

# ARTHUR STANLEY HOUSE

FITZROVIA





ARTHUR STANLEY HOUSE

Your approach

EST.1965  
RE-CREATED  
2021



The redevelopment of Fitzrovia's Arthur Stanley House captures the spirit and evolution of the area, while embracing the enduring influence of the building's mid-century architectural design. Rising in the foreground of London's iconic telecom tower, Arthur Stanley House presents a workspace sanctuary just off Fitzrovia's famed and vibrant Charlotte Street on the corner of Tottenham Street and Tottenham Mews.



REFINE YOUR  
WORKSPACE



Arthur Stanley House offers a striking architectural experience by the world renowned practice, AHMM. Responding to the original 1965 design, the RIBA Stirling Prize winners have reconstructed the historic building with a bold scheme that exposes the characterful grain and texture of the existing structure. The introduction of new architectural interventions focused on volume, natural light, fresh air, and outdoor terraces creates a unique workspace for today's design-conscious modern occupier.

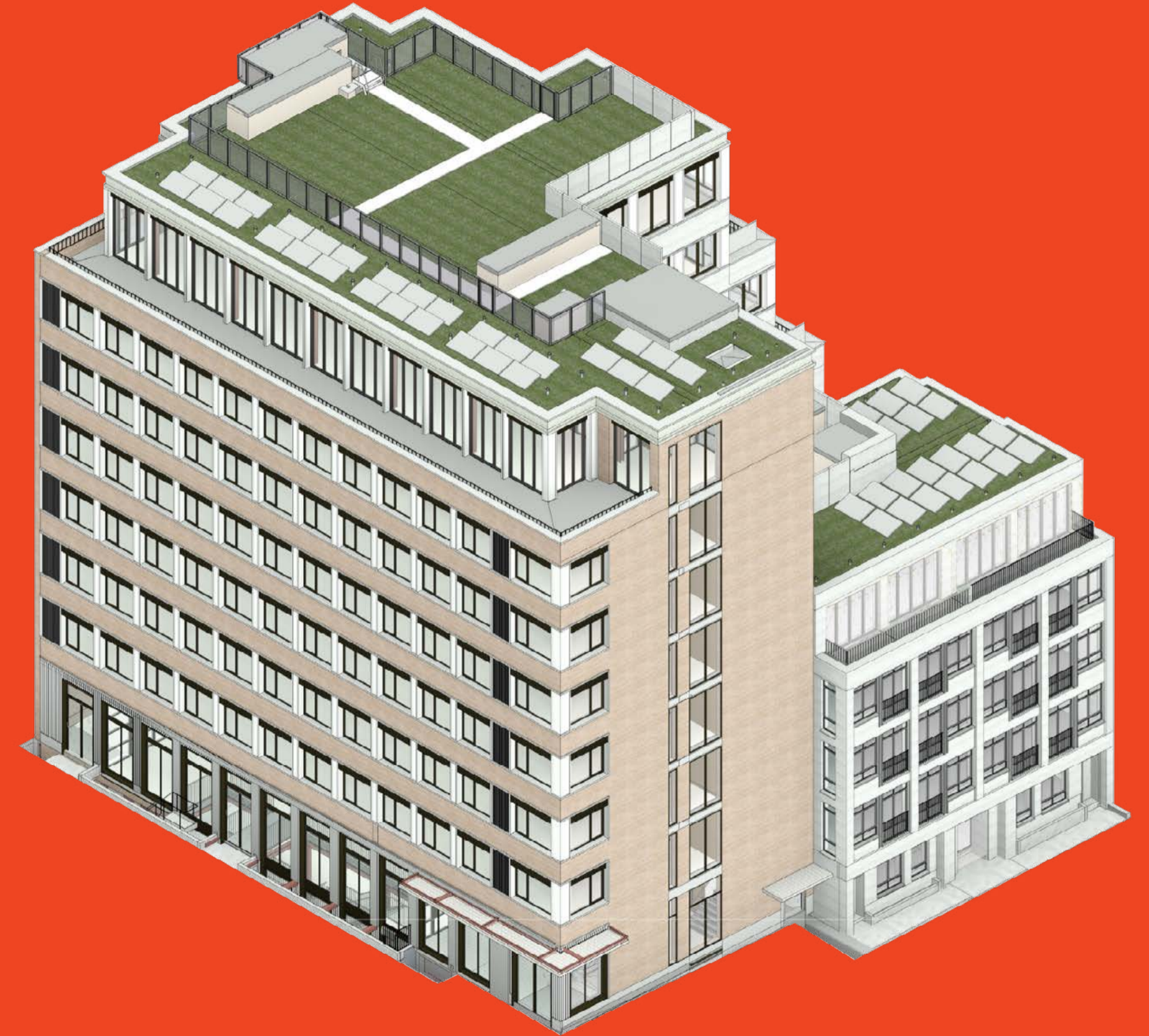


Your private entrance

## SCHEDULE OF AREAS

FLOOR	SQ M	SQ FT	TERRACE SQ FT
SEVENTH	373	4,025	1,001
SIXTH	476	5,134	172
FIFTH	497	5,360	172
FOURTH	519	5,597	172
THIRD	541	5,834	172
SECOND	579	6,243	--
FIRST	567	6,114	--
GROUND	389	4,198	--
RECEPTION	89	969	--
LP1	347	3,746	--
LP2	448	4,833	156
<b>TOTAL</b>	<b>4,835</b>	<b>52,053</b>	<b>1,845</b>

FLOOR AREAS ARE SUBJECT TO VERIFICATION  
UPON COMPLETION OF BUILDING WORKS  
FLOORPLANS NOT TO SCALE



[Front](#) [Rear](#)

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Front [Rear](#)



Main Reception





Main Reception Internal



Lift Lobby

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Typical Floor

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Potential fitout

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Seventh Floor



Seventh Floor Terrace



Rear Terrace

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Your private entrance



Lower Penthouse



Lower Penthouse



Penthouse stacker

# DYNAMIC OFFICE SPACE FOR THE NEW FITZROVIA

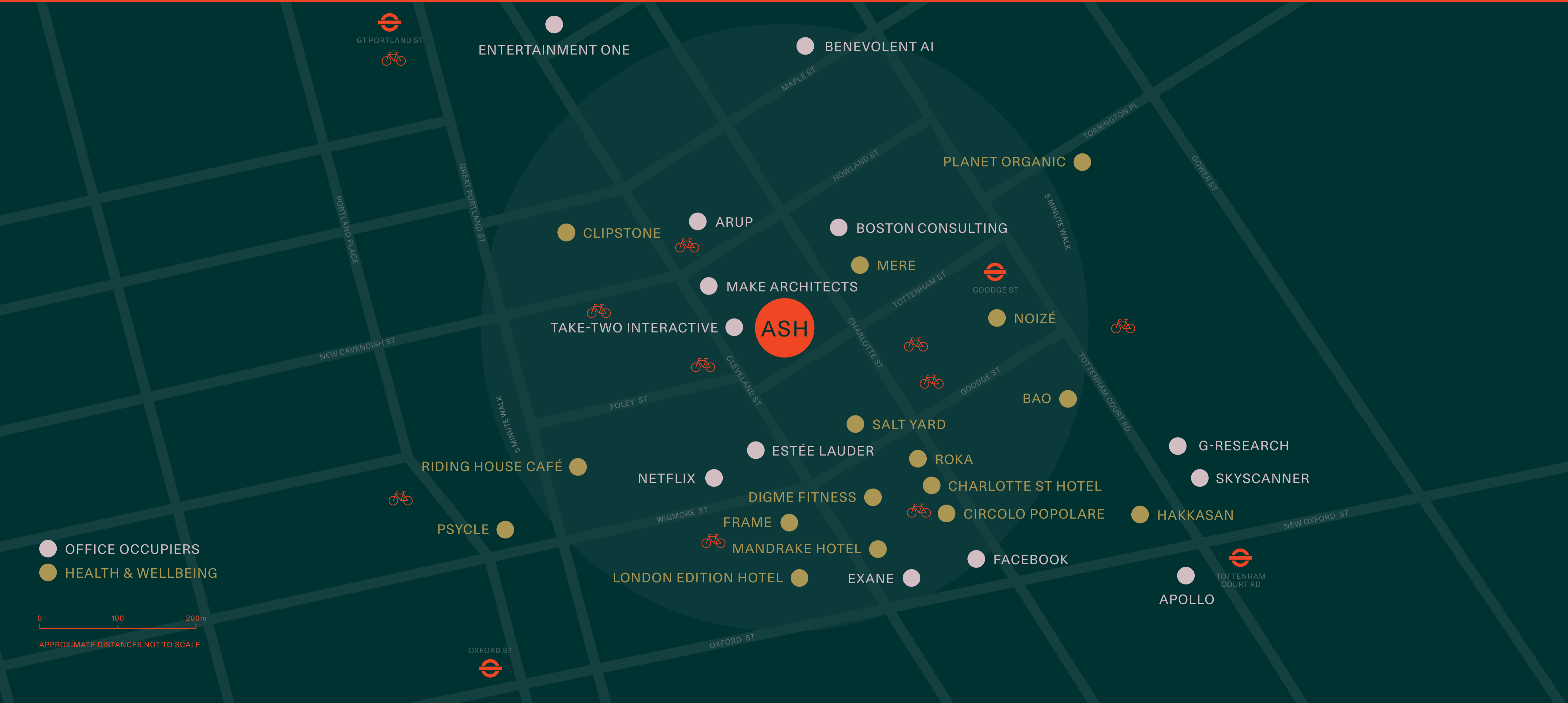


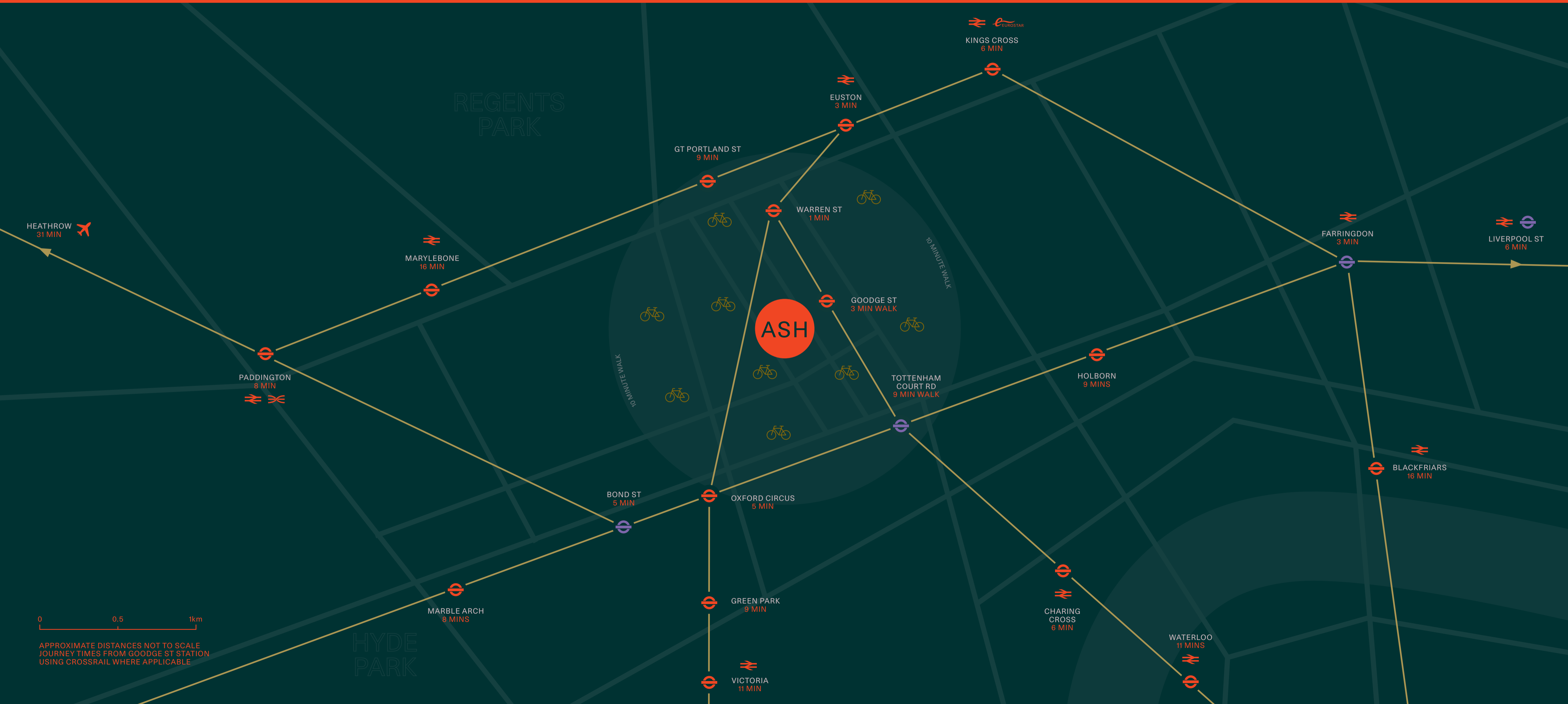
Fitzrovia is well known for its distinctive neighbourhood atmosphere, offering a range of independent restaurants, bars and hotels. Situated near two of London's most important transport hubs – King's Cross and Tottenham Court Road, the area is well connected. Significant investment and development in Fitzrovia continue to attract a new and discerning occupier mix of tech, finance, and media industries.



# NEW LONDON HERITAGE









SEVENTH FLOOR  
4,025 SQ FT / 373 SQ M  
TERRACE 1,001 SQ FT



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DIMENSIONS IN METRES. NOT TO SCALE.



TYPICAL FLOOR  
5,834 SQ FT / 541 SQ M  
TERRACE 172 SQ FT



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GROUND FLOOR  
4,198 SQ FT / 389 SQ M  
**PRIVATE ENTRANCE**



FLOOR AREAS SUBJECT TO VERIFICATION  
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DIMENSIONS IN METRES. NOT TO SCALE.

LOWER PENTHOUSE 1  
3,746 SQ FT / 347 SQ M

FLOOR AREAS SUBJECT TO VERIFICATION  
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DIMENSIONS IN METRES. NOT TO SCALE.



TOTTENHAM MEWS

TOTTENHAM STREET

LOWER PENTHOUSE 2  
4,833 SQ FT / 448 SQ M  
TERRACE 156 SQ FT

FLOOR AREAS SUBJECT TO VERIFICATION  
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DIMENSIONS IN METRES. NOT TO SCALE.



TOTTENHAM STREET

TOTTENHAM MEWS



**SEVENTH FLOOR  
SPACE PLAN**  
3,907 SQ FT / 363 SQ M  
16 DESKS / 1:12 DENSITY



TOTTENHAM STREET

TOTTENHAM MEWS

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SIXTH FLOOR  
SPACE PLAN  
5,015 SQ FT / 466 SQ M  
54 DESKS / 1:12 DENSITY



TOTTENHAM STREET

TOTTENHAM MEWS

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**TYPICAL FLOOR  
SPACE PLAN**  
5,478 SQ FT / 509 SQ M  
64 DESKS / 1:8 DENSITY



TOTTENHAM STREET

TOTTENHAM MEWS

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**TYPICAL FLOOR  
SPACE PLAN**  
5,478 SQ FT / 509 SQ M  
37 DESKS / 1:13 DENSITY



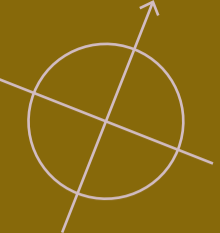
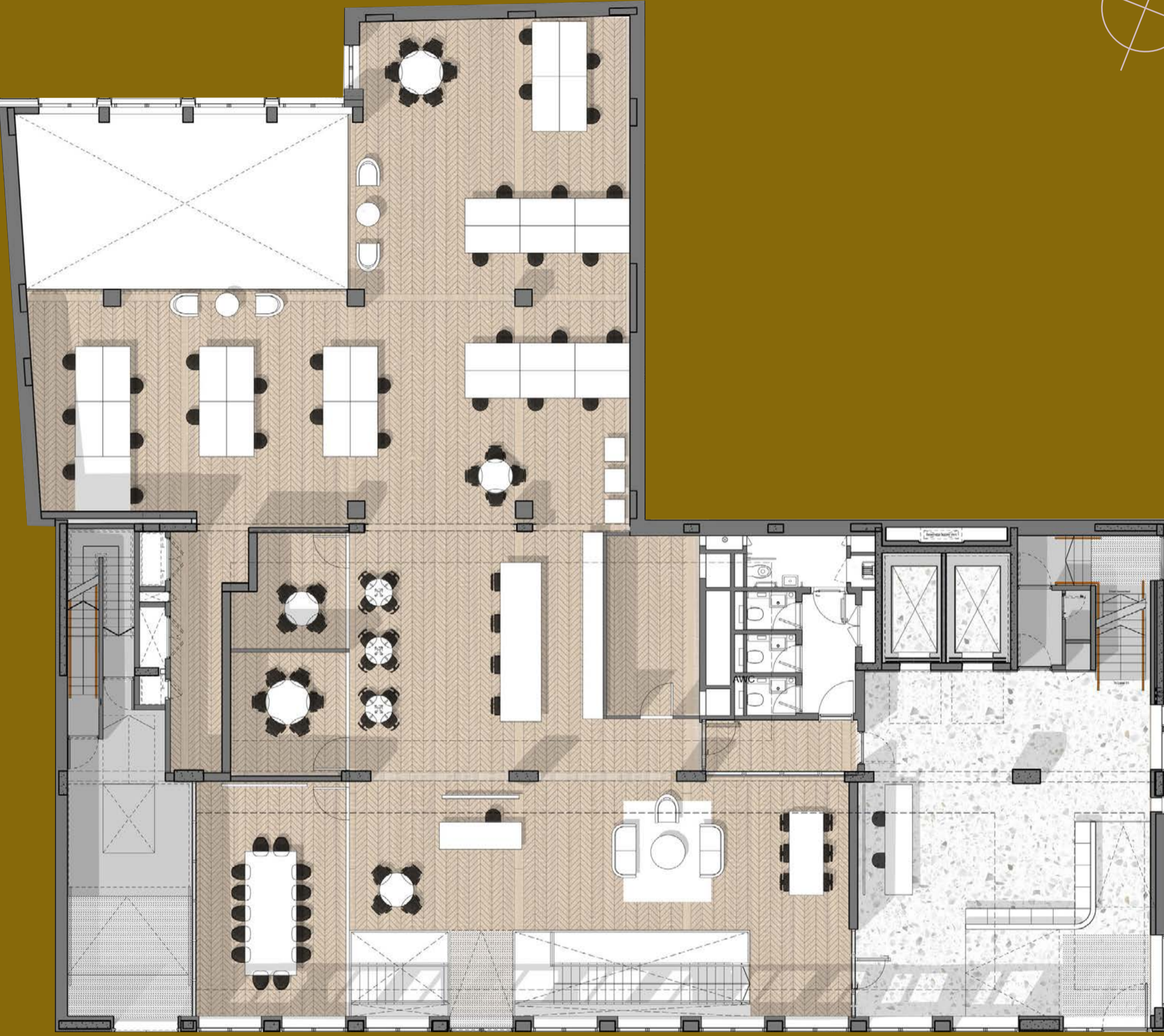
TOTTENHAM STREET

TOTTENHAM MEWS

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**GROUND FLOOR  
SPACE PLAN**  
4,197 SQ FT / 390 SQ M  
36 DESKS / 1:9 DENSITY

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DIMENSIONS IN METRES. NOT TO SCALE.



TOTTENHAM STREET

TOTTENHAM MEWS



**LOWER PENTHOUSE 1  
SPACE PLAN**  
3,745 SQ FT / 348 SQ M  
41 DESKS / 1:9 DENSITY



TOTTENHAM STREET

TOTTENHAM MEWS

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DIMENSIONS IN METRES. NOT TO SCALE.

**LOWER PENTHOUSE 2  
SPACE PLAN**  
4,832 SQ FT / 449 SQ M  
52 DESKS / 1:9 DENSITY

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DIMENSIONS IN METRES. NOT TO SCALE.



TOTTENHAM STREET

TOTTENHAM MEWS

The redevelopment of Arthur Stanley House transforms the experience of the original building inside and out, with consideration given to every design detail to create a fully modernised work and lifestyle office environment. New specification features include a striking main reception, a prominent private ground floor entrance to the ground and lower penthouse suite, openable windows, outdoor terraces, chevron timber floor finishes and cycle storage with shower facilities.





Typical WCs



Internal Staircase



72 Bike Spaces & Lockers



BREAAM Excellent



Terraces



Natural Ventilation



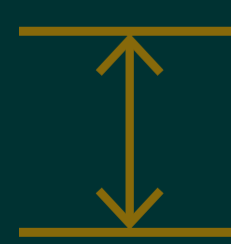
Private Entrance



Exposed AC



8 Private Showers



Floor – Ceiling  
2.8–3.3m



Design Density  
1:6m<sup>2</sup>

**OCCUPATIONAL RATES**

WORKSPACE WCS: 1:10M<sup>2</sup> (100% UNISEX) ON EACH FLOOR WITH CORE DESIGN TO ALLOW FOR ADDITIONAL WCS PER TENANT REQUIREMENT / ACCESSIBLE WCS: ONE ACCESSIBLE WC PER WORKSPACE FLOOR / COMFORT COOLING: 1:6M<sup>2</sup> / OUTSIDE AIR: 1:6M<sup>2</sup> / COLD WATER STORAGE: 1:6M<sup>2</sup> (40 LITRES PP BASED ON HALF DAY STORAGE) LIFTS: 1:8M<sup>2</sup>

**FACILITIES**

BICYCLE STORAGE, SHOWERS AND CHANGING FACILITIES PROVIDED IN THE BASEMENT / 72 SECURE BICYCLES SPACES 7 UNISEX STANDARD SHOWERS AND 1 ACCESSIBLE SHOWER / 72 SAFE STORAGE LOCKERS / CYCLE CHANNEL INTEGRATED INTO MAIN STAIR BETWEEN GF AND LG1

**LIFTS**

THE BUILDING PROVIDES FOR TWO LIFTS: 1 X PASSENGER / FIRE-FIGHTING LIFT - SERVES GROUND FLOOR TO LEVEL 07 / 1 X PASSENGER / GOODS LIFTS - SERVES LG2 TO LEVEL 07 / LIFT SPEED DESIGNED TO 1.6 M/S TO BCO STANDARDS AND 19 PERSON CAPACITY

**POWER**

NET WORKSPACE AREAS BASE PROVISION, ALLOWANCE FOR 110A 3PH TAP-OFF PER FLOOR / LIGHTING: 8W/M<sup>2</sup> / SMALL POWER: 35W/M<sup>2</sup> / MECHANICAL: 35W/M<sup>2</sup> / LOW LEVEL POWER PROVIDED IN FLOOR RECESSED TRUNKING TO PERIMETER WITH CHEVRON TIMBER INLAY FINISH, CONDUIT DROPS TO COLUMNS AND CABLE DUCTS IN NEW CONCRETE SLABS WITH INTEGRATED FLOORS BOXES FINISHED WITH CHEVRON TIMBER INLAYS

**HEATING AND COOLING**

EXPOSED FLAT OVAL GALVANISED DUCTWORK WITH LOZENGE GRILLAGE DIFFUSERS / EXTRACT WITHIN WCS VIA EXTRACT VALVES / EXPOSED SOFFIT MOUNTED FAN COIL UNITS FOR HEATING AND COOLING VIA DEDICATED FLOOR VRF SYSTEM WITH VENTILATION PROVISION FROM CENTRAL ROOF PLANT / VENTILATION WORKSPACE OUTSIDE AIR: (BASE PROVISION) 12 L/S PER PERSON / MINIMUM BASED ON 1 PERSON PER 6M<sup>2</sup>

**LIGHTING**

LIGHTING DISTRIBUTION TO MEET CAT AREAS TO BCO STANDARDS (350 – 500 LUX) / SURFACE MOUNTED TRACK LED LIGHTING TO FLOOR PLATES FOR MAXIMUM TENANT FLEXIBILITY /

**DISTRIBUTION OF DETECTION DEVICES**

**ACCESSIBILITY**

THE BUILDING WILL ACHIEVE DDA COMPLIANT ACCESS.

**STAIR CORES**

STAIR FINISHED IN PRE CAST CONCRETE WITH FLUSH NOSING AND EDGE SHADOW DETAIL / CAN LIGHT PENDANTS / TIMBER HANDRAILS WITH PAINTED STEEL / BALUSTRADE RODS / REFURBISHED EXPOSED CONCRETE WALLS OR PAINTED PLASTERBOARD

**OFFICE FLOOR PLATES**

TYPICAL FLOOR TO CEILING HEIGHT 2825MM / CHEVRON TIMBER FLOOR FINISH / LINEAR TRACK LIGHTING / EXPOSED FLAT OVAL GALVANISED SERVICES DUCTWORK / EXISTING CONCRETE COLUMNS CLEANED AND SANDBLASTED / EXPOSED BRICKWORK MADE GOOD / ACOUSTIC TIMBER LINING TO FEATURE WALLS / PAINTED PLASTERBOARD GENERALLY TO WALLS / GLAZED CRITTAL STYLE STEEL FRAMED SCREEN TO LIFT LOBBY'S / EXPOSED HOLLOW POT SOFFITS TO EXISTING G BUILDING AND EXPOSED CONCRETE SOFFIT TO NEW BUILD AREAS OPENABLE WINDOWS

**WASTE AND RECYCLING**

1 CUBIC M PER 500SQM PROVIDED / 9,550 SQM TOTAL WASTE PROVISION / 3,300 CUBIC M COMPACTOR CAPACITY

**SUSTAINABILITY**

BREEAM TARGET: 'EXCELLENT' / FRESH AIR INTAKE AT ROOF LEVEL PROVIDES FRESH AIR THROUGHOUT THE BUILDING / EXTENSIVE GREEN ROOF TO IMPROVE ECOLOGY AND HABITAT / IMPROVED WALL BUILD UP TO IMPROVE PERFORMANCE OF BUILDING FABRIC / RETENTION OF EXISTING FACADE ENABLES EMBODIED CARBON TO BE SAVED / HIGH PERFORMANCE GLAZING TO REDUCE COOLING ENERGY / INTELLIGENT BUILDING MANAGEMENT SYSTEMS CONTROL AND MEASURE ENERGY USE / LOW ENERGY LIGHT FITTINGS, PHOTOELECTION DAYLIGHT DIMMING AND PRESENCE DETECTING CONTROLS REDUCE ELECTRICITY USE / SECURE LONG STAY CYCLE BAYS, LOCKERS AND SHOWER ROOMS PROVIDED IN BASEMENT / EXTERNAL FULLY ACCESSIBLE ROOF TERRACES PROVIDED / PHOTOVOLTAIC PANELS AT ROOF LEVEL / HEAT RECOVERY

**MECHANICAL VENTILATION REDUCES HEATING AND COOLING LOADS**

**LIFT AND LIFT LOBBY**

CAN LIGHT PENDANTS / BESPOKE SIGNAGE / CRITTAL STYLE GLAZED SCREEN TO OFFICE FLOOR AREAS / SOFFIT MOUNTED TRACK LIGHTING / CUT BRICK INTERNAL CLADDING TO NEW EXTENSION AREAS / NEW VISUAL CONCRETE COLUMNS AND SOFFITS TO NEW AREAS / CHEVRON TIMBER FLOOR FINISH BRONZE STAINLESS STEEL DOORS AND ARCHITRAVES / RECESSED LIFT CONTROL PANEL / LIFT FLOOR FINISH IN TERRAZZO TO MATCH GF RECEPTION / SATIN BRUSHED BRONZE COLOURED STAINLESS STEEL FINISH TO LIFT CAR WALLS WITH RIBBED ARCHITECTURAL GLASS CLADDING

**GROUND FLOOR RECEPTION AREA**

TERRAZZO FLOOR FINISH WITH BRONZE DETAILING / FEATURE ACOUSTIC TIMBER LINING TO RECEPTION WALLS / BESPOKE RECEPTION DESK WITH FLUTED CARRERA MARBLE FEATURES / BRONZE STEEL LIFT REVEALS AND DOORS / REFURBISHED EXPOSED CONCRETE COLUMNS

**WASHROOMS**

BRONZE METAL VANITY UNIT WITH ACCESS PANEL AND INTEGRATED WASTE BIN / WALL MOUNTED WASH BASIN / FULL WIDTH MIRROR / CAN PENDANT LIGHTING ON CONDUIT / WALL MOUNTED MIXER TAP / RIBBED GLAZED CERAMIC TILING / ACOUSTIC TIMBER WALL LINING OR PAINTED PLASTERBOARD / LOW FLOW SANITARY FITTINGS TO REDUCE BUILDING WATER USAGE

**INFORMATION TECHNOLOGY**

LANDLORD INFRASTRUCTURE CABLING - COPPER & FIBRE TO EACH FLOOR / LANDLORD WIFI TO ALL AREAS - TENANT & LANDLORD / DIVERSE INCOMING SERVICES PROVISIONS - SERVICES ROOMS AND RISERS / HIGH SPEED RESILIENT SERVICES AVAILABLE

**SMART SYSTEMS**

TOUCH FREE ACCESS CONTROL FOR STAFF AND GUESTS / ENVIRONMENTAL MONITORING CAPABILITY / SMART LOCKERS AND SMART SHOWERS LINKED TO CENTRALLY MANAGED WEB APP

Carefully establishing a range of design finishes and materials, AHMM have harmonised the original aesthetic of the 1960's building with the full requirements of a modern office occupier. Creating a new design scheme that remains intrinsic to the original architecture, the design features include a sympathetic modernisation of common areas, improved natural lighting on all floors, new crittal-style glazing and a poured terrazzo floor finish in reception.



EXPOSED CONCRETE STRUCTURE



EXPOSED HOLLOW POT SOFFIT



ACOUSTIC TIMBER LINING



OPENABLE WINDOWS

Established in 1989 with offices in London, Bristol and Oklahoma City, Allford Hall Monaghan Morris makes buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand. Winner of the RIBA Stirling Prize and recipient of many other awards for architecture and design, the practice has received public and media acclaim for its work across sectors. AHMM is known for its reinvention of buildings and places including the Angel and Tea Buildings, Television Centre, the Barbican, and New Scotland Yard, as well as key new commercial, residential and education developments in London, around the UK and internationally.



WHITE COLLAR FACTORY



THE POST BUILDING



TELEVISION CENTRE



SOHO PLACE

DEVELOPER

**Westbrook Properties**

ARCHITECT

**AHMM**

DEVELOPMENT MANAGER

**Carrowmore Property**

STRUCTURAL ENGINEER

**Heyne Tillett Steel**

PLANNING CONSULTANT

**DP9**



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