

Warwick Street Squire and Partners

Photography by Gareth Gardner



PROJECT DATA

Start on site October 2016

Completion March 2018

Gross internal floor area

Office: 1,715m², Retail: 346m²

Form of contract Design and Build

Architect Squire and Partners

Client The Crown Estate/City Offices

Structural engineer

Heyne Tillett Steel

MEP MTT Consulting

QS Quantem Consulting

Planning consultant CBRE

Project manager

APS Chartered Surveyors

CDM co-ordinator

Squire and Partners

Approved building inspector

John Miller Partnership

Main contractor Virtus Contracts

CAD software used Revit

Annual predicted CO₂ emissions

40.05kgCO₂/m²



PROJECT DESCRIPTION

Squire and Partners has extensively remodelled this 1980s central London building to create a vibrant development that maintains its previous office and retail uses, but makes a more meaningful connection with the surrounding Soho Conservation Area by creating a contemporary, crafted design.

High-quality office and retail spaces are provided within the existing building structure behind a new façade, while a new top floor is expressed as an irregular folded mansard.

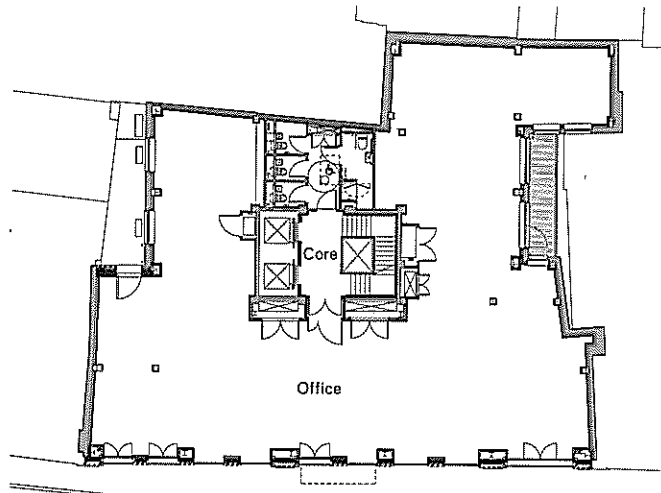
The new façade establishes a rational frame of glazed Umbra Sawtooth bricks with stone spandrels, animated with vertical bands featuring 'woven' green tiles that pay tribute to the area's textile history and relate to the glazed tiles which define surrounding street features.

A series of full-height glazed bays at ground floor level create impactful retail units, while a canopied entrance marks the office reception.

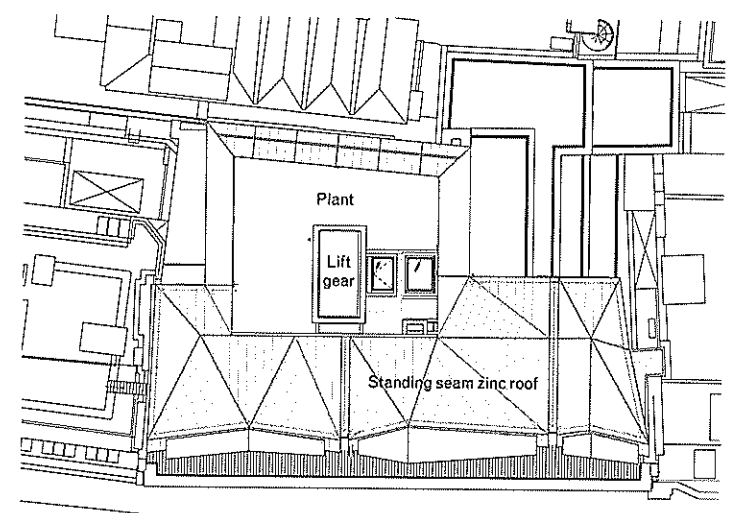
The metal-clad top floor creates a bold interpretation of a modern mansard roof with an erratic, playful form.

Tim Gledstone, partner, Squire and Partners

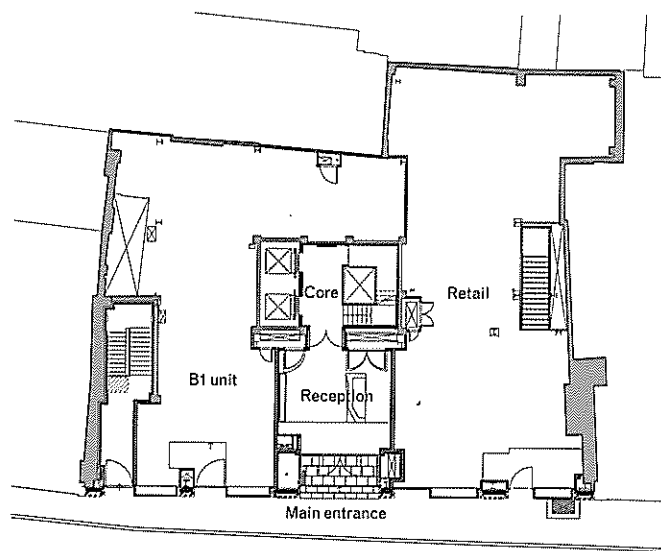




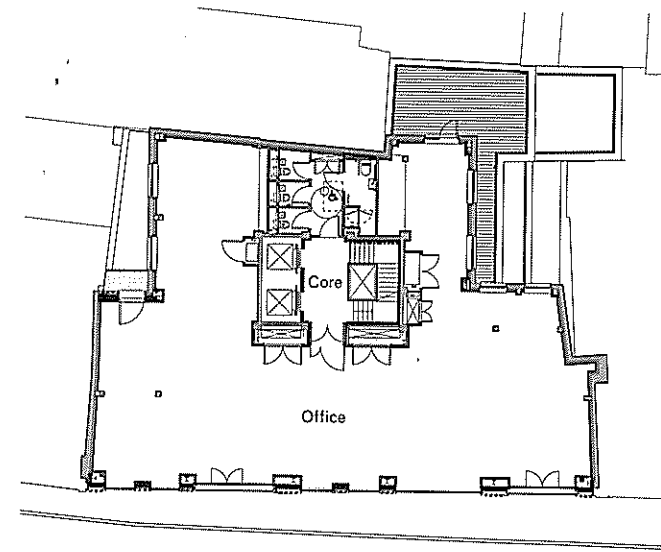
1ST FLOOR PLAN



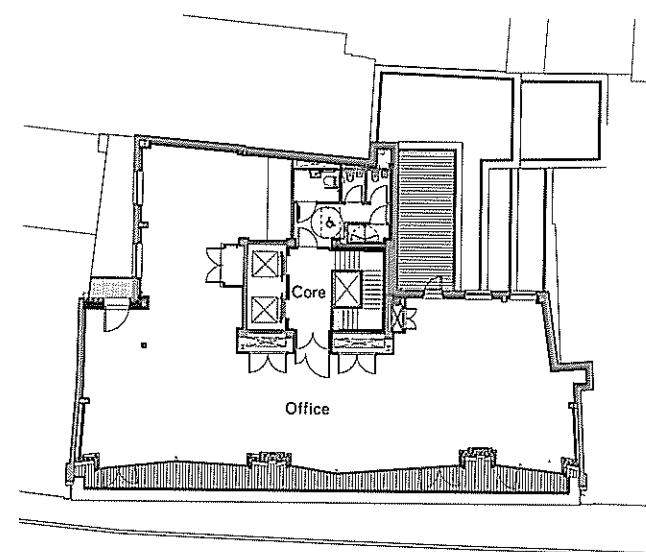
ROOF PLAN



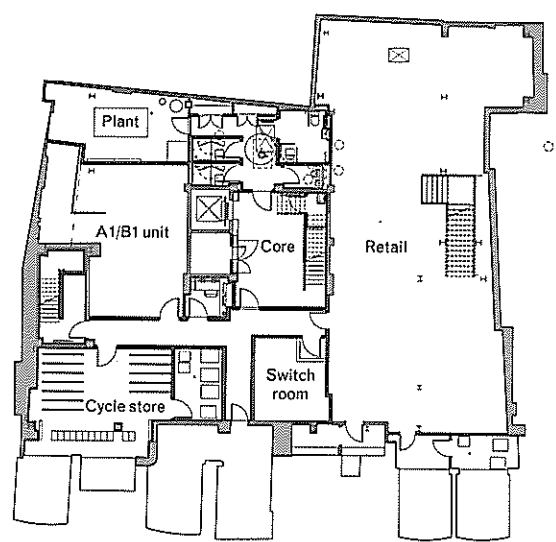
GROUND FLOOR PLAN



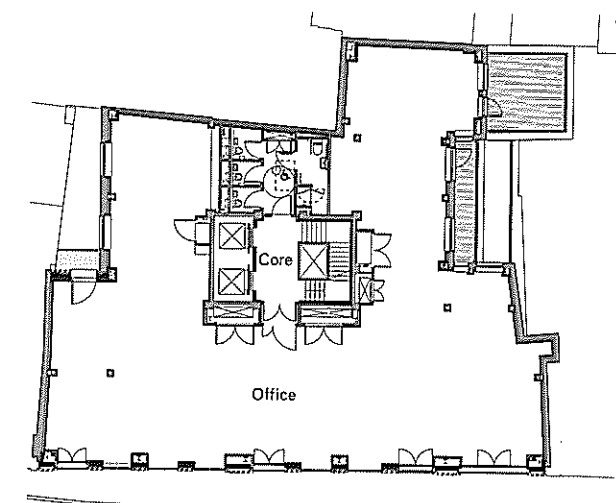
THIRD FLOOR PLAN



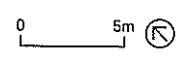
FOURTH FLOOR PLAN

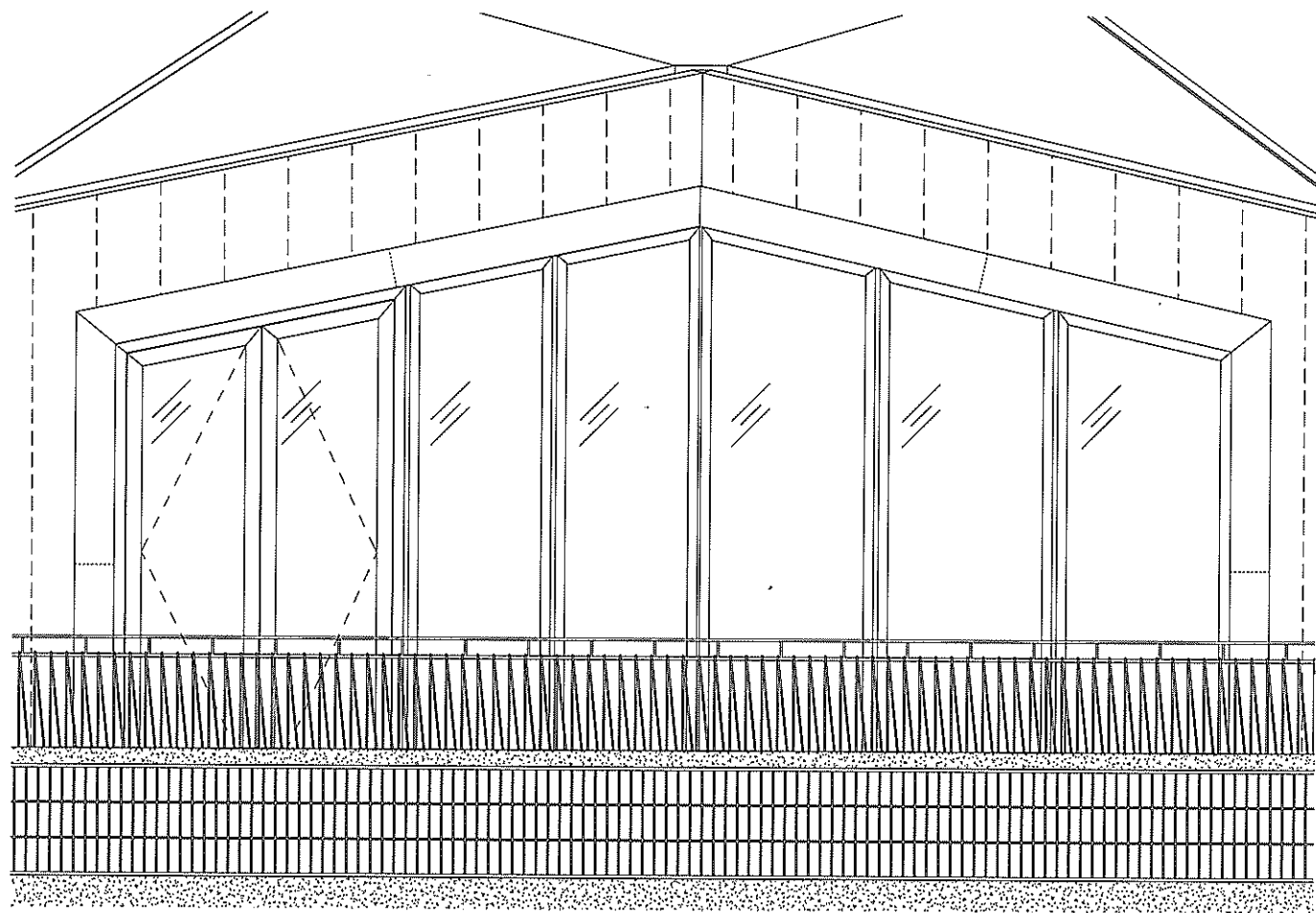


BASEMENT PLAN

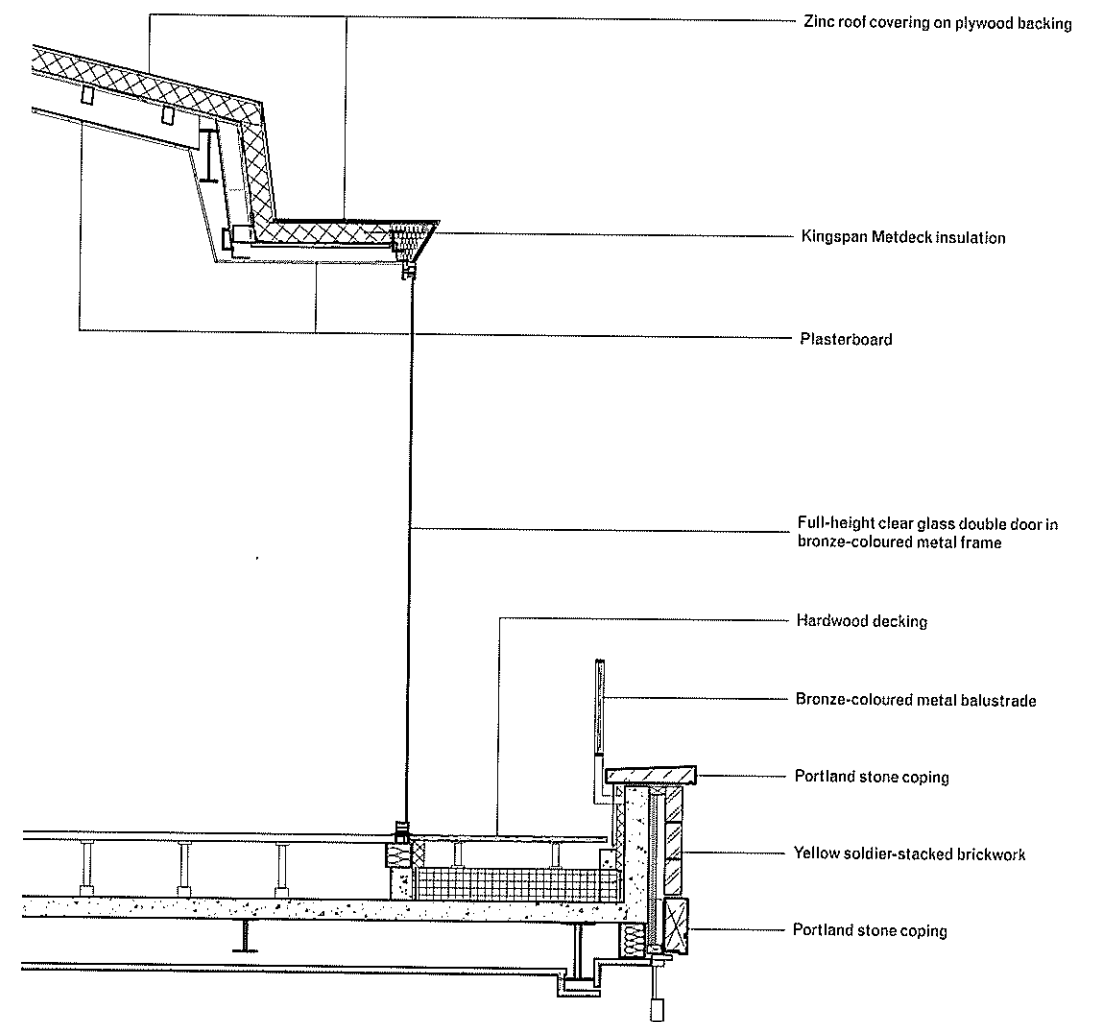


SECOND FLOOR PLAN

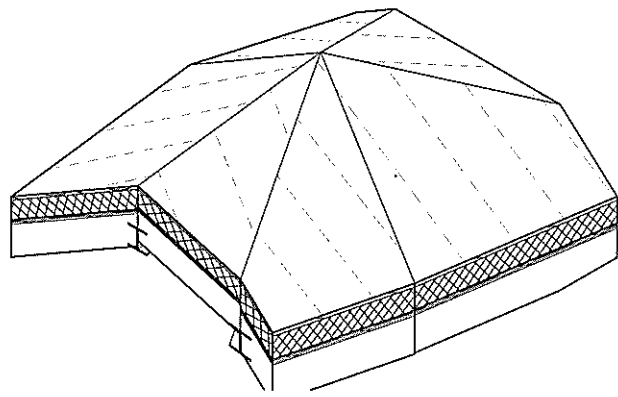




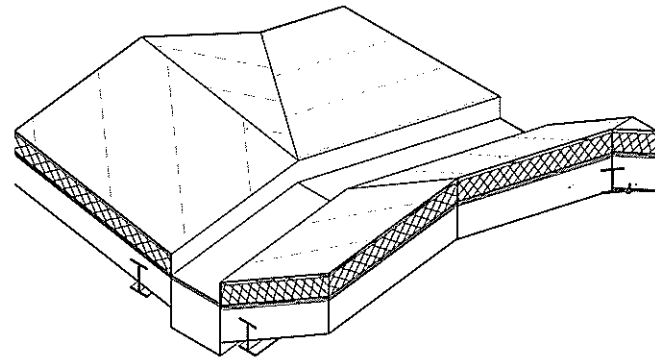
MANSARD BAY ELEVATION



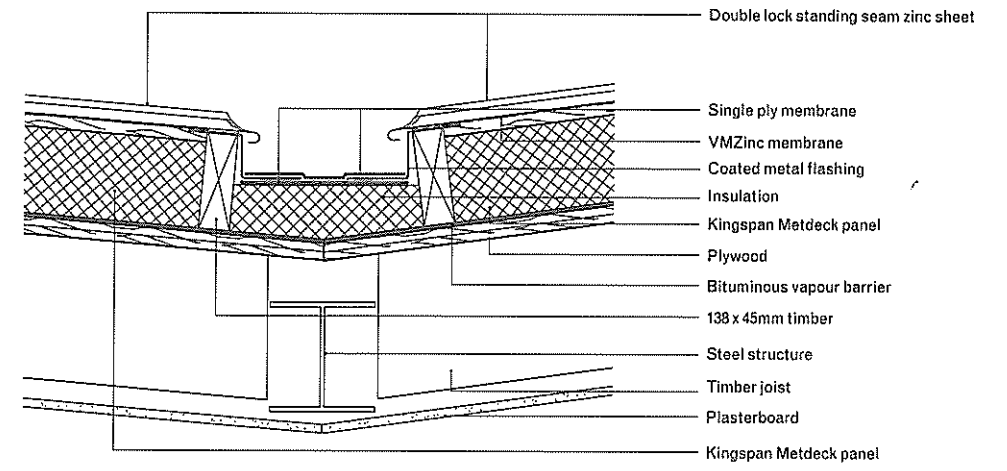
MANSARD BAY SECTION



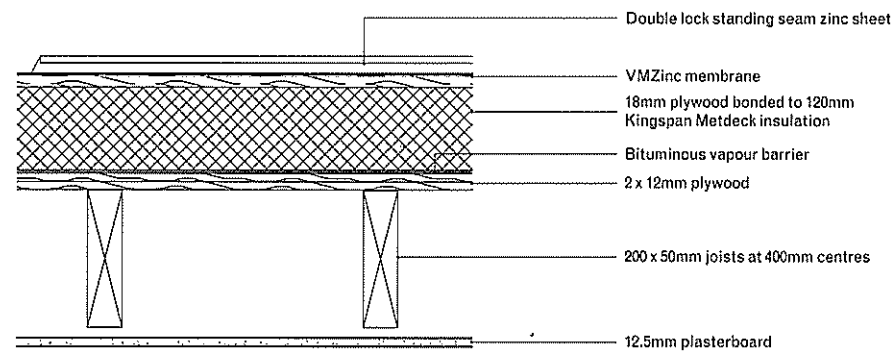
ROOF POINT AXO



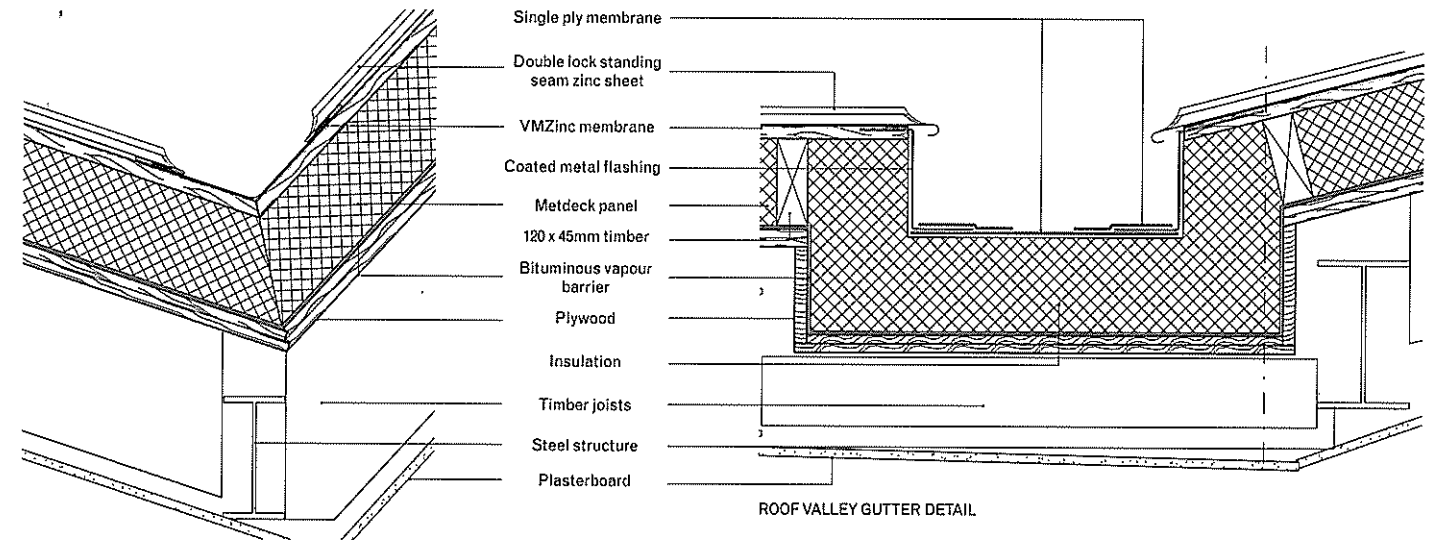
ROOF GUTTER AXO



SHALLOW ROOF VALLEY DETAIL

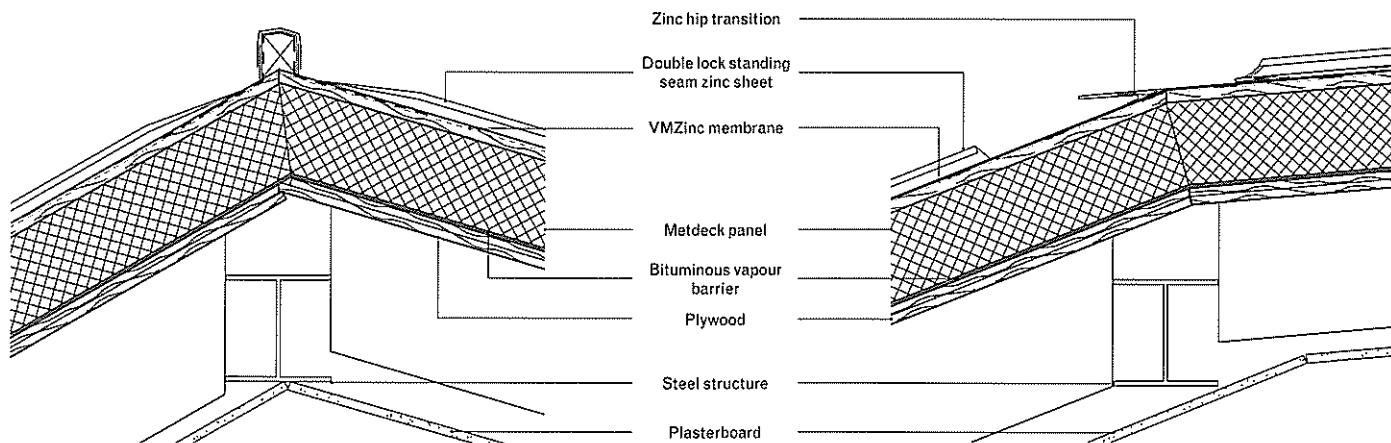


ROOF BUILD-UP DETAIL



DEEP ROOF VALLEY DETAIL

ROOF VALLEY GUTTER DETAIL



ROOF RIDGE DETAIL

ROOF HIP TRANSITION DETAIL

DETAIL AND SPECIFICATION

Maintaining the existing underfloor air conditioning strategy in the refurbishment allowed us to maximise floor-to-ceiling heights by closely following the contours of the existing steel structure. This also provided an opportunity to minimise the need for access panels or grilles, prompting an aspiration to keep the ceiling layouts as simple and 'uncluttered' as possible.

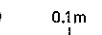
The recessed linear light fittings by DAL gave us great flexibility to adjust light fitting length to fit between secondary beams, allowing for a uniform appearance, despite the varying conditions of the existing structure.

Reflecting the form of the fourth-floor folded roof internally was one of

the critical design challenges of the project. The final internal shape was achieved in close collaboration with the subcontractor, which mocked up the entire roof shape with string lines first to achieve a clean, crisp look, while taking into account tolerances and interfaces with the existing building fabric.

It was important to the design team that any light fittings would not distract from the sculptural ceiling. Zumbotel's Supersystem II (with remote battery back-up for emergency lighting) proved the perfect fit for a simple and minimal linear light, while providing maximum flexibility and customisation for future occupiers.

Bettina Brehler, director, Squire and Partners





SELECTED PRODUCTS

Windows and glass doors

Schüco
 AWS 75.BS.SI, AWS 75.SI+, AWS.75.SI+,
 FW50+, AWS 75.SI, ADS.75.SI
 Front façade, rear existing openings,
 doors
www.schueco.com

Glazed brick

Ibstock
 Umbra Sawtooth
 Exterior façade
www.ibstock.com

Terrazzo flooring

Diespeker
 Custom-made
 In-situ poured Terrazzo floor and tiles on
 stairs and landings
www.diespeker.co.uk

Zinc roof sheeting

VMZinc
 Anthrazinc
 Roof
www.vmzinc.co.uk

Tiles

Domus
 Mate DFZT 05
 WCs
www.domustiles.co.uk

Office floors light fitting

Design Architectural Lighting
 Lightline LED 60
www.dal-uk.com

Top floor light fitting

Zumtobel Lighting
 Supersystem II
www.zumtobel.com

Drylining

British Gypsum
 Various
 Wall and ceiling linings
www.british-gypsum.com

