



One Five One



The Department Store



Weston Law Chambers

SECOND TIME AROUND

Old projects get a new lease on life in our roundup of renovation and adaptive reuse from across the globe

By Samantha Schwirck

The age of reuse is officially upon us, and the movement isn't limited to consumer goods like straws and tote bags. Today, sustainability activities can include crushing up old toilets to make sidewalks and roads, melting ID and credit cards into sheets of PVC, and transforming used CDs into plastic for the automotive industry. Developers and architects are on board as well, realizing the benefits of adaptive reuse and renovation projects extend beyond the environmental impact. From New York City to London to Ontario, the three case studies that follow show what else these projects can bring to the table, with a focus on lighting's role in each design.



Photos: Jeremy Frechtler/The Dust Organization

One Five One, New York City

When Condé Nast moved out of its midtown Manhattan office in 2014, key elements of the publisher's iconic Frank Gehry-designed cafeteria became unnecessary for the building's other tenants. While the original curved perimeter walls and interior sculptural glass panels were visually striking, the materials had been selected to give the space a private and exclusive vibe for hosting high-level editorial meetings. The dark titanium walls kept light levels low and hindered visibility, and the curved glass surfaces were positioned to contain acoustics.

The cafeteria's transformation into an inviting, communal food hall was unveiled in 2018, following a redesign by Studios Architecture. New illumination, designed by LOOP Lighting, supports the overall transition from a secluded, moody environment to a human-centric hub. John Newman, partner and designer at LOOP, considered existing surfaces and transparent materials in pursuit of lighting that would reveal characteristics of the original architecture in the renovated space. Working with project manager Esra Aras and manufacturer USAI, the

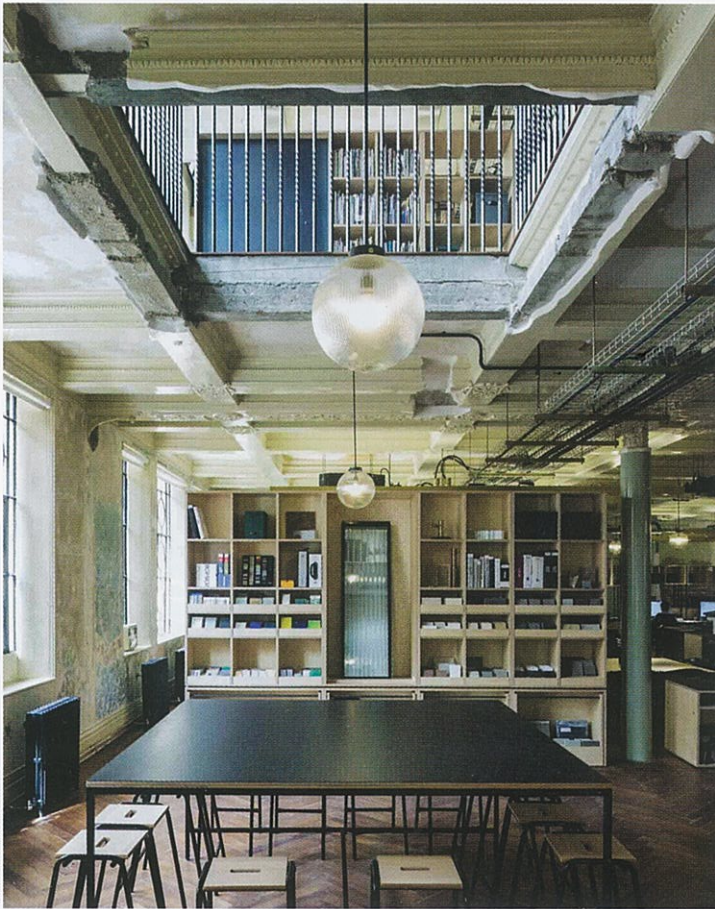
Bonus Points:

Perforated titanium walls were replaced with plaster and sheetrock that follows the curves of the original wavy glass partitions, now illuminated by reflected light.

team developed a plan that enhances the new building-wide amenity area while also revitalizing the dining room as its centerpiece.

"Limited connection to natural light was overcome using dynamic white LED sources to provide circadian lighting, and colorful architectural accent lighting adjusts during mealtimes to add subtle, complementary color tones," Newman says. Approximately 155 recessed downlight, adjustable and wall-wash fixtures (all by USAI) were used in the new design: **recessed, tunable white accent fixtures with 2200K-6000K LED sources illuminate light-colored task surfaces, while white and colored linear fixtures were integrated behind seating banquettes.**

"The fixtures allow the space to respond more intimately to different use types throughout the course of a day," Newman says. "Warm lighting in the morning, energetic cooler white light during the mid-day lunch, and candlelight glow during the evening cocktail hour, thereby making the space feel distinctly different each time the building occupants visit."



Photos: James Jones



The Department Store, London

For the architecture firm Squire and Partners, revamping a neglected Edwardian department store in London offered two rewards: local historical preservation and its own brand new office space. To accomplish both goals, the firm first uncovered the space's original architecture, embracing textural wood, brick and stone surfaces dating back to the 1870s. In collaboration with lighting designer Studio Fractal, the team then incorporated layers of updated furnishings, decor and lighting fixtures into the design, resulting in an inspiring and modern workspace with old-world charm.

Local manufacturer, Original BTC, created a **series of custom, period-style globe lights that would complement the traditional aesthetic** while providing glare-free illumination. "Weathered metalwork with brass detailing ties the lighting in with the original features of the building," says Charlie Bowles of Original

Bonus Points:

A rooftop level was added to the building, replete with a new glass dome to replace a dilapidated existing cupola and let daylight in.

BTC, and the fixtures incorporate prismatic glass shades that refract light to reduce glare. A total of 50 pendants and 12 floor lights were used throughout the interior in various forms. Suspended versions hang from ceilings above work areas and in staircases, while wall-mounted and freestanding versions highlight exposed brick and wood surfaces in circulation corners and meeting rooms.

An adapted version of a **pendant system by Flos adds ambient and accent light** to workstations, meeting rooms, event spaces, the café and terrace bar. Finally, a layer of low-profile LED modules integrated into suspended shelving provides additional task lighting that can be adjusted by staff to suit individual needs and preferences.



Weston Law Chambers, Ontario

A new office space was also the end result of an Ontario-based renovation spearheaded by architect Alessia Soppelsa, but the project's similarities with One Five One and The Department Store stop there. Instead of beginning with a Frank Gehry or Edwardian-designed masterpiece, Soppelsa started with a strip mall with former tenants including a bridal salon.

Weston Law Chambers, a group of seven independent lawyers, purchased five units over two floors in the mall because the location received daylight—something its older, darker office lacked. However, the ceiling height across both floors was low, which prompted Soppelsa to seek out lighting solutions that would work to visually open the space.

The revamp included client-facing areas such as reception and meeting rooms, as well as the lawyers' private lounge, all of which are now distinguished by sculptural fixtures from Eureka Lighting. In the open, modern reception area, defined by soft colors of white, gray and pale wood, **custom fixtures with an industrial matte-anthracite finish are suspended over the reception desk. The fixtures contrast the desk's white-wall backdrop** and create a focal point, while still providing comfortable illumination levels on the work plane below.

Bonus Points:

Decorative pendants are visible through paned glass walls and windows. "From the street you can see this modern lighting," Soppelsa says. "It's intriguing and it gets people talking."



Photos: Kuba Photography

The adjacent waiting area is lit by **one three-arm and one two-arm fixture hanging side by side, creating a linear sculpture** over the contemporary furnishings. A custom LED module and high-performance lens result in efficient yet diffused illumination on the coffee table and seating area. "I wanted the lighting in this area to be a showstopper," Soppelsa says. "I was able to twist and rotate the straight bars of the [fixture] to create something very special."

Since the 16,000-sq ft space was completely gutted, an open staircase was added just off the reception area to connect the two levels. The steps are bathed in natural light during the day, but the space becomes dark in the afternoon and evening, particularly in the winter. A series of three suspended fixtures with high-output LEDs and compound lenses ensure the staircase is safe and well-lit while maintaining the overall design concept. ©