

88 Wood Street



Place/Date
London, England 1993–1999

Client
Daiwa Europe Properties

Cost
£52 million

Area
33,073m²

Architect
Richard Rogers Partnership

Structural Engineer
Ove Arup & Partners

Services Engineer
Ove Arup & Partners

Quantity Surveyor
Gardiner & Theobald

Project Manager
D J Williams & Associates Ltd

Construction Manager
Laing Management Ltd

Planning Consultant
Montagu Evans

Lighting Consultant
Lighting Design Partnership

Fire Consultant
Warrington Fire Research Consultants

Main Contractor
Kajima/Laing Management Joint Venture

Fit-Out Contractor
Kajima/Hazama Joint Venture

Landscape Architect
Edward Hutchison



88 Wood Street has been designed to create a light and flexible working environment – its transparency allowing a startling level of legibility of its technology and constituent parts.

88 Wood Street demonstrates the potential for speculative commercial development that does not compromise on quality and enhances the public domain.

The site was formerly occupied by a 1920s telephone exchange – delays in securing the demolition of this building, combined with the onset of an economic recession in the 1990s, led to the cancellation of a scheme for a prestige banking headquarters. A larger scheme was designed in 1993–94, with speculative letting in mind.

This building is arranged as three linked blocks of office accommodation that step up from eight storeys on Wood Street, where the context includes two listed buildings, to 14 and finally 18 storeys to the west, responding to the taller built topography towards London Wall. By using the extensive basement of the telephone exchange for plant, roof levels are kept largely free.

The office wings are constructed of in-situ concrete, contrasting with the lightweight, steel-framed service towers. The use of brilliant colour enhances their impact – air intakes and extracts at street level are also brightly coloured, contrasting with the neutrality of the occupied floors. The façades of the main office floors are glazed from floor to ceiling to maximise daylight and views – in addition, levels 8, 12 and 16 lead directly onto roof terraces with spectacular views over the City.

Though built to a strict commercial budget, 88 Wood Street contains many innovative elements. Its triple-glazed façade is formed of single panels of highly transparent float glass. The inner faces of the external panes have a low emissivity coating which further reduces solar gain, while the cavity between the double glazed units and the third panel is fitted with motorised, integral horizontal blinds with perforated slats. Photocells on the roof monitor light conditions and adjust the angle of the blinds, thus minimising glare, heat gain and energy consumption.

Awards

**The American Institute of Architects
London/UK Chapter Excellence in Design
Award Winner**

2002

RIBA Award/Stirling Shortlist
2000

Civic Trust Award
2000

Royal Fine Art Commission Trust Award
2000

**Royal Academy Summer Exhibition
Bovis/Lend Lease Award for Best
Architectural Exhibit**
2000

