
MAPLE- FITZROY

MAPLE +
FITZROY

MAPLE —
A DRAMATIC
REDEVELOPMENT
PROVIDING UP TO
11,500 SQ FT OF OFFICES
OVER GROUND AND
THREE UPPER FLOORS.

MAPLE CONNECTS
WITH FITZROY,
PROVIDING A TOTAL
OF 20,200 SQ FT IN THE
HEART OF FITZROVIA.

MAPLE PLACE



1 MAPLE PLACE

04/05



Duggan Morris Architects were appointed to undertake a sensitive renovation of two very different buildings. The spaces interconnect via an internal staircase from Maple to Fitzroy to create 20,200sqft of extended office accommodation. The apparent simplicity of the completed project belies its complexity, and the endeavours in execution. Whilst ensuring a congruent approach across the two buildings, each maintains its own identity with a variety of bespoke light fittings, way finding and structural modifications to create light filled open plan, flexible space.

1 Maple Place, is accessed via a mews through a newly installed full height glazed screen extending the full length of the building. Twin cores serve the upper floors, complete with new branding, way finding and lighting. The floor spaces are generously lit with windows running along both facades promoting natural ventilation, whilst the artificial lighting strategy creates a unique backdrop for the floor plates.



RESTAURANTS, CAFÉS & BARS

- 01 –Bam Bou
- 02 –Bertorelli
- 03 –Charlotte Street Blues
- 04 –Cilantro
- 05 –Crazy Bear
- 06 –Eat
- 07 –Gaucho
- 08 –ITSU
- 09 –Le Pain Quotodien
- 10 –Ping Pong
- 11 –Roka
- 12 –Salt Yard
- 13 –Villandry

HOTELS & LEISURE

- 14 –Charlotte Street Hotel
- 15 –Fitness First
- 16 –My Hotel Bloomsbury
- 17 –Sanderson Hotel
- 18 –The Rathbone Hotel

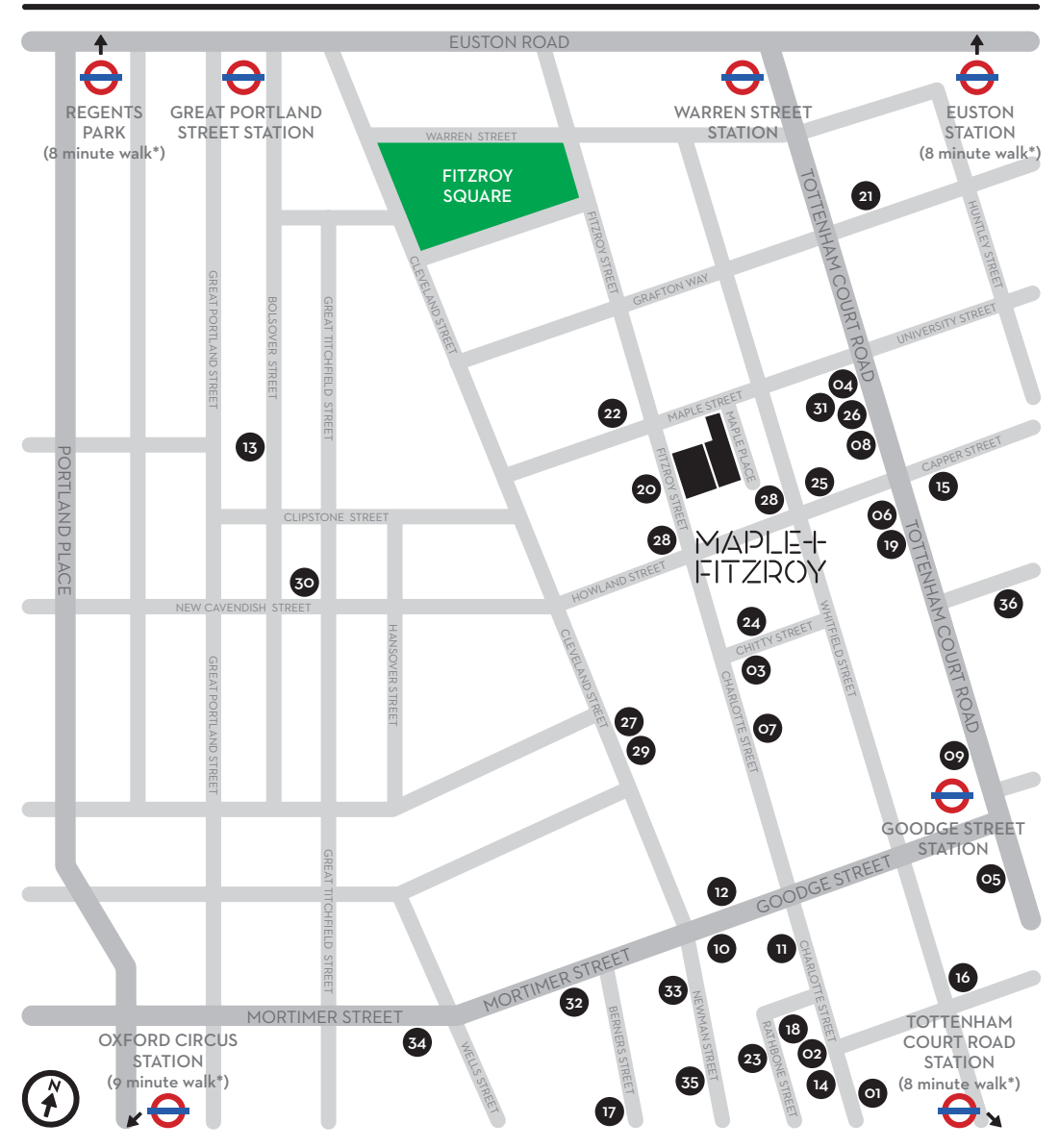
MEDIA & CREATIVE OCCUPIERS

- 19 –CMW
- 20 –Elmwood
- 21 –HIT Entertainment
- 22 –Maple Street Studios
- 23 –Miles Calcraft Briginshaw Duffy
- 24 –Saatchi & Saatchi
- 25 –TBWA/Stream
- 26 –Vizeum
- 27 –Walker Media

PROFESSIONAL & CORPORATE OCCUPIERS

- 28 –ARUP
- 29 –Fletcher Priest Architects
- 30 –Gleeds
- 31 –HOK
- 32 –Informa
- 33 –Magrath LLP
- 34 –New Look
- 35 –Ramboll UK
- 36 –RTKL

*Source: www.walkit.com



THE AREA

08/09





FITTINGS+ FEATURES

Ground to third floor comprising 11,497 sq ft

Full height rotating glazed panels to ground floor façade

Ground floor ceiling height in excess of 3.5 metres, upper floors 2.7 - 3 metres

Bespoke architectural light fittings to ground floor

Encapsulite lighting to upper floors

New comfort cooling throughout

New flat panel radiators

Galvanised perimeter trunking

Six person passenger lift

Openable windows throughout

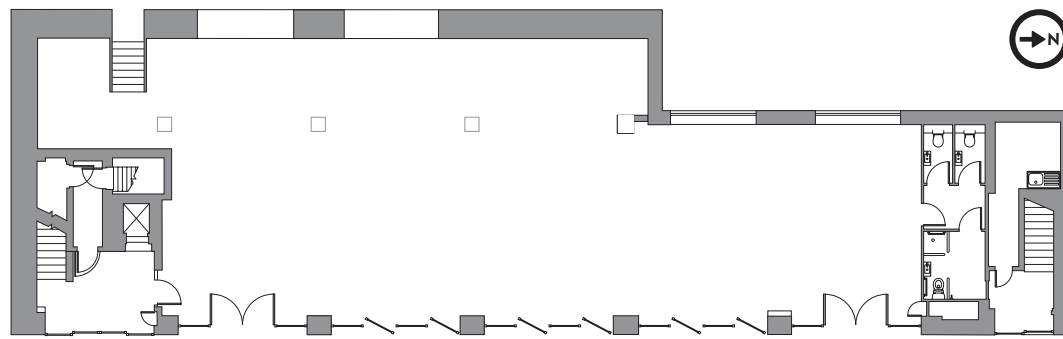
New WCs and shower

AREAS + FLOOR PLANS

12/13

GROUND FLOOR

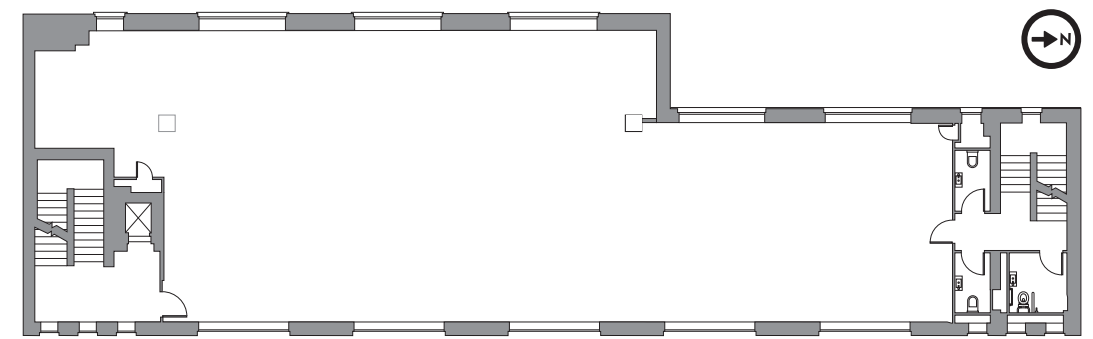
2,827 sq ft (262 sq m)



MAPLE PLACE

FIRST & SECOND FLOORS

First 2,913 sq ft (271 sq m)
Second 3,000 sq ft (279 sq m)

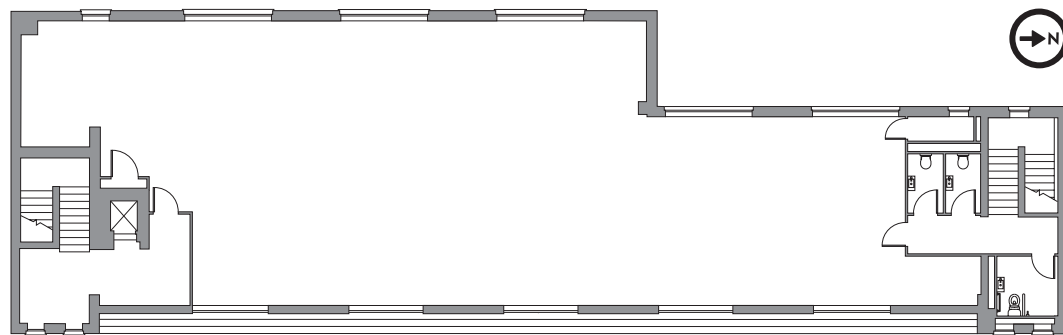


MAPLE PLACE

AREAS + FLOOR PLANS

THIRD FLOOR

2,757 sq ft 256 sq m



MAPLE PLACE

FINISHES

14/15



1

- 1 Bespoke architectural light fitting – ground floor
- 2 Bespoke steel fabricated signage
- 3 WCs – ground to third floors



2



3

SCHEDULE OF AREAS

Third Floor	2,757 ^{sq} ft	256 ^{sq} m
Second Floor	3,000 ^{sq} ft	279 ^{sq} m
First Floor	2,913 ^{sq} ft	271 ^{sq} m
Ground Floor	2,827 ^{sq} ft	262 ^{sq} m
TOTAL	11,497^{sq} ft	1,068^{sq} m

TECHNICAL SPECIFICATION

EXTERNAL

- General**
- New pavement to full length of front elevation
 - Bespoke metal work signage and lighting to facade
 - New full height glazed screen with doors to length of ground floor

GROUND FLOOR ENTRANCE / STAIR CORE

- Floor**
- New inset matwell
 - Original terrazzo stair and landings refurbished and polished
- Ceiling**
- Existing concrete ceiling painted white
- Walls**
- Existing concrete walls painted white
 - Bespoke lighting and floor signage
 - 44mm doorsets with full height fixed vision panel
- Other**
- New automatic full height glazed entry door and screen with phone entry system
 - New post and package drop off and collection point
 - Fully refurbished lift car with full height mirror and integrated lighting

GROUND FLOOR OFFICE

- Floor**
- New highly durable feature sealed concrete floor finish
 - Floor boxes within new concrete floors
- Ceiling**
- Existing concrete ceiling painted white
 - Suspended bespoke light fittings
 - Floor - ceiling height 3,200 - 3,700mm
- Walls**
- New full height glazed screen and doors to length of ground floor looking onto mews
 - Existing walls painted white
 - New flat panel radiators and vertical radiators to columns
 - Skirting trucking containment installed around the floor plate perimeter
 - Comfort cooling
 - 44mm internal doorsets with full height fixed vision panel adjacent

FIRST SECOND AND THIRD FLOOR OFFICES

- Floor**
- New carpet throughout
- Ceiling**
- New plasterboard ceiling painted white
 - Suspended linear encapsulite light fittings
 - Floor - ceiling heights, first and second 2,650 - 3,000mm, third 3,200 - 3,600mm
- Walls**
- Refurbished windows
 - Existing walls painted white
 - New flat panel radiators
 - Galvanised perimeter skirting trucking
 - 44mm doorsets with full height fixed vision panel adjacent

GROUND TO FOURTH FLOOR WCs + SHOWER

- Floor**
- Linear charcoal matt ceramic tiles to floor
- Walls**
- New plasterboard walls painted white
 - Flush mounted mirror
 - Integrated wall feature light
- Ceiling**
- New plasterboard ceiling with integrated extraction painted white
- Other**
- Installation of new white ceramic sink and pan with concealed cistern
- Disabled**
- On each floor
- Shower**
- Electric power shower on ground floor



About Derwent London & Duggan Morris Architects

Derwent London is the largest real estate investment trust focusing on the London property market. It owns commercial properties with the potential to transform them into exciting places through innovative architecture, good design and active asset management. The investment portfolio, spread mainly across central London, now totals 5.4m sq ft (500,000 sq m), of which 1.5m sq ft (140,000 sq m) is located in Fitzrovia.

Derwent London has a reputation for its award-winning buildings, its quality of management and its ability to identify future growth locations. They make better places for people to work in.

Established in 2004, Duggan Morris Architects is fast earning a reputation as one of London's leading emerging architectural practices, having successfully engaged across a broad spectrum of sectors and scales rather than focusing on narrow specialisms. Their architecture is borne out of a rigorous design process and strongly influenced by the unique attributes of each site and its context, seeking out the qualities that contribute to a sense of place; qualities which will be evident for future generation. Their current work includes projects ranging from urban planning and regeneration to public buildings and housing throughout the UK.

www.fitzroyandmaple.com

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Design here, www.heredesign.co.uk

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Matt Chisnall www.matichisnall.com

1 Physical connection

2 Visual connection

