



One Braham

by WilkinsonEyre

Located in Aldgate, in LB Tower Hamlets, One Braham is a new commercial office building, nearby to the practice's recently completed Aldgate Tower.

Part of a wider Aldgate masterplan enabled through the practice's initiative to close the existing gyratory and create an urban park as a setting for new development, the scheme provides 298,000ft² of office space and 10,000ft² of retail at ground level, adding 15% more area to a previously consented scheme on the same site. This involved careful analysis of the existing context and emerging schemes in the area, in order to minimise the building's impacts on the skyline. Reflecting the current demands for flexibility and efficiency, the building has already been let by BT, who are planning to make One Braham their new headquarters upon the project's completion.

The highly efficient floorplates are configured around a single core placed on the southern edge of the building with the vertical circulation exposed. The building rises to a maximum height of 16 office floors in the tallest portion, above a double height ground floor with basements below. The façades to the office accommodation are fully glazed with brise soleil to the east, south and west façades. The ground floor is set back to form a colonnade with the main entrance hall and retail accommodation at ground level. Cycle facilities are provided in the basement.

Details

Location: London, UK
Client: Aldgate Developments
Architect: WilkinsonEyre
Services Engineer: Aecom
Structural Engineer: Arup
Gross internal area: 39,421m²
Net internal area: 27,685m²
Date: Completion due 2020
BREEAM rating: Excellent (target)