

DERWENT LONDON

ALLFORD HALL MONAGHAN MORRIS

TEA BUILDING



56 Shoreditch High Street | London

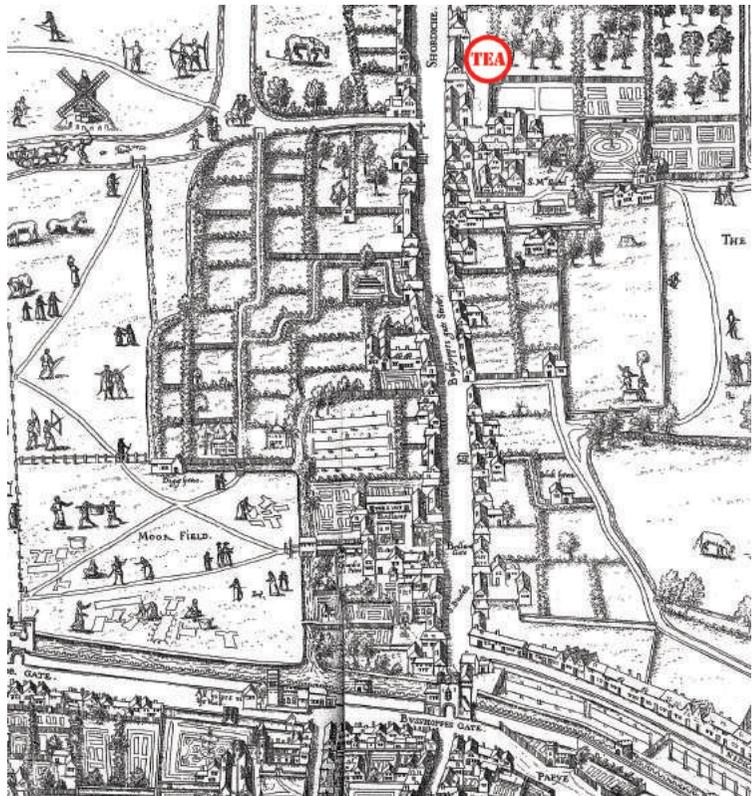




THIS WAS SHOREDITCH

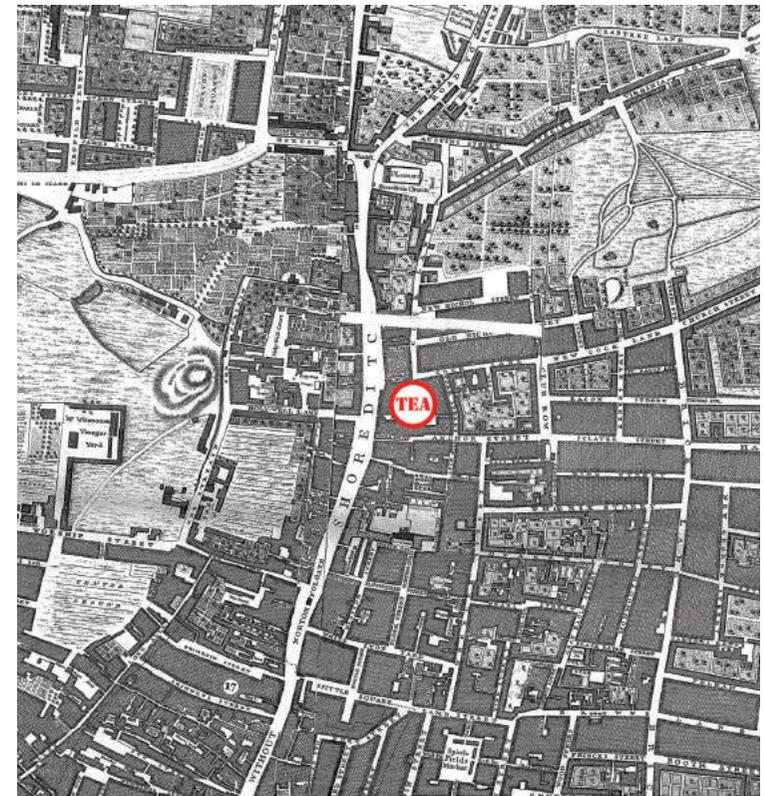


HISTORIC EAST-END



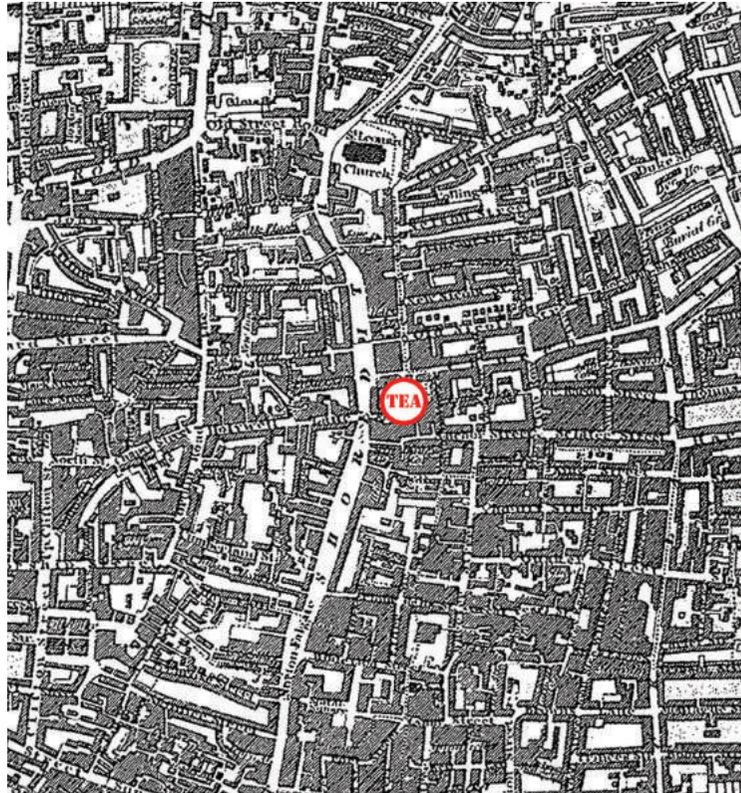
1553

Though now part of the inner city, Shoreditch was previously an extramural suburb of the City of London, centred around Shoreditch Church at the crossroads where Shoreditch High Street intersected Old Street. Shoreditch High Street lays on a small section of the Roman Ermine Street. This was a major coaching route to the north, exiting the City at Bishopsgate



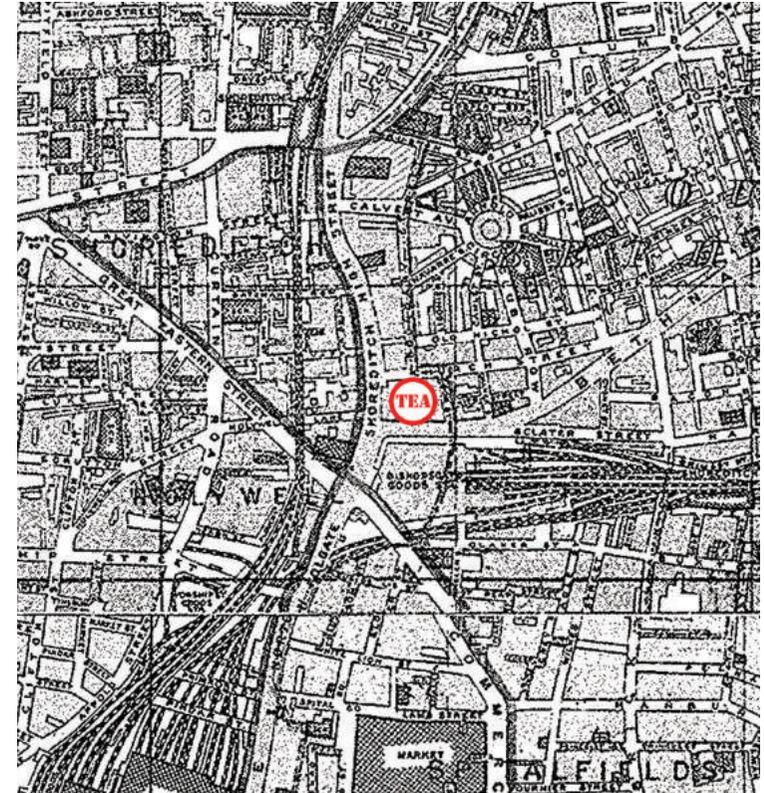
1746

The suburb of Shoreditch was an attractive location for early theatres because it was outside the jurisdiction of the City fathers. James Burbage built the first playhouse in England, known as 'The Theatre'. Some of Shakespeare's plays were performed here and at the nearby Curtain Theatre. During the century, wealthy traders and Huguenot silk weavers moved to the area, establishing a textile industry centred to the south around Spitalfields.



1827

By the 19th century Shoreditch was also the locus of the furniture industry; now commemorated in the Geffrye Museum on Kingsland Road. However the area declined, along with both textile and furniture industries, and by the end of the 19th Century, Shoreditch was a byword for crime, prostitution and poverty.



1930

In the early twentieth century Shoreditch was a centre of entertainment to rival the West-End and boasted many theatres and Music halls. Sadly, none of these survive today. For a brief time, Music hall was revived in Curtain Road, by the temporary home of the Brick Lane Music Hall, this too, has now moved on. Shoreditch was hit by extensive devastation during the Blitz of World War II and replaced with insensitive redevelopment of the post war period.



2011

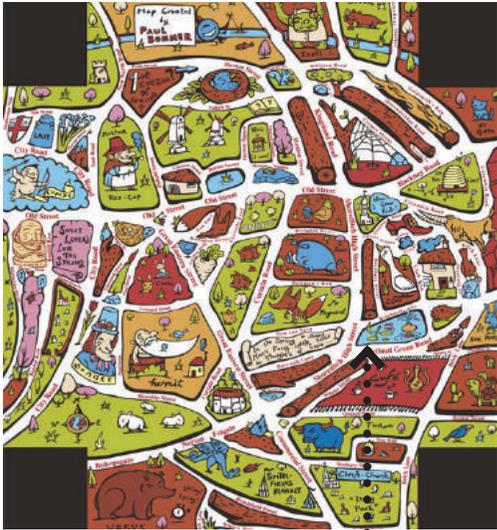
Shoreditch is prevalent for being full of stereotypical scenesters, home to approximately four million art galleries, fashion boutiques and hairdressers specializing in silly haircuts. But under the surface Shoreditch is still a deprived area of central London, but uses this to feed on its huge music, art, design and fashion scenes. It is an ideal place for young enthusiastic professionals to get a foothold in the retail market: to launch their brand. It is also host to a lively nightlife, with hundreds of bars, pubs and restaurants. Next to TEA a private members club sits at Shoreditch House.



3000

Adam Dant's Dystopian vision of the year 3000; Shoreditch is all that remains intact among the ruins of human civilisation. The view is looking South from the Hackney Mountains. On the former Old St roundabout a new transport hub enables passengers to travel upon beams of light. Where the Prince's Drawing School once stood is a collection of British cultural relics including Stonehenge, St Paul's and Big Ben, in the same manner you might see fragments of lost civilisations at the British Museum today.

SHOREDITCH MAPS



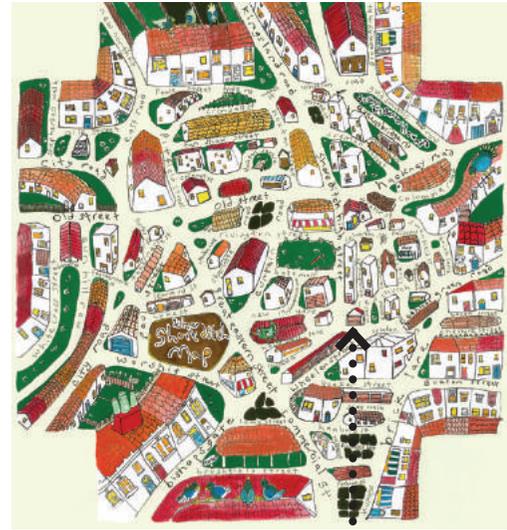
TEA



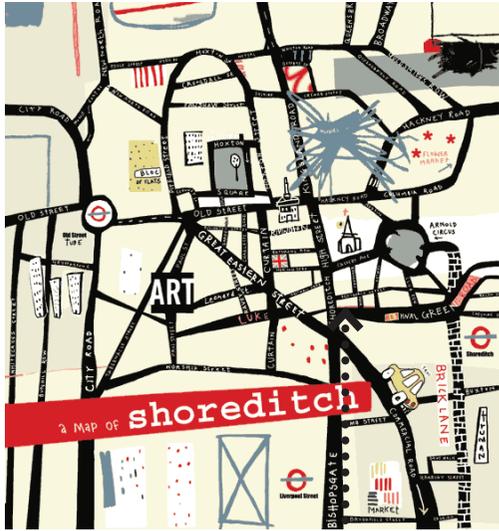
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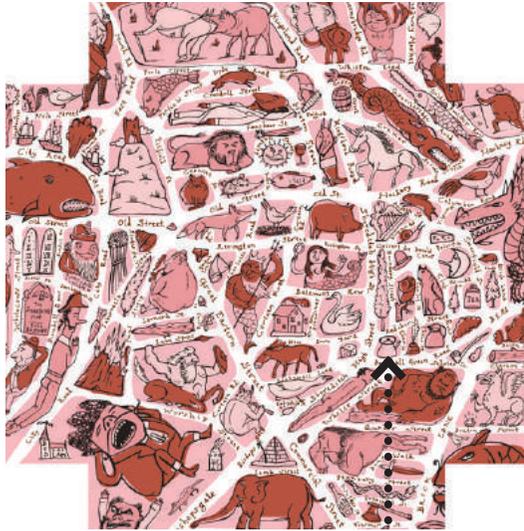
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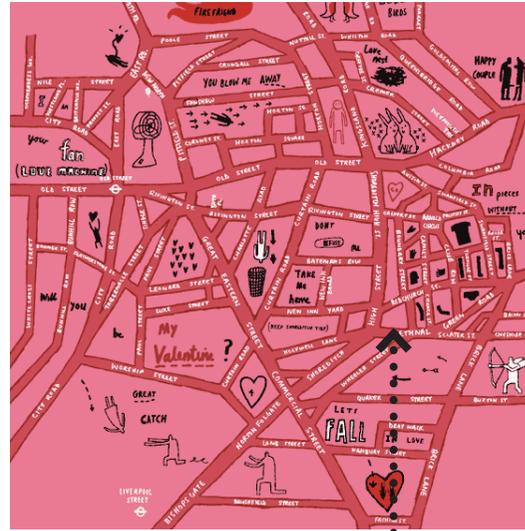
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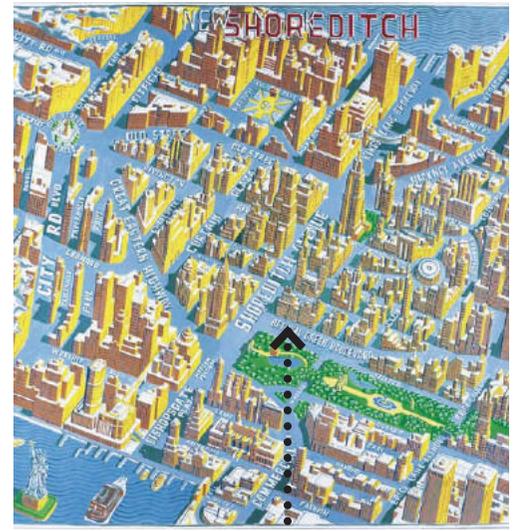
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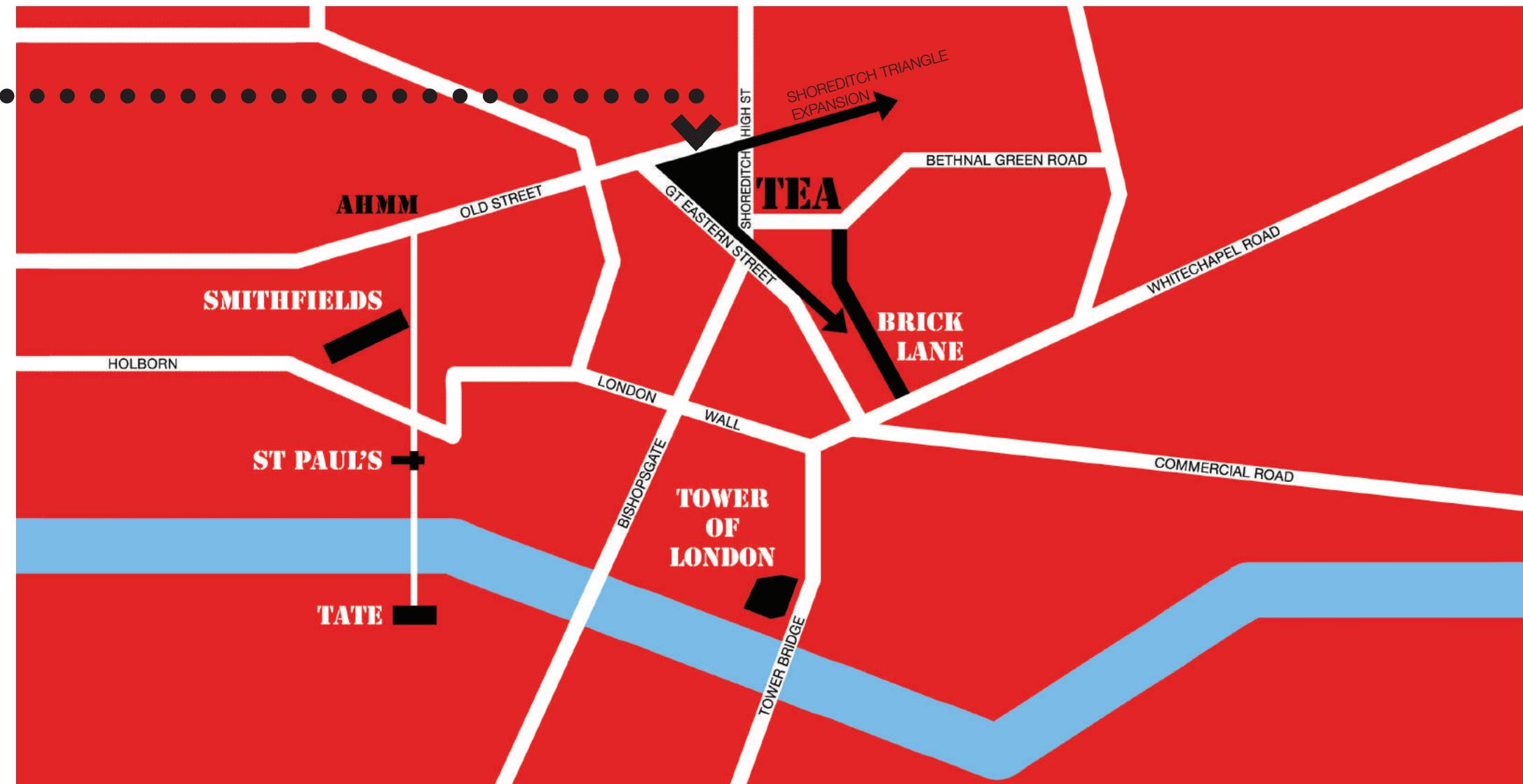
TEA



TEA



TYPICAL SHOREDITCH



AHMM

SMITHFIELDS

ST PAUL'S

TATE

TOWER OF LONDON

TEA

BRICK LANE

SHOREDITCH TRIANGLE EXPANSION

HOLBORN

OLD STREET

GT EASTERN STREET

SHOREDITCH HIGH ST

BETHNAL GREEN ROAD

WHITECHAPEL ROAD

LONDON WALL

COMMERCIAL ROAD

BISHOPSGATE

TOWER BRIDGE

TEA LEGEND

1890

Built for the Lipton family as a storage warehouse and London distribution centre

1950's

Used for smoking bacon by cutting large voids in five storeys of the floorplates

1980's

Used as a storage warehouse for Hayes

2000

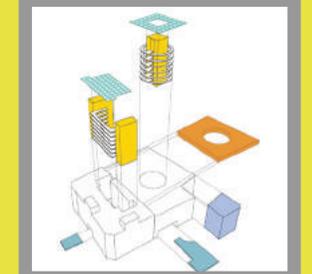
AHMM entered into a competition looking at a new build solution to the site

early 2001

AHMM approached to carry out feasibility study for Derwent Valley

2001

Derwent Valley purchased 'Centric House' and appointed AHMM to develop refurbishment proposal



2001

Centric House was split into two with ORMS to carry out the East Works and AHMM the West

late 2001

AHMM were asked to carry out a study for a 'light touch' refurbishment and ORMS a new build option

2002

AHMM asked to execute the 'light touch' refurbishment for the entire site.

2003

1st phase (basement ground and first floors) completed. Mother advertising enter 15yr lease for 1/3 of building. Biscuit Building project split off from TEA.

2004

2nd phase (second to fifth floors) completed.

2005

Mother fit out of the Biscuit building completed.



2007

Entranced moved from the side door to the larger opening onto the 'internal street'.

mid 2007

Shoreditch House opened. This heavily influenced the next stage of refurbishment.

2009

New high spec glazed main entrance to the 'internal street' created.

2010

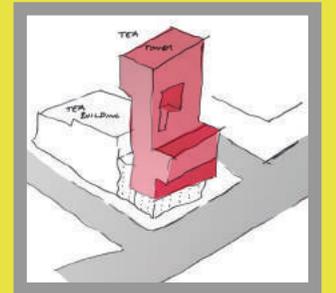
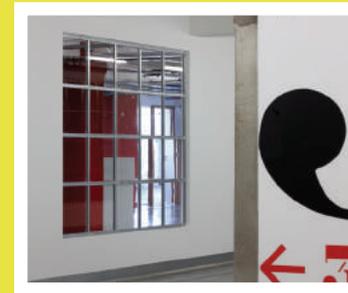
Green TEA proposal started; looking into upgrading the environmental credentials.

2011

Circulation upgrade; adding in 'shop fronts' to the corridors and new lighting.

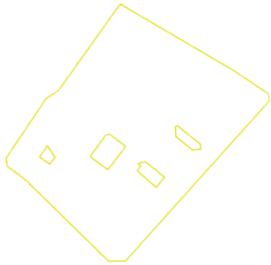
2020

Further Redevelopment ?



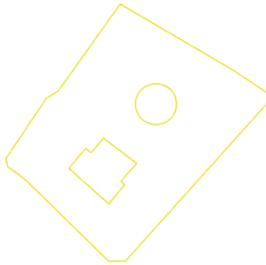
TEA BREWING

CENTRIC HOUSE 1890 - 1999



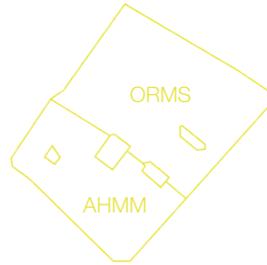
- open floorplates
- tailored for storage
- four lightwells
- singular tenant

CENTRIC HOUSE AHMM early 2001



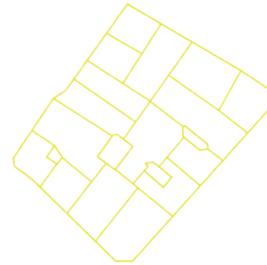
- entire site proposal
- incorporate lightwells into usable floorplate
- two new atrium
- two central lift cores
- new communal service cores around atria

SPLIT TEA 2001



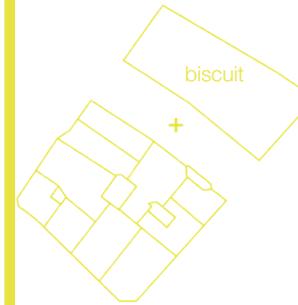
- project split for refurbishment; ahmm to propose solution to east orms to the west
- retain existing lightwells and enlarge central for atria and circulation

16 WAY SPLIT 2002



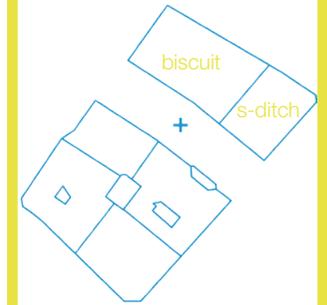
- light touch refurbishment
- split entire site into 16 units of varying size
- each unit has own wcs
- retain existing stairwells and circulation cores

9 WAY SPLIT + BISCUIT 2003



- new tenant takes 1/3 of entire site: biscuit building.
- separate fit out project

GREEN TEA 2010

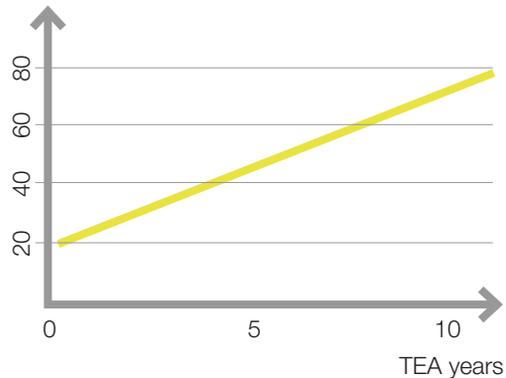


- biscuit share floorplates with shoreditch house
- new tenants require larger units
- larger units require larger wc and service cores

MARKET INFLUENCE

BUILDING VALUE

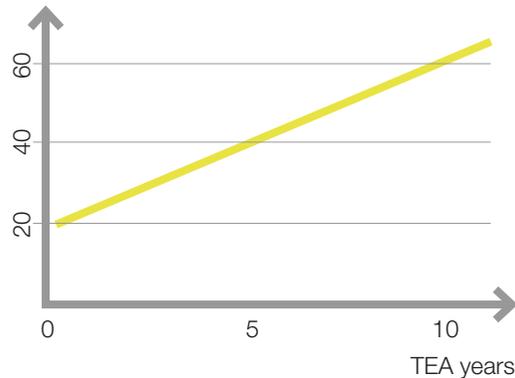
£ million



The building was purchased from Hayes for around £25m in 2000. Since this time, the value has increased. The value of the asset today is approximately £75m.

CONSTRUCTION COSTS

£ cost per sqft

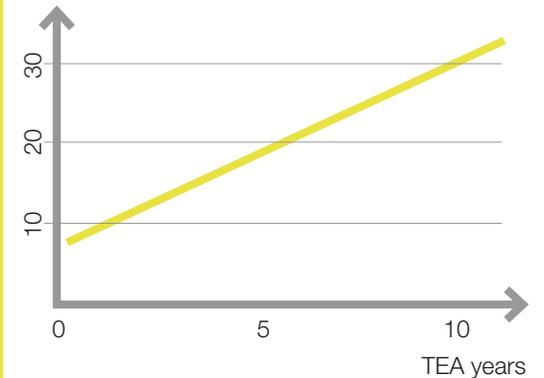


The original building costs for the Light Touch refurbishment was £22/sqft - the specification was basic.

The current Green Tea specification, with new windows and comfort conditioning, has a construction value of around £70/sqft. The more basic units at Tea (similar to the original specification) are around £35/sqft.

LEASE RATES

£ sqft cost per annum

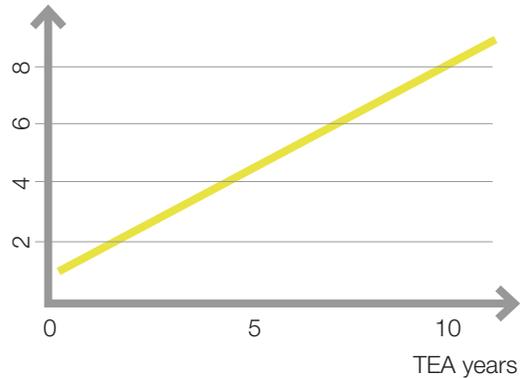


The original tenants signed for short tenancies at values around £12.50/sqft. This was banded and dependent on the amount of daylight, the deeper a unit, the less the space.

The latest unit lease rates are above £30/sqft for the new Green Tea specification.

STANDARD UNIT AREA

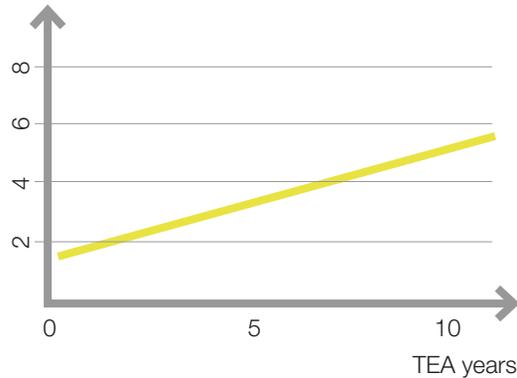
1000 square feet



The original Derwent London brief was to deliver as many small units (1,000-2,000 sqft) as was possible. The proposal was 16 units per storey that ranged in size from 1,250 sqft to 2,500sqft. As the building has matured, the number of tenants looking for more space has increased. Most units now range between 3,000sqft and 7,000sqft with a few exceptions.

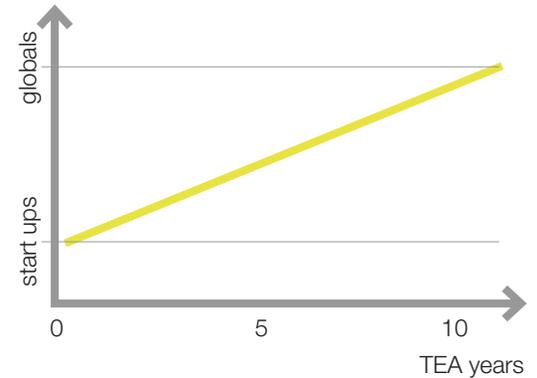
LENGTH OF LEASE

years



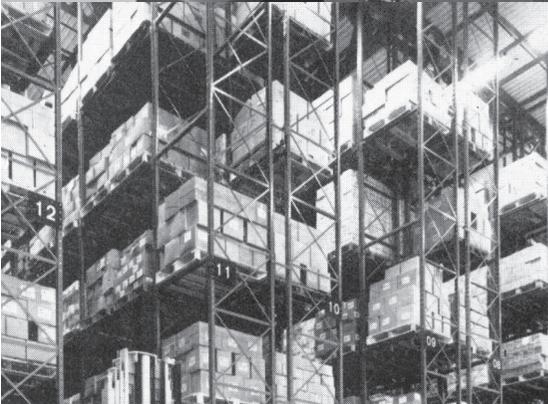
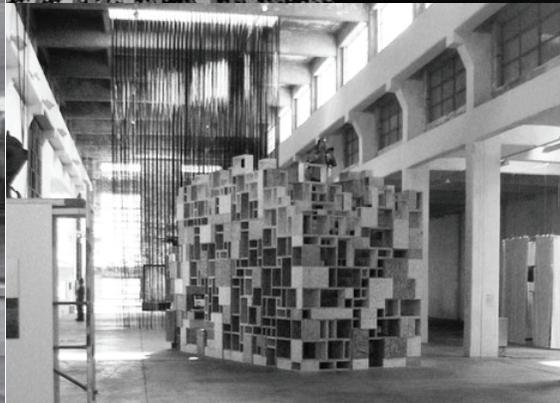
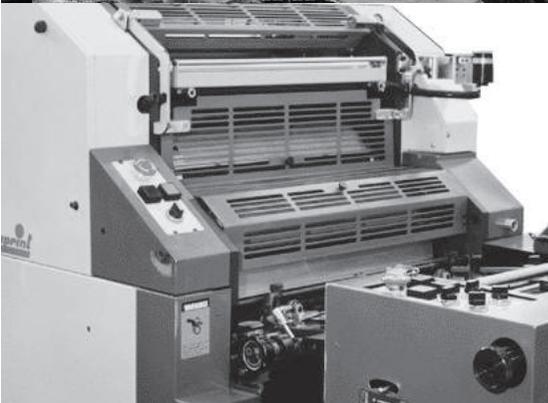
The original lease agreements were short, the success of the Tea Building was predicated on cheap space and short, low-risk lease terms. A number of larger occupiers signed significantly longer leases and as the building has established itself, all leases are now a lot longer.

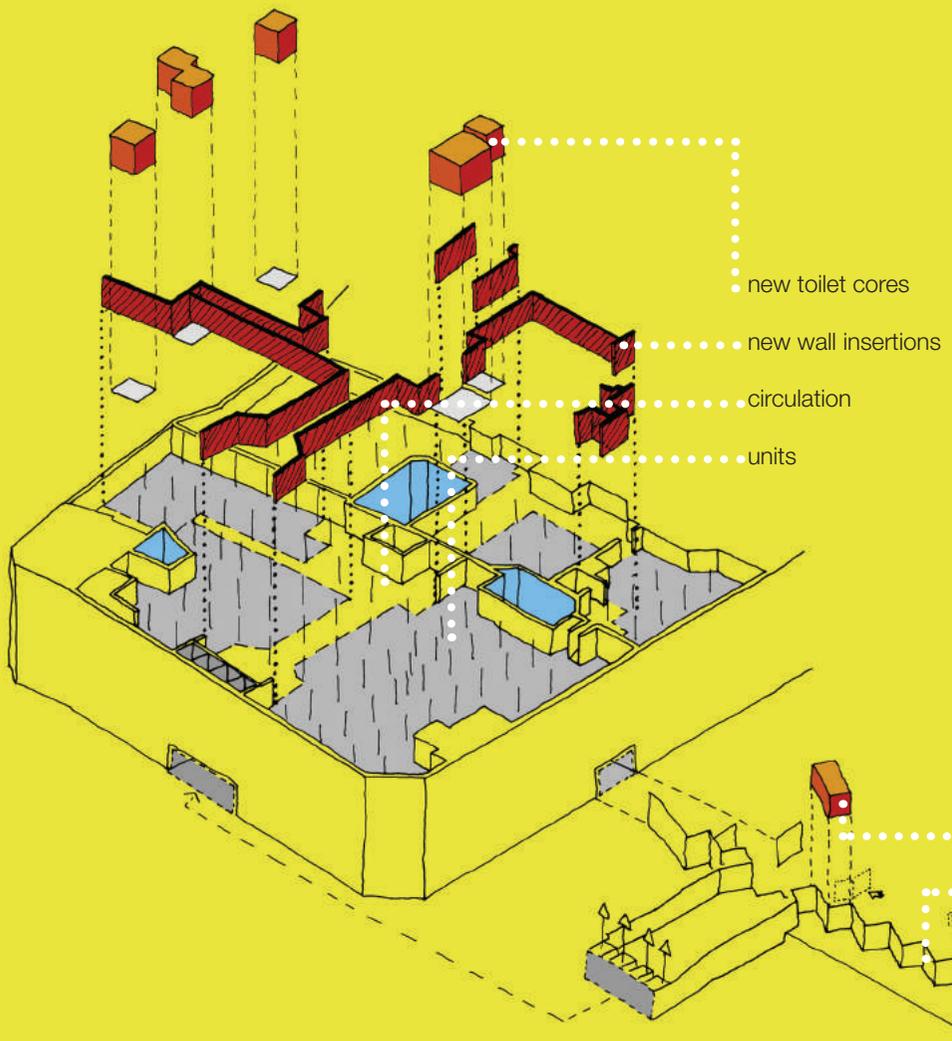
COVENANT STRENGTH



The target market was young, creative, innovative and dynamic occupants. Tenants that would make the Tea Building a unique place. As the original tenants have matured, many have expanded within the building. Likewise, the 'waiting list' to become an occupant has increased demand and global companies have now begun to sign leases - to be a part of the community.

LIGHT TOUCH





new toilet cores
 new wall insertions
 circulation
 units

TEA Container
 new glazing to bays
 new entrance-way

ECONOMIC REFURBISHMENT

The 'LIGHT TOUCH' approach

Due to a economic slump the design approach shifted from new build / high spec refurb towards a cheaper, more flexible rough and ready solution.

Project Aims:

- minimise cost
- work with the existing building
- provide large spaces, cheap to build : cheap to let
- provide utilities that work with future building potential
- create central core from main entrance

HOW YOU SPEND?

Entrance -

Common Parts -

Toilet Fit-out -

Lighting -

Walls / Floors





INTERNAL STREET USED TO TRANSFER
CARGO ONTO VEHICLES



TYPICAL FLOOR: EXPOSED BACON FAT RIDDEN COLUMNS AND FLOOR.
CLEAR AREAS INDICATE WHERE ORIGINAL BLOCKWORK PARTITIONS STOOD.



OPEN FLOOR PLATE TO EXISTING LIFT
CORES



SMOKE DAMAGED CONCRETE
ORIGINAL METAL FRAMED WINDOWS

THEN



INTERNAL STREET KEEPING TO ORIGINAL PLAN, WITH CONTAINER RECEPTION AND ART



TYPICAL UNIT: HIGHLY POLISHED FLOOR WITH WHITE PAINTED STRUCTURE WITH SPLASHES OF COLOUR



LIFTS RETAINED WITH ORIGINAL TIMBER DOORS. COLUMNS HAVE VERTICAL LIGHTING AND SPACE HAS BEEN ENCLOSED



MINIMAL WORK EXECUTED, REDRESS THE EXISTING EXPOSED STRUCTURE AND CREATES AN IDEAL WORKING ENVIRONMENT

NOW

CREATIVE VARIETY

At TEA the huge success of the building lies with the flexible units and the tenants that use them. Naturally a warehouse environment tailors to the creative industries, but within TEA there is a good mixture ranging from restaurant through medical data research to advertising and marketing.

More public accessible firms such as the galleries and restaurant/nightclub are sensibly placed at ground floor with both a front door onto the street and accessible from within the internal street.

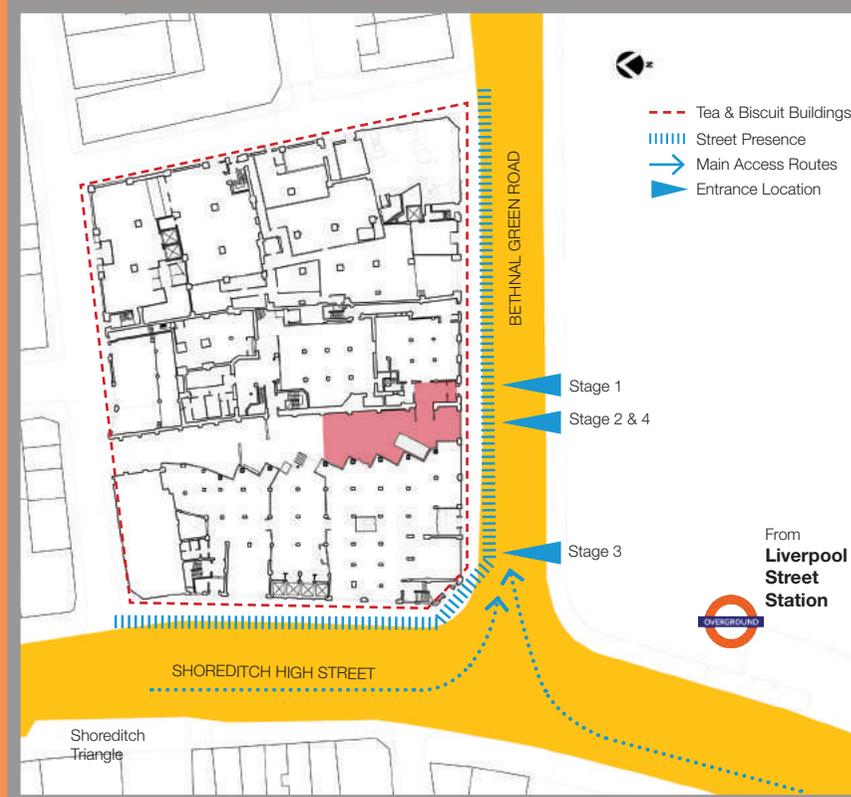
TEA knits well within the surrounding context which is understandable as it is TEA which acted as a catalyst to the surroundings' prevalence in fashion, design and boutique hotels. Opposite TEA on Bethnal Green Road Boxpark offers a number of converted shipping containers to be used as independent stores, galleries and cafes.



MAIN ENTRANCE



TEA building : 24



Stage 1
Access to the building was via the smaller double doors next to the existing entrance

2003



Stage 2

Entrance was moved to the current location with wider street frontage due to increased occupancy

2007

Proposed Stage 3

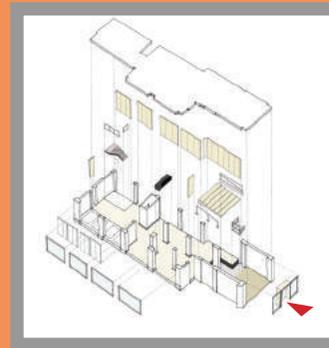
It was proposed to move the entrance to the corner of the building. However, it was not implemented because it was too expensive

2008

Stage 4

Entrance was upgraded with new concrete portal and metal-glazed double doors as part of a wider enhancement programme

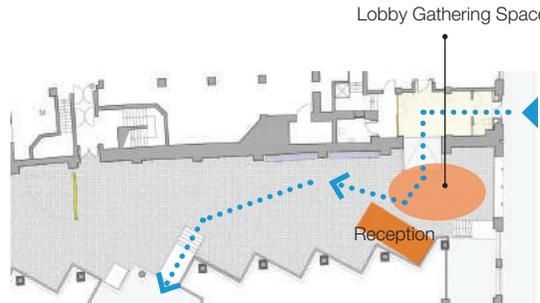
2010



STREET LOBBY

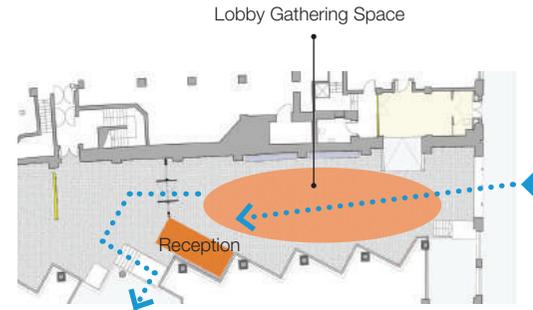
Original Lobby Area

Original lobby area was much smaller than the current configuration as the amount of tenants in the building prior to the completion of "Phase 2" was significantly less. Access to the building was also via the less prominent doors to the side of the existing entrance.



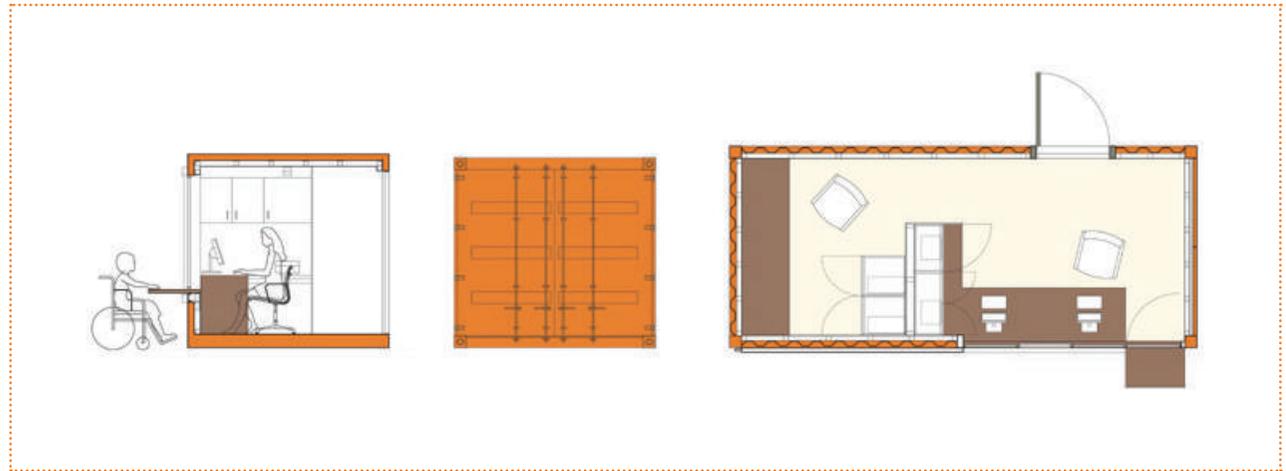
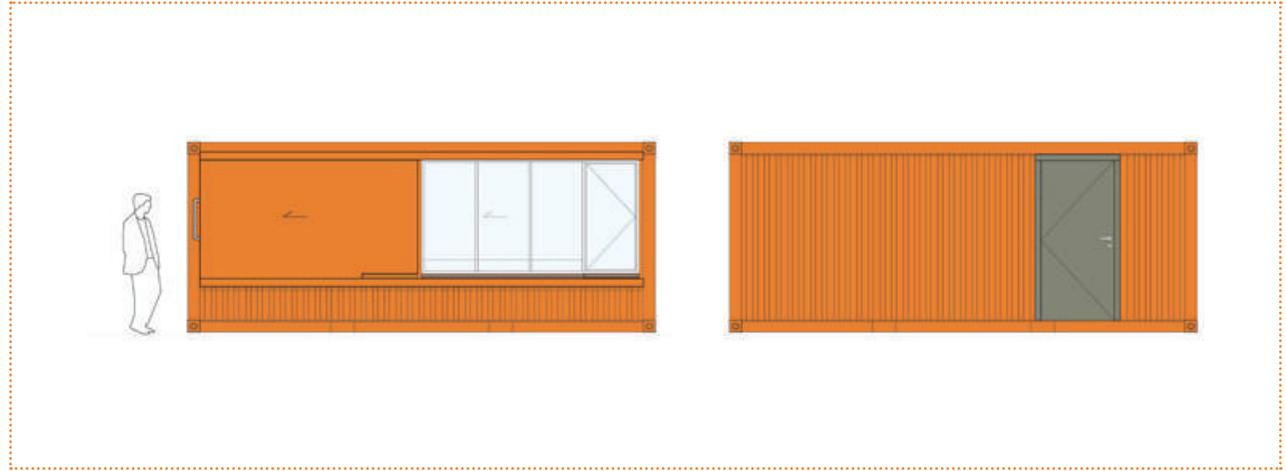
Enhanced Lobby Area

The reception container was subsequently moved to its current location to create a more generous lobby for the building. This is part of the enhancement programme which also includes the relocation of the entrance doors and creation of a new concrete entrance portal with double glazed doors.



Reception Container

Main feature in the lobby is a bright orange container cabin which is used as the reception for the building. Its original location was much closer to the main entrance doors as the building had fewer tenants when it first opened.

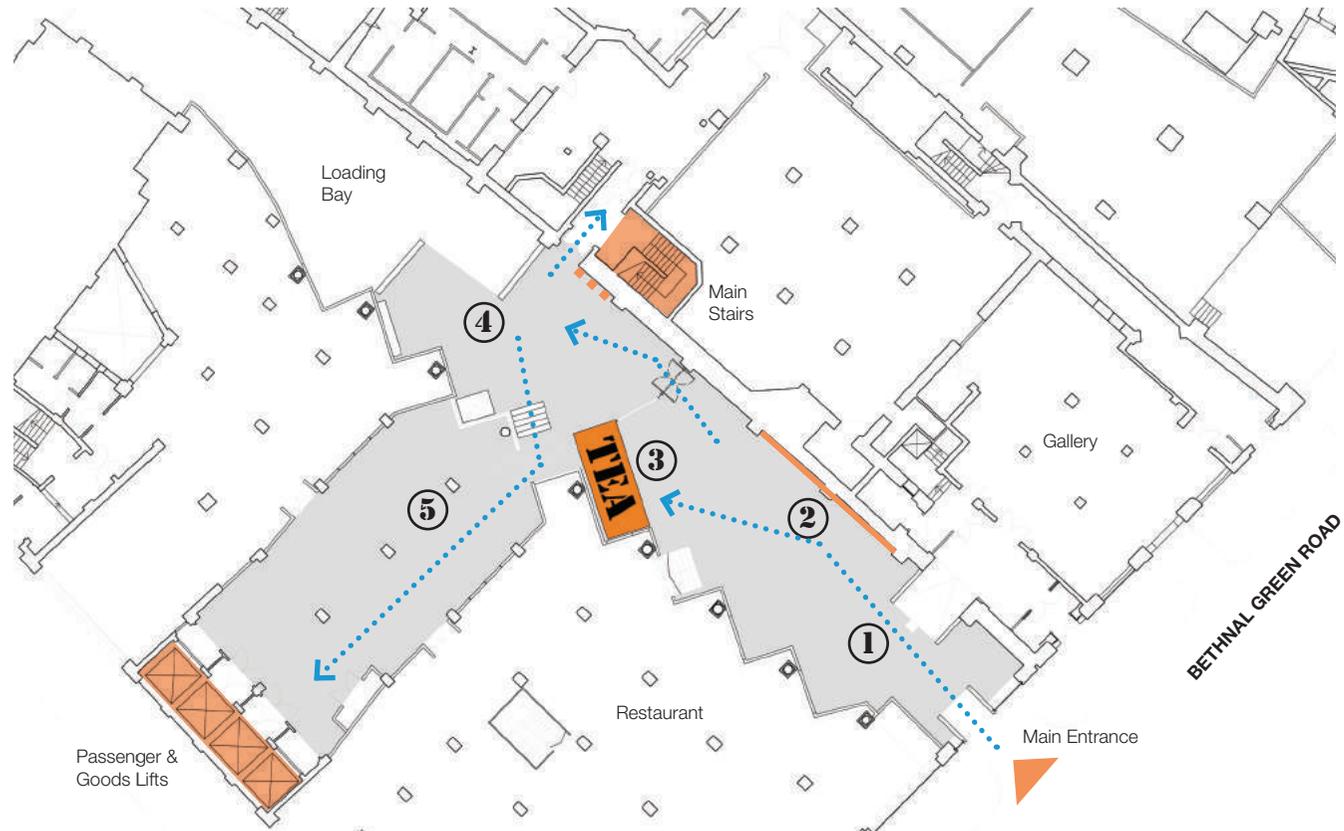


ENTRY SEQUENCE

From Entrance to the

The entrance sequence becomes an event at TEA with a variety of art and events offered to visitors and residents alike.

1. Enter through the well detailed concrete portal onto the original cobbled street
2. past the quirky American post boxes to pick up the daily correspondence
3. onto the shipping container reception and through the industrial galvanised gateway where you are presented with a decision
4. do you take the stairs or
5. walk onto the platform and take the lift



FINDING YOUR WAY...^{up}



1 ENTRANCE LOBBY



2 POSTBOXES



3 RECEPTION CONTAINER



4 DIRECTIONS

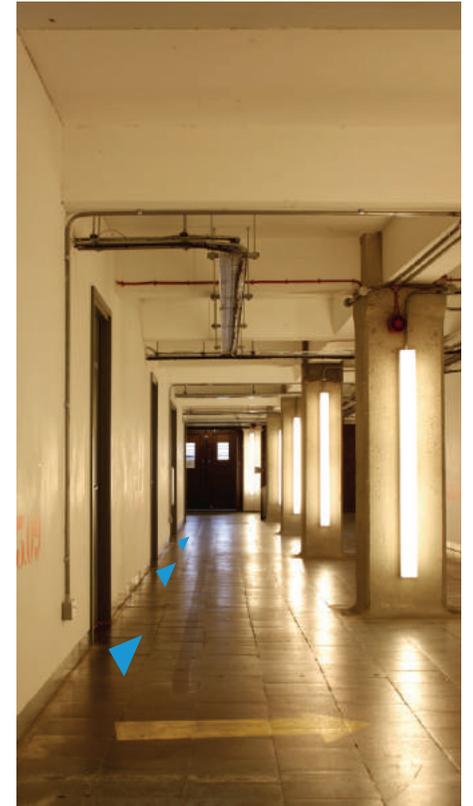
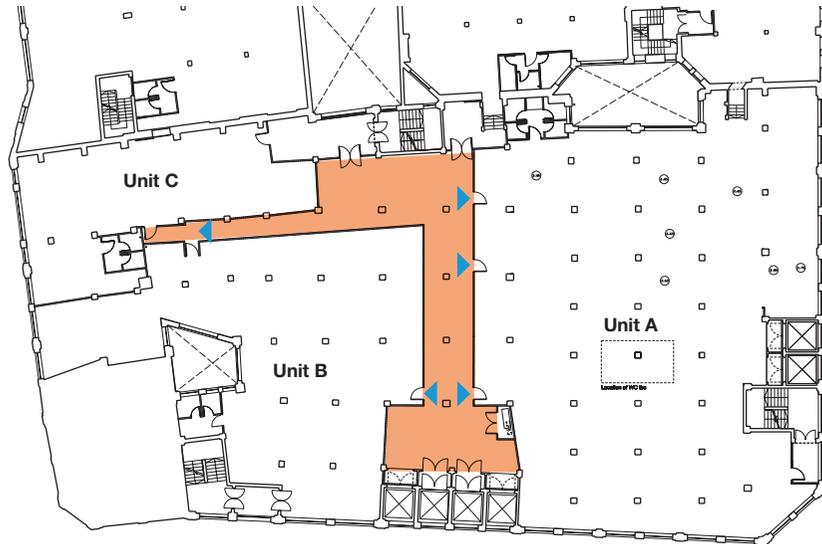


5 LIFTS

CORRIDORS

Original : Corridors

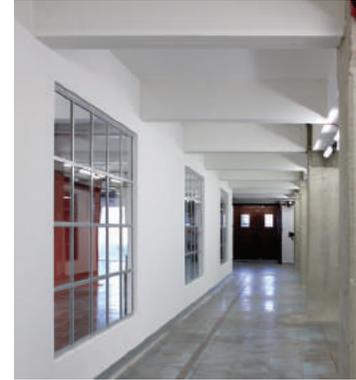
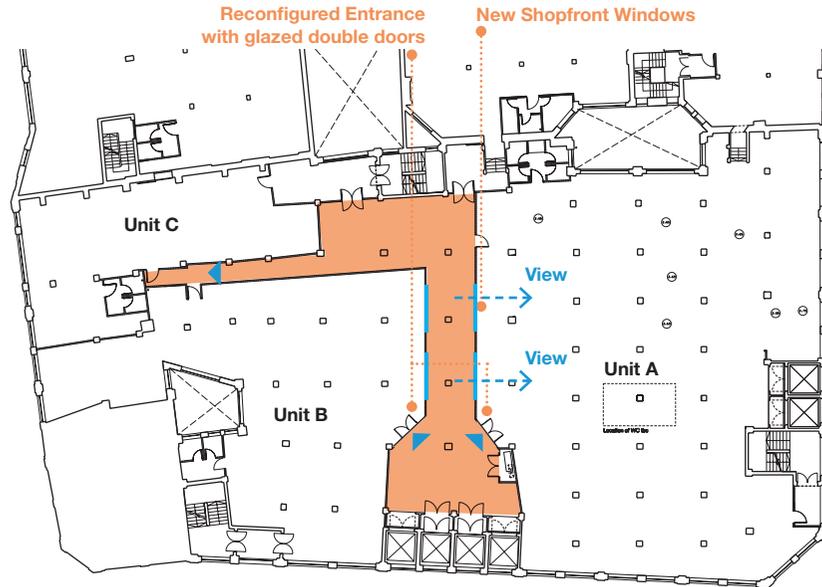
The original corridor solution was a golden industrial affair with exposed services, raw materials and vertical column laid lighting. It was enclosed and heavily relied upon graphics and wayfinders with gem like units hidden behind the walls.



to STREETS

Enhanced : Streets

Since the original fitout the corridors are taking a complete overhaul; gone are the column laid lights which have been replaced with a much whiter fluorescent version. The exit from the lifts has been opened up and now feature glazed doors on the chamfers but the most effective change has been to introduce shop front to the units which open up the corridors and bring some active life to the passages.





TEA WAYFINDERS

Haarliche Produkte

DECADENCE CAN BE AN END IN ITSELF

IDCNY

HAIR CUT

MUSIK
HUG
WIVIANI
NOVA
RESTAURANT

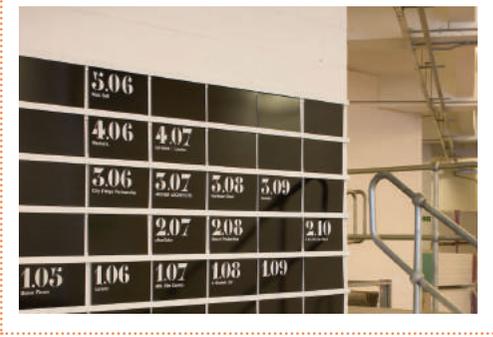
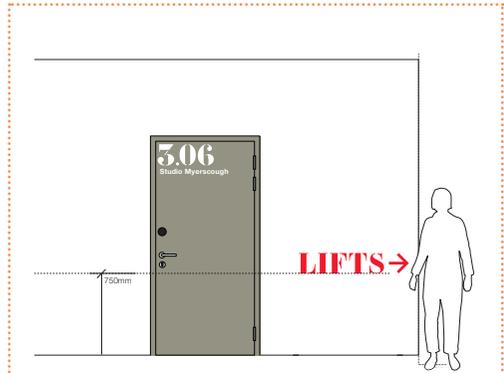
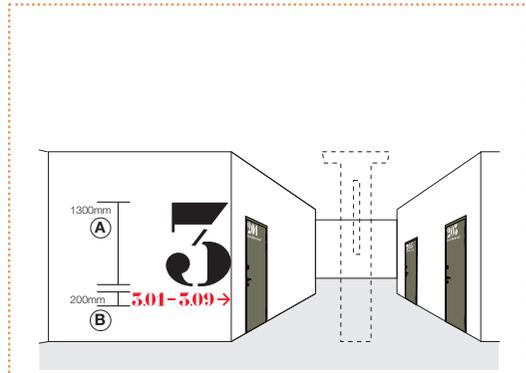
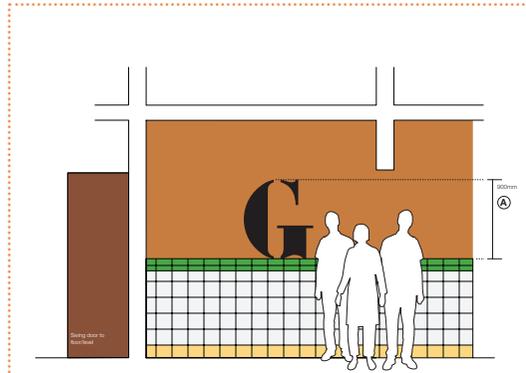
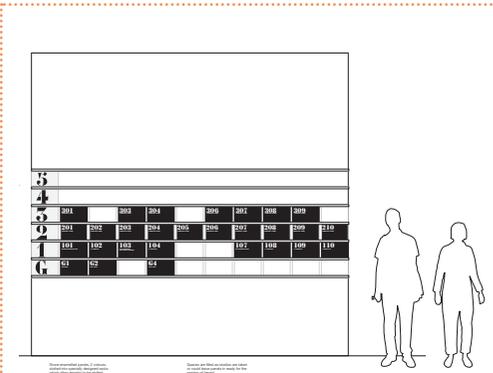
ZOO

EVERY FRIDAY & SATURDAY
BRITAIN'S BIGGEST GAY CLUB
SATURDAY 19 MAY
SCARY SPICE COMES TO GAY
LUNCH & LUNCH HER NEW SINGLE LULLABY
MELANIE B STEPS

her house

LOULOUS

morelands



Tenant Directory

- steel white enamelled panels
- coloured black for current tenants
- red for lettable space
- plates slot into specially designed board
- unit number: white, 85mm high, stencil font
- tenant: white, 16mm high, helvetica 75 font

Stairwell

- fret cut steel panel
- enamelled black
- screw fix to wall with exposed countersunk heads
- painted black
- stencil font, 900mm high

Corridors

- directional signage applied direct to wall surface
- red matt vinyl
- stencil font, 200mm high
- floor number signage painted direct to wall surface
- stencil font, 1300mm high

Doors

- place artwork at the top of the door to avoid damage
- unit number painted direct to door: stencil font, 200mm high
- tenant name in white vinyl applied direct to door: helvetica 75 font, 48mm high

GRAPHIC CENTRE



A B C D E F G H I J
K L M N O P Q R S T
U V W X Y Z
0 1 2 3 4 5 6 7 8 9

ART AT TEA

Art is an integral part of what makes the TEA building so successful. Artwork is displayed everyday and has a rotation of around 3 months per space, work comes 50/50 from the temporary exhibitions held at both rocket and hales galleries.

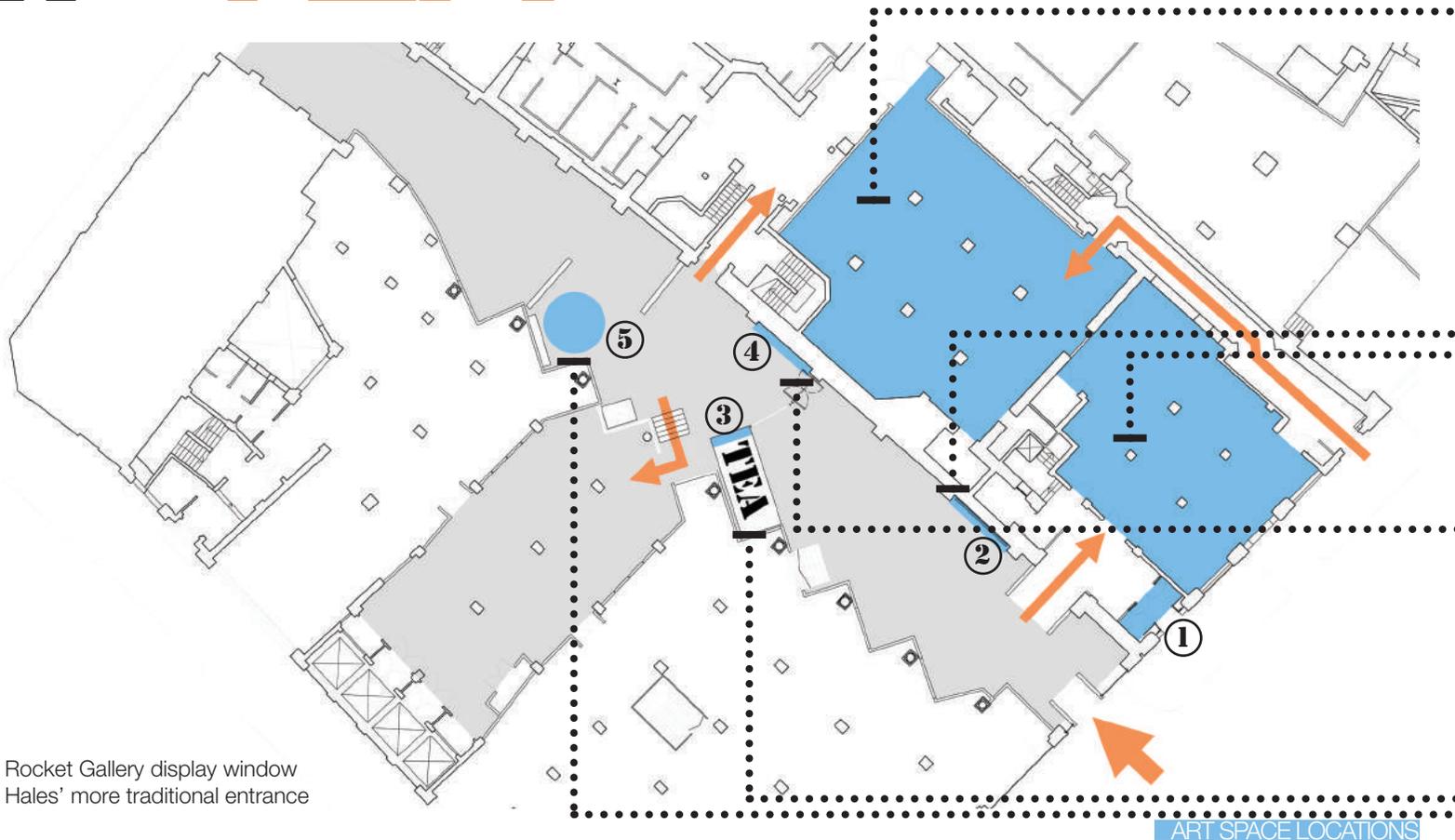
The industrial 'light touch' backdrop provide a perfect setting to both expressive and minimal art displays.

The internal 'street' acts as a small gallery providing 5 art spaces to everyone who arrives from the graffiti rich world of shoreditch through the doors into the inner sanctom of TEA.

Rocket gallery gives back to the street by having shop windows displaying their collection to the passing public



Far Left: Rocket Gallery display window
Left: Hales' more traditional entrance



ART SPACE LOCATIONS



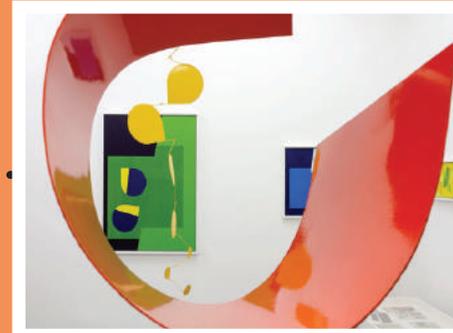
HALESGALLERY

moving from its original '92 home in deptford in '04; hales gallery has represented artists with international backgrounds. accessible by two side entrances, hales gallery has infiltrated it's way into tea.



BYTHEDOOR

the second piece of artwork seen on a worker's approach; is a wall hanging space to the left of the old entrance by rocket gallery.



ROCKETGALLERY

established in '94 in the west end, it made a move to the creative east in '05. it has an international acclaim to investigating the cross-over of modern art, architecture and design. rocket also sells vintage furniture.



BYTHEGATE

the 4th art piece observed, the space next to the gate is a sure fire way to get noticed.



TEACONTAINER

on the inside wall of the reception container this small hanging space gives the visitor something to look at when at the desk.



FINALPIECE

this larger art space is by the steps up to the main circulation space; it's size means it can be used for sculpture, installations and hanging pieces.

STUDIO UNIT



MOTHER



BLANK CANVAS



FLEXIBLE UNITS

Blank canvas unit to be adapted to suit any business

The TEA units offer a standard level of readiness for any tenant to move in and put their own stamp on the place; whether corporate, bespoke or a bizarre combination of play and work spaces. They can build internal partitions, cellular desk spaces and adaptable meeting rooms.

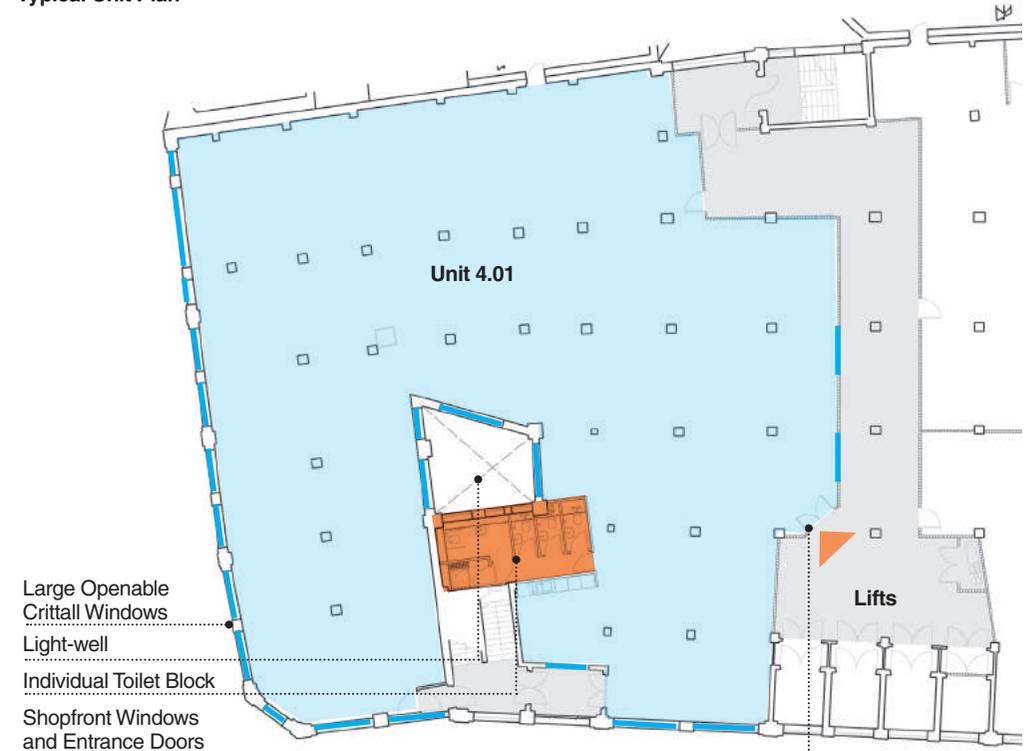
All units have access to natural light from the external face and some benefit from an internal light well. All adhere to regulations in terms of means of escape and toilet provision for the maximum number of occupants designed for the floor area.

FLEXIBLE SPACE

Plan
Configuration 01

Plan
Configuration 02

Typical Unit Plan



TENANCY CHANGE

Tenancy Change

The evolution of TEA is facilitated by the continuous tenancy renewal or change of the units in the building.

Tenancy change provides an opportunity to refurbish, upgrade and link up existing units to create larger super-units which have become more popular and marketable for new tenants. For the existing tenants, they could also look at expanding their unit when the adjoining unit becomes available.

This is also accompanied by the refurbishment to the common parts which is also carried out in a rolling programme across the building.



Tenancy Renewal



↔ Potential linking of smaller units to create superunits

£12 / ft²
ORIGINAL



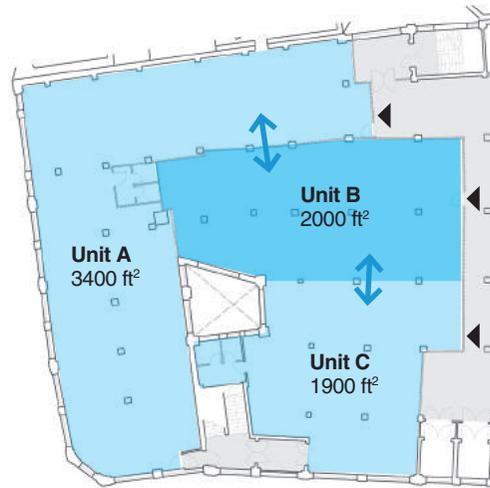
£35 / ft²
ENHANCED

Creation of Super-units

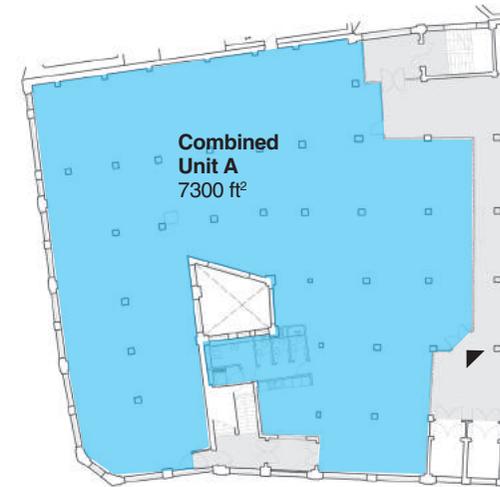
As part of the evolution of TEA, the unit size has gradually increased from a typical size of 2000 sq ft when the building first opened to 8000 sq ft in present days. The rent per sq ft has also risen to about £35 per sq ft. This could be attributed to the ongoing improvement to the building which has made it more attractive to higher profile and well established tenants.

The large floor plate of TEA also made the reconfiguration relatively straightforward as the partition between adjoining units could be easily removed to create the Super-units.

2000 - 3000 ft²



5000 - 7000 ft²



With Upgraded

Flooring
Heating
Toilets

Windows
Lighting
Shopfront Windows & Doors

UNIT ENHANCEMENT

Higher spec finish

As the tenancy agreements are constantly rolling it provides an opportunity to carry out upgrades to the unit's basic fitout. These upgrades provide more efficient and flexible solutions, for instance using encapsulites mounted on the ceiling. Upgrading the poor performing single glazing with openable double glazed units that allow occupants control over the ventilation. Where a higher specification is most noticeable is within the unit's toilet cores. Here a higher standard of finish is applied with fixtures more aesthetically pleasing.

1 Floor

ORIGINAL

Original flooring



ENHANCED

Existing flooring is cleaned and treated with a gloss layer



2 Lighting

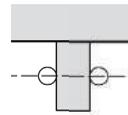
ORIGINAL

Lighting mounted onto columns



ENHANCED

Enhanced lighting to allow more flexible use of space



3 Windows

ORIGINAL

Fixed single-glazed windows



ENHANCED

Openable double-glazed windows



4 Heating

ORIGINAL

Panel Heater



ENHANCED

Bisque Radiators



5 Toilets

Ideal Standard WC
(stand-alone in disable WC)



Ideal Standard WC pan



Ideal Standard wall-mounted WC
Washbasin



Chrome bottle trap



Grohe sink mounted taps



Black gloss textured rubber flooring



Shower Unit (and rendered partition)



Chrome plated Shower
system concealed behind tiled wall



Shower tray



Chrome plated Jasper Morrison
shower faceplate



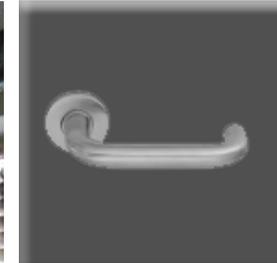
Encapsulite Waterguard Lighting
placed vertically



Existing galvanized ventilation duct-
work to be thoroughly cleaned

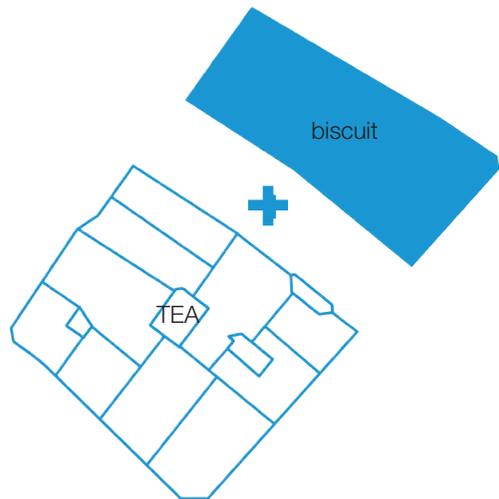


Stainless Steel Lever on painted timber
doors



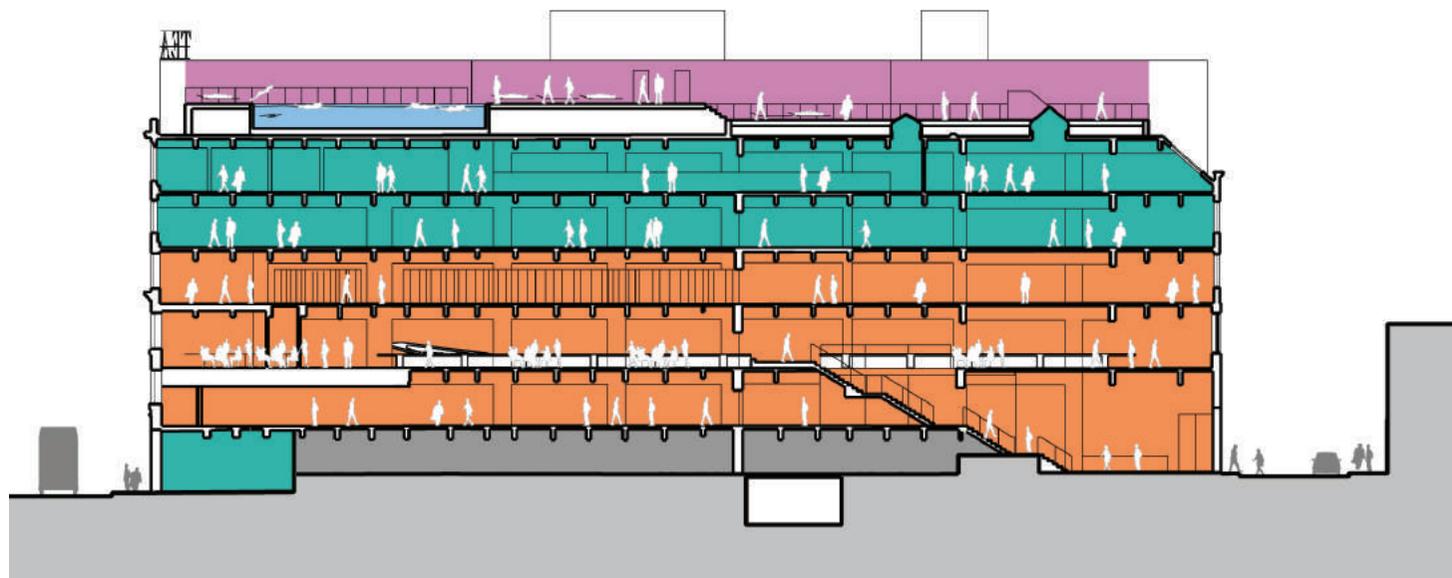
TEA & BISCUITS





Biscuit split from TEA

When Mother advertising came on board as a high profile tenant; they required a huge amount of office space. For this reason the biscuit building split off from TEA and a full 'fit-out' was delivered. This long term tenant specific 'fit-out' was in contrast to the design aims of TEA which defined it as a separate set of principles.

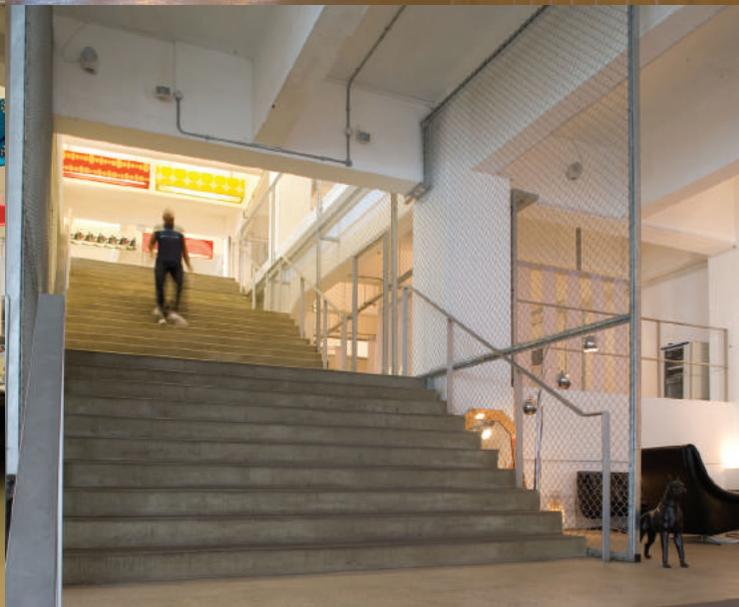


Broken Section

The section of the biscuit building is an interesting and complex study; seven floors with differing functions on each. Mother require an inviting ground floor reception and 2 large open plan office spaces. All this hovers over a large ground floor back of house zone, holding the bin store, plant and general storage. Shoreditch House have a private street entrance with a private lift which takes members up straight to the fifth floor and then internal circulation to the sixth and roof terrace. Here lies the pièce de résistance; the swimming pool, outdoor bar and restaurant offering views across the City.



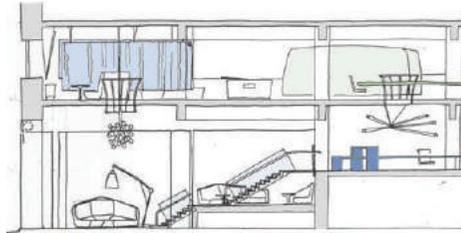
LISTEN TO MOTHER





Arrival

exciting active entrance space with luxury seating and zen garden, full working kitchen and dinings space for the mother team



Big open stair

expansive and inviting concrete staircase that leads all the linked floors



Meat-in rooms

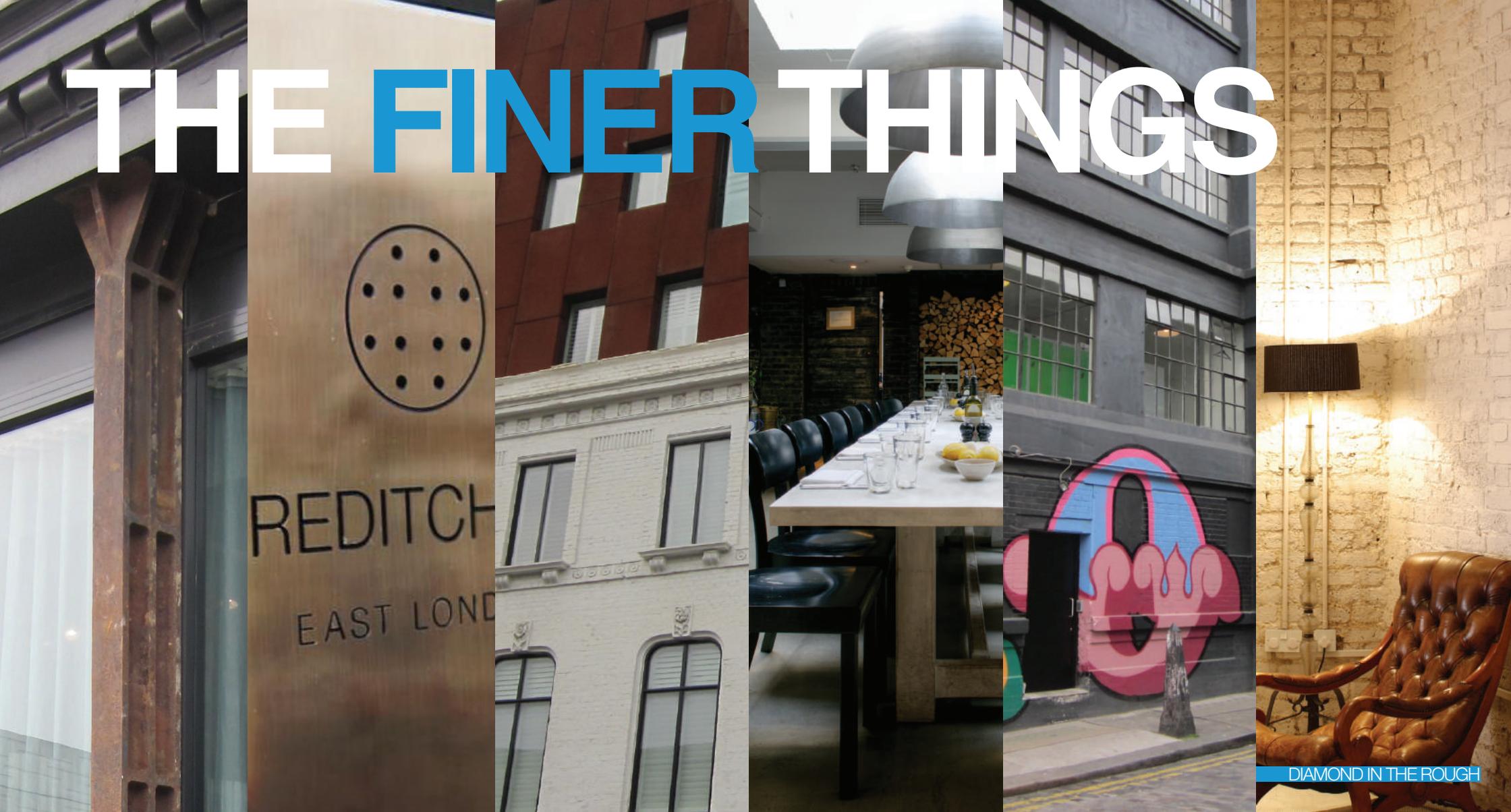
pod like meeting rooms strategically placed within the open framework of an industrial floorplate. enclosed with pvc meat curtains



Big concrete workspace

californian skateramp inspired concrete monolith desk loops round the entire second floor

THE FINER THINGS



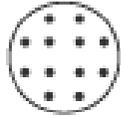


Shoreditch House

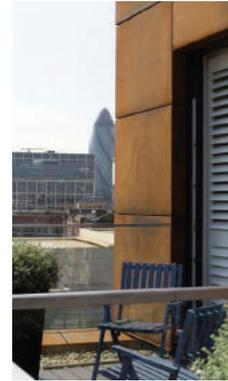
Shoreditch House is a private members' club covering the three floors. 4th Floor has the Biscuit Tin, a flexible space with its own bar and the Biscuit Pin, a two-lane bowling alley.

5th Floor is the main floor and includes Sauna and Steam Rooms, Gym, Cowshed Spa, Square Bar, Games Room, Snug, Restaurant, Sitting Room and Private Dining Room.

The Rooftop is home to a 16 metre heated swimming pool, bar, kitchen and lounge.



SHOREDITCH ROOMS
EAST LONDON

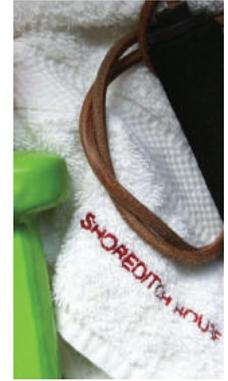


Shoreditch Rooms

26 bedrooms featuring vintage twists within an urban setting. The rooms are spread across five floors. Bedrooms are available in Tiny, Small and Small+ sizes, with four rooms hosting private balconies, overlooking views the City skyline.

All rooms feature bespoke furniture and the 'Borrow Me' collection includes vintage books, games amongst other quirky items for guests to enjoy.

COWSHED



Cowshed

Found on the 5th floor of Shoreditch House; Cowshed is now open to the public for the first time and offers Cowshed's trademark social grooming in an indulgently comfortable surrounding with a retail space to purchase the spa ointments.

GREEN TEA

The 'PAC' Strategy

The Tea Building was constructed as light industrial space in the days before the cost of energy or its environmental impact was considered a problem. The walls have no thermal insulation, the windows are single glazed with metal frames and the roof is of solid concrete construction.

The current fit-out of the Tea Building utilises direct electric panel heaters.

In 2009 the building used a hefty 3,255,671 kWh of electricity. (This is the equivalent of 200 3-bar electric fires working 24 hours a day).

With each new tenant, the electrical load increases - electricity usage increase by 10% between 2008 and 2009.

The carbon dioxide created by the energy use is 1,373 tonnes per annum (about 70kg CO² per square metre per annum).

The Approach

Three phased progressive refurbishment strategy that significantly reduces the existing building's carbon output. P.A.C. is a simple step-by-step approach which can be applied to any existing building.

Step 1 Passive measure

- Window upgrade
- Controllable background ventilation
- Solar control
- Insulation

Step 2 Active measures

- Lighting systems and control
- Night-time purging

Step 3 Comprehensive measures

- Hybrid cooling / heating

Step 1 - 'Passive'

Replacing of all existing windows with better performing double-glazed windows, incorporating solar control to limit internal solar gain. Adding opening vents in the new windows to allow better cross ventilation. Adding rooftop insulation to increase thermal performance.

Window Upgrade

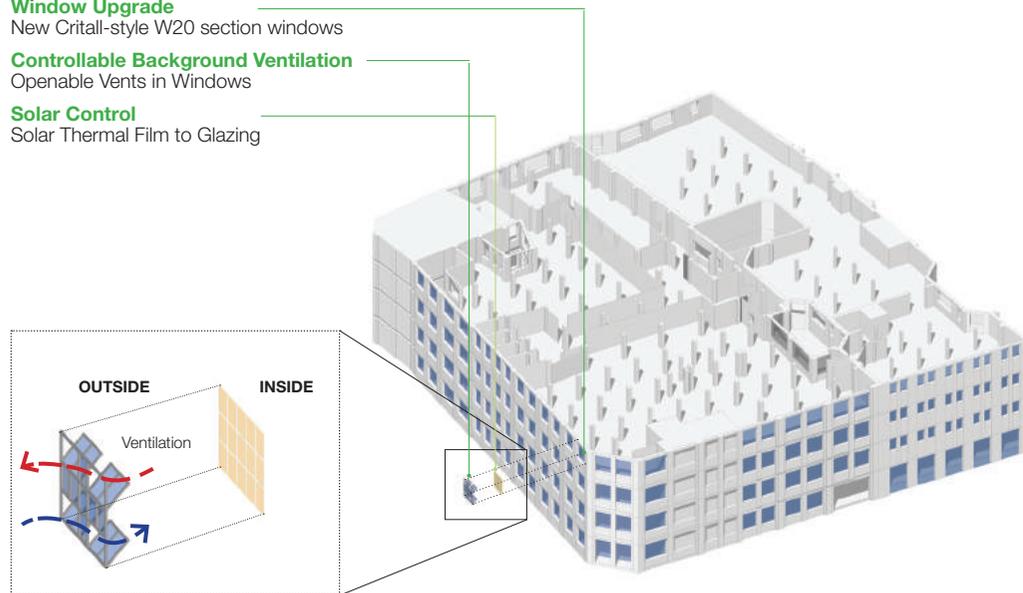
New Critall-style W20 section windows

Controllable Background Ventilation

Openable Vents in Windows

Solar Control

Solar Thermal Film to Glazing



Step 2 - 'Active'

Replacing of all existing office lamps with high-efficiency lamps with PIR (Passive Infrared Sensor) attached. The sensors are zoned so that lamps switch off at brighter times of the day, at night or when no movement is detected within the units to reduce the building's energy consumption.

New Lighting

Encapsulite MT 70 Fittings

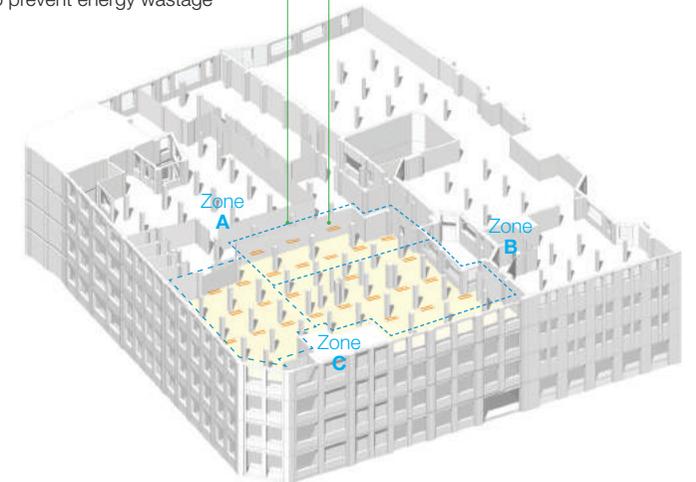
Lighting Zones

Separately operated by PIR Sensors to prevent energy wastage

- Lighting Zone
- New Light Fitting
- PIR Sensor



Surface-mounted Encapsulite MT 70 Fittings



Step 3 - 'Comprehensive'

Installation of a high efficiency rooftop heat exchanger which provides a hot & cold water thermal loop through the building that can be connected to provide heating, cooling (or both) to any unit.

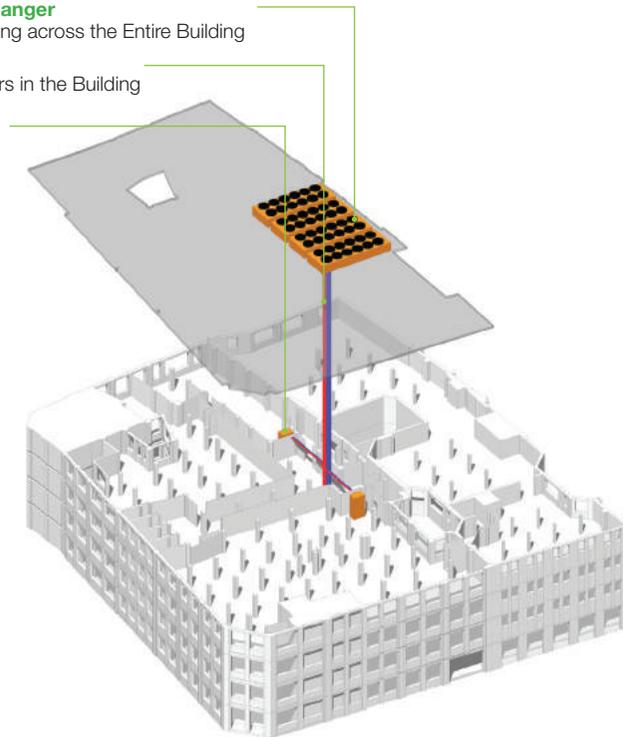
Basic-spec fitout includes a local heat-exchanger and perimeter radiators throughout the unit, tenants can add localised cooling units for high-capacity areas (e.g. meeting rooms, server rooms, etc.) without need for additional plant.

High-spec fitout supplements the radiators (and cooling units) with high-efficiency combined heating & cooling units.

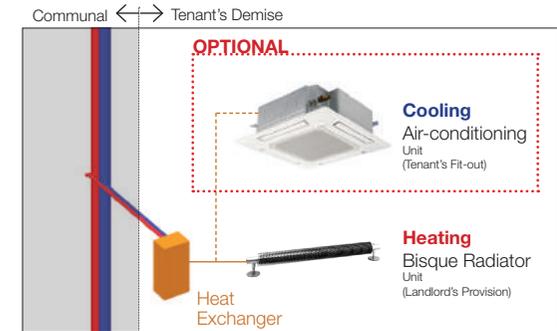
Rooftop Main Heat Exchanger
For Complete Energy Sharing across the Entire Building

Thermal Loop
Circulating through All Floors in the Building

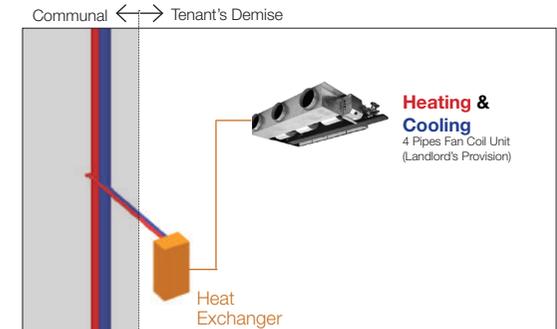
Local Heat Exchanger
Within Unit's Demise for Heating & Cooling Distribution



Basic-spec fitout

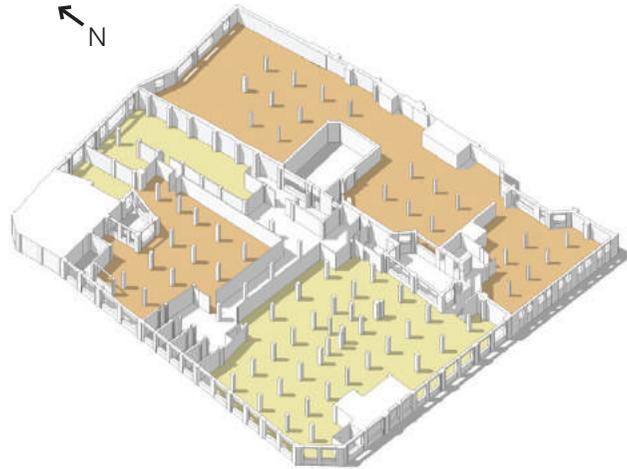


High-spec fitout

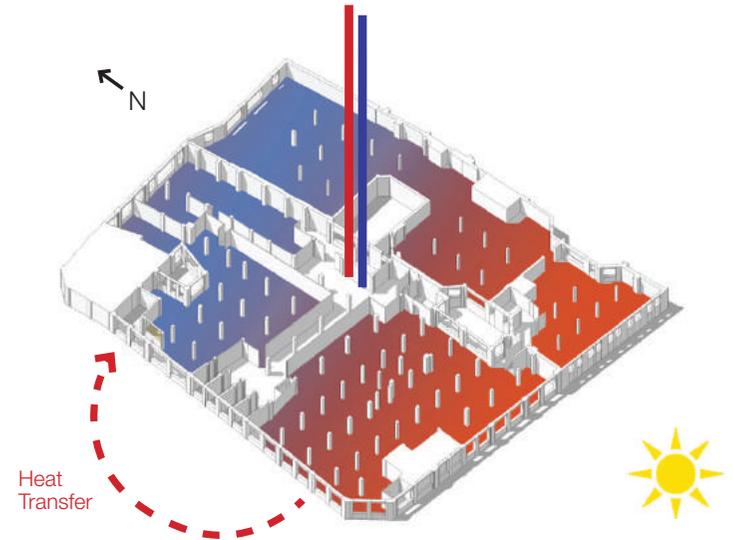


Thermal Loop

When it's cold outside, units to the south will warm up quicker from incoming solar radiation. The thermal loop will allow this heat to be transferred to the colder units reducing the overall energy consumption of the whole building. When it's warm outside, units to the north will remain cooler for longer, the thermal loop will transfer the cold to reduce the energy required to cool.



Typical Floor Plate
Multiple Tenancies



Heat Transfer
Among Units within the Building via the Thermal loop

APPENDIX

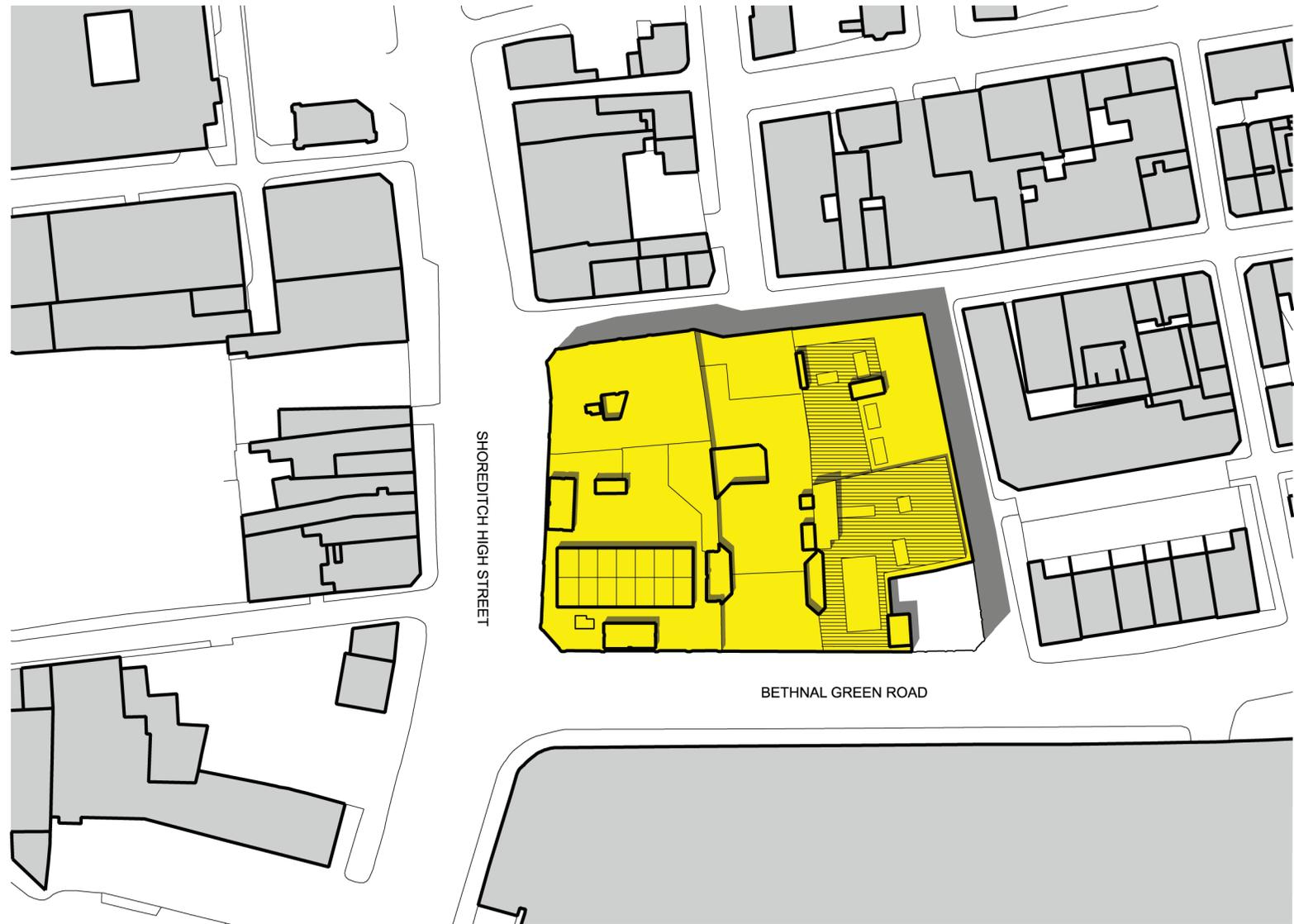
drawings

photos

press coverage

project information

roof plan

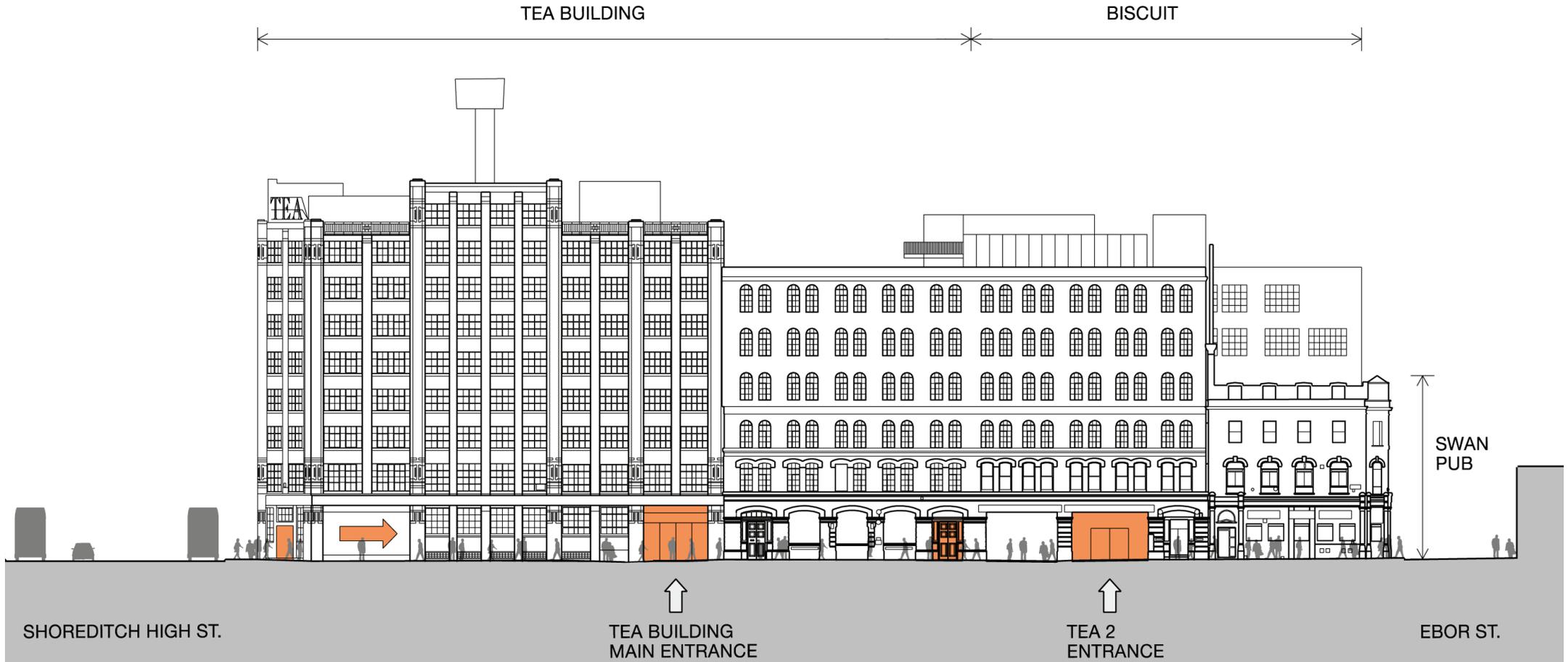


ground floor



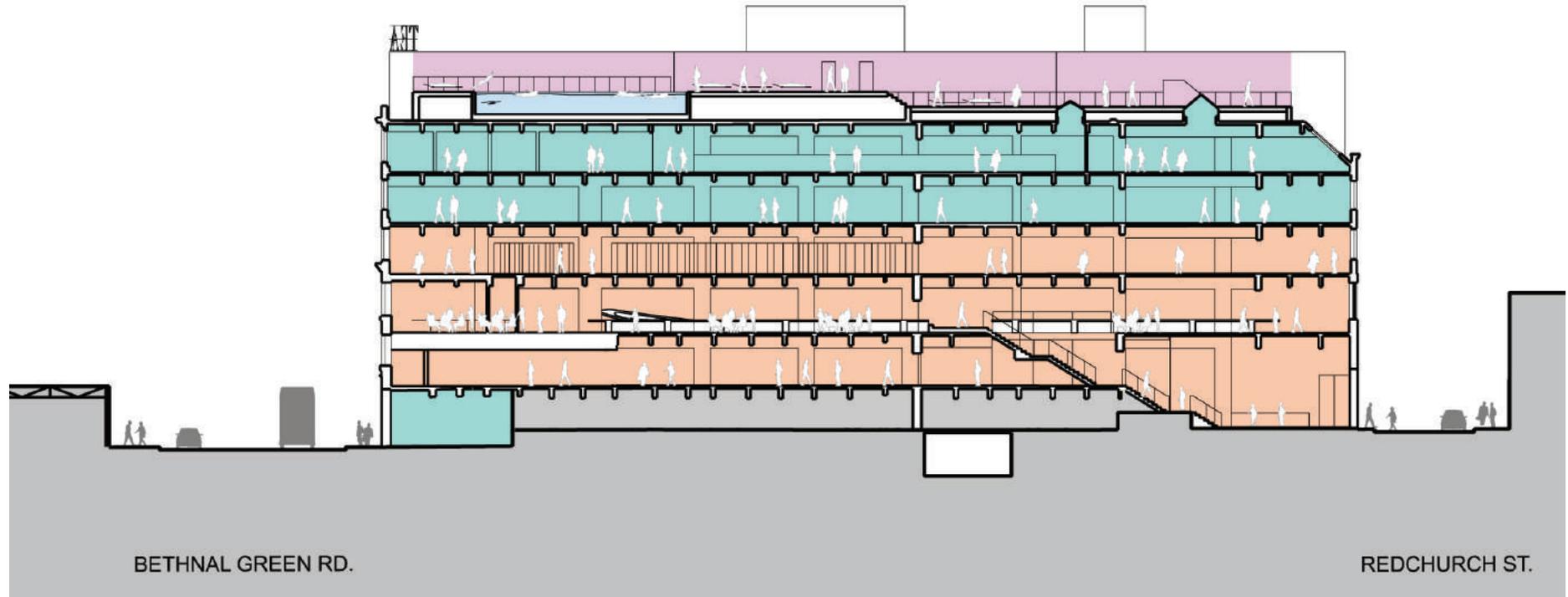
typical upper floor







section : 03



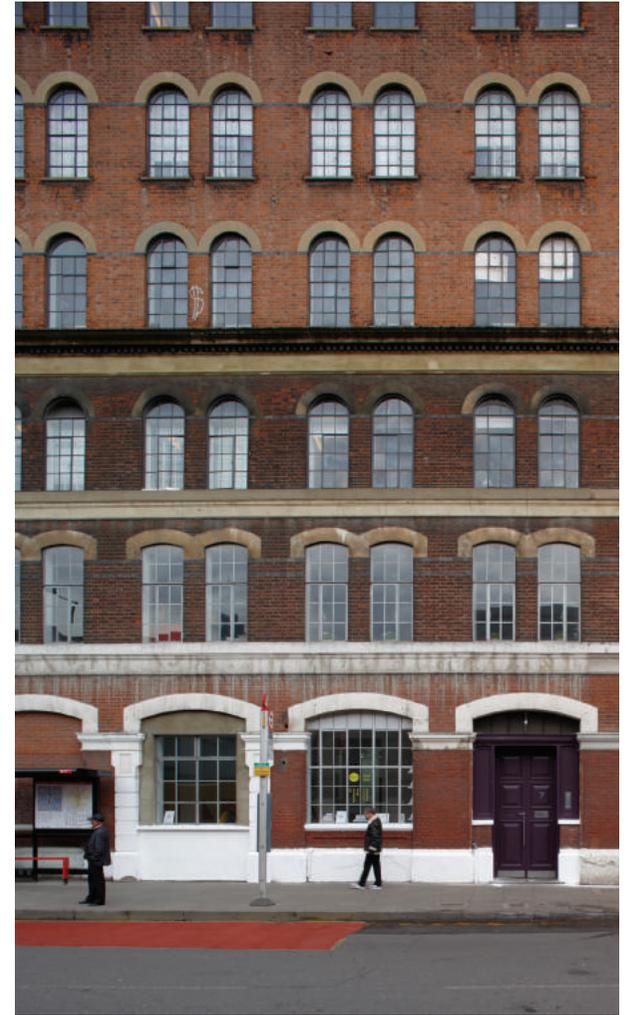
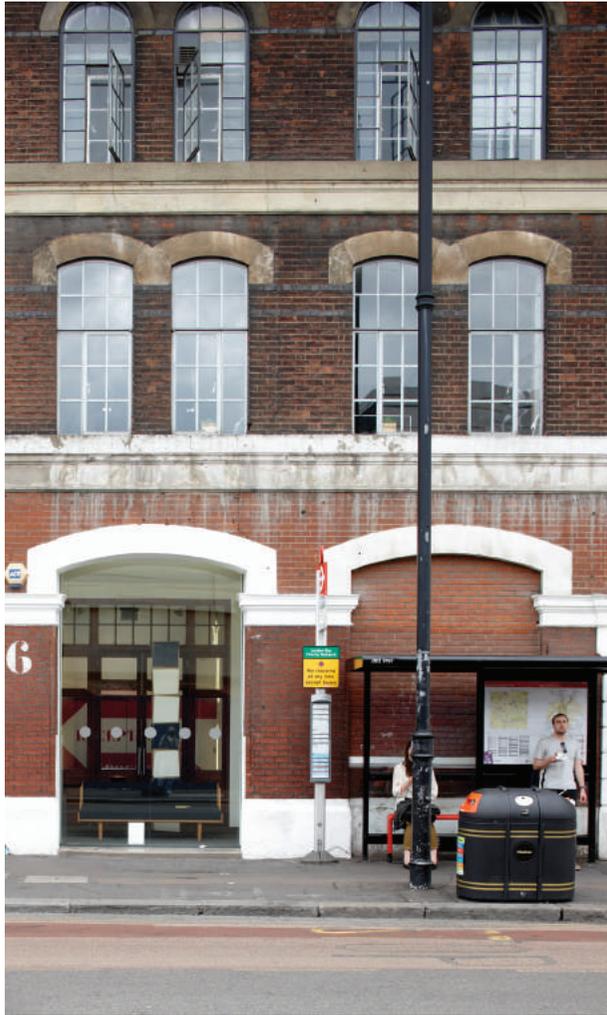
TEA corner on shoreditch high street



corner on bethnal green road



elevation details



shoreditch high street elevation



bethnal green entrance



bethnal green entrance



internal street lobby



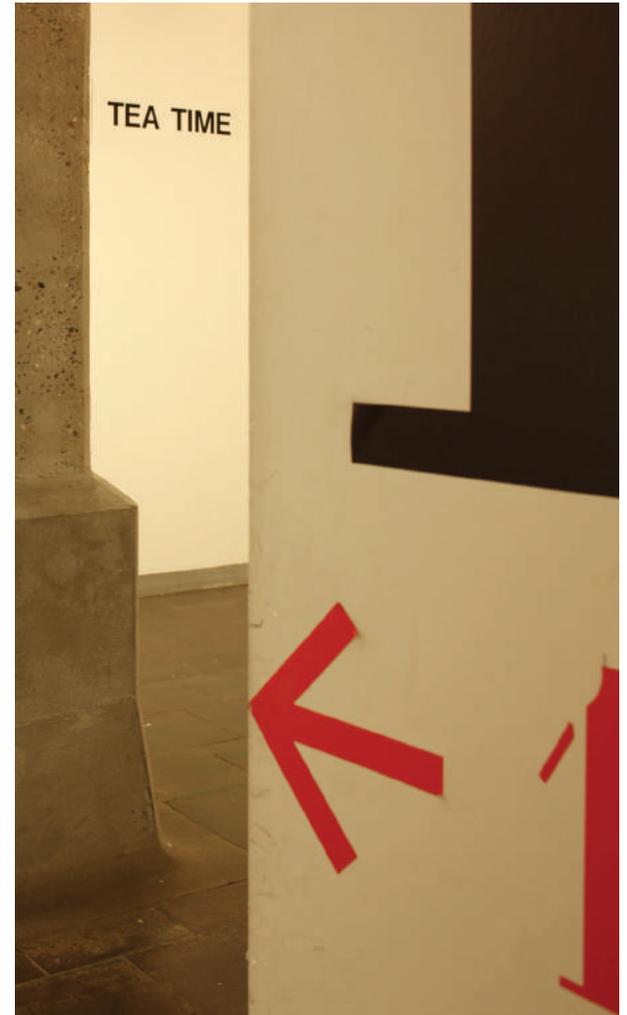
unit post boxes



lift finder



stairs : lifts : circulation



moving



unit



art space



art space



art : space : features



shopfronts



circulation



typical large unit space



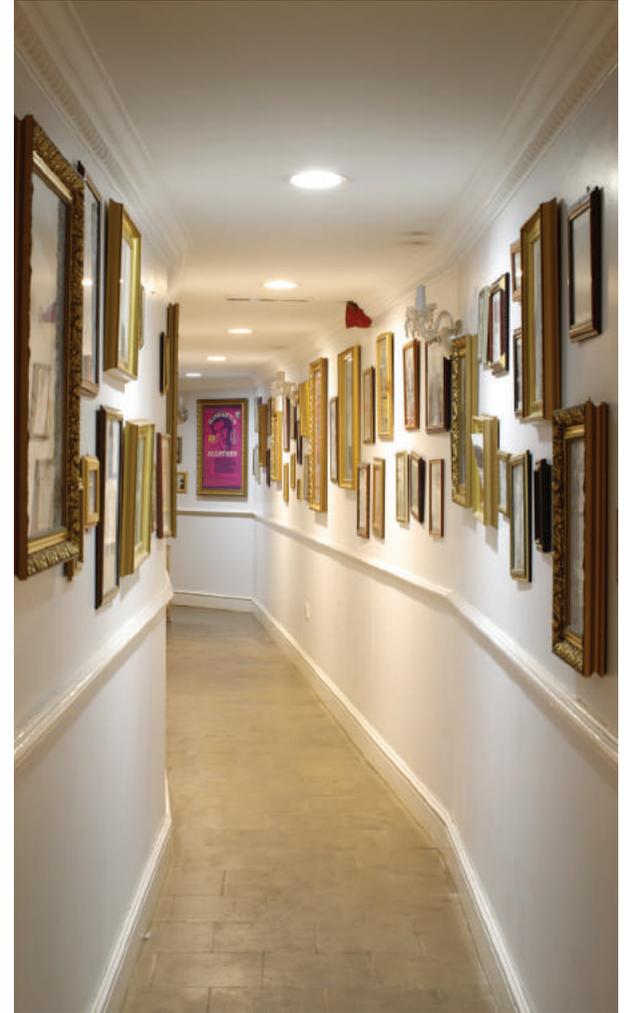
unit common area



typical large unit space



unit variety



unit variety



unit variety



unit variety



unit variety



unit variety

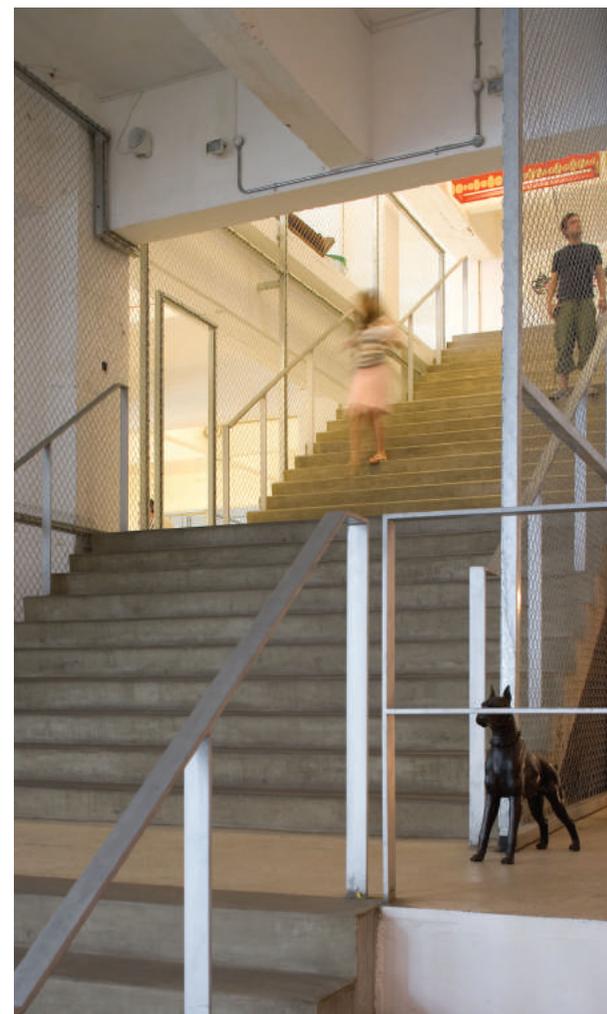




mother arrival



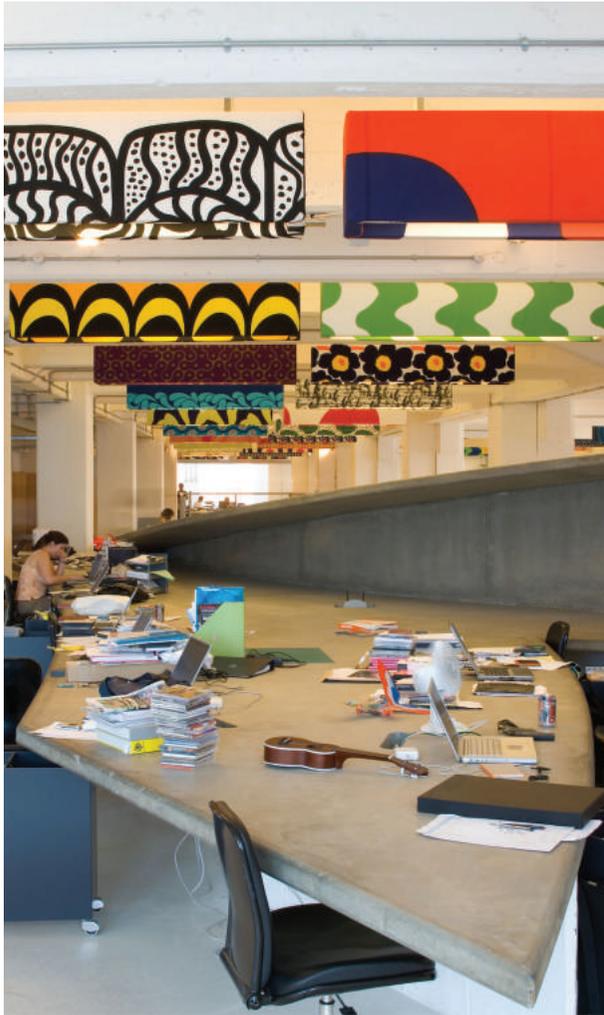
enter : arrival : ascension



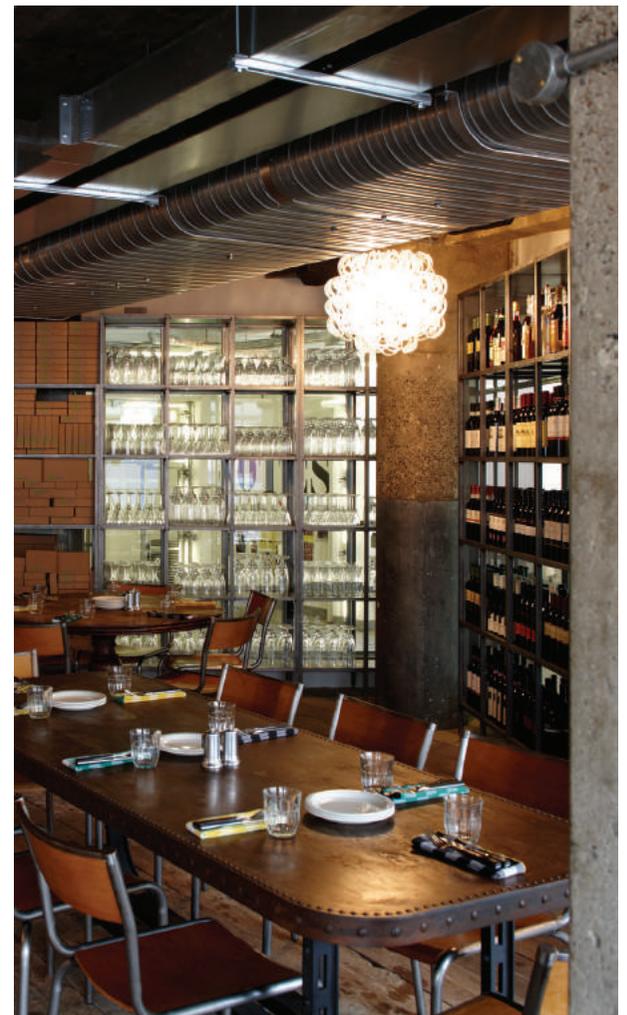
mother meeting pods



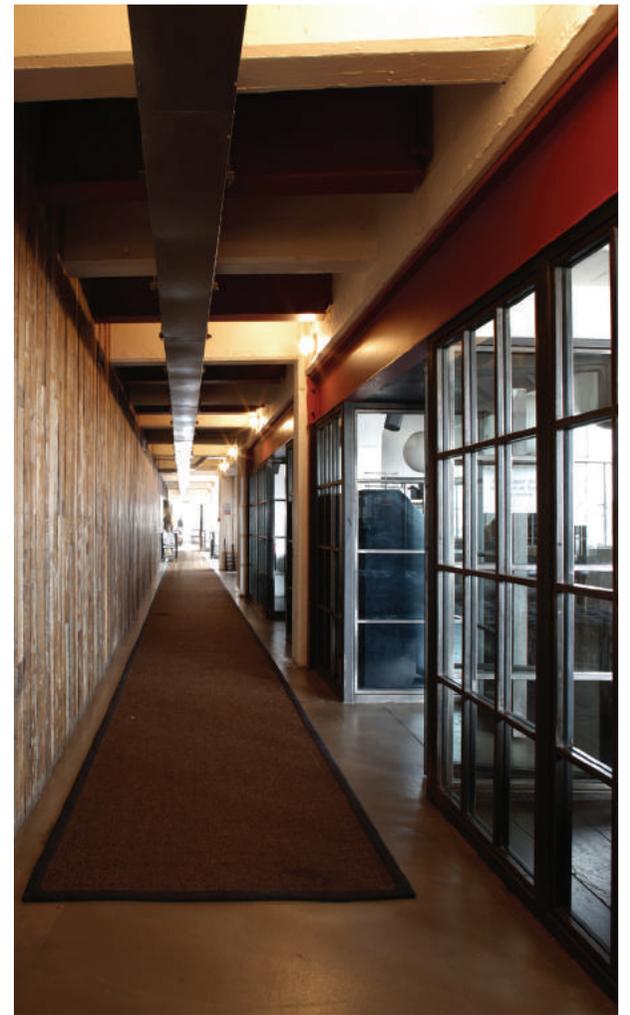
mother fit out



















RIBA

JOURNAL

The people who really make architecture happen - the 2003 survey of Britain's top 50 clients



6 George Wimpey City
Ian Laight, development director
Sector: Housing
New entry

'Projects are scrutinised at every level of design'

It may come as a surprise to see Wimpey City in the client top 10, but the judges said that despite being the last to join the race for high-density city housing, it has 'really thrown everything at it, assembling a serious list of architects to work with'. And it is keen to visit practices and trawl for sites.

This division of the well-known national housebuilder tackles the city apartment market outside London and made headlines by employing Red or Dead creator Wayne Hemingway to design Wimpey's biggest UK development, Staithe South Bank in Gateshead.

Design plays a major part in differentiating projects - a view backed up by Wimpey research of buyer feedback. Laight is always seeking young practices that have 'a passion for housing' and can go beyond apartment block formulas. Architects have given the company a generally favourable write-up, saying that 'they are fairly enlightened as clients, and are very supportive and aware of the process'. They are also committed to paying all suppliers within 28 days.

Projects include Northern Light, Newcastle and Commercial St, Manchester (above), both by Stephenson Bell; Great Northern Tower, Manchester (Assael Architecture); Staithe South Bank, Gateshead (Ian Darby Partnership); Skyliner, Edinburgh (Holmes Partnership); Waterquarter, Cardiff (Powell Dobson Partnership); Heber St, Newcastle (Carey Jones); Princes Dock, Liverpool (Atherden Fuller Leng); Yarn, Teeside (Wildblood Macdonald); Old Port, Chester (Jane Darbyshire and David Kendall).

Local architects are used to identify sites, particularly ones that need 'a bold mind' to see their potential. Some of the judges felt uneasy with this practice, but others felt that while this raised the possibility of exploitation, there were genuine opportunities as well.

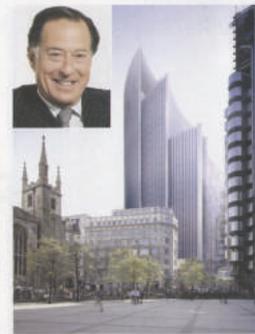
7 British Land Company PLC
John Ritblat, chairman
Sector: Commercial
Last year's ranking 15

British Land is a big player with a \$6.65bn property portfolio, whose chairman, John Ritblat, says he is 'personally convinced' of the link between design quality and the creation of value. It is also one of the few big developers to treat architecture as a vital part of its public profile, with sponsorship of the Architecture Foundation, projects on show at last year's Venice Biennale and the Royal Academy Summer Exhibition, and a show planned for this autumn at New York's MoMA.

It has high-profile projects such as the Richard Rogers Partnership tower at 122 Leadenhall Street in the City (the chances of it getting planning permission are virtually nil, say the judges) and Foster and Partners' scheme for the old Lloyd's site (below). But it is also looking at 'innovative' ways of working with smaller, younger architects. It is using Allford Hall Monaghan Morris to refurbish its own offices, while other projects are by the boys such as Terry Farrell and Wilkinson Eyre.

The company is researching masterplanning and the role of public spaces - a £40m public space project at Broadgate is due for completion later this year. Its first environment and social report at the end of 2002 highlighted its use of BREEAM ratings and it is trying to share best practice between its architects. Architects are complimentary: 'British Land takes a healthy long-term view on its investments. It uses the design process to weigh up options instead of wanting everything done by tomorrow.'

Others thought that underneath the gloss it is a dull but solid player with some important projects like Canada Water. 'It does what one would want of a publicly listed company - it does things properly. Ritblat is a great showman with a desire to be a patron,' the judges said.



8 Derwent Valley
Simon Silver, property director
Sector: Commercial
Last year's ranking 3

Architects rate Derwent Valley as one of the best developers in the business, saying it is a dream client which cares and is fun to work with.

It is also innovative and experimental, say others, and if the commercial property market were not so depressed it would undoubtedly make the survey's top three. But until the sector picks up, the judges felt it would have to rest on its laurels and architects should expect to see it commissioning far less - if at all.

Recently completed projects include: Tower House, Covent Garden (Lüfschutz Davidson); The Davidson Building, Covent Garden (Lüfschutz Davidson); The Courtyard, Soho (John McAslan); The Tea Building, Shoreditch (Allford Hall Monaghan Morris - inset above); Morley House, Regent Street (Stiff & Trevellion); Gordon House, Victoria (Michael Squire and Partners); 6 Greencoat Place (Michael Squire and Partners).

The purchase of a large mixed portfolio worth £38m this year from the London Borough of Islington has allowed it to try out less established practices on smaller projects. So far these includes Wells Mackereth, De Metz Architects, Ptery Connor, Buckley Gray and McDowell & Benedict.

Silver believes design quality plays a large part in creating value: 'This is the main reason we devote so much of our company's time to trying to create quality contemporary design.'

Even if the company goes relatively quiet over the next 13 months, Derwent Valley is definitely in for the long term, the judges believe. Look out for it in five years' time - it is assembling land north of Tottenham Court Road and it could be new build.



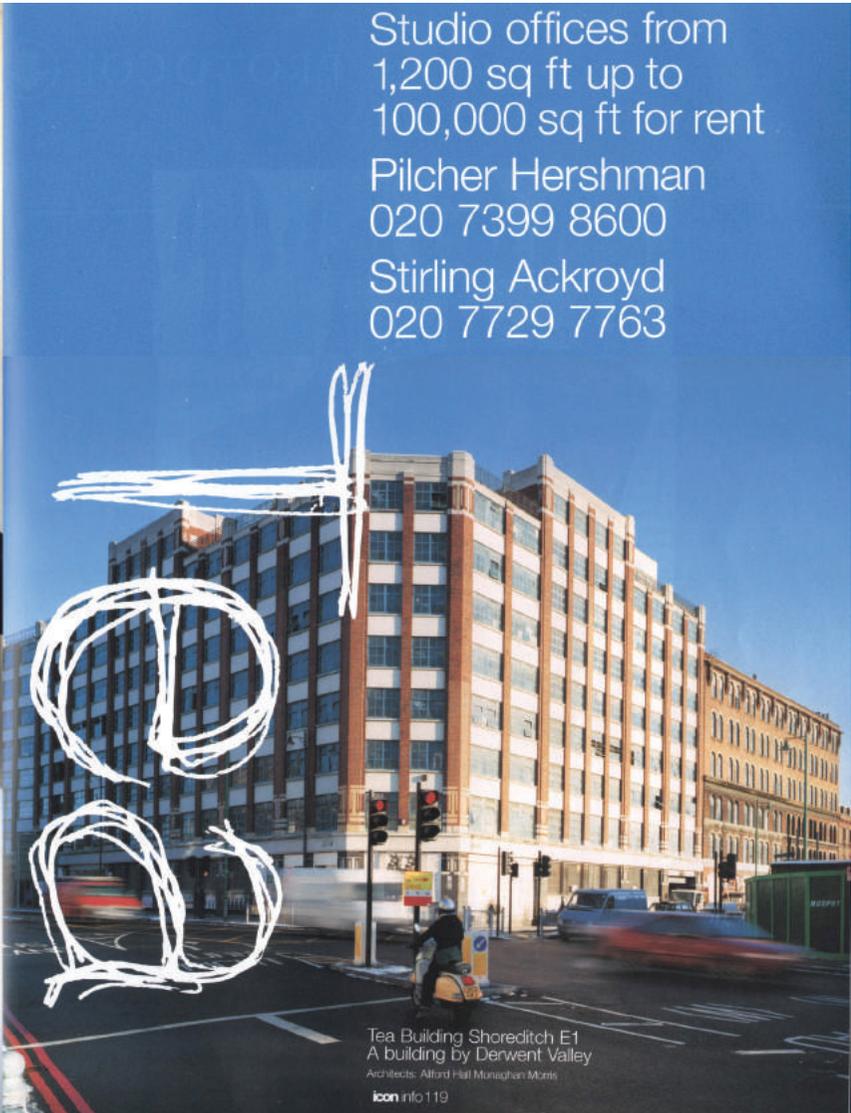
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TEA

Tea Building Shoreditch E1
A building by Derwent Valley
Architects: Allford Hall Monaghan Morris

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A clear view to success

Architects fall for glass, pages 6-7



Docklands: the new skyline Essex appeal Bedtime stories Drama at home

10 Commercial

Just your cup of tea

Shoreditch is now home to a vibrant colony of people running companies in warehouse refits on cheap rents, says Fay Sweet

THE East End is taking over from the West End as home to London's creative community. In recent years, the migration downtown has flowed past Clerkenwell, now the architect's quarter, and has reached Shoreditch, which is shaping up as the new Soho. With its cheap rents, low property prices and disused warehouses, the east of the capital has always attracted artists, but the vibrant colony is now expanding to include advertising agencies,

graphic designers, publishers, film-makers, photographers, fashion designers and more. The householders are also moving in, with a rash of new-build and refurbishment projects under way, wrapping up southern buildings in scaffolding, plastic sheeting and hoardings that reveal posters by Christo artworks.

The handsome 1930s tea warehouse is being refurbished in stages and has attracted interest from high-profile tenants, such as ultra-cool advertising agency Mother (booked 4,000sq ft of space), which is moving from Clerkenwell. New tenants include the Olympic 115 gallery and graphic design agency Tomato.

"The Tea Building takes its cue from the famous Puck Building in New York, a brother-sister industrial building that has become the city's hub of creative life," says David Brown, of commercial estate agent Pletcher Herdeman. It has worked on the Tea Building project with developer Derwent Valley and architect Alanford Hill (Manchester Merit).

"It is one of the few buildings in London to match the scale of those in New York, and lends itself perfectly to



Buzzing: the Tea Building is now a centre for the capital's creative crowd

providing big studios spaces at good value rents for young and emerging creative talent."

The building was bought just two years ago by Derwent Valley, which is also responsible for well-known creative complexes at Kenwood Market in Islington and Mossland in Old Street.

"The original plan was for a high-budget office refurbishment," reveals Derwent Valley director Simon Silver. "But with a drop in the market and falling rents, the plans changed. We opted for a much simpler approach

which has worked well to preserving the industrial integrity of the building."

This revised, shifty scheme has proved just right for the market and has been instrumental in shaping the arts-based character of the place. Derwent Valley has encouraged the building's use for exhibitions and events, including this year's Designweek exhibitions and the Pixer Art Fair. To maintain and build on this character, the developer runs a gallery in the building for temporary exhibitions and has been prepared to turn away prospective tenants who do not fit the mix.

The 38 million refurbishment is low-rise and robust, and concentrates on regulating the fabric and improving access and circulation, with big internal "streets" that link the blank-canvas spaces. Flexibility is key, allowing companies to expand and contract with the demands of the market. The entrance is particularly impressive: it was the former loading bay and retains the cobble-street finish.

"Our task was to do as little as possible, and the low-budget route has helped to give the building its distinct character," says architect James Allford. "It is rugged and dramatic."



Driving with success: Tea Agent Lee, a fashion wholesaler and distributor, was one of the first to move into the Tea Building. Director David Alderson sees his location, close to Liverpool Street Station, as handy for his customers, who come from around the world to buy from his business



Suits you to a T: one's streetwear label Marshall Artial was attracted to the design of the Tea Building and the fact the company can grow a free rent on how it could use the space

Nice touches include the bold graphic signage by Studio Myerbrook, genuine American postboxes and an in-house restaurant, which is due to open in January.

The latest tranche of space – the second, third, fourth and fifth floors – has just been released on the market. Spaces range from 1,000sq ft to 4,000sq ft, and prices are excellent value at around £12.50 a square foot.

For more information, call letting agents Pletcher Herdeman on 020 7300 8000 or writing ackford on 020 729 7762.

Pictures by Tim France

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Great credit: innovative interiors ensure you are pointed the right way



Chris Blackhurst

For 20-odd years, Derwent has been refurbishing properties in offbeat locations around London. It scours the capital for rundown warehouses and office blocks. Put simply, they see things that others don't

estates gazette

Derwent's John Burns and Stelios Haji-Ioannou have that special something The eye and the imagination

On a glorious spring day, there can be no finer activity than playing a round of golf at Wentworth. The fact that I'm doing so courtesy of Richard Farning, the club's founder, who donated the day for a charity auction in the company of John Burns, the Derwent founder, makes it all the more pleasant.

Burns makes civility and urbanity on the course, as he does in that other world of deals, projects and keeping shareholders happy. Purses are generously given, humiliating fluffed shots discreetly ignored. We simply wander round, cut in the open air, far away from the confines of the city. Bliss.

What singles Derwent out from the herd is the imagination, the architect's quality of its developments. Burns' pride and joy at the moment is the Tea Building, east of the City.

In the old Lipson Tea warehouse, Derwent bought the

place for £22m in 2000 and applied a £5m makeover. It's now the home of Shoreditch House, among others, part of the Soho House club empire, and Mother, the ultra-mod advertising agency.

For 20-odd years, Derwent has been refurbishing such properties in offbeat locations around central London. It has never got hung up on Mayfair or the City or Notting Hill, but seems the capital for rundown warehouses and office blocks.

Put simply, they see things that others don't.

This is brought home to me as we wander down a fairway on the back nine of Wentworth's famous West Course. Wherever we look, there are examples of the grandest, most expensive residential real estate in the UK. The near stone are awesome large affairs with swimming pools, tennis courts and fine lawns. Many are new builds

As I pause to marvel at one such job at Palace, Burns murmurs: "No, I don't like the look of this." He then points out the things I missed – the way the facade is cluttered, the fact the roof seems out of place with the rest, and so on.

He clearly knows what he is talking about. They may own some of the swankiest houses in Britain and be phenomenally wealthy, but the residents of Wentworth could do themselves and us a favour if, before choosing an architect to design a new Versailles, they consulted the man who helped regenerate a dilapidated tea depot in the East End.

Someone else who knows how to make secondary office buildings flourish is Stelios Haji-Ioannou. As well as being the Greek entrepreneur, it's hard to believe that he is still only 42 – has founded 16 other "casual" operations, including

an event, a cafe, a bar, a restaurant, etc. His business model is more similar to that of Sir Richard Branson's Virgin, who uses many spacious different offshoots, all with different values and branding.

Also, five business units of Microsoft are more successful than others.

But two that are doing well, he tells me, are easy Office and easy Hotel. Why? People are seeking, either for money, and both businesses take former office premises and turn them into suites for small businesses (and offices or rooms for budget travellers to use hotel).

Investing properties, two different ways of tackling London, put in the current space. Don't despair if you, too, a secondary owner – help may yet be at hand.

Chris Blackhurst is City editor of the London Evening Standard



Hackney Design Awards 2004

Nominated

Tea Building

Architects

Allford Hall Monaghan Morris LLP



financial times

... suggests that, if it comes to it, he will not be bound by mere reporting lines.
GUS: gillian.tett@ft.com
andrew.hill@ft.com
To comment, visit www.ft.com/lombard

REAL ESTATE
Letting activity lifts Derwent

By Jim Pickard, Property Correspondent

The strength of the central London office market was highlighted yesterday as Derwent Valley, the specialist property company, enjoyed a 15 per cent jump in net asset value.

A hot investment market in the sector and strong letting activity was behind the surge, said John Ivy, chairman.

Derwent Valley has a portfolio of office buildings across the capital including the Tea Building, a trendy former warehouse in Shoreditch that is occupied by cutting-edge tenants including Mother, the advertising company.

The Tea Building is set to be the venue for a new east London branch of Soho House, the hip private members' club.

Profit-taking saw Derwent Valley shares slip from recent highs, losing 71p to £167 yesterday.

This compared with adjusted net asset value per share at £15.40 as at June 30 (£13.50 at the December year-end). Adjusted pre-tax profit, excluding revaluations, was £32.7m for the six months to June 30, up 15 per cent from £8.7m a year before. A dividend of 4.2p (3.9p) will be paid from adjusted earnings per share of 14.33p (13.25p).

Derwent Valley has several major projects under way, including HomeStory House in Victoria where 160,000 sq ft of new office space will be built.

Elsewhere the company is developing a new office in the Prudential on a 100,000-sq-ft office development at Telstar in Paddington that has been pre-let to Rio Tinto. Lettings in the first half for 2007, the total of 45,000 sq ft in 36 transactions, which will generate rental income of £1.1m a year, appeared with rivals such as Ladbrokes, a group has per cent. This is its largest project to date, with 340,000 sq ft of space on a site at Hatton Garden in ECL.

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AHMM

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Practice Profile

At Allford Hall Monaghan Morris we make buildings that are satisfying to use and beautiful to look at; an architecture that is defined by the experience of users who should be able to understand and use each building with ease and enjoyment.

We design very different buildings, for very different people to use in very different ways and, since our early days in the late 1980s, we have grown from four to over one hundred people and our budgets from a few thousand to tens of millions of pounds.

Through our wide range of projects we search for the opportunities in every site, budget and programme and pursue a pragmatic, analytical and collaborative working method to produce a responsive, intelligent and delightful architecture. This clarity facilitates discussion of our approach between all parties: clients, architects, collaborators, constructors and users. Our aesthetic approach is shaped by our working method.

If a design concept is clear and logical, the resulting building will express its function in a

clear and logical way; it will be easy to recognise and enjoyable to use. We innovate because we know that innovation is as much about finding simpler ways of doing things better as it is about finding new things to do.

Over nineteen years this way of seeing the world has allowed us to make architecture which resonates with our clients, some critics and changing constructional techniques. Our success is reflected in the winning of many competitions and numerous design awards for houses, apartments, schools, sports and

exhibition buildings, healthcare facilities, offices offices and the odd bus station, art gallery and now, interestingly, hybrids of many of the above.

We are part of a team where each member has a vital role, but most importantly we enjoy working with anybody who shares our belief that architecture can make a positive, inspirational but never overbearing contribution to the world around us.

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TEA BUILDING

56 shoreditch high street, london, ec2

CONTRACT VALUE

£ 20 million

CONTRACT TYPE

JCT98, sectional completion

BUILDING AREA

28 000 sqm (280 000 sqft)

PROJECT TYPE

light touch refurbishment

PROJECT TEAM

employer:	derwent london
contractor:	ttp
strip-out contractor:	ttp
project manager & c.a.:	jackson coles
architect:	ahmm
structural engineer:	akera engineering
quantity surveyor:	jackson coles
m&e engineer:	pda
cdm (planning supervisor):	jackson coles
approved inspectors:	brcs ltd
planning consultant:	slaughter & may
local authority:	london borough of hackney
managing agent:	pilcher hershman
graphic designers:	studio myerscough

ALLFORD HALL MONAGHAN MORRIS

Involved team members:

Simon Allford
Philip Levack
James Santer
Philip Turner
Will Lee
Geoffrey Poon
Jeremy Young
Tim Neville-Lee
Peter Sargent
Ceri Davis
Sandra Johnsen
Karl Normanton
Lizi Cushen
Will Chan
Matthew Hart

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