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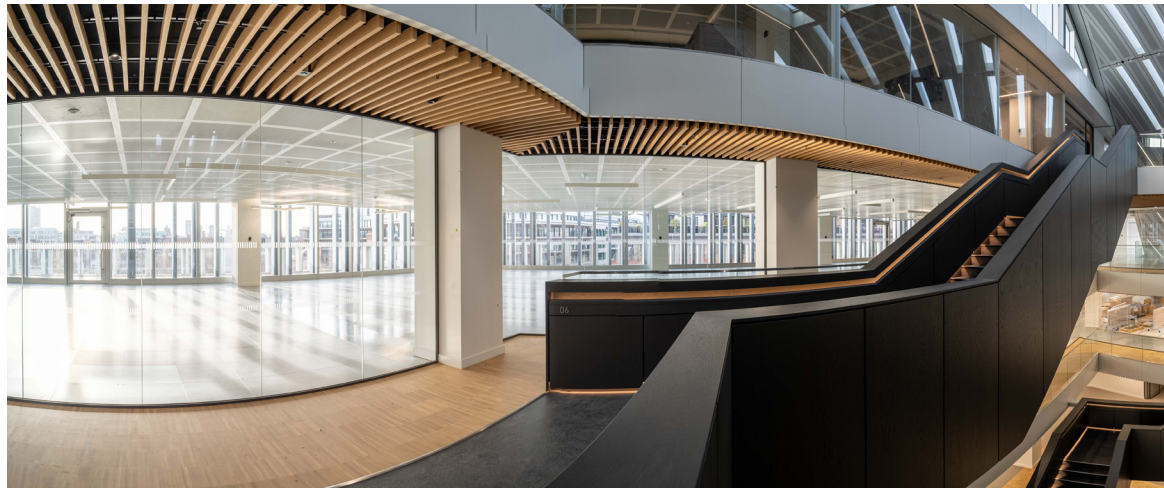
Location

London,
United Kingdom

Stronger Together – Inaugurating Dar Group's New Headquarters at 150 Holborn, London

2023 is a celebratory year for Dar and the wider Dar Group. Why? Because it's the year that brings many of our Dar Group colleagues – from Currie & Brown, Dar, Introba, Maffei's Engineering, Penspen, Perkins&Will, and Portland Design – together under one roof in our new Group headquarters at 150 Holborn, London.

Designed by us and purpose built for our needs, 150 Holborn represents Dar Group as a centre for collaboration – among our core brands and businesses and with our clients and staff around the world. Set in the key global hub that is London, the new headquarters follows and facilitates a strategic change of approach to operating increasingly as a "Group" business.





The standard-bearer for Group-wide collaboration

As a group of companies, Dar Group is ranked by Engineering News Record (ENR) at #10 of the top 225 international design firms and at or near the top in most sectors of design and engineering. By bringing our brands all together and giving them one collaborative space to work together, the new headquarters empowers our Group to harness the power of our combined skills, knowledge, and expertise to deliver truly innovative and turnkey solutions to the world's most challenging and exciting projects.

Our aim is to foster an inspiring workspace to create and innovate, whilst providing a vibrant and generous addition to the Midtown Holborn townscape, improving public spaces surrounding the building and respecting the area's historic character. 150 Holborn will build reciprocal working relationships and friendships in a comfortable, supportive environment, and provide our clients with easy access to all our UK businesses in one place.

150 Holborn is a showcase for Dar Group's expertise:

- planning, architecture, engineering, sustainability, energy, cost consultancy, project management, building surveying and a range of specialist advisory services
- a BREEAM design stage rating of Outstanding, achieved by less than 1% of new buildings
- LEED Platinum design stage rating
- productivity and wellbeing supported through technology, data-driven design, and the building's smart technology
- the flexibility to adapt to change
- performance in use monitored continually to improve operational and energy efficiencies

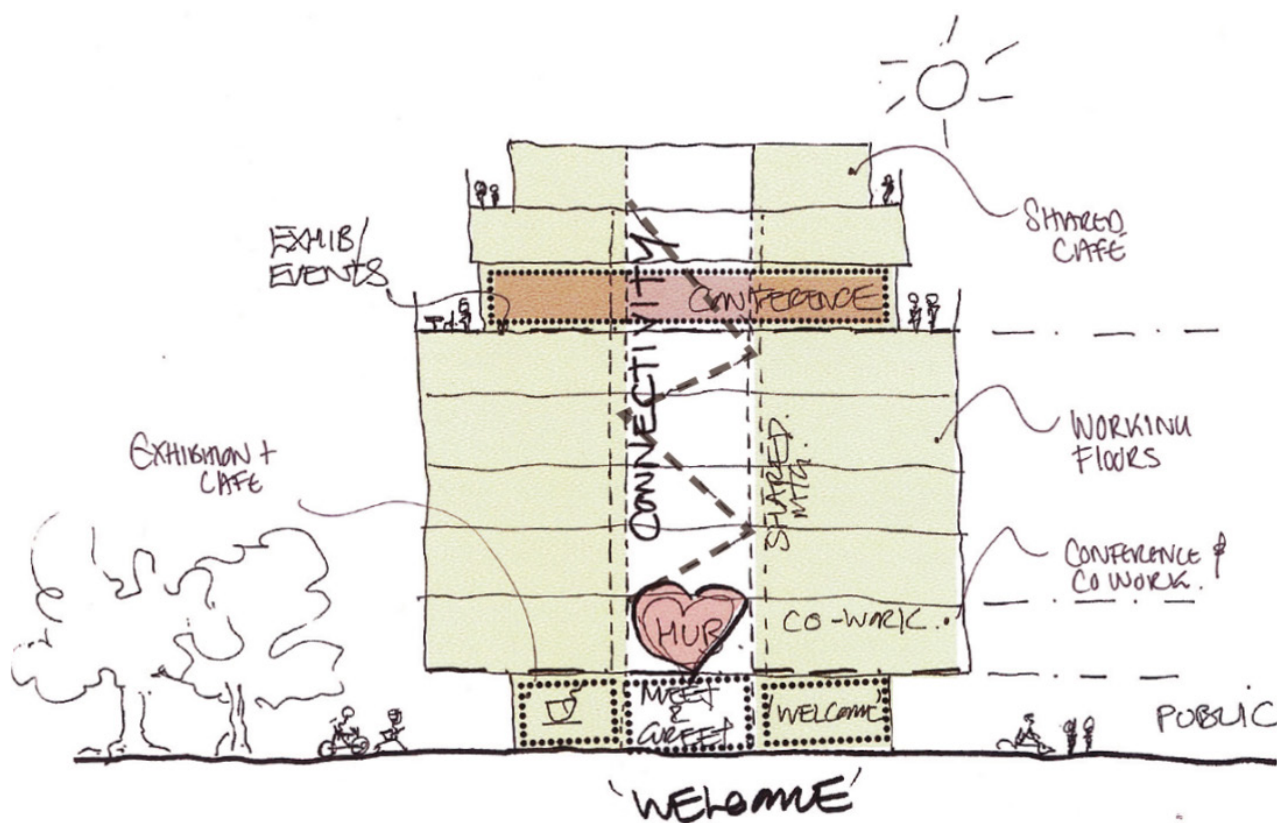
Having acquired 150 Holborn in April 2015, we explored various development options via a feasibility study before concluding that a new build would be the optimum solution. Work began on site in June 2019, with the demolition of the old building. Following a topping out ceremony in September 2021, the new headquarters was completed in December 2022, and our member firms moved in between January and March 2023.



Welcoming Dar Group home – the rationale for the design of 150 Holborn

150 Holborn was envisaged from the outset as a home for the Dar Group of companies, the first time that we would all be located together to generate opportunities for connecting people, collaboration, and shared business.

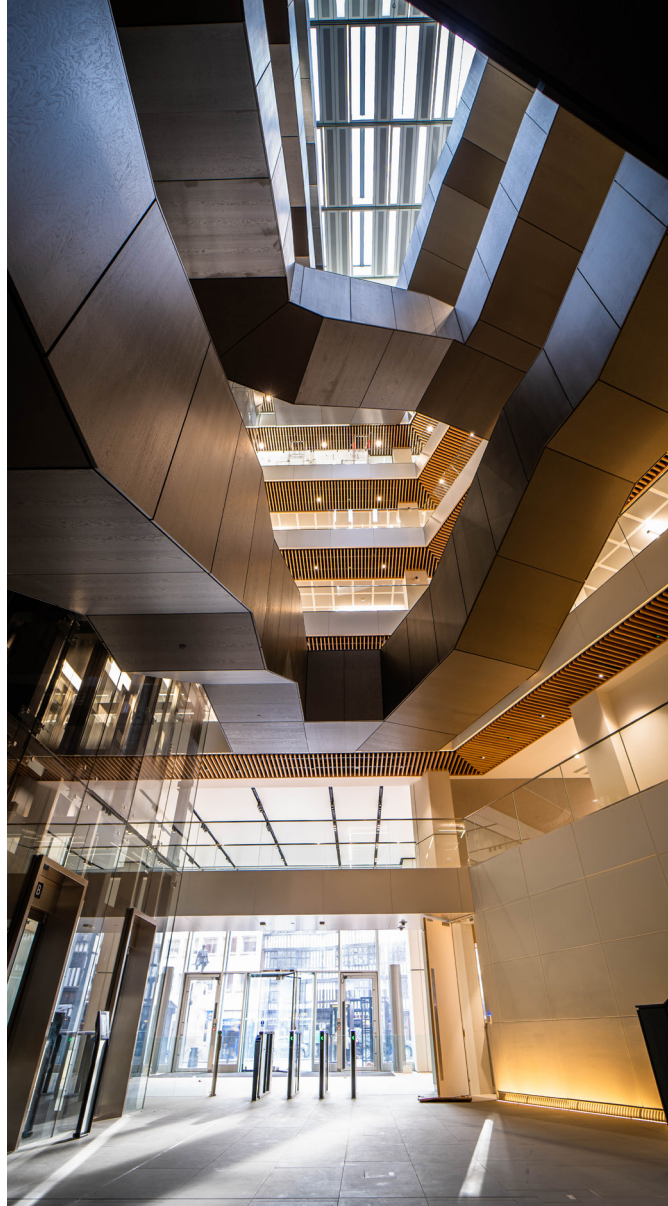
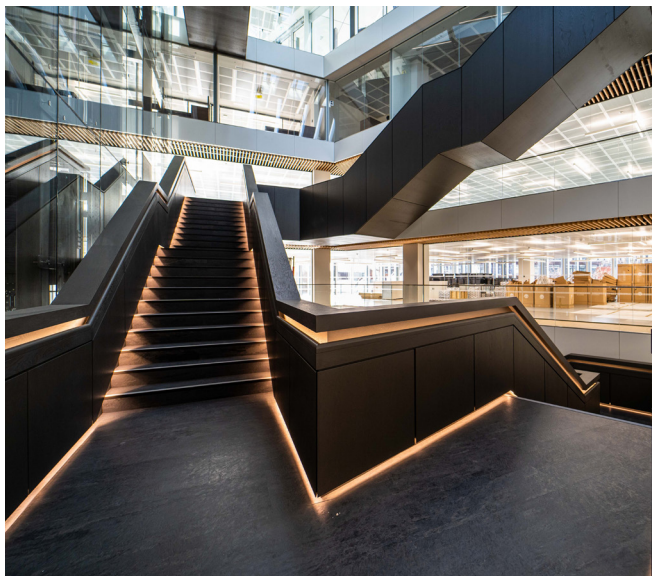
So the design had to link the Group's businesses physically and visually.



Atrium

The architectural concept evolved around a central atrium with scenic lifts, a sloping panelled and glazed roof that naturally lights the atrium and office floors, and an open spacious sculptural timber staircase that runs the whole height of the building.

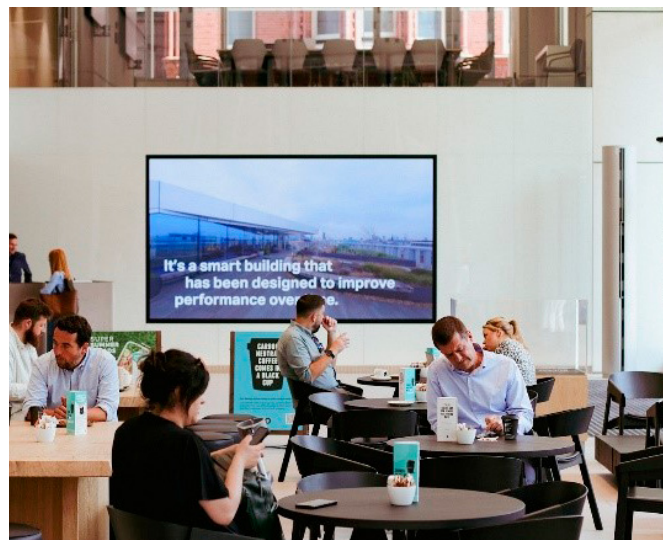
The staircase is the building's centrepiece and focal point, linking easily from floor to floor, encouraging active movement around the building, and creating opportunities for chance encounters. Conceived as the heart of the building, this staircase is characterised by transparency, connectivity, and openness.



Catering

On the ground floor, a double height space with full height glazing on the south and west façades showcases a café open to the general public and to staff. This also provides an exhibition space to celebrate the work of Dar Group and potentially of the local community too.

A staff restaurant on the 7th floor provides hot and cold meals for all staff. It's adjacent to the atrium with the central staircase linking it to the other working floors and importantly also to the roof pavilion and roof terrace.



Roof terrace

The 8th floor Sky Garden provides employees and visitors with a distinctive private outdoor space. A place for informal meetings, relaxation or quiet contemplation by day or night, it enjoys spectacular views over London – from the north to St Paul's Cathedral and towards the Palace of Westminster.

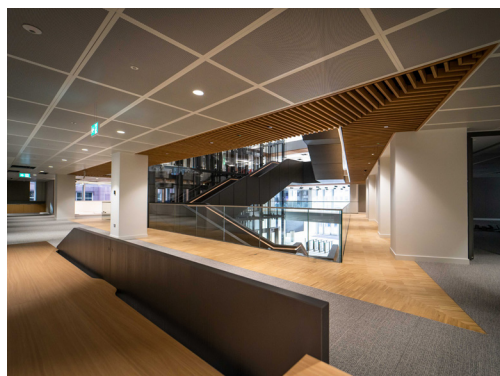


Office layouts

A unifying arrangement of collaborative alternative workspaces, all visible from the atrium, underlines the shared membership of Dar Group while allowing each firm its own space with its own branding.

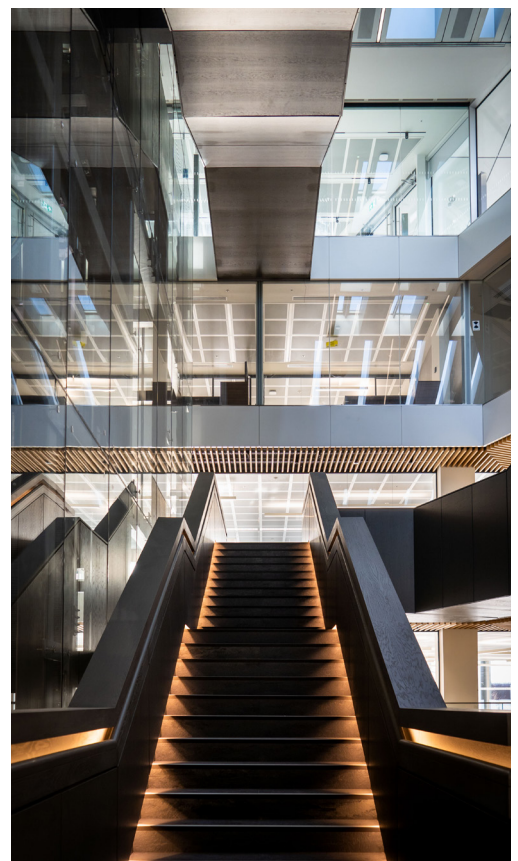
Each firm can showcase their work, express their individuality, and support their staff in a high-quality, healthy environment.

This flexible, open working environment offers a choice of workspaces. Inviting break out spaces and alternative work settings are arranged around the atrium on a timber "apron."



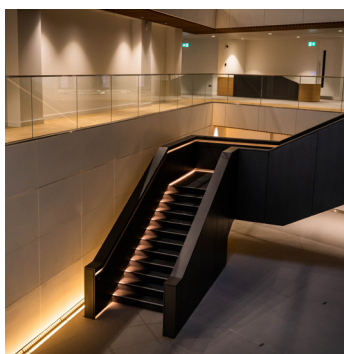
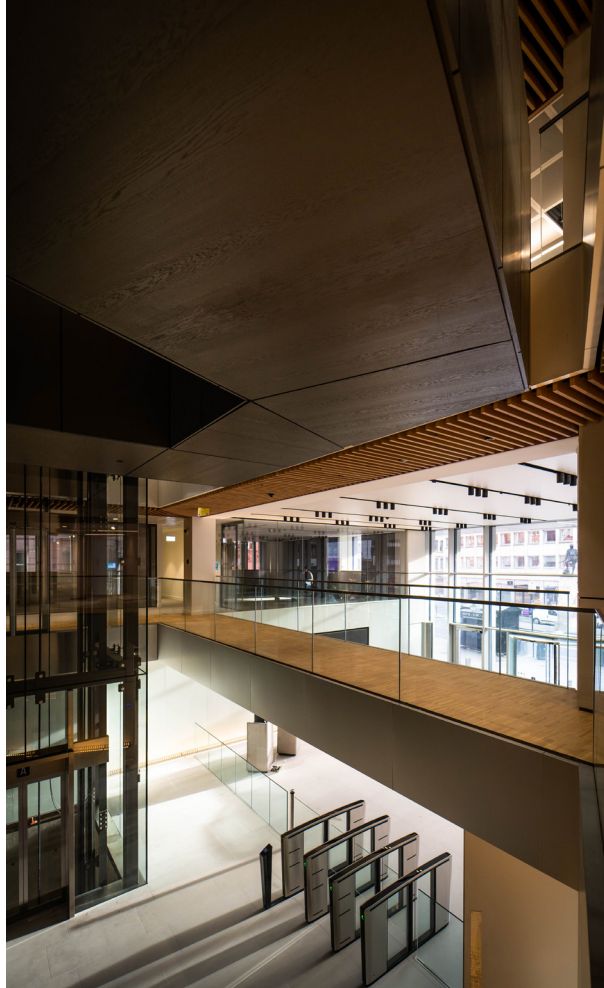
Shared furniture is clearly visible from the staircases and adjacent floors in a unifying arrangement that underlines the links within the Dar Group.

On each floor, catering spaces are provided on the north elevation between the cores where tea and coffee points are located, and team meetings can be held.



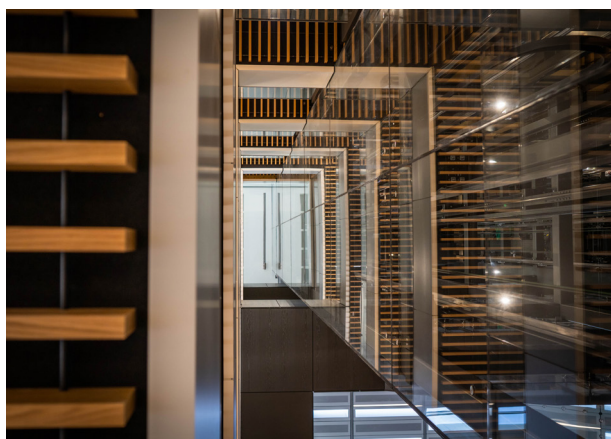
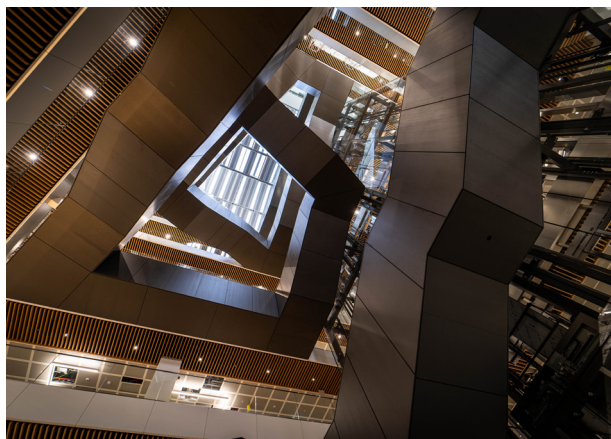
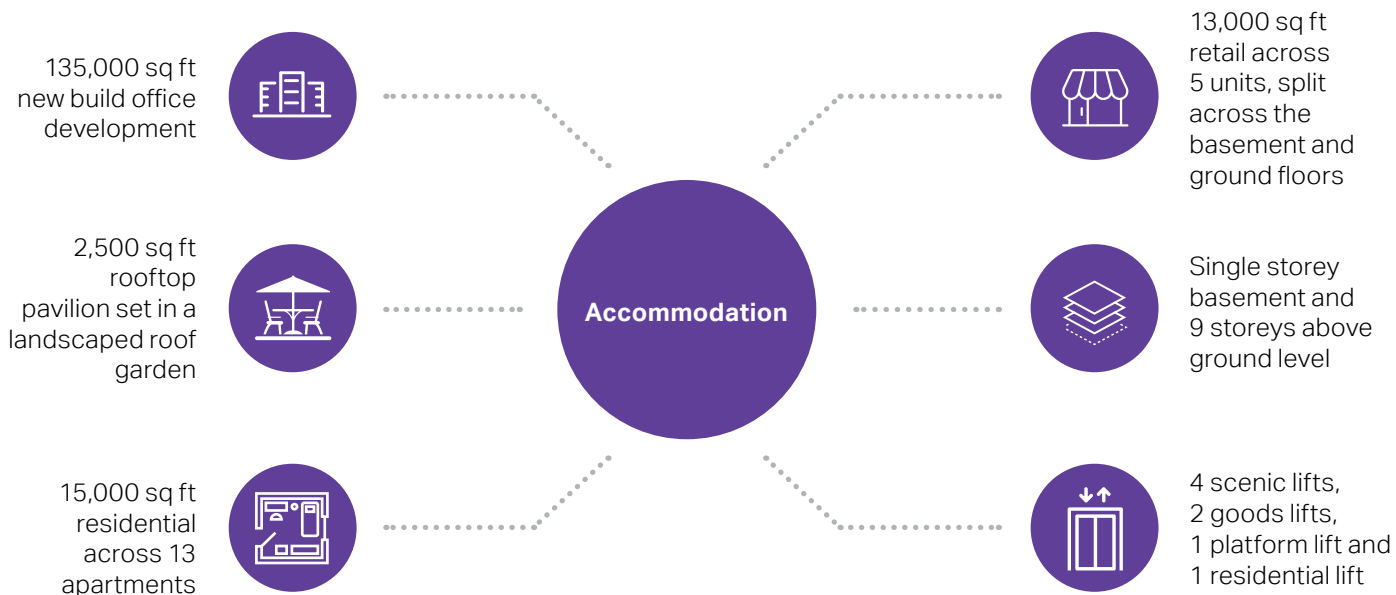
Visitor meeting spaces

The first floor is a client conference and meeting floor shared by all members of the Group. A range of different sized meeting rooms and business lounges are located on the west and east wings with integrated AV systems.



The 8th floor has a multi-purpose pavilion that is also used for client meetings as well as events and opens out onto the landscaped roof terrace.





Post-pandemic, everyone works differently, so the design of 150 Holborn prioritises workplace design for optimum health and wellbeing and offers one highly connected space where anyone can work as a community, a team, or individuals.

150
HOLBORN

Sustainability and future proofing at 150 Holborn

Dar Group's new office is a highly-efficient building employing multiple sensors to monitor usage data and improve performance over time. We have tried to maximise the sustainability aspects as far as possible, within the tight constraints of building in a challenging urban environment.

150 Holborn has been certified under BREEAM New Construction 2014 and achieved a total design stage score of 89.9%, well above the "Outstanding" threshold of 85%. Our building is projected to achieve 98% in BREEAM Post Construction Certification.

As the building falls within the jurisdiction of Camden Council, Camden's planning mandated:

- a minimum BREEAM target of "Excellent" (70% certification).
- at least 60% of available credits in the BREEAM Energy category.
- at least 60% of available credits in the BREEAM Water category.
- at least 40% of available credits in the BREEAM Materials category.

In addition, 150 Holborn is on track to achieve LEED Platinum certification targeting a score of 86 credits. Significant contributions to future sustainability include:



- Incorporating rainwater and greywater harvesting, water-efficient fittings, and a blue roof rainwater retention system combined with stormwater attenuation tanks.
- Reducing carbon emissions by 18.5% through services and fittings and incorporating photovoltaic panels for rooftop renewable energy.
- Maximising daylight to ensure prudent energy use.
- Ensuring that most materials have EPD certification, with low embodied carbon materials for the building's overall carbon life cycle
- Introducing a roof garden that improves the biodiversity of the area and provides a haven for insects and bats.
- Incorporating the latest in smart building technology sensors for energy use and occupancy patterns and adjusting services to meet demand.
- Introducing task lighting that is responsive to occupants.



- Monitoring and reporting air quality to staff through the use of sensors.
- Designing building services to meet WELL Core Gold standard in the future.
- Incorporating smart technology that supports collaboration, sustainability, productivity, and well-being – its scalable foundations provide future proofing for prudent energy use, supporting Dar Group ESG principles, and enabling measurable performance efficiencies, improvements, and savings over time.



150 Holborn uses the latest smart building technology (Schneider Electric Smart Building EcoStruxure Control System) designed to be flexible in its approach to how the building can be managed and operated. Our building will be able to sense the energy use and occupancy patterns and adjust the services to meet the demand as required.

An Integrated Workplace Management System (IWMS) solution (Planon) includes modules such as: meeting room booking; visitor management; fault reporting, and Computer Aided Facility Management (CAFM). This system will enable us to optimise the management of 150 Holborn, which in turn helps us reach our goals efficiently. 150 Holborn has also delivered a mobile application

tool (available for iPhone, Android, and web) which lets occupants engage with the building moving forward. Currently, 150 users can book meeting resources, keep up to date with news feeds, and view food menus.

And this app will continue to grow. For example, we have fault reporting and community forums on the roadmap, which will be coming soon and will add further value to the overall user experience.

150 Holborn has achieved WiredScore and SmartScore Gold and is targeting Platinum, an achievement validating the excellent technology within our building as well as demonstrating its future-readiness.



Client and Project Team



Client: Dar 150 Holborn Real Estate Ltd



Developer: Dar 150 Holborn Development Ltd



Project Team:

- **Dar Plus UK:** Development manager
- **Dar UK:** Sustainability consultant (providing sustainability design advice and BREEAM accredited professional services; landscaping; IT and SMART)
- **Perkins&Will:** Architect and interior designer
- **Maffeis Engineering:** Structural and façade engineer (responsible for sloped atrium roof, rooftop pavilion, courtyard facade, and scenic lift)
- **Currie & Brown:** Project manager and cost consultant
- **Introba:** Building services engineer (including façade design optimisation and sustainability consultancy)



External Consultants:

- **Clarke Nicholls Marcel:** Structural engineer



Construction:

- **McLaren Construction:** Main contractor
- **Schneider Electric:** Smart Building EcoStruxure Control System
- **GCL:** Groundworks and RC frame
- **Severfield:** Steel frame
- **Permasteelisa:** Façade and scenic lift glazing
- **Balfour Beatty:** Piling
- **KONE:** Lifts
- **Skanska:** MEP

Looking ahead

Following a phased move in, chance meetings in the communal areas and break out spaces are already sparking new friendships and creative opportunities across our Group.

We're looking forward to building on these working relationships in a comfortable, supportive environment. Our new HQ is a showcase for workplace design, an office for a single community of Dar Group companies - but with choice built in, making it flexible, adaptable, and resilient.

There are very few organisations in London that develop, own, and occupy their own building as we have done. A truly collaborative Dar Group inter-company design and delivery that truly shows we are stronger together. Have you visited 150 Holborn yet? If not, we hope to welcome you soon ♦

