

The Frames / Squire & Partners

12:00 - 19 December, 2018

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- Architects : Squire & Partners
- Location : Holywell Centre, 1 Phipp St, London EC2A 4PS, United Kingdom
- Project Year : 2018
- Photographs : James Balston, Jim Stephenson
- Structural Engineer : Thornton Tomasetti
- Main Contractor : HG Construction
- M&E Consultant : Furness Green
- Quantity Surveyor : Pierce Hill
- Reception Artwork : Mr. Jago
- Planning Consultant : GVA
- Environmental Consultant : Etude
- Acoustic Consultant : Applied Acoustic Design
- Approved Building Inspector : BCA (Building Control Approval)
- Gross Interior Area : 7,343 m2
- Gross Exterior Area : 8,446 m2
- Client : Workspace



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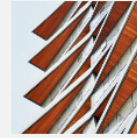
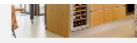
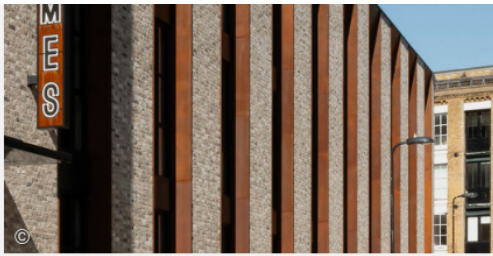
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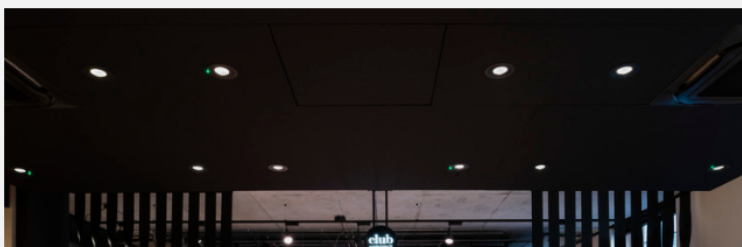
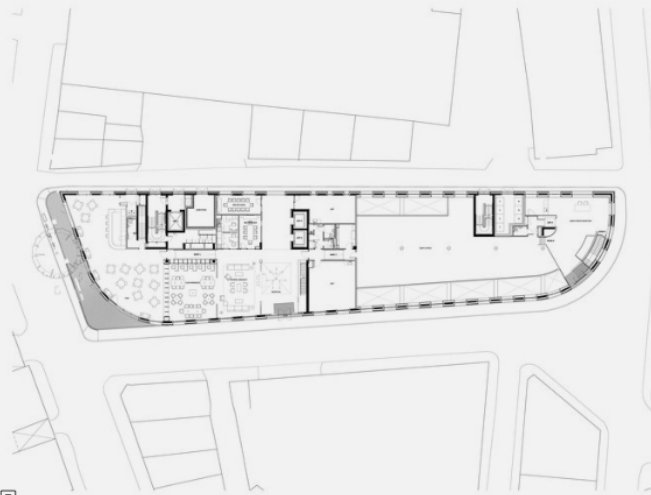
Text description provided by the architects. The Frames is a bespoke development tailored to small and creative businesses in Shoreditch. The five-story building creates 80,000 sq. ft. of flexible workspace for London's new and growing companies, providing office and studio units to suit a variety of users, along with shared meeting rooms, break-out areas, tea points, cycle storage, shower facilities, and a café.

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Influenced by the characteristic warehouse vernacular of the surrounding South Shoreditch Conservation Area, the building envelope employs a palette of brick, metal, and glass. Following the curved line of Phipp Street with a series of brick columns punctuated by corten-clad window reveals, the design emphasizes the vertical proportions of the structure.

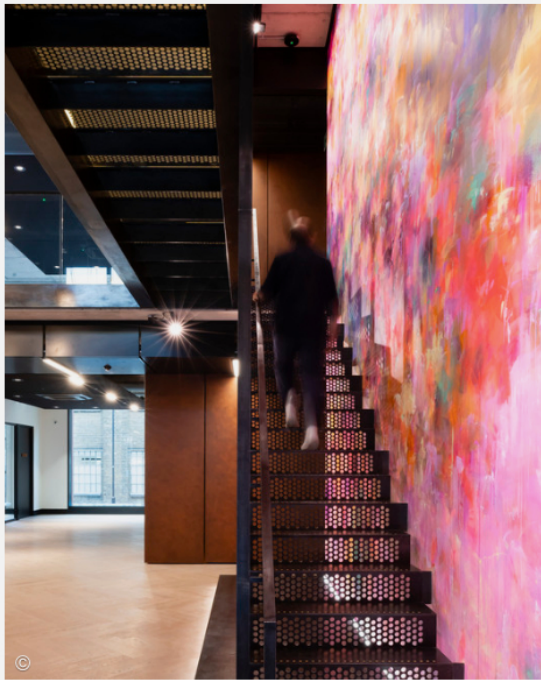


The top two floors of the building are set back and feature twisted dark grey perforated aluminum fins, which reference the historical textile manufacturing history of the neighborhood and provide solar shading.

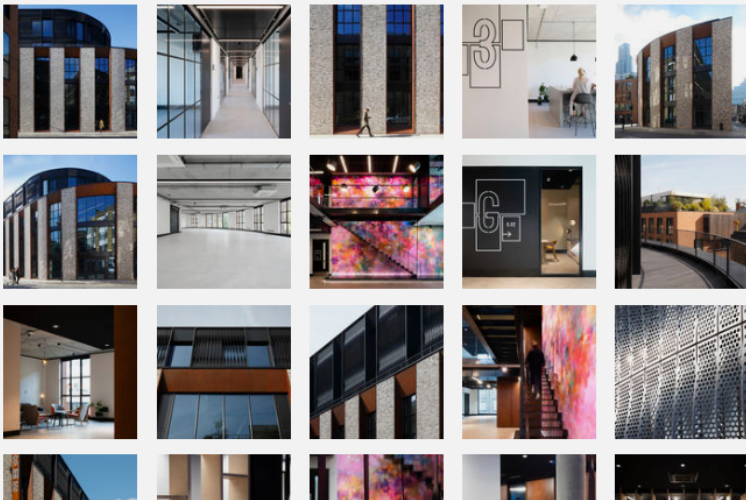


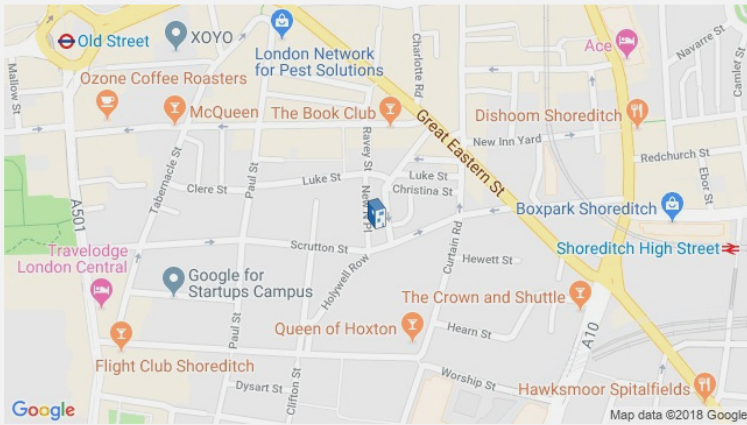
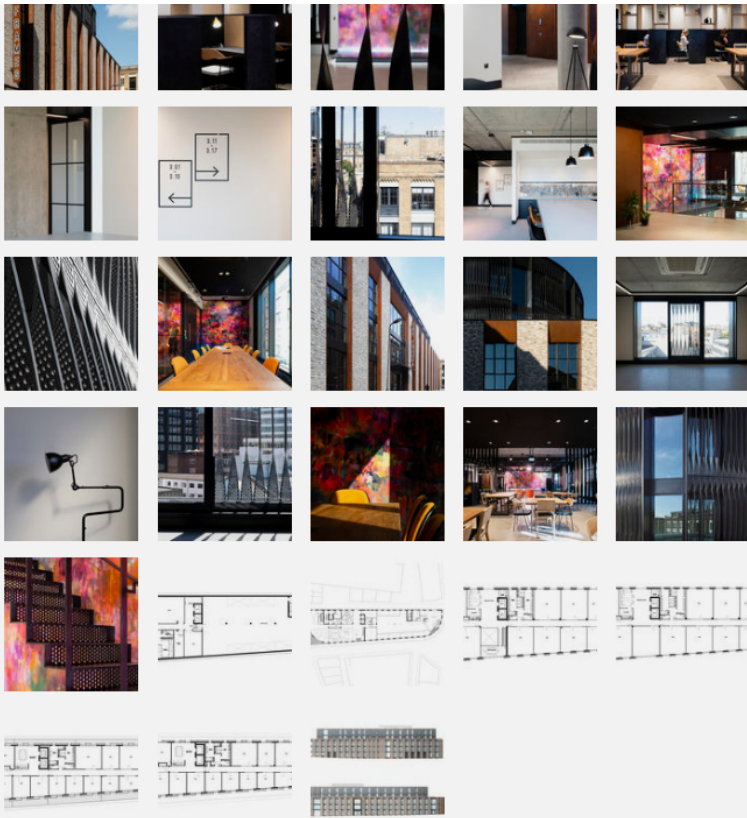


A language of raw materials and finishes continues inside the building, with polished concrete floors, exposed soffits, corten-clad lift cores, and a striking folded steel staircase. An art installation in the reception area by renowned artist Mr. Jago creates a unique double-height mural.



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Location to be used only as a reference. It could indicate city/country but not exact address.

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