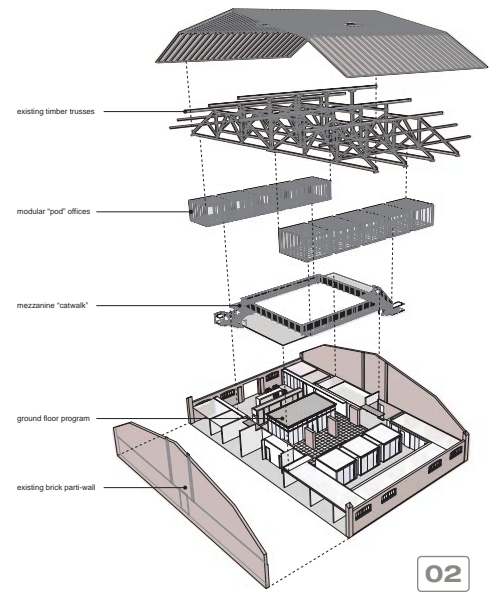
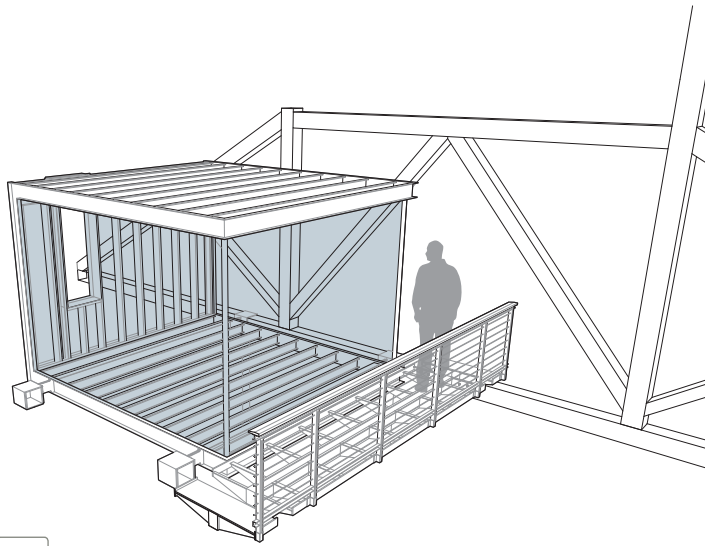




01



02



03

2006 | law offices at the commons

Located in Richmond's historic Manchester District, the client challenged the design team to bring a long-abandoned 8,500 SF warehouse and manufacturing facility back to life with a modern interior renovation. The program called for an additional 2,500 SF of office space that was accommodated in a new mezzanine carefully inserted within the large trusses overhead. Simultaneously an exercise in historic preservation and commercial space planning, the intervention was designed as a modular kit of parts that would clearly differentiate between old and new. The mezzanine-level offices took the form of glassy cubes ("pods") inserted between the trusses, while circulation, in the form of a catwalk, was threaded through the timber structure. The "pods" were designed and fabricated as a modular kit of parts that were manufactured off-site. Program functions at the upper and lower level were distributed around the perimeter of the space in order to create a central open room or interior courtyard that is filled with natural light provided by two existing skylights. The use of modern materials, detailing, and light fixtures further emphasizes a clear differentiation but complimentary relationship between new and old.

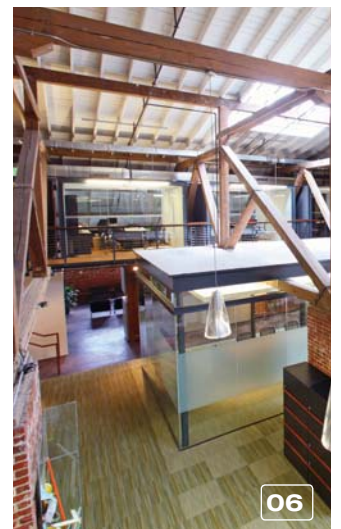
- 01 view of office interior
- 02 exploded isometric of program
- 03 "pod" framing system
- 04 view of entry lobby & reception
- 05 view of main stair
- 06 view of main conference room



04



05



06