

133 HOUNDSDITCH – Before and After

Photographs on the following pages show the dramatic upgrade to the entrance and interior of 133 Houndsditch on behalf of our client Henderson Global Investors.

Two bays of cladding were removed and a new 2-storey fully glazed entrance was inserted featuring a raking projecting stone canopy announcing the entrance and providing a new identity. This element continues inside the building as a feature angled wall, which wraps around a new waiting area, before turning up behind the cantilevered reception desk to soar 6-storeys upwards and outwards to the top of the atrium.

In the atrium the obsolete facade access balconies and bridges were stripped out to improve daylight to the base of the atrium. A series of lightweight decorative terraces were reinforced and clad in wood to provide new breakout spaces which now offer interesting perspectives from the office floors. A secondary atrium was punched through two floors to bring light into the deepest spaces.

The results are dramatic - a tired, dated building has been creatively improved to provide first class grade A multi-tenanted office space, has a stunning main reception and has a new lease of life.



The unwelcoming and opaque front entrance (above) before replacement with the transparent and modern improvement (below.)





The original reception (above) was limited to a small, low ceiling area in front of the security barriers which has now been transformed by fresh, dramatic new finishes (below.)





The original atrium (left) was cluttered by heavy wall climber lifts and cleaning access balconies which shaded the space.

In the redesigned atrium (below) the balconies were removed, the facades re-finished and new lifts installed behind the feature wall, which includes custom designed LED lighting in slots in the stone.





The light in the original atrium (left) was also restricted by a dark overhanging soffit and obsolete bridges above a cascade of inaccessible glazed elements.

The new design (below) removed the bridges, simplified and illuminated the soffit, and squared off the terraces to provide break out space to the offices.





The original lift lobby (above) was dark and over-monumental in its use of marble.

The new (below) is cleaner and simpler with an increased ceiling height.





The original washrooms (above) were very tired and dated.
The new (below) use natural wood and stone in a fresh, modern, way.





The perimeter to the offices (above) was fragmented with different parts.

New plasterboard lining (below) simplifies the perimeter and a new metal ceiling with low energy lighting enhances the space and illumination.

