Creating dynamic and flexible workplaces

Workplace Expertise
Broadway Malyan is a global architecture, urbanism and design practice dedicated to creating buildings and places that will provide a lasting legacy. Through a shared design ethos, we work together to create places with a strong sense of identity where people and communities want to live, learn, shop, work and relax.

Our collaborative approach to integrated sustainable design has enabled us to deliver award-winning projects at all scales across the world. Every project, from a strategic city plan to the craftsmanship of a balustrade, reflects our passion for quality design and place-making.

Our global reach gives us the versatility to bring together inter-disciplinary teams to design solutions for the most complex projects whilst our local presence across world centres ensures a personable and responsive client service.

Every day, our talented designers apply their creativity, commercial acumen and sector insight to produce designs that meet the aspirations of our clients and create a strong sense of place.

BP International Centre for Business and Technology, UK
Workplace is at a crossroads. Four generations of workers, from Baby Boomers to Generation Z, are now occupying the office environment at different stages of the life cycle and with differing needs and expectations.

The way people are doing their jobs is changing radically. The day when workers no longer sit at a desk using a PC is fast approaching while new mobile technologies are revolutionising working practices and the boundaries between work and leisure time are becoming increasingly blurred.

Creating appealing and appropriate workspaces for such a diverse workforce brings new challenges with deliverable innovation central to the design process, regardless of the end users, while also reflecting an organisation’s ethos and values.

At Broadway Malyan we have been creating great places and spaces since the 1950s and our approach brings an in-depth understanding of the corporate workplace market, a collaborative focus that allows us to fully embrace our client’s objectives and a creative rigour that delivers spaces that perform today, tomorrow and into the future.
Digital technology is driving a rapid shift towards more flexible and collaborative workplaces and better connected workforces.

Human interaction remains fundamental to business activities and continues to dominate creative thinking about the workplace but traditional hierarchies are disappearing with design now reflecting the needs of all employees.

Occupational density requirements are already being challenged by mobile technology while integrated wifi and 4G networks are supporting much more fluid and unstructured workplaces where work settings are more diverse and collaboration is actively encouraged.

The Internet of Things is slowly becoming a reality in the workplace with innovations such as Bluetooth Low Energy (BLE) improving connectivity between people and objects and forging new practical applications from space optimisation and desk use to way-finding and security.

The future will be technology based, mobile and flexible and developers and occupiers need to embrace these inevitable changes to stay ahead of the curve.
Mobile Working

Mobile working can mean lower costs, increased productivity and higher job satisfaction. Mobility means appropriate technology and business processes and it requires unassigned or touchdown spaces to cater for an increasingly remote workforce.

Wellness

Workplace design is playing an increasing role in ensuring the psychological and physical health of staff. Connecting to nature, encouraging movement and a people-centric mentality have all been shown to have a significant positive impact on well-being and productivity.

Building Design

The office market is evolving with shorter leases and a major shift in tenant expectations. Building forms will be designed to support tenant effectiveness while being sufficiently flexible to embrace a range of users. Building design will continue to move towards creating collective environments rather than focused on individual workplaces.

Millennial Appeal / Next Generation workforce

Millennials are challenging long held assumptions about the workplace. The next generation workforce wants to be connected, both virtually and physically, so walls are coming down and floorplans are opening up with workplace design encouraging collaboration, congregation and social integration.

Tech Enabled

Technology is now dominant in everyone’s lives with social media, wearables, virtual reality and artificial intelligence all offering alternative ways of working. This means seamlessly integrated technology within the workplace, wireless charging technology and smart and connected spaces becoming the norm.

Flexible, Activity designed spaces

Providing choices for where and how work happens is a crucial part of talent retention and a successful workplace offers a variety of workspaces to maximise productivity, be that for spontaneous collaboration, time to think, formal meetings or just to relax.

Authentic Interior Design

The physical environment will continue to tell the story of an organisation in a way that resonates with its leadership, employees and clients, with workplace interior design exemplifying the values at the heart of the organisation.

Lighting matters

The ongoing revolution in LED technology will see an increasing ability to tune lighting to different environments and atmospheres for employees, creating bespoke lighting solutions for individual spaces that respond to the needs of the users.

Community connections

How a business works alongside and in harmony with the local community is becoming an increasingly important consideration in the workplace. Workplace practices and design will be increasingly socially responsible, considering the needs of local people and may even provide facilities for public use.
Unlocking long-term value

Unlocking value from workplace buildings can take many forms and effective return will be different for each client and stakeholder.

Investors, developers, owner occupiers and tenants will all have different measures of a successful office space but our approach to every workplace development remains consistent regardless of the project.

We foster a collaborative design culture with our workplace design solutions shaped by a strong set of fundamental principles: an intelligent and inquisitive dissection of the brief, a robust design methodology based on sound working processes, a ‘big idea’ that informs the totality of our design solution, a people first design approach and an end product that exceeds expectation.

Whether it is designing a new build corporate headquarters or repositioning existing office stock, workplace design must respond to the trends shaping the market and reflect the realities of pricing dynamics and supply and demand.

Working in a global marketplace and across a range of complimentary sectors, Broadway Malyan has the ability to bring relevant and appropriate innovations from our education, hospitality, leisure and well-being design into the workplace sector, turning client challenges to their competitive advantage.
A future-proofed business park with sustainability at its heart.
BP International Centre for Business and Technology, UK

BP is one of the UK’s most important companies with operations in more than 70 countries and revenues that put it in the world’s top 20.

Broadway Malyan has been working with the oil and gas company for more than a quarter of a century and in 1998 it won a major design competition to create a masterplan for the phased redevelopment of its research site at Sunbury as a new technology park.

Over a century of occupation by BP, the Sunbury site had evolved from a series of laboratories into a collection of almost 100 buildings, many of which were no longer occupied or fit for purpose.

Broadway Malyan’s masterplan saw the creation of a coherent 33-hectare campus reflecting BP’s brand values, creating a sense of community while also offering state-of-the-art facilities within world-class architecture for their 6,500-strong workforce.
**The masterplan**

The guiding principle for the new masterplan for BP’s International Centre for Business Technology (ICBT) was to create a campus that was flexible and adaptable enough to respond to the company’s various business areas and their needs and objectives.

The masterplan took the form of a cluster of buildings that radiated from a central landscaped courtyard, incorporated within a wider parkland landscape with mature trees and water features.

Reflecting the fast changing technological environment in which BP operate, the masterplan created a series of integrated buildings which could also be conceived as individual office buildings with their own frontage, car parking and access.

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**Client**

BP

**Size**

33 Ha

**Inspiration**

Alpine Landscape

**Services**

Masterplanning, Landscape Architecture, Architecture
**Flexibility**

Phase 1 of the project comprised 20,000 m² of commercial space set over three buildings to the north of the site which was followed by a second phase including 25,000 m² of commercial space over four new buildings.

A modular design philosophy, meaning minimum components and maximum off-site fabrication, was adopted and this helped to deliver the very highest standards of quality on time, within budget and with minimal wastage.

Long-span, steel frame components were designed, supported by masts and cables allowing for large unobstructed floor spaces that could be adapted for future needs. Services such as toilets and circulation are housed within or adjacent to the structural corridor further ensuring future flexibility.
The Link Building

At the focal point of the second phase, the Link Building connects three commercial office buildings – which use the same structural system as Phase 1 – and includes an elegant curving glass façade facing the central courtyard.

The Link Building completes the southern section of the site providing a sense of arrival for the overall scheme. The building houses central facilities including reception, restaurant, meeting and break out spaces and a ‘town hall’ meeting space for 400 people.

A distinctive saw-tooth roof is clad in photovoltaic panels, which provide shading to rooflight windows and power the ground water pumps that cool the building’s air supply. A highly efficient cycle was created whereby the more the sun shines, the greater the photovoltaic contribution, the harder the pumps work and the cooler the space becomes.
The Upstream Learning Centre

The BP Upstream Learning Centre is Broadway Malyan’s most recent addition to the Sunbury campus and was specifically designed as an educational building.

A fully glazed façade faces the public realm allowing views into a bright yellow central core, housing the classrooms, which penetrates the roof and provides a solid counterpoint to the glazed box aesthetic.

Within the centre’s 3,944 m² building are a variety of learning spaces including classrooms, informal settings and oil extraction simulators, all integrating state-of-the-art AV and IT.

The classrooms are designed to high space standards, with dual high definition projector screens with a number of different layouts for varying teaching and learning styles. The computer classroom is equipped with 17 state-of-the-art 3D workstations and a large 3D projection screen for the visualisation of complex rock strata and engineering.
Sustainability

Sustainability was a key consideration in the Sunbury project with each building within the campus achieving either BREEAM Excellent or Very Good ratings.

A mixed-mode energy strategy has informed the design of the buildings, combining advanced technology with natural passive systems.

Throughout the project the team embraced and maximised the potential of new technologies such as photovoltaic panels, chill ceilings, displacement ventilation, thermal mass, natural ventilation and super airtight construction.

CO₂ emissions have been reduced by 50% compared to that of other typical BP UK buildings while waste was minimised through modular design and repetition and 80 per cent of all waste produced during construction was recycled.
### Our projects

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The new 17,000m² European Research and Development Headquarters for Petronas Lubricants is part of a major investment into Petronas’ overall research capability and will be home to a community of several hundred scientists, researchers and new product developers.

Taking inspiration from both the Alpine landscape and the pattern of layouts of the local fields, Broadway Malyan’s design uses confident lines and draws these influences into the building’s structure and form.

The building features a central hub space leading onto office and laboratory space, designed to encourage greater cooperation and collaboration between Petronas’ scientists and other office staff.

The building is also designed to facilitate visits by the many people expected to view and participate in the overall research and testing processes. The design creates a specific route to help visitors navigate the building while allowing for engineers to work uninterrupted.

Client
Petronas Lubricants

Size
17,000m²

Inspiration
Alpine Landscape

Services
Architecture

“This was a highly complex and technical project that demanded significant input from across the practice and allowed us to showcase our R+D design expertise in this increasingly important sector for Broadway Malyan.”

David Anderson,
Director, Broadway Malyan

A central hub driving collaboration
High tech business park sets new sustainable design benchmarks

“The business park is setting the tone for the future growth of Tianfu New Town”

Jeremy Salmon,
Director, Broadway Malyan

Chengdu Creative Centre, China

The Chengdu Creative Centre forms a high-profile gateway for a landmark new urban district in the city of Chengdu in China. The high-tech business park and mixed-use centre covers a total site area of 266,000m² and is focused around a 110m central tower. Over 70,000m² of office space is provided in Phase 1.

The scheme will set a new benchmark for the region in innovative sustainable development, with energy consumption reduced by 50% from current standards.

Client
Chengdu Tiantou Real Estate

Size
180 Ha; 110m tower

Inspiration
The urban contrast with the surrounding Chengdu Plain

Services
Masterplanning
Creating a sense of community within a multi-award winning sustainable design

Met Office, UK

The award-winning Met Office’s headquarters building in Exeter accommodates 1,000 staff in a high-performance, environmentally sensitive building. The scheme features two super-computer halls, a media centre, training college, the National Meteorological Library, an international conference centre, staff restaurant and coffee bar, a gymnasium and a shop.

Set within landscaped parkland, the conference centre and shared facilities are located along an internal ‘street’ which runs through the development. The office accommodation spans from this concourse in a series of wings or ‘fingers’. The layout, design and specification of these areas has provided a flexible working environment which can easily be adapted to suit future requirements.

Client
Costain Skanska

Size
1,100 workforce; 36,000m²

Inspiration
A unique relationship with the natural environment

Services
Architecture, Landscape Architecture, Planning

Accreditation
BREEAM/Excellent
“The design for the Met Office met our organisational aspirations to create a much more integrated and interactive staff environment.”

Alan Douglas, Relocation Director, Met Office

Awards
Major Project of the Year & Office Building of the Year, Building Services Journal Awards, Public Private Partnership of the Year Contract Journal Awards Best Office Development Shortlisted, IAS/OAS Property Week Development Awards The Planning Process Award Royal Town Planning Institute Awards
Employee engagement inspiring a striking contemporary design

The Roche headquarters building in Lisbon, Portugal, integrates two separate divisions, Pharma and Diagnostics into one striking contemporary development. Won through open competition, the scheme was developed through rigorous user interviews and brief writing. The headquarters building is part of a phased masterplan – future phases include the construction of a new gymnasium, football pitch, and jogging track within newly landscaped grounds.

The building organisation is simple, contemporary and extendable which may be required at a future date. The building is divided into three zones, ‘Front of House’, the ‘Spine’ and the ‘Back of House’. The ‘Front’ contains the reception, all meeting rooms, an internet-café, restaurant and Forum with seating for 200 people.

Client
Roche Farmacêutica Química

Size
6,500m²

Inspiration
Activity designed zones

Awards
Best Office Building, Portuguese Property Awards
CIBIS, Indonesia

CIBIS Business Park is a 12 hectare development in Indonesia. It will include a number of tall buildings clustered around serviced apartments, conference, leisure and retail uses.

Broadway Malyan was appointed to deliver the original concept masterplan and has since secured the brief to design all nine towers, as well as landscaping, signage and branding.

The masterplan was inspired by the Javanese planning concept ‘alun alun’, and focuses the buildings around a central square which represents the heart of civic activity. The square comprises nearly 1.5 hectares of open space and features a Banyan tree; a symbol of power and success in Javanese culture.

Tower 9 is the first building to be completed, providing 54,800 m² of office and ground level retail space. It has the largest Grade A office floor plates in Jakarta at 4,000 m².

“Ian Simpson, Director, Broadway Malyan

Client
PT Bhumyamca Sakawan

Size
54,800m²

Inspiration
Javanese planning concept ‘alun alun’

Services
Architecture, Masterplanning, Landscape Architecture, Branding, Signage and Wayfinding
The new headquarters office for the Ordnance Survey comprises a business centre, atrium and open plan offices arranged over three stories to accommodate 1,000 employees. The design of the building was heavily influenced by the physical and environmental surroundings of the site and the desire to create a sustainable development which maximises natural resources and minimises CO₂ emissions.

The BREEAM Excellent rated building employs passive techniques to control thermal heating and utilises building orientation and massing to make the building work in favour of the building’s users. The open plan offices arranged in fingers running from east to west provide natural ventilation and cooling and ensure views across landscaped grounds to the countryside beyond.

An atrium forming the social centre of the headquarters links the offices with the business centre, creating a prominent entrance to the head office which is visible from the campus entrance and which brings visitors into the heart of the building.

Client
Ordnance Survey

Size
25Ha

Inspirations
Influences from its environmental surroundings

Services
Architecture, Landscape Architecture, Space Planning, Sustainability

Accreditation
BREEAM/Excellent
American Express, Global Framework

Broadway Malyan was the sole provider to American Express for a programme of office fit-out works across a series of global locations including Frankfurt, Paris, Rome, Amsterdam and London.

As part of the commission, Broadway Malyan undertook a review of American Express’s global standards for workspace and finishes which were subsequently implemented throughout Europe, the Middle East and Africa. Interiors incorporated corporate images and graphics while new workplace standards created space allocated by function not status, centralised support facilities and rationalised filing and storage strategies.

The largest project in London saw the company relocate to new 12,000m² office accommodation incorporating open plan and cellular workspace, breakout areas, meeting rooms, café facilities, conference and executive suites.

In total Broadway Malyan fitted out more than 50,000m² of office space as part of the framework.

Client
American Express

Size
50,000m²

Services
Interior Design
Creating a **growing, changing, flexible workplace**

**HSBC, Singapore**

The corporate fit-out for HSBC at the Mapletree Business City in Singapore not only delivers an exemplary office environment that supports the client’s workplace strategy, but it also fosters flexible working, reinforces HSBC’s global brand values and engages with employees. The scheme supports maximum flexibility, encourages collaboration between staff and provides a future-proof office environment. It is designed to increase efficiency and effectiveness, from social, economic and environmental perspectives, with the project being awarded a Green Mark Platinum rating by Singapore’s Building and Construction Authority.

Within the six floors of office accommodation, there are fully flexible cellular spaces for employees, covering a total area of 17,000m². The design features a ‘visitor hub’ which includes the main reception, visitor meeting rooms, video conferencing facilities, break out meeting space, flexible training studios, an e-learning area and large multi-purpose space.
HSBC, Dubai

HSBC Dubai is Broadway Malyan’s second major project with the bank having previously designed the interiors of its Singapore headquarters.

The 20-storey tower is part of a property consolidation programme by HSBC in Dubai that will see it reduce its portfolio from four to two buildings, while expanding its overall floor space from 33,000 m² to 37,000 m².

The design has a rigour and honesty which was important to the client. Its glass façades represent a visual openness and transparency while the expressed structure anchors the building to the ground and emphasises the sense of stability. A vertical fritting pattern on the exterior glazing represents communication lines extending out from a central core.

Fitted glass façades express the communication lines of global banking

Client
HSBC

Size
20 stories

Inspiration
HSBC values of openness, transparency and stability

Services
Architecture, Interior Design
Springer Nature’s expanded London campus consolidates the firm’s UK publishing operations on their canal-side site at King’s Cross, central London. The scheme combines an eclectic collection of new and old buildings, each with their own unique character. The redevelopment aimed for a collegiate feel, offering a space connected by a network of alleys and routes, wide open spaces and interesting interplay between existing refurbished and newly acquired space.

Central to the success of the campus is the sustainable re-use of the historic Porter South warehouse building. Maintaining the unique character of this historic industrial building was a key driver for Broadway Malyan and Springer Nature. Bare brickwork, a lack of suspended ceilings, exposed services, expressed steel structure and open atria create a visually interesting working environment.

The aim was to create a showpiece office that re-used the existing building, was sustainable, cost effective, innovative, contemporary and utilised the latest technologies.

**Utilising daylight to provide an open, inviting environment**

*Springer Nature, UK*

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Victoria House, UK

Victoria House is a major new office development in the rapidly expanding new town of Milton Keynes. The development represents one of the largest commercial investments in the area for several years.

Milton Keynes is famous for its wide boulevards and modernist architecture, and the design reflects this heritage. A regular and simple gridded façade of pre-cast concrete and white brick reflects the early aspirations of the town.

The building is given a crisp, modern feel by deep, angled window reveals which also serve to shade the floor plates and minimise internal heat gains. This is just one aspect of an environmental strategy that helped achieve a BREEAM Very Good rating.

A covered colonnade along the front of the building faces Avebury Boulevard while new pedestrian routes lead to Grafton Park, behind. A roof-top terrace completes the building offering views over the town and beyond.

The building was Milton Keynes’ first new grade A office space for almost a decade, and was substantially pre-let to a blue chip accountancy practice.

Client
Frontier Estates

Size
3,500m²

Inspiration
Milton Keynes’ modernist genius loci

Services
Architecture

“Victoria House reflects our belief that Milton Keynes retains significant long term potential as a business destination”

Mike Mansell,
Director, Frontier Estates
Broadway Malyan was commissioned to design Quadrat Postepu, a mixed-use development combining a 165-room business hotel with 21,000m² of office space.

Situated on Postepu Street, a newly emerging business district close to Warsaw’s International Airport, the scheme is based around a central plaza. In an area mainly known for its mono-cultural office blocks, the aim of Quadrat Postepu was to create a more vibrant, mixed use space with the plaza forming a new heart of the development, expanding the street’s public realm into a landscaped space featuring cafés, planting and seating to create an active space for the area.

The offices and hotel form a U-shape around the plaza and are designed using the same architectural language – an elegant and minimalist combination of glazing, aluminium frames and ceramic panels. The different functions of the hotel and offices are visible through the differing ratios of glass and ceramic cladding, with 75 per cent of the office façade glazed and only 25 per cent for the hotel.
A global practice
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