

Republic at East India Dock, London E14

Studio RHE



TIMBER PAVILIONS OVER THE CENTRAL WATER GARDEN

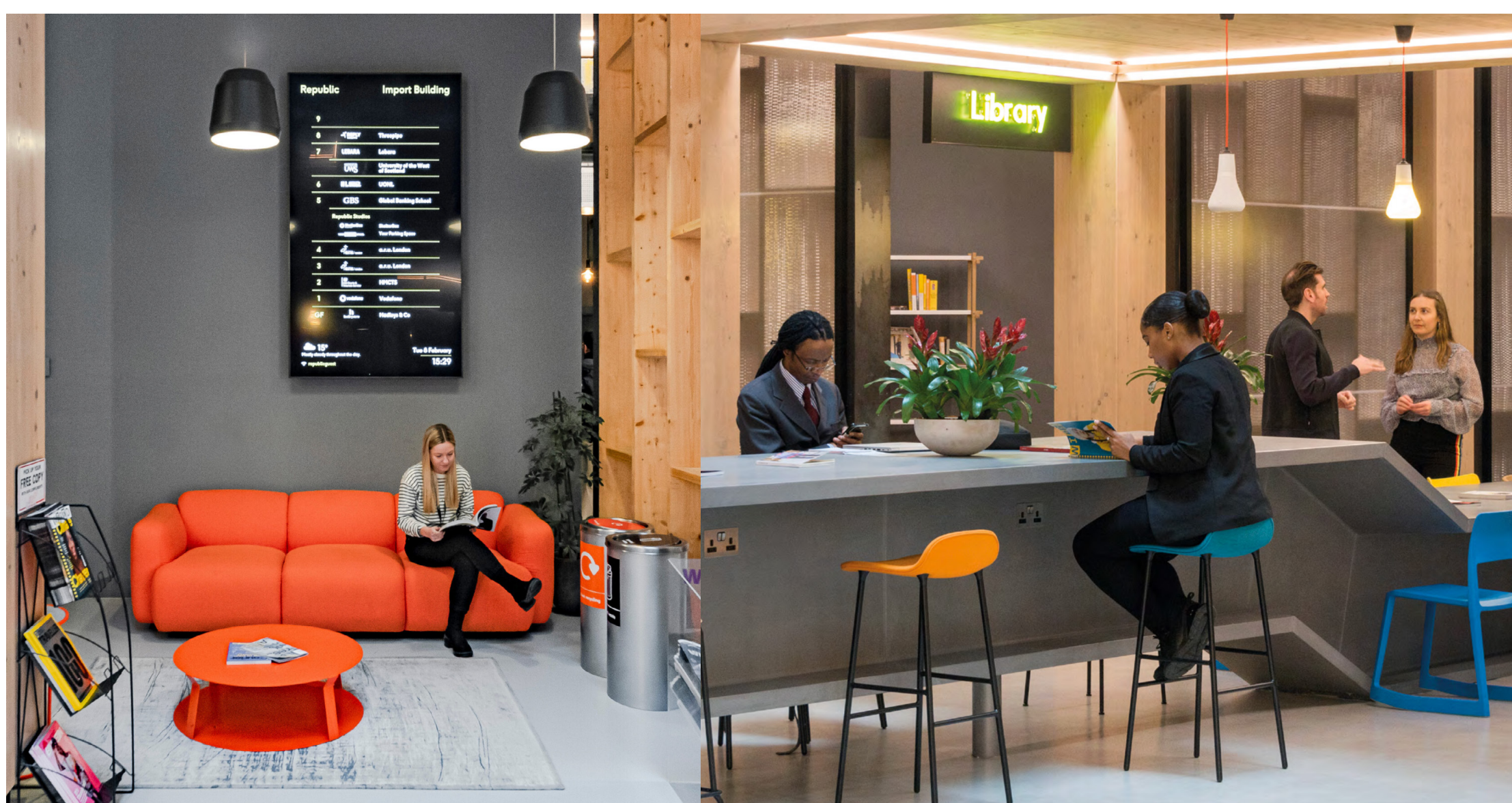


IMPORT BUILDING ATRIUM RECEPTION

THE IMPORT BUILDING



IMPORT BUILDING ATRIUM



IMPORT ATRIUM BREAK OUT SPACES



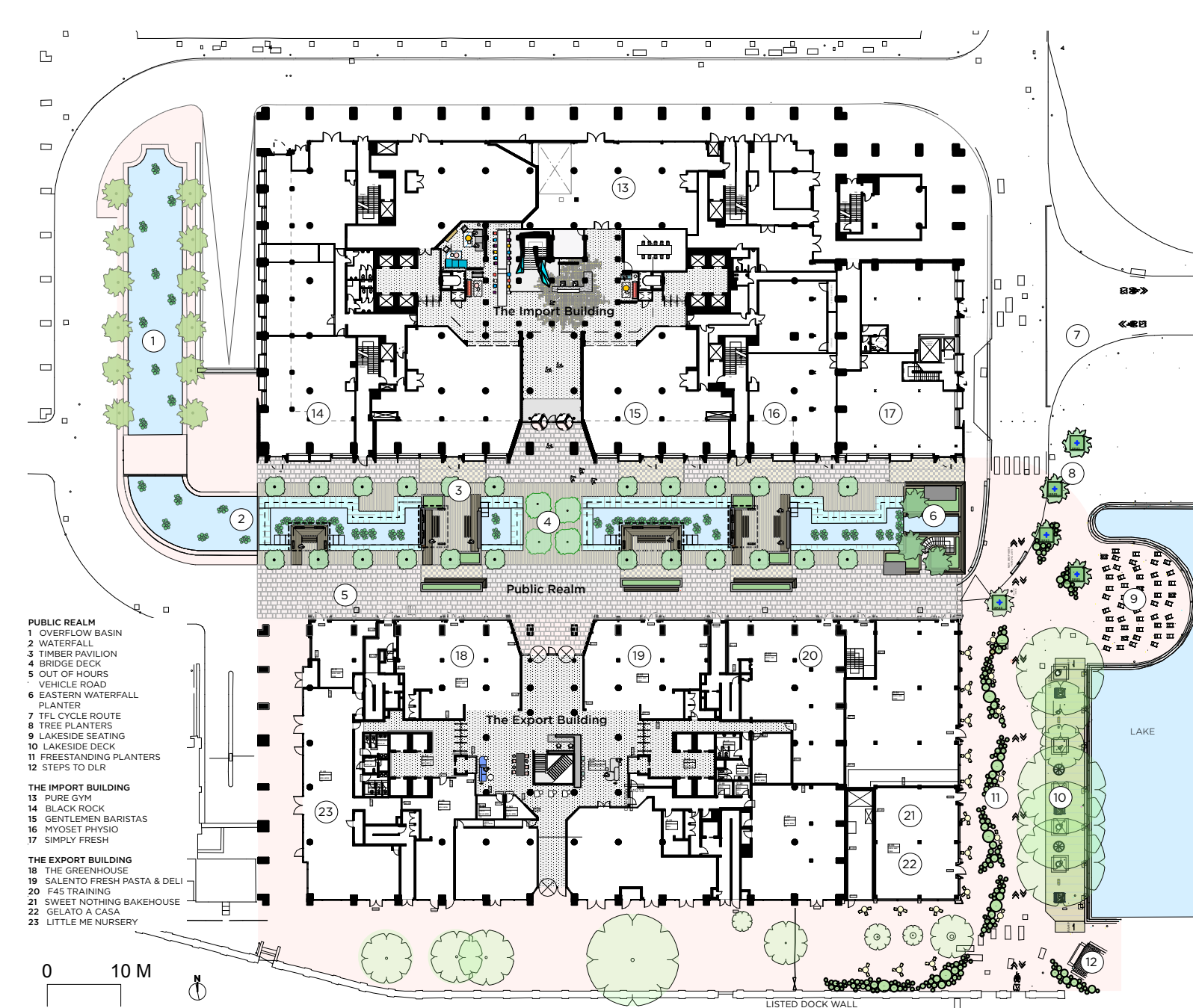
THE IMPORT BUILDING
 Completion Date: Dec 2017
 Project Size: 38,400 m² / 413,000 ft²
 Construction cost: £22.6M

PUBLIC REALM
 Completion Date: Aug 2018
 Project Size: 5,100 m² / 55,000 ft²
 Construction cost: £2.2M

THE EXPORT BUILDING
 Completion Date: Aug 2019
 Project Size: 30,400 m² / 327,000 ft²
 Construction cost: £20.0M

REPUBLIC WEBSITE: <https://republic.london>

TOTAL CONSTRUCTION COST: £44.8 M



REPUBLIC MASTERPLAN - SITE PLAN



NEW FLEXIBLE TIMBER OFFICE FLOOR SPACE AT UPPER LEVELS

THE PUBLIC REALM



PUBLIC REALM WITH OCCUPIED CAFE



PUBLIC REALM FRONTED WITH LOOSE FREESTANDING PLANTERS

An unloved and un-let 90's office development in London's Docklands has been re-imagined to create a dynamic, healthy and innovative working and learning Campus.

A series of masterplanning, architectural, landscaping and community interventions have breathed new life into the site to create a high-quality, low-cost 720,00ft² campus inhabited by a mix of contrasting and complementary building users.

The Import & Export buildings have been thoughtfully retrofitted and extended with a focus on generating a sense of place. Large communal work and reception areas create functional and welcoming arrival experiences. The atriums have been partially infilled and re-animated with informal meeting spaces, collaborative work zones and art filled break-out spaces.

Development resources have been focused on activating the pedestrian level by introducing a diverse range of uses including a gym, creche, bakery, ice cream parlour, grocery, cafe and a bar.

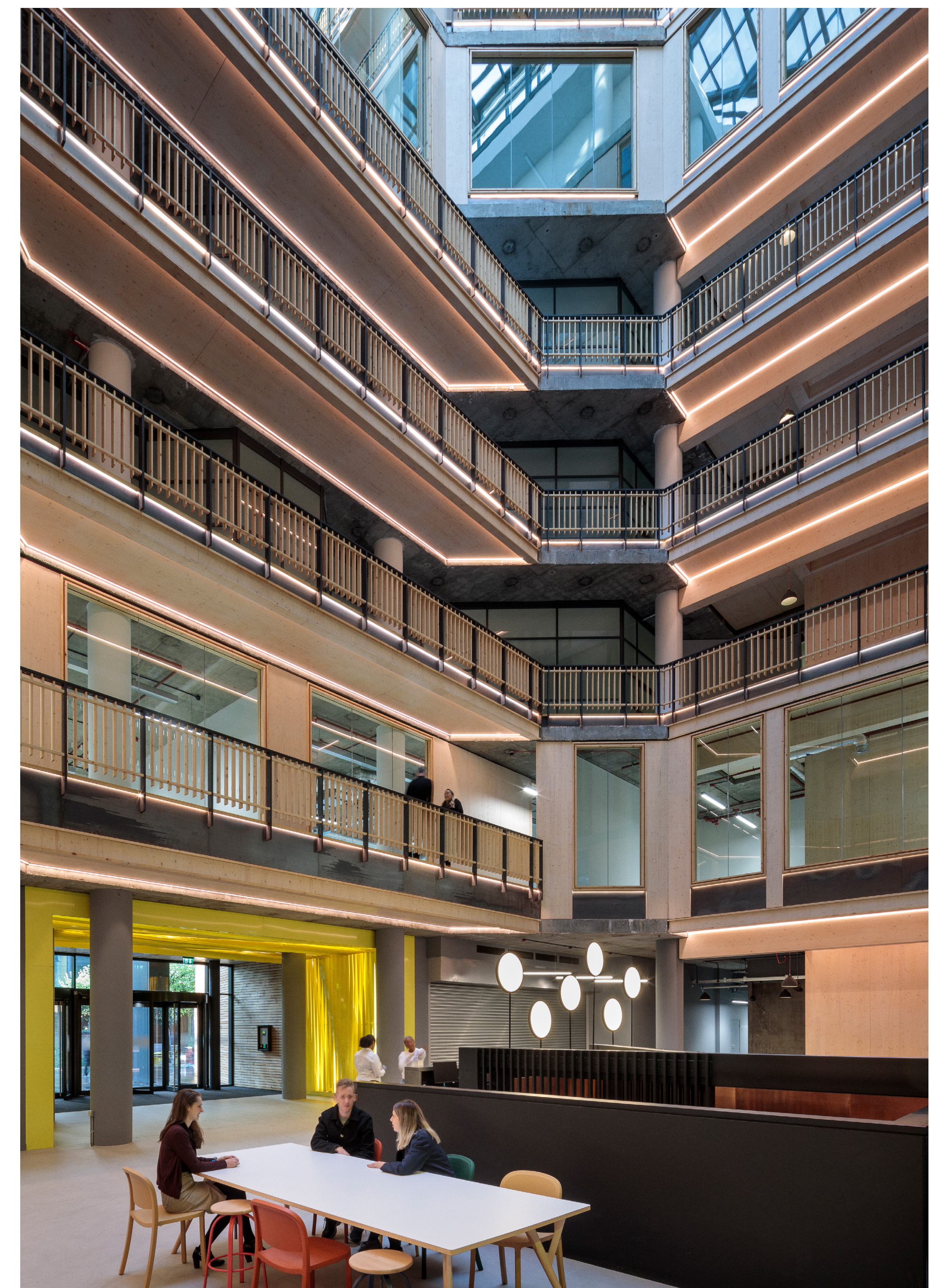
The public realm has been completely revitalised with the introduction of planted water gardens that weave between external meeting and socialising spaces. Initiatives for developing ecology and biodiversity have had significant urban greenery contributions including the pedestrianisation of the existing roadway to create a vibrant, green landscape. The campus gardening club and a revolving series of events such as outdoor cinema, rooftop yoga and street food offerings encourage a continual interaction between the inhabitants and the external space.

A sustainable approach to building has been integral to fostering a sense of identity and pride. Timber has been used throughout for structure and finishes to create healthy, natural and tactile spaces that smell and feel good to be in. As a result the buildings store more than 1.5 times the carbon used to build them.

At Republic entrepreneurs, SMEs and global businesses sit alongside the talent pools and facilities of universities. Collaboration, enterprise education and partnership between business and higher education has become the bedrock of the community.

A dedicated Social Value Manager co-creates projects with community stakeholders. These projects include: A holiday play scheme for refugee women; a warm space facility and funding for up-skilling work with Bengali women.

THE EXPORT BUILDING



EXPORT BUILDING ATRIUM



CAFE AND COMMUNITY EVENTS ON FLOORPLATES