

The Office Group launches its largest workspace to date Revitalised Chancery House opens above London Silver Vaults



The main entrance of TOG's newest, largest workspace stands on Chancery Lane, in the heart of Midtown. Photography by Jake Curtis.

- Extensive retrofit with dMFK Architects and Norm Architects is The Office Group's biggest to date, restoring and revitalising a landmark London building.
- Project targets Platinum WELL certification and BREEAM Excellent rating.
- Prioritising wellbeing, the retrofit has included the conversion of a car park to publicly accessible green space, maximising opportunities for biodiversity.
- Premium facilities include a gym, yoga studio and infra-red saunas.

On 21 June 2023, TOG will launch a major landmark in its London portfolio: Chancery House – a revitalised and retrofitted eight-storey heritage building in London's vibrant Midtown. Set atop the London Silver Vaults – the capital's historic

subterranean silver market – Chancery House is the flexible-workspace specialist's largest building to date: a 125,000 sq ft sustainability-led workspace that prioritises flexibility and wellbeing.



Warm wooden accents by Norm Architects create a connection to nature and a sense of serenity. Photography by Jake Curtis.

Working on their ninth project with The Office Group, dMFK Architects have refurbished, reconfigured and extended the original building, collaborating with Copenhagen-based Norm Architects to deliver the interior concept.

Revitalising a London landmark

Stately and imposing, even among the ornate architecture of the surrounding Inns of Court, Chancery House was first built as the Chancery Lane Safe Deposit along with the Silver Vaults in 1885. Levelled by a bomb in World War II, Chancery House was

rebuilt in 1953, providing offices for businesses looking for a well-located Midtown workspace.



The building's enlarged entrance on Chancery Lane visually references the London Silver Vaults below. Photography by Jake Curtis.

Acquiring the freehold in 2019, The Office Group set out to consolidate the design language of the exterior to be truer to the original architecture; open up the poorly connected spaces; revitalise the dated interiors; and create a versatile, considered set of workspaces that prioritise user wellbeing and make sustainability a core principle of the design approach.

"Our first instinct is to refurbish and reposition existing buildings where we can. We're always ambitious with each project and the scale of Chancery House presented a wonderful opportunity to create a building that is beautiful and has an exceptional range of amenities. Full of challenges along the way, it needed a true collaboration with dMFK Architects and Norm, both of whom were closely aligned to our vision."

– Sophie Werren, lead architect, The Office Group

dMFK Architects reconfigured the ground-floor structure for improved flow, and lowered the cills on the façade to improve the building's visual relationship with the street. An enlarged main entrance on to Chancery Lane gives Chancery House a stronger sense of occasion when arriving and departing. A dramatic metallic frame reminiscent of vault doors draws inspiration from the Silver Vaults below.

“By opening up the building and enhancing its relationship with its context, we were able to create interesting views to green spaces, bring natural light into the interior and lower floors with carefully planned courtyards and lightwells, and give the building a new lease on life. The result is calm, considered and people-centric – it embodies everything that The Office Group and dMFK Architects believe in.”

– Ben Knight, Director, dMFK Architects



Outdoor space, natural light and ventilation, and abundant greenery have been prioritised throughout the project. Photography by Jake Curtis.

Prioritising wellbeing, empowering work

Recognising that the world of work has changed since the building’s last incarnation, Chancery House has been consciously developed to deliver real choice in how and where people spend time in the workplace.

Work areas and meeting rooms are available to suit every need – from configurable desk banks and executive offices to phone and focus zones acoustically optimised for video calls and conferences. Break-out and social spaces are woven throughout,

including a ground-floor café, library, event space and multiple lounges across the ground and lower-ground floors.



The ground-floor café offers building residents barista-prepared coffee, healthy lunches, drinks and snacks throughout the day. Photography by Jake Curtis.

dMFK Architects' design for the space prioritises natural light and natural ventilation, with opening windows added to the central courtyard façade, and advanced mechanisms for monitoring air quality introduced internally – helping Chancery House towards its target of Platinum-level WELL certification.

4,000 sq ft are dedicated to fitness and physical wellbeing, with a fully equipped gym, including private, one-person exercise areas, as well as a yoga studio, a reformer Pilates studio and an infra-red sauna. Wellness amenities include a recharge room equipped with Bluetooth for listening to music, and a multifunctional room offering space for meditation and prayer, or for parents and carers needing privacy. Open-air terraces, planted with flowers and greenery, ensure there is always somewhere alfresco to retreat to for a mind-refreshing change of scene.



The 4,000 sq ft wellbeing space includes a state-of-the-art reformer Pilates studio. Photography by Jake Curtis.

Sustainable construction and operations

As a retrofit, the development of Chancery House has focused on the reuse and repair of the existing building fabric to the greatest extent possible, ensuring that waste and carbon emissions – both embodied and operational – are minimal in comparison to the alternative of demolition and new build.

One of the most dramatic changes is the transformation of a car park into a landscaped, publicly accessible urban garden, in collaboration with Spacehub, a company specialising in landscape architecture, urban design and ecology. Instead of facilities for cars, Chancery House now has improved facilities for more sustainable modes of transport, with former plant rooms in the basement converted into end-of-journey amenities including bike stores, showers and changing rooms.

Other areas of greenery – including a green roof and numerous planted terraces – are watered by a rainwater-harvesting system (which also flushes the toilets). The building’s new cladding and paving is made from WasteBasedBricks® by StoneCycling, which incorporate a minimum of 60% recycled building waste. All materials used have been selected for quality and durability, maximising the longevity of the building.

Photovoltaic panels on the rooftop generate clean energy for the building, helping Chancery House houses case for an Excellent BREEAM rating.



Planted roof terraces provide break-out space with skyline views across Midtown. Photography by Jake Curtis.

Naturally calming interiors

Chancery House’s interiors have been designed by Norm Architects. Echoing dMFK Architects’ approach to the exterior, Norm’s vision is rooted in the essence of the

existing building, and its connection to the architecture of the surrounding neighbourhood.



Norm Architects have imbued the interior palette with grounding earth tones and rustic textures. Photography by Jake Curtis.

A calming, honest material palette of red brick, sandstone and concrete dominates the building's interior, punctuated by touches of brushed and polished stainless steel in homage to the London Silver Vaults below. Looking beyond the building itself, Norm has ensured its colour and material selection references the wider setting, while also generating a sense of warmth, comfort and tactility.

"The Office Group has mastered the balance of usability and aesthetics; always rethinking how work life can be improved. Their strong focus on design is key to achieving that and, for us as designers, that makes the process a joy."

– Sofie Thorning, Architect & Partner, Norm Architects

Chancery House opens on 21 June 2023. Businesses interested in The Office Group office space should visit theofficegroup.com/uk/chancery-house.



Notes for editors

To find out more about The Office Group and Chancery House, or to request images or renders, please contact tog@zetteler.co.uk.

The Office Group

In September 2022, TOG and Fora merged under the parent company, The Office Group. The combined group comprises 73 premier locations totalling over 3.1 million sq ft across London and in Cambridge, Oxford, Reading, Bristol, Leeds, Berlin, Frankfurt, and Hamburg. Current TOG and Fora tenants include bp, GSK, Ocado, British Fashion Council and Peloton, among many others.

Fora was founded by Enrico Sanna and Katrina Larkin in 2015 with the aim of reimagining the workspace experience by bringing together the best elements of modern offices, hotels, member clubs and flexible workspaces under one roof.

TOG was founded in 2003 by co-founders Charlie Green and Olly Olsen, fuelled by their desire to reimagine, shape, and improve the way people work. The first flexible workspace by TOG was located on City Road and opened to members in 2004.

Blackstone and Brockton Capital have a majority interest in the group. For more information on The Office Group, visit theofficegroup.com / foraspace.com.

Norm Architects

Norm Architects was founded in 2008, working in the fields of industrial design, residential architecture, commercial interiors, photography and art direction. Much like human well-being, the essence of Norm Architects' work is found in balance—between richness and restraint, between order and complexity. Each project—whether architecture, interiors, design or creative direction—is imbued with the same intrinsic quality: a simplicity that carries bigger ideas. Guided by the body and mind rather than by trends or technology, our projects explore ideas that not only look good but that also feel good: Architecture becomes thoughtful, minimalism acquires softness and visual matter assumes haptic qualities.

Situated on one of the oldest streets in Copenhagen, Denmark, the practice is respectful of their context and build on the traditions of Scandinavian design—of timeless aesthetics, natural materials and upholding Modernist principles of restraint and refinement. Through exploring what it is that heightens the human



senses regardless of personal preference, their projects strip spaces, objects, ideas and images back to their simplest form.

normcph.com

@normarchitects

dMFK Architects

dMFK Architects is an award-winning architecture practice based in Fitzrovia, London. Established in 2000 by Julian de Metz, Paul Forbes and Ben Knight, the practice delivers new buildings, renovations and interiors across a range of sectors, often in complex, historic and constrained contexts.

Completed projects include: York House, a reuse and extension of an existing building for TOG; the redevelopment of Grade-II-listed, Basil Spence-designed Salters' Hall Livery; the restoration and extension of The Gaslight Building, an industrial building in the heart of Fitzrovia; and Fitzroy St, the conversion of a 1960s medical lab into a high-end office space for developer Derwent London.

Award wins include: RIBA London Award 2020 and winner of the innovation category in the Brick Awards for York House, RIBA London Award 2018, the City Heritage Award 2018 and City of London Building of the Year Special Livery Award for Salters' Hall. At their inception, dMFK Architects were part of the AJ Corus '40 under 40' cohort, recognising the UK's most exciting emerging architectural talent.

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