



DE BEAUVOIR BLOCK

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WELCOMES YOU TO DE BEAUVOIR BLOCK

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**Unity Group is thrilled to present De Beauvoir Block
- RIBA London Award Winner 2018**

With the excellent news that community spaces, restaurants and bars will be opening this week, we couldn't think of a better moment to present our latest case study.

A very successful collaboration between our client Sullivan Brothers, and HHBR for De Beauvoir at Benyon Estate, this exquisite renovation project is an exemplary reference for all key stakeholders and beautifully showcases our 'enormous' bespoke JCK joinery doors. We are extremely proud to have been commissioned by Sullivan Brothers to craft bespoke timber doors for this select site. Step inside.

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ABOUT DE BEAUVOIR BLOCK /

At the bustling heart of East London's creative industry, De Beauvoir Block offers like-minded spirits the space to meet, share and grow; with dedicated work areas for companies big and small, plus events space and a cafe.

Designed predominantly for the arts and creative industries, one of the underlying pre-requisites for its development was the need for open spaces which maximise light and layout, whilst paying homage to its industrial heritage.

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THE DESIGN & DIRECTIVE TO CREATE 'A SENSE OF COMMUNITY'

Edward Benyon of the Benyon Estate, whose family inherited the De Beauvoir Estate in 1821, commissioned Henley Halebrown architects to develop the De Beauvoir Block in order to create much needed work hubs. The Estate was keen to create a strong community feel within the building based on collaboration and conversation between individuals and businesses.



HENLEY HALEBROWN'S AWARD WINNING & HARMONIOUS DESIGN

Sensitive to the site's industrial heritage, yet mindful of its contemporary application, the architects behind De Beauvoir Block 'adopted a robust and sustainable approach combining careful restoration with new construction, in keeping with the desire for a light industrial feel and units that feel "found" rather than being overly "manicured" studios.'

For Simon Henley from Henley Halebrown, the project represents a way of working with 'found objects': "When adapting buildings for reuse, the architect is in effect dealing with monuments of the unintended variety. That is, they exhibit 'age-value'. We recognise these buildings have a voice and, that their conservation and reuse can strengthen that voice." Quintessentially this, De Beauvoir Block is 'an elegant juxtaposition of existing and new elements' all of which make it, not unsurprisingly, a RIBA London Award 2018 winner.

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DILIGENT & DRIVEN WORKMANSHIP

Our client, Sullivan Brothers Construction, were commissioned by Henley Halebrown to develop this collaborative workplace in order to provide an inspiration backdrop for start-up businesses to flourish.

'Situated within a Conservation Area to the west of De Beauvoir Square and its listed Neo-Jacobean houses, the brief was to adapt a series of Edwardian industrial buildings to create a centre for creative businesses.'



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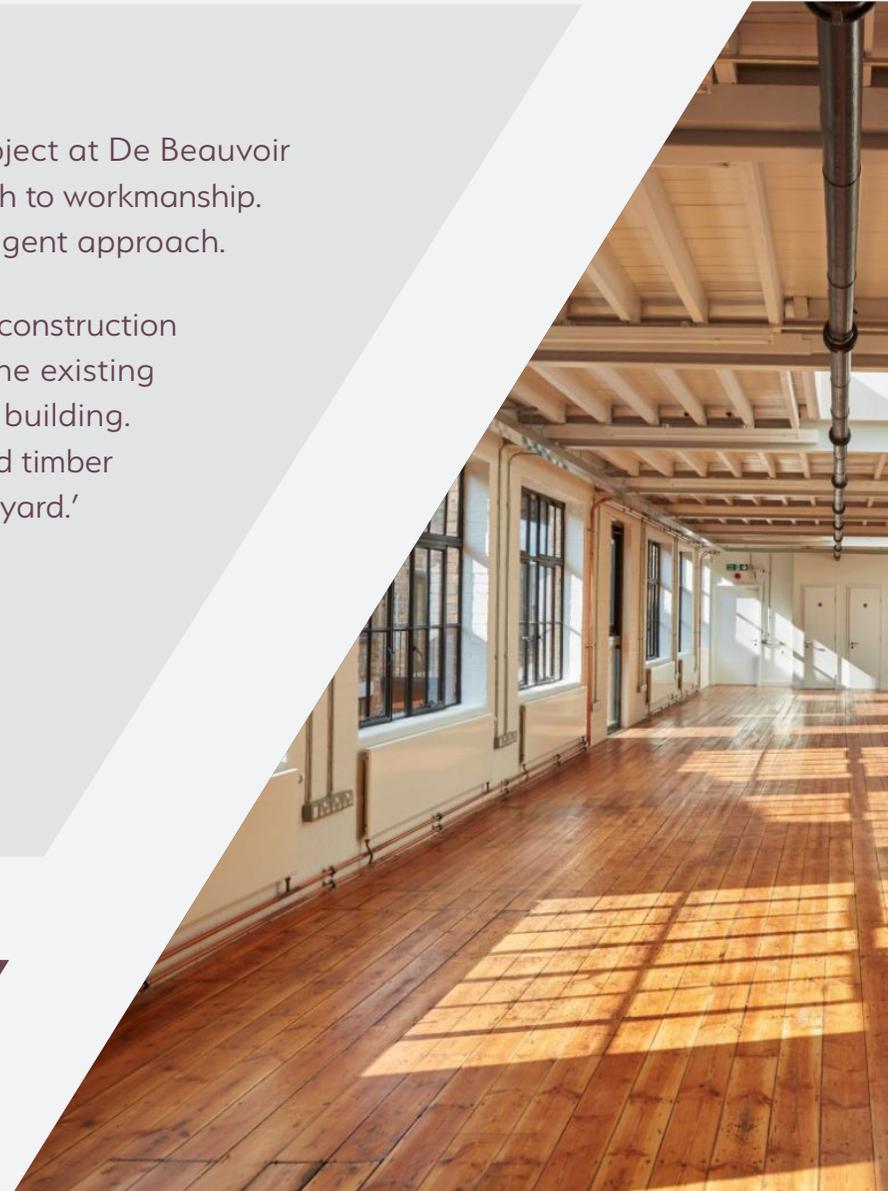
PRECISION WORKMANSHIP. SULLIVAN BROTHERS CONSTRUCTION.

Sullivan Brothers Construction acted as the main contractor for this extensive project at De Beauvoir Block. An ambitious undertaking which demanded a timely and dedicated approach to workmanship. As a client who clearly shares our same ethos and values, SBC took an equally diligent approach.

'The De Beauvoir Block was an intensive phased refurbishment featuring new build construction of a number of commercial units. Phase 1 works consisted of the renovation of the existing first floor unit with an additional floor added to create a contemporary 3 storey building. A new 2 storey building to the rear was constructed from steel and a cross laminated timber frame, and we also undertook external landscaping works to the separating courtyard.'



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A WORD FROM THE DIRECTOR:

'The underlying success to this project lay with the specialist skills of our construction team who interpreted the architects' plans and designs perfectly. The end result is a real marriage of original Gothic architectural design and modern construction methods. Attentive to the existing beauty we implemented and utilised materials which would only enhance and not detract from those stunning features. Hence the reason we also turned to the expertise of JCK Joinery who have been doing what they do, exceptionally for over 150 years (granted not the same team of course.)' Michael Sullivan, Director.



ABOUT SULLIVAN BROTHERS CONSTRUCTION

We worked very closely with the design team to ensure the client had a product that they were proud to call their own. The end result is a marriage of the exposed existing structure incorporating modern construction methods and designs. Attentive to the features of the existing building we implemented and utilised materials that would only enhance and not detract from the existing structure. The design features required the need for expert tradesmen which we used throughout the project, hence the reason we also turned to the expertise of JCK joinery. The overall finish of The De Beauvoir Block and how well it has been received is down to the expertise of the tradesmen that were involved and JCK were a big part of this.



A RE-CONFIGURED COURTYARD CREATES A NEW COMMUNITY

Several architectural moves are conducive in creating a working 'community' and exchange. A thoughtful rationalisation of the existing buildings allows successful re-use of the cores and provides new circulation, placed externally to maximise floorspace and encourage tenants to move around outside.

'The re-configuration of the central courtyard offers wide decks, which are used as external breakout spaces. At ground and upper levels there are a variety of well-designed workspaces to cater for any sized business. The introduction of a tenant only café/bar at ground level encourages a proper working community amongst the like-minded creative businesses.' Henley Halebrown



OPENING DOORS. CONNECTING SPACES. /

'Connected spaces where people can exchange ideas, speak freely and create.'

Take a look at the photos and its clear to see just how well the architects and main contractors have interpreted the brief. De Beauvoir Block is a space which has been beautifully transformed. Dedicated areas which work independently, or in harmony, depending on the moment. Oversized, timber doors, punctuate an expanse of glazed units, so that light floods through each unit. And in the spring time, those can be thrown wide so that spaces interconnect.

Free spirits and rooms with a view

'The shared courtyard has an adjacent cafe at ground level that serves as a meeting room and so creating a convivial setting for the occupants of the building to meet and receive visitors.'

On the roof a modern timber structure has been encased in matt black EPDM rubber, adding a contemporary accent to the scheme. These black rubber blocks are low cost, innovative and their contemporary design sits well within the historic warehouse brick. Predominantly, these areas are home to naturally light and bright, ventilated studios, with exposed rafters and striking decks and terraces offering views across the city.

'This top floor 'village' benefits from external circulation and the front doors to the units are a smart and cost-effective approach to building management. Minimising heated circulation spaces and providing work spaces which are highly insulated, benefit from natural ventilation and allow an undisturbed view of neighbouring roofscapes.' Billy Mushet, Sullivan Brothers.

JCK JOINERY'S ROLE

A unique project demands a unique solution.

As bespoke timber door specialists, JCK Joinery was called upon, initially, to create a one-of-a-kind door solution for this one-of-a-kind environment. With a brief anchored around light and connectivity, it was crucial that the bespoke doors maximised space and allowed areas to be fluid and interconnected.

'This project has been a considerable undertaking for JCK, and it has certainly not been without its hurdles. The spec has changed somewhat from the initial engagement, and there have been numerous stages and rollouts to the project. I can honestly say these are the largest timber doors we've ever been commissioned to create and it took 6 men to lift them from the work-bench! However, regardless of the enormous effort it took to craft these doorsets, we are astounded with how great they look.' Lee Chamberlain, Joinery Manager



JCK JOINERY'S ROLE

What were the challenges surrounding this project?

Most of the challenges were around the size of each separate component of the doorsets.

Whilst the concept was based around Secured by Design principles the overall size of the framing and completed doorsets posed a number of issues, issues which the whole team overcame through an enormous joint effort and sometimes brute force!

'One of the key problems was that we had to actually relocate some of our joinery equipment given the sheer size, and to accommodate the framing. The framing sections were 90mmX200mm which mean't individual timbers weighed close to 100kg. We had to manufacture special trolleys to move the completed frames and doors around the joinery shop.' John Hudson, Machining Supervisor.

John Hudson is JCK Joinery's Machining Supervisor and has been with the business for more than 40 years.



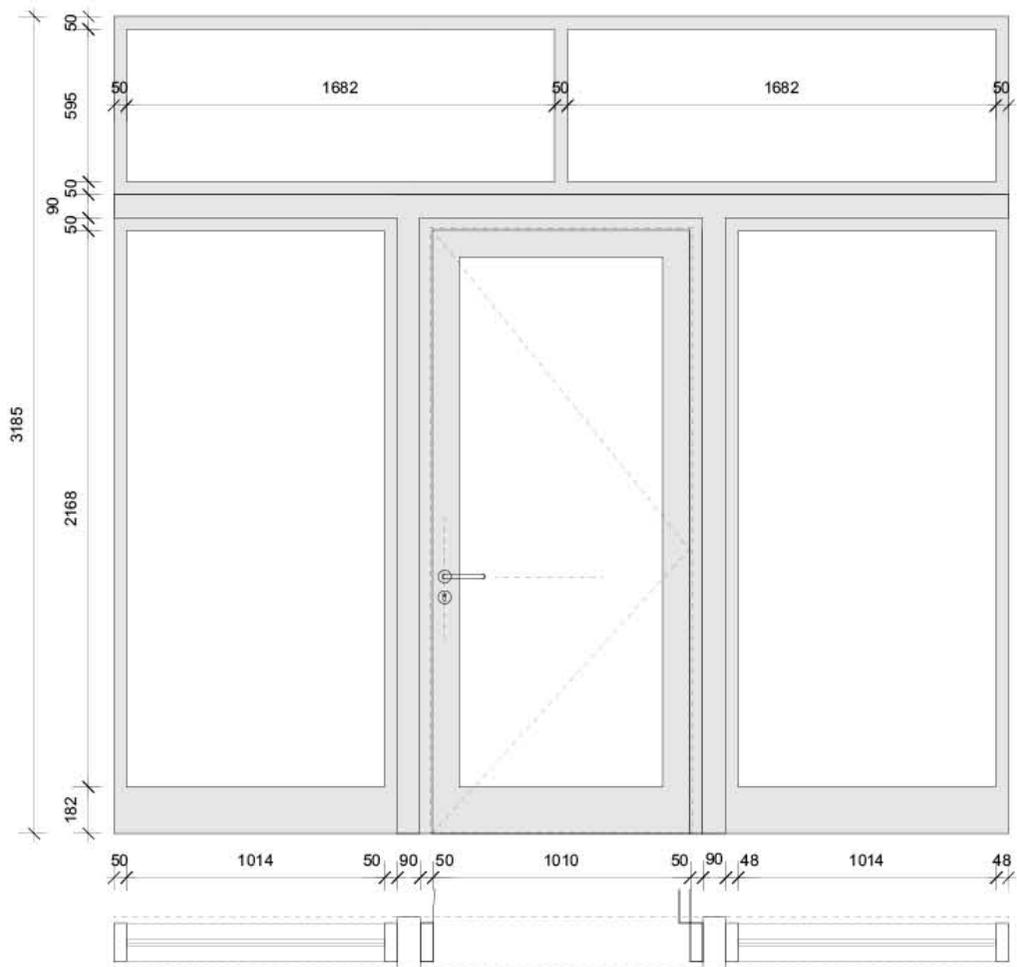
JCK JOINERY'S ROLE

Stefan Trent our Senior Joiner and Assembly and Finishing Supervisor gave us some more detailed information on the project hurdles.

'The enormity of these doors seriously posed a problem, but it was very satisfying to overcome those challenges as a team. Doors were sprayed and had to be left in the spray shop overnight to dry as they wouldn't fit in the drying room. The doors and the frames were shipped separately due to the weight. What's more, it took 6 people to move and palletise some of the frames! The stipulated design also called for the subframe and the main frame to be offset which increased the complexity. A very very taxing job, but the results are resounding.

Stefan Trent is JCK's Senior Joiner and Assembly and Finishing Supervisor and has worked for JCK for more than 25 years.





Inward opening glazed timber double door with fixed glazing and fixed glazing above

Units 4

Type 100E-05

D.100.00-12, D.100.00-15, D.100.00-16, D.100.00-17

Spec ref: L20/415

U Value: 1.8W/m²K

G Value: 0.55

Finish: Painted Accoya Frame. 57mm Thick Door Leafs. Colour TBC

Hinges: 3no Butt Hinge in Stainless Steel Rebated Flush. Corrosion Resistant.

Ironmongery: Allgood Modric 3508 Lever handles in grade 316 satin stainless steel. DIN 72 sash-lock with Euro cylinder lock and security escutcheon. Euro Grade 5 Anti-pick Grade 2 Security, EN 1303, locks with internal thumb turn in satin stainless steel.

Glazing Panel: Clear Laminated/Toughened Double Glazed with Internal Beading.

Fire Rating: Nonc.





A WORD FROM THE DIRECTORSHIP TEAM

'We're thrilled to have been commissioned to create these exceptional doors for De Beauvoir Block. Sometimes it's difficult to envisage how our doors may look when we're busy creating them in the workshop. When we seen them in situ here in this delightful environment, well it simply fills us with pride.' Graham Hughes, on behalf of the Directorship Team

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MORE ABOUT THE BENYON ESTATE

De Beauvoir Block is part of The Benyon Estate, a unique community in London's Borough of Hackney. Comprising of premium quality commercial and residential properties Benyon Estate's objective is to create 'happy, well-maintained and inspiring places in which to live and work.'

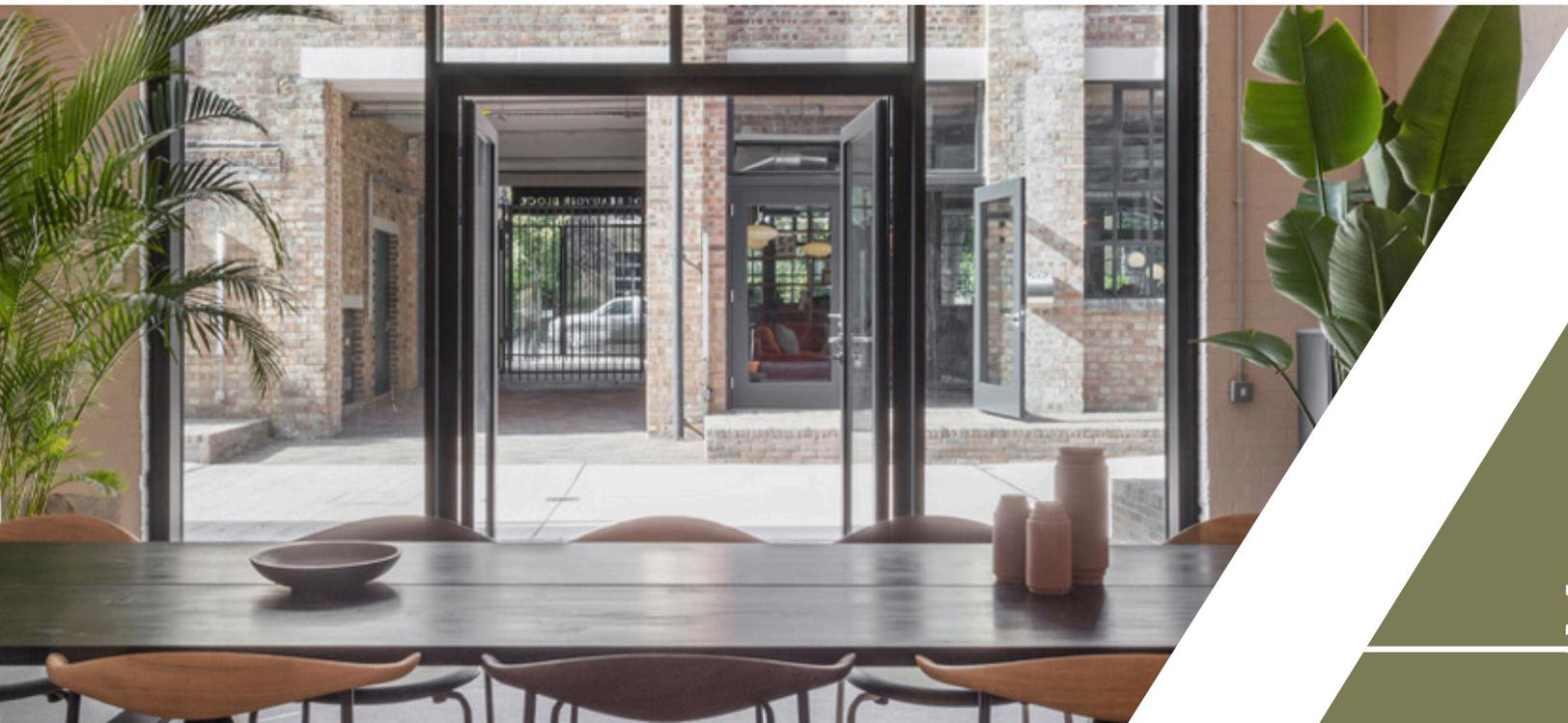
THEIR VISION

By supporting our tenants, investing in our properties and continually seeking new opportunities for the wider community, we hope to make it one of the best places to live and work in the capital. The estate is managed by a small, dynamic and forward-thinking team which is proud of its historic link to Hackney's De Beauvoir Town. Managing a portfolio of properties, however, is just the start of the story.

Edward Benyon, property manager for Benyon Estate comments: "The De Beauvoir Block has been designed to provide high-quality workspace, to enable the long tradition of creative industries in Hackney to grow and thrive. With its communal café, shared courtyard and membership options, the Block has a strong community vibe, with like-minded professionals collaborating and having the space to create."

SULLIVAN BROTHERS CONSTRUCTION COMMEND THE JCK TEAM

'We're really pleased with how effectively the JCK team have worked on each phase of this project. It has been extremely challenging and the spec has changed somewhat, yet they have been dependable, diligent and very thorough throughout. Naturally, the premium quality of their bespoke doors speaks for itself. It's been a pleasure working with them and we look forward to more projects together.' Michael Sullivan, Director.



JCK / JOINERY

DETAILS OF PROJECT

HENLEY HALEBROWN

PROJECT ARCHITECT: JOHN MARSHALL

**PROJECT TEAM: SIMON HENLEY, GAVIN
HALE-BROWN, KEN RORRISON, NEIL RODGERS**

**PHOTOGRAPHY COURTESY OF NICK KANE
& HENLEY HALEBROWN**

AWARDS

- **CIVIC TRUST AWARDS, (COMMENDATION) 2019**
- **RIBA REGIONAL AWARD, LONDON, 2018**
- **AJ RETROFIT AWARDS, OFFICE OF THE YEAR, 2018**
- **HACKNEY DESIGN AWARDS, 2018**
- **NEW LONDON AWARDS, WORKPLACES, (SHORTLISTED) 2018**
- **BLUEPRINT AWARDS, (SHORTLISTED) 2018**
- **BCO AWARD, (SHORTLISTED) 2018**



TECHNICAL DETAILS

- **APPOINTMENT: 2011**
- **CONSTRUCTION START: 2015**
- **BUDGET: £5.0M**
- **SUSTAINABLE CREDENTIALS: 40% IMPROVEMENT**
- **CLIENT: THE BENYON ESTATE**
- **MAIN CONTRACTOR: SULLIVAN BROTHERS CONSTRUCTION**
- **QUANTITY SURVEYOR: CASTLE-DAVIS**
- **SERVICES ENGINEER: AJ ENERGY**
- **STRUCTURAL ENGINEER: MMP DESIGN**
- **PLANNING CONSULTANT: CMA PLANNING**
- **BESPOKE DOOR SUPPLIER: JCK JOINERY**
- **JOINERY MANAGER: LEE CHAMBERLAIN**
- **APPROVED INSPECTOR: SALUS AI**



PROJECT LINKS AND FURTHER INFORMATION:

<https://www.sullivanbrothers.co.uk/projects/de-beauvoir-block/>

<https://www.archdaily.com/903269/de-beauvoir-block-henley-halebrown>

[https://www.architecture.com/find-an-architect/henley-halebrown
/london/de-beauvoir-block](https://www.architecture.com/find-an-architect/henley-halebrown/london/de-beauvoir-block)

<https://www.debeauvoirblock.com/home>

<https://www.jckjoinery.com>

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GET IN TOUCH /

If you would like to find out more about the project,
would like to speak to our Joinery Director,
or would like to organise a meeting,
please get in touch:

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