

# HARELLA HOUSE

90-98 GOSWELL ROAD, CLERKENWELL, LONDON EC1V 7DF





## HARELLA HOUSE

Clerkenwell's rich industrial history and collection of creative makers and sellers provide a unique and vibrant place to both work and socialise. The site is well connected to tube, national rail and crossrail, with many areas of interest within walking distance.

Harella House was built in the 1930's by Harella Clothing Manufacturers and used as a clothing factory. The large crissall windows and high storey heights were designed to create light spaces that could accommodate large items of machinery.

The building provides 32,917sq.ft of office space from lower ground to fourth floor. The lower ground floor is naturally lit by clerestory windows owing to the ground floor being raised approximately 1.2m above the street level.

The facades, which are composed of brown brick and painted concrete bands, present attractive street frontages which step back on the upper levels (in the case of the Gee Street elevation) to form external terraces. The lower storeys of the building extend out to the plot's southern boundary.

The refurbished and extended scheme for Harella House is designed by Piercy & Company Architects.

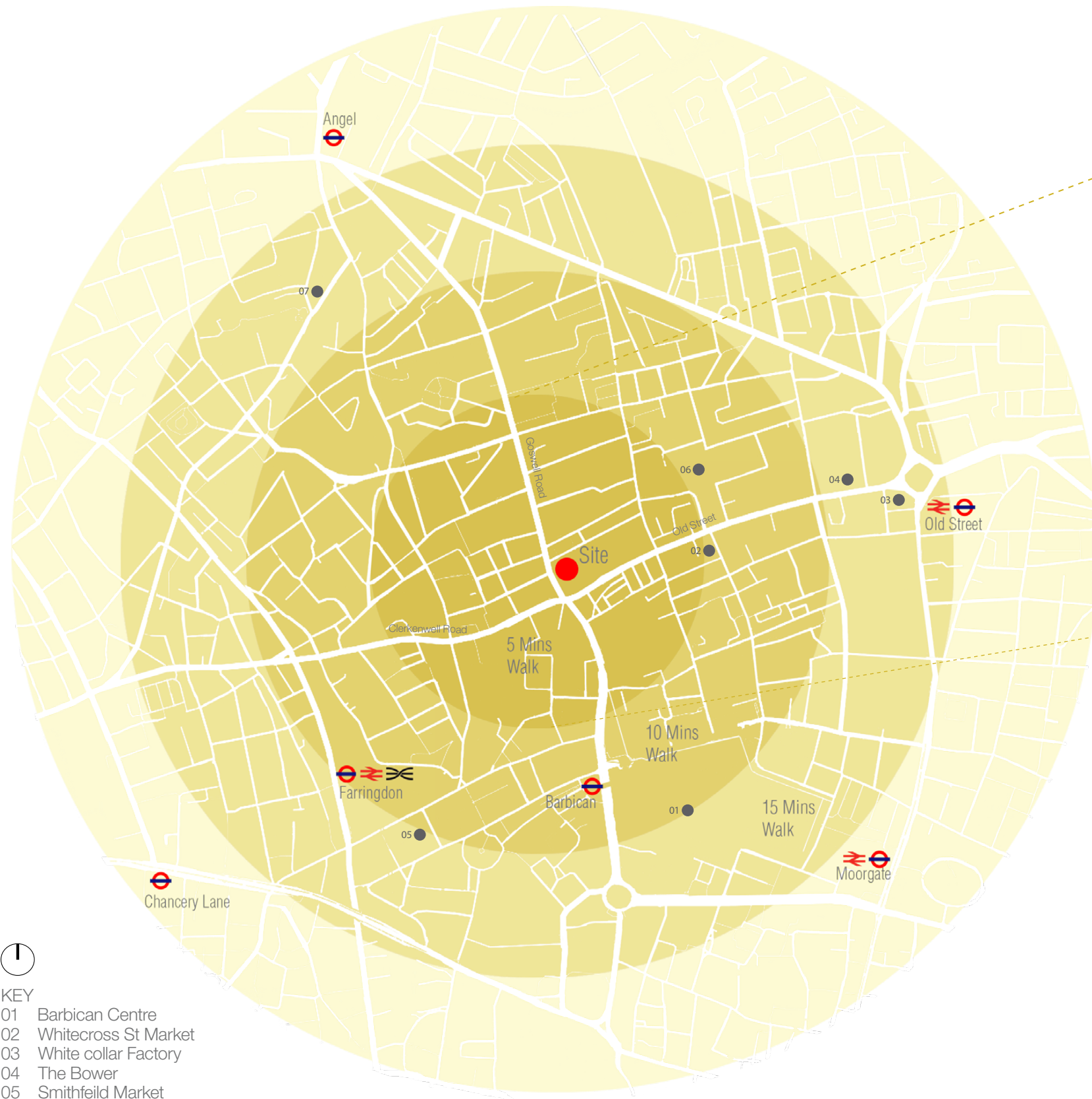


Goswell Road Elevation & Main entrance



Goswell Road street view





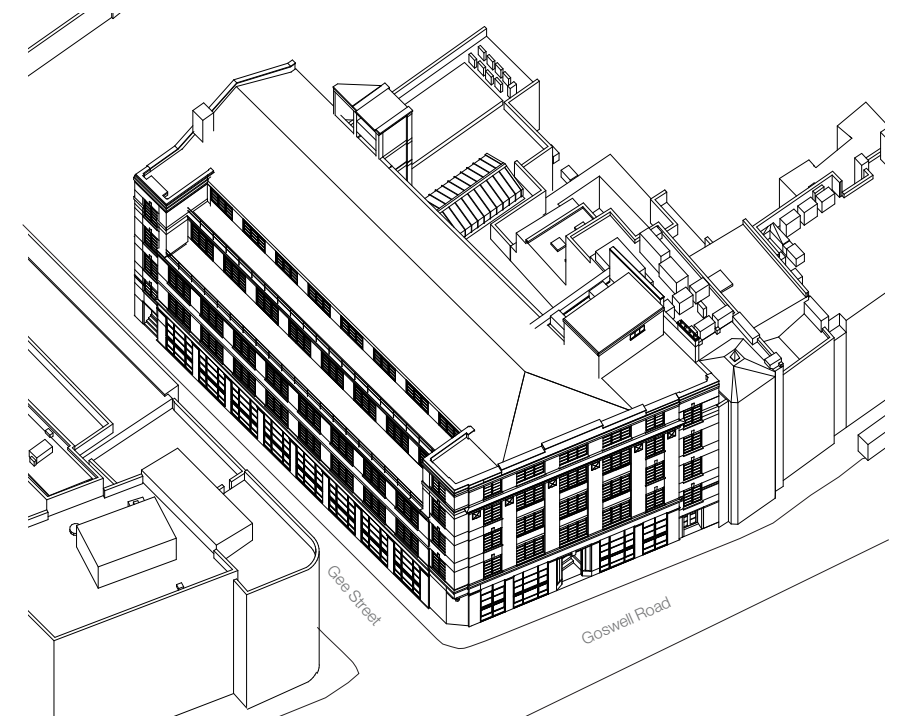
- KEY
- 01 Barbican Centre
  - 02 Whitecross St Market
  - 03 White collar Factory
  - 04 The Bower
  - 05 Smithfield Market
  - 06 St Lukes Gardens
  - 07 Sadler Wells Theatre

Transport Links & Sites of Interest



- KEY
- A Shoreditch Grind
  - B The Slaughtered Lamb
  - C Look Mum No Hands
  - D Vitra
  - E Knoll
  - F Zaha Hadid

Bars, Restaurants & Local Occupiers



Aerial view of the site from the North West

## AREAS

FLOOR	NIA*	
	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground	260	2,795
Ground Reception	49	531
Ground	755**	8127**
First	552	5,938
Second	552	5,938
Third	481	5,174
Fourth	418	4,499
Fifth	90	969
<b>TOTAL</b>	<b>3,108</b>	<b>33,440</b>

\* Areas are approximate only

\*\* Includes Ground Floor Reception



## DESIGN CONCEPT

In 1919 tailor's apprentice Mr. Lew Harris returned to England from the USA and set up a small clothing manufacturing business in London which began trading under the name "L. Harris (Harella) Limited".

In addition to retaining their London factory, in the 1940s Harris opened further manufacturing hubs in Birkenhead & Halifax (Brunswick House).

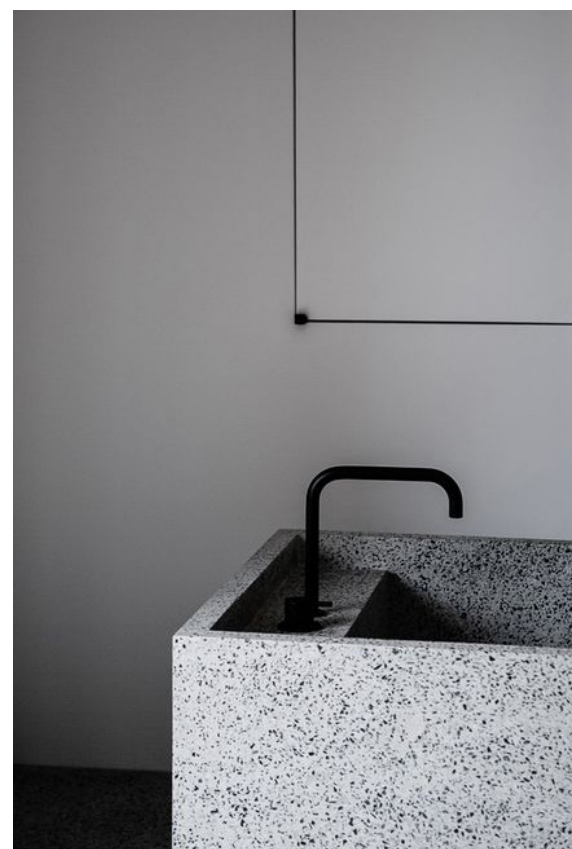
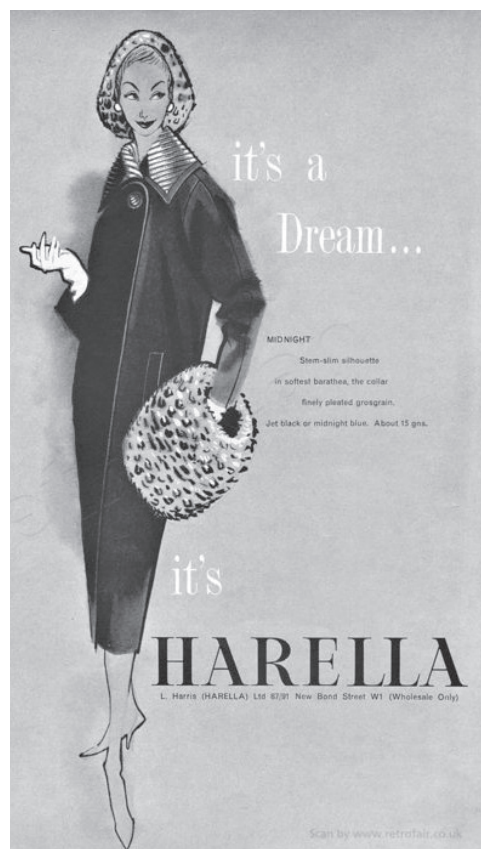
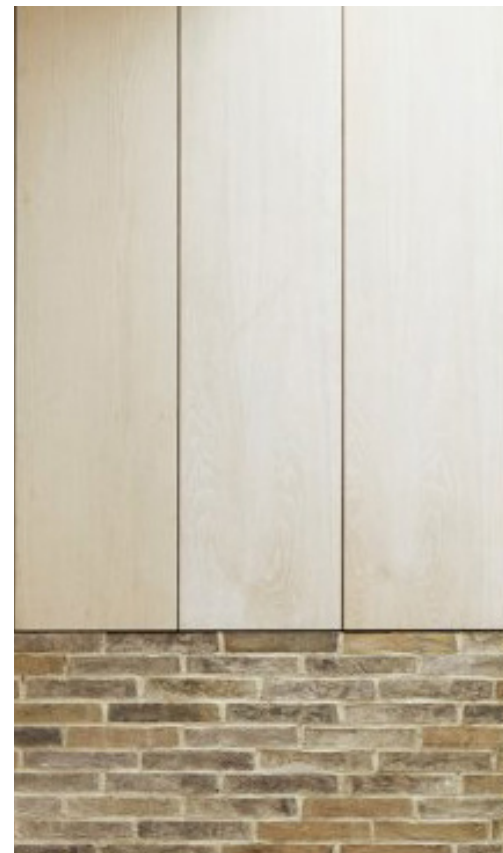
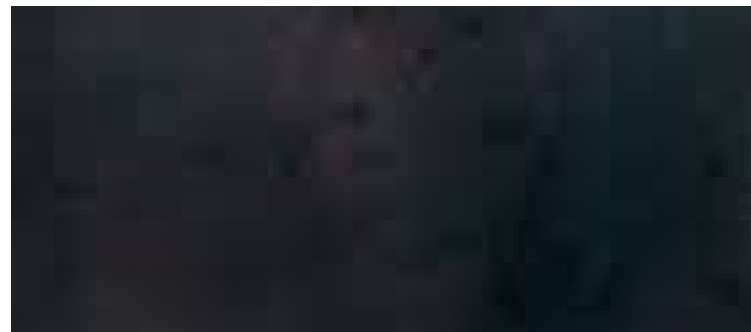
In 1963 the company was taken over by the immense Selincourt Group in a deal said to be worth more than £3 million. By this time it was trading as 'Harella International Fashions' and achieved international standing in its own right as the second largest exporter in the UK fashion industry.

The textile industry regarded Harella as one of the most enterprising firms in a highly competitive field. Lew Harris initiated the trend for a wider range of sizes for women's garments.

The warehouse re-design and material palette of timber, stone, steelwork and leather has been inspired by the buildings rich industrial heritage.

The intricate carpentry, rich in grain, coupled with the terrazzo floor and heavy cantilevered stair treads form a distinctive contrast in the reception.

Internal steel balustrades are interwoven with textured leather strips on the ground floor and mezzanine balustrades.



Harella House Branding, Advertising & Fabrics and Renovation Material Precedents



## RECEPTION & OFFICE



Goswell Road entrance reception

As part of the refurbishment, the reception (01) has been reconfigured to allow for a more refined entrance sequence. The lowered ground floor allows for level access into the building.

A new reception desk has been positioned to give a clear view from the entrance door to the receptionist and vice versa. A feature light fitting provides visual interest to the ceiling which sits at a generous 4.8 meters.

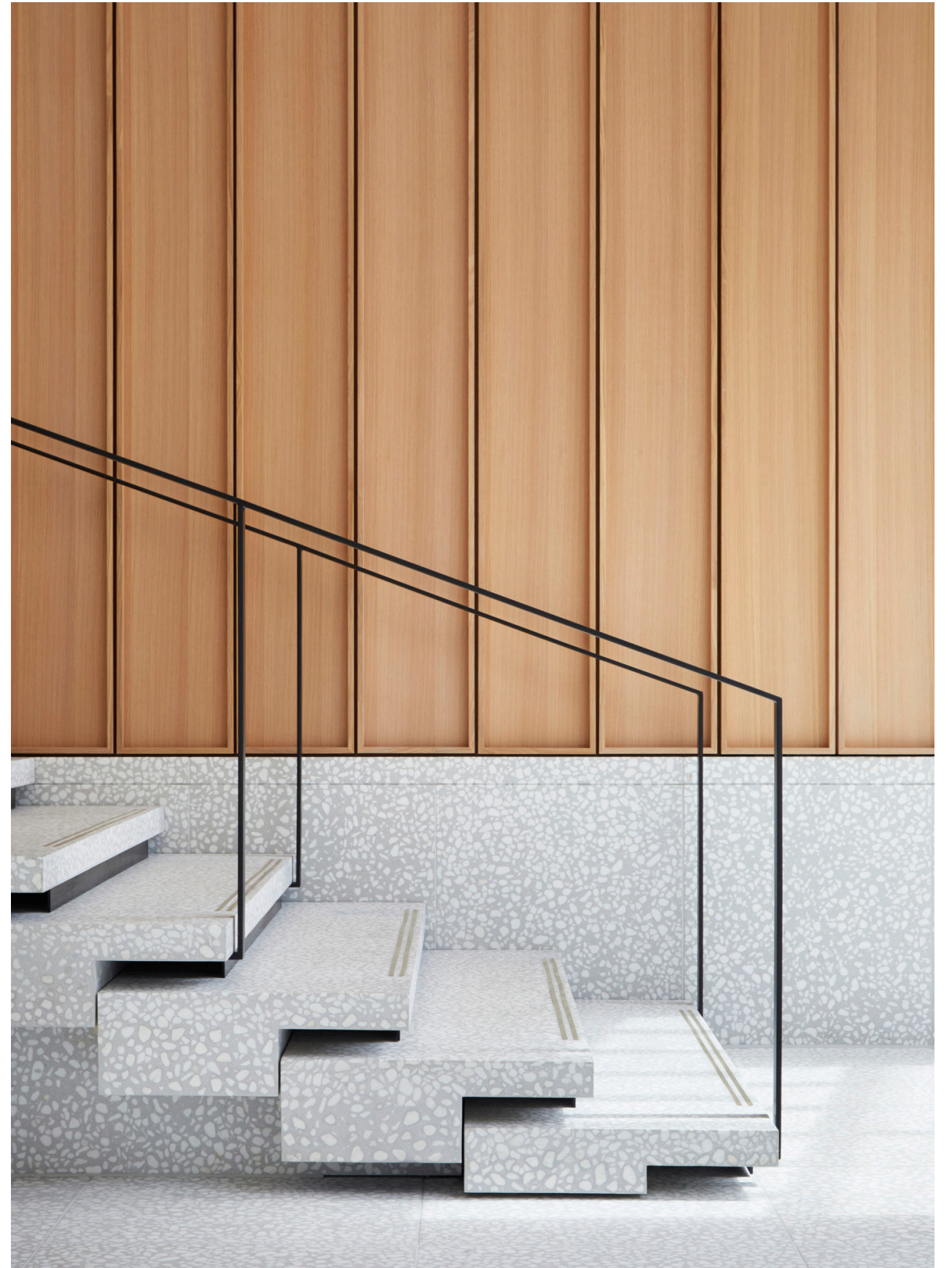
Walls are clad with tall timber panels and the floor with hand laid terrazzo formed with large marble pieces. These two elements meet at a low level datum line that informs the design of the base of the stair and the generous reception desk. The terrazzo steps lead on to a black steel stair, ending in the lift lobby (2).

Exposed, structural framework and soffits on each office floor reveal the buildings structure, each bay framing the large window openings in each triple aspect space. A delicate steel stair (05) connects upper (03) and lower (04) ground floor office space, with the void providing additional light to the lower ground.





Goswell Road entrance reception



Reception (01) terrazzo steps



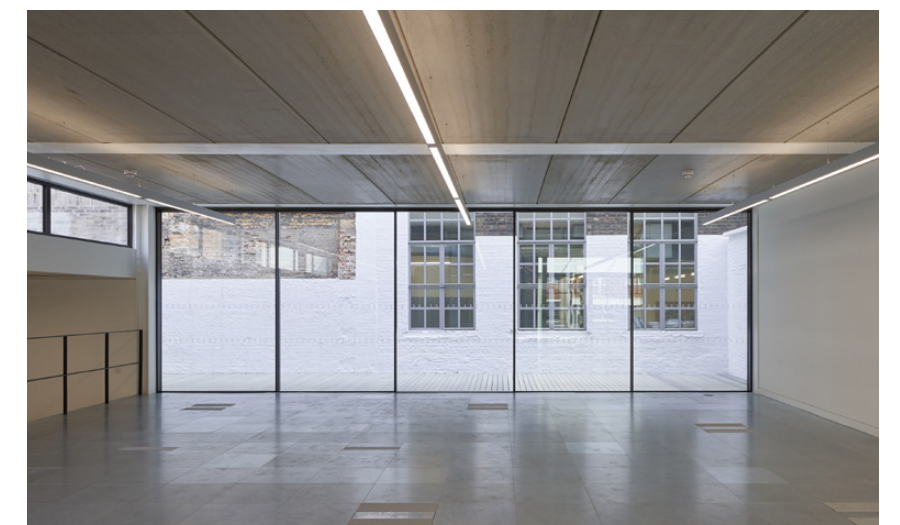
## EXTENSION & TERRACES

On the south side of the building the new single storey structure provides a dynamic light filled space with accessible terrace (01) accessed through large sliding doors.

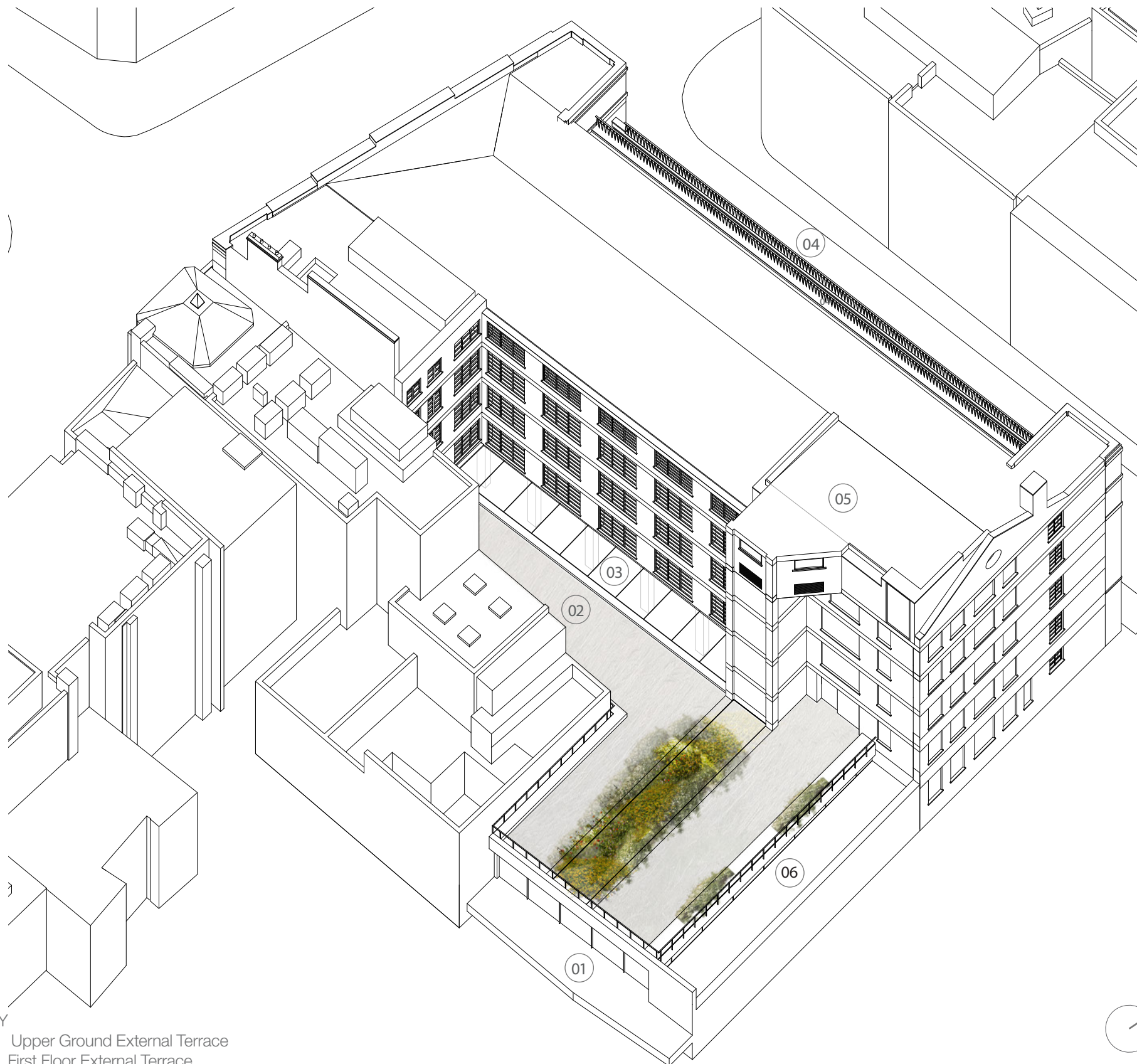
The extension is accessed from the lift lobby at the upper ground floor. A new large frameless rooflight (03) acts as a divide between the new and the existing 1930s warehouse, flooding the upper ground floor with light.

The steel frame and pre-cast, concrete soffit is to be left exposed, subtly lit by high level clerestory windows on the east elevation.

At first floor the new extension provides a large south facing landscaped terrace (02). This external amenity is accessible from the office or lift lobby, giving flexibility to tenants using this space. The outside amenity space utilises planting to define the character, privacy and views of the terrace which in turn can offer further flexibility to tenants.



Looking south towards ground floor terrace (01)



### KEY

- 01 Upper Ground External Terrace
- 02 First Floor External Terrace
- 03 Rooflight
- 04 Fourth & Fifth Floor Terraces
- 05 Top Floor Mezzanine
- 06 Terrace to future development

Axonometric of south elevation & single storey extension





Ground Floor Skylight (03)

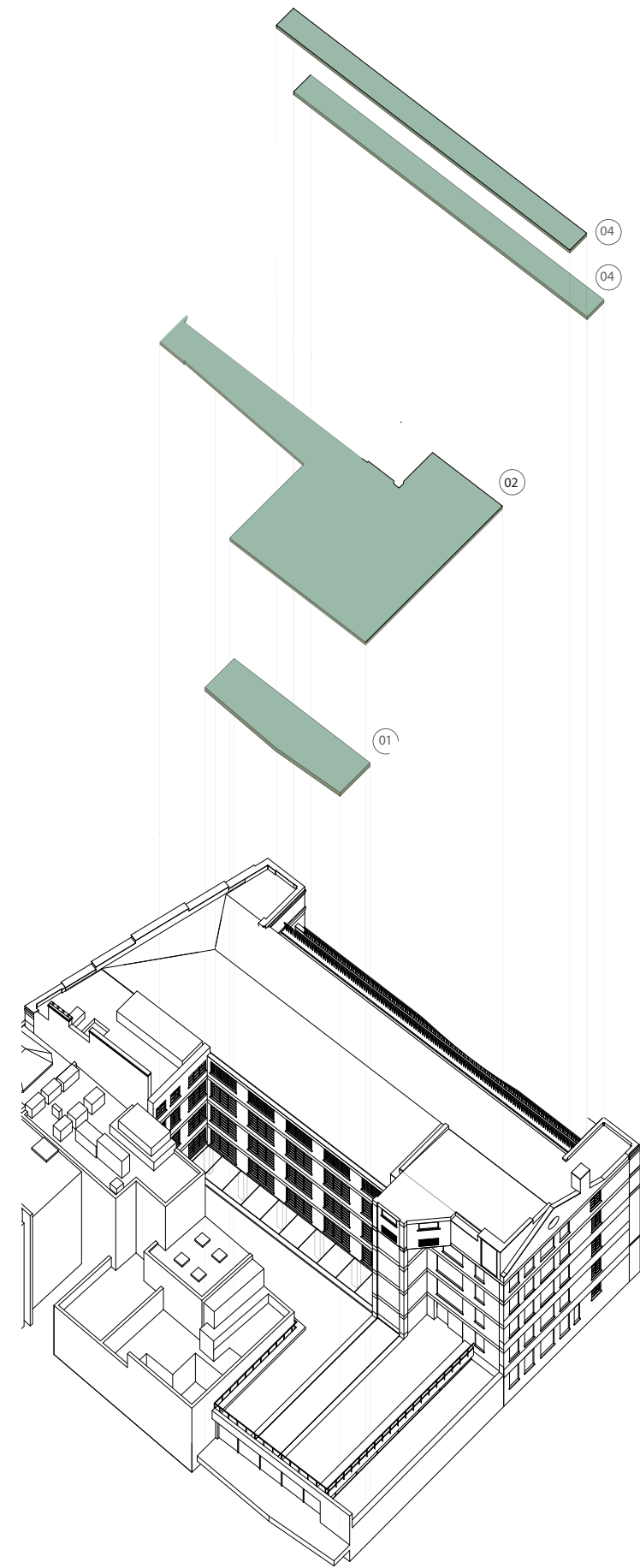


Ground Floor Terrace (01)





Ground floor extension office & first floor terrace (02)



Exploded Axonometric of amenity spaces



KEY

- 01 Raised access floor
- 02 New displacement ventilation
- 03 Feature Lighting
- 04 Existing concrete Structure
- 05 New Steel windows

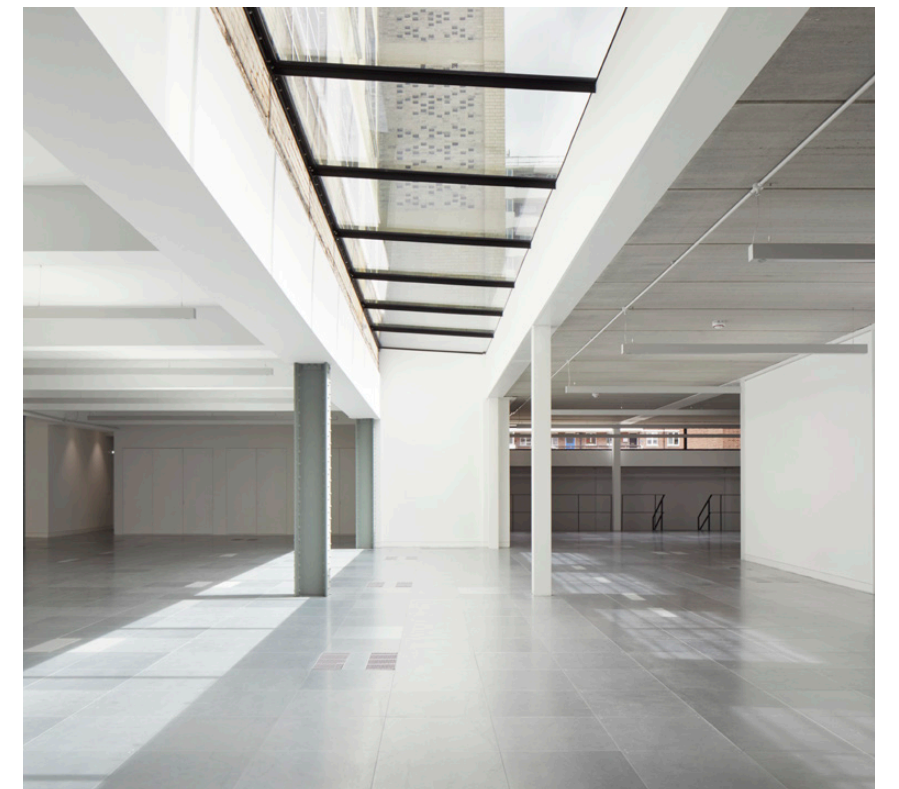


Section of typical first, second & third office floor space

## OFFICE SPACE

Exposing the bare concrete frame of the existing factory revealed the proposed opportunity to have generous 3.1 meter ceiling heights. New double glazed windows will maximize internal comfortability both thermally and acoustically.

The space is cooled and heated by an underfloor mechanical system. Consequently this implementation enables a clean soffit in the office spaces. Featuring only modern light fittings, smoke detection and fire alarm equipment.



Upper ground floor & new frameless rooflight





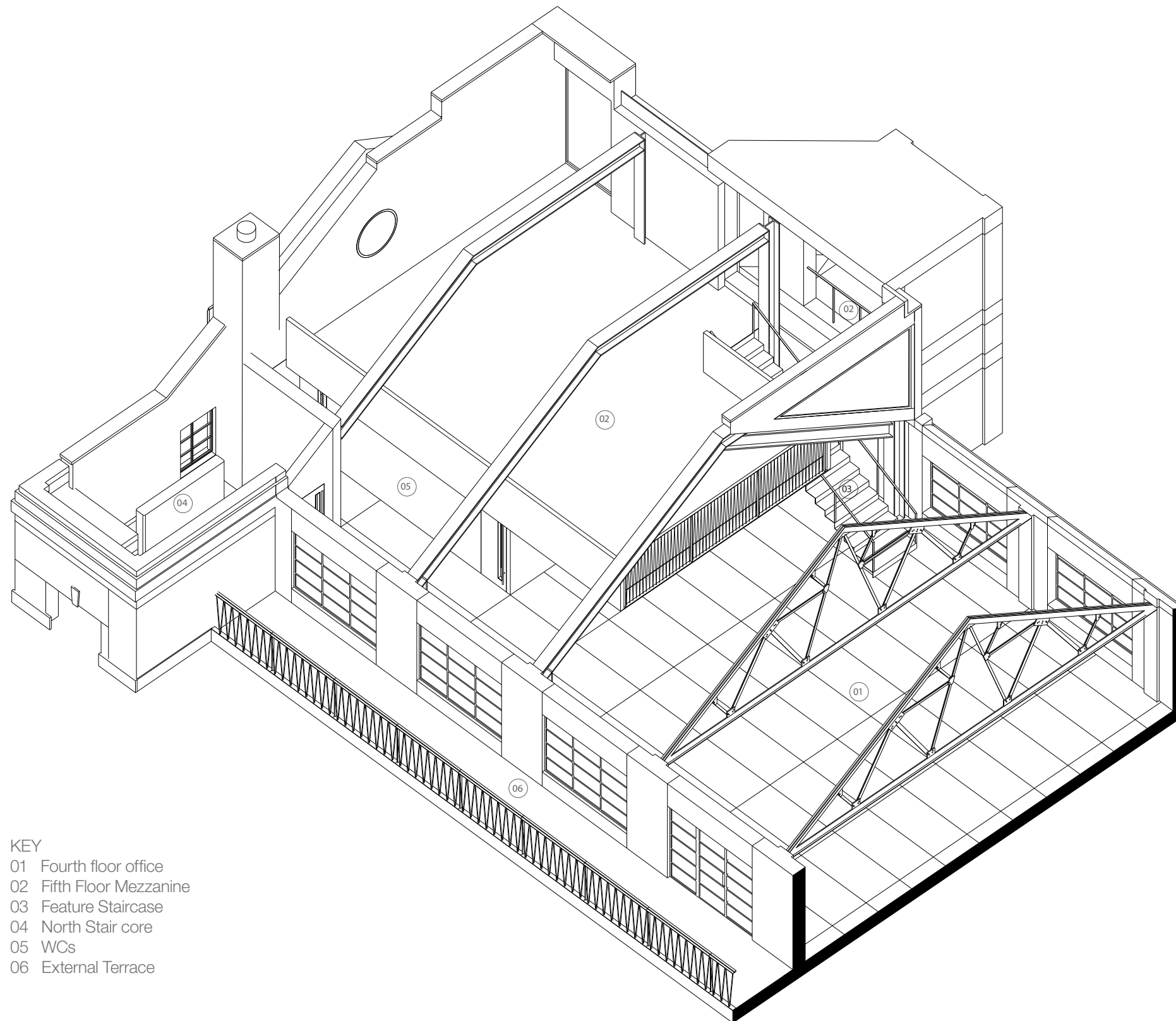
Upper Ground. Typical first, second & third floor office space



## TOP FLOOR & MEZZANINE

The top floor (01) features a triple aspect office space, high floor to ceiling (pitched roof) heights, a terrace and new mezzanine. The cantilevered mezzanine level, forms a more intimate space below for informal meetings on the top floor.

The mezzanine makes use of the redundant roof space above the new WCs and creates a quiet area for meetings. Three new windows will flood the space with light and offer views out. The existing lift room is opened to provide a unique space.



### KEY

- 01 Fourth floor office
- 02 Fifth Floor Mezzanine
- 03 Feature Staircase
- 04 North Stair core
- 05 WCs
- 06 External Terrace

Axonometric of top floor office space, mezzanine & terrace  
(Top Right) External Terraces; (Lower Right) Mezzanine



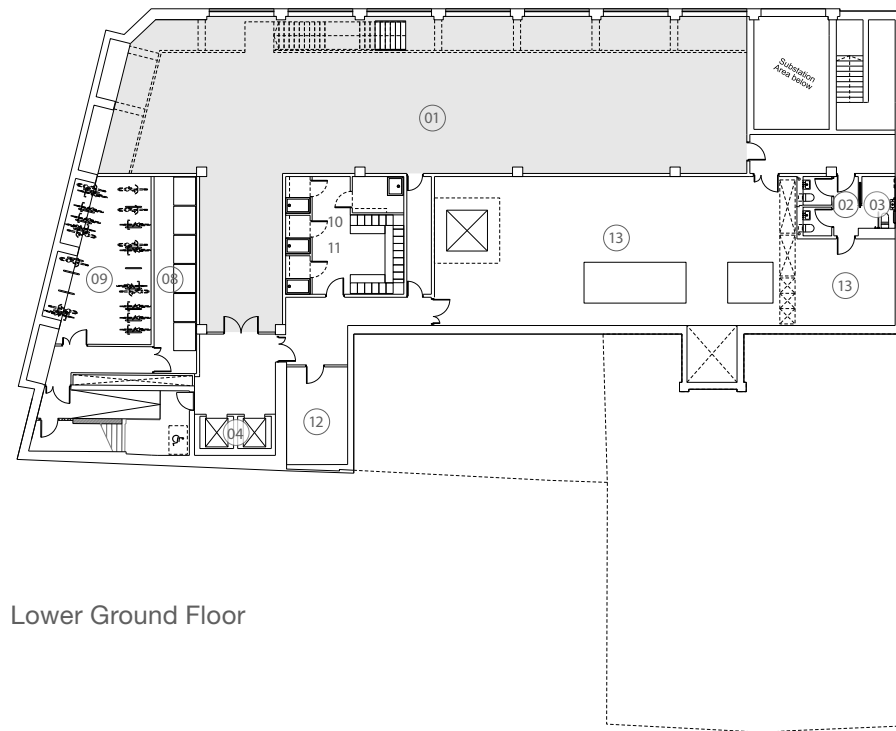




Top floor office space & mezzanine

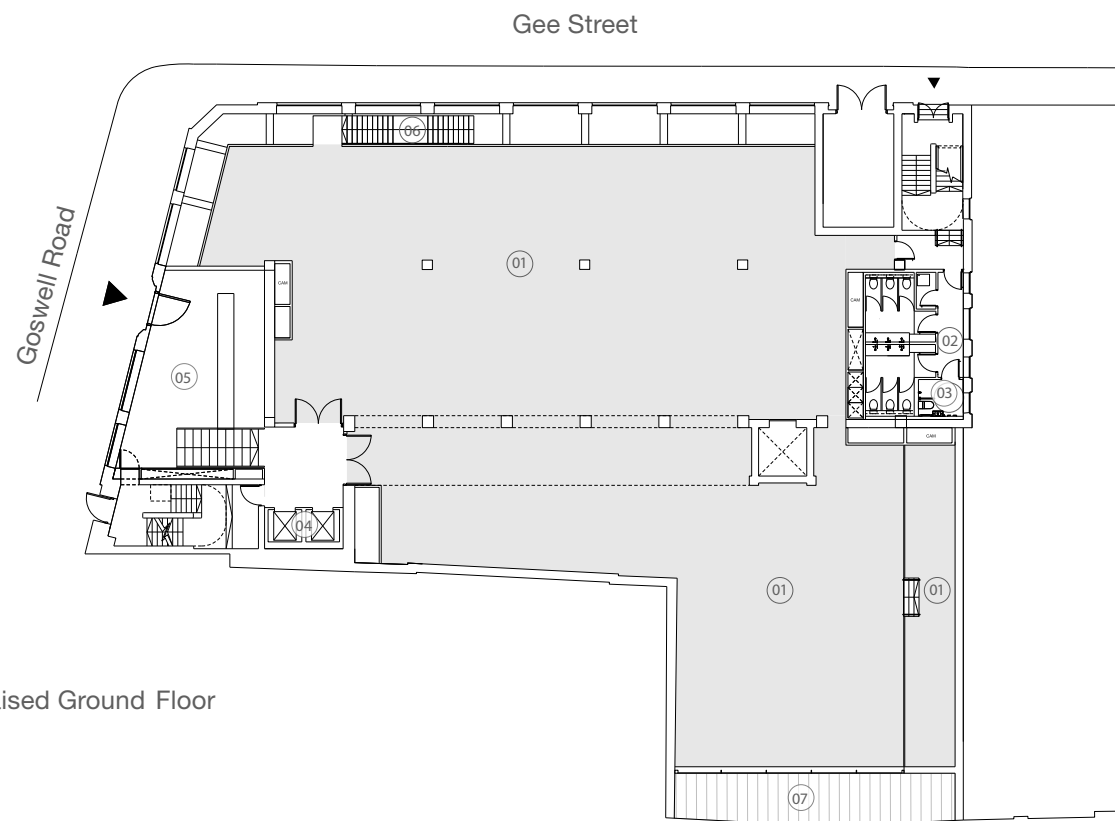


# FLOOR PLANS & AMENITY
















Lower Ground Floor

- KEY
- 01 Office Space
  - 02 WC
  - 03 Disabled WC
  - 04 Lift
  - 05 Reception
  - 06 Feature Stair
  - 07 Terrace
  - 08 Refuse Store
  - 09 Cycle Store
  - 10 Shower
  - 11 Changing
  - 12 Storage
  - 13 Plant

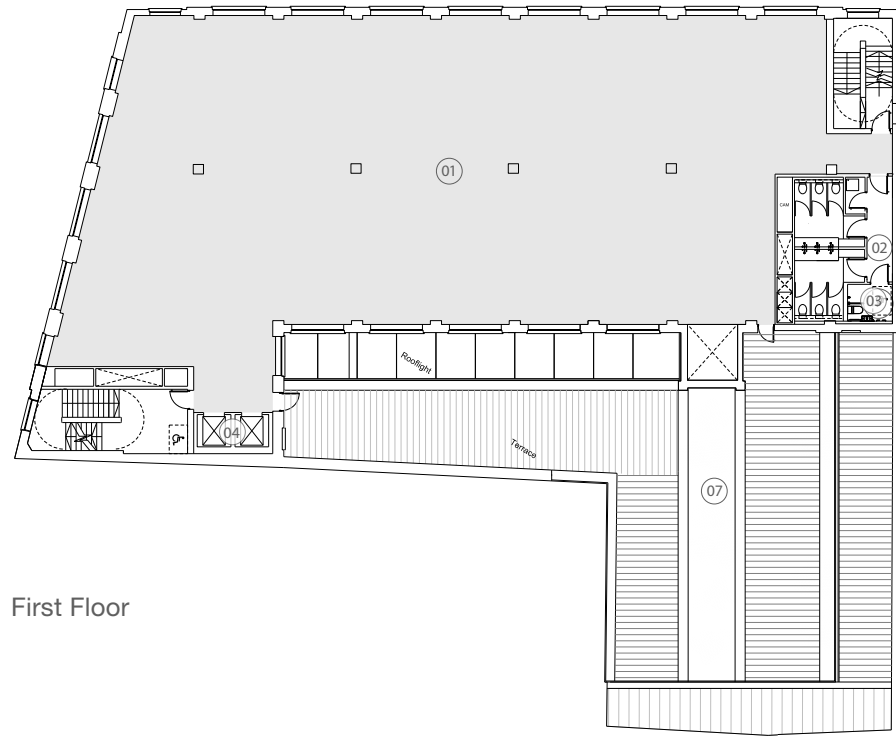


Raised Ground Floor

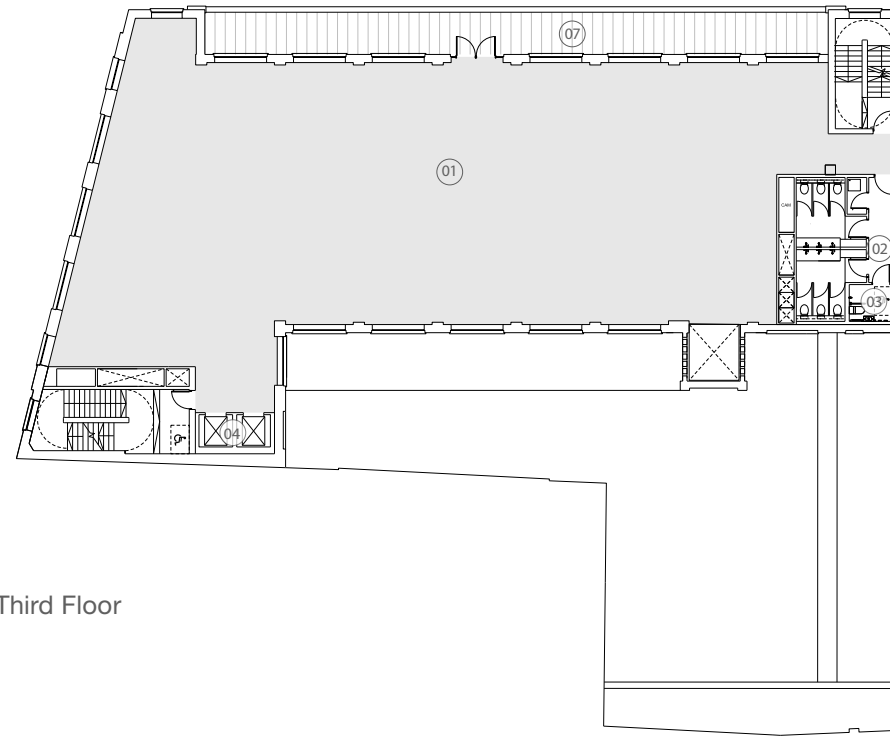


-  AREA: 32,917 sqft of Office Space over 6 storeys (lower ground to fourth floors)
-  FLOORS: Bespoke open floor plates from 5,174 sqft to 10,399 sqft
- 1:8 OCCUPANCY LEVELS: Up to 1:8 sqm
-  RECEPTION: Double height space
-  TERRACES: On upper ground, first, third & fourth floor.
-  LIFT: 2 No. 8-person
-  FLOORING: Raised floors with overall 375mm depth
-  HEATING & COOLING: Displacement ventilation air conditioning in offices.
-  CYCLES: Forty secure internal cycle spaces
-  SHOWERS: Four showers in basement. Including accessible shower.
-  CHANGING ROOM: Changing area with forty lockers
-  SUSTAINABILITY: 'Excellent' BREEAM rating
-  SPACE: 3160mm floor-to-ceiling heights
-  REFUSE: Refuse store in basement

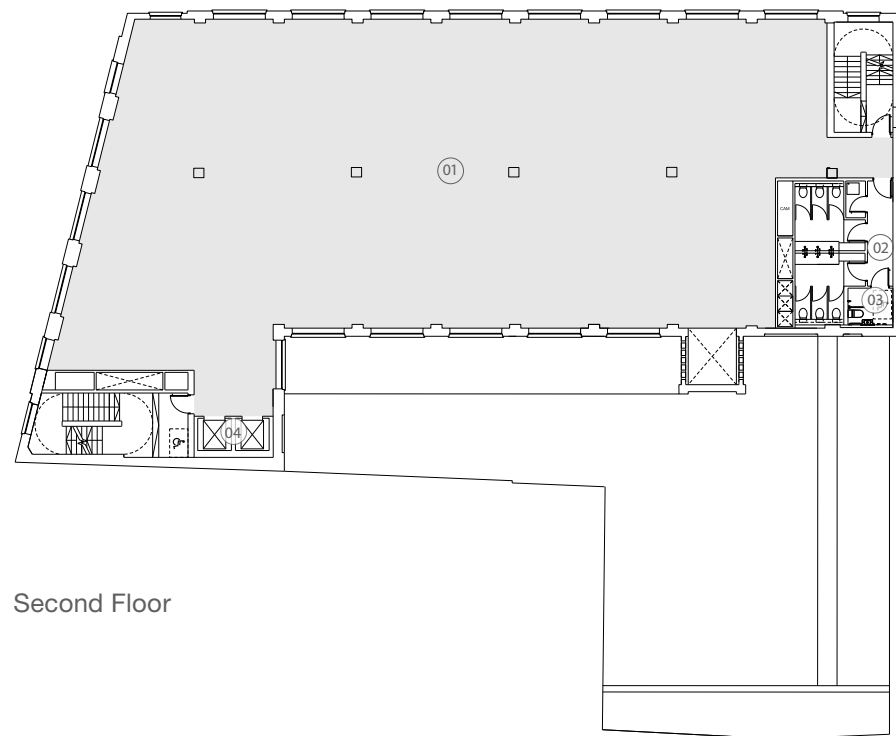




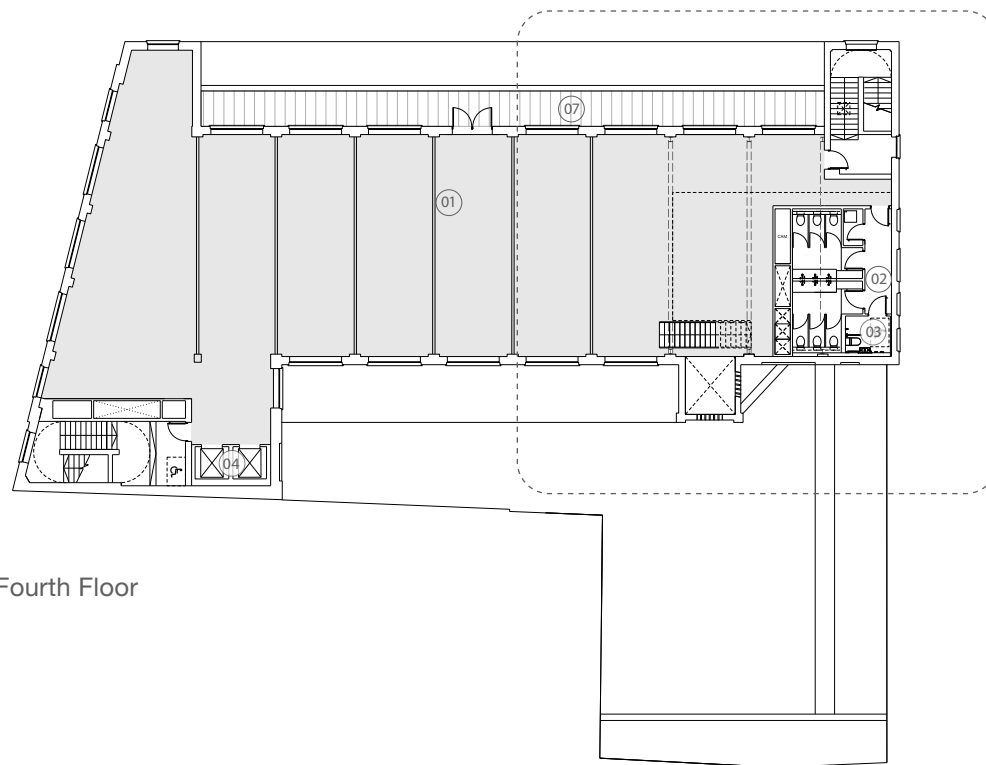
First Floor



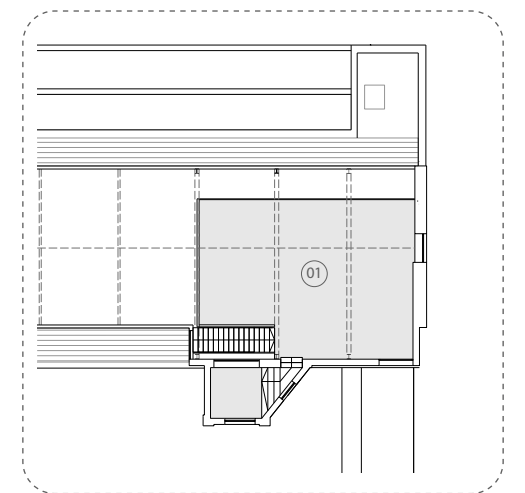
Third Floor



Second Floor



Fourth Floor



Mezzanine

- KEY
- 01 Office Space
  - 02 WC
  - 03 Disabled WC
  - 04 Lift
  - 05 Reception
  - 06 Feature Stair
  - 07 Terrace
  - 08 Refuse Store
  - 09 Cycle Store
  - 10 Shower
  - 11 Changing
  - 12 Storage
  - 13 Plant



# BUILDING SPECIFICATIONS

## **BUILDING USES**

- C. 33,440 sq ft of NIA in the form of flexible Office Space.

## **AMENITY SPACE**

- C. 3,909 sq ft External Amenity space via four terraces (upper ground, first, third & fourth floors)

## **BUILDING OCCUPANCY**

- **Offices**  
Occupation Density: 1 per 10m<sup>2</sup> of office NIA  
Occupancy rate 80%

## **WC PROVISION**

In line with BREEAM & BCO 2014 3.3:

- **Offices**  
WCs provided 32 (6 being DWC)

## **REFUSE PROVISION**

- **Offices**  
Based on guidance from Islington Council  
1.7m<sup>3</sup> per 1000m<sup>2</sup> GEA  
Proposed: 9no. 770 litres Eurobins  
Assumes twice weekly collection

## **KITCHEN PROVISION**

Characteristics and requirements of this space

will be defined by the tenant (capped supply per floor is provided).

## **LIFT PROVISION**

- One core with new lifting gear and two new 8 person lift cars

## **CAR PARKING**

- Non applicable

## **BIKE STORAGE & SHOWERS PROVISION**

- 40 Bicycle Parking Spaces currently shown  
Compliant with BCO Standards & BREEAM
- 4 Showers including accessible shower  
Compliant with BCO Standards & BREEAM

## **FLOOR TO CEILING LEVELS**

(Excl. beam downstands)

- **Office Levels:**  
Lower Ground Floor 2,695mm  
Ground Floor 3,485 mm  
Typical Floor 3,165mm  
Fourth Floor (min) 3,165mm
- **Reception:**  
4820mm

## **SITE LEVELS**

- As existing.

## **STRUCTURAL AND M&E**

For the basebuild specifications for Structure and M&E please refer to the relevant consultant Tender submissions.

## **FIRE STRATEGY**

The proposed fire strategy has been integrated within the architectural design. Please refer to Fusion Fire Engineering Stage 4 submission for details.

## **SUSTAINABILITY**

BREEAM 'Excellent'.

Please refer to Elementa Stage 4 Submission.

The BREEAM RFO 2014 Bespoke scoring scheme applies the standard BREEAM RFO 2014 criteria to all parts of the building across all Credits, with the exception of Ene 01 Reduction of CO<sub>2</sub> Emissions and Mat 01 Environmental Impact (the main energy and materials Credits). In these cases, the BREEAM Refurbishment and Fit Out criteria are applied to the existing/retained element of the building and the BREEAM New Construction criteria are applied to the extension element, with the total score for these Credits calculated on a pro-rata area basis.

## **ENERGY PERFORMANCE CERTIFICATE**

- EPC to be confirmed.





## Contact

For further information  
please contact the sole  
letting agents:

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