north core lift lobbies and provides a uniform light which leads visitors and tenants from the lifts through to the office areas.

Signage & wayfinding strategy

An integrated wayfinding and statutory signage strategy was developed by graphic designer Holmes Wood and takes inspiration from the buildings history. A gold 'inline' typeface has been used as part of a family of signs employed throughout the building from the main external building signage to individual 'fire door keep shut' signs, and adds a rich complementary layer to the internal finishes.

Heritage screens

As part of the Listed Building consent 4 original 1920's metal screens were removed from the rear of an existing staircase and restored. These screens are re-displayed within the building and set within custom made enclosures with display lighting.



OFFICE FLOORS

The full height glazing ensures maximum possible daylight enters into the building despite the narrow lanes. The brick/metal reveals and soffits to the windows ensure there is also a visual connection to the exterior. The services strategy meant vertical risers through the building were integrated wherever possible around the north and south cores to minimise impact on net area. The visual impact, of the numerous riser access doors, was mitigated through the use of a frameless door system with hidden ironmongery and signage. This allowed the cores to be kept clutter free with perimeter LED linear strips providing feature downlighting.

The suspended ceiling design unifies the north and south blocks by creating a consistent soffit plane with bulkhead conditions at the perimeter, which mediate between the various existing window heights and floor to floor heights. A 150mm margin between ceiling tile rows allow the easy erection of internal partitions for tenants as part of their CAT-B fit-out.

SEVENTH FLOOR

The new seventh floor “room with a view” added to the top of the building enjoys 360 degree views of the city. This office floorplate is smaller than the floors below and so it was important to maximise the internal dimensions of the office. To achieve this the structure was designed to span across the floorplate without the need for internal columns.

WC'S AND STAIRS





ROOF TERRACE

BBUG landscape architects developed the landscape design for the new terrace on the roof of the 1920's building. Their proposal was to build a "square" in the sky that celebrates the views across the city and from where tenants will be able to escape from their desks, entertain clients or simply enjoy the sun.

The terrace design uses a 40mm granite paver to line the floor and planter surfaces. The bespoke benches utilise a Iroko timber which will silver with age.





SUSTAINABILITY

Biodiversity

The design team worked with an ecologist during the project to identify opportunities to employ sustainable strategies, including a green roof at level 8, which utilises local sedum species to increase the site's very low existing biodiversity. Bird and bat boxes were also integrated into the new masonry façade.

Sustainable Urban Drainage Strategy

The project's urban location also meant emphasis was placed on developing a Sustainable Urban Drainage Strategy (SUDS) to mitigate overloading of the stormwater system during flash floods etc. The green roof at level 8 also assists in reducing the rainwater impact, as well as a 'blue' roof system which sits beneath the green roof which further attenuates the water before slowly releasing it back into the stormwater system. Further rainwater is utilised through the use of greywater recycling in the upper level WC's.

Energy efficient strategies

1 King William Street also utilises other energy/resource efficient measures including:

- Efficient LED lighting system & controls.
- Low energy variable speed 4-pipe fan coil units (FCU).
- Water saving sanitary ware including WC's, Taps and Shower heads.
- High levels of airtightness and 'Rockwool' insulation in new façade to offset the assumed inefficiency within the 1920's façade.

Car, motorcycle & bicycle

The basement accommodates a new cycle store and changing facility which includes 11 showers, 110 lockers, 130 no. Cycle racks and a drying room. Located in a secure area accessed via the existing car lift it provides convenient and safe facilities for tenants.

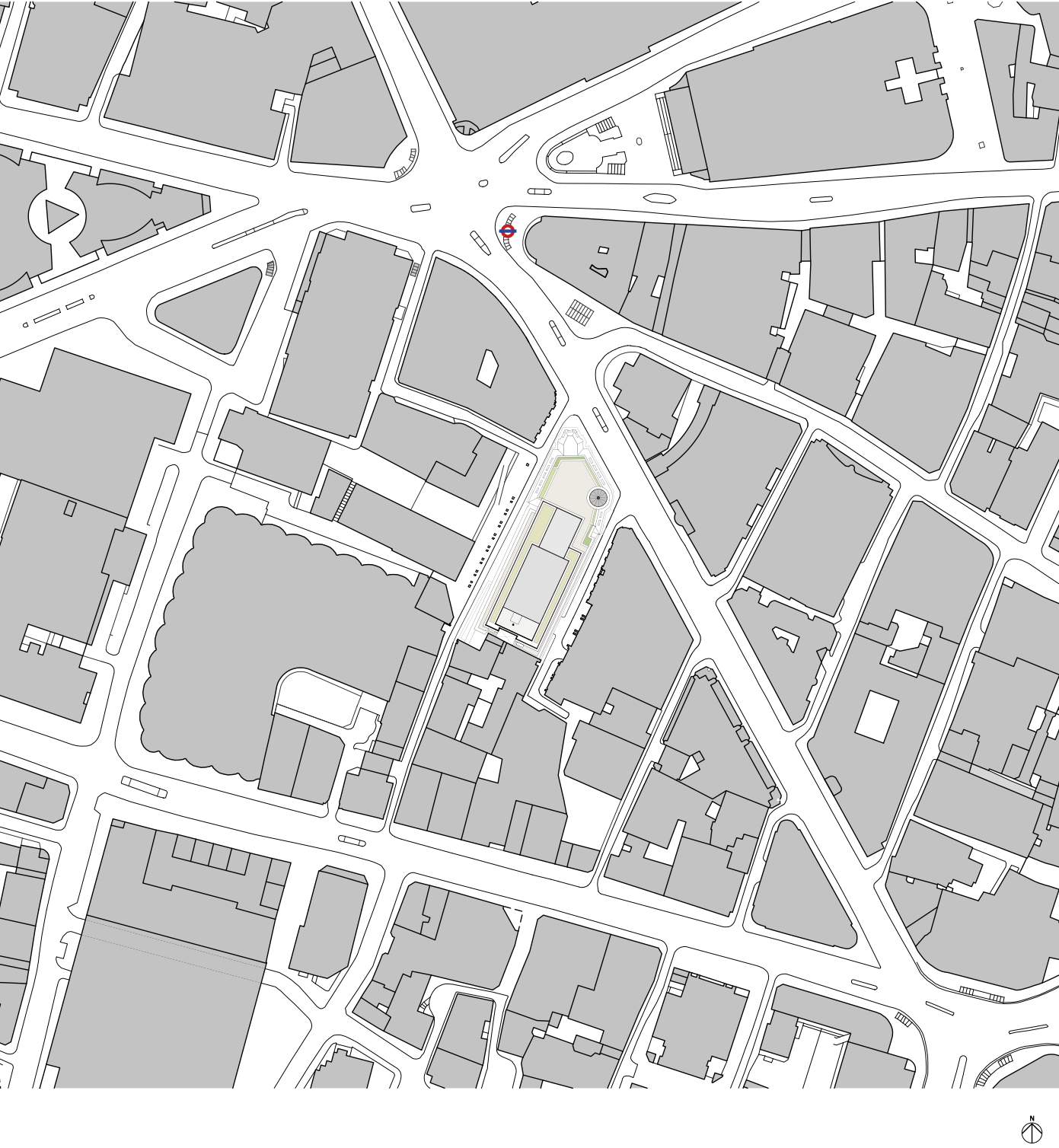
Central location

The site also achieves the highest Public Transport Accessibility Level (PTAL level 6B) and is therefore well placed to facilitate a variety of sustainable travel modes.

BREEAM & EPC

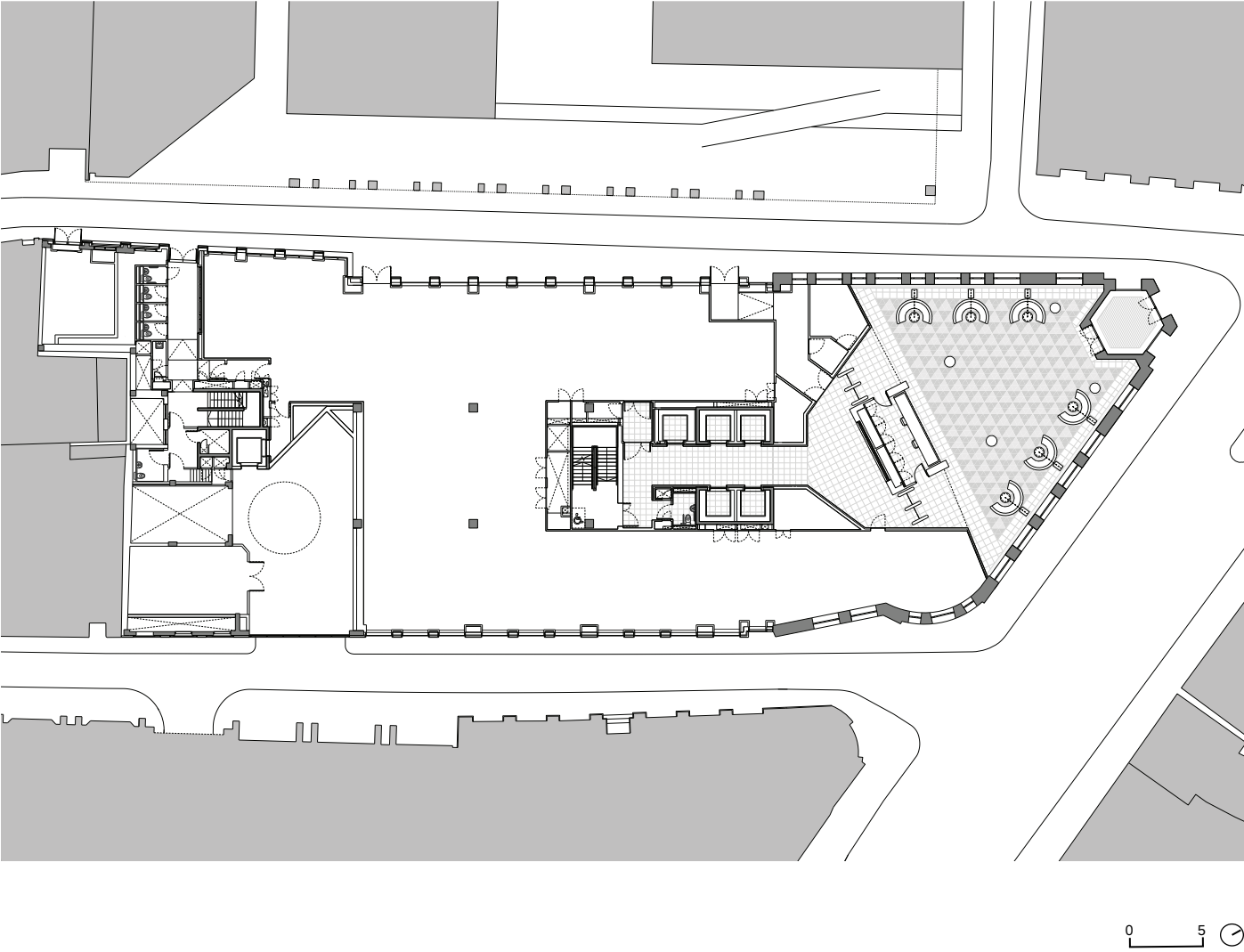
The building achieved BREEAM (2008) 'Excellent' & EPC rating 'B' (46).

SITE PLAN



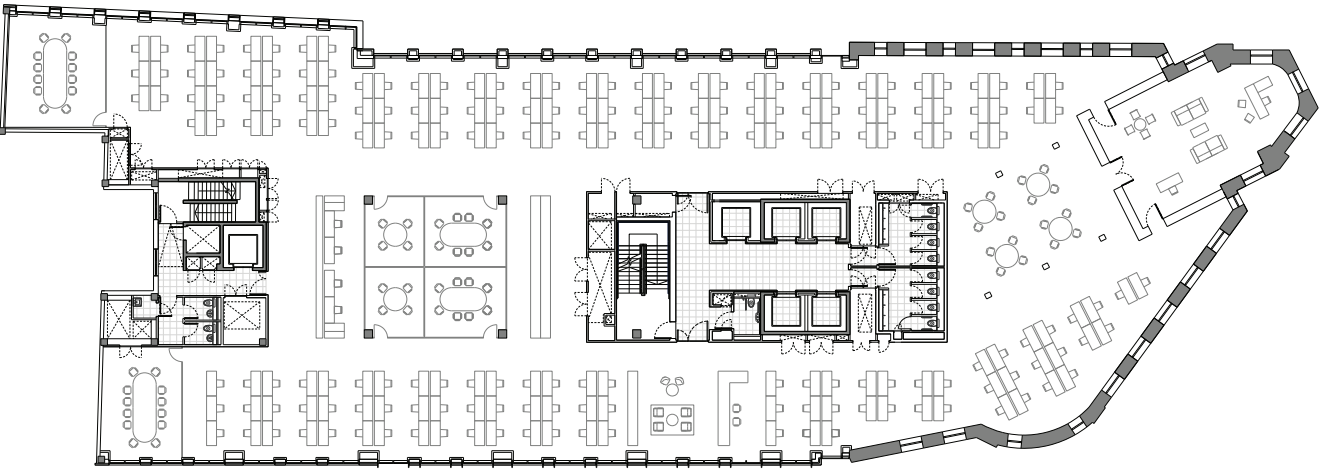
FLOOR PLANS

Ground floor plan

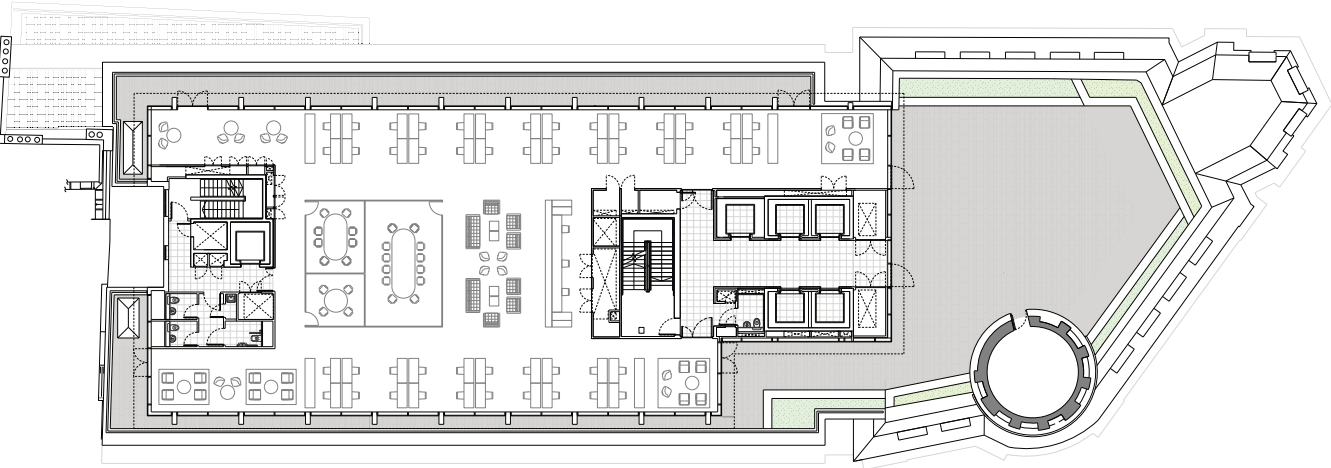


FLOOR PLANS

Third floor plan

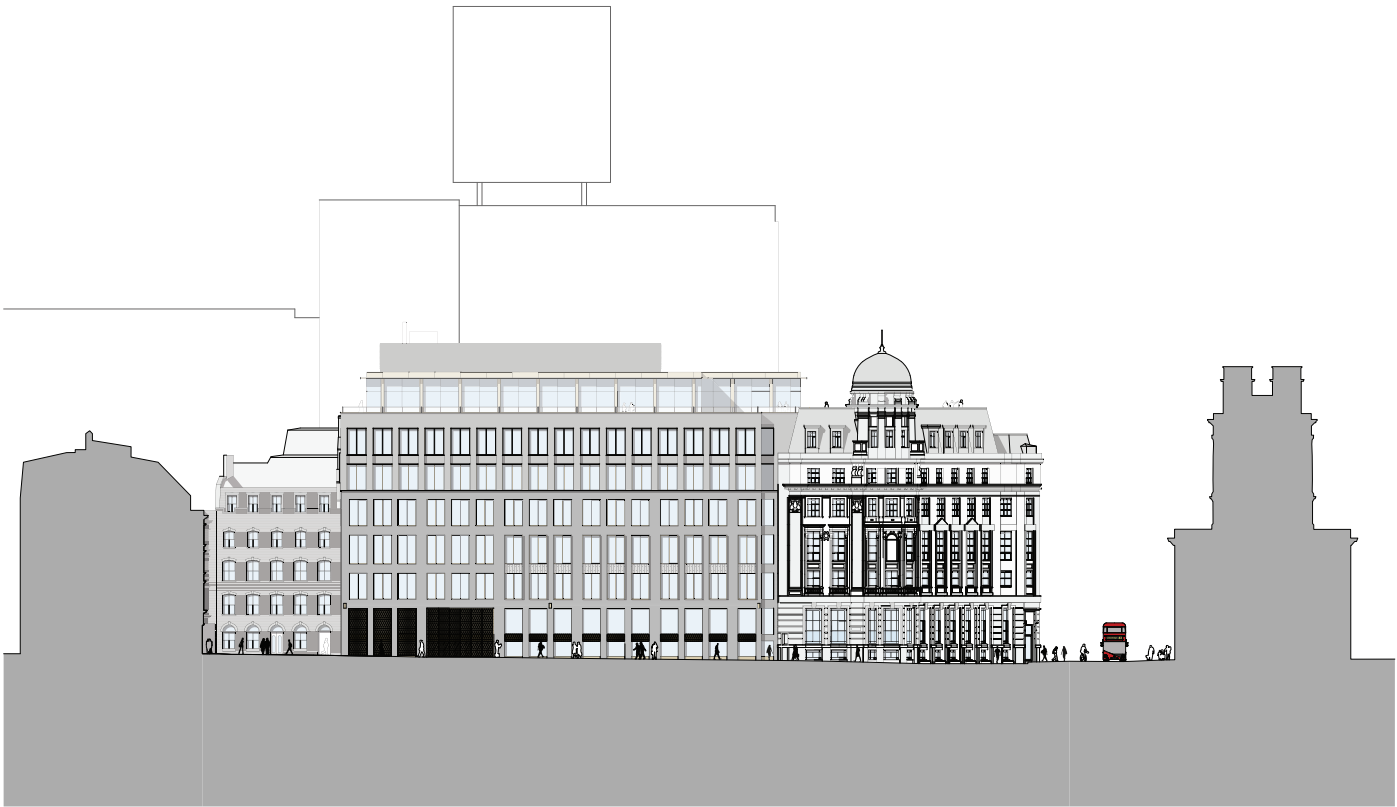


Seventh floor plan

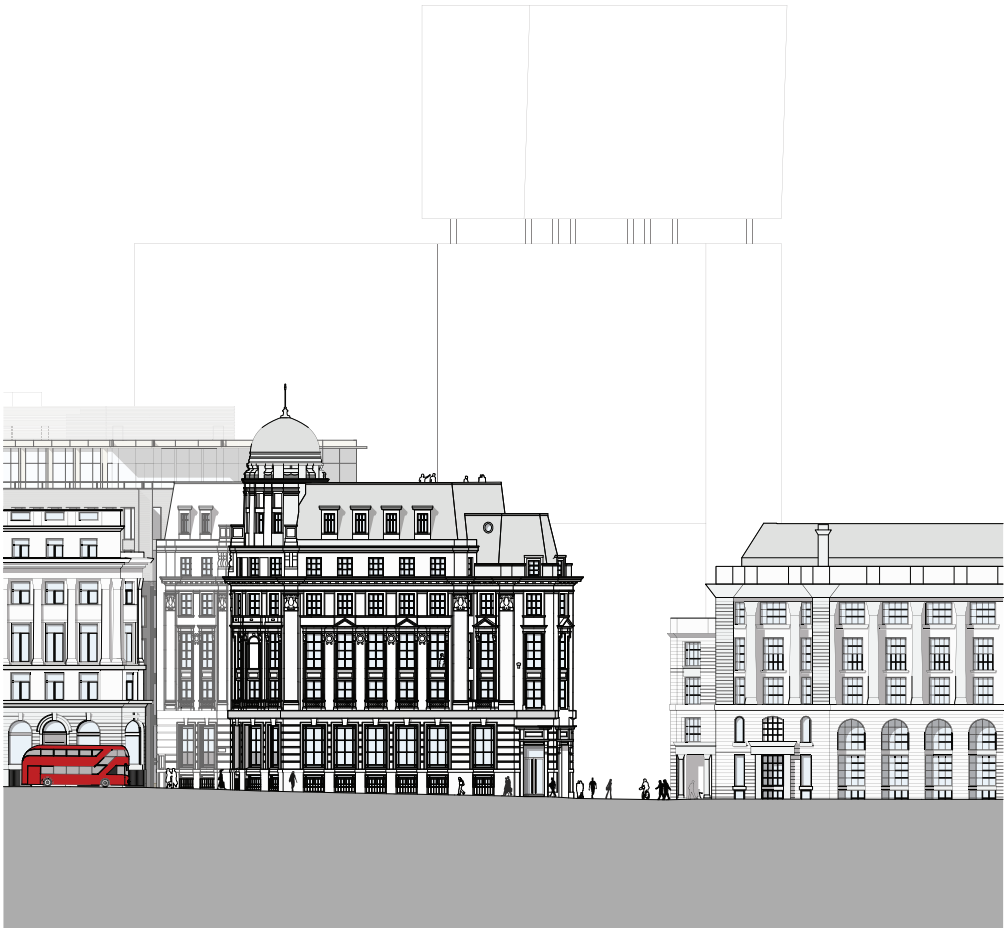


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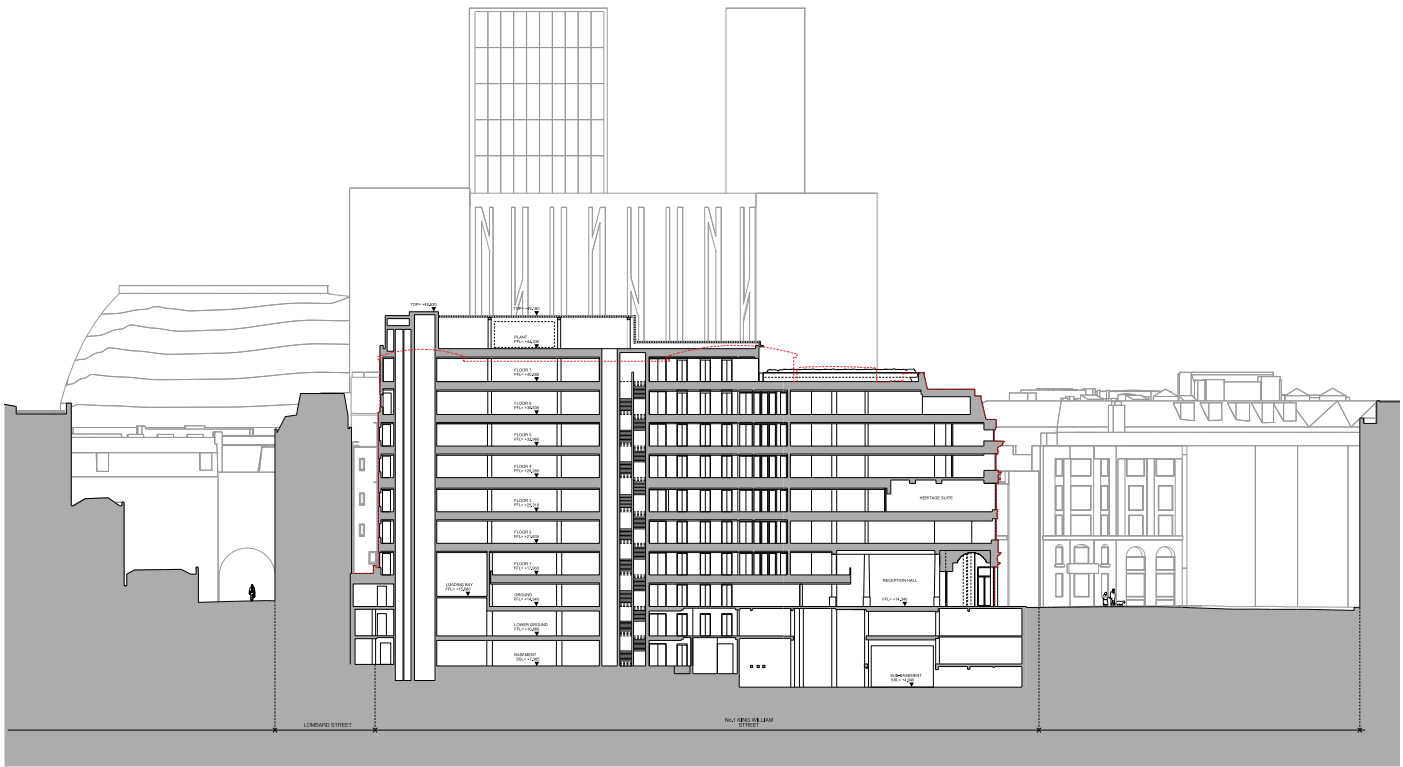
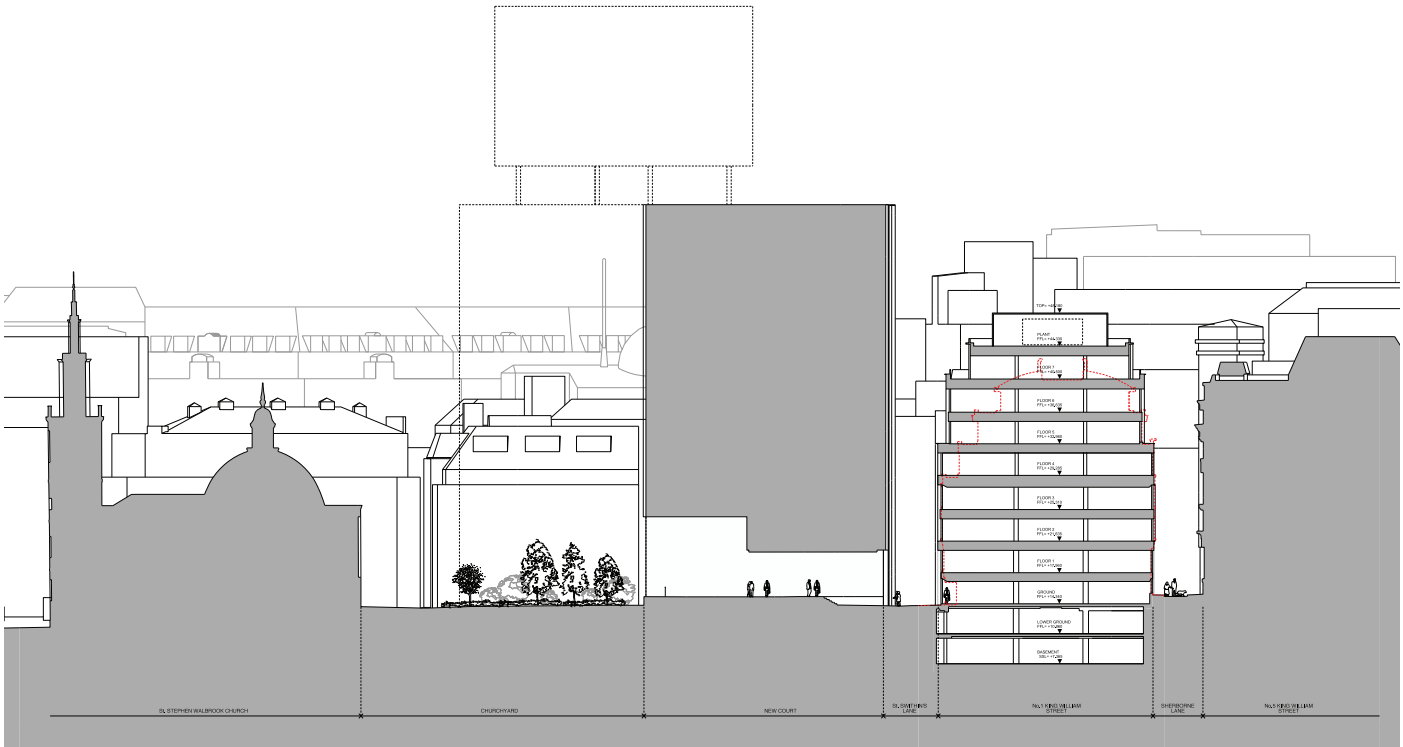
ELEVATIONS



ELEVATIONS



SECTIONS





PHOTOGRAPHY





