

£100m Richard Rogers K2 Scheme - Tower Bridge House, Tower Bridge Approach

Occupying a prominent site at the junction of East Smithfield and Tower Bridge Approach, K2 Tower Bridge House is a 180,000 sq ft flagship mixed use development by Taylor Woodrow Property. This world class building was designed by a world leading architectural practice with a design team to match. Clearly, AAD were at home amongst the base build design team members responsible for the creation of this high quality braced steel frame / external spandrel panel clad building.



Photo courtesy arcaid.co.uk

With a landmark site able to view Tower Bridge and the Tower of London, glazing is a major feature of the scheme. Substantial light and heavy goods traffic flow close-by means high levels of external noise and with an occupancy capacity in excess of some 1600, the acoustic specification of the external building fabric was an early issue for resolution. Naturally, attention to the acoustic specification of internal building fabric, where the Richard Rogers team also deployed glass for bridges, floors balustrades and lift cladding were exposed to our scrutiny.

Technical Overview

The acoustic challenges

- High levels of external noise;
- High glazing proportions in close proximity to occupied areas;
- Mitigation of excessive reverberation;
- Provision of good quality occupied space.

£100m Richard Rogers K2 Scheme - Tower Bridge House, Tower Bridge Approach

Base Building Specifications

- Structural grid 9m x 14.25m north/south
- Structural grid 9m x 9m east west
- Planning module 1.50m x 1.50m
- Typical finished floor to ceiling height 2.75m, 3.95m
- BREEAM rating: Good

Acoustic Specifications, internal ambient noise levels

- Office spaces NR38;
- Quay level and level 1 NR 40;
- Common areas NR 40;
- Loading bay NR 55.

Accommodation Features

- Metal tile suspended ceilings, fabric roller blinds to all external elevations;
- Ceiling mounted 2-pipe fan coil units to internal zone;
- Ceiling mounted 4-pipe fan coil units to external zone;
- Open plan occupancy density 1 person per 7m²;
- Two standby generators, one 315kVA landlord services, one 1250kVA tenant services.

Reynolds Porter Chamberlain – Fit Out at Tower Bridge House

With St Katherine's being an increasingly popular business location, AAD's comprehensive experience in supporting the specialist needs of law firm fit-outs was called upon to support RPC's move into Tower Bridge House. This 64 partner firm, specialising in business and insurance law, moved 500 people into 4 out of the 7 floors on 19th June 2006, taking over 23,000 ft² to accommodate lawyers and support staff in both open plan and cellular accommodations.

Mark Bishop, AAD Director and project consultant for both the shell and core and the RPC fit out assignments comments... *"Our considerable experience in law firm fit out challenges over many years allowed this scheme to deliver high base-build acoustic quality with an ability to accommodate very challenging fit-out requirements. One particular challenge was accommodating a large number of lawyers from a predominantly cellular environment into a new and predominantly open plan and highly transparent environment. As speech privacy is a very important consideration when delivering legal advice and guidance, our fit-out design and specifications have shown that open plan visual transparency and speech privacy can be achieved. In a building so well positioned as this, it would be a poor show to enclose its occupants, even for acoustic reasons!"*