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Bennetts Associates

## Designing for Workplace

We are part of a revolution in workplace design that is driven by people's changing needs.



We are one of the UK's leading architectural practices, with a widely recognised reputation for being in the vanguard of sustainability and the current drive towards Net Zero Carbon.

We are an employee-owned trust and certified B Corp<sup>®</sup> with studios in London, Edinburgh and Manchester.

We have completed a diverse portfolio of cultural, workplace and education projects in both the public and private sector.



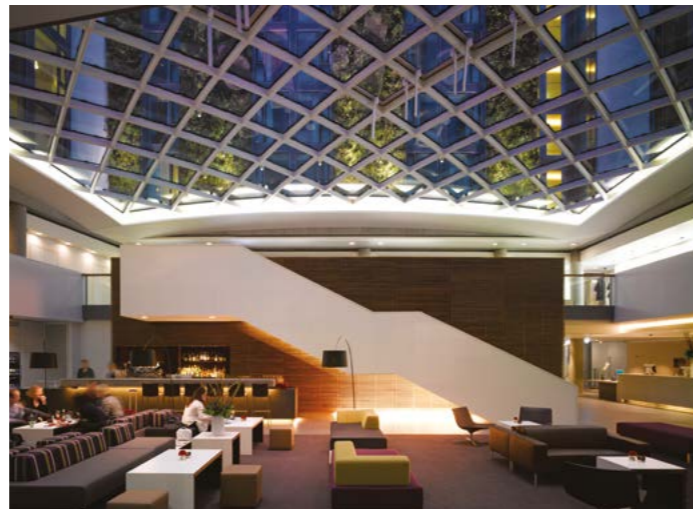
Workplace



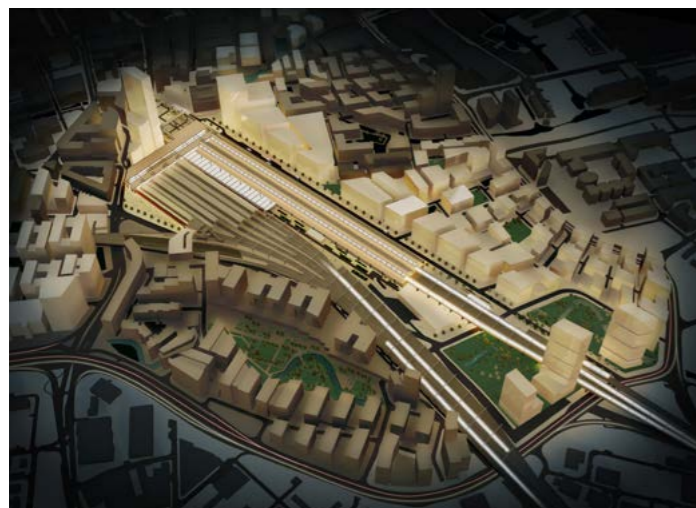
Education



Culture



Hotels



Masterplanning



Historic &amp; Reuse

## How we design: 30 years of workplace experience, enriched by ideas from other sectors

A revolution in workplace design is underway and is refreshingly occupier- and experience led. This is a positive and enriching development that not only makes architects better equipped to provide spaces that have longevity and appeal but clients more able to attract and retain the best tenants and talent. End users are increasingly looking for a diversity of spaces that can cater to their changing moods and working needs and provide both quiet, intimate areas of retreat as well as buzzing spaces for meetings, group work and events.

In the same vein, clients are asking us to create spaces that are flexible and multi-layered and that can offer a diversity of amenities, spaces and atmospheres within one scheme. Ground-floor spaces and lobbies are often adaptable and house shops, cafés or cinemas as well as reception areas that can double up as events spaces if needs be. In order to fulfil these ambitious wide-ranging requirements our experience in other sectors such as culture and higher education is often called on and informs the design.

Three other hugely significant areas in commercial building design are: the provision of high-tech digital infrastructures and connectivity; catering to health and well-being in the form of fresh air, daylight, views, the use of non-toxic materials, green spaces and plants; the ever-increasing relevance of sustainability. Our buildings are always designed to exploit passive environmental measures as well as green technologies. We not only consider the long-term energy output and carbon emissions of a building but we also look at the embodied carbon of the construction materials and processes and what a project's future maintenance needs mean in terms of its long-term environmental impact.

As a practice Bennetts Associates has 30 years of workplace experience. We are not only ideally placed to understand where the market is going but also to translate and predict the changing needs and desires of occupiers.

Genuine sustainability underpins all truly long-lasting architecture. We are recognised as an industry-leading pioneer of sustainability. We are the first architects in the world to sign up to the UN's Climate Neutral Now campaign and to set science-based targets, and are the architects with the highest B Corp score in the UK.

#### Leadership

We are the first and only architectural practice in the world to have approved science-based targets and be carbon neutral via the United Nations Climate Neutral Now framework. We were founder members of the UK Green Building Council, are involved in the RIBA sustainable futures group, and most recently have been heavily involved in developing embodied carbon guidance for designers in partnership with LETI. Our latest business targets go well beyond the standard 50% reductions demanded by race to zero, requiring us to reduce emissions by 75% by 2030.

#### Practicing what we preach

As part of our science-based targets we have begun studies on how to retrofit our London and Edinburgh studios to net-zero standards, building on their historic use of 100% renewables. This is alongside our general programme to put climate action at the heart of our business including giving staff extra holidays to use low-carbon travel, committing to go plastic free, and developing a tool to help staff understand their carbon footprint in the context of project decisions.

#### Data driven practices

We believe that genuine sustainability underpins all truly long-lasting architecture. It must though be supported by evidence and hard data. We push for all projects to have post-occupancy, becoming Building Use Study partners to enable us to carry this out ourselves, and are publically committed to carry out at least one per year. We will undertake embodied carbon analysis on all projects and publish results on our website, targeting all completed projects by 2030 to be LETI A rated.

#### Driving Net Zero Carbon design

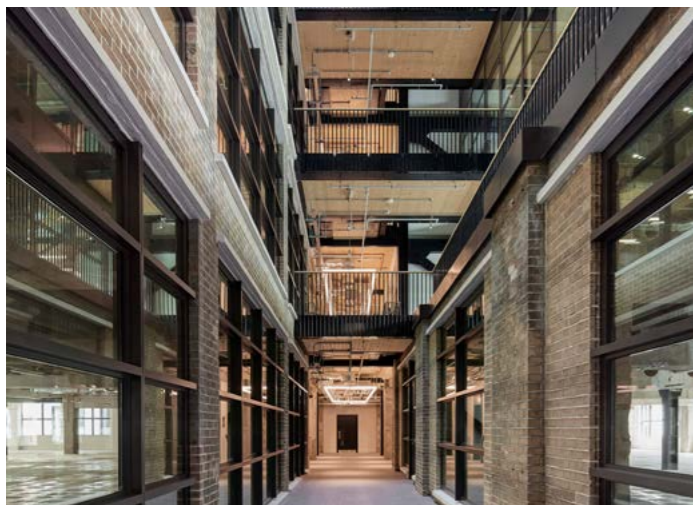
Through the UKGBC and our involvement with LETI we have been helping to define net-zero targets, and are currently working on a number of projects aligned with the UKGBC net-zero framework (both in operation and in construction). We understand, however, that it is not enough to have a number of pathfinder projects, and so now all projects have a series of meetings with our in-house sustainability team to enable net-zero design, including briefing meetings with clients and in-house embodied carbon analysis.



Timber Square  
Workplace

“We’re delivering two highly sustainable buildings centred around a new public square which combine a breadth of amenities with highly efficient space.”

Oliver Knight  
Head of Workplace, LandSec



Project Details

Southwark, London	Landsec	33,910 m <sup>2</sup>	2025
Location	Client	Area	Completion

Carbon Data

550 kgCO <sub>2</sub> e/m <sup>2</sup>	650 kgCO <sub>2</sub> e/m <sup>2</sup>	450 kgCO <sub>2</sub> e/m <sup>2</sup>
Upfront Carbon (A1-A5) Total	Upfront Carbon (A1-A5) Ink Building (West)	Upfront Carbon (A1-A5) Print Building (East)

At Timber Square in London’s Bankside, we set out to address the challenge of reducing both construction and operational carbon within a single redevelopment. Developers, Landsec asked us to create a workplace that meets science-based commitments on net zero, but also puts people and public space at the heart of its design. Working closely with the client and wider team, we developed a hybrid timber structure on a scale not yet seen in the UK.

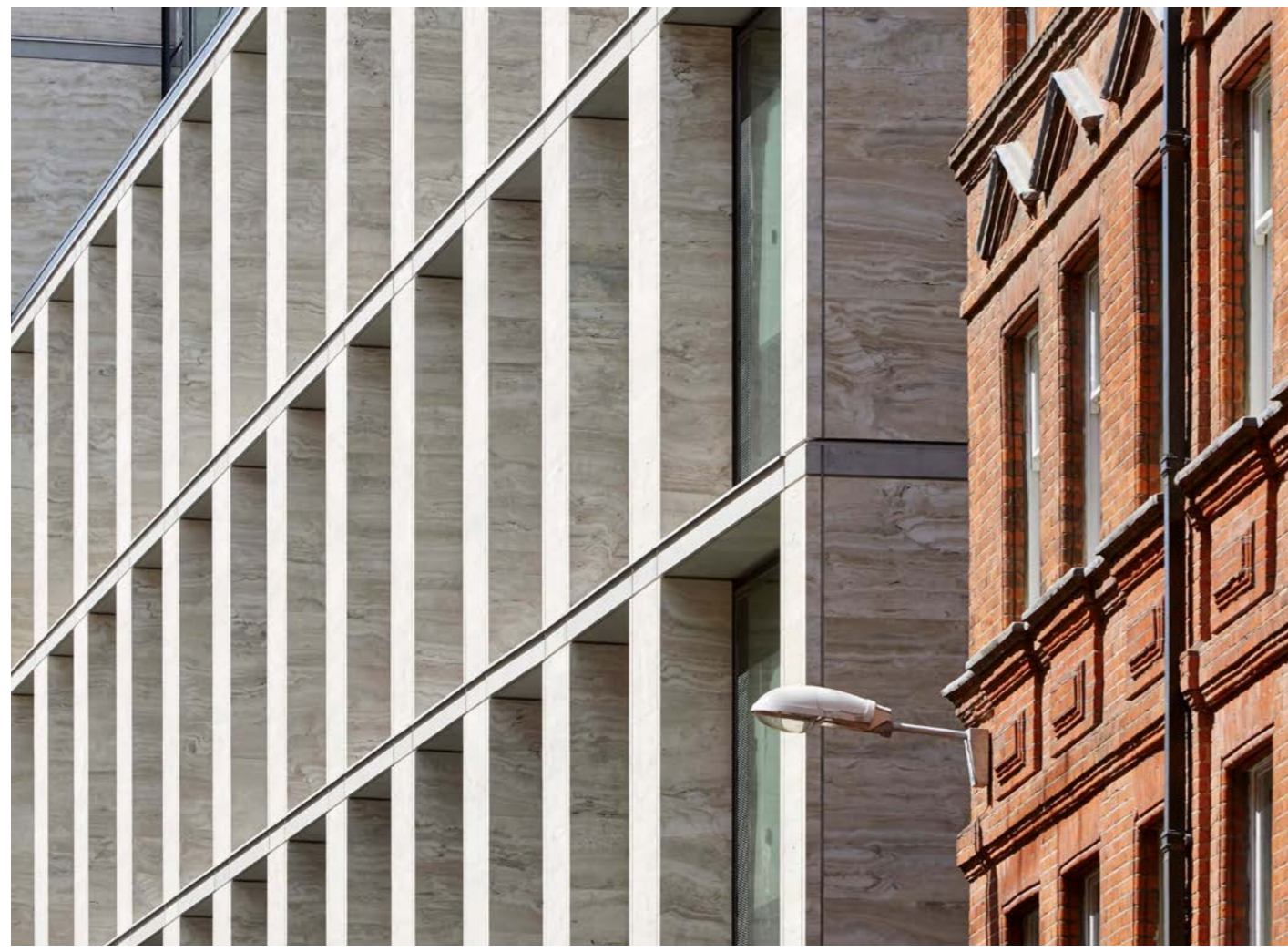
By reusing what we could and building with timber where possible, we’ve made significant reductions in embodied carbon. Timber Square is targeting the highest industry benchmarks, but more importantly, it shows how reuse, wellbeing and sustainability can successfully coexist in forward-looking workplace design.

The project has been able to reuse much of the existing mid-century printworks. We retained around 80% of the Print Building’s original structure, adding hybrid steel and cross-laminated timber to extend it upwards. This preserved its industrial character while creating flexible new workspaces and terraces that could open the workplace up to light and views. Next to it, the new Ink Building uses the same hybrid timber approach. Here, steel and timber work together in what will be one of the country’s most ambitious mass timber office buildings. We integrated roof gardens and terraces across most levels, as a break from work and to offer alternative space for meetings and events.

40 Chancery Lane  
Workplace

“No.40 is a rather special building. Aesthetically, it has a strong and handsome look and it holds the corner boldly, making it the most prominent and pleasing building on Chancery Lane.”

Simon Silver  
Director, Derwent London



Project Details

London	Derwent London	13,156 m <sup>2</sup>	£36.5 million	2015
Location	Client	Area	Value	Completion

For developer Derwent London, this project creates new office and retail space that draws on the character of its historic surroundings. Located within the Chancery Lane Conservation Area, the design replaces a group of 1950s and 60s buildings with a series of linked blocks that respond to the grain and scale of the streets they face. Between them, a landscaped courtyard restores the traditional pattern of alleys and courts, providing a calm retreat at the heart of the site.

Inside, the Category A offices are designed for flexibility and comfort, with exposed thermal mass, opening windows and passive chilled ceilings reducing energy use. The result is a contemporary workspace that balances performance with a strong civic presence.

The building was completed and fully pre-let to Publicis Groupe in 2013, contributing to the continuing renewal of Chancery Lane’s architectural fabric.

An existing 19th-century building at 20-21 Took’s Court is carefully integrated, separated from the new structure by a slender glazed atrium. The façades are clad in finely modelled travertine marble, chosen for its affinity with nearby Portland stone, giving the composition a sense of permanence and refinement.



## 5 Pancras Square

Workplace

“We had an ambition to show the way and do away with the old-fashioned, bureaucratic and stuffy image of a council. We created an environment that was agile and modern.”

Mike Cooke  
Chief Executive, London Borough of Camden



### Project Details

London	The London Borough of Camden	22,700 m <sup>2</sup>	£65 million	2014
Location	Client	Area	Value	Completion

For the London Borough of Camden, 5 Pancras Square consolidates the council’s offices, library, leisure centre and customer services into a single, accessible building beside King’s Cross Station. By co-locating departments, the project encourages collaboration and efficiency while improving face-to-face services for residents.

The offices are arranged around a full-height atrium that connects workspaces, public areas and leisure facilities. Generous glazing, passive ventilation and exposed structural materials reduce energy use and provide a sense of openness rarely found in public-sector buildings.

Since its completion, the building has enabled significant operational savings and cultural change within the council. Its design demonstrates that civic architecture can combine efficiency with quality — creating a transparent, welcoming hub for community life in one of London’s most dynamic districts.

Apex, Tribeca  
Workplace



“What Bennetts Associates pioneered at Tribeca, with regards to the Earth Blocks is revolutionary and amazing. We were very impressed by their innovative and creative thinking. They added huge value to the project.”

Peter Langly-Smith  
Development Director, Reef + Partners

Project Details

London	Reef + Partners	10,500 m <sup>2</sup>	£28 million	2025
Location	Client	Area	Value	Completion

The Apex is the first phase of Tribeca, a 1.1 million square foot mixed-use development for Reef Group that brings science, housing and public space to the Regent’s Canal. Designed as a flexible hub for emerging biotech companies, the building provides six floors of laboratories, write-up areas and social space managed by The Crick Institute and the London Bioscience Innovation Centre.

Conceived as a modern warehouse, the deep brick façade curves along the canal and is punctuated by large windows with inset terraces. Above, two upper floors are set back behind vertical fins, creating a generous planted roof terrace with views over King’s Cross.

Internally, a double-height reception connects street and canal levels, with a café overlooking the water. The building’s basement walls use unfired earth blocks made from site-excavated soil — a collaboration with brickmaker HG Matthews that achieves a 90% reduction in embodied carbon compared with standard concrete blocks.

The Apex demonstrates how design innovation and scientific research can coexist within a robust urban architecture rooted in place and material honesty.





“The Avenue marks another step forward in the renaissance of Tottenham Court Road. It’s an absolute gem of a building and the detailing is very precise and clear. It exudes quality throughout.”

Peter Ferrari  
Ashby Capital

Project Details

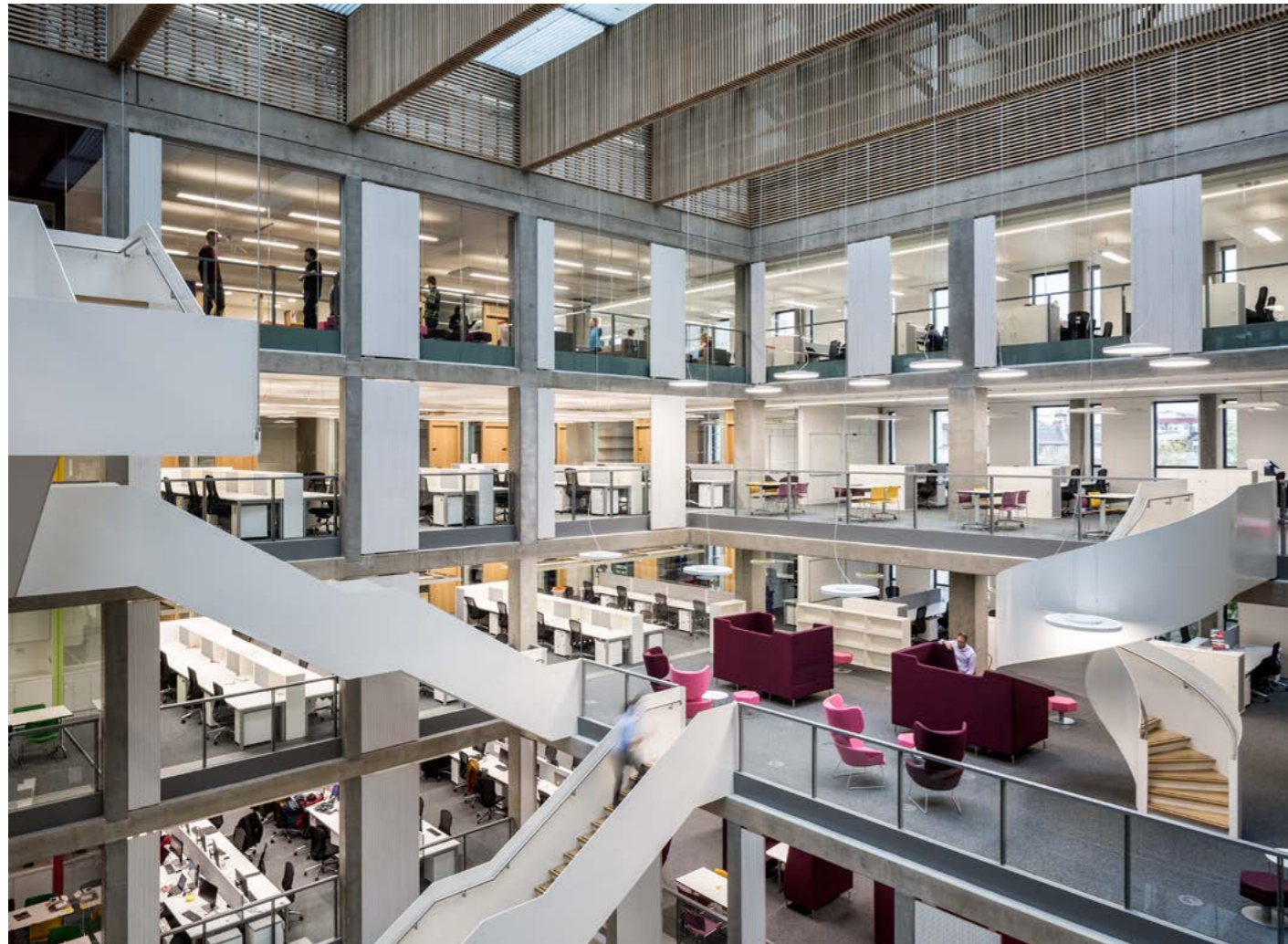
Fitzrovia, London Location	Exemplar with AshbyCapital and The Bedford Estate Client	7,900 m <sup>2</sup> Area	£32.2 million Value	2017 Completion
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Occupying a prominent corner site beside the Crossrail interchange, One Bedford Avenue replaces two ageing commercial buildings with a single, precisely modelled composition of offices above continuous retail at street level.

Seven upper floors of flexible workspace sit behind deep façades of light masonry and bronze detailing, their rhythm and proportion responding to the scale of nearby Bedford Square. The building’s sculpted massing enhances local views while allowing daylight deep into the plan.

Internally, generous spans and clear floorplates create adaptable workspace suited to a range of occupiers. Glazing ratios and shading were optimised through early performance modelling to reduce energy demand, ensuring comfort without overstatement.

One Bedford Avenue’s calm simplicity, durable materials and measured sustainability define it as a long-term addition to London’s evolving streetscape – a building designed to age with dignity.



Potterrow and Bayes Centre  
Education

“The building has been hugely successful, both in fostering the interactions we envisaged, and in providing a working environment that has helped us attract several international stars.”

Jane Johnson  
Director of Estate Development, University of Edinburgh

Project Details

Edinburgh Location	The University of Edinburgh Client	9,500 m <sup>2</sup> Area	£45 million Value	2018 Completion
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The Bayes Centre brings together researchers, students and start-ups working in data technology, design informatics, mathematics and robotics. It completes the University of Edinburgh’s Potterrow development, alongside the Informatics Forum and Dugald Stewart Building, to form a cohesive urban block.

The building’s sandstone and polished concrete façades continue the material language of its neighbours, with a colonnaded entrance opening onto Potterrow and a courtyard café at its heart. Public routes across the site are retained and enhanced by new tree planting, creating a sense of permeability and welcome.

Inside, a five-storey atrium forms the social heart of the building, connecting open-plan workspaces, labs and meeting areas. A café and breakout terraces encourage interaction between disciplines, while a rooftop garden provides views across the city and Arthur’s Seat.

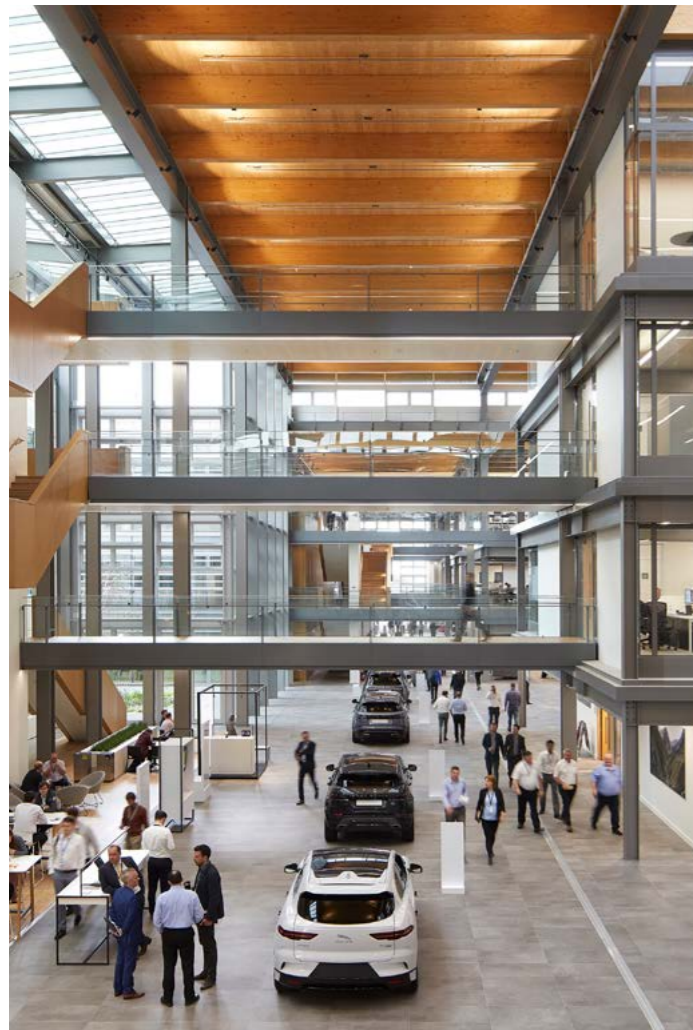
By concentrating previously dispersed departments in one place, the Bayes Centre fosters collaboration and innovation, establishing a new model for academic and industrial partnership within the University’s estate.



JLR Global HQ  
Workplace

“The project has a timeless elegance and strong sense of place that speaks of who we are. This is exactly what we sought and Bennetts Associates worked tirelessly with us to achieve an outcome that is world class.”

Gerry McGovern OBE  
Design Director Land Rover & Chief Creative Officer JLR



Project Details

Gaydon	Jaguar Land Rover	58,000 m <sup>2</sup>	£176 million	2019
Location	Client	Area	Value	Completion

Our design for a new building for Jaguar Land Rover in the Warwickshire countryside was designed to bring its core development functions of design, engineering and production purchasing together under one roof.

Once home to a World War II airbase, the village of Gaydon has long been a focus for research and development. This, its most recent addition, looks to the future – the new facility is now the centre for work on autonomous, electrified and shared mobility technologies to support the company’s long-term growth.

The building accommodates 3,500 staff, including the renowned Jaguar Design Studio, offices, a flexible 400-seat hall, visitor facilities, a restaurant, cafés and a range of social and meeting spaces. To create a sense of community in a building of 50,000 square metres, the design uses a sequence of horizontal planes to guide circulation and encourage collaboration between departments. A new internal street links the building to the existing structures.

The project also involved the design of Europe’s largest timber roof, which projects to shade the facades and incorporates oversailing rooflights to fill the internal street below with natural light. A steel super-grid provides the robust, flexible framework for all these different functions; its form references the triangular geometry of the original airbase runways, connecting the site’s future to its past.



New Street Square  
Workplace

“We have brought together cutting-edge office and leisure facilities around a tranquil square to create a modern public space that has transformed the local area, and has become a community in its own right.”

Jonathan Evans  
Head of Asset and Property Management (London Portfolio)  
Land Securities

Project Details

Gaydon	Land Securities Plc	102,200 m <sup>2</sup>	£200 million	2008
Location	Client	Area	Value	Completion

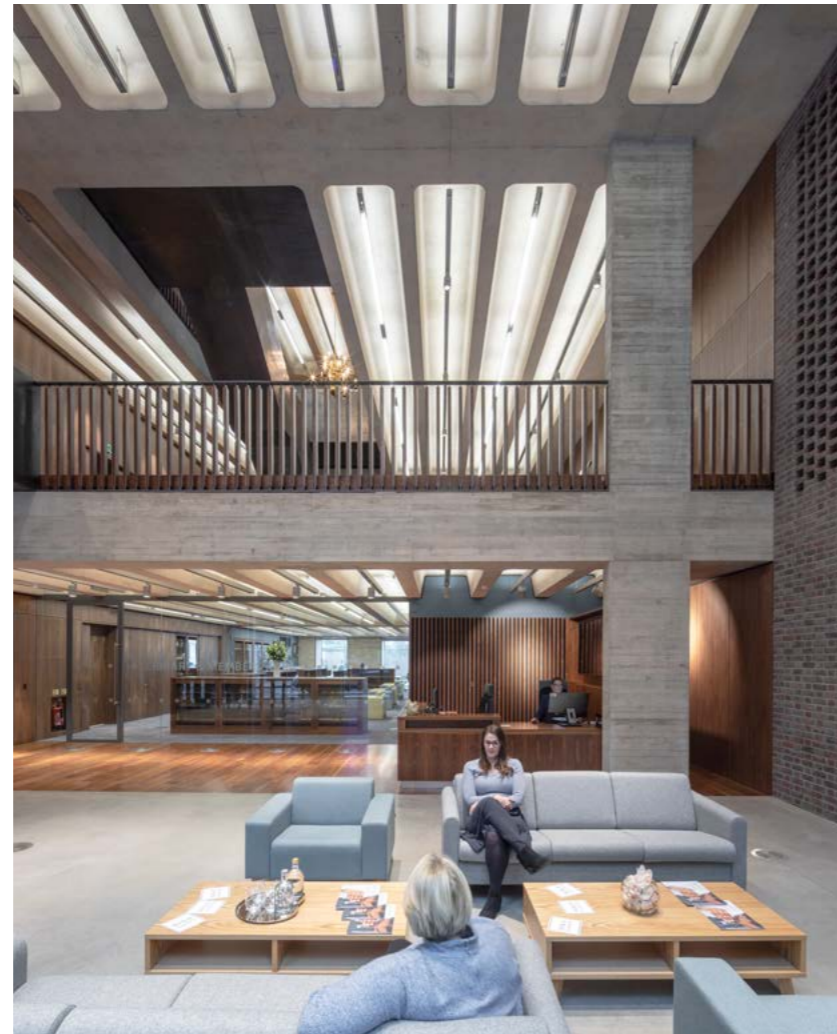
New Street Square is a landmark development in the City of London, creating a vibrant new destination between High Holborn and Fleet Street. Conceived as a contemporary counterpart to Broadgate and Paternoster Square, the scheme transforms a previously enclosed site into a network of buildings and public spaces that bring new life to the ‘midtown’ area of the City.

At its heart lies a generous new square, animated by cafés, shops and a programme of public art and performance. A fine-grained pattern of pedestrian routes connects this space with the surrounding lanes and courts of the Fleet Street Conservation Area, restoring permeability and urban character to the site.

The masterplan overlays a clear geometry of routes onto an irregular boundary, generating four major plots and a smaller pavilion that serves as the management suite and cycle hub. Each building varies in height and form, ranging from a north-side tower to a low-rise block to the south, ensuring sunlight reaches the square throughout the day.

Careful modulation of scale and materials creates a coherent yet varied ensemble, with the tower’s distinctive pointed corner announcing the development from Holborn Circus and giving the new square a confident civic presence.

The recently completed retrofit of 5 New Street Square upgrades the building to meet net zero carbon targets through the reuse of existing structure, renewal of central plant and services, and a transition to all-electric operation. Retaining the façade minimised embodied carbon while revitalised shared spaces enhance wellbeing and biodiversity – continuing its legacy as a benchmark for civic, enduring city-making.



“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

Project Details

Aldgate, London	The Royal College of Pathologists	4,500 m <sup>2</sup>	£17.5 million	2019
Location	Client	Area	Value	Completion

The new London headquarters of the Royal College of Pathologists is a highly flexible, enduring building designed to support the College’s growing international membership, research and public education programmes. Based in Aldgate on the City’s eastern edge, the building replaces an existing office block and enables the College’s relocation from its former West End home.

The building has a public dimension, with facilities for major conferences and meeting rooms, as well as more private offices and overnight accommodation for members. The exterior is designed to express the life of the College and the different activities within. Brick columns and recessed windows give a clear, legible sense of order and concrete bands run across the façade to mark each floor. At ground level, the brick columns are larger to signal the double-height entrance. A stepped-back sixth-floor pavilion, clad in zinc, differentiates the upper floor from the main building.

Internally, the exposed coffered concrete slabs that unify the range of spaces play a key role in the passive cooling strategy. The virtually column-free floors allow flexible layouts, anticipating future change. Set-backs on the first, third and fourth floors open the building up with balconies and triple-height volumes, bringing daylight deep into the building. In every detail, this is conceived as a distinctive, adaptable home for the College, supporting its operations and providing an inspiring workplace for members and staff for decades to come.



Meta HQ  
Workplace

“The completion of 11-21 Canal Reach is a major milestone in the development of King’s Cross, reinforcing our position as London’s destination for creative and innovative businesses and individuals.”

Will Colthorpe  
Partner, King’s Cross Central Limited Partnership

Project Details

King’s Cross, London Location	Argent LLP Client	54,700 m <sup>2</sup> Area	£164 million Value	2021 Completion
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Carbon Data

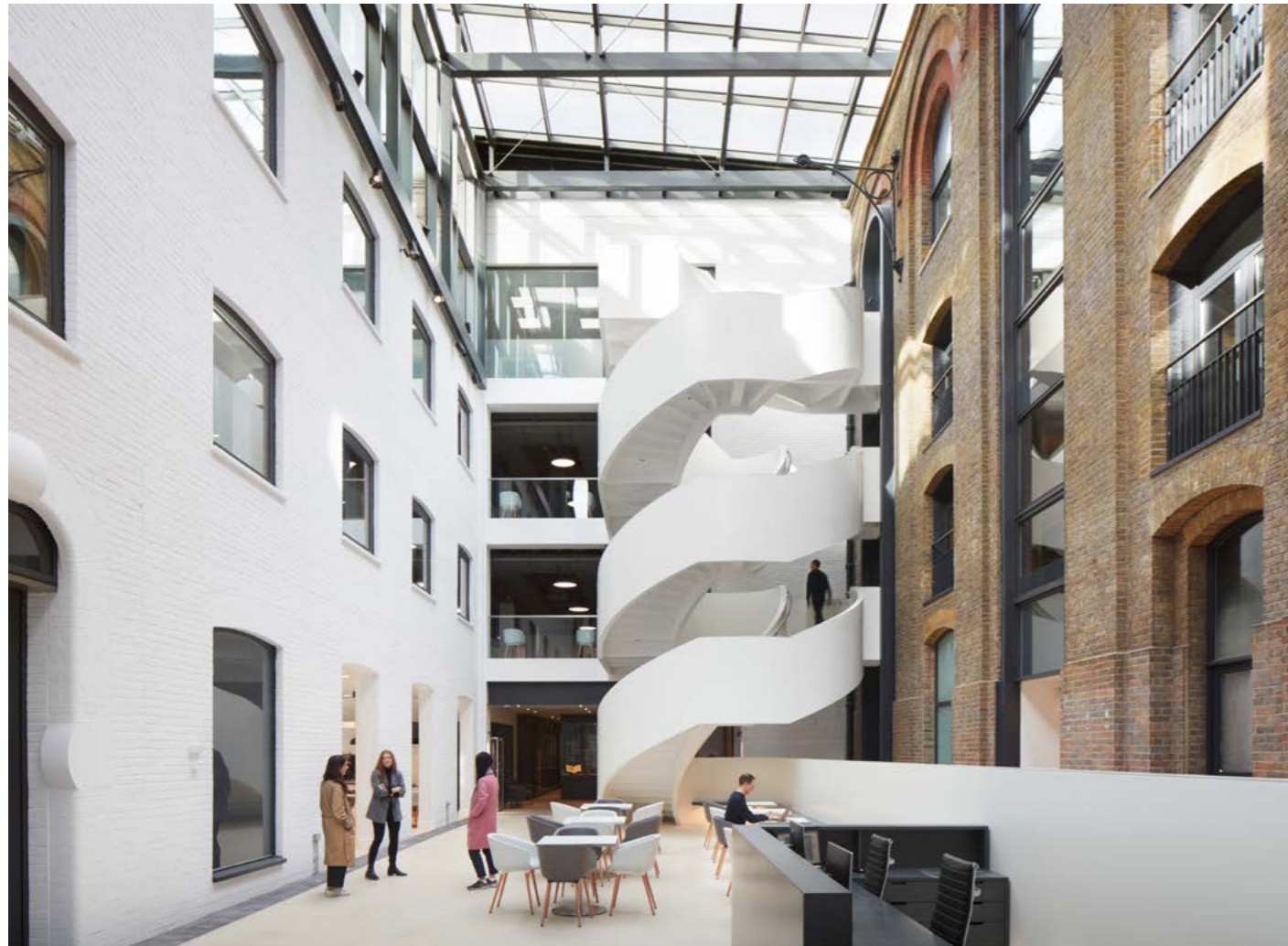
<775 kgCO<sub>2</sub>e/m<sup>2</sup>  
Upfront Carbon (A1-A5)  
Total

11–21 Canal Reach is the largest office development at King’s Cross and the primary UK workplace for Meta. The 400,000-square-foot building follows the curve of its site, its form influenced by the industrial heritage of the surrounding rail lands.

The façade comprises two layers — bronzed anodised aluminium cladding set behind perforated louvers — creating depth, movement and solar control. The building is crowned by a landscaped rooftop park offering panoramic city views.

From the outset, performance and material integrity guided the design. Digital analysis optimised façade shading, while a detailed embodied carbon assessment informed material choices. The project connects to the King’s Cross District Energy Network, powered entirely by renewable sources.

Delivered during the pandemic, the building demonstrates a collaborative process at scale — balancing the demands of flexibility, efficiency and wellbeing to create a robust, future-ready workplace.



“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

Project Details

Southwark, London Location	The Royal College of Obs and Gynae Client	56,000 ft <sup>2</sup> Area	£20 million Value	2022 Completion
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Carbon Data

180-265 kgCO<sub>2</sub>e/m<sup>2</sup>  
Upfront Carbon (A1-A5)  
Total

At 10–18 Union Street in Southwark, the Royal College of Obstetricians and Gynaecologists’ new headquarters unites two existing buildings — a converted 19th-century hop warehouse and a 1980s office — around a light-filled central atrium. The building supports over 200 staff and provides flexible workspaces, conference facilities and a public café.

A sweeping helical stair links all floors, joining the two structures and creating a sculptural focal point. At its base, a new reception and events space sits within the glazed atrium, which floods the interior with daylight and opens the College to the public realm.

The design approach prioritised reuse and light-touch adaptation: much of the original structure and fabric were retained while creating a fresh, contemporary working environment. A bespoke perforated feature wall, forming the College’s crest, serves both acoustic and symbolic functions – visible from every level and illuminated throughout the day.

RCOG’s new home exemplifies how careful adaptation can deliver modern performance within historic fabric, supporting wellbeing and collaboration in a setting that reflects the College’s mission.

# Bennetts Associates

## London

1 Rawstorne Place  
London EC1V 7NL  
+44 (0)20 7520 3300  
mail@bennettsassociates.com

## Manchester

38-42 Mosley Street  
Manchester, M2 3AZ  
+44 (0)161 674 0135  
manchester@bennettsassociates.com

## Edinburgh

3 Boroughloch Square  
Edinburgh EH8 9NJ  
+44 (0)131 667 7351  
edin@bennettsassociates.com