

SQUIRE & PARTNERS
Space House

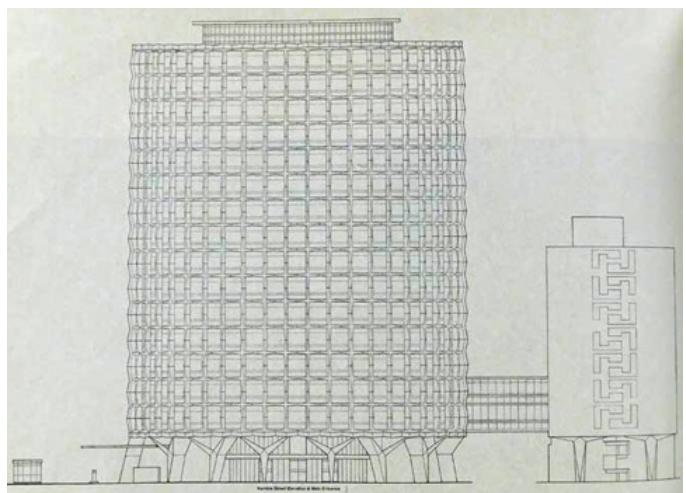
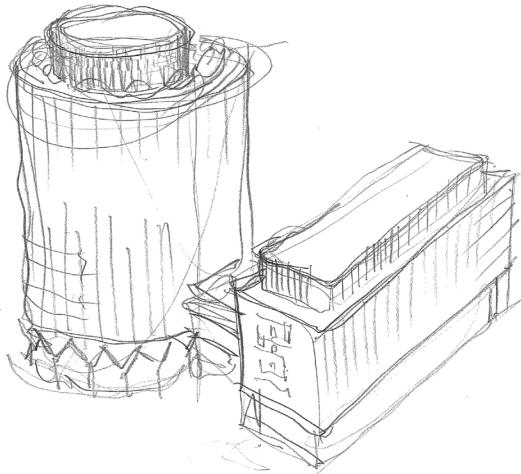


Space House

A brutalist icon reimagined

A symbol of the 1960s commercial property boom, Space House is a rare Grade-II listed brutalist icon designed by Richard Seifert and Partners, recognisable by its distinctive cylindrical tower with a pre-cast cruciform façade sat on y-shaped columns, a rectilinear block and connecting bridge. Originally built in 1968 and refurbished in both 1996 and 2003, Space House has been inhabited exclusively by the Civil Aviation Authority until 2019, when the developers Seaforth Land and QuadReal Property Group acquired the building.

Squire & Partners' ambitious retrofit removes layers of subsequent interventions to celebrate the original architecture, while adding a rooftop extension to accommodate 255,000 sq ft of intelligently designed workspace, ground floor retail spaces and an improved public realm. The building's strongly articulated façade has been sustainably restored to respect its brutalist character, whilst setting the standard for the future of the workplace.



Preliminary designs for Space House, Kingsway, London, R. Seifert & Partners, 1960

PROJECT TEAM

Architect	Squire & Partners
Client	Seaforth Land
Structural engineer	Pell Frischmann
M&E consultant	Atelier Ten
Heritage consultant	Donald Insall Associates
Development manager	Avison Young
Landscape designer	Gustafson Porter + Bowman
Planning consultant	Gerald Eve
Enabling works	Erith





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architects
R. SEIFERT & PARTNERS
contractor
SIR ROBERT McALPINE
&
SONS LIMITED
REFURBISHED 1996
architects
603 DESIGN GROUP LTD
contractors
INTERIOR PLC

RESTORED &
REIMAGINED 2024

ON BEHALF OF
SEAFORTH LAND
& QUADREAL

ARCHITECT
SQUIRE & PARTNERS
CONTRACTOR
BAM CONSTRUCTION LTD

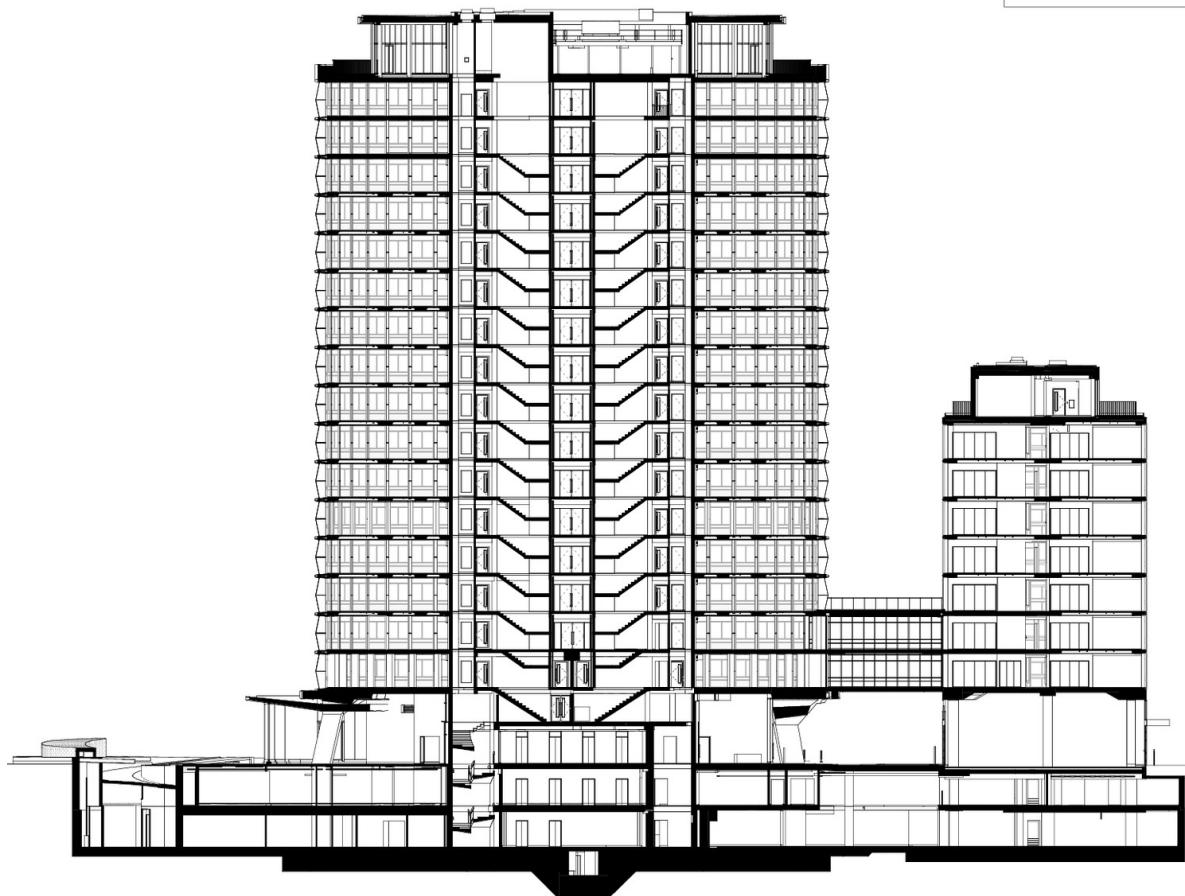
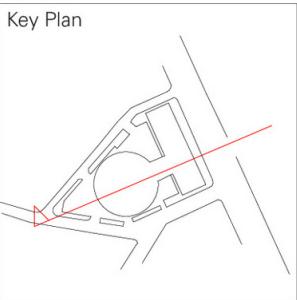
‘Space House is one
of the most important
redevelopment projects of
our time.’

– Historic England





Key Plan



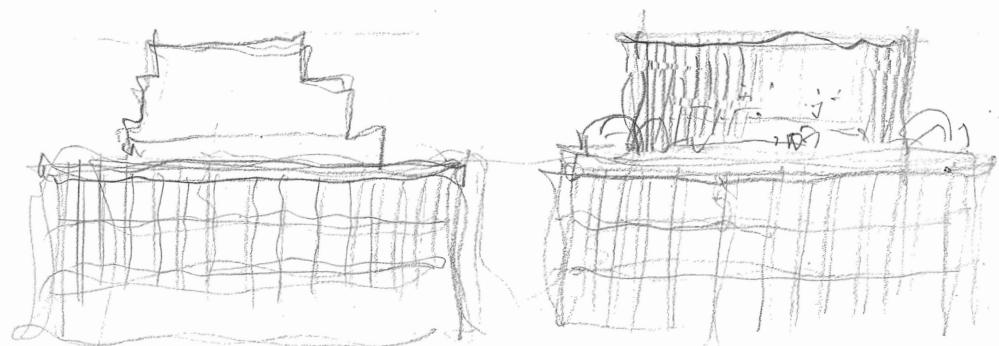




90% of the original structure has been meticulously restored and retained, saving an estimated 10,000 tonnes of carbon emissions.

An early adopter of hybrid in-situ concrete construction, Seifert's original design utilised precast cruciform concrete blocks laid out in a grid pattern, which enabled fast and low cost construction. Standing the test of time, this forward thinking method of construction has allowed for additional floors to be added with relative ease - and limited impact on the overall look of the facade - by inserting a new layer of replicar cruciform blocks.

Two additional floors of office accommodation have been added to the Tower, and a single-storey has been added to the Block. The new eighth floor of the Block provides meeting rooms and a Club House comprised of a bar and 5,000 sq ft terrace accessible to all tenants.



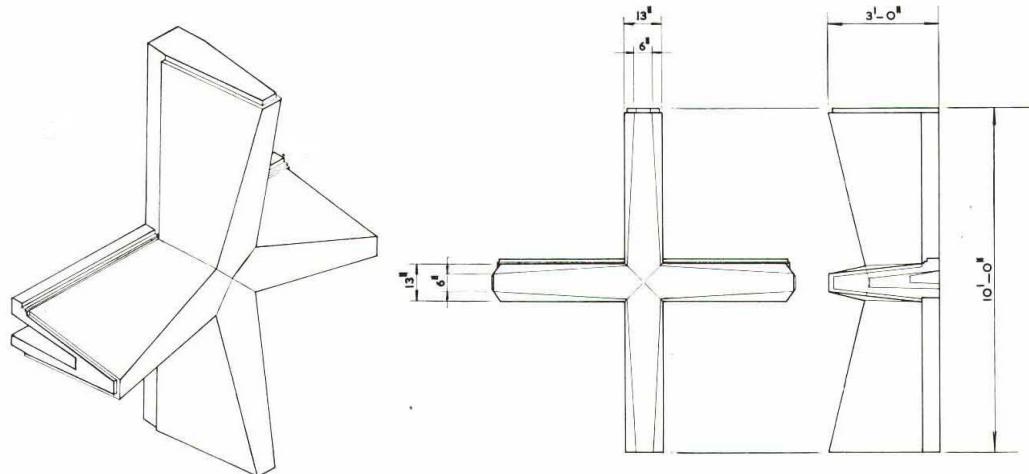


Richard Seifert stands next to a cruciform as it arrives on site, circa 1965

48 replicas of the cruciform structures were installed

Reinstating Seifert's original design intent for a crisp roofline silhouette, the new rooftop extension atop the tower creates an additional 12% of lettable office space, as well as creating a 3,600 sq ft roof terrace. It also conceals a new, high-performing services installation utilising air source heat pumps, which replaces cluttered AC units that had amassed on the roof level by previous occupants.

This involved the painstaking process of unstitching the precast T-form structures that crowned the building, for vital renovation, before reinstating them above a new section of cruciform structures, carefully matched to the concrete composition of the original 1960s units.



Early drawings of the cruciform precast modules, R. Seifert & Partners, 1960







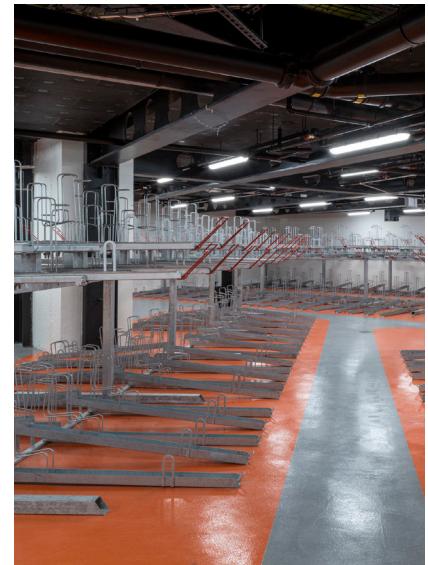
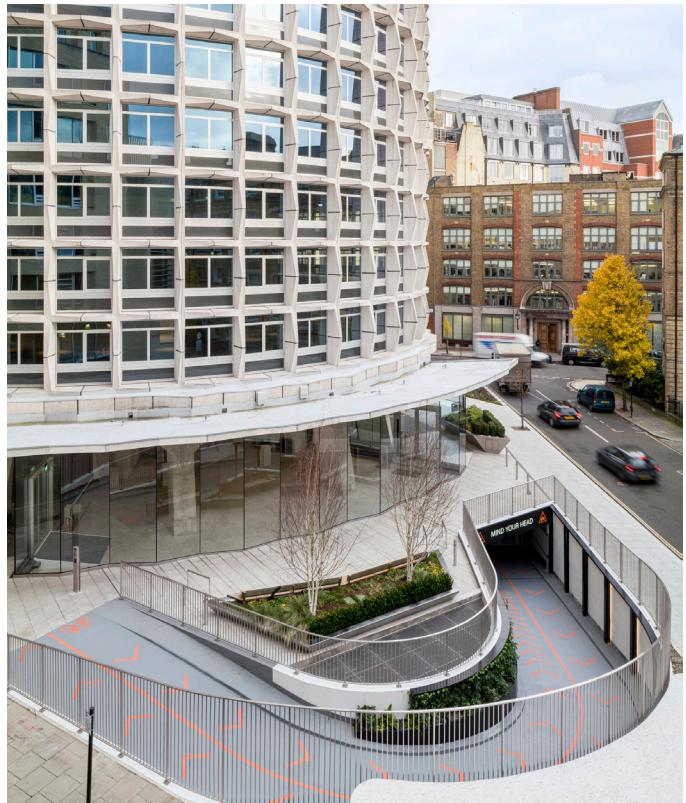




Car-centric elements have been reinvented for the future

Built in an era advanced by the popularity of the automobile, car-centric elements have been reimagined. One of three ramps to the basement has been retained to create dedicated cycle access, and the underground car park now provides expansive cycle storage for 600 bikes alongside showers, lockers, drying rooms and changing facilities.

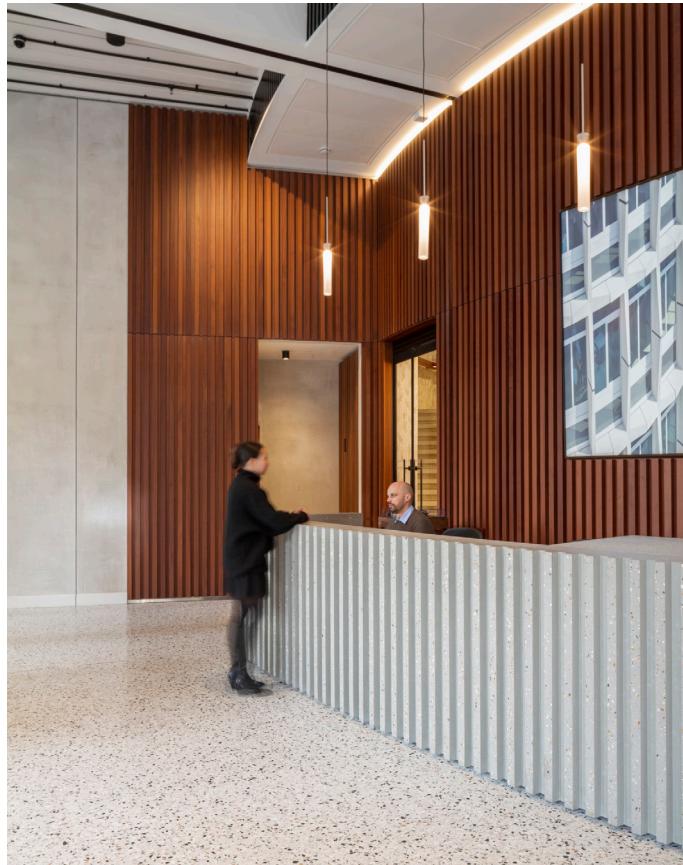
Elsewhere, the two-storey basement is punctured with a void to deliver 16,500 sq ft of flexible double-height event space. What was an onsite petrol station canopy at the base of the tower has been reimagined as the Filling Station restaurant, activating the street level and opening it up to public use.





Upon entering the tower, occupants are welcomed by a spacious double-height lobby and reception. In the block, an intimate lobby leads to eight levels of 8,000 sq ft workspace floors. The sky bridge creates contiguous workspace on the first and second floors, and a garden terrace on the third.



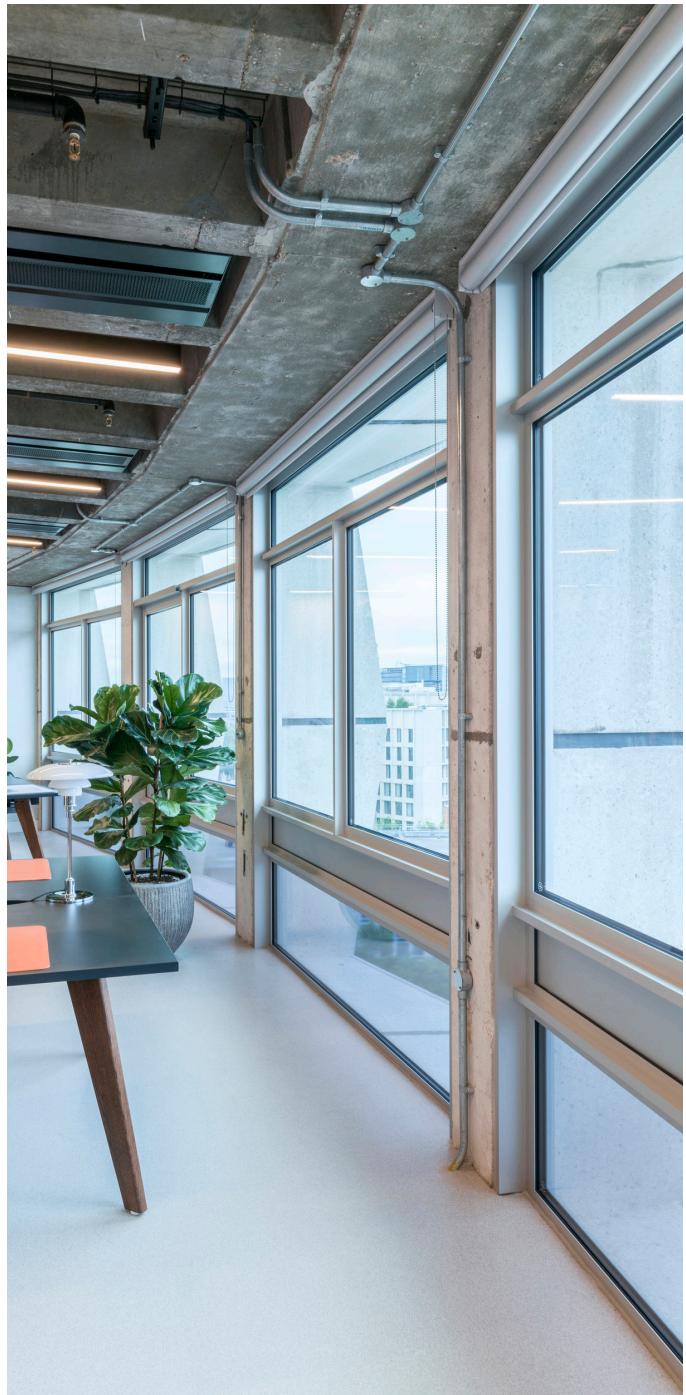


The largest listed building in the UK to achieve BREEAM Outstanding

Adding external insulation was impossible without altering the façade's historic character. Instead, the team focused on high-performance glazing and a smart cooling system featuring operable windows.

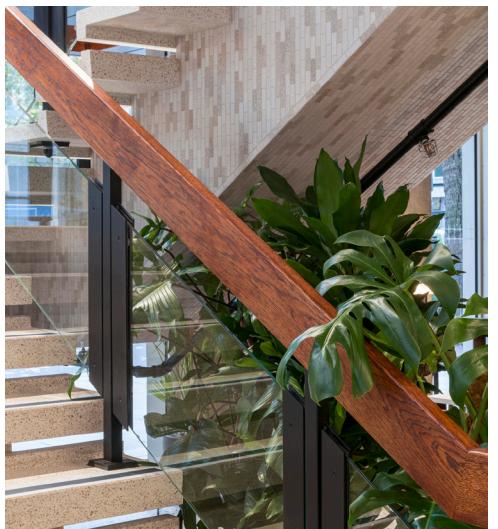
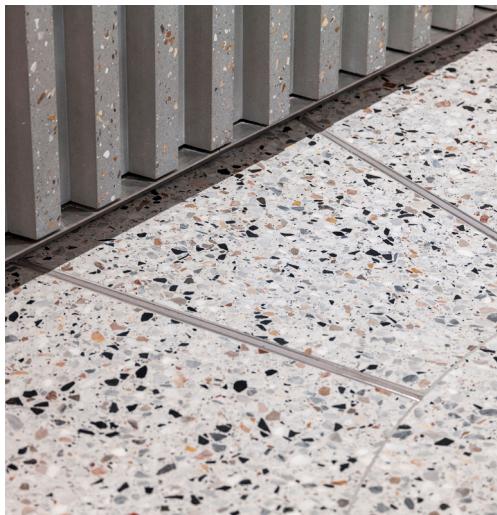
Heating and cooling is provided by bespoke chilled beams, which fit seamlessly within the existing radial ceiling coffers. Sensors monitor daylight to reduce energy consumption for lighting. Low-flow fixtures were specified to reduce potable water consumption.

The revitalised building provides a highly connected and diverse digital platform for its occupiers, with Fitwel 2-star and Wired Score Platinum certification.











TIM GLEDSTONE
Partner, Squire & Partners

'We must look back to go forwards.'

A trailblazing example of modern architecture built during the first forays into space exploration, the aptly named Space House has taught us a great deal.

The opportunity for its full refurbishment demanded massive passion and drive to bring it back to life and reimagine it as something even better than it started out – much closer to its documented design intent than its final built-out, fitted-out self. This required an amazing client, consultant and construction team of doers, makers and believers with vision.

We have created respectful and highly sustainable new additions to publicly activate the ground floor, accommodate modern working environments, and answer the needs of tomorrow's occupier and visitor – prolonging the life of the building for many more years to come.

TYLER GOODWIN
Founder and CEO, Seaforth Land

'The result speaks for itself – a beautiful, experiential, state-of-the-art, mid-century office building of which Squire & Partners, Seaforth, and our partners can all be incredibly proud.'

Space House is not just a London prime grade-A office building, it is a globally relevant example of the future of the office market- designed to empower our customers (our tenants) win the war for talent and earn their commute with unique, experiential office space.

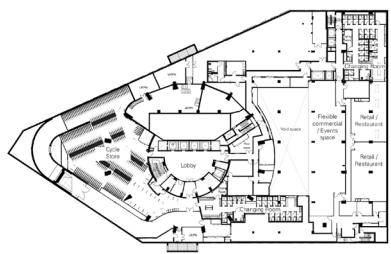
Making the Space House experience appear effortless – despite years of effort – has been a parallel objective. New sustainability and conservation standards have been achieved with this building that will resonate with the next generation of talent that want to work in a place that reflects their values and has a clear sense of purpose.

'London's coolest new
building of 2024'

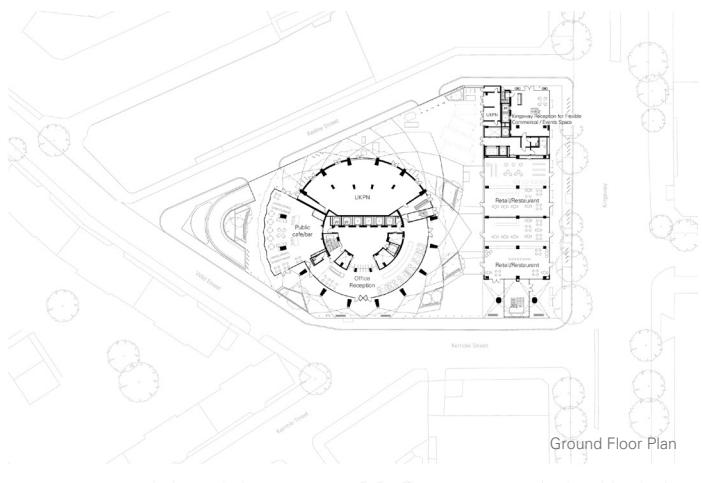
– Twentieth Century Society



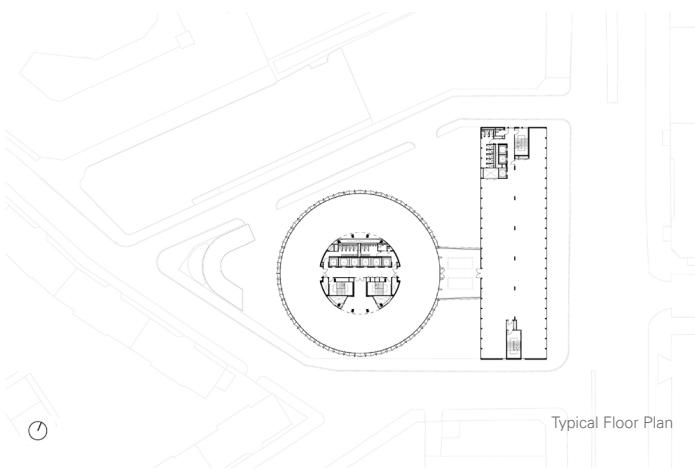




Basement Floor Plan



Ground Floor Plan



Typical Floor Plan

Squire & Partners

Squire & Partners is an architecture and interior design practice with experience spanning four decades, earning it an international reputation for architecture informed by the history and culture of where it is placed. From large-scale urban masterplans to small bespoke fitouts, its award-winning portfolio for some of the world's leading developers includes new build and retrofit workspace, residential, hotels, retail, education and public buildings.

The practice's approach responds to the unique heritage and context of each site, considering established street patterns, scale and proportions, to create timeless architecture rooted in its location. Embracing traditional and emerging technologies in craft and construction, the practice is renowned for delivering a rigorously detailed product.

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