



21 Queen Street, Leeds

Ripley Capital's brief on behalf of Formal Investments to think architecture+design was to transform this outdated 1983 building into a contemporary office building with the potential to increase value by creating additional floors upon the existing structure.

The proposals involve consolidating the two existing entrances into one, and remodelling the lifts and washrooms, therefore dramatically improving the office floorplates, whilst offering facilities to comply with modern office standards. The new entrance will benefit from level access and most importantly is situated on the main vista when viewed from King Street looking West along Park Place.

The composition of the whole is to be radically altered with the addition of the two new floors. The first of these is set back to respect the existing parapet wall and is treated as a simple glass envelope. The new top floor takes a different approach, pushing out over the floor below to create a deep shadow line. This is further expressed by the physical shift in the floor plate to the north, which has been developed to provide a clean relationship with the adjoining property. The linear element is terminated by curved ends, one closed and one open mirroring the existing arched form of the brick base below.

A vertical plane of glass to the primary staircase/core connects the new and existing elements. This breaks through the dominant red brick arches of the existing building and helps 'sign' the newly located entrance.

The existing facade of the existing building will be uplifted by the installation of new curtain walling, replacing the dated dark brown tinted glazing and spandrel panels with a high performance neutral glass and minimal spandrel panel, increasing natural daylight to the offices and creating a far lighter appearance to the whole.

Environmentally the new building is being developed to achieve a BREEAM very good as a minimum standard. New M&E systems will be incorporated into the design providing low running costs alongside the improved thermal performance of the building.

Structurally a limited amount of strengthening works are required to enable the addition of the new floors which add 15 000 sq ft to the existing total.

Work is due to start on site in the Spring of 2011 with a completion in early 2012.

Quick Facts

- + Client: Formal Investments
- + Client representative & development managers: Ripley Capital
- + 1980's office building
- + 29,999 sqft existing office space
- + 15,000sqft new accommodation
- + Addition of 2 new office floors
- + Complete refurbishment of existing building facade
- + New entrance and core design
- + Retention of existing carparking
- + Addition of 10 secure & 12 visitor cycle spaces
- + BREEAM very good
- + Planning permission received 12th January 2011
- + Work due to commence on site Spring 2011

Contact details

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think architecture+design