

22

SHAD

THAMES



6 FLOORS
2 DESIGNS OPTIONS
3 LAYOUT OPTIONS
6 WEEKS TO MOVE IN

ALL WITHIN THE MOST
SUSTAINABLE* CAT A+
OFFERING ON THE LONDON
MARKET



A RIVERSIDE GRADE II LISTED
20TH CENTURY ICON, BUILT
FOR DAVID MELLOR CBE,
RE-IMAGINED BY SIR
TERRANCE CONRAN, NOW
UPDATED AND RESTORED
TO HIGH QUALITY
CONTEMPORARY OFFICE
SPACE.



22 Shad Thames was designed by Sir Michael and Patty Hopkins and built in 1991 following a unique collaboration with designer David Mellor. Many non structural elements were either hand made or hand finished by David Mellor, 'complementing the carefully crafted design, emphasising the separation of form and function.' - Historic England

'The building is consciously made up of few elements and the aim was to refine their details as much as possible and express the construction of each component as fully as possible' - John Pringle.



Our sensitive renovation updates and restores the building to serve modern and changing office needs. We are offering two designs which both speak to different aspects of the original Hopkins design, emphasising simplicity, craftsmanship, and high quality materials.





Natural light and natural materials are abundant in this riverside office space, complementing a calm and restrained interior design. Many original details have been restored or retained to showcase as much of the exceptional architecture as possible, and to reduce any unnecessary construction waste.



DESIGNED AND DELIVERED
BY AMPERS&

AMPERS& OFFERS A HYBRID
SOLUTION FOR TENANTS
THAT REDEFINES THE
WORKSPACE.

OUR PROJECTS ARE
DESIGNED TO HOUSE
IDEAS AND SPARK CHANCE
MEETINGS. A FULL SENSORY
EXPERIENCE DESIGNED WITH
PRODUCTIVITY, WELLBEING
AND SUSTAINABILITY IN
MIND

Ampers&Design

Built and perfected in collaboration with leading architectural minds. Ampersand spaces are designed to help the teams inside them perform and grow, while making the world a healthier place to live. Every aspect is carefully curated, from the aesthetic to the lighting, air quality and greenery. These things separate a workspace from a full sensory experience.



Ampers&Simplicity

Imagine the whole leasing lifecycle, simplified. That's what you get. Swift, online leasing processes, and spaces that are fully furnished, fibre connected and ready to go. Moving in takes weeks, not months. No hurdles. No headache. No hassle. Just the space to focus on what your business does best.

Ampers&Choice

Real choice comes from ownership. The feeling of being at the centre of something. We reward individuals with a vision, by giving them the space to make it a reality. Take ownership of those final touches to your Ampersand space so that it truly reflects your brand.





Ampers&Value

Empower and inspire staff. Attract and delight new talent. Our office spaces are designed to nurture long-term progress, no capital expenditure required. This is what makes Ampersand the most cost-effective, high-quality office space.



Ampers&Change

Proactive, people-centric, and the sole UK offering dedicated exclusively to what is known as a 'CAT A+' in the property sector. We provide ready-to-go spaces with a sense of control that serviced offices cannot match. All without the sky-high premiums or carbon copy service model.

MOVING IN TAKES
WEEKS, NOT MONTHS
NO HURDLES
NO HEADACHE
NO HASSLE

FLOORPLANS

3 LAYOUT OPTIONS PER
FLOOR TO SUIT YOUR
STYLE OF WORKING;
TRADITIONAL, FLEXIBLE,
OR AGILE

DESKS



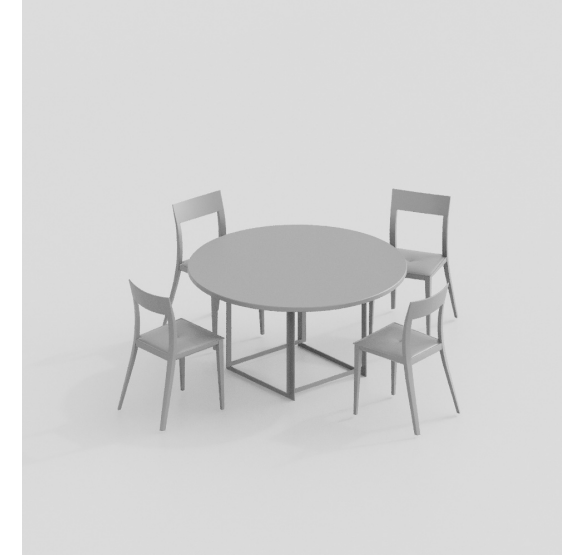
Generous 1400mm x 700mm desks typically in groups of 4, 6 or 8.

PRIVATE MEETING



Enclosed private meeting rooms for up to 12 people.

CASUAL MEETING



Standard height tables for informal meetings and shorter catchups

EAT



Standard height communal tables for eating lunch or large informal meetings

CASUAL



Comfortable seating and low coffee tables, focus is on comfort and conversation rather than work.

Layout option 1: formal, private, traditional



Traditional office layout and operation where desk based work is the primary focus, along with structured meetings, typically in private or enclosed meeting rooms.

Layout option 2: Flexible working. mix of formal and informal



Focused on businesses that embrace working from home and where office time is reduced. When people are in the office the priority is internal meetings, team catchups in person, and hosting external meetings. The office has to be casual and welcoming, making sure that conversations and interactions face to face are valuable and productive.

Layout option 3: Informal, open, agile



This option seeks to emphasise and enable agile working, which in turn seeks to find the most appropriate and effective ways of working to carry out a particular task. It is working within the boundaries of the task but without the boundaries of how to carry out the task. This means team based, very open and generous desks, supported by adjacent informal meeting areas.



GROUND FLOOR

Layout option 1

Floor area
212m²

Desks
18 - 22

Occupational density
1:12 to 1:10

Meeting rooms
2

Video call rooms
0

DESKS

PRIVATE MEETING

CASUAL MEETING

EAT

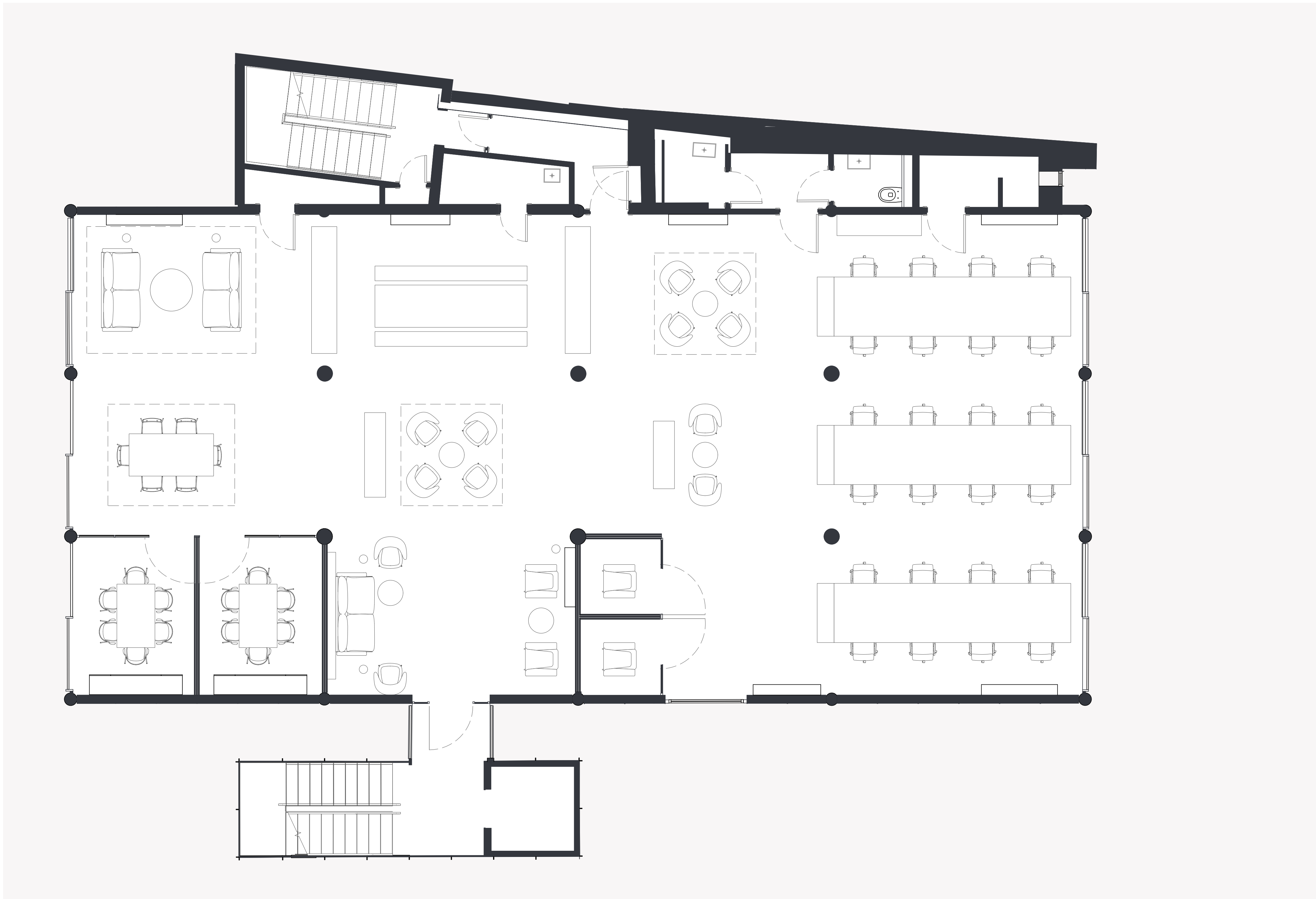
CASUAL



FLOORS 1 - 3
Layout option 1

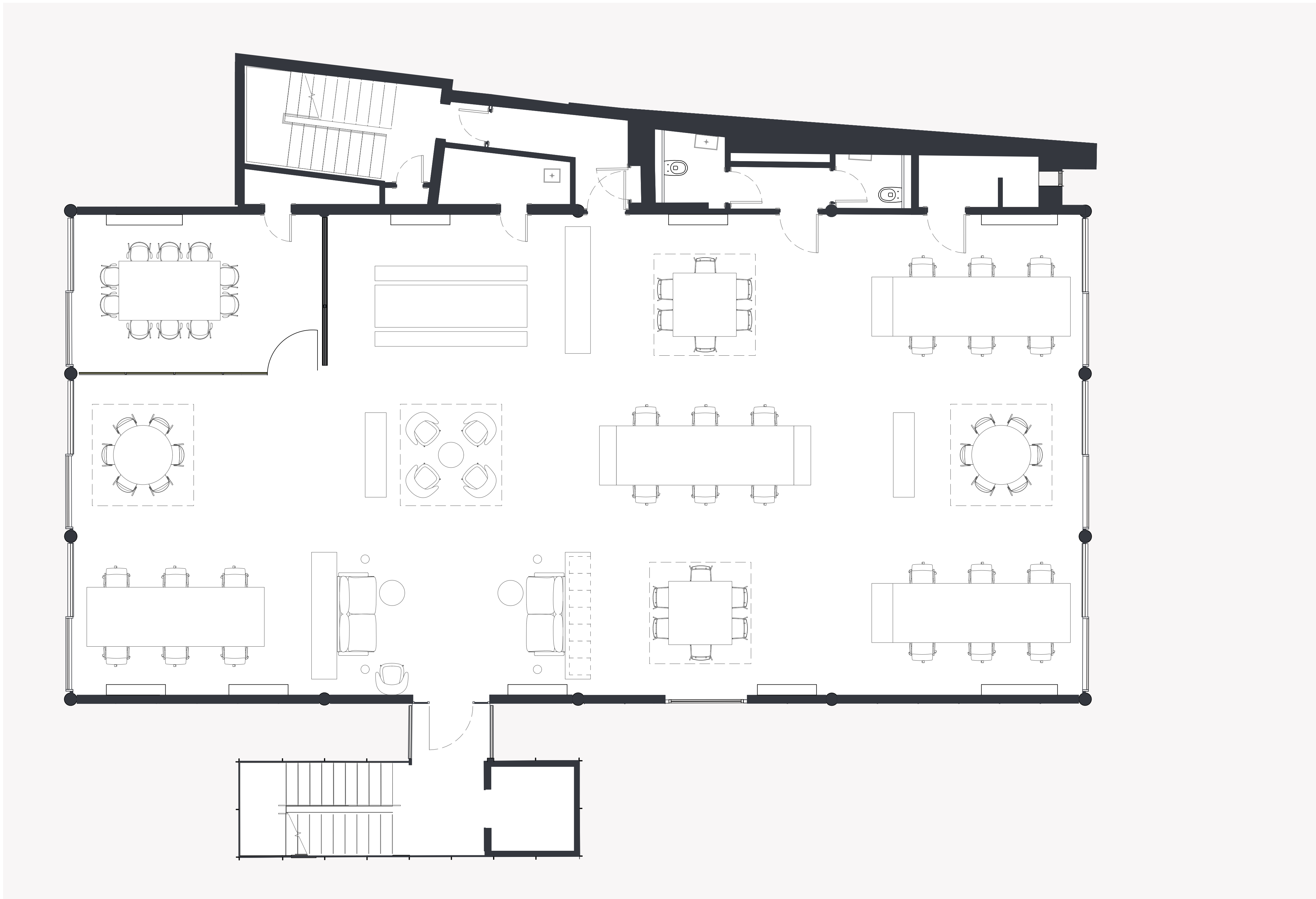
Floor area	Desks	Occupational density	Meeting rooms	Video call rooms
275m ²	22 - 28	1:12 to 1:10	3	2

| DESKS | PRIVATE MEETING | CASUAL MEETING | EAT | CASUAL |



FLOORS 1 - 3
Layout option 2

Floor area	Desks	Occupational density	Meeting rooms	Video call rooms
275m ²	24 - 30	1:12 to 1:10	2	2



FLOORS 1 - 3
Layout option 3

Floor area	Desks	Occupational density	Meeting rooms	Video call rooms
275m ²	24 - 28	1:12 to 1:10	1	0



FLOOR 4

Layout option 1

Floor area

270m2

Desks

38 - 46

Occupational density

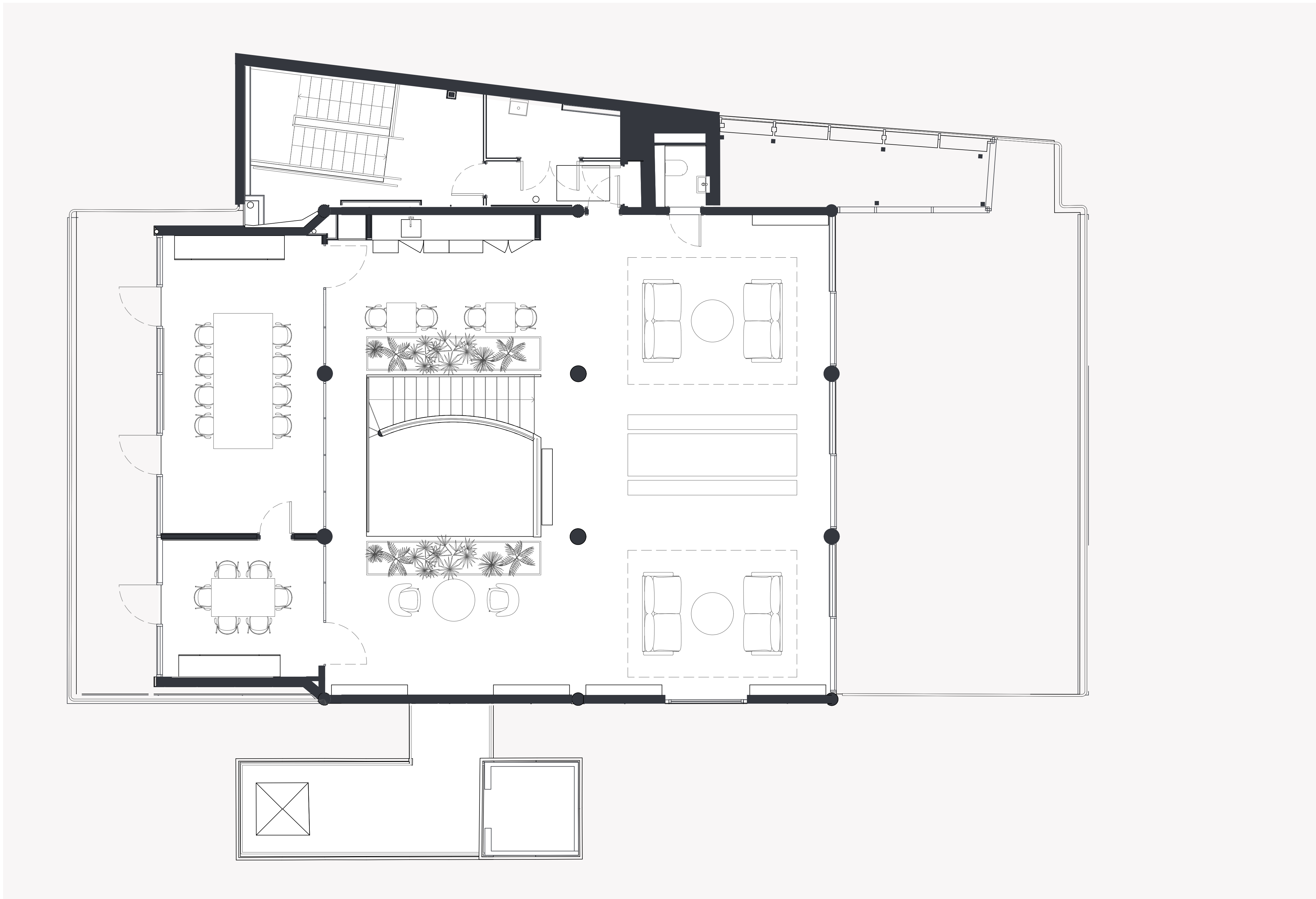
1:12 to 1:10

Meeting rooms

3

Video call rooms

2



FLOOR 5

Layout option 1

Floor area	Desks	Occupational density	Meeting rooms	Video call rooms
158m2 + Roof terrace	na	na	2	0

DESIGN 1,
INFLUENCE



'The design shows signs of the influence of the important American architect, Louis Kahn (1901-1974) and particularly the Yale Centre for British Art, New Haven, Connecticut, completed after Kahn's death, which Hopkins visited shortly before the commission.'

Historic England

Warm, rich, dark materials contrast with the light and bright existing building. Natural materials are saturated and fabrics are desaturated.





Brazil Apartment, BC Arquitectos

DESIGN 2,
LINEAGE



'The design shows signs of the influence of the important American architect, Louis Kahn (1901-1974) and particularly the Yale Centre for British Art, New Haven, Connecticut, completed after Kahn's death, which Hopkins visited shortly before the commission.'

Historic England

Refined, natural, raw materials. Each product has a legible construction and selection of materials. Composites are avoided where possible to keep single material assemblies. Larger items are timber, monolithic but light in value and warm. The smaller the item the more the materials tend to metal, glass, black leather and white paint.



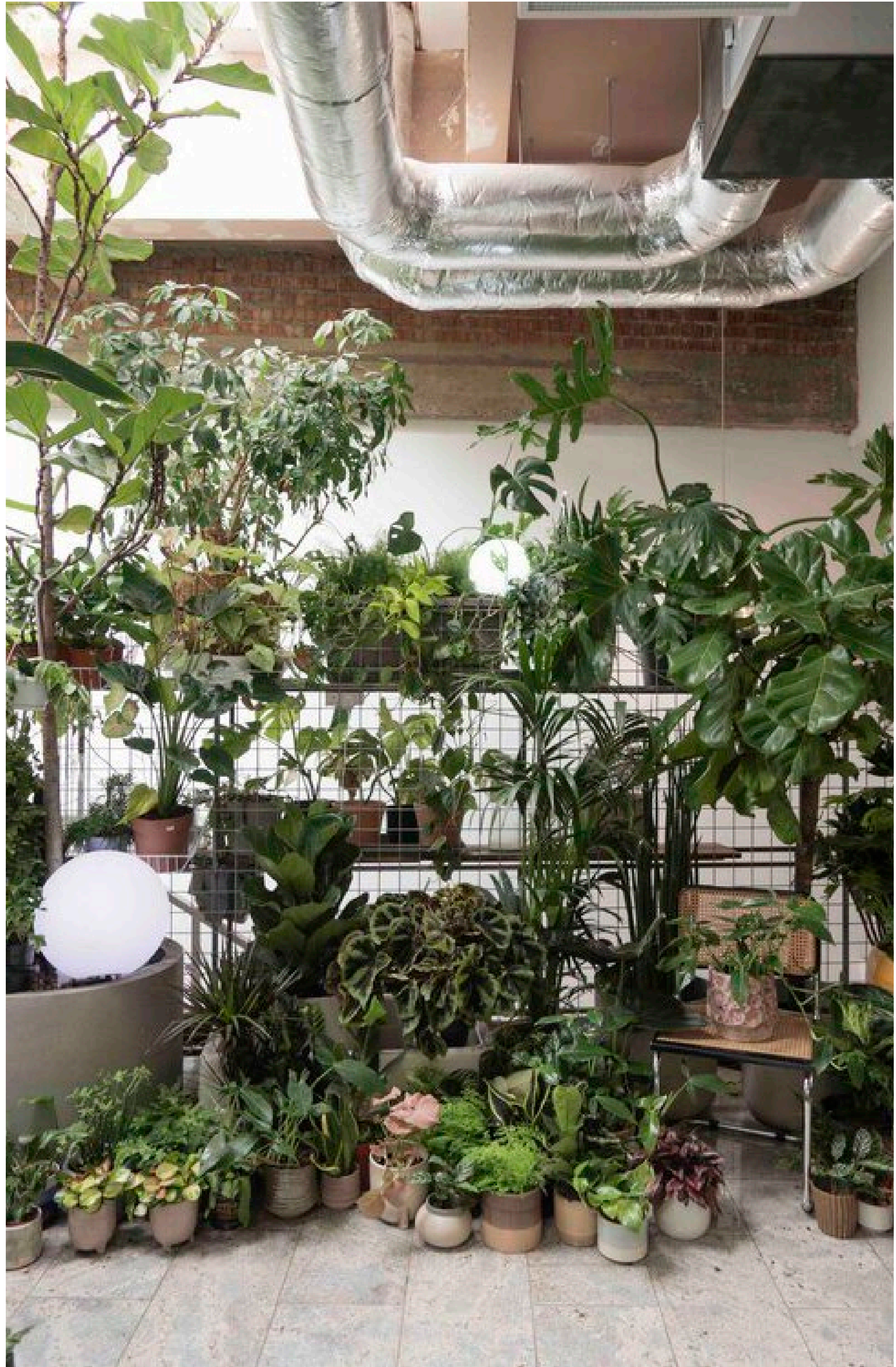


e15 Bakenzahn stool and table

PLANTING



David Mellor showroom. Prominent shelving, unifying the shopfront. Plants interspersed amongst Mellor's Cutlery and Stoneware.



“Conservatory Archives utilises its passion for plants and their appreciation to collaborate with multiple partners on projects which span industries. We’ve designed and installed greenery for galleries, offices, hospitality, retail and residential spaces, working with our extensive collection of plant species.”

conservatoryarchives.co.uk