

PROJECT:**20-24 COMMERCIAL STREET
LONDON, UK****CLIENT:****AITCH GROUP****ARCHITECT:****BUCKLEY GRAY YEOMAN****COST:****£2,200,000**

The front on Commercial Street



The water feature in the evening

East One

The building, now known as East One, used to be a clothing warehouse, on the borders of the City of London in Spitalfields. The client wanted to provide shell-and-core units, which could be used for retail, on the ground floor and flexible office space above.

Flexible Space

Services are arranged so that each floor can be split into two separately lettable areas. A new fifth floor was added to the building, using all-round glazing to take full advantage of the city roofscape views. Ground-floor full-height glazing overlooks the street.

Cooling

The office floors have mixed mode comfort cooling, using four-pipe variable-refrigerant-flow multi-split cooling units. The units have individual control, and can be used as heat pumps whenever necessary. Thus, although the heating is all-electric, the running cost is low and carbon dioxide production is minimised.

Water Feature

Services were provided for the specially designed and built water feature. The feature, in the office reception, uses glass and granite to dramatic effect.