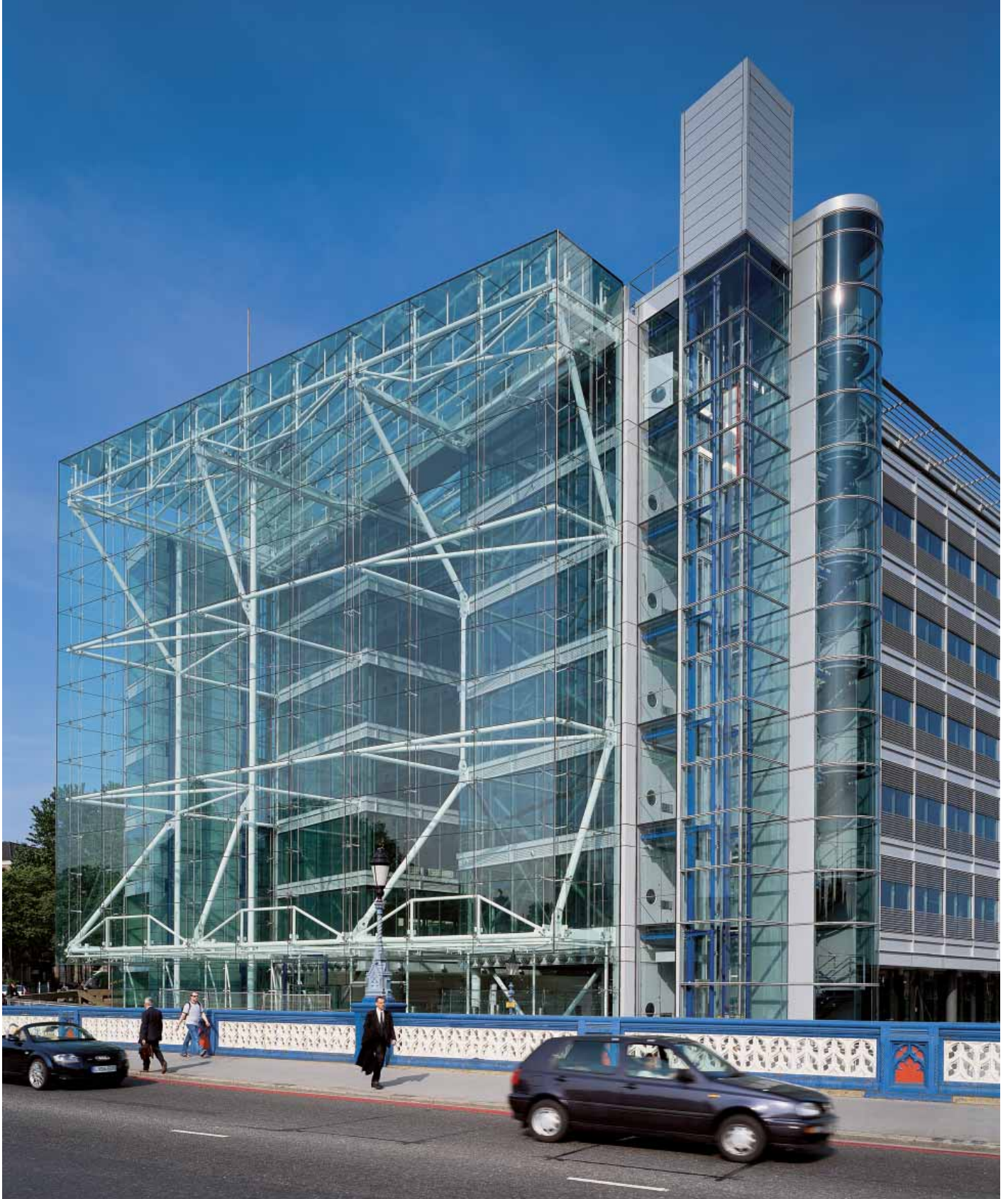


Tower Bridge House



Place/Date
London, England 1987 - 2005

Client
Taylor Woodrow Development Ltd

Cost
£45 million

Area
24,000m²

Architect
Richard Rogers Partnership

Structural Engineer
Waterman Partnership (Now Waterman Group)

Services Engineer
Waterman Gore (Now Waterman Group)

Quantity Surveyor (Building)
Davis Langdon

Quantity Surveyor (Services)
Mott Green Wall

Acoustic Consultant
AAD

Project Manager
Buro Four

Landscape Architect
Richard Rogers Partnership and Charles Funke

Lighting Consultant
Richard Rogers Partnership with Waterman Group & Eric Maddock Lighting Design

Main Contractor
Taylor Woodrow Construction

Planning Supervisor
Taywood Engineering Ltd

Planning Consultant
Montagu Evans and DP9

Fire Consultant
Warrington Fire Research Consultants



The basic idea is a landmark building that, while providing an outstanding working environment, will open up to the streets and offer legibility and transparency.

The commission for Tower Bridge House dates back to 1987, just after the completion of Lloyd's of London. The project demonstrates the practice's ability to draw on the lessons of Lloyd's, adapting them to the requirement of the commercial market. As with any Richard Rogers Partnership (RRP) building, however, response to the client brief (for 24,000 m² of offices) was balanced by a clear concern for the urban and public implications of the scheme, given its position adjacent to the Tower of London and Tower Bridge.

St Katharine's Dock was constructed in 1825-28 to the designs of the engineer Thomas Telford. Though recognised as classics of the 'functional tradition', the great warehouses, opening directly on to the dock wharves, suffered from neglect and random demolition following wartime damage, so that only one remained completely intact. The building which RRP was commissioned to replace dated from 1964 (itself replacing the dock offices destroyed by German bombs) and was judged inadequate both as a modern workplace and as a marker for this key corner site on the approach to Tower Bridge.

Since 1987, the project has undergone a number of permutations, with planning consent granted in 1999. The design has responded to the changes demanded by market conditions and the developments in building technology. The scheme features a giant 'window' facing west to the Tower

of London. This all-glass façade reveals the activities within, and is animated by the constantly moving lifts and escalators. A prominent tower marks the gateway to St Katharine's Dock and Tower Bridge. The long north and south elevations of the building are strongly articulated to create a sense of depth and layering – on the south (dock) side extensive use of solar shading gives it an appropriately solid look.

The scheme reinforces the lower-level public realm, linking public access from Tower Hill tube station to St Katharine's Dock. A new recessed colonnade encourages public movement past the building and on into the new development, enlivening the public space around the docks. A new public piazza with retail areas and cafés looks out over the dock basin itself.

