



Introducing the Lloyd's Building in London, an office development occupied by Ping An Insurance. This building thinks out of the box.

Intended to maximise the inside leasing space and its flexibility, the ancillary areas are kept outside of the building, with six external towers containing lifts, staircases, toilets, and utility rooms. Pipes and cables run outside while columns are kept close to the walls.

Corner to corner, the rectangle measures 3500 sqm, with a 800sqm void in the middle. A lower-end educated guess of 1200sqm is given for the ancillary areas, giving rise to a floor layout efficiency of about 69%. Quantitatively, the building is not as floor plate efficient as intended. It could have been more efficient by reducing a few of the external towers, but that is a trade-off on circulation. The 6 towers with 18 lifts circulate the daily movement of the insurers. Insurance covers a potential fire, while the 6 staircases cover the insurers. Anywhere in building, one is not too far away from a tower. A smaller tower alternates a bigger tower with more lifts to distribute circulation capacity.

Sunlight enters through a glass roof and is distributed into the leasing area through the middle void, complementing the windows. Along with light, sound is also distributed. This void could be covered up for more leasing space, cutting off noise but also daylight.

Impressively avant-garde, it decentralises and externalises the building core.