

# Hylo - 25<sup>th</sup> Floor

Design and delivery of flexible office space on the 25<sup>th</sup> floor of the Hylo Tower in the City of London.

## CLIENT

Walter Operations UK Ltd

## TEAM

Patriarche (Architecture, Interior architecture, Signage, Graphic design)  
Myah | Patriarche (Main interior fit-out contractor)  
February | Patriarche (Digital services)  
Partners :  
4B Projects, GDM Partnership, SPD Studio, Nulty Lighting, Cushman & Wakefield, EngageWorks  
Credits:  
Photos: ©JSP

## KEYPOINTS

Flexible, modular design.  
Designed for employee well-being.  
Durability of materials.  
Demountability and future reuse of materials/ fittings.

## ENVIRONMENTAL PERFORMANCE

Targeting WELL (GOLD)

Sustainability was a key focus of the project, with staff wellbeing and the reuse of materials at the centre of our design approach.

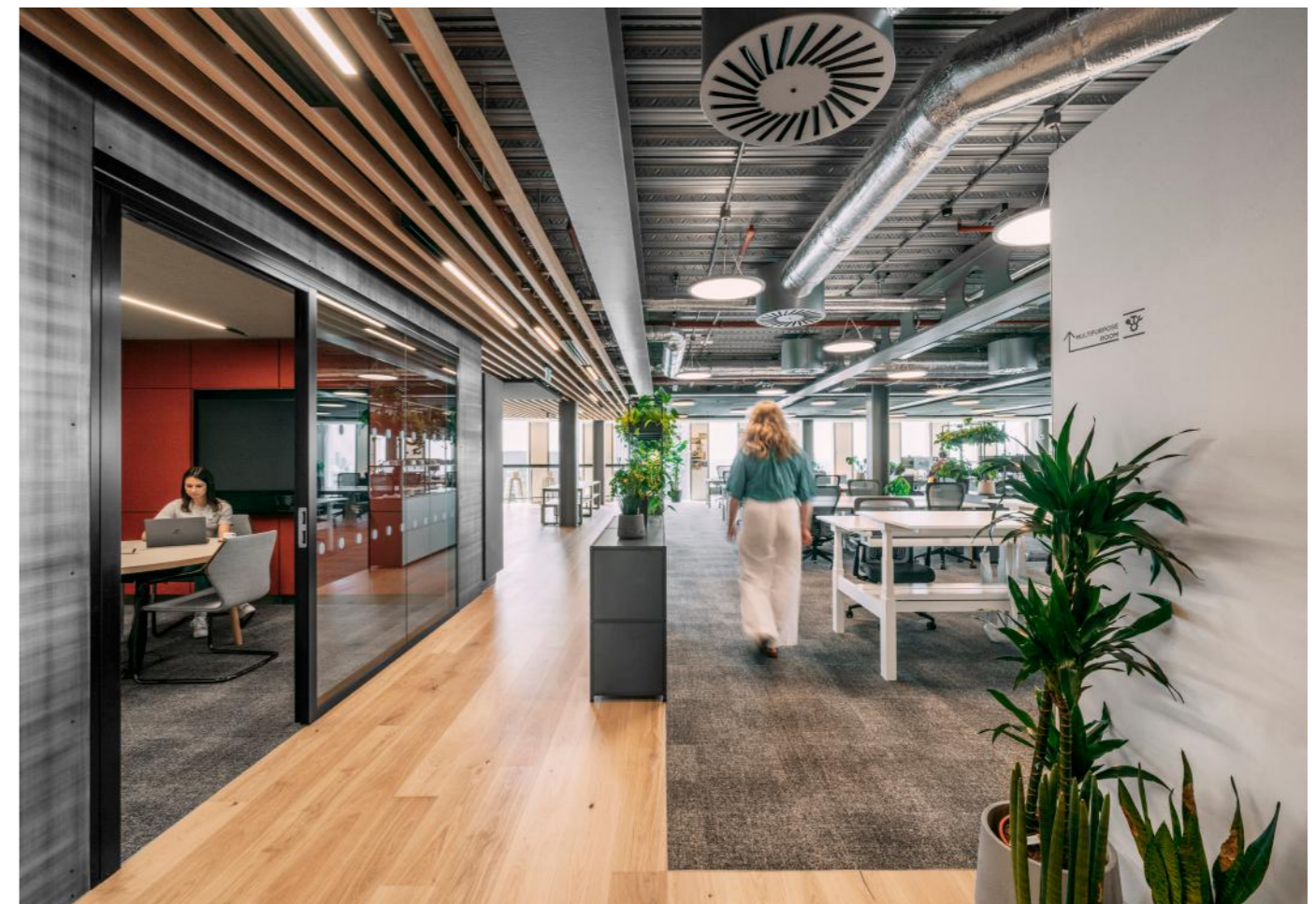
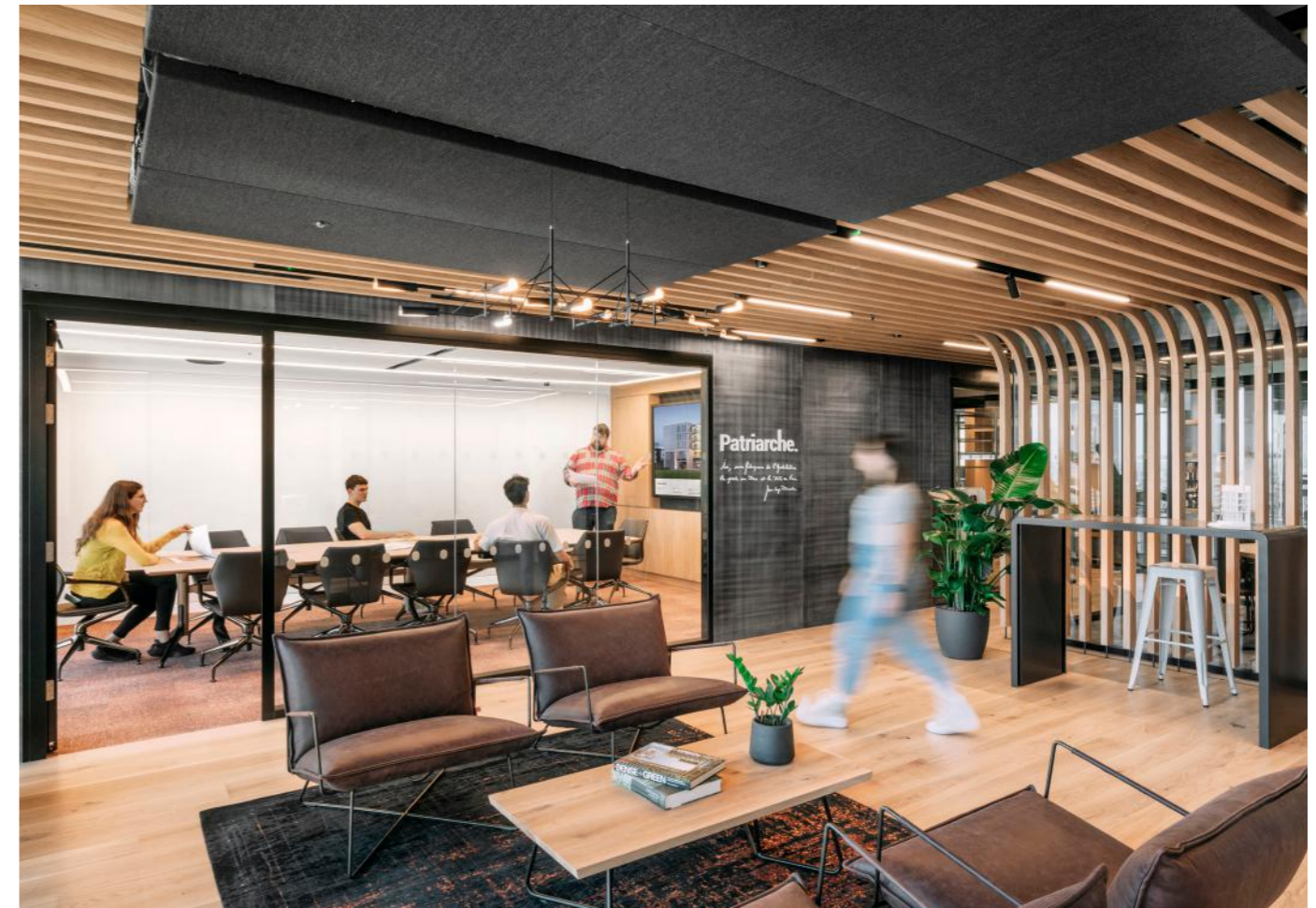
The final product is a sleek, refined and industrial interior design that resonates in harmony with the Hylo building itself.

Our environmental approach is threefold:

As a demonstration of **our commitment to innovative redevelopment and sustainable practice**, we selected the multi-award winning retrofit project, Hylo tower, as our new home.

**Well-being-oriented design:** our selection of materials, the creation of excellent social and working spaces and a focus on re-use has allowed us to target WELL Gold.

**Reuse and reversibility:** both construction and deconstruction are integrated into our approach, enabling us to remove, reuse and retain elements for future spaces.



Typology  
**Office**

Surface  
**660 m<sup>2</sup>**

Construction Cost  
**Confidential**

Location  
**London, UK**

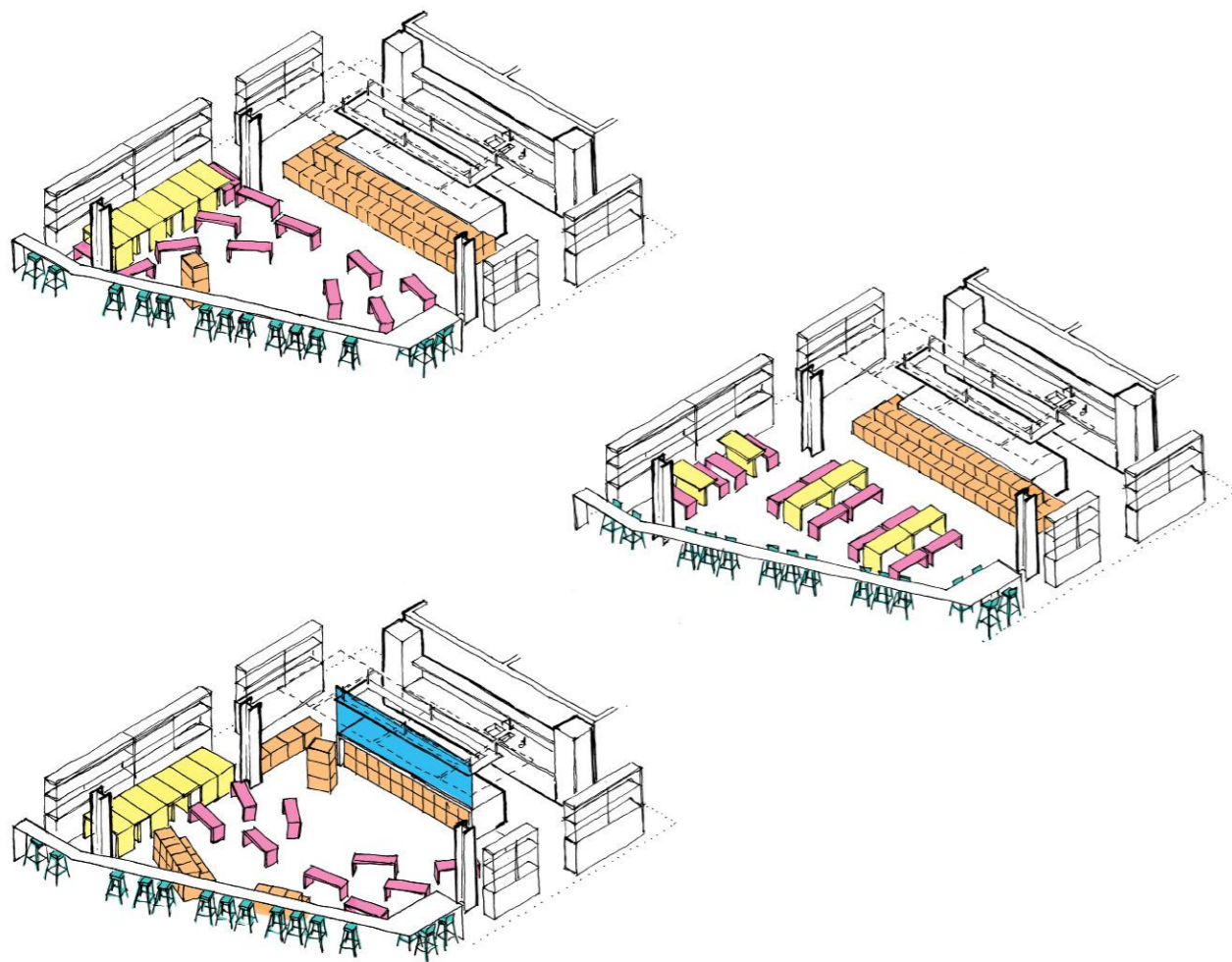
Status  
**Delivery 2023**

Project delivery  
**Private**

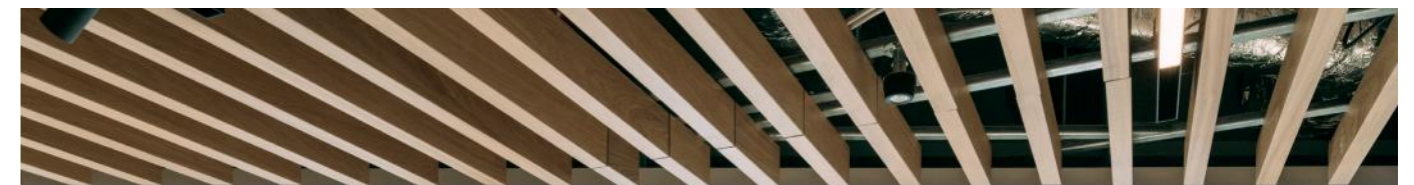
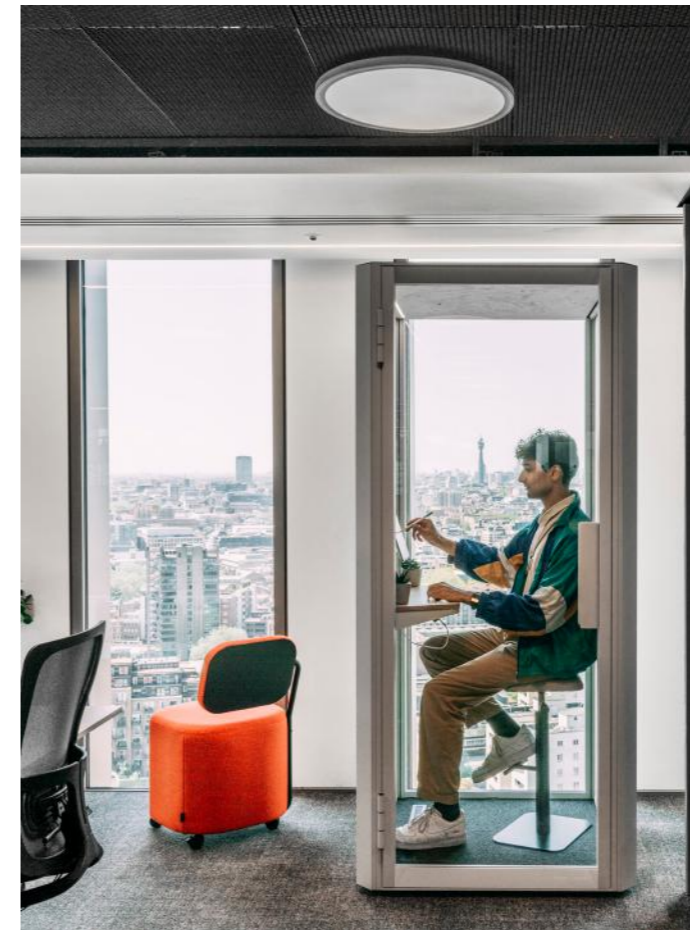
## A flexible space, with multiple uses

The shared, multi-use space is a key feature of the design on the 25th floor. Designed to accommodate a variety of functions, it facilitates creativity and collaboration. The flexible, easy-to-move furnishings such as benches and stackable stools, enable the space to be arranged in a variety of different configurations for uses such as individual or group work, presentations, informal meetings or relaxation. Day to day, the space acts as the social hub of the office, where employees gather for lunch, share ideas over a coffee or take time for private reflection. The drop-down projection screen acts as a partition between the kitchen and the social space, allowing an easy transition to a conference or presentation style format.

This versatile space sits at the heart of the office, fostering an environment for productive creativity and spontaneous moments of social interaction.



## Durable, dismantlable design



Reflecting our commitment to sustainable and long-term solutions, the design of the 25<sup>th</sup> floor focuses on elements that can be easily dismantled. Timber rib ceiling rafts that can be installed and removed as panel sections, act as expressive visual and rhythmic accents to the space, whilst also accommodating lighting, electrical and mechanical interfaces. Dismantlable glazed partitions provide excellent flexibility and acoustic performance throughout the space. In addition, framing elements, fasteners and joinery support systems are all designed to be dismantled and transferred to new interior layouts. Even the metal-faced wall panels that clad the meeting rooms, corridors and reception spaces were designed with dismantlability in mind. Supported off bracketry and carrier rail systems, the panels can be easily removed and refixed for use on a future project.

The design is almost fully dismantlable with the ability to remove, reuse and retain up to 85% of elements for future Patriarche fit-outs.



## Hylo - 25<sup>th</sup> Floor

Typology  
**Office**

Surface  
**660 m<sup>2</sup>**

Costruction Cost  
**£1.2M**

Location  
**London, UK**

Status  
**Delivery 2023**

Project delivery  
**Private**