

HOARE LEA & WORKPLACE





**Flexible and  
future proofed.**  
Design that  
works for all.



**“Right now, the workplace sector is exhilarating. Ways of thinking, patterns of work, and technologies are changing faster than ever. For problem solvers like us, they provide challenges that bring out our best work.”**

**SAUL TYLER**  
PARTNER & HEAD OF WORKPLACE

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WEWORK  
CORSHAM STREET, LONDON





The workplace is changing. Human-focused design can transform offices into places employees enjoy being in. We help craft people-centred work environments that holistically benefit everyone... from developer and tenant to business and workforce alike.

Our workplace specialists have a proven track record of bringing real added value to projects. As well as your requirements, we design with the industry's biggest trends in mind: leading the way with solutions that enable flexibility, sustainability, employee inspiration, wellbeing, and useable data.

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**Our workplace approach.**

- Our expertise and experience allows us to understand what is important in workplaces.
- We focus our expertise on understanding the specific aspirations of developers, investors, and occupiers to help them achieve their goals.
- We innovate and continually try to add value while being pragmatic.
- Our solutions are optimised by drawing upon a range of in-house specialist skills and bespoke design tools.
- We are an active member of key sector bodies, such as the British Council for Offices (BCO), and contribute thought leadership to the sector. We understand the important trends, and this enables us to deliver contemporary designs that meet legislative and standard requirements.
- We enjoy what we do and bring enthusiasm to the projects we work on.

**Design that  
doesn't stand still.**  
**Saul Tyler, Partner.**  
**Head of Workplace.**



HUMAN-FOCUSED DESIGN



125 OLD BROAD STREET



Photo: David Churchill

6 ST PANCRAS SQUARE



Photo: Steve De Vriendt

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## Refurbishments. Invigorated new identities.

The cost, time, and sustainability advantages to 'recycling' buildings are vast. Where others see restraints, we see a chance for creativity, flexibility, and new life in existing buildings. We've built a wealth of experience designing solutions to some of the most complex technical challenges.

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## New builds. The need for quality.

Our in-depth understanding of market benchmarks alongside developers' commercial aspirations means our solutions have helped create some of the most iconic new buildings for businesses. We focus on the need to maximise efficiency while also providing the quality that occupiers expect.



Photos: C+W, Daniel Shearing

## Occupier-led projects. Tailored solutions.

While time and experience has given us a deep understanding of the common needs of specific occupier groups – from corporate, financial and legal, to TMT and public sector – we know every occupier is unique. Combining our experience with a clear understanding of bespoke needs is where success lies.

### Did you know?

**On average, businesses with lights that change their tone as the day progresses have a 39% higher gross profit than those without.**

Source: Wellness Together 2017 survey



# Places people want to be in.

## **Nurturing happy, healthy employees.**

One of the biggest workplace insights gained in recent years? That businesses' employee retention and health costs outweigh real-estate spend. It's not surprising – appealing buildings and convenient locations make work seem less of a chore. The result? More productive employees who see their employer as on their side. Presenteeism is another relatively new concept: used to describe 'people being at work but being unproductive'. Studies have suggested it's more costly than absenteeism.

A champion of people-centred design, we ensure our solutions always consider the effect on user productivity. This approach sets the right path for WELL accreditation – the globally-recognised tool for advancing health & wellbeing in buildings. We are using this WELL standard to assess the health & wellbeing credentials of workplace conditions for a range of clients, including our own offices.

WORKPLACE TREND - 1  
HEALTH & WELLBEING





Image: BDG architecture + design



### **Planning for an unpredictable future.**

The way we work has been transformed in the last 20 years. Jobs are no longer for life; people expect employers who adapt, spaces that cater to their preferred way of working, and businesses that move with the times. Flexibility is key in occupiers' minds. Along with many other demands, buildings need to be agile – ready for a quick and cost-effective change of use.

Our experts design with adaptability in mind, relishing the chance to develop, analyse, and finalise the best solution for every unique building. Even if it isn't central to the brief, our team's understanding of what adds value means we often naturally incorporate flexibility into our proposals.

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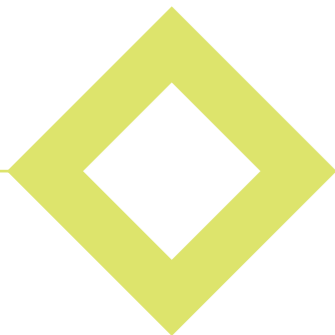
### **Creating resilience with WPP.**

Multinational advertising and PR company WPP is leading a forward-thinking real estate consolidation programme across the UK and Europe. With more than 2,400 offices in around 100 countries, it's bringing together its many operating companies into landmark buildings situated in major capitals. The benefits? Better cross-collaboration, future-proofed spaces, and cost savings.

The strategic partnership we've developed with both WPP and architect BDG has led to us supporting these large-scale projects. Our solutions are designed to easily accommodate future occupier changes.

# Flexibility fit for the future.

## Hoare Lea & WPP.



WORKPLACE TREND - 2  
FLEXIBILITY

**PROJECT TYPES:** REFURBISHMENTS FROM SHELL & CORE, THROUGH CAT A TO CAT B

**AESTHETIC STYLE:** BUILDING SPECIFIC

**OCCUPANT:** WPP, A WORLD LEADER IN ADVERTISING AND MARKETING SERVICES

**LOCATIONS:** MADRID, MILAN, AMSTERDAM, LONDON, PARIS, PRAGUE

**Agile working spaces for:**  
General office.  
Meetings.  
Collaboration.  
Quiet, focused work.  
Presenting.  
Community.





HORIZON HOUSE - THE ENVIRONMENT AGENCY



# Sustainability. Going beyond compliance.

## **Delivering BREEAM Outstanding projects since 1990.**

The drivers behind sustainability are growing. For the first time, we're seeing an increased understanding at investment level that greater sustainable performance delivers higher asset value. With the Global Real Estate Sustainability Benchmark (GRESB) providing benchmarking and metrics to support this understanding, developers are looking to deliver beyond the normal compliance levels. In parallel, occupiers are much more interested in how buildings are actually used, and in the environmental performance and wellbeing conditions of their workplace.

With our specialist in-house resources and tools, we can design for sustainable performance that goes beyond compliance. Our involvement in pioneering developments has built our reputation for best practice and tangible results.



WORKPLACE TREND - 3  
SUSTAINABILITY



Photo: Land Securities



### **Using intelligent buildings to listen, learn, and react.**

Our access to information is transforming at an exponential rate. Being able to collect and exchange data across systems, devices, and electronics in a synchronised way with a layered approach to data analytics and system learning means we can now create truly intelligent buildings. In the workplace, this heralds developments that can analyse, anticipate, and react to both outside factors and occupant behaviours: providing everything from increased occupancy, better user experience, improved health & wellbeing, reduced energy consumption, optimised comfort, and enhanced security.

Advising some of the world's best-known blue chip and technology companies working on cutting-edge projects, our experienced Intelligent Buildings group pushes the boundaries of what can be achieved in this burgeoning space.

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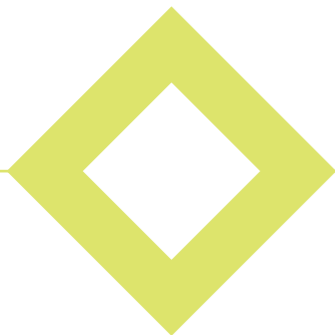
### **A network of knowledge in 1 New Street Square.**

With an incredibly diverse business of independent firms, Deloitte spans multiple industries and services. The 1 New Street Square building is a pivotal part of its New Street Square campus masterplan. Our challenge was to create a sustainable site that supports a highly mobile and diverse workforce.

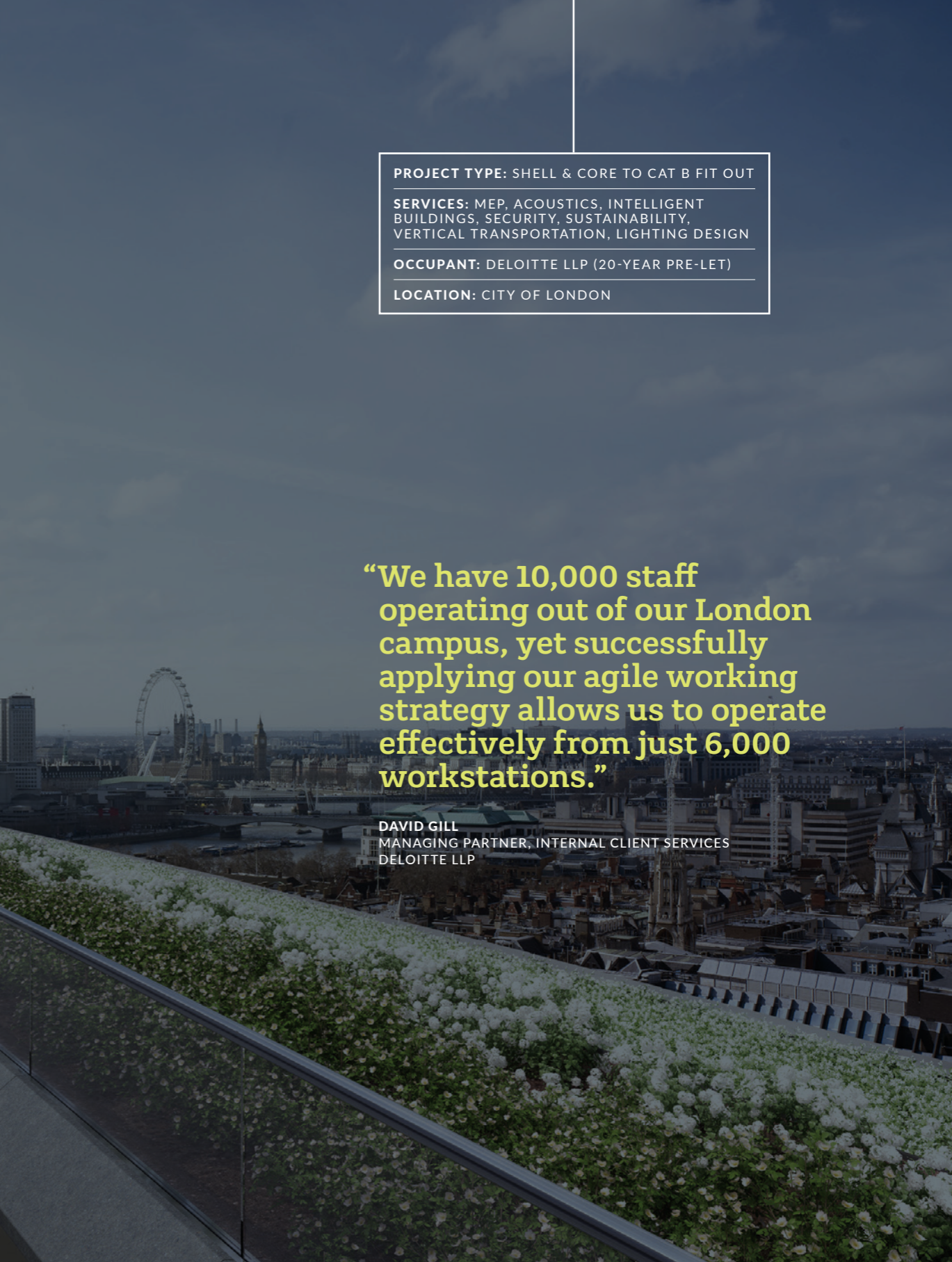
We worked closely with Deloitte to understand the journeys through the space, in order to drive the infrastructure, hardware, and software specification required for a truly intelligent building. Our experts designed a sophisticated system that allows Deloitte to better understand how its people work. With 4,000 fewer workstations than staff based at the London campus, our intelligent building solution will utilise the building's data to constantly monitor and optimise how the open-plan office, cellular meeting rooms, and client executive suites are used.

# Intelligence is power.

## Hoare Lea & 1 New Street Square.



WORKPLACE TREND - 4  
INTELLIGENT BUILDINGS



**PROJECT TYPE:** SHELL & CORE TO CAT B FIT OUT

**SERVICES:** MEP, ACOUSTICS, INTELLIGENT BUILDINGS, SECURITY, SUSTAINABILITY, VERTICAL TRANSPORTATION, LIGHTING DESIGN

**OCCUPANT:** DELOITTE LLP (20-YEAR PRE-LET)

**LOCATION:** CITY OF LONDON

**“We have 10,000 staff operating out of our London campus, yet successfully applying our agile working strategy allows us to operate effectively from just 6,000 workstations.”**

**DAVID GILL**  
MANAGING PARTNER, INTERNAL CLIENT SERVICES  
DELOITTE LLP



**PROJECT TYPES:** RANGING FROM SHELL & CORE TO CAT B

**AESTHETIC STYLE:** UNIQUE, RELAXED, CO-WORKING

**USERS:** TEAMS OF 1-100+

**SIZE:** 100,000M<sup>2</sup> OF SITES TO DATE

**LOCATIONS:** LONDON (MULTIPLE), MANCHESTER

Photo: LTB

# Transforming the traditional workplace.

## Hoare Lea & WeWork.



SECTOR DISRUPTION

### Working outside the box.

WeWork challenges the idea of a traditional workspace. It shook up the entire sector when it came onto the scene in 2010 with beautiful, spacious, and collaborative workspaces. As a proud partner of this fast-paced company, we are ready to go the moment a potential new building is found. We focus heavily on the design and installation aesthetics to enable WeWork's statement interior style and highlight each building's uniqueness. The reason our relationship works so well? In addition to meeting industry standards for each building, we provide cost-effective, yet utterly bespoke, systems that provide exactly what WeWork wants to achieve.



# Experience makes all the difference. A reassuring reputation.



**6 St Pancras Square.**  
High-spec offices on the vibrant King's Cross redevelopment site, occupied by Google.



**Concordia Works.**  
Award-winning unique loft-style workspace in Leeds city centre with future-proofed services.



**125 Old Broad Street.**  
Twenty-six-storey tower redevelopment in the heart of London's financial district.



**One New Change.**  
Award-winning high-grade offices in London with a pioneering renewable energy system.



**The Cube.**  
Mixed-use building with cutting-edge design and high-specification offices in Birmingham city centre.



**40 Brighton Road.**  
High-end workplace with emergency response centre for Subsea7's evolving business.



**International Quarter.**  
Prime office space with the highest sustainability standards in East London's Stratford City.



**Derby Council House.**  
Transformation of 1930s council building to enable greater efficiency and new ways of working.



**One Glass Wharf.**  
BREEAM Excellent rated offices for Burges Salmon in Bristol, with innovative sustainability solutions.



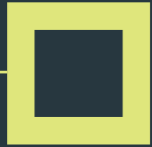
**Kirkstall Forge.**  
Leeds office with prestigious Wired Score Platinum rating, the highest score for digital connectivity.



**Oxford Science Park.**  
Numerous successful projects delivered on an influential centre for science and technology.



**Microsoft Building 5.**  
Award-winning headquarters for 700 staff in a flexible, contemporary environment.



HOARE LEA (H.)

## Engineers of human experiences.

Hoare Lea is an award-winning engineering consultancy with a creative team of engineers, designers, and technical specialists. We provide innovative solutions to complex engineering and design challenges for buildings.

Irrespective of the scale or complexity of a project, we provide a full range of MEP, environmental, and sustainability services, bringing buildings to life and ensuring that they perform in operation as well as they look.

[HOARELEA.COM](https://www.hoarelea.com)



