



14 Soho Square

6 MAY 2026

Look & Feel Document
Space Plans & Design Concepts

whitepaper



HEALS BUILDING, W1

01. Space Plans

Space Plans

02. Design Concepts

Look & Feel Option 1, 2, & 3

Space Plans

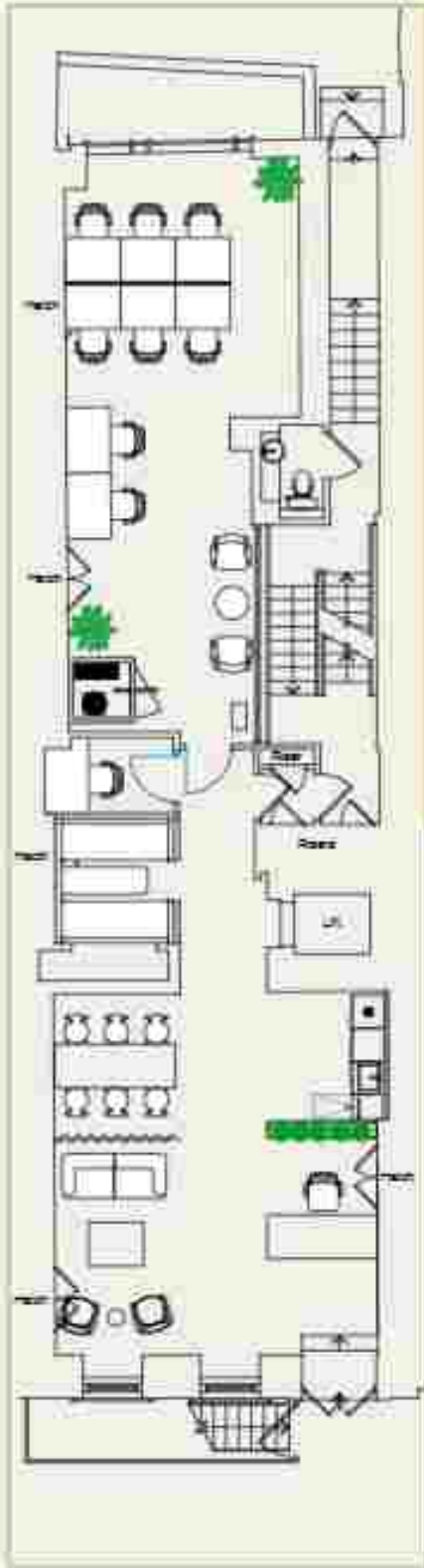


LOWER GROUND FLOOR

80 Sq M | 861 Sq Ft

ACCOMODATION SCHEDULE

Reception	01
Shower	02
Boardroom	03
30' Meeting Room	04



GROUND FLOOR

103 Sq M | 1,109 Sq Ft

ACCOMODATION SCHEDULE

Reception Desk	01
Welcome Area	02
Drinks Point	03
WC	04
A Desirable Drinking	05
Desirable Phone Booth	06
Desirable Breakout	07



FIRST FLOOR

117 Sq M | 1,259 Sq Ft

ACCOMODATION SCHEDULE

Breakfast Space	01
Phone Booth	02
Reception	03
30' Meeting Room	04
12 Drinking	05
WC	06

Space Plans

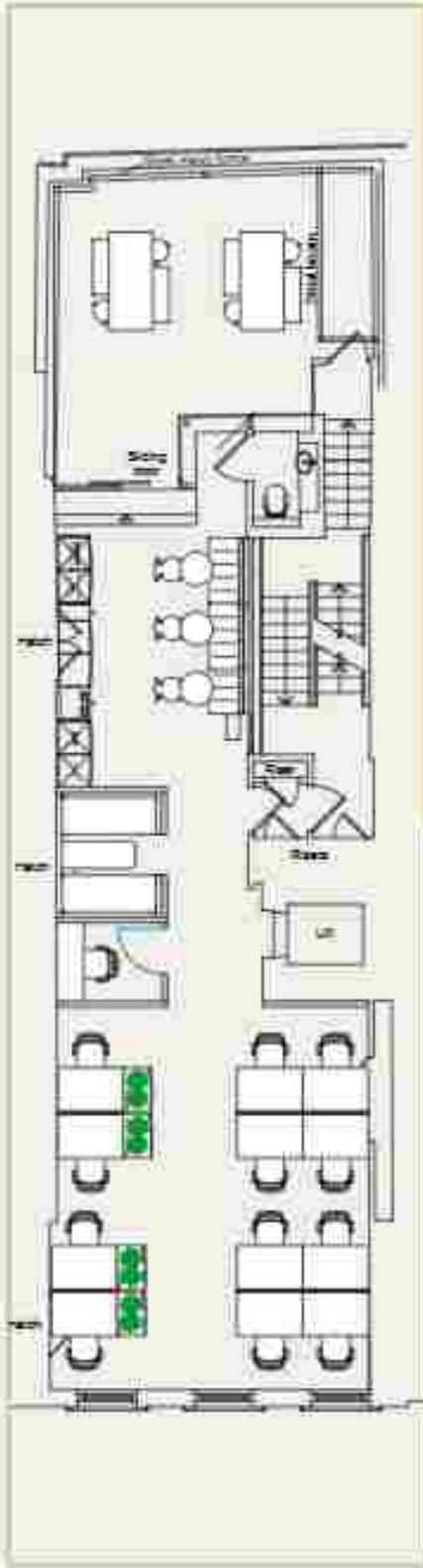


SECOND FLOOR

117 Sq M | 1,259 Sq Ft

ACCOMODATION SCHEDULE

Breakout Space	01
Phone Booth	02
Reception	03
30' Meeting Room	04
10' Dining	05
WC	06



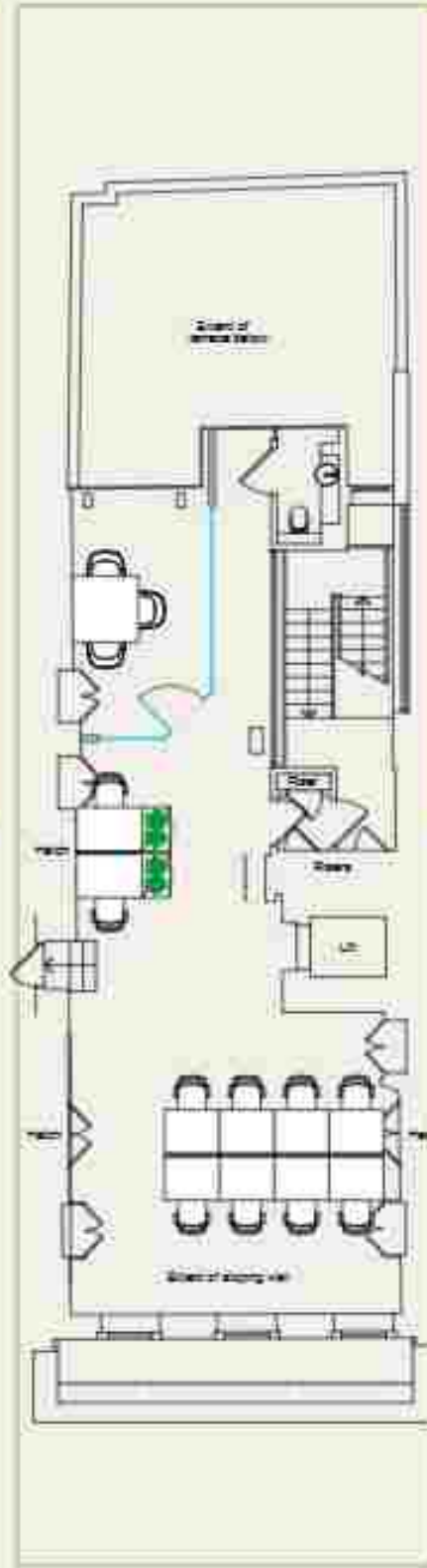
THIRD FLOOR

Demise 88.8 Sq M | 958 Sq Ft

Terrace 26.1 Sq M | 281 Sq Ft

ACCOMODATION SCHEDULE

Reception	01
Movable Island	02
Breakout Area	03
WC	04
12 Demise Dining	05
Terrace Area	06



FOURTH FLOOR

82 Sq M | 883 Sq Ft

ACCOMODATION SCHEDULE

2 Dining	01
30' Meeting Room	02
WC	03
12 Demise Dining	04



THE ELDER YARD BUILDING, W1

01. Space Plans
Space Plans

02. Design Concepts
Look & Feel Option 1, 2, & 3

Look & Feel | Option 1

Timelessly Refined

HERITAGE | INTIMATE | MODERN | CHARACTERFUL



A workplace that expresses its heritage through confident modernity and timeless design. It draws inspiration from traditional interiors while introducing bold accent colours. The space is crafted to feel intimate, offering warmth and strength, and creating a memorable experience for all who spend time within it.

Overall Look & Feel | Option 1



Look & Feel | Option 2

Heritage Comfort

WARM | CONTEMPORARY | CRAFTED | INVITING



This concept blends contemporary craftsmanship with refined comfort, creating a workspace that feels both uplifting and grounded. Light-filled rooms, warm timber tones and carefully curated details evoke a sense of quiet sophistication. Soft textures, sculptural lighting and elegant materials come together to form an environment that invites focus, connection and ease throughout the working day.

Overall Look & Feel | Option 2



Look & Feel | Option 3

Soft Modernity.

EXQUISTE | TIMELESS | LIGHT | RAW



A workplace shaped by light and quiet warmth. Daylight streams through generous timber-framed windows, illuminating exposed concrete beams and celebrating the honesty of the original structure. Bright, airy volumes are grounded by warm timber elements, creating a balance between softness and strength.

Glass brick walls add a subtle quirk—diffusing light and casting gentle patterns that shift throughout the day. Adaptable and welcoming, this is a luminous foundation for any occupant: calm yet characterful, refined yet relaxed, and ready to evolve.

Overall Look & Feel | Option 3



Furniture Hero Pieces



MANUFACTURER: MONOCOR
NAME: DONO CUBA
MATERIALITY: CRYSTAL STEEL



MANUFACTURER: NORDAL
NAME: DONO CUBA
MATERIALITY: METAL AND UPHOLSTERED



MANUFACTURER: NORDAL
NAME: ME AND ME AV20
MATERIALITY: METAL AND UPHOLSTERED



MANUFACTURER: EERO AARNIO
NAME: DAY WORK OFFICE
MATERIALITY: METAL AND UPHOLSTERED



MANUFACTURER: EERO AARNIO
NAME: PLAN COFFEE TABLE
MATERIALITY: METAL BASE AND WOOD TOP



MANUFACTURER: EERO AARNIO
NAME: PLAN COFFEE TABLE
MATERIALITY: WOOD

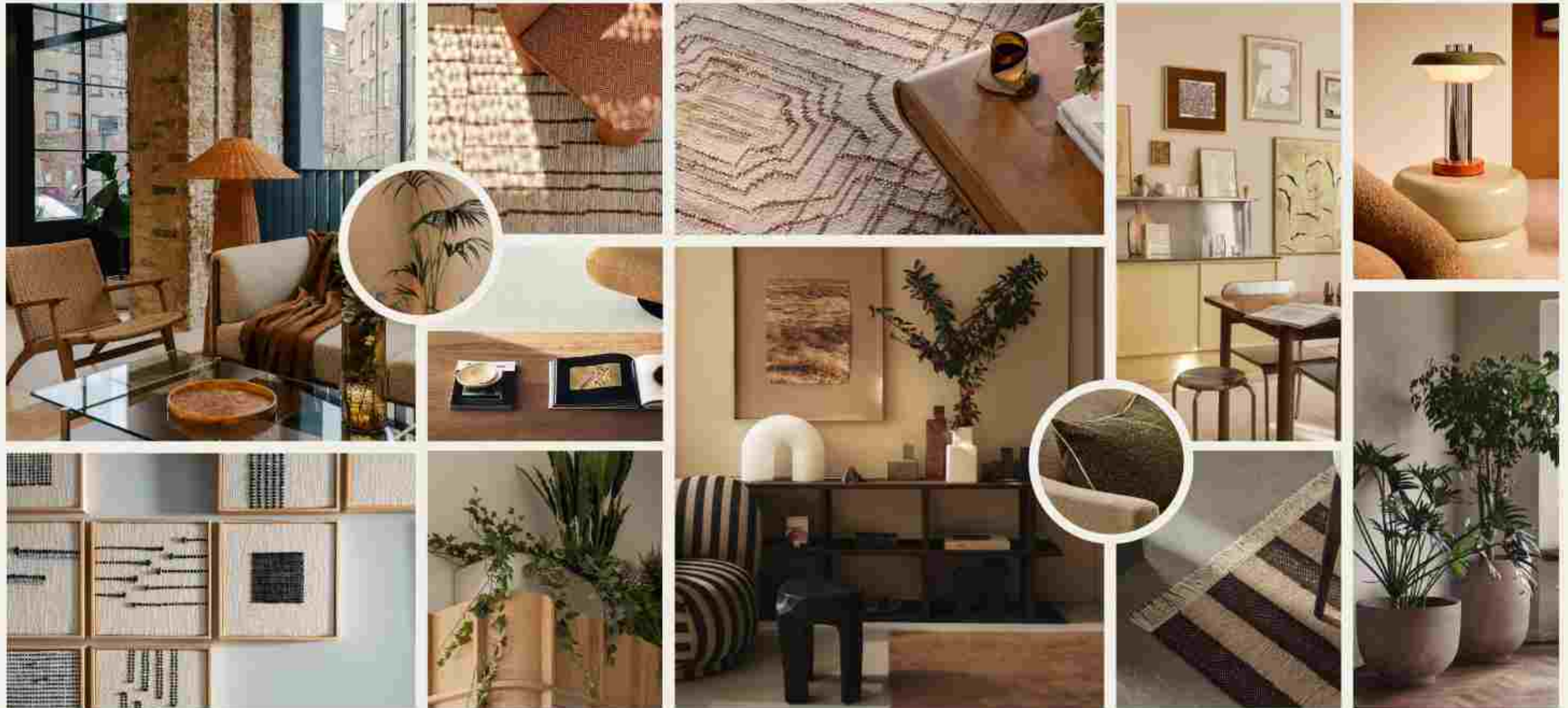


MANUFACTURER: EERO AARNIO
NAME: PLAN COFFEE TABLE
MATERIALITY: METAL BASE AND WOOD TOP



MANUFACTURER: EERO AARNIO
NAME: DONO CUBA
MATERIALITY: UPHOLSTERED AND METAL

Dressing Look & Feel



Planting Solutions

PLANTING & WHITEPAPER

We work closely with a range of trusted planting suppliers to ensure the planting scheme brings the space to life and forms an integral part of the finished design. Planting is considered a key element of the overall scheme, contributing to the character, wellbeing, and visual quality of the space. We can develop a detailed planting schedule in coordination with the wider design team, setting out appropriate species, sizes, and quantities to support the overall design intent. A range of planting options can be considered depending on the nature of the space, including live planting schemes, which require an ongoing maintenance and care regime, or high-quality artificial planting where maintenance constraints or environmental conditions make live planting less suitable. Final procurement and any associated maintenance costs would be borne by the client, with maintenance requirements considered as part of the overall planting strategy.

LIVE PLANTS



When selecting suitable live indoor plants, there are several key factors to consider to ensure they both thrive and complement the space:

Light | Most live plants require adequate natural or artificial light to grow successfully. Providing the correct level of daylight helps plants reach their full potential, supporting healthy growth and vibrant foliage.

Ambient temperature | Different plant species have varying temperature requirements. Some plants may struggle or fail if the surrounding environment is consistently too hot or too cold, making it important to consider the ambient conditions of the space.

Maintenance | Live plants require ongoing care, including appropriate levels of moisture and humidity. Certain species may also need regular pruning or maintenance to maintain their appearance and long-term health.

Now more than ever, businesses are creating healthier and more engaging workplaces, with live planting playing a key role in improving wellbeing and productivity. Living plant features enhance visual appeal, demonstrate environmental commitment, and create engaging focal points that encourage people to linger and interact within the space.

ARTIFICIAL PLANTS



Artificial planting provides a versatile way to introduce greenery into interior spaces, particularly in areas where live plants may not be practical. When specifying artificial planting, a number of factors should be considered to ensure it complements the overall design and achieves a high-quality, realistic appearance:

Visual conditions | While artificial plants do not rely on light to survive, surrounding lighting conditions play an important role in how natural they appear. Careful positioning and considered lighting help enhance texture, form, and colour.

Environmental flexibility | Artificial planting can be installed in virtually any location, as it is not dependent on specific environmental conditions such as daylight levels or temperature control.

Upkeep requirements | Artificial plants requires minimal care, with no need for watering or specialist maintenance. Occasional cleaning may be required to maintain a clean finish.

As workplaces increasingly focus on creating welcoming and visually engaging environments, artificial planting offers a durable, low-maintenance solution that provides lasting visual impact and creates attractive focal points within a space.

PLANT MAINTENANCE



We work closely with our planting partners to support clients with ongoing plant maintenance for their planting features where required. Drawing on extensive industry experience, they combine proven horticultural knowledge with modern methods to deliver a high-quality, reliable, and hassle-free service, suitable for a wide range of locations and sectors.

Maintenance services typically include watering, feeding, pruning, top dressing, pest control, and general plant cleaning to ensure planting remains healthy and visually consistent. Overgrown or tired foliage is removed as part of routine care, and replacement of failing plants can be provided in line with the agreed maintenance arrangement.

Tailored maintenance programmes

They recognise that every project and space has unique requirements. Maintenance programmes can therefore be tailored to suit specific plant types, usage patterns, and client needs, ranging from regular scheduled visits to more occasional check-ups. Where required, additional services such as fresh floral arrangements or feature planting refreshes can also be incorporated as part of a bespoke maintenance strategy.

Whitepaper Sustainability

Sustainability is at the heart of our approach, and we are committed to embedding it throughout every stage of the office fit-out process. From the outset, we carefully consider how design choices, materials, and construction methods can reduce environmental impact while still delivering a high-quality, functional workspace. We actively seek out sustainable products, prioritize responsible sourcing, and look for opportunities to reuse and recycle wherever possible. Beyond materials, we also focus on energy efficiency, waste reduction, and long-term durability to ensure the space performs responsibly well into the future. At each stage of the project, we challenge ourselves to make choices that not only serve our clients but also contribute positively to the wider world, reinforcing our belief that every project is an opportunity to help build a more sustainable future. In addition, we are fully equipped to work within and achieve any existing sustainability accreditations your building holds, or to help you pursue new certifications you wish to obtain, ensuring your project meets the highest environmental standards.

ISO 9001, ISO 14001, and ISO 45001 accredited	Track record in BREEAM	Waste Management Systems on EVERY job
Sustainably designed and sourced materials & finishes	Material Re-Use considerations on EVERY job	95%+ of construction waste diverted from landfill
All timber is legally harvested and traded with full FSC & PEFC	Considerate Construction Scheme training for everyone	Indoor Air Quality plans in line with BREEAM HEA 02



We have established a formal ongoing partnership with Alphacello to ensure a comprehensive and well-informed approach to sustainability across all our projects. With over 15 years of experience, Alphacello brings a team of highly skilled and accredited consultants, specialising in a broad range of construction-based environmental assessment methods.

Drawing on their extensive expertise, particularly in projects of similar scale and complexity to this project, Alphacello's certified assessors and qualified APs will play a key role in securing sustainable certifications such as BREEAM and WELL.

Beyond certification, Alphacello will provide expert guidance on core sustainability objectives, including reducing embodied carbon, optimizing operational energy, integrating circular economy principles, and minimising waste. Their support will ensure alignment with the highest environmental standards, helping to exceed industry benchmarks and future-proof the space's performance.

To maintain steady progress, we will hold regular project meetings, closely track milestones through structured evidence gathering, monitor pre-construction sustainability targets, and proactively identify and address potential risks.

On our way to B-Corp!

HELPING YOU TO ACHIEVE:



Acoustics

Acoustics are key to creating a comfortable and productive workplace. As modern offices increasingly adopt open-plan layouts, managing sound is essential to reduce distractions and maintain privacy.

Understanding the fundamentals of acoustics involves recognizing how sound behaves in different environments. Two important concepts in acoustic design are sound transmission and sound travel. Sound transmission describes how sound moves through solid materials like walls or ceilings—important for keeping noise from spreading between rooms. Sound travel, in contrast, refers to how sound moves through open air within a space, like across an open office.

Good acoustic design addresses both, using materials and layouts that control noise for a better working environment. - A glass's dB rating doesn't guarantee room performance—overall construction and material integration matter.

There are two main types of noise to consider in the workplace:

- Airborne noise (like voices, phone calls, or music)
- Structure-borne noise (like footsteps, machinery vibrations, or moving furniture)

Effective acoustic design aims to control both. This is achieved through a mix of materials, layout, and technology:

- Absorptive materials (like acoustic panels, carpets, or ceiling tiles) reduce reverberation and echo.
- Barriers and partitions help block and redirect sound.
- Sound masking systems add background noise to make speech less intelligible and reduce distractions.

Acoustic strategies should align with the function of each space—open collaboration areas may benefit from controlled background noise, while private offices or meeting rooms need stronger sound isolation.

By managing both sound transmission (through materials) and sound travel (through space), designers can create quieter, more comfortable, and more effective work environments.



Marketing Capabilities

Marketing Suites



Signage & on-site promotion



Immersive walkthroughs / Videos



Leasing collateral



High quality 3D renders



Digital marketing



A large, light gray, stylized letter 'V' that serves as a background logo for the slide. It is composed of two thick, parallel diagonal lines meeting at a point.

whitepaper