

A global first



Landsec
 BCFA Member: Orangebox
 Design: KKS

In January 2017, Landsec, the largest commercial property company in the UK, completed the move to its new headquarters at 100 Victoria Street, London. 470 employees are now accommodated on a single floor plate in a high-performance office designed to increase communication and collaboration. The project is the first workplace in the world to achieve both WELL Certified™ Silver and BREEAM Outstanding, setting a global benchmark for healthy, sustainable office space.

Above left
 Personal and collaborative

Right
 Air3 Acoustic Pod System

Below
 Social and interactive workspaces



When Landsec was looking to move headquarters, the team was determined that the experience for employees would be markedly different than before. The relocation provided Landsec with the opportunity to adopt a new workplace strategy aimed at increasing communication and collaboration between different areas of the business. To inform the design process, Landsec carried out a pre-move Leesman survey which flagged dissatisfaction with lighting, air quality, comfort of work stations and technology. The results helped the design team to refurbish the space to the highest standards for wellbeing and sustainability, thereby improving employee satisfaction.

“Landsec set KKS a unique challenge – ‘to create an environment for our colleagues, partners, visitors and shareholders which emulates the progressive ethos which Landsec brings to all of our development projects’. Through a series of engagement workshops, and a hands on relationship, we designed a variety of spaces to aid choice, movement, and collaboration for 470 staff all on one floor, and showcase ‘Experience is Everything’ - the new brand for Landsec.”
 Katrina Kostic Samen from KKS →



This project for Land Securities PLC saw the entire Orangebox portfolio employed in the fit-out and furnishing of a 700-person capacity office. This dramatic space contains no cellular offices, but instead features 180 allocated workstations, alongside 150 shared worktables and a diversity of Smartworking® solutions. The furnishing of the open plan workspaces and atria in the prestigious development saw each and every Orangebox product employed, including Do, Workday, Cors, Air, AftD, Cwch, Network Landscape tables and a mix of soft seating.

The project was realised through six months' research and analysis; a nine-month design phase; a four-month procurement and a seven-month construction and installation period. The project was awarded the BREEAM Office Refurbishment and Fit Out Award 2017 and, until October 2017, achieved the highest ever BREEAM Fit Out 2014 rating of 92.3 per cent score at post-construction stage.

Orangebox is delighted to have been chosen to work on this project for Land Securities, whose corporate philosophy includes the development of, long-term, mutually beneficial and trust based partnerships with a limited number of approved suppliers, whose values and cultures are complementary to their own. →



Above
 Perimeter booths for a varied and transient workplace