



Norton Rose, 3 More London Riverside

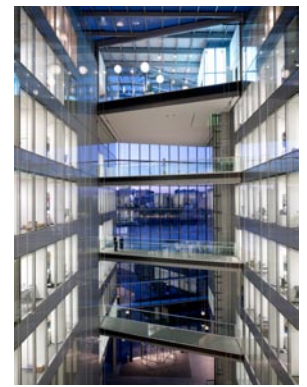
KKS prepared the strategic brief for the new Norton Rose headquarters alongside their Management Committee. Information was gained through interviews, statistical data gathering (to plot the growth and realignment of Norton Rose's business) and a space utilisation survey of their current seven buildings and 1100 staff.

Once the base building definition and design brief had pinpointed a shortlist of eight schemes, KKS met with each group of design consultants to discuss modifications best suited to Norton Rose's requirements. After further detailed work with two preferred schemes; 201 Bishopsgate (British Land) and 3 More London (More London Development), the latter was chosen.

KKS addressed the following issues in the redesign and respecification to help Norton Rose maximise the real estate downturn and gain a single building solution of the highest quality:

- Building aesthetic and cladding design
- Front door placement
- Addition of rear underground taxi tunnel/drop off
- Redistribution and addition of base build cores
- Redesign of structural column grid
- Re-siting of the building to maximise views
- Addition of a dedicated express client lift
- Provision of 150 person client terrace
- Integration of 250 seat multi-function auditorium
- Provision of 200 cover staff restaurant with terrace overlooking the park
- Design solutions to maximise staff efficiency

Client: Norton Rose
Industry Sector: Legal
Location: London, SE1
Size: 350,000 sq ft
Brief: <ul style="list-style-type: none"> ◦ Prepare a strategic brief to assess headcount and area requirements for a new Headquarters building ◦ Write an ideal building definition and design brief to circulate to potential developers ◦ Review in detail eight development schemes ◦ Work in further detail with two schemes through to Heads of Terms ◦ Develop the chosen scheme to meet requirements for the Agreement to Lease ◦ Full redesign of base build with Foster & Partners
Collaboration with: Foster and Partners and MCM Architecture



“KKS has been advising us in the development of our strategy for moving our London headquarters to a new building. In the role of design consultant KKS has been able to bring us state of the art thinking and a wealth of experience in modern office design.”

Peter Martyr_Norton Rose