

# St John Street, Clerkenwell



**Client:** The Order of St John  
**Contractor:** Allenbuild  
**Project Manager:** CBRE  
**Structural Engineer:** Price and Myers  
**Quantity Surveyor:** Ash Preston  
**M&E Consultant:** Battle McCarthy  
**Floor Space:** 55,000 sq ft  
**Contract Value:** £5.2 million

**Project Completed:** 2002

St John Street has been developed adjacent to the historic Grade I listed Gatehouse and offices of St John Ambulance providing a sustainable new headquarters for the organisation. Tucked behind other buildings with limited frontage and within a Conservation Area this truly unique mixed development includes retail, office and residential accommodation.

## London Office

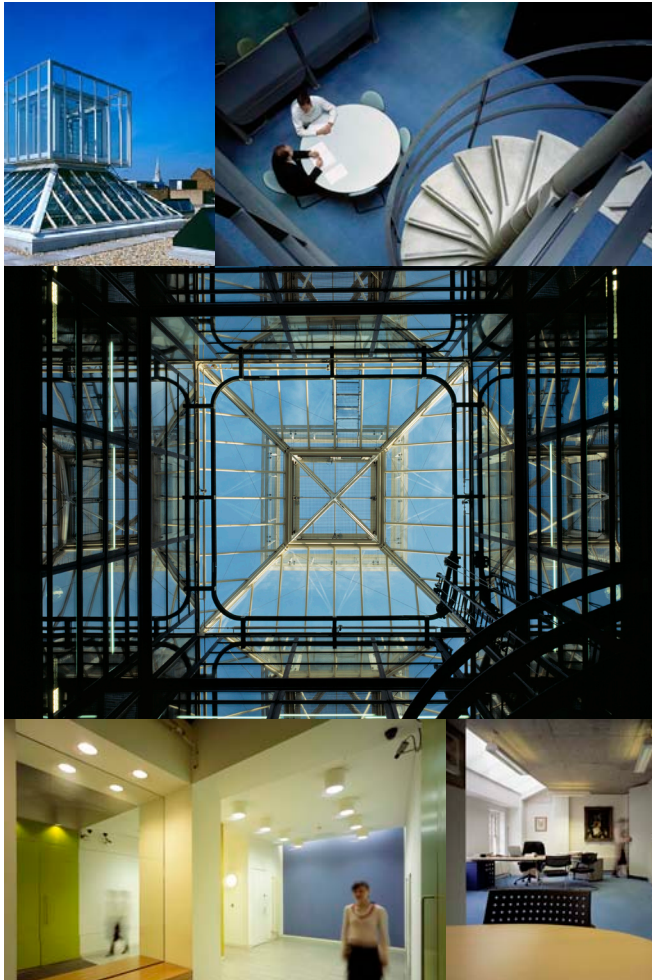
128 Southwark Street  
London SE1 0SW

t +44 (0)207 620 1236  
f +44 (0)207 928 4416  
london@dlgarchitects.com

## Leeds Office

One Brewery Wharf Waterloo Street  
Leeds LS10 1GX

t +44 (0)113 247 1222  
f +44 (0)113 220 4520  
leeds@dlgarchitects.com



Lower floor heights for natural ventilation maximised plot ratio by achieving an additional floor within the tight constraints of the conservation area.

St John Street has been developed adjacent to the historic Grade I listed Gatehouse and offices of The Order of St John to provide a new headquarters for the organisation. The site is a complex form tucked in behind other buildings with limited frontages and lies within a Conservation Area.

The St John Street development incorporates natural wind tower ventilation. Sited in the heart of a busy metropolis, the concept of a naturally ventilated office development is not an obvious choice. However, located just outside what was the ancient Priory of St John, within the Clerkenwell and Smithfield conservation area, this was the central generator for the scheme. Natural ventilation for the four office floors has been engineered together with a system of night time cooling achieved by an in-situ concrete frame with a flat slab construction, enabling air to be drawn across the structure unrestrictedly. This helps to reduce the temperature of the structure during the summer season.

Lower floor heights for natural ventilation maximised plot ratio by achieving an additional floor within the tight constraints of the conservation area. A further 15,000 sq ft of retail/restaurant space at ground and basement levels has also been incorporated into the scheme, as well as seven 1 & 2 bedroom flats at the back, fronting onto St John's Lane.

The project offered the opportunity to provide a link with lift access to the adjacent St. John's Gate Chapter Hall, a Grade 1 listed building and ancient monument, facilitating disabled access to it. Facade retention was required to locally listed buildings facing St John Street, St John's Lane, and the ancient passageway linking these two streets, Passing Alley, thus restricting the visual expression of the building. A new Portland stone frontage between two Victorian gabled ended facades and stepped back roof floors facing St. John Street are therefore, the main visual indicators at street level of the development behind.