



ATLANTIC HOUSE LONDON

— PROJECT SUMMARY —

PRUPIM supervised the design team to obtain a landmark planning permission for this project, a major headquarters building on the western gateway of the City of London, and a redevelopment of one of the first office buildings completed in the City after the Second World War.

The development was complicated by extensive archaeological investigations revealing a Roman cemetery, and some important finds, on the west bank of the River Fleet outside the old City walls. PRUPIM's project plan was designed to deal with the sensitivities of preserving the remains during the construction period.

An additional requirement of the planning permission was PRUPIM's recreation, in traditional materials and using traditional craft skills, of the Victorian gatehouse to the North West corner of Holborn Viaduct. The gatehouse, lost during WWII, was rebuilt as part of the new design, in harmony with the gatehouses on the opposite side of the bridge extending across the old bed of the River Fleet.

PRUPIM were responsible for the development agreement with the freeholder, and working with the City of London and the Crown Estates to bring this sensitive development in an outstanding location to fruition.

The highest quality materials and specifications were used to build the main structure, a landmark building of iconic design with panoramic views of the city. Clad in sandstone, metal and glass, the property was completed to 'shell and core' standards for fit-out by international lawyers Lovells.

Extensive collaborative working was needed with Lovells and their design and construction team throughout to ensure a smooth and problem-free handover. PRUPIM negotiated a fresh head lease with the law firm as they rapidly expanded their international operations.

— PROJECT HIGHLIGHTS —

- 260,000 sq ft office building on the edge of the City of London
- London headquarters of international law firm Lovells
- Sensitive development involving preservation of archeological remains and reconstruction of Victorian gatehouse lost during World War II

PROJECT FACTS

USE/TYPE
Offices

CONTRACT VALUE
£45 million (2001)

SIZE
260,000 square feet (net)

FUNDING SOURCE
Prudential

START DATE
March 1999

COMPLETION DATE
July 2001

LOCATION



Atlantic House
Holborn Viaduct
London EC1A 2FG



ATLANTIC HOUSE LONDON

KEY CONSULTANTS

ARCHITECTS	Rolfe Judd
STRUCTURAL ENGINEERS	WSP
SERVICES ENGINEERS	WSP
COST CONSULTANTS	Cyril Sweett
MAIN CONTRACTOR	Skanska Construction
LETTING AGENTS	CBRE

KEY STAKEHOLDERS

- **The Crown Estate**
FREEHOLDERS
- **City of London**
FREEHOLDERS

KEY TENANTS

Lovells

"The PRUPIM Developments team performed this challenging project in a totally professional and reliable way, delivering a building to us that has added hugely to our sense of place in the City of London and our general pride in the Lovells business."

ROBERT KIDBY,
Partner, Head of Real Estate.

INTEGRATED PRUPIM SERVICES EMPLOYED

- Fund Management
- Market Research
- Leasing
- Asset Management
- Sustainability
- ✓ **Development Management**
- ✓ **Project Management**
- Marketing
- Property Management
- Funding

AWARDS



Civic Trust
Awards 2002
Commendation

