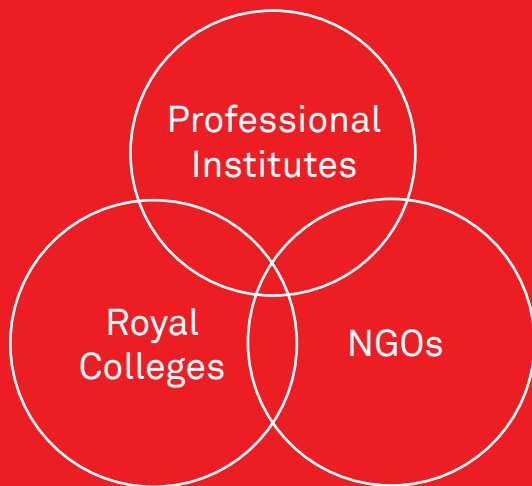


# Knowledge Buildings

BENNETTS  
ASSOCIATES

## A New Generation of Buildings is Emerging

Knowledge buildings contain a hybrid of Workplace, Education and Cultural uses. These buildings will allow 'Knowledge Organisations' such as Royal Colleges, professional institutes and NGOs to develop their thinking, share their knowledge and spread their influence more widely.



# Knowledge People

Knowledge buildings are used by a variety of people with different aspirations different requirements. The design of a building influences how effective people are at work and how successfully they interact.



## Professional Member

Pride in their qualification  
Reputation  
CPD  
Touchdown Space  
Overnight Stay



## Staff Team

Desk Space  
Enjoyment  
Comfort  
Wellbeing  
Commute



## Student Member

Learning/Training  
Examinations  
Graduation Ceremony



## Leadership

Long-term Future  
Happy and Healthy Staff  
Finances  
Links to Decision-makers

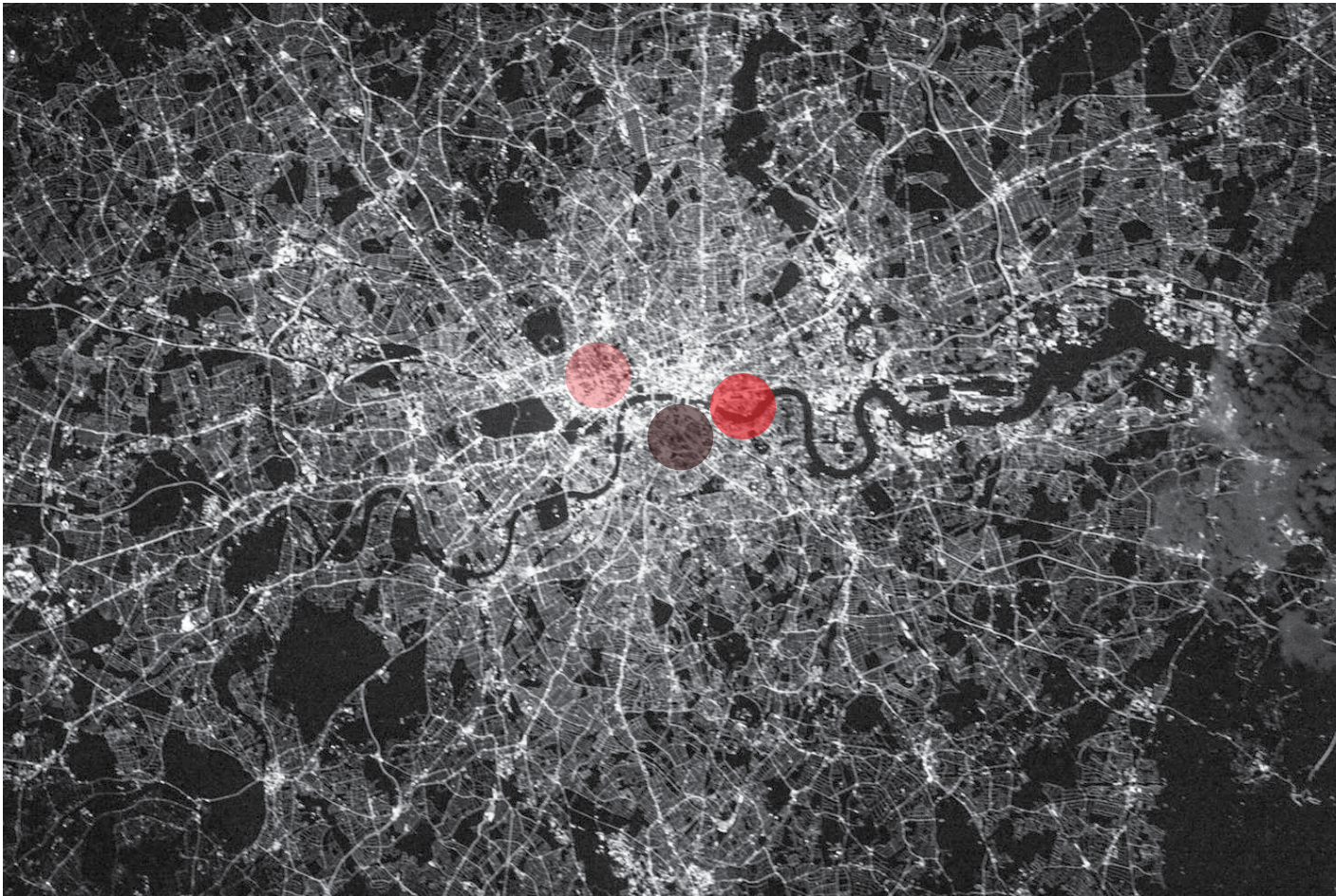


## Visitor

Welcome  
Quality  
Location  
Enjoyment

## New Locations

Many organisations are choosing to relocate in emerging parts of central London where more affordable freehold buildings are available, streets are busy and opportunities to attract both visitors and event hires are plentiful.



We have relocated knowledge clients to Euston, Southwark and Tower Hamlets

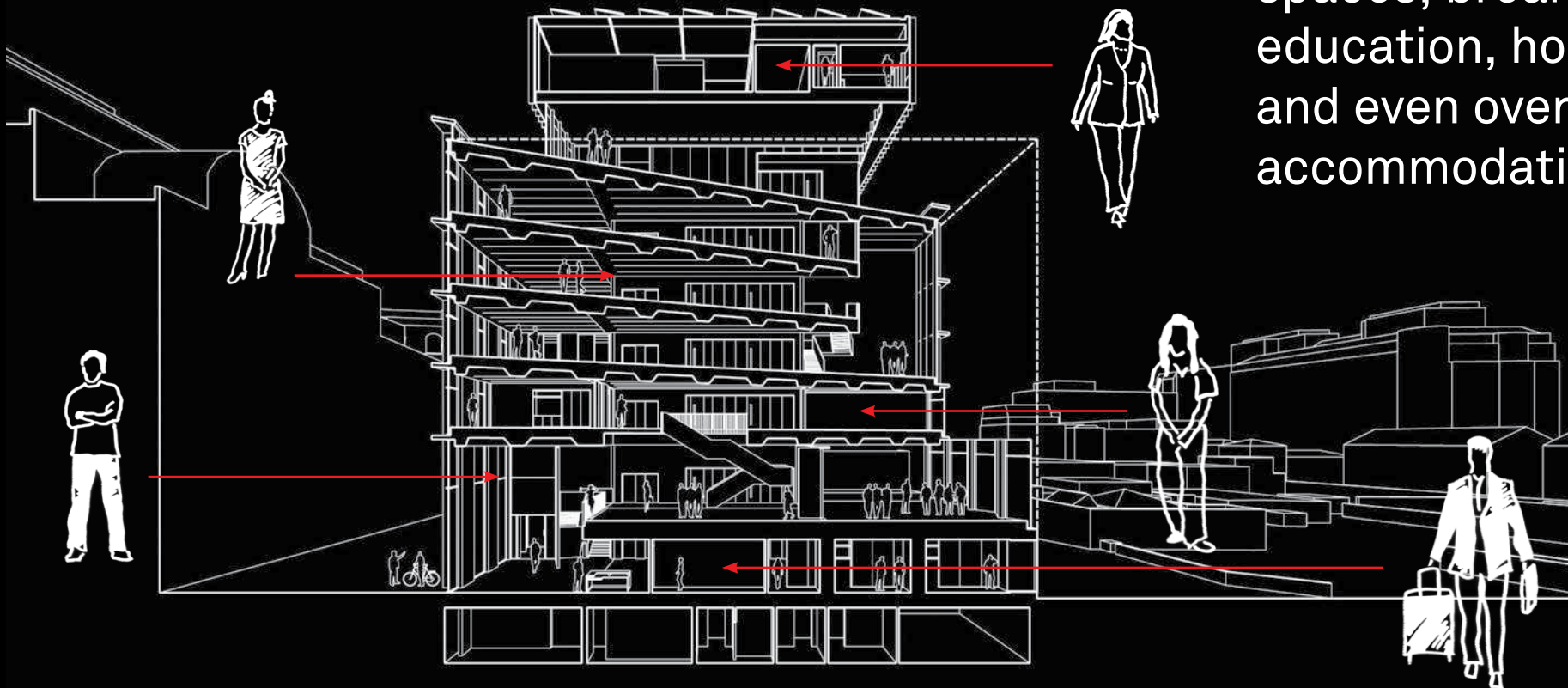
## Mix of Uses

The mix of workplace, events and education spaces is critical, and demonstrate leading current thinking on how architecture can be used to bring people together to share ideas and experiences. This draws on highly relevant experience in workplace design, higher education and cultural buildings.



# Spaces for Everyone

Successful knowledge buildings contain a variety of working and social spaces, desk spaces, co-working spaces, break-out, education, hospitality and even overnight accommodation.



# A Place to Come Together

Open circulation stairs and spaces create opportunities for people to meet and share ideas, they are the points where everyone in the building comes together and they need to be generous and visible.

# Identity: Past, Present and Future

Alongside the need to create contemporary events and workspace, organisations need identity and character, buildings which reflect their past, present and future.



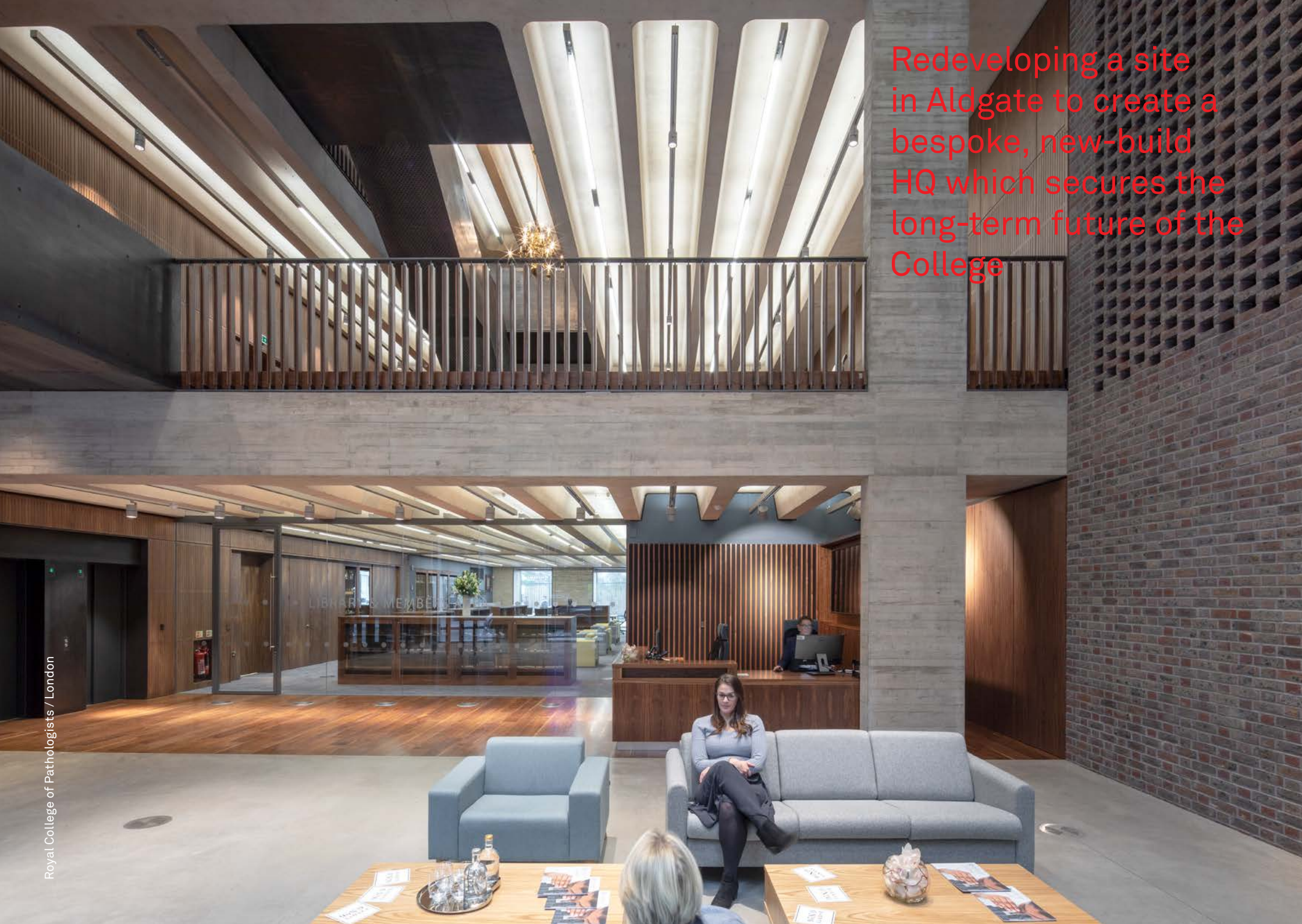


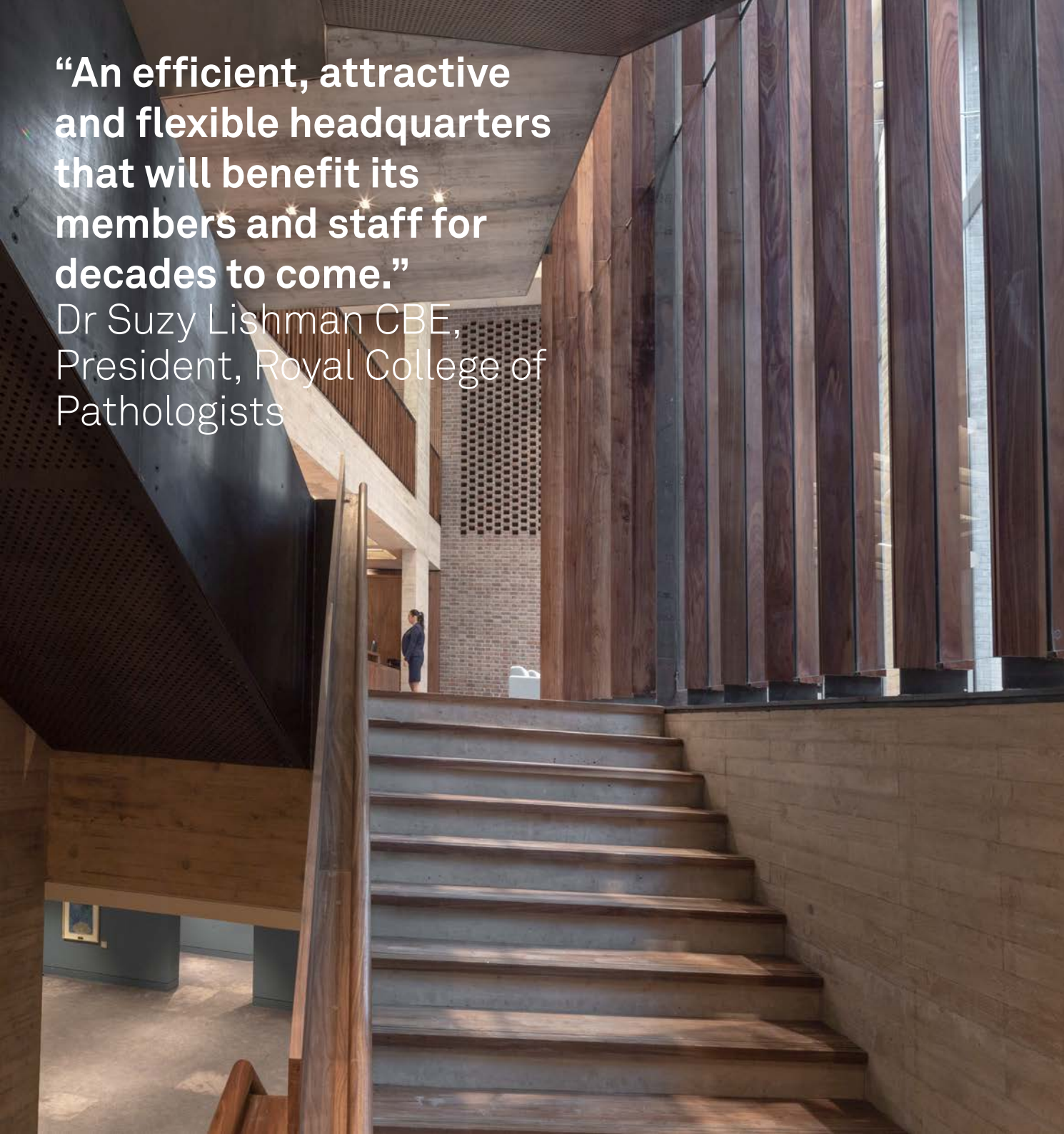
## Memorable Events Spaces

Events spaces need the flexibility to accommodate large conference gatherings, dinners, receptions and exhibitions.

Designs need to be coordinated with catering and hospitality in mind.

Redeveloping a site in Aldgate to create a bespoke, new-build HQ which secures the long-term future of the College



A photograph of a modern building's interior. In the foreground, a wide, light-colored wooden staircase leads up. To the right, a large wall of vertical wooden slats is illuminated by natural light from a window. In the background, a person in a blue uniform stands near a brick wall. The ceiling features a dark, perforated metal structure.

“An efficient, attractive and flexible headquarters that will benefit its members and staff for decades to come.”

Dr Suzy Lishman CBE,  
President, Royal College of  
Pathologists

## Royal College of Pathologists

**A historic medical association relocates from a historic building into a contemporary space that encourages the sharing of ideas and facilitates social gatherings, education and meetings.**

This building marks a significant geographic and cultural shift for this prestigious professional membership organisation as they move from a historic site in the West End over to Aldgate on London's eastern fringes. Bennetts Associates has designed a highly flexible new building that is a contemporary interpretation of their old home in a Nash terrace but that offers a multitude of spaces internally as befits the organisation's changing needs. As well as offices there are social spaces, conference and meeting rooms and overnight accommodation for visiting members. Modelled on a more outward-looking cultural type of building the idea is to attract and retain a growing international membership as well as advance the valuable research the Royal College is doing and provide public education services and programming.

The design of the facades reflects the many uses contained within the building. Externally this is expressed with brick piers and deep-set windows. Setbacks on the first, third and fourth floors create connecting double- and triple-height volumes inside the building and allow daylight to penetrate deep into the site.

This is Bennetts Associates' third and largest project for the Royal College of Pathologists and part of the practice's growing body of work in this area. Other examples include a scheme completed for the Royal College of Ophthalmologists in late 2014 and a current project for the Royal College of Obstetricians and Gynaecologists, who are also due to relocate from a 1950s purpose-built HQ in Regents Park to a 19th century former hop warehouse in South London.

Location	Aldgate, London
Client	The Royal College of Pathologists
Area	33,000 ft <sup>2</sup>
Site Acquisition	2015
Completion	2018

Converting a Victorian warehouse in Euston to house the College, and reflect its history and identity



**“The building is a happy marriage of preserved features and modern design; it is both attractive and functional and has enabled the College to start a new chapter with confidence.”**

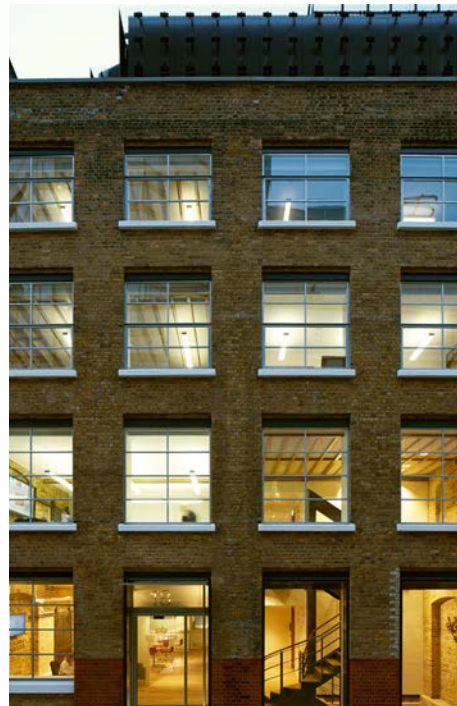
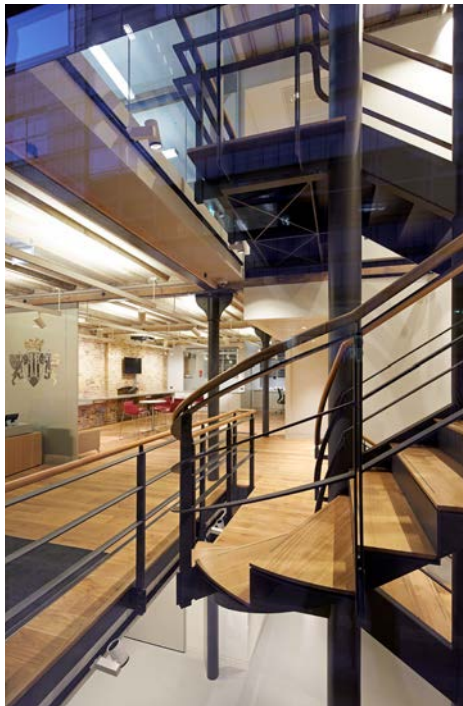
Kathy Evans, Chief Executive  
The Royal College of Ophthalmologists

# Royal College of Ophthalmologists

**The redevelopment of a former Victorian warehouse houses the Royal College of Ophthalmologists’ new headquarters.**

The building is close to Euston station, the future HS2 development and the developing campus of medical institutions around the Euston Road. It accommodates offices for the college’s 25-30 staff, ancillary training facilities, including seminar and lab spaces and a meeting room for 40 Council Members in a new pavilion at roof level. The façade and interior have been opened up into a triple height entrance space to bring light into the building, with a feature staircase leading to the public areas.

The fabric of the 5-storey building was in relatively good condition but did not meet the requirements of the current building regulations. Where possible, the interior refurbishment has exposed the brickwork, cast iron columns and timber floor structure of the original Victorian warehouse building. Bespoke display cases house the College’s collection of scientific artefacts through the public spaces of the building. The project was completed in December 2014.



Location	Camden, London
Client	Royal College of Ophthalmologists
Area	10,300 ft <sup>2</sup>
Value	£2.3 million
Site Acquisition	2012
Completion	December 2014

A pair of existing buildings including an 1850s hop warehouse to create a building that will influence women's health worldwide.



**“We are delighted to have found a home which will safeguard and enhance the College for future generations.”**

Professor Lesley Regan, President, the Royal College of Obstetricians and Gynaecologists



## Royal College of Obstetricians and Gynaecologists

**The new headquarters will provide contemporary office spaces to support new ways of working for its 200+ staff, as well as conferencing facilities and a public café. It will meet the College's aims to provide a fully accessible building with an emphasis on health and wellbeing and sustainable design.**

The North building is a converted hop warehouse which dates originally from 1853; it was converted to office use in the 1970s and was internally refurbished in 2007. The South Building was purpose-built for offices in the 1980s, making the two buildings in effect independent, but connected by doorways on the two upper levels.


The proposed scheme covers the majority of the existing courtyard with a new glazed atrium to provide an entrance that joins the two existing buildings and addresses the level changes. The atrium, accessed through the existing archway, features a new central stair to all levels and reception facilities. The new entrance hall showcases the historic hop warehouse façade, solely allowing for minimal removal of some of the window sills to provide routes into the building. Internally, the project mainly comprises light touch refurbishment of existing offices areas and services, albeit the introduction of a new 300 person meeting hall on the third floor of the Victorian warehouse will see the eastern part of the top floor ceiling removed. A full strip-out and refurbishment of the two bottom levels at the South Building will provide the new RCOG conferencing facility. Exposed concrete soffits throughout and services runs will make maximum use of the existing floor to ceiling heights.

Location	Southwark, London
Client	Royal College of Gynaecologists and Obstetricians
Area	58,000 ft <sup>2</sup> NIA (existing and new)
Value	£8 million
Site Acquisition	2017
Completion	Q4 2019 (Phase I)



Royal College of Obstetricians and Gynaecologists  
Staircase detail, 3D printed model





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