

Soho Place, Soho

Complete	Area	Client	Architect
2022	UK England	Derwent Valley Central Limited	Allford Hall Monaghan Morris

Soho Place saw the delivery of two new mixed-use buildings formed around a new civic plaza as part of Oxford Street's regeneration and redevelopment of St Giles Circus. This complex, large-scale project required the services of three separate acoustic consultancies, with Sandy Brown retained in a client monitoring role for Derwent Valley Central Limited for construction and acoustic testing.

The north building (A), provided 33,000 sq ft of retail space across three stories delivered to shell and core, with a further 191,000 sq ft of office accommodation over nine stories delivered to category A fit out. The new Nimax Theatre, Soho Place, is situated in the south building (B) and features a flexible 602 seat auditorium which has received positive critical acclaim since opening its doors in late 2022. The facilities also included rehearsal spaces, green room, theatrical workshops, café and bars, a restaurant and terrace, along with an additional 18,000 sq ft of office accommodation over three stories. All office spaces targeted, and achieved, BREEAM Excellent.



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Sandy Brown's involvement in the project included the review and monitoring of all design for construction elements relating to acoustics against the building contract, employer requirements and project brief.

The design had significant acoustic complexity due to the location above both the London Underground Northern and Central lines and Tottenham Court Road station, but also Crossrail, and associated ventilation shafts (which passed vertically through the south building). As a result, the entire theatre auditorium needed to be fully isolated within the centre of the site which required a significant amount of specialist technical work from all engineers involved.

Sandy Brown's role include key design reviews of the proposed auditorium acoustic isolation measures including elastomeric and spring bearings, and the wider protection of isolation joints. Review of test data relating to the Crossrail ventilation shafts, as well as manufacturer's data relating to sound insulation, facade and absorption products was also needed. Review and approval of mechanical services was also provided, including specialist attenuation requirements for the theatre's technical systems.

During construction itself, visits to site were undertaken to inspect progress, quality of work and installation in accordance with the project requirements. One of the key aspects of the role was liaising with the contractor and novated acoustic engineer, and the Nimax team. Acoustic test methodology and proposals were reviewed, and Sandy Brown attended and witnessed all commissioning tests.



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Sandy Brown's role on the project led to further consultancy services for the tenant fit out of all office areas delivered at Soho Place, including Apollo and G-Research in the north building, and Hedsophia in the south building.

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The fit out for [Apollo Management International LLP](#) encompassed the first to fourth floors of the north building and was completed in 2023. The design included meeting rooms with full audio and visual conferencing ability, two gym studios, a multipurpose event space, on site kitchen with associated café, as well as cellular offices, focus rooms, open plan workspace, reception and ancillary welfare spaces.

Working alongside the architect, Gensler, Sandy Brown provided advice on all aspects of the design including architectural acoustics, building services noise & vibration control, and worked closely with the AV consultant to deliver ideal conditions for conference facilities.



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