



Paddington Waterside

London



PDCL have had a highly collaborative working relationship with RRP which has resulted in a building that is not only world class in its architectural quality, but has also satisfied the brief of ourselves as developers, our tenant customers and a demanding local authority in Westminster City Council

Nick Searl, Project Director, Paddington Development Corporation Limited

This project is located within the masterplan for the Paddington Basin. Adjacent to Paddington Station it offers a revitalised, mixed commercial, residential and retail environment. Waterside, the corporate headquarters for Marks & Spencer, comprises 13 levels of accommodation. Large triangular floor plates provide good levels of daylight and views along the canal.

The building comprises served space – the main occupied floor plates – and servant spaces providing essential support allowing the office floors to function. These elements

Place
London, UK

Date
1999-2004

Client
Paddington Development Corporation Ltd/
Chelsfield plc

Cost
£56 million

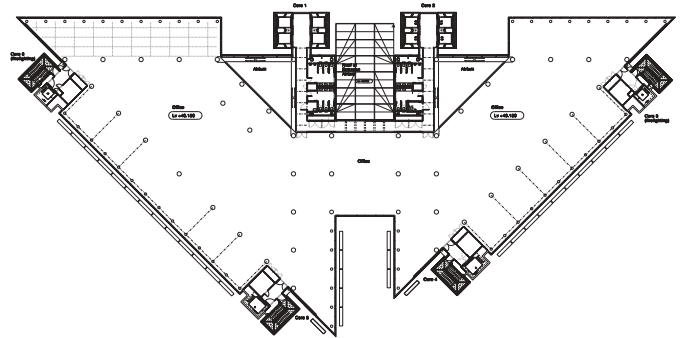
Gross Internal Area
34,000 m²

Structural Engineer
Ove Arup & Partners

Services Engineer
Ove Arup & Partners

Quantity Surveyor
Gardiner & Theobald

Landscape Architect
Gillespies LLP



are distinctly expressed in the form of the building. Two full-height atria with circulation bridges facilitate daylight penetration and create a secondary aspect to the north of the site.

The secondary service elements are distinctly expressed in corner service towers, lending emphasis to the canal edge and to the main entrances from North Wharf Road. The principal circulation towers contain the main passenger lifts and give a strong dynamic identity to the development.