

SPACE



A WARM WELCOME

In this edition of Space, we hear about how the design and construction of **Network W1** in Fitzrovia demonstrates our commitment to partners, new and old, and to design long-life, low-carbon, intelligent offices. We delve into the **DL/Service** offering, the team providing high-quality hospitality across our villages.

Our **45 Whitfield Street** article explains how we modernised a property whilst celebrating its history. In our article on **The Bartlett Promise Scholarship** we reveal how being active supporters of the future of those working in design and architecture is incredibly rewarding.

For **The Finer Details of White Collar Factory**, we illustrate how we lead by design, empowering a building to uphold its original ambition long into the future. Lastly, we visit Tottenham Court Walk, our shopping and dining parade in the West End, and meet its latest tenant, the Scandi home store **Søstre Grene**.

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Front cover, inside front cover & back cover images:
45 Whitfield Street W1

Network News

Catching up on the progress of an imminent addition to our Fitzrovia campus.

Completing in 2025, Network is our latest next-generation workspace in our Fitzrovia village. Among its compelling assets are a prominent W1 position and best-in-class sustainability credentials. Our Development team talks us through the building's design and construction story, focusing on its industry-leading features.

What stage has the development reached?

Network W1 is over halfway through its construction, with the demolition, basement box, and core now completed by construction engineering specialists, Keltbray. The steelwork arrived onsite in early April, a key milestone that saw our main contractor, Kier Construction, take possession of the site. Over the next 12 months we'll see the steel frame and floor plates completed and the pre-cast façade, designed by Piercy&Company, quickly take shape. With the project due for completion in H2 2025, we were excited to launch our marketing campaign earlier this year. It included the commissioning of an incredible interactive building model from the architect's modelmaking team.





Who are your partners?

At Derwent London, we value the long-term relationships we build and endeavour to collaborate with both existing and new partners. Our core team comprises Piercy&Company (Architect), Elliott Wood (Structures), Norman Disney Young (Mechanical & Electrical Engineer), B&Co (Project Manager) and Aecom (Quantity Surveyor), who we've collaborated with on many of our projects.

We enjoy revisiting our supply chain partners. On this project, we're working with Bourne Steel (Steelwork), ESG (MEP) and AW Jeffries (Metalwork) among others who have delivered excellent products for us elsewhere. Equally, we believe in nurturing new relationships, which enables us to challenge the status quo and learn from others in the industry. This time we're forging new relationships with Kier Construction (Main Contractor), VGV (Glazing), Decomo (Façade) and Fujitec (Lift Manufacturer).

Describe some of the key features/materials?

The building is beautifully crafted and draws inspiration from local architecture, particularly the iconic Heals department store on Tottenham Court Road. The façade is made of pre-cast concrete panels incorporating a mix of aggregate to give a feeling of depth, texture and shadow. At street level the dark tones and curved corners draw you in and contrast beautifully with the lighter upper sections of the building.



How do these features tie into your sustainable ambitions?

Since the early stages of design, key design principles were set to ensure sustainability was at the heart of our ethos. In line with our Net Zero Carbon 2030 Pathway, we've sought to reduce Network's embodied carbon below 600kgCO₂e/m², with an ambition to push towards 500kgCO₂e/m². We've integrated the sustainable goals of the project from the outset and the supply chain has also been on board with our vision. We've introduced materials such as low-carbon concrete with cement replacement, both internally and in the façade, recycled steel, and low-carbon blockwork. We've prioritised simple, modular design in the structure, façade and plant, allowing for offsite prefabrication to reduce waste and fuel use. This ethos has fed through to the CAT A design, including minimising material use, switching to low-carbon paintwork, using ash timber, and reusing floor tiles.

How does the design enable long-term sustainable use of the building beyond the construction phase?

Network has been designed to hit our sustainability targets for years to come and we'll collaborate with our occupiers to exceed these targets where we can. Our all-electric building is set to achieve a 4.5* NABERS rating – a standard that measures environmental performance and progress during operation. Our Intelligent Building system will enable us, and, crucially our tenants, to monitor and control energy usage

and the internal environment. Features like air quality monitoring and window opening sensors are integral to the design.

How will the building design and amenities enhance the wellbeing of its occupiers?

The scheme incorporates WELL design principles, ensuring our tenants can provide their employees with an environment that puts their wellbeing first. To this end, access to daylight, fresh air, outside space, and biophilia are priorities. The office floors enjoy abundant natural light and openable windows and there's a private

terrace on the eighth floor and a large communal terrace and roof garden on the ninth floor. To encourage healthier and more sustainable commuting, we've created high-quality end-of-journey facilities, including outstanding changing facilities and cycle space numbers that exceed London Plan targets.

Looking ahead we're excited to see this development complete next year, tenants move in and enjoy this beautiful workplace. Network will stand as a testament to years of collaboration and innovative design – a great representation of a Derwent London building.



At Your Service

Meet DL/ Service, the specialist hospitality hosts!

In the last issue of Space we discovered how our Members enjoy a wealth of exclusive amenities and perks. This time, we hone in on their in-house food and drink offering, run by the talented DL/Service team.

Hospitality is at the heart of our Member offering. To ensure we provide consistent, high-quality fare, we entrusted our F&B offering to experienced catering experts and launched DL/Service. We work with the team to curate an offering that aligns with our brand, with menus that reflect our Members' needs and tastes. It's also about good value – a quick flash of their Membership card on the DL/App entitles Members to preferential rates across the board. Moreover, they'll be regularly treated to changing meal deals, seasonal food offers, happy hours and monthly cocktail specials.

Our cafés are beautifully designed destinations for morning bites, coffee breaks, light lunches and some of the locations offer after-work drinks. We currently have five, located at The Featherstone Building, White Collar Factory, The White Chapel Building and our two Member Lounges - DL/78 in Fitzrovia and DL/28 in Old Street. With the exception of the DL/28 café, which is exclusively for Members, they are all open to the wider community. Do drop by if you're in the neighbourhood.





DL/Service at The Featherstone Building EC1

Food-wise our cafés serve up fresh, seasonal menus, including flavour-packed hot dishes, sandwiches, salads, soups, light bites, pastries and sweet treats. Everything is freshly prepared on the spot daily from carefully selected seasonal ingredients. The beautifully curated drinks lists are led by barista-brewed speciality coffee from Extract Coffee Roasters and a variety of delicious loose teas, super-fresh smoothies and juices, and, in some locations, a licenced bar.

A wider selection of alcoholic and non-alcoholic drinks can be found at our three bars: Bar 80 at 80 Charlotte Street, the rooftop bar at White Collar Factory and the atrium bar at The White Chapel Building. Delivering outstanding catering is also an important part of the DL/Service team's remit. They can provide hospitality at our two Lounges for private hire events and meeting room bookings. If DL/Service is located within your building they can even provide on-floor catering. Their comprehensive catering menus include canapés, street food, hearty bowls and pizzas.

In short, DL/Service provides delicious food and drinks in beautiful spaces, the ideal spot to meet and socialise.

Follow us on Instagram at [@dlservicecafe](https://www.instagram.com/dlservicecafe)



DL/Service at DL/78 in Fitzrovia W1





Retrofit

Transforming 45 Whitfield Street into our first whole building offering Furnished + Flexible workspace.

At Derwent London we carefully manage our responsibility to preserve London's built heritage, while at the same time creating workplaces fit for the future of business. Our sympathetic refurbishment of 45 Whitfield Street by dMFK Architects demonstrates that these two objectives can coexist beautifully.

The 1970s aesthetic of this five-storey building in Fitzrovia is apparent at first glance. The original façade of lozenge-shaped windows, precast concrete panelling is unambiguous evidence of the building's period heritage. Inside, however, unconsidered adaptations over the years had rendered the building impractical for today's businesses. dMFK's approach was to celebrate the building's legacy through preservation and interior design, while making strategic alterations to meet the needs of the modern workforce.



“We always ensure that the space we create is appropriate for its local setting and occupier demand. 45 Whitfield Street’s combination of great design, amenity and flexibility has resulted in a successful leasing campaign with all floors spoken for, just four months after practical completion.”

Kane Lewis

Associate, Leasing - Derwent London

Externally, the original concrete and stainless steel panels and sapele window linings were treated and retained. The addition of bespoke curved timber entrance doors and reception frontage echoes the original design but brings warmth to the arrival experience. The internal accommodation offers 10,600 sq ft of high-quality office space and is the first whole building delivering our Furnished + Flexible offering. It’s here that dMFK successfully embraced the building’s 1970s roots.

From the refurbished foyer to the office floors, period influences manifest in the form of timber finishes, soft curves, decorative flooring and period-evoking furniture and lighting.

But to ensure the overall effect is contemporary, the retro-inspired elements are countered by industrial-style fixtures and exposed services. To bring the functionality of the offices up-to-date and support productivity and occupier wellbeing, we incorporated collaborative workspaces, phone booths, end-of-journey facilities, and roof terraces on each floor. The flexible element of the design is enabled by drop-down services, allowing floors to be configured as required by tenants in years to come.

Empowering Opportunities

Introducing The Derwent London Bartlett Promise Scholarship.

“At Derwent London we recognise the importance and value of ensuring the built environment becomes a more diverse sector. It is to everyone’s benefit that we nurture future talent and this scholarship has allowed us to do just that.”

Helen Joscelyne

Community & Social Value Manager - Derwent London

As a leading player in the UK’s built environment sector, we’re acutely aware that the industry is not nearly diverse enough, and neither are the higher education courses that feed it. Our search for ways to affect tangible progress led us to The Bartlett Promise Scholarship and The Bartlett’s new Master of Science in Architecture (MSci). This is the story of these two pioneering initiatives and our commitment to supporting one of The Bartlett’s talented students. The Bartlett is UCL’s Faculty of the Built Environment. Like us, they know that a lack of diversity is detrimental

to the future of the sector. They had an ambition to make education open to all, regardless of means. In 2019, they took a bold step to create an innovative new scholarship aimed at less-privileged students. One of the biggest barriers to many young people studying architecture is the cost. The Bartlett Promise scholarship covers all fees and provides a stipend to cover living costs for the full duration of a student’s programme. This allows them to focus on the course and immerse themselves in student life rather than worry about how to support themselves.

Another barrier for less-privileged students is the traditional length of the courses, simply because it’s so long before they can start earning. To address this problem, The Bartlett had to rethink the academic structure and content of architectural education. The result is its new MSci course, a condensed and integrated five-year programme. It comprises a four-year full-time academic component plus a final year working in a practice, during which students pay a substantially reduced fee and receive a salary.

This is where we come in; since 2020, we’ve been proud to support one of UCL’s MSci students who, like everyone else, was assessed and selected on the merit of their work. We’ve enjoyed the yearly updates on their progress and have been impressed by their work at The Bartlett’s annual Summer Show.

An incredibly positive aspect of the programme is its encouragement of close ties with practices from the outset. Better still, the final year placement allows students to explore their new skills and creativity in the real world and potentially accelerate their earning power. We see facilitating this link to industry as crucial to our role. Beyond financial assistance, the scholarship offers invaluable industry connections. For example, we’ve put them in touch with a young architect at one of our partner practices, who can share practical insights on life after study.

Looking ahead to the final year, we’re delighted so many of the award-winning architecture practices we work with have expressed interest in taking on placement students. Ultimately, we hope these connections lead to a highly productive interchange between these firms and The Bartlett in the future. It all feels like a move in the right direction for the industry we love.



The Bartlett School of Architecture

The Finer Details of White Collar Factory

Our Old Street village pioneer comes of age.

When it launched in 2017, White Collar Factory was considered to have challenged the concept of the workplace. It set new standards as the next-generation adaptable office for the future of business. Its arrival was pivotal in redefining this area of London as a mixed-use location with the wider scheme combining office, residential and hospitality. In 2023, the building won the BCO Test of Time award, recognising workplaces that live up to their original aspirations and intentions.

We celebrate this award by examining some of the standout features that warranted the win. We particularly acknowledge the visionary work of our architectural partners, AHMM, the engineering feat by AKTII and to Arup for developing the innovative concrete core cooling system that helps regulate internal temperatures and save energy.



A building's skin not only defines its identity but must also perform. At White Collar Factory the **façade** supports the energy and sustainability concept of the building through passive design features that maximise natural sources of heating and cooling. The folded and punctured aluminium panels allow ventilation while shielding the office floors from the sun's heat on the south-facing elevations. It's a design approach inspired by Jean Prouvé, a pioneering designer responsible for integrating manufacturing technology with architecture.



The dynamic **reception** area was designed to impress with its volume and light and also boost its potential for animation and adaptability. The focal point is the reception desk, but while most are static monoliths, this one is fully nomadic and can be relocated and repurposed or removed altogether to make way for events. Its mobility is enabled by multiple power points within the floor and an overhead lighting track. Another example of functional transience is the tenant board projected onto the concrete wall behind.



The building's crowning feature is its **rooftop terrace** and the 150-metre perimeter running track, which was the first one in London. Boasting an Olympic-grade sprung running surface, the track offers occupiers a unique world-class fitness facility high above the busy streets below. The building façade extends upwards by two metres, providing protection from strong winds, while glazed sections afford runners panoramic views across the city. The amenity has proved so popular that a club has been formed to organise running schedules and events.



White Collar Factory's **courtyard** is the connective hub at the centre of the estate. It acts as the gateway to the campus of buildings and provides a calm space only metres away from the clamour of Old Street roundabout. The design cleverly blends the past with the present through contrasting textures, traditional materials and contemporary design. Recycled stableyard bricks provide visual interest and echo the industrial courtyards that once occupied this area of London. Benches and raised planters constructed from concrete and Corten steel blend naturally into the scene. Glazed roof lights bring daylight to the studio space below.





A Feature On:
Søstrene Grene

Brings inspiring and creative homeware from Denmark to Tottenham Court Walk W1.

Beyond providing best-in-class workplaces, Derwent London's buildings bring life and amenities to the capital's communities.

Tottenham Court Walk is the two-storey retail element of our landmark property, 1+2 Stephen Street. With its distinctive glass and steel façade and avenue-style pavements, this shopping and leisure destination has a magnetic presence on Tottenham Court Road. Søstrene Grene is the latest brand to join the Walk's collection of retail big-hitters, including Waterstones, Leon, and Hotel Chocolat. The Scandi home store's 5,000 sq ft unit is their UK flagship and a key step in their plans to open 100 new stores nationwide by 2030.

You can lose yourself in the signature maze-like layout as you explore a seemingly endless range of homeware,

crafts, stationery, kitchenware and children's toys. The design draws inspiration from the founder's Nordic roots, encouraging you to slow down and become immersed in a calming universe. One-off surprises to discover at the Tottenham Court Road store include the interactive Experience Room with its changing seasonal displays.

If you're a full-on fan of the brand, there's a chance you've noticed the stores have two distinct halves, reflecting the contrasting personalities of the brand's fictitious sisters, Anna and Clara.

One half is a haven for creativity and crafts, while the other presents more practical products. It's playful inventiveness like this that makes Søstrene Grene such a unique (and addictive) shopping experience.



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Our Vision, Purpose & Values

We craft inspiring and distinctive space where people thrive.

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.

We build long-term relationships. We lead by design. We act with integrity.

