

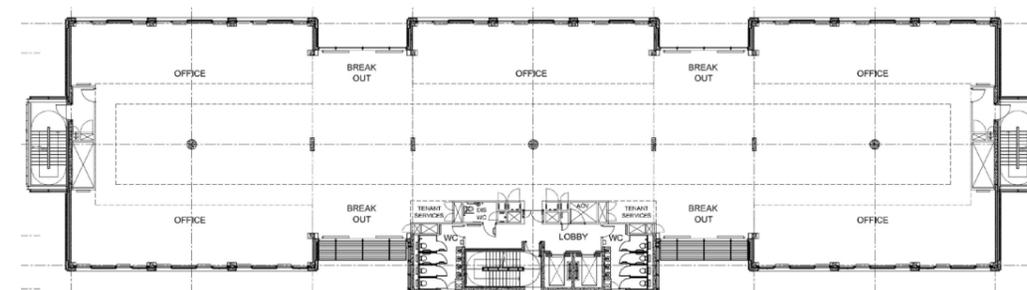
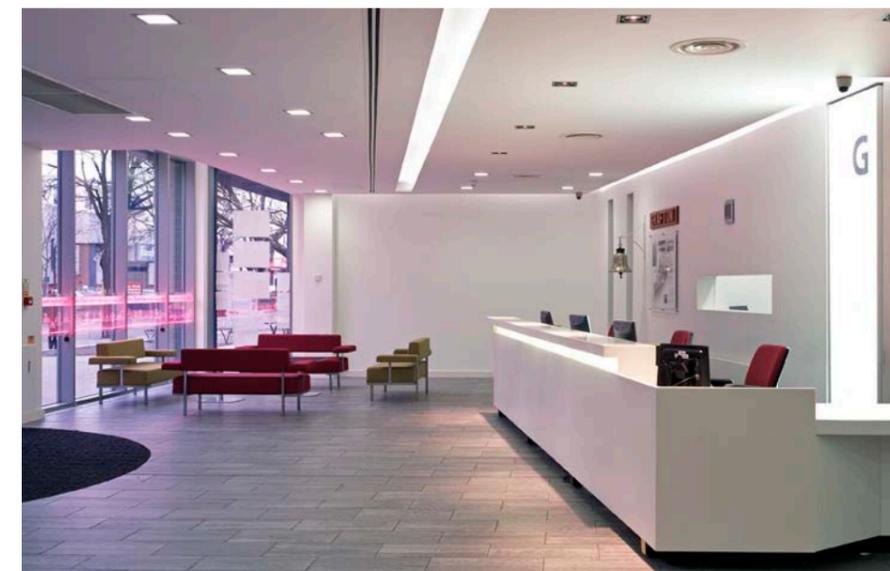
# Grafton House

PROJECT PROFILE



Client North West Estates & LaSalle  
Location Ipswich, UK  
Size / Cost 6,420 sqm NIA / £10 Million  
Team Structures - Arup  
MEP - John Dallimore & Partners  
Cost - Stace  
PM - Stace  
Contractor - RG Carter

Awards BCO 2007 Corporate Workplace  
Midlands & East Anglia



North West Estates appointed Consarc to lead the design of a new build development on a brownfield site in central Ipswich. The brief required a 70,000 sqft multi-tenanted building and parking facilities within a mixed-use development. The project team successfully obtained a tenancy agreement with Ipswich Borough Council to occupy all of the office accommodation in the new building. With the Crown Court to the east, Suffolk County Council headquarters to the north and Ipswich Borough Council occupying the new development, the area was transformed into a plexus of public-use function.

## Design Excellence

The key design drivers were to achieve best standards in office layout and maximize passive energy savings by responding to the site's location. In order to allow for the mix of assisted and natural ventilation, a maximum internal floor depth of 18 m was established. Using post-tension slabs and perimeter columns, the structural solution achieved a minimal number internal columns and maximum space-planning freedom. Two lateral cores and a central core for air ducting allow the building to be split providing the flexibility to accommodate two independent tenancies per floor.

Building the fresh air supply into the raised floor also allowed for minimal services crossovers, which together with the flat post-tensioned slabs maximized floor-to-ceiling heights. The naturally lit and inviting central core encourages informal vertical circulation, improving cross-departmental communication.

**“The architectural philosophy throughout the design of the building has been one of subtlety, restraint and composure.”**

Liz Pickard, Director, Consarc Architects

To articulate the volume, the building was subdivided into three 18 x 18 m squares, bound by brick-faced beams. Between these sit fully-glazed and inset 'bridge links', providing clear views across the building and accommodating internal communal areas. To the rear, simple landscaped strips respond to the glazed recesses, providing visual links to the park and river beyond. The building was recognized by the British Council for Offices UK for its innovative design, exceeding their benchmark standards. The use of sustainable materials and construction methods also allowed it to gain a 'Very Good' BREEAM rating.

Lead Consultancy  
Urban Design  
Planning

**ARCHITECTURE**