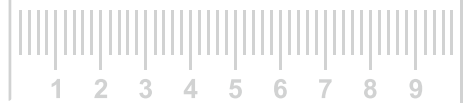


Camden Building Control

Experts in office fit-outs



Lend Lease European HQ, 20 Triton Street, Camden, NW1

Summary of the work

The London Borough of Camden Building Control team was asked by Lend Lease to fit-out their new office space in Triton Street, NW1. Taking the ground to third floors of this 10-storey, 245,000ft² building they required easy access between the floors and chose to add three internal stairs through existing compartment floors to create movement through the building. The new stairways required major structural works as existing 352mm beams needed to be trimmed to accommodate them. Fire safety issues in respect of uniting the floors were managed with the introduction of fire curtains around the stairs along with changes to the fire alarm installation. The logistics were complicated, as were the sequence of works.



Lend Lease requested a minimum of a once-per-week inspection and Camden Building Control's Mechanical and Engineering and Structural specialists were always on hand to make sure that the work was done properly.

The building and all facilities are fully accessible using the principal of inclusive design that was included in the specification of the fit-out.

The job went well beyond the Part L requirements and serious effort was made to use recycled and sustainably sourced materials such as low volatile organic content carpets, paint and silicone; durable Cor-Ten steel (aged in a field to give a "weathered" look); recycled rubber used in carpets. Reclaimed French oak was also used for the flooring and ceilings and in the main reception and client suite on the ground and first floor. All the other wood used is FSC rated. The notice boards are made from natural materials Jute, rosin and linseed oil. All the utilities are monitored along with the zoned air-conditioning and lighting installations.

Key features include a habitat wall adjacent to the second floor cafe terrace and a bio-diverse roof terrace, including 'insect hotel', which staff are encouraged to take an active role in managing. There are also breakout zones and multiple 'refresh points' to give Lend Lease's employees ownership of the spaces they work in.

The fit out achieved BREEAM "Excellent" rating, although the original target was only to reach "Very Good" status. A real effort was made to provide a high quality, environmentally friendly European Headquarters for Lend Lease.

Duncan Young, Sustainability Manager at Lend Lease, said; "As designers for the fit-out of Lend Lease's headquarters, Woods Bagot aimed to deliver an interior that provided a highly sustainable working space for employees, encouraging a healthy and socially inclusive atmosphere. The robust materials chosen which are low in VOC align with Lend Lease' desire to create a healthy interior which supports workplace productivity".

General information



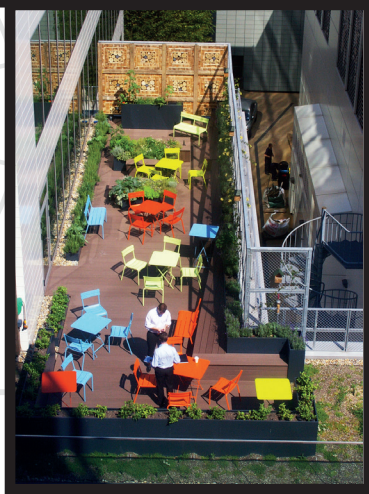
Located on Marylebone Road/Euston Road corridor, one of London's main arteries, Regent's Place occupies a prominent position at the north end of London's West End. The overall master plan for the site has ensures increased permeability through the site. The local environment has also been improved with substantial planting and re-landscaping throughout the estate, including the creation of a new public square and outside courtyard and remodelling of the existing public space and the installation of public art.

The building and fit out both achieved a BREEAM "Excellent" rating and the building has an EPC 'B' Rating. The building is designed to be over 30% more energy efficient than current standards, with enhanced air tightness, heat recovery, high-performance glazing, motion and daylight sensors and electronic energy monitoring, as well as the use of photovoltaic panels. A rainwater recycling system is predicted to save 9% on annual mains water use.

To maintain and ensure constructional stability for the new stair openings, steel hanger rods were inserted to support the trimmed openings for the stairs. These were cleverly concealed within a design feature that also provided guarding/separation from floor to ceiling. In addition as the original floors were designed as compartment floors for phased evacuation a 90min Fire Resistant structure was maintained with the use of 4-sided fire curtains.



The architect's perspective

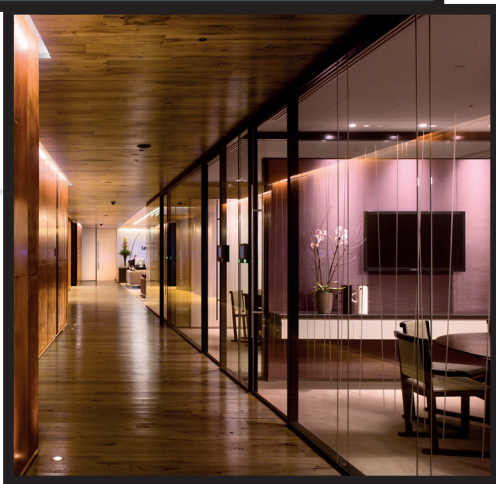


Architect's Woods Bagot were tasked to deliver a highly sustainable office environment that would exemplify Lend Lease's values and brand as part of a mixed-use development. The team created a space that reinforces Lend Lease's brand from the ground floor reception through to the client and workspace levels. Occupying four floors around a large atrium, the offices clearly define Lend Lease's space to create a real sense of ownership for employees, visitors and partners.

Sustainability was a core consideration for the brief. The scheme used reclaimed timber and Cor-Ten steel and sought to create spaces combining elements of lifestyle and workspace to encourage collaborative working and a sense of community amongst employees.

The project took just under 12 months to complete and fully embodies Woods Bagot's aim to integrate lifestyle aspects into the workplace to ensure a more engaging and healthier working environment.

About Camden Building Control



The Camden Building Control team are highly experienced, covering all forms of buildings due to the diversity of property in Camden. The team have the expertise to help overcome any challenges from residential to commercial to iconic Grade 1 listed heritage sites. As members of the Local Authority Building Control (LABC) the team can carry out all your Building Control work, anywhere in the country under the LABC Partner Authority Scheme. Contact us for more details of the Partner Authority Scheme.

We can also carry out: access audits, fire risk assessments, SAP/EPC calculations, acoustic testing, air pressure testing and many more discretionary services.

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