

DERWENT LONDON

ALLFORD HALL MONAGHAN MORRIS

# TEA BUILDING



56 Shoreditch High Street | London









# THIS WAS SHOREDITCH



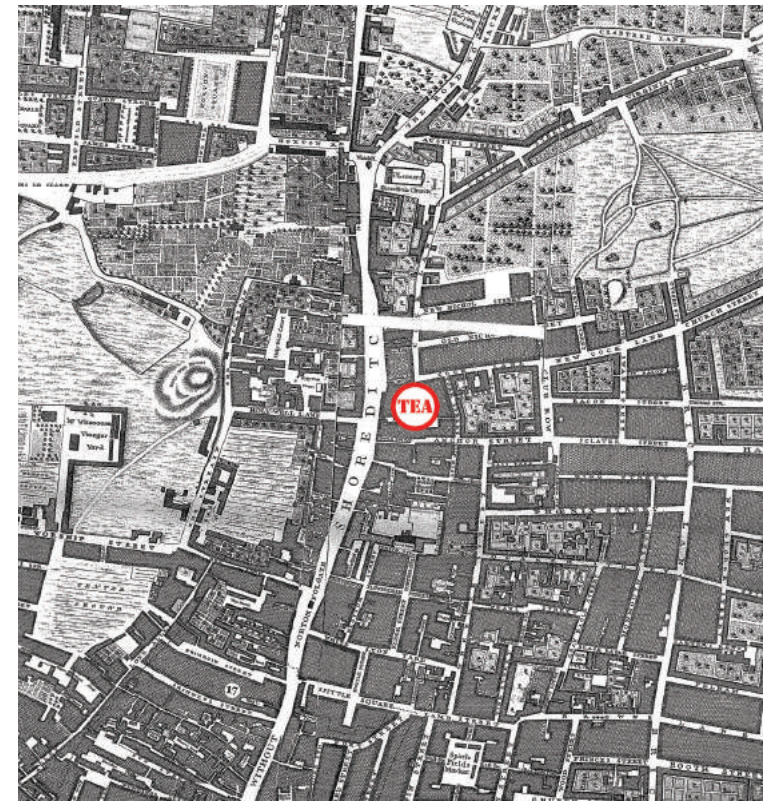
HISTORIC EAST-END





1553

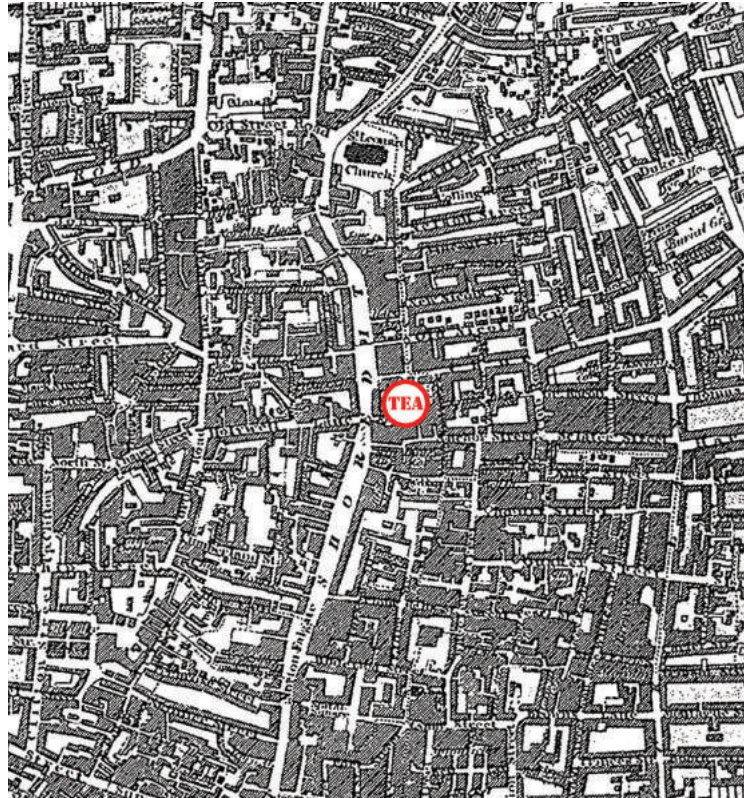
Though now part of the inner city, Shoreditch was previously an extramural suburb of the City of London, centred around Shoreditch Church at the crossroads where Shoreditch High Street intersected Old Street. Shoreditch High Street lays on a small section of the Roman Ermine Street. This was a major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



1746

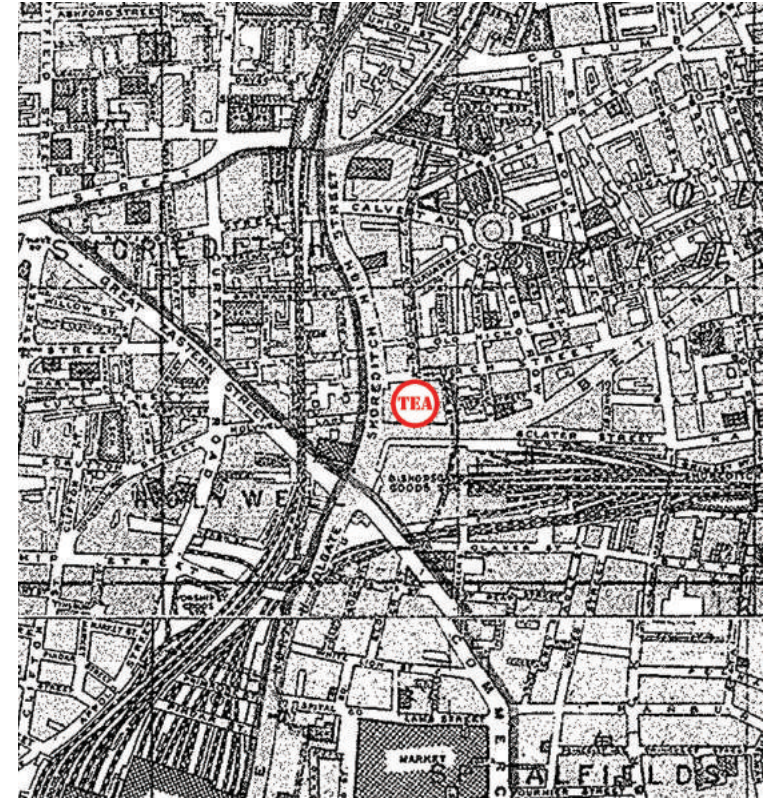
The suburb of Shoreditch was an attractive location for early theatres because it was outside the jurisdiction of the City fathers. James Burbage built the first playhouse in England, known as 'The Theatre'. Some of Shakespeare's plays were performed here and at the nearby Curtain Theatre. During the 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

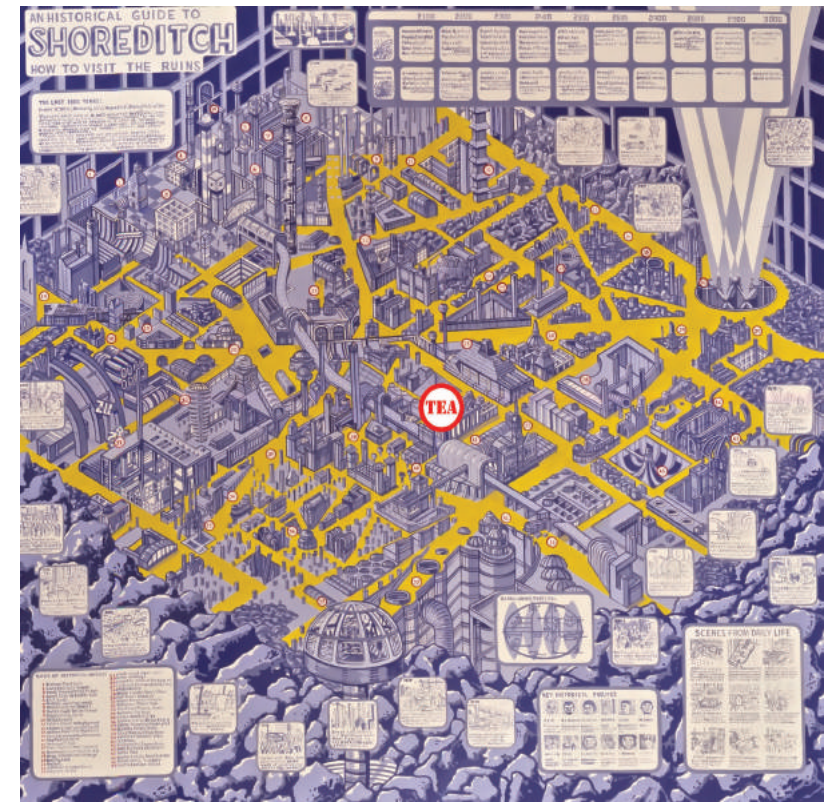
In the early twentieth century Shoreditch was a centre of entertainment to rival the West-End and boasted many theatres and Music halls. Sadly, none of these survive today. For a brief time, Music hall was revived in Curtain Road, by the temporary home of the Brick Lane Music Hall, this too, has now 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



TEA



TEA

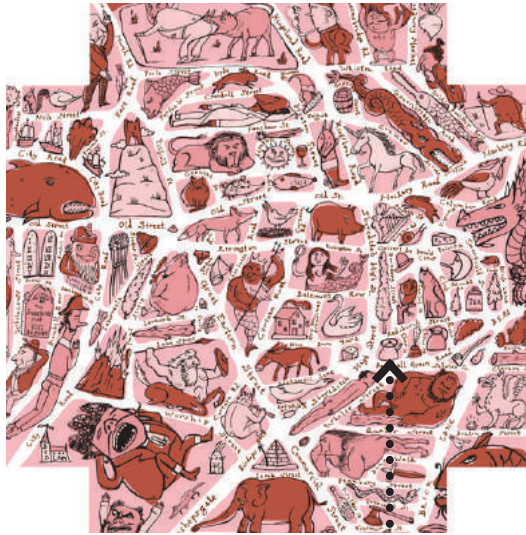


TEA





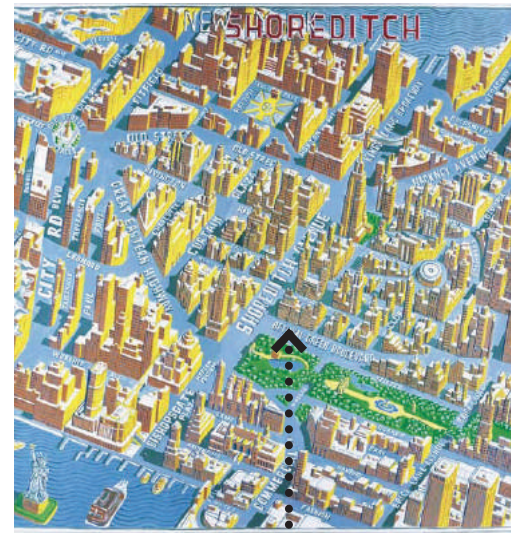
TEA



TEA



TEA



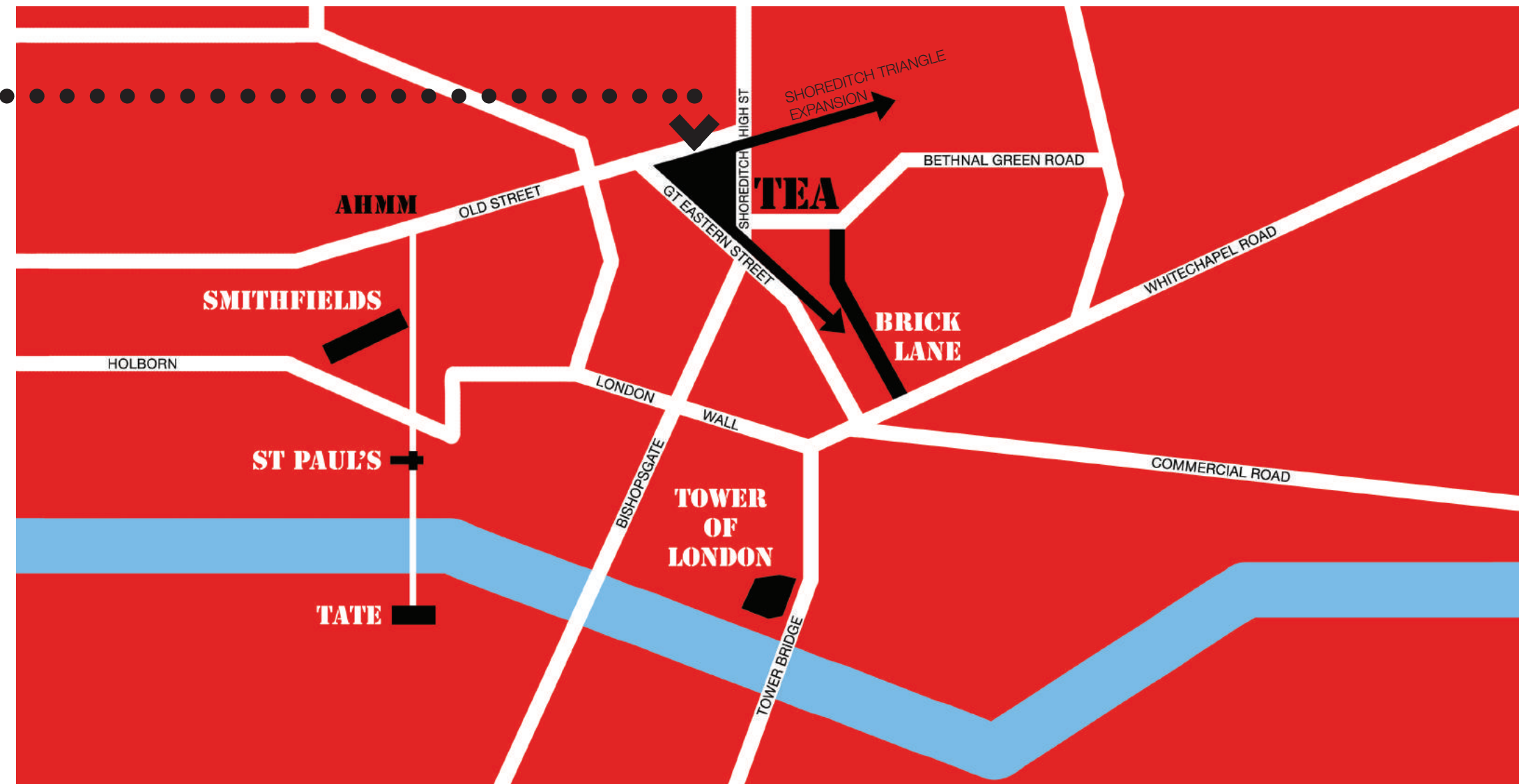
TEA





TYPICAL SHOREDITCH





**AHMM**

**SMITHFIELDS**

**ST PAUL'S**

**TATE**

**TOWER OF LONDON**

**TEA**

**BRICK LANE**

SHOREDITCH TRIANGLE EXPANSION

HOLBORN

OLD STREET

GT EASTERN STREET

HIGH ST

BETHNAL GREEN ROAD

WHITECHAPEL ROAD

LONDON WALL

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**

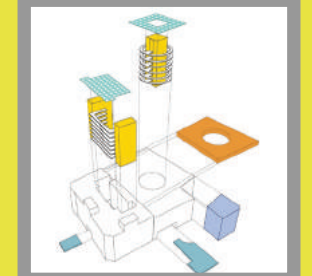
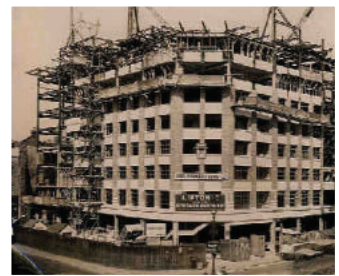
AHMM entered into a competition looking at a new build solution to the site

**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**

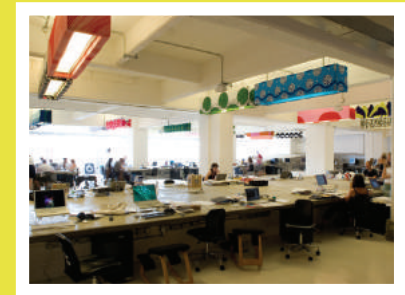
1st phase (basement ground and first floors) completed. Mother advertising enter 15yr lease for 1/3 of building. Biscuit Building project split off from TEA.

**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**

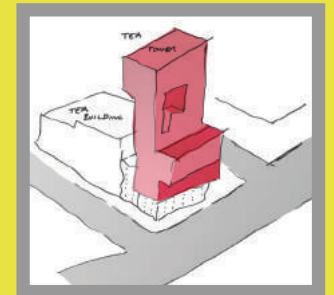
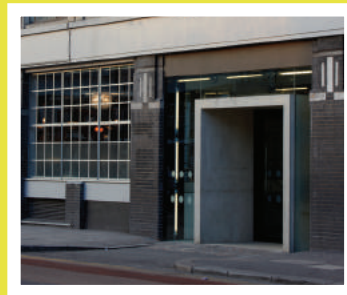
Green TEA proposal started; looking into upgrading the environmental credentials.

**2011**

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

**2020**

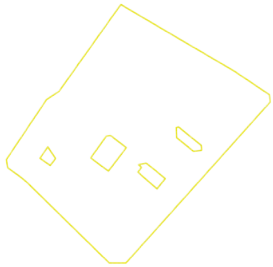
Further Redevelopment ?





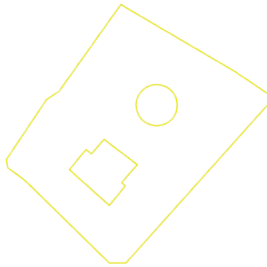
# TEA BREWING

## CENTRIC HOUSE 1890 - 1999



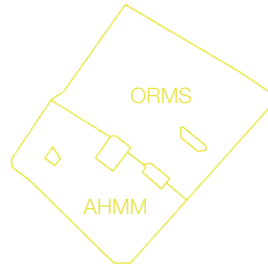
- open floorplates
- tailored for storage
- four lightwells
- singular tenant

## CENTRIC HOUSE AHMM early 2001



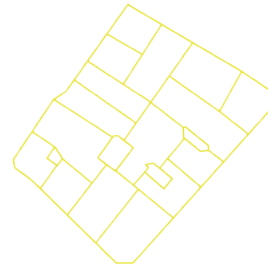
- entire site proposal
- incorporate lightwells into usable floorplate
- two new atrium
- two central lift cores
- new communal service cores around atria

## SPLIT TEA 2001



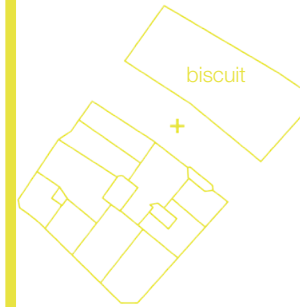
- project split for refurbishment; ahmm to propose solution to east orms to the west
- retain existing lightwells and enlarge central for atria and circulation

## 16 WAY SPLIT 2002



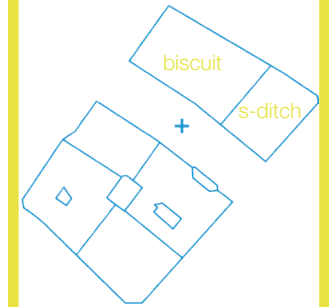
- light touch refurbishment
- split entire site into 16 units of varying size
- each unit has own wcs
- retain existing stairwells and circulation cores

## 9 WAY SPLIT + BISCUIT 2003



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

## GREEN TEA 2010



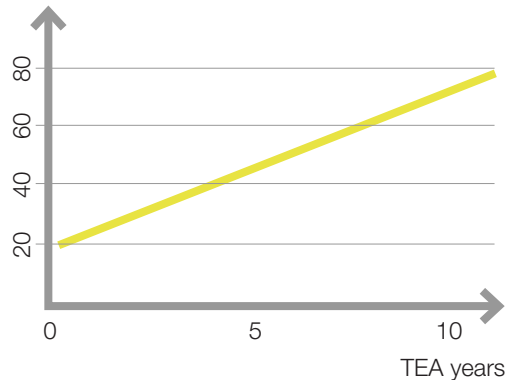
- biscuit share floorplates with shoreditch house
- new tenants require larger units
- larger units require larger wc and service cores



# MARKET INFLUENCE

## BUILDING VALUE

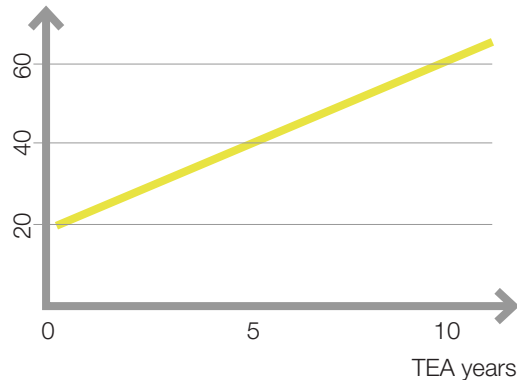
£ million



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

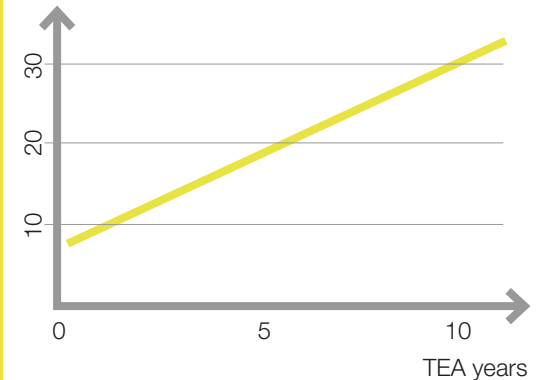


The original building costs for the Light Touch refurbishment was £22/sqft - the specification was basic.

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



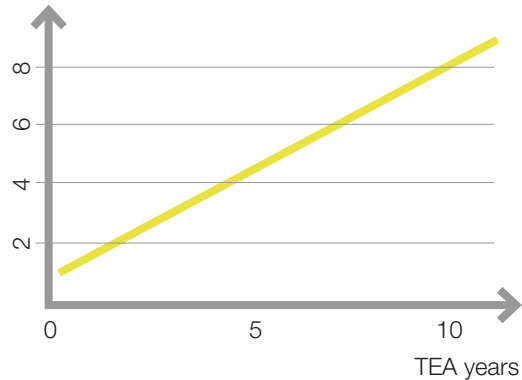
The original tenants signed for short tenancies at values around £12.50/sqft. This was banded and dependent on the amount of daylight, the deeper a unit, the less the space.

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



### STANDARD UNIT AREA

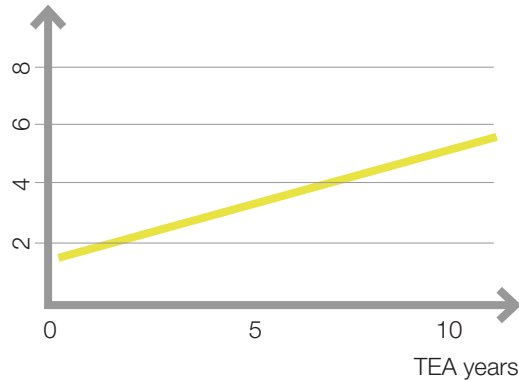
1000 square feet



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.

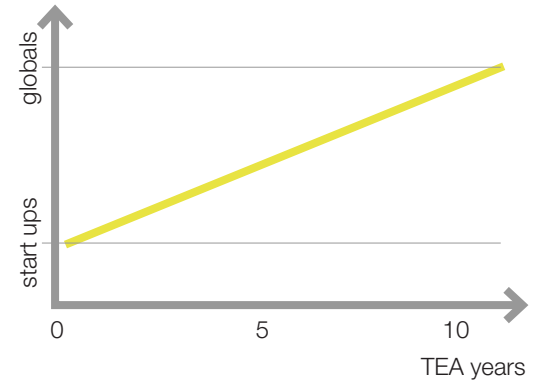
### LENGTH OF LEASE

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.

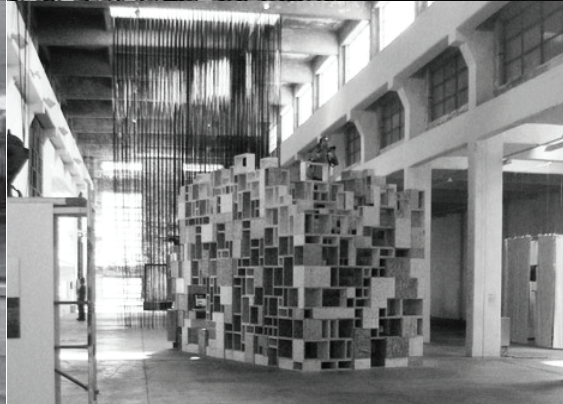
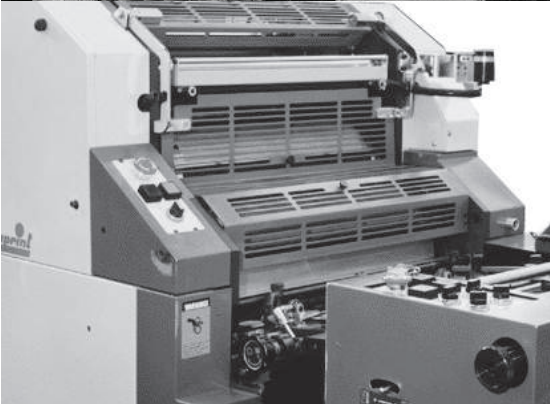
### COVENANT STRENGTH



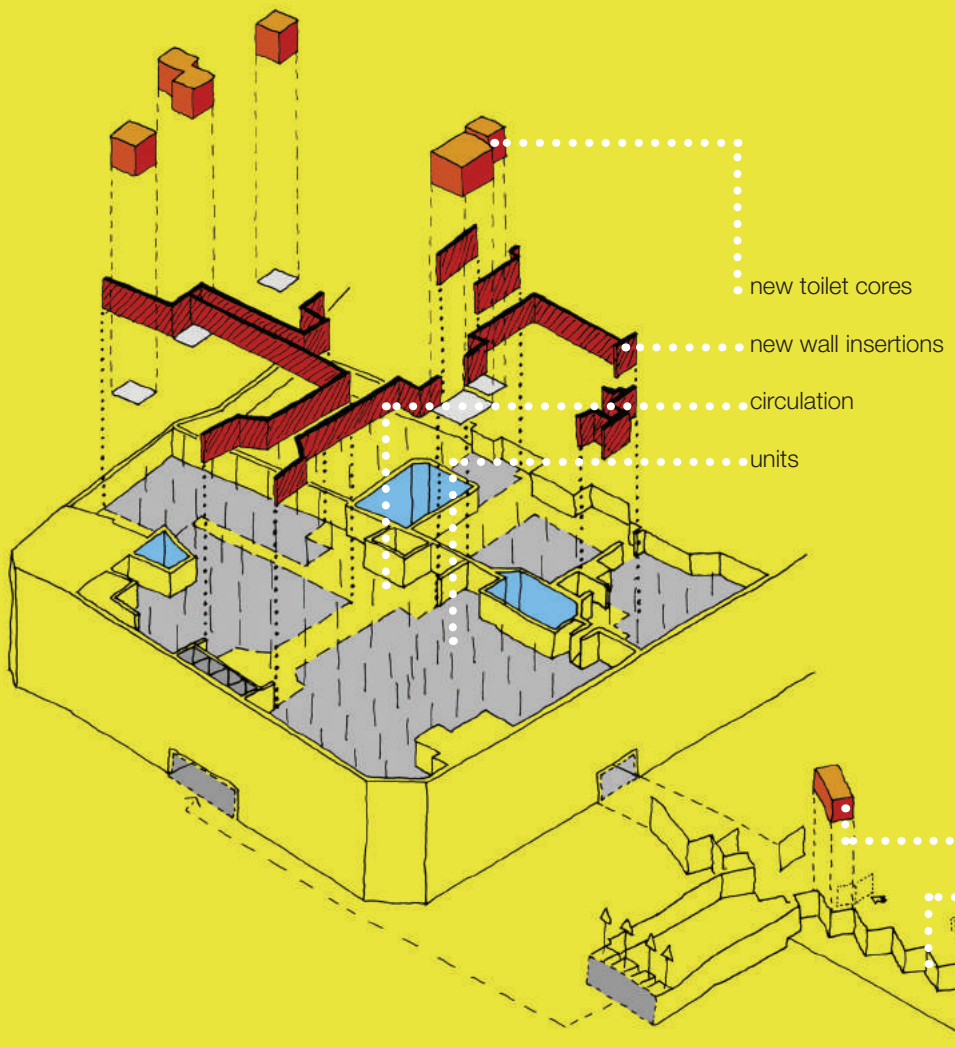
The target market was young, creative, innovative and dynamic occupants. Tenants that would make the Tea Building a unique place. As the original tenants have matured, many have expanded within the building. Likewise, the 'waiting list' to become an occupant has increased demand and global companies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



# LIGHT TOUCH







**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

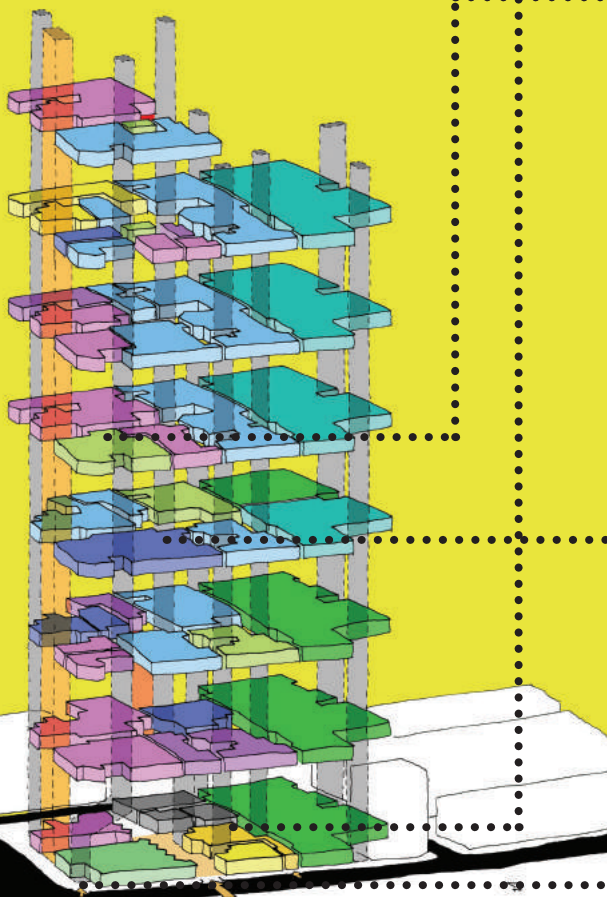


MINIMAL WORK EXECUTED, REDRESS THE EXISTING EXPOSED STRUCTURE AND CREATES AN IDEAL WORKING ENVIRONMENT

NOW



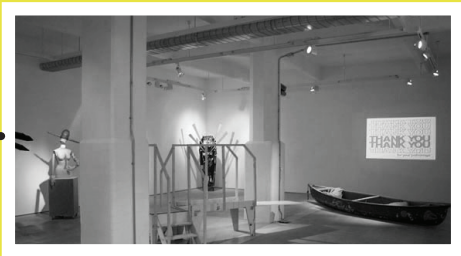




**ALLGLOBAL**  
 a leading provider of data collection services to the medical and healthcare market research.



**CONCRETECLUB**  
 in the basement below pizzaeast, this raw bar space hosts a variety of events and nights.



**HALESGALLERY**  
 a successful commercial gallery that has helped launch a number of british artists.

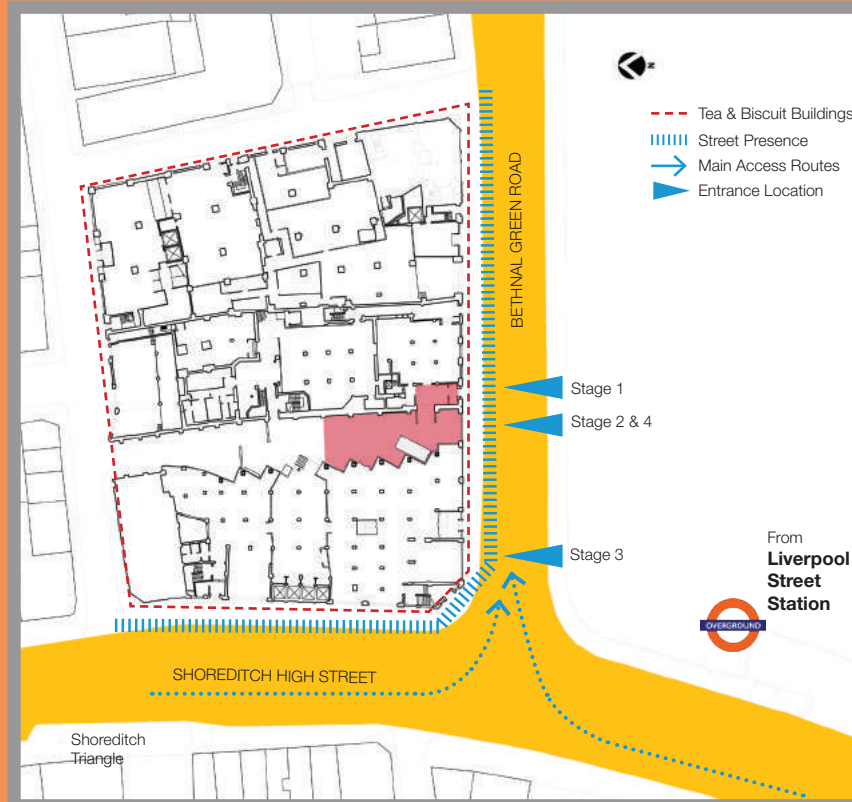


**RALPH**  
 a media marketing firm they have worked with some of the biggest names in business.

- art
- pizza-east
- archi-tects
- mother
- fashion
- media
- market-ing
- other
- s-ditch house
- store



# MAIN ENTRANCE



**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

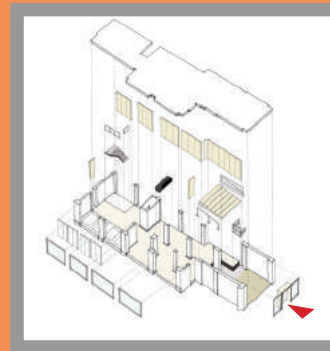
It was proposed to move the entrance to the corner of the building. However, it was not implemented because it was too expensive

2008

## Stage 4

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

2010

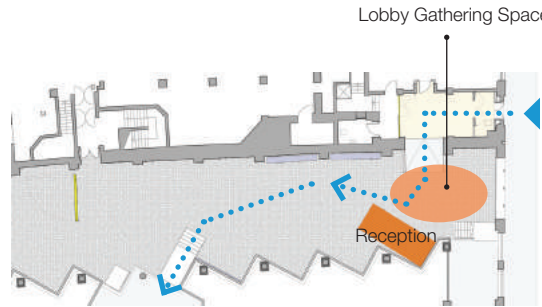




# STREET LOBBY

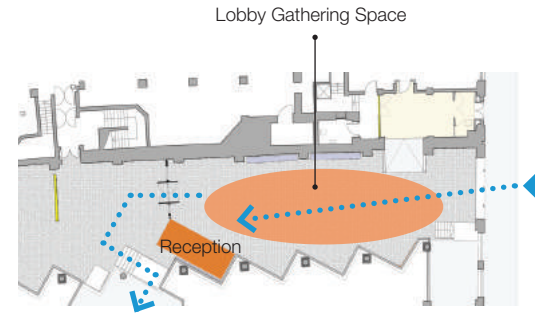
## Original Lobby Area

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.



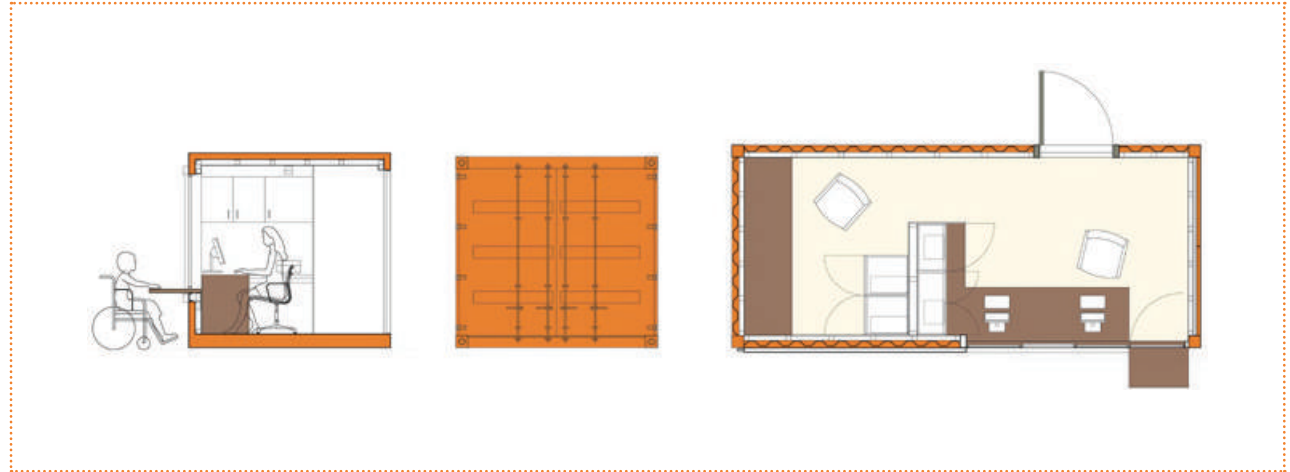
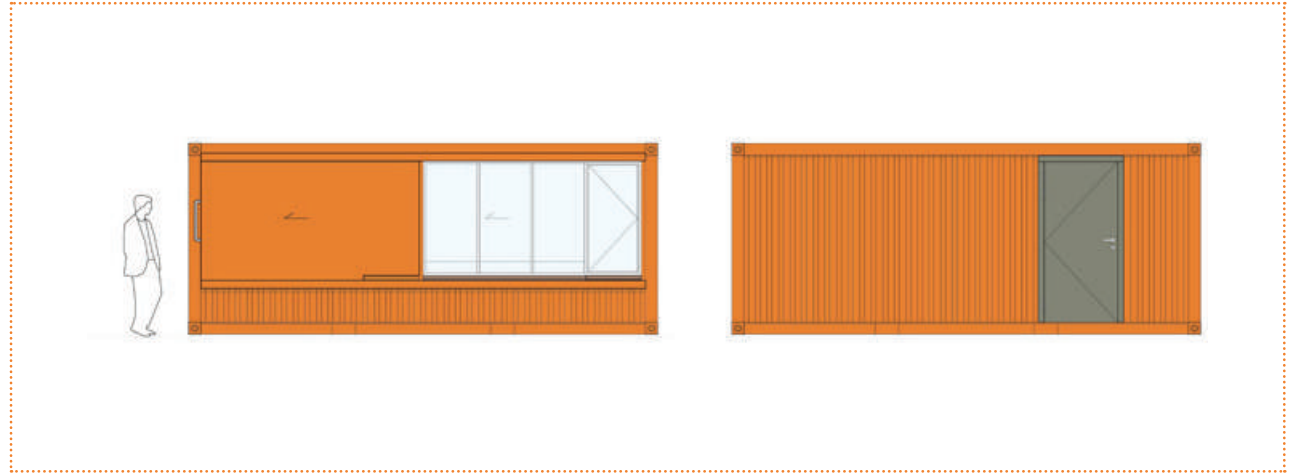
## Enhanced Lobby Area

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.



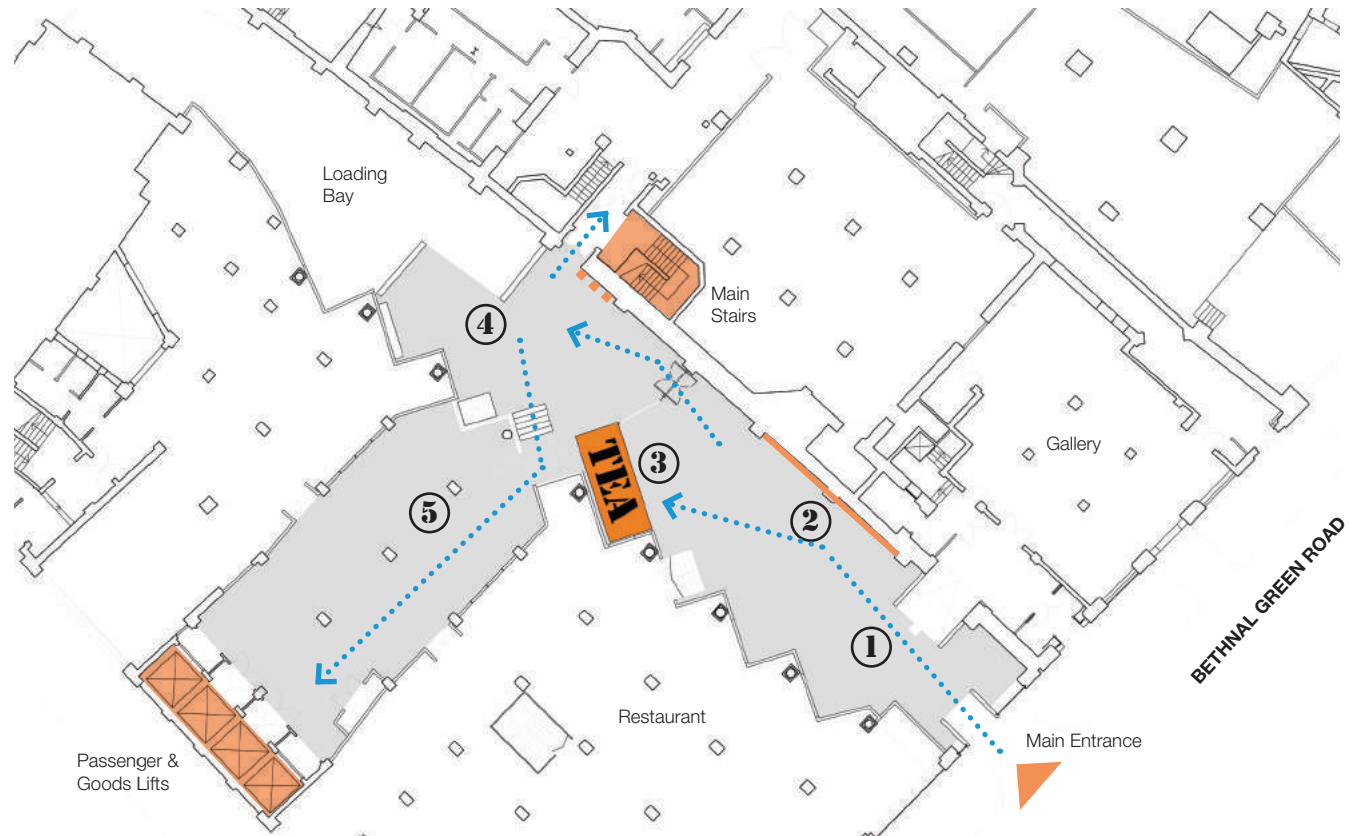


# ENTRY SEQUENCE

## 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...<sup>up</sup> WAY



1 ENTRANCE LOBBY



2 POSTBOXES



3 RECEPTION CONTAINER



4 DIRECTIONS



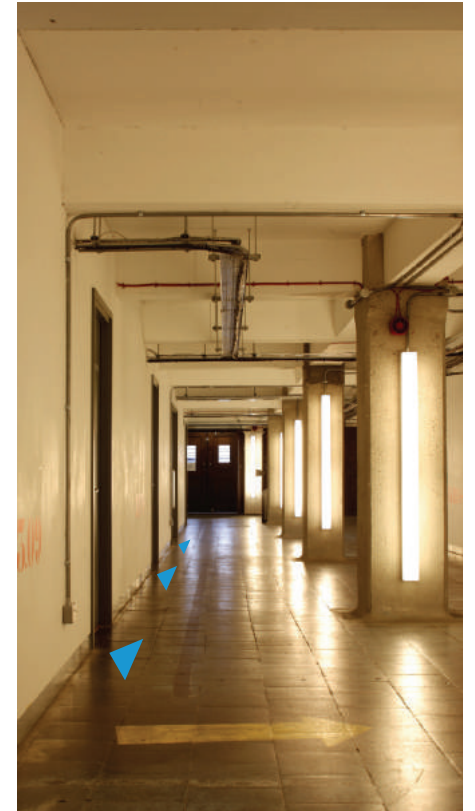
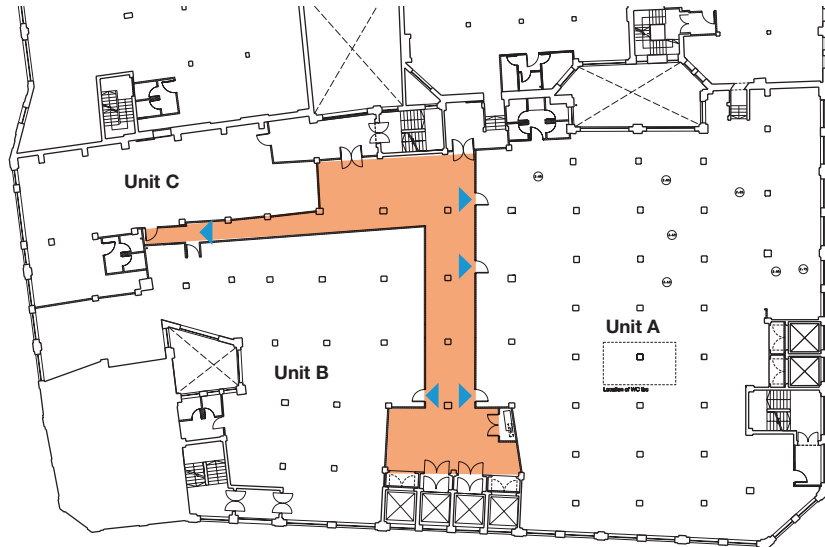
5 LIFTS



# CORRIDORS

## Original : Corridors

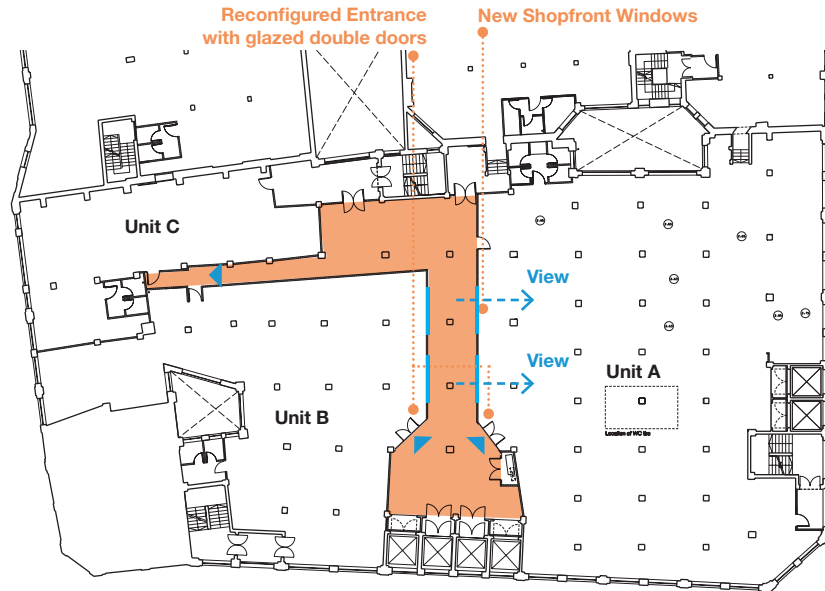
The original corridor solution was a golden industrial affair with exposed services, raw materials and vertical column laid lighting. It was enclosed and heavily relied upon graphics and wayfinders with gem like units hidden behind the walls.



# 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

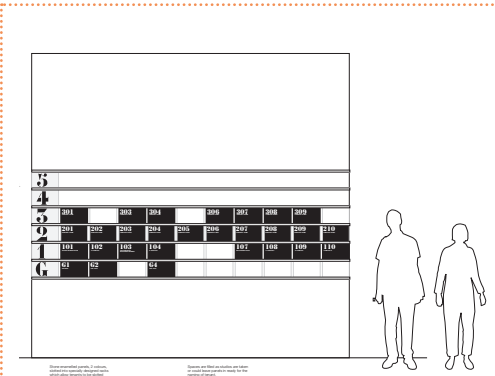
ZOO

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

her house

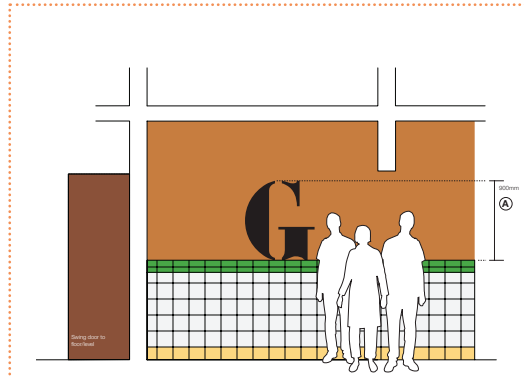
LOULOUS

morelands



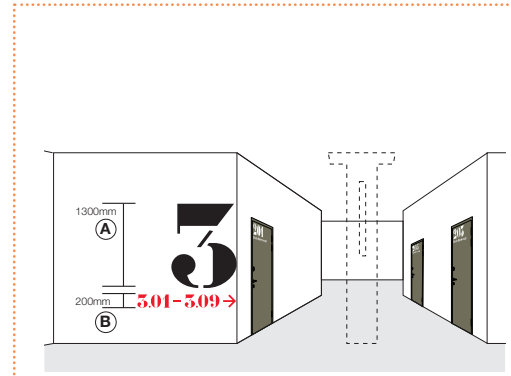
### Tenant Directory

- 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



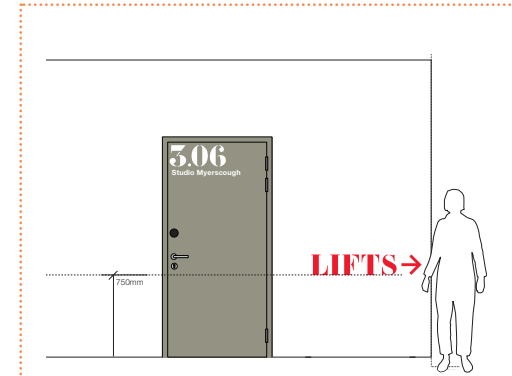
### Stairwell

- 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.

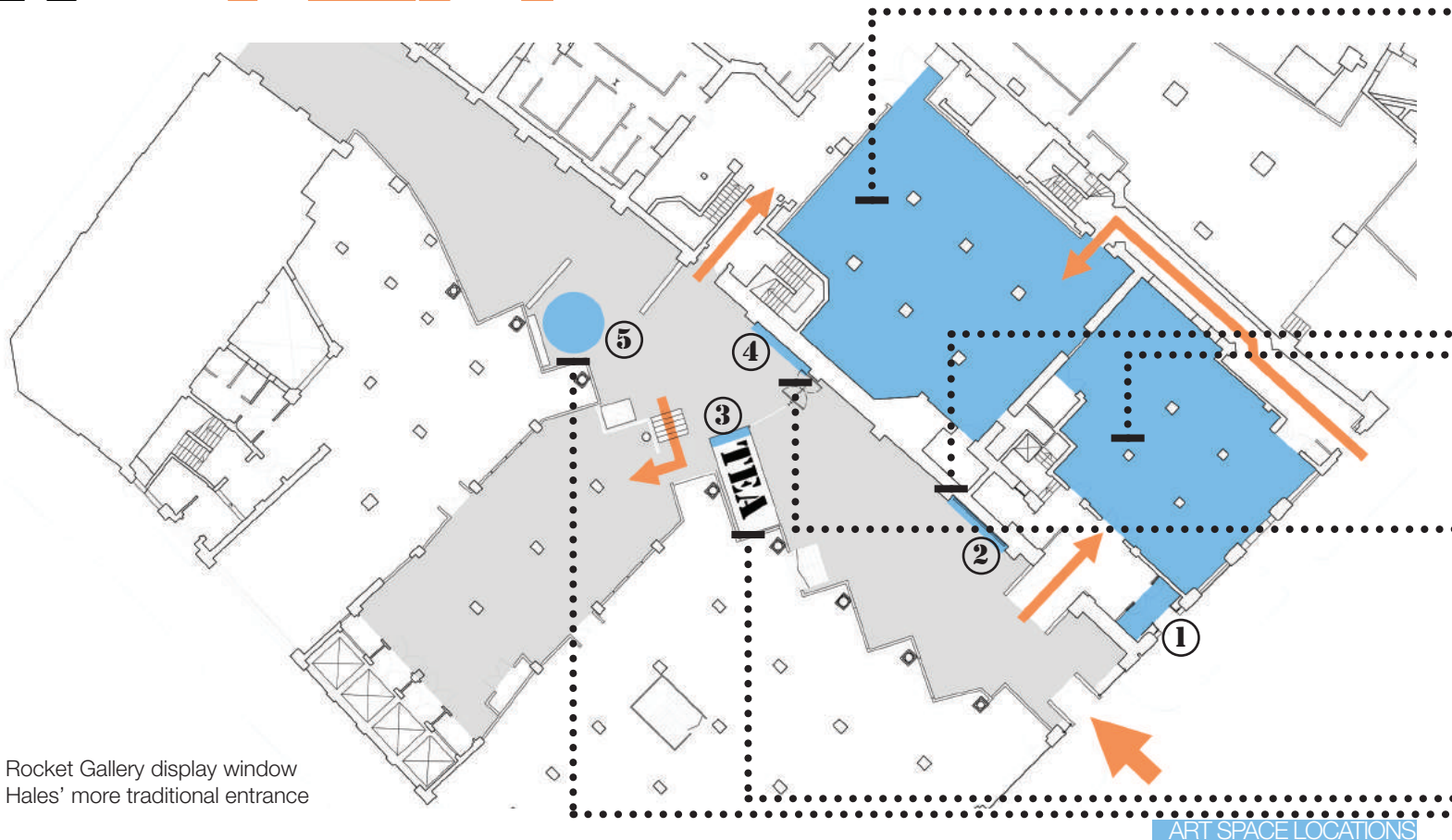
The industrial 'light touch' backdrop provide a perfect setting to both expressive and minimal art displays.

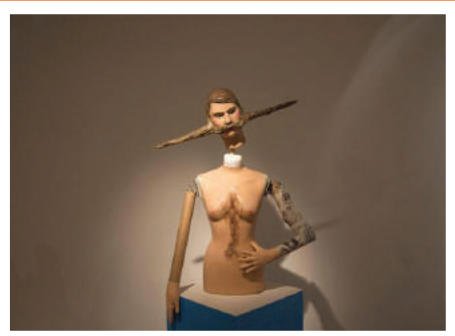
The internal 'street' acts as a small gallery providing 5 art spaces to everyone who arrives from the graffiti rich world of shoreditch through the doors into the inner sanctom of TEA.

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





### 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 / ft<sup>2</sup>  
ORIGINAL



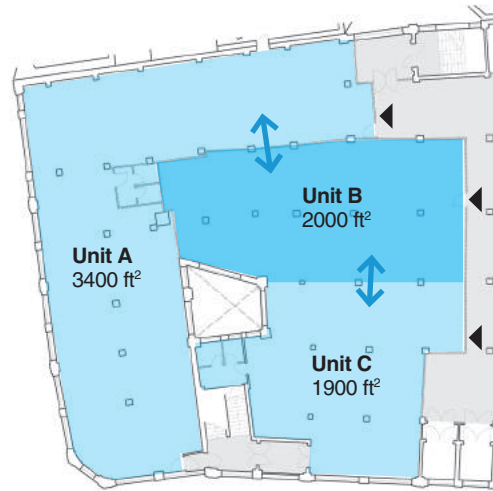
£35 / ft<sup>2</sup>  
ENHANCED

### Creation of Super-units

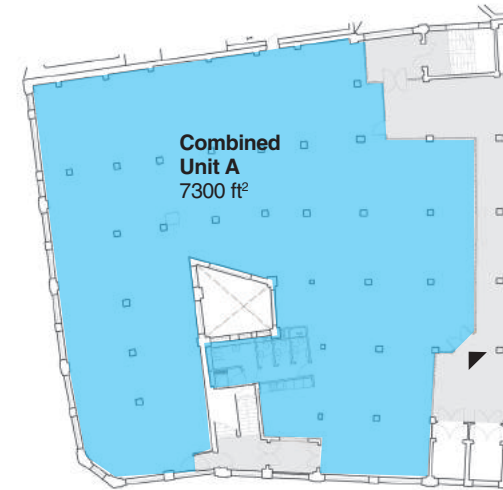
As part of the evolution of TEA, the unit size has gradually increased from a typical size of 2000 sq ft when the building first opened to 8000 sq ft in present days. The rent per sq ft has also risen to about £35 per sq ft. This could be attributed to the ongoing improvement to the building which has 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 ft<sup>2</sup>



5000 - 7000 ft<sup>2</sup>



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

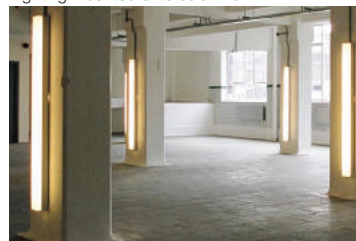
Existing flooring is cleaned and treated with a gloss layer



### 2 Lighting

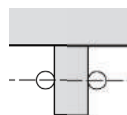
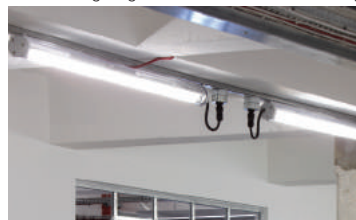
#### ORIGINAL

Lighting mounted onto columns



#### ENHANCED

Enhanced lighting to allow more flexible use of space



### 3 Windows

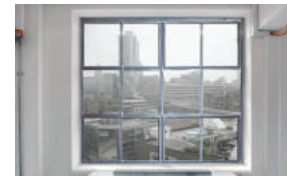
#### ORIGINAL

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



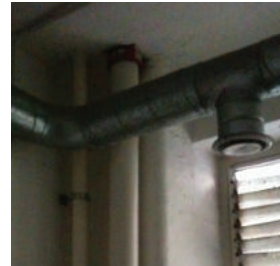
Chrome plated Jasper Morrison  
shower faceplate



Encapsulite Waterguard Lighting  
placed vertically



Existing galvanized ventilation duct-  
work to be thoroughly cleaned



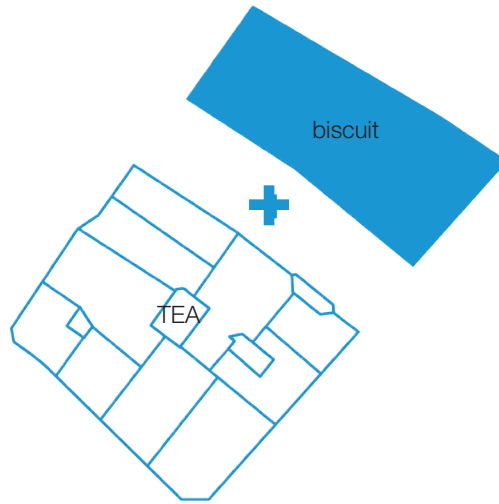
Stainless Steel Lever on painted timber  
doors





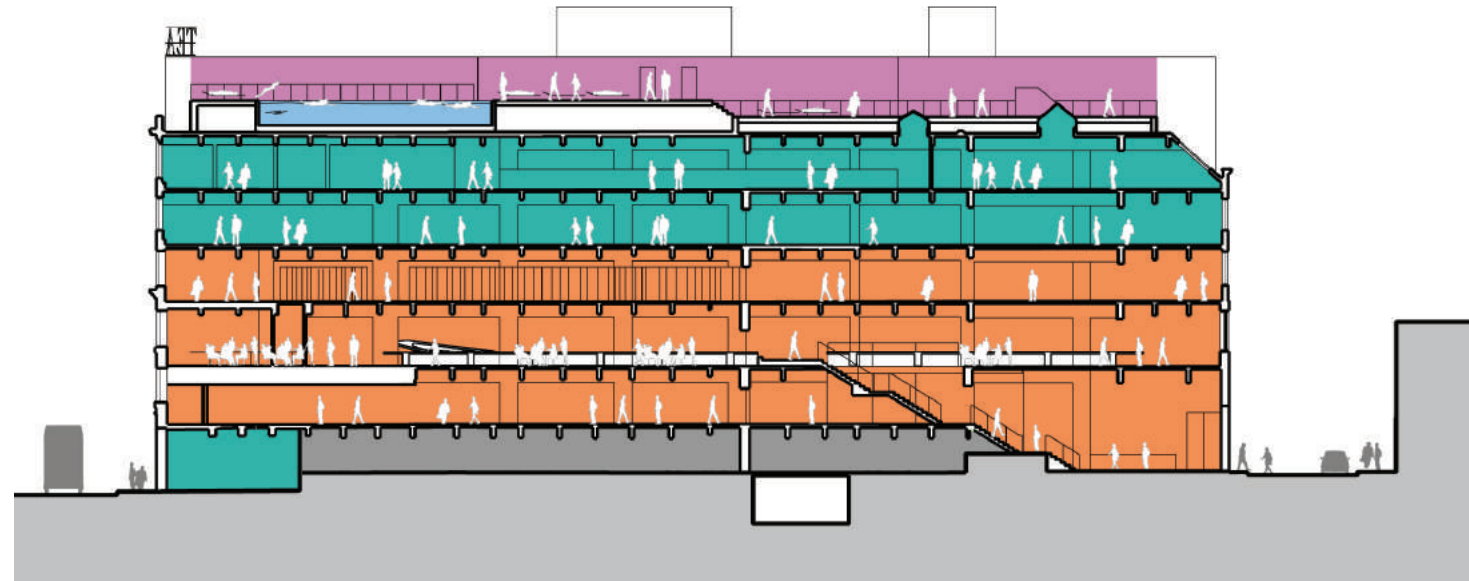
# TEA & BISCUITS





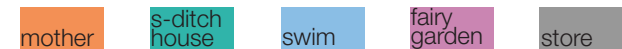
### Biscuit split from TEA

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.





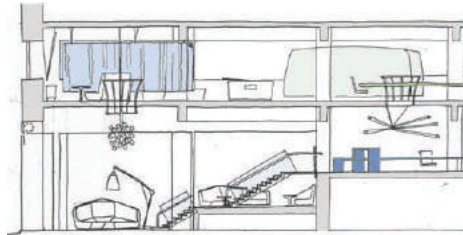
# LISTEN TO MOTHER





### Arrival

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



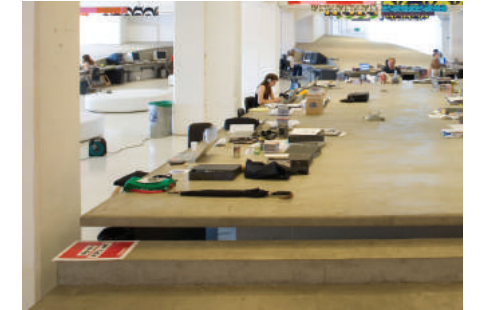
### Big open stair

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



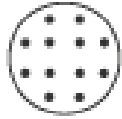


## Shoreditch House

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 CO<sup>2</sup> 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

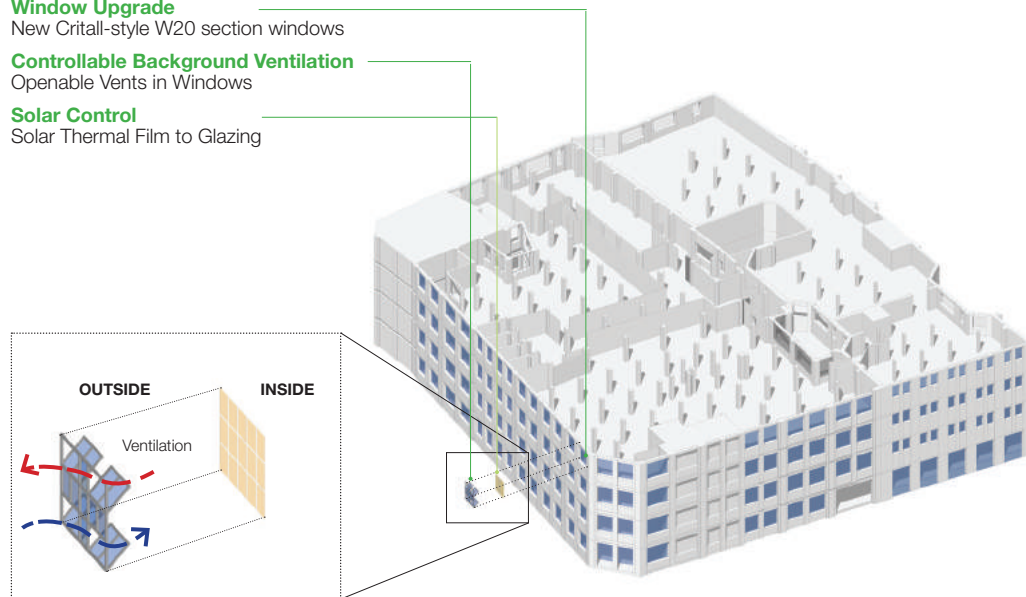
New Critall-style W20 section windows

### 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.

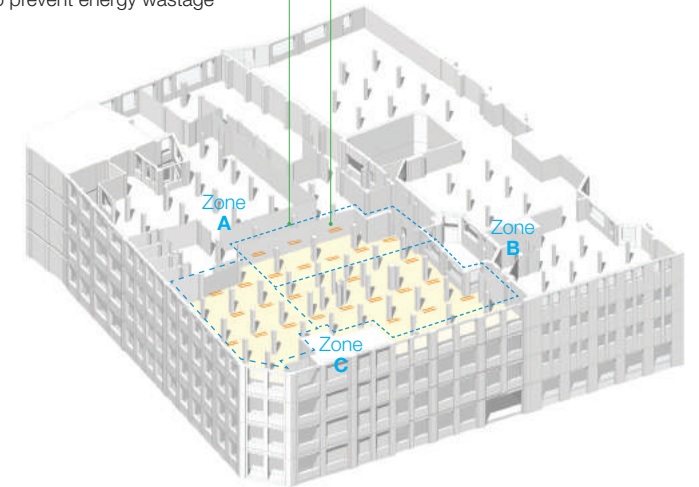
### New Lighting

Encapsulite MT 70 Fittings

### Lighting Zones

Separately operated by PIR Sensors to prevent energy wastage

-  Lighting Zone
-  New Light Fitting
-  PIR Sensor





### 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.

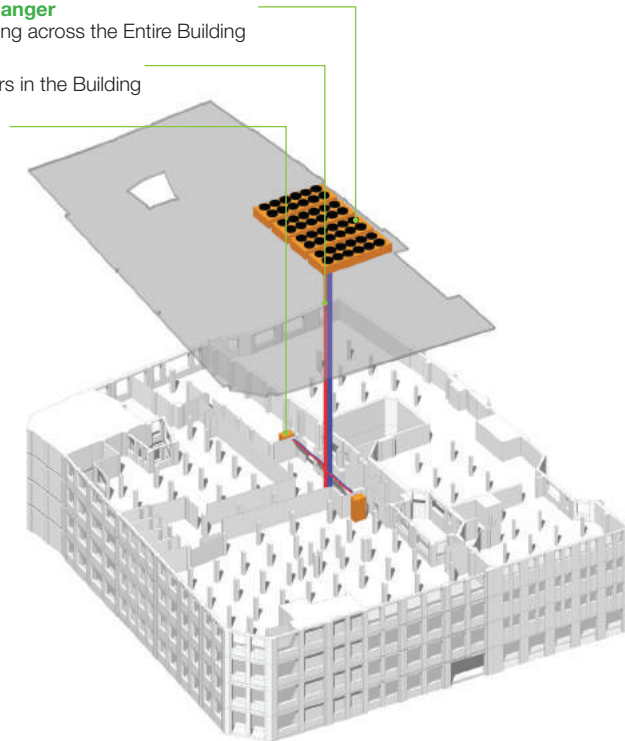
**Basic-spec** fitout includes a local heat-exchanger and perimeter radiators throughout the unit, tenants can add localised cooling units for high-capacity areas (e.g. meeting rooms, server rooms, etc.) without need for additional plant.

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

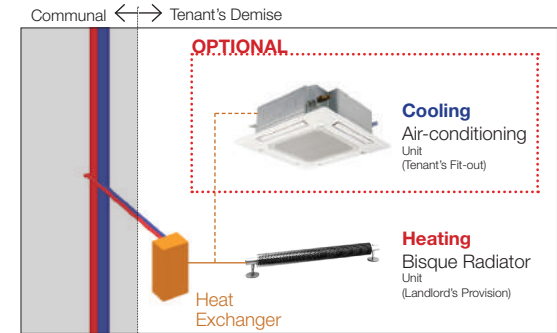
**Rooftop Main Heat Exchanger**  
For Complete Energy Sharing across the Entire Building

**Thermal Loop**  
Circulating through All Floors in the Building

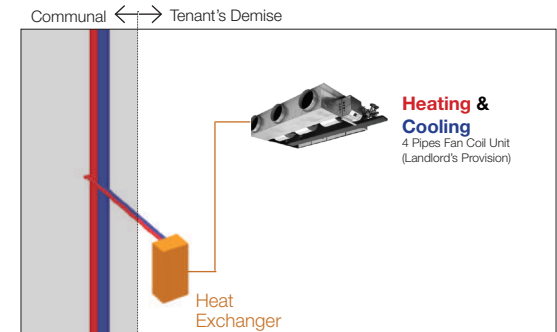
**Local Heat Exchanger**  
Within Unit's Demise for Heating & Cooling Distribution



Basic-spec fitout

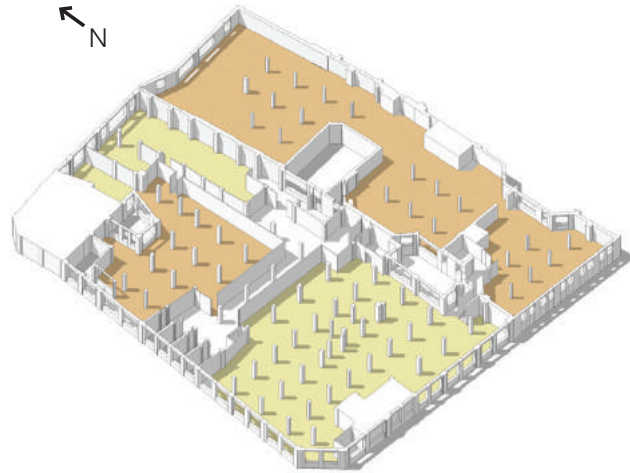


High-spec fitout

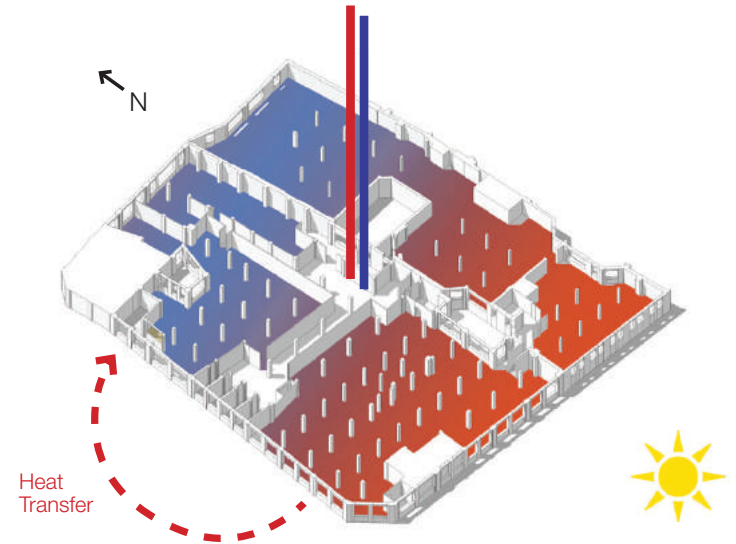


## Thermal Loop

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

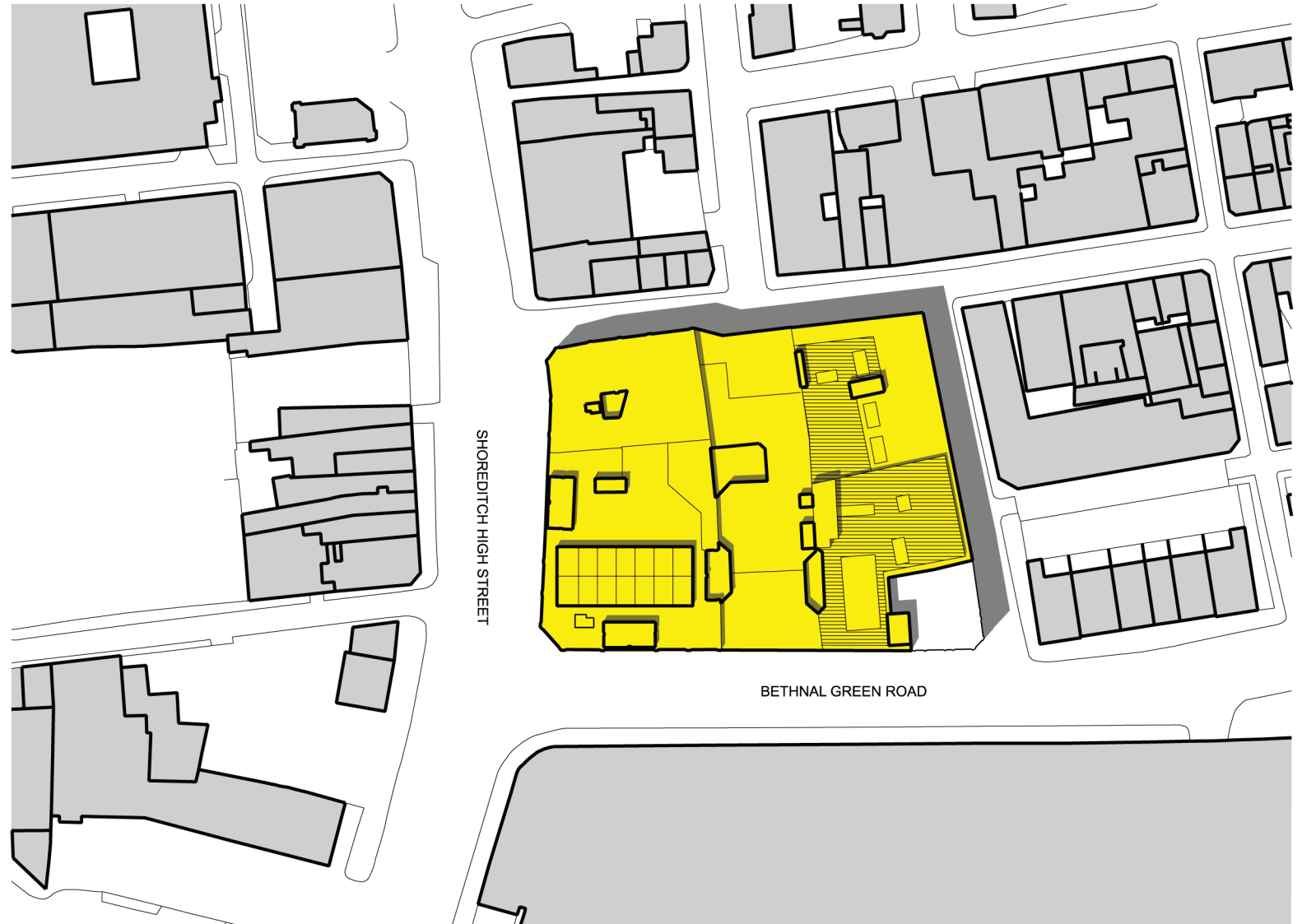
drawings

photos

press coverage

project information

roof plan





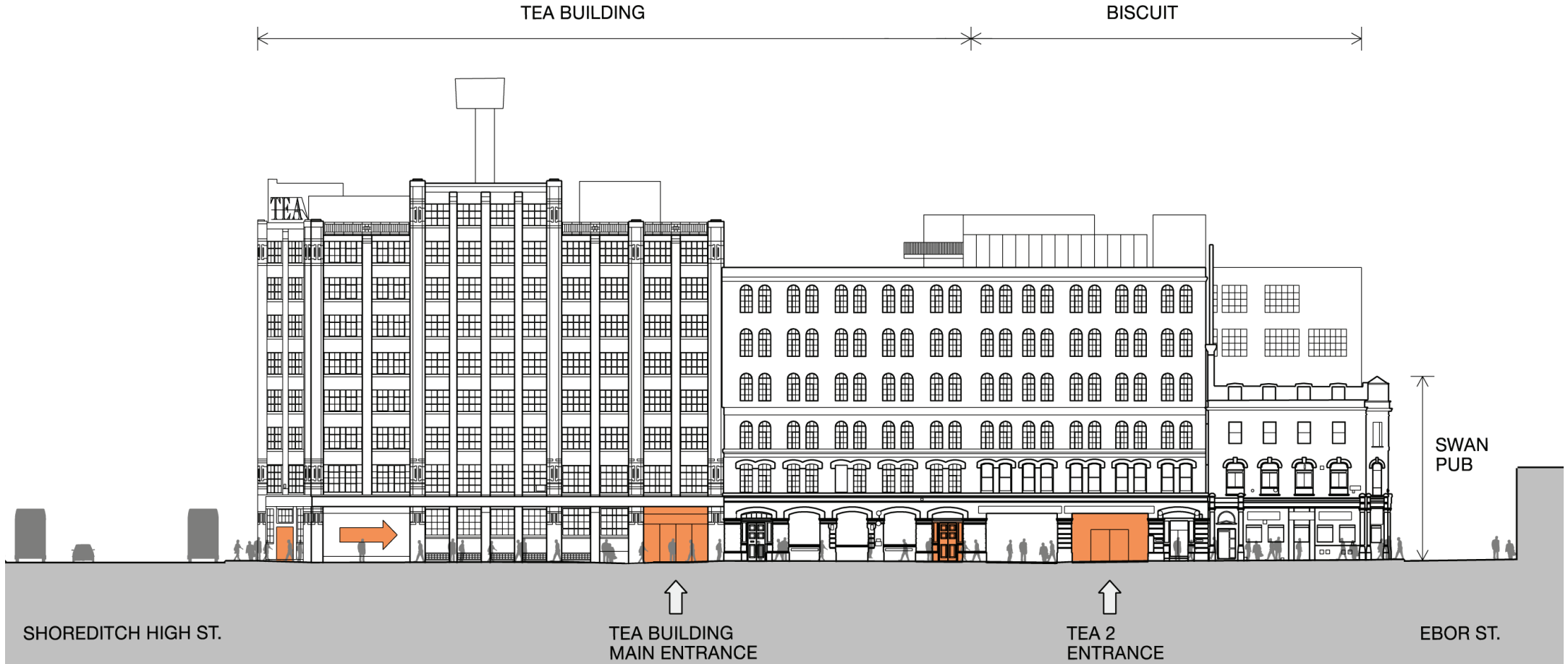
ground floor



typical upper floor



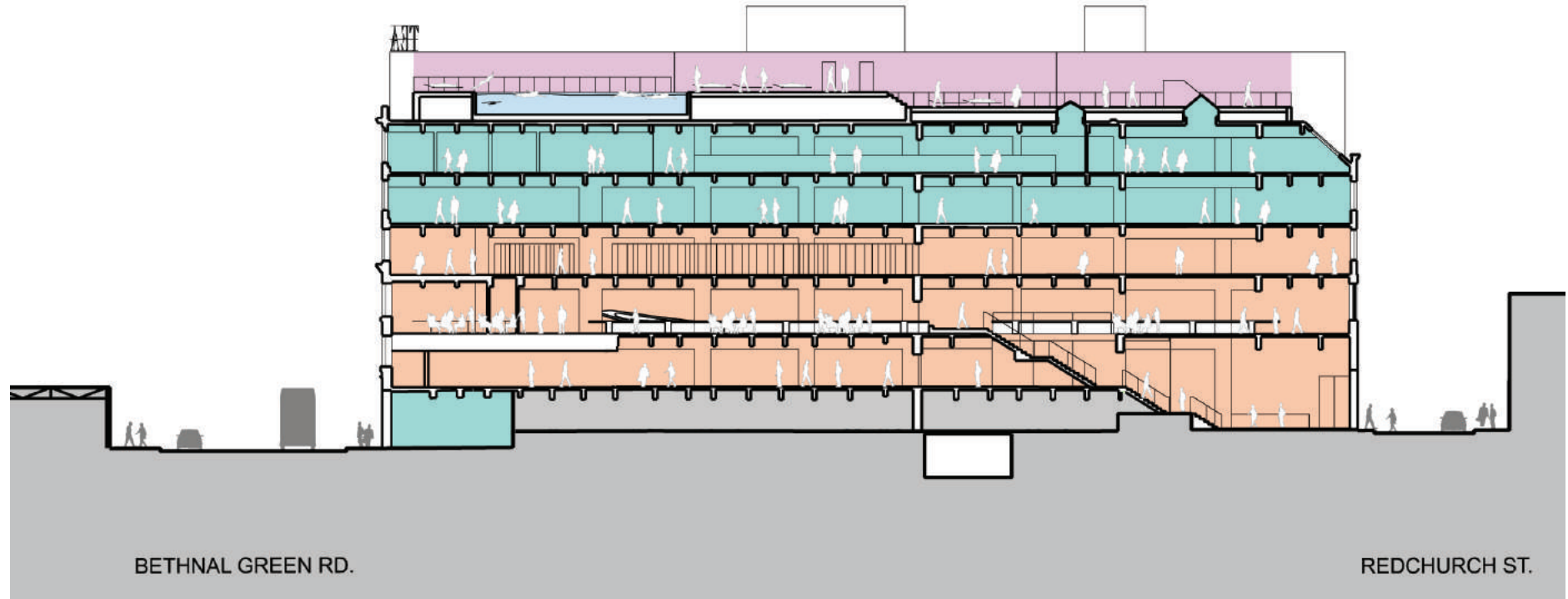








section : 03







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





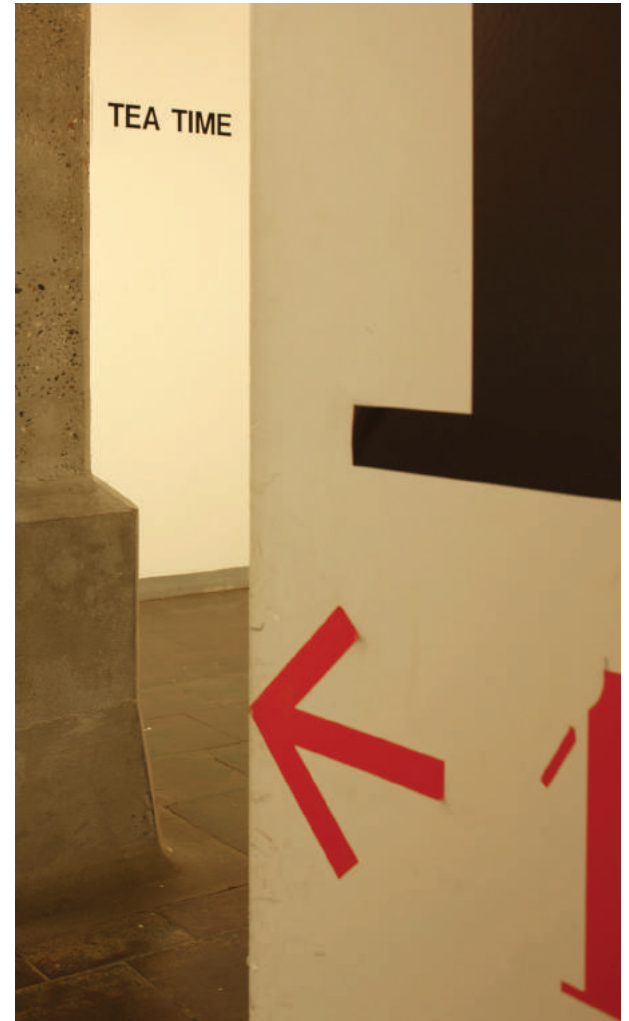
unit post boxes







stairs : lifts : circulation



moving





unit



art space

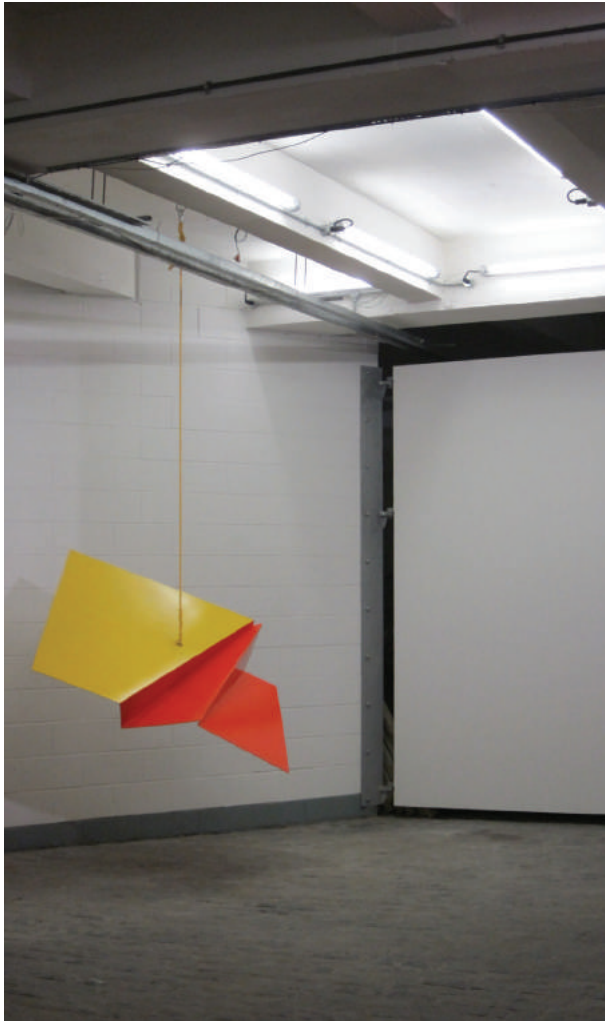




art space



art : space : features





shopfronts



circulation





typical large unit space



unit common area

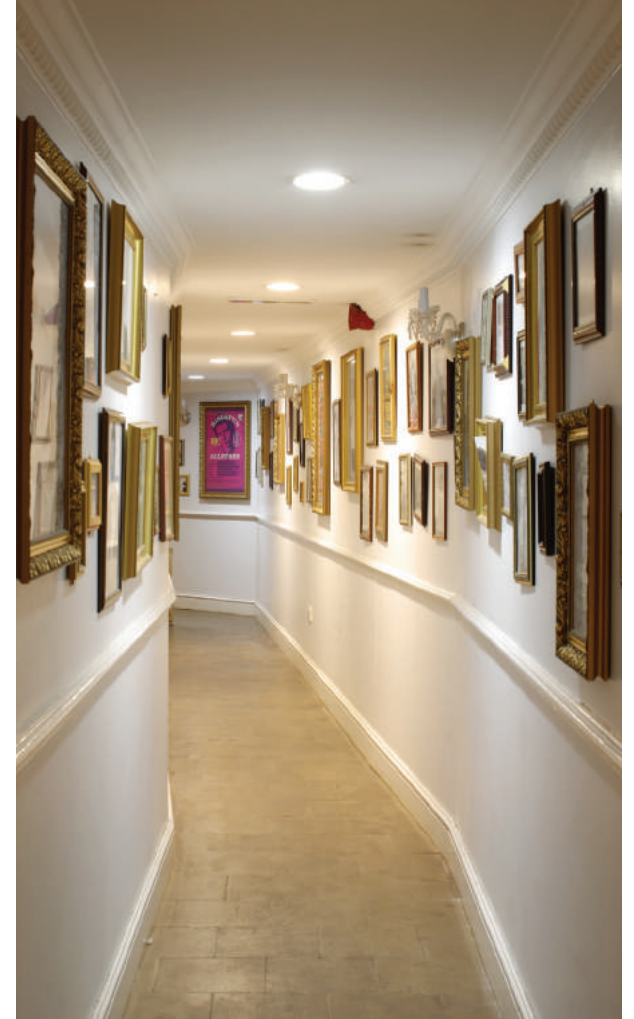




typical large unit space



unit variety





unit variety



unit variety





unit variety



unit variety





unit variety

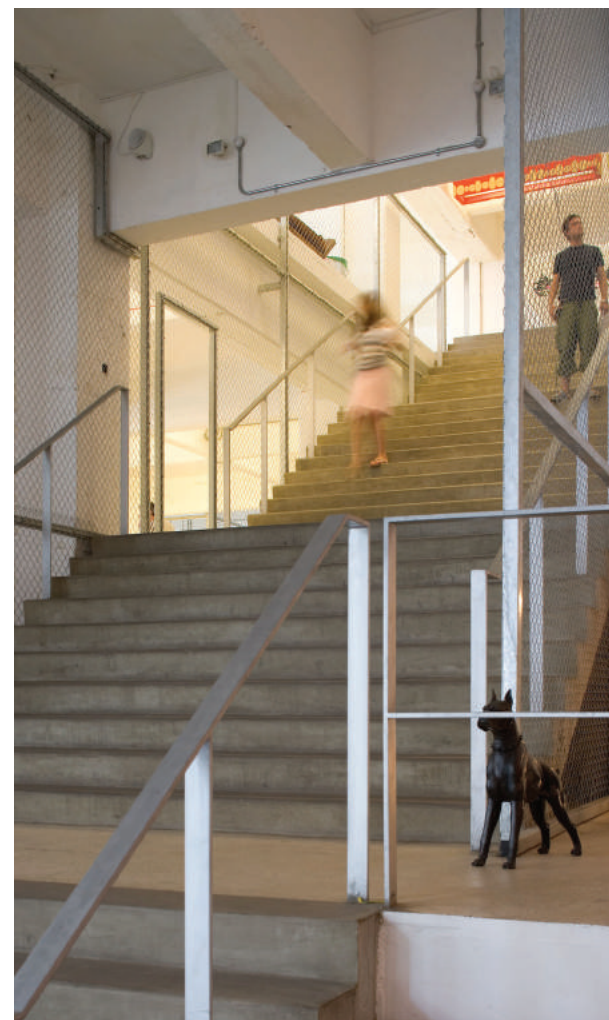








enter : arrival : ascension





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 \$9.65bn 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 big 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 & Trevellian); 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.

Survey: Top 50 clients





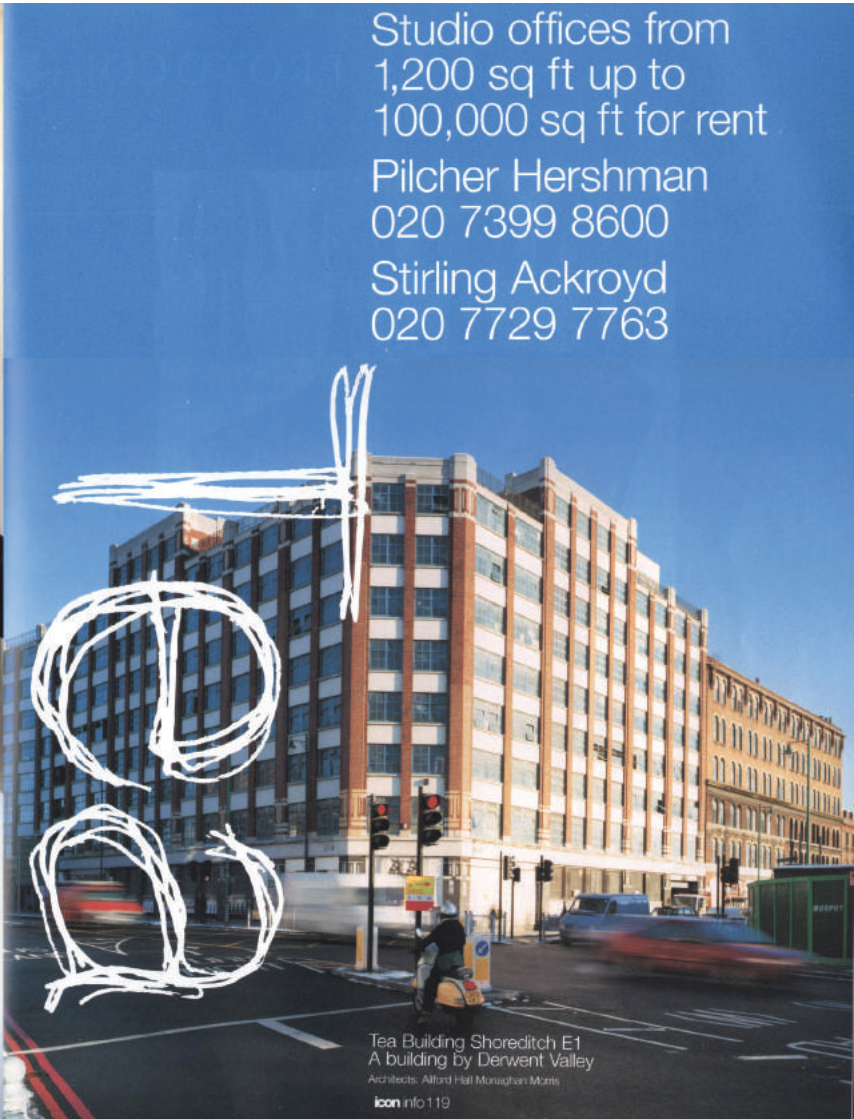
issue 003 june 2003 £1.95

architecture • design

# icon

zaha hadid takes america

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will change the world  
dutch architecture  
runs out of gas  
here comes the  
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Tea Building Shoreditch E1  
A building by Derwent Valley  
Architects: Alford Hall Monaghan Morris

icon info 119



# Homes & Property

FREE WITH TODAY'S Evening Standard

Wednesday, 12 November 2003

Sales 16-19, 24, 27, 30-49  
Private Gallery 32  
Service Directory 46  
Lettings 50-51  
New Homes 52-72  
Overseas 56-57  
Commercial 70-71  
[www.thisislondon.co.uk/homes](http://www.thisislondon.co.uk/homes)

## 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

**T**HE 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,

**«The Tea Building is one of the few to match the scale of New York»**



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

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 remind passers-by of Christo artworks.

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

granting big studios across 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 in 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 Future 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 mood.

The 38 million refurbishment is low-drust 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 Allwood. "It is rugged and dramatic."



Drift crowd: innovative interiors ensure you are pointed the right way

Suits you to a T: even a streetwear label Marshall Artial was attracted to the design of the Tea Building and the fact the company was given a free rein on how it could use its space

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

The latest transfer 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 Pichler Allwood on 020 7399 8600 or writing ackroyd on 020 729 7762.

Pictures by Tim France





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

## 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 spent a further £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 tax desert in the East End.

Someone else who knows how to make secondary office buildings flourish is Sir 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 concert, a fashion, 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, like Branson, some of Mr Ioannou's ideas are more successful than others.

But two that are doing well, he tells me, are easyOffice and easyHotel. Why? People are seeking, not just for money, and both businesses take former office premises and turn them into suites for small businesses (easyOffice) or rooms for budget travellers (easyHotel).

Investing properties, two different ways of tackling loneliness, 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

estates gazette



## 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 development manager for 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.

...nd more new ... could be more ... if the mar ... outside the ... a pie ratio of ... the upside is ... if Mr Wilson

**wer**

...ve held back in. However, is ended, and is starting to Irish govern- soften legisla- and possi- add to the estimated pie for 2006 for 2007, the to be coming a right time, apart 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.

# AHMM

**Morelands, 5-23 Old Street, London, EC1V 9HL**

## 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.

For further information and images contact  
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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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DERWENT LONDON