

THE OFFICE IS DEAD. LONG LIVE THE OFFICE!

242 Marylebone Road

242 Marylebone Road is a refurbishment and extension project of an existing office building, originally intended as the HQ for retailer Woolworth, designed by Richard Seifert & Partners and built in 1959. AHMM Architects have worked alongside General Projects to bring to light the vision of transforming an 1950's office building into one of the healthiest and most sustainable environment for the contemporary office space.

242 Marylebone Road will provide 236,000 sqft GIA of prime office in central London and will re-invent the office environment for the post-Covid era.

242 MR will be one of the healthiest offices in the UK by adopting: biophilic materials, mixed-mode ventilation with traffic-light system to encourage use of natural ventilation, planted terraces on every level to provide outdoor amenity and meeting spaces, filtration and state of the art mechanical plant to provide high-quality indoor air, upgraded building fabric to provide the occupants with enhanced thermal, acoustic comfort and enhanced levels of daylight.

242 MR will be on of the office buildings with the lowest embodied carbon and this is achieved by retaining the majority of the existing building fabric - including masonry façades, concrete frame and even stairs and lift shafts wherever possible - and by using cross-laminated timber on all levels of the building extensions.

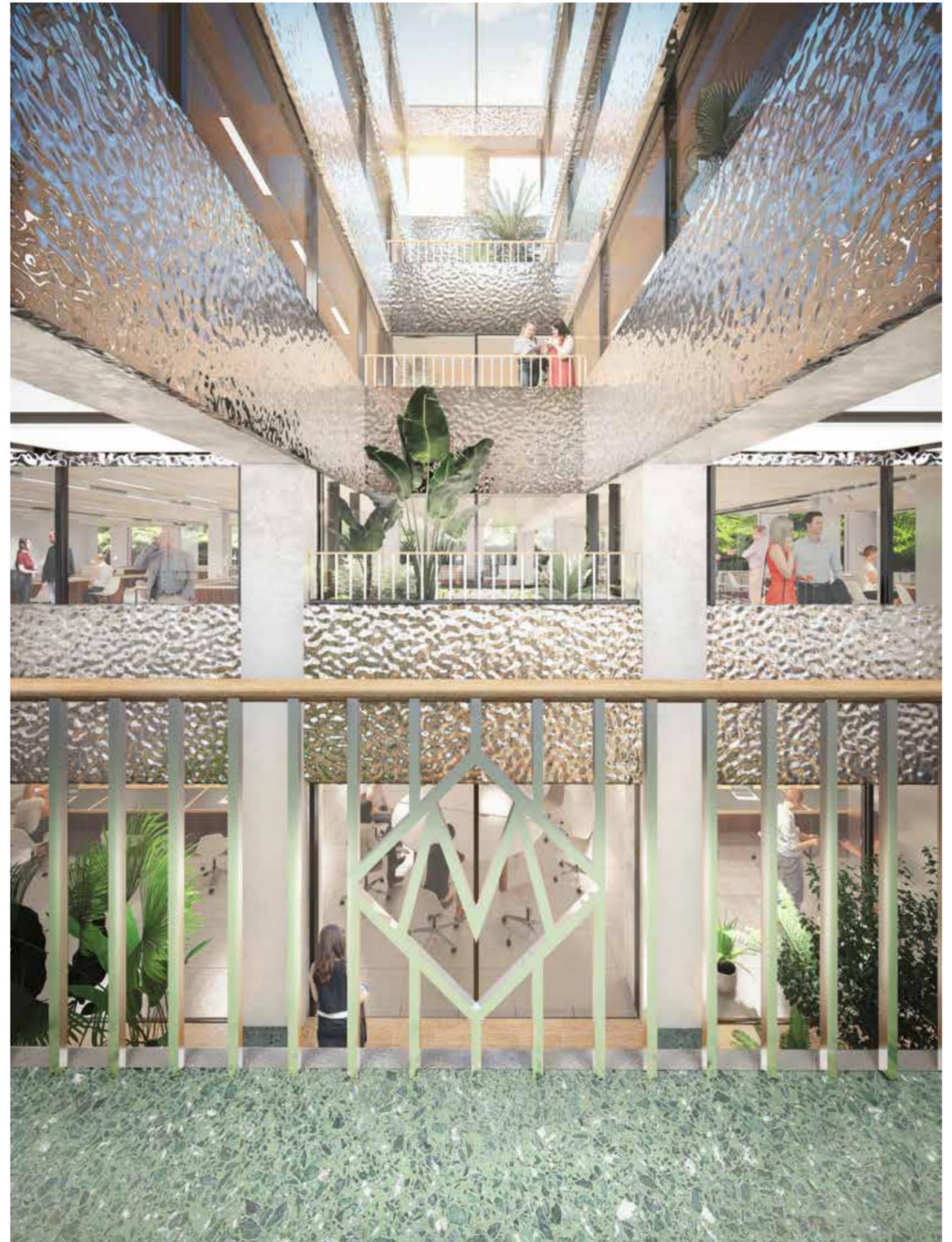
Other features include: a generous hub-reception accessed from Harewood Avenue, a striking internal atrium connecting the reception with the upper floor levels and bringing daylight into the deepest office floor plates, a plethora of indoor and outdoor amenity spaces to encourage informal gatherings in a safe and healthy environment, a generous and secure cycle park with changing and shower facilities and electrical charging points at lower ground level, outdoor planted areas also at ground floor to enhance biodiversity and provide a visible landmark quality to the building from the main transportation hubs.

GENERAL PROJECTS

**ALLFORD
HALL
MONAGHAN
MORRIS**



Model of the Terraced Courtyard Facade - AHMM Architects



CGI View of the Internal Atrium Viewed from the Reception - AHMM Architects