

# China Shipping House

**Felixstowe**  
Suffolk

**Sector**  
Corporate office

**Client**

China Shipping (UK) Agency Co.  
Limited/Johnson Stevens Agencies  
Limited

**Value**

£9 million

**Size**

43,000 sq ft

**Procurement**

JCT 1998 Private Edition without  
Quantities

**Programme**

86 weeks



"The office is superb ....we are very happy."

Derek W Johnson MBE, Chairman  
Johnson Stevens Agencies Limited

## Introduction

China Shipping Container Lines in the UK is represented by China Shipping UK Agency Company which is a Joint Venture with Johnson Stevens Agencies Ltd. This company needed to relocate its Felixstowe Headquarters due to its expanding operations.

The commercial shipping agent operates some of the largest container vessels afloat, capable of carrying in excess of 9,000 containers at any one time. With Felixstowe being the biggest container port in the UK, land was sourced just outside the central port complex.

## The requirement

China Shipping/Johnson Stevens Agencies needed a new bespoke head office building to accommodate their employees; they also wanted their new headquarters to become a true landmark building in the locality, with an impressive, innovative design.

## The project

Designed by Colwyn Foulkes, the distinctive four storey building has a steel frame structure and western red cedar columns support timber brise-soleil to shade the mainly glass fronted facades. The columns have a 'mast-like' appearance that takes reference to both the local maritime industry and specifically the nature of the end-users' shipping business. The building has curtain walling, and pre-patinated copper cladding for the rear façade. The materials were carefully chosen for their natural appearance that will enhance in appearance with age, and compliment the existing natural landscape.

Internally, the headquarters are fitted out to an extremely high quality specification. They include large open-plan offices, a feature atrium and an impressive directors' suite on the fourth storey with extensive views over the port to the North Sea. As a central focal feature, the entrance has been designed and constructed in the shape of a circular drum. The design incorporates flood defence measures.

This project was secured following comprehensive two stage tender negotiations. The contract was successfully negotiated with ISG Jackson assisting on cost and buildability advice

during detailed design development. Following contract award, additional fit out works were negotiated as an add-on to the main contract.

## The added value

ISG Jackson worked closely with the incoming owners throughout construction, providing regular opportunities for viewing progress. Areas of the design were altered at the client's request during works, but ISG Jackson successfully accommodated these variations.

## Sustainability

Through good design and construction practices the scheme has a positive approach to sustainable and environmental considerations.

The sun screening system minimises heat gain by preventing solar rays hitting the glass. The louvres and high performance glazing combine to create comfortable internal temperatures for office users, as well as reducing the energy costs of heating and air conditioning.

The western red cedar timber louvres were chosen for their ability to withstand the elements and for their sustainable properties.

A state-of-the-art lighting control system has been employed to reduce lighting needs.

Flood prevention measures have been incorporated to protect the building from damage in the event of flooding. The foundations and ground floor design ensure that in the unlikely event of a flood, the slab would remain in place while the ground washes away. The design of the building incorporates a concrete flood defence wall.

Covered cycle parking and showers have been provided to encourage employees to cycle to work.

## Simplifying the complex

The impressive headquarters has become a landmark building in the locality

The scheme has a positive approach to environmental and sustainable considerations

Health and safety performance during the project was excellent

