

# CASE STUDY - 3 CROWNS

**PROJECT:** 3 Crowns , New Fetter Place, London  
**DURATION:** 10 weeks  
**SIZE:** 6,575 square feet  
**OCCUPANCY:** Legal Practice, Office



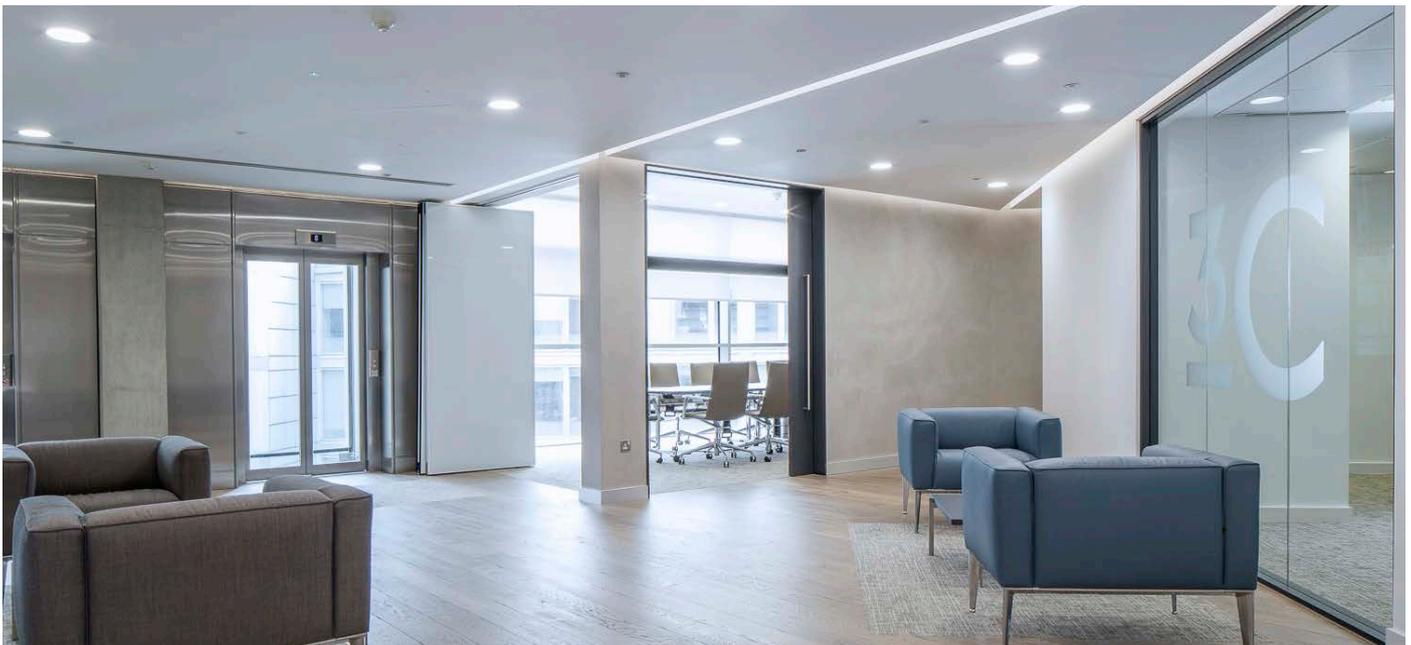
The design brief for the new London office of 3 Crowns LLP, specialist international arbitration advocates, was to provide an impressive but comfortable waiting and meeting space for clients and modern functional offices to support a busy legal practice.

After producing a space plan, high level specification and budgets we managed the project through to completion with Bluu as the design and build contractor. The project was delivered on time and within budget.

The client facing spaces include a waiting area and 3 meeting rooms with video conferencing. Flexible walls between the waiting area and the adjacent meeting room provide, when open, a function space for events. A 'buffer zone' between the client and staff areas has been created by locating the library in the space next to the waiting area, staff will be visible to clients whilst in this space allowing a glimpse of the activities beyond.

*"The Workspace Consultants worked very much as our part of our team, overseeing the selection of a design and build contractor, negotiating commercially appropriate budgets and taking control of the entire fit out to ensure we completed on time and to within 0.5% of our agreed budget. Diligent, committed, professional and commercial, their team was a pleasure to work with from the beginning."*

**James Hacking COO, 3 Crowns**



THE WORKSPACE CONSULTANTS LLP

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Partners and Associates are housed in cellular offices with direct access to natural daylight and the use of full height glazed partitions has ensured that as much light as possible filters through to the supporting open plan space in the centre.

A detailed brief taking process identified a workwall solution as the most appropriate furniture for the offices. HK Design won the tender to supply a new desking product called 'Executive'. This unique 'X' leg was applied to several standards including bespoke veneered desks and open plan benches. The loose furniture package was tendered separately to ensure best value.

*"The Workspace Consultants' wealth of knowledge and expertise meant we felt in really safe hands throughout the duration of our project. For example, the choice of furniture for our new offices was key to its success. After visiting preselected showrooms and installations, we were able to make an informed decision on aesthetics and budget. As an added bonus, Mike, Carol, and their team were a real pleasure to work with."*

**Jennifer Merrick, Office Manager, 3 Crowns**

