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Good office design reduces maintenance and running costs
It can help to attract and retain talent, enrich the workplace community, and increase productivity. Equally importantly it can enrich the townscape. Design which succeeds in embracing conservation issues on sensitive sites can improve the development potential. Good office design controls and reduces running costs.

MJP has a reputation in office design built on all these attributes. The projects include headquarters, speculative, and mixed use developments. They are on city centre sites, in historic locations, or within whole new commercial districts.

Our office designs combine efficiency and flexibility with strength of architectural character.
“MJP understood our values and the BBC ended up with a building that is more than the sum of its parts.”

ALLEN YENTOB, BBC
MJP’s success in the BBC project was based on our understanding of the BBC’s culture, our ability to see difficult projects through the planning process, and our skill in organising rational workspace.

The BBC needed an adaptable and efficient building that inspires creative people, promotes collaborative working, and attracts high-calibre staff, and MJP’s design achieved this.

The competition winning design captured Greg Dyke’s vision of ‘One BBC’. People and departments have their own territories, while sharing the ‘in between’ spaces, designed to encourage interaction and stimulate the debate that goes into making great programmes.
“Architecturally the composition is of high quality and has been endorsed as such by the Jersey Architecture Commission, with appropriate scale, form, proportion, materials.”

JERSEY PLANNING DEPARTMENT
Office buildings often have to be tailored to fit into constrained urban sites. **Designing within a masterplan for a whole new business district brings different challenges, where the new buildings create their own context and a new piece of the city.**

Working on a blank canvas, internal planning can be optimised. Externally, the quality of the spaces between the buildings is as important as the buildings themselves.

The Jersey International Finance Centre is an example of this, created on reclaimed land in St Helier. MJP have designed four of the buildings, all with efficient floor-plates.

The appearance of the buildings is varied, but all follow a ‘Design Code’ which sets out principles to achieve a coherent townscape.
MJP ARCHITECTS

JERSEY INTERNATIONAL FINANCE CENTRE, MASTERPLAN
BUILDINGS SHOWN IN ORANGE ARE DESIGNED BY MJP
“The architects have orchestrated the subtle resolution of an architectural puzzle of unusual complexity culminating in several well hidden but spectacular jewels.”

IAN LATHAM, EDITOR, 'ARCHITECTURE TODAY' MAGAZINE
Commercial office space in older buildings often falls short of modern standards due to constraints imposed by the original structure. Sometimes the historic value is in the envelope rather than the interiors, which may have been compromised by adaptations over the years.

This is the case in Berry Brothers & Rudd headquarters on Pall Mall. It includes two narrow frontage buildings from 1902 and 1952 which, in the composition of their elevations, contribute to the historic character of the area. In MJP’s work, these have been conserved while the buildings behind have been rebuilt to provide flexible modern office space which knits seamlessly with the surrounding grade II* listed buildings.

We have undertaken this project in conjunction with Short and Associates.
“Warwick Court, Paternoster Square, a developer-led project, is very successful both urbanistically – it fits like a glove into its august environment – and, unusually for a speculative office building, also succeeds in being innovative internally.”

FRANK DUFFY
IN ‘BUILDING IDEAS’
City centre sites in conservation areas or next to listed buildings can be the most challenging. For example, development around St Paul’s Cathedral in London is subject to a plethora of planning legislation to preserve the setting and archaeology.

In the design for Warwick Court in Paternoster Square, MJP not only worked carefully within all these constraints, but also created a building which maximised the development potential and incorporated efficient construction methods. Through off-site fabrication of many elements, including the external envelope and plantrooms, the building was completed three months ahead of the programme.
MJP ARCHITECTS
PATERNOSTER SQUARE, VIEWED FROM THE DOME OF ST PAUL’S CATHEDRAL
WARWICK COURT BY MJP IS IN THE CENTRE
“The complexity of the façade works to reduce maintenance and energy costs, and helps to create a floorplate that comes near to the holy grail of modern speculative offices: clear, flexible space.”

JEREMY MELVIN, RIBA JOURNAL
Our office designs combine efficiency and flexibility with strength of architectural character.

10 Crown Place is next to Broadgate in London, and in a conservation area. It is a small and constrained site, but the design belongs in the townscape, maximises flexible lettable floor space, and is a storey higher than the planning brief.

Externally, there are just two materials in the elevations (reconstituted stone and glass) in an unfussy composition inspired by the local Victorian warehouses, with depth and character.
Good design, by definition, is sustainable design. Sustainability has been part of MJP’s design ethos since before it became mainstream. We designed the first archives to meet the conservation requirements of BS5454 without air conditioning.

Reducing energy consumption conserves the environment and brings the advantage of reduced running costs.

More broadly, sustainable office design has the potential to transform our working conditions, to create more convivial environments and increase productivity.

BBC Broadcasting House achieved a Breeam accreditation of ‘excellent’, despite a complex brief and a central London site with low air quality.

The Clinical Trials Unit (CTU) at Warwick University also achieved Breeam ‘excellent’. The brief was for a flexible and energy efficient office space, meeting rooms and archive storage. It is planned around an atrium, naturally ventilated, naturally lit with glazing arranged to protect against glare and solar gain. The envelope has high thermal mass and high air-tightness. Internally, the use of timber from sustainable sources creates a calm working ambience.
MJP ARCHITECTS
GUANGZHOU DAILY NEWS, CHINA;
NEWSPAPER HEADQUARTERS, SPECULATIVE OFFICES,
EXHIBITION CENTRE, CONFERENCE CENTRE AND
SERVICED APARTMENTS.
COMPETITION
Many developments incorporate offices with other uses.

Careful planning is required to achieve synergy between the different uses, to enable them to work well together without conflicts arising.

The Guangzhou Daily News acquired a prominent riverside site for the head office of their newspaper. They wanted to use the remainder of the site to build speculative offices, an exhibition centre, conference centre and serviced apartments. Our design placed the newspaper offices in the foreground, on the river frontage, with the speculative development behind.

The Royal Marsden Hospital in Sutton wanted to create the ‘Centre for Clinical Care and Research’ in a building which would synergetically combine cancer research offices with clinical care facilities. Our design concept was robust and uncomplicated. The building has to do many things well, and needs to be no more complicated than necessary.

Our solution was a highly flexible and sustainable building, designed around the needs of the users. For patients, it is welcoming and easy to navigate. The design provides state of the art facilities to attract leading researchers, as well as roof-top garden, café and seminar facilities. We undertook this project with Ansell & Bailey.
MJP ARCHITECTS
ROYAL MARSDEN HOSPITAL.
CENTRE FOR CLINICAL CARE AND RESEARCH.
COMPETITION

THE ATRIUM
MJP aims to design office buildings which not only look good, but look good years after they have been completed, without excessive maintenance.

For example, elevations constructed out of self-finished materials, and designed to avoid staining caused by random rainwater run-off, achieve this aim.

10 Crown Place in London, shown in a recent photo opposite (top right), is over ten years old. It has not stained and has not been cleaned during this period.
MJP Architects are also working in these other sectors.