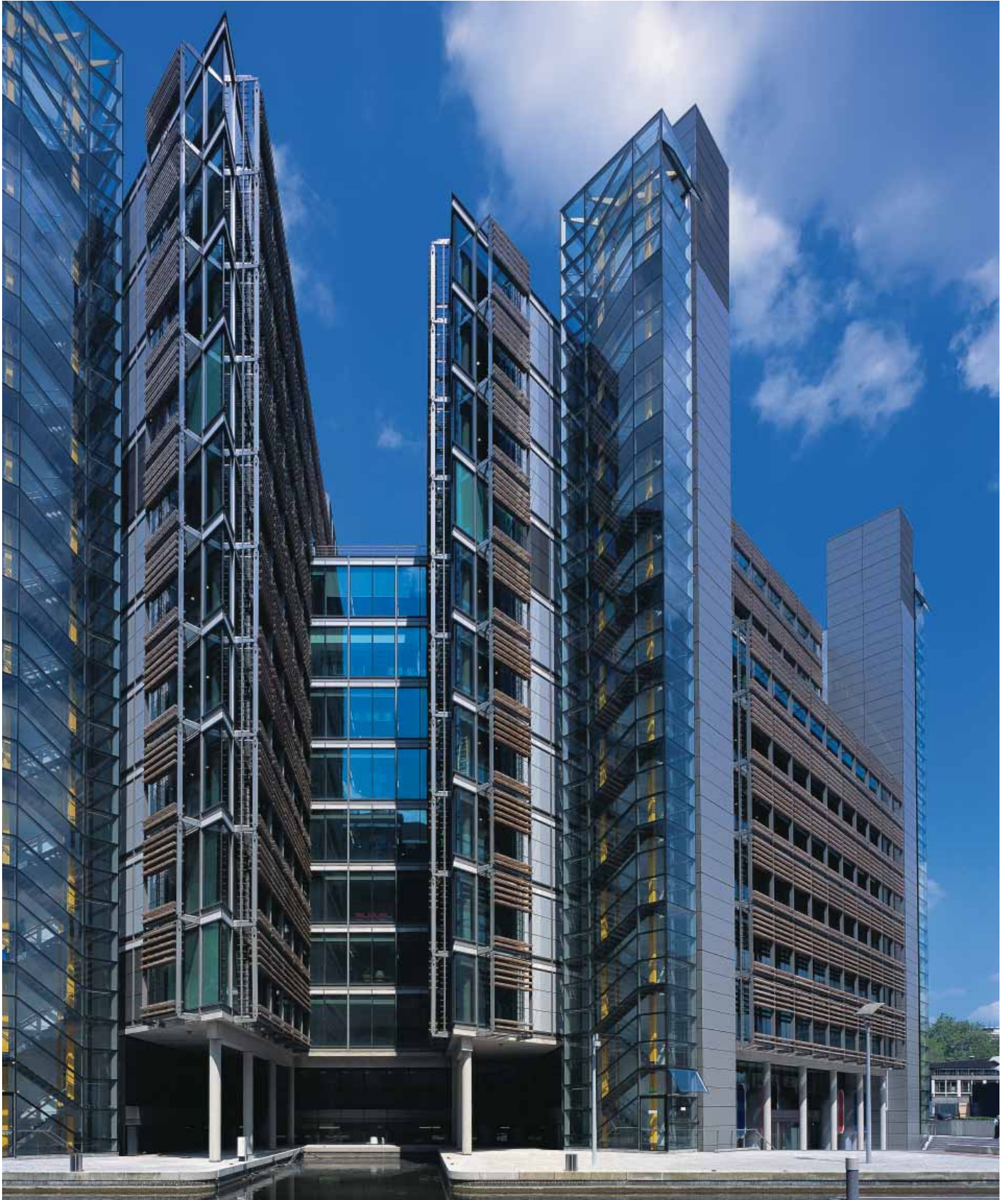


Waterside



Place/Date
London, England 1999 - 2004

Client
**Paddington Development Corporation Ltd/
Chelsfield plc**

Cost
£56 million

Gross Internal Area
34,000 m²

Architect
Richard Rogers Partnership

Structural Engineer
Ove Arup & Partners

Services Engineer
Ove Arup & Partners

Quantity Surveyor
Gardiner & Theobald

Landscape Architect
Gillespies

Planning Consultant
Montagu Evans

Lighting Consultant
Ove Arup & Partners

Acoustic Consultant
Bickerdike Allen Partners

Civil Engineer
Halcrow Fox

Cladding Consultant
Bickerdike Allen Partners

Project Manager
Mace

Main Contractor
Carillion plc



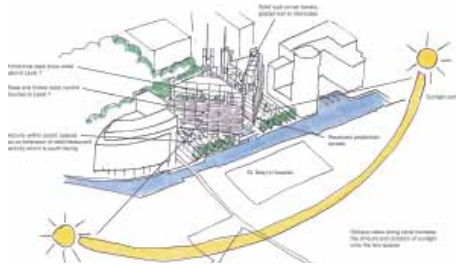
This project is located within the new masterplan for Paddington Basin. Adjacent to Paddington station it offers a revitalised, mixed commercial, residential and retail environment.

Waterside, the new corporate headquarters for Marks & Spencer, comprises 13 levels of accommodation. Large triangular floorplates provide good levels of daylight and oblique views along the canal. The forms are cut back on plan to create simple, contained external spaces that benefit from increased levels of sunlight.

The building comprises served space – the main occupied floorplates – and servant spaces providing essential support allowing the office floors to function. These elements are distinctly expressed in the form of the building. The floorplates are formed by a simple structural system that creates good quality, flexible working spaces. Two full-height atria with circulation bridges facilitate daylight penetration and create a secondary aspect to the north of the site.

Massing datums from the Paddington Basin masterplan identify and organise the building into clearly delineated elements. These comprise a setback at lower level, a middle shoulder section and a setback at level six creating terraces that articulate the upper levels. In reconciling the need for low operational costs and the provision of an excellent working environment, RRP has considered a range of environmental issues.

Waterside has remained true to what was originally a robust, flexible and considered architectural response to a difficult brief for a high-value commercial development on a demanding inner city site. That the finished building is so close to the original concept is testament to a highly methodical and intense design development.



The secondary service elements are distinctly expressed in corner service towers, lending emphasis to the canal edge and to the main entrances from North Wharf Road. The principal circulation towers contain the main passenger lifts and give a strong dynamic identity to the development.

That the finished building is so close to the original concept is testament to a highly methodical and intense early design development.

