

ISSUE 01
SEPTEMBER 2018



CLIPPER

*Innovative communities in
Poplar and Canning Town*

WALK

Finding peace and
nature in the city

EAT

Lunch at Maureen's
Pie & Mash

THINK

What drives
creative migration?





Welcome to the first issue of *Clipper*, a magazine that champions the creative and innovative communities of London’s East End. Running across East India Docks and Poplar to Canning Town, *Clipper* tells the unique stories of the people and businesses who increasingly call this area home.

London’s strength lies in its diversity, its adaptability, and its creativity. In this issue, we explore the eastward migration of London’s creative industries, and meet the personalities behind this shift. On pg 6 our guest columnist David Michon tackles the question: how are creative neighbourhoods born? From the local institution that is Maureen’s pie shop on pg 13 to a perfume maker reshaping the traditions of his trade on pg 16, it is this combination of the old and the new, entrepreneurial heritage and contemporary innovation, that makes this corner of East London such an inspiring destination for creative minds to both live and work.

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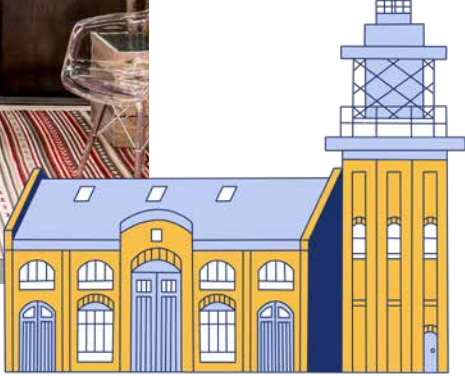
Jean Kern, head baker, E5 Roasthouse at Poplar Union

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WHAT ATTRACTS CREATIVE TALENT TO A NEIGHBOURHOOD?

David Michon, former editor of architecture and design magazine Icon, explores how creative neighbourhoods are born.

WHAT EVEN IS “creative talent” in today’s world? Those who find themselves employed in the creative industries? Or does it range from struggling artists to technology or industrial designers with a net worth in the multi-millions? (Some even whack into the mix the entirety of the ‘knowledge-based economy’ – which would include lawyers.)

At both ends of the spectrum, it’s a category of people very important to the health and success of cities, bringing them cultural capital and also just regular capital. So, it’s no wonder that many have attempted to distil what exactly attracts these people to one place or another.

Various people have, inevitably, authored various theories on what draws in this type of person. Speaking of cities as a whole, US urban theorist Richard Florida describes three essential elements: talent, tolerance and technology. We also “know” that a smorgasbord of great cafés, restaurants and bars can do the trick. Yet, in the end, we often get gentrification and corporatisation: the local butcher is forced out by rising rents, and a new “organic free range” butcher moves in.

A neighbourhood like this can change so quickly it becomes untethered from its past, losing its sense of authenticity and becoming subjected to what Brooklyn-based sociologist Sharon Zukin called an “overbearing sameness.” Not a great look.

Of course, change is the name of game. One business – even a generations-old family business – being replaced by another can be a sign of good health, and existing business can benefit from some fresh faces. Cities must

continue to develop and evolve, otherwise we’d end up a world of Genevas: stale and boring. A good and vibrant city has a dose of new and many timeless favourites. We need this mix: a sense of discovery paired with reassuring consistency.

This is perhaps what’s particularly seductive for creative people, both past and present, who have often worked in solitude in studios or at home. For them the new can offer new stimulus, the old can sustain a sense of community.

What has been the great challenge of city-building is to attempt building creative communities from scratch. It’s not an easy task, and requires building genuine relationships with creative people, not just those corporations who feed off them. An emotional investment and sense of ownership must be shared between a neighborhood’s leadership or developer and those who they hope to occupy it. One can’t begin with too complete an idea of what is to come.

Most crucially, this is because creativity needs emptiness. A neighbourhood that seeks to foster creativity – meaning to be a platform for imagination and original ideas – must offer emptiness to people.

First, they need the emptiness of time. And that relates to economics: time is money, and there must be the economic ability to dedicate time to experiment and to failure. There must

the opportunity to create things that might not have market value (at least when they are starting out). Playwrights and actors, novelists, artists and illustrators, drag queens and cabaret performers; they have been a foundation of cultural production for millennia and yet few among them make very good money. Meaning: high rents and Waitrose can be a damp blanket.

Second, creative neighbourhoods need an emptiness of space. By this I mean: unprogrammed space. Not pop-up markets, but rehearsal spaces. Not member’s clubs, but workshops. We so often confuse entrepreneurs and culture-lovers with creatives.

The disturbing reality is that today we think of creativity as necessary not because of its cultural production, but because of its economic production. The creative industries we seem to care about most are increasingly becoming, as a result, those with the highest annual turnover, whose employees by extension have immense disposable income.

Look at London’s Shoreditch or New York’s Williamsburg, the Mission district in San Francisco, and Kreuzberg in Berlin – None became what they are today thanks to a direct policy to make them so: they had no “hubs” or “incubators”; they were dirty and in some places derelict. Not a cycle path in sight, not a whiff of a flat white. What made them what they are today is that they were cheap, and that they “happened”. People were able to carve out a bit of emptiness for themselves.

When we build new parts of cities, the question is not what can we find to fill it, but how can we allow emptiness? ♦

CREATIVE HUBS

Around the globe, entrepreneurial hubs have formed in unlikely destinations. We explore four in Europe and the US.



→ 1. BUSHWICK, BROOKLYN

The Bushwick area of Northern Brooklyn is a former working class neighbourhood known for its beer-brewing roots that has undergone an intense period of gentrification. Over the past decade, it has slowly developed from a sanctuary for artists looking for cheap studio space in its large industrial warehouses, to a home for startups and more established businesses looking to benefit from the area's creative energy (and low rents). One of the businesses that has taken up this opportunity is the video streaming platform Livestream, which moved its headquarters to a 30,000-square foot former warehouse in Bushwick back in 2014. This move is

often credited with kick-starting the area's transformation into a thriving startup scene. Now it's known for its shared office spaces such as the slick co-working space Brooklyn Desks, and the more rustic Bat Haus where entrepreneurs, freelancers and small businesses share space and ideas. Startups such as The NYC Train Sign, that makes LED clocks that show real-time subway information, and apartment-share website Nooklyn, have chosen the Bushwick district over the more traditional Manhattan, making the most of the area's artistic roots – traces of which can be seen in the colourful graffiti that lines many of Bushwick's walls. ♦



→ 2. EAST BERLIN

The “poor but sexy” German capital - as dubbed by its former mayor - isn't as cheap as it once was, but it still offers a creative buzz and relatively low-cost living for entrepreneurs looking to set up in the startup-friendly city. What's more, in 2017, Berlin received a record boost with investment in startups reaching £3.8bn. McKinsey and Company estimates that

Berlin's startup businesses could create up to 40,000 new jobs by 2020. Berlin's history has given the city an aesthetic which - with its unique combination of the historical and the modern - has created an urban paradise for new startups. Most of Berlin's startups are clustered in the trendy east of the city, with the likes of period-tracking fertility app Clue, which raised £15m in Series B funding in 2016, and Zalando, the online fashion retailer, which has grown from a startup to Europe's leading online fashion platform, making east Berlin their base. Known for its high proportion of accelerators and business angels, the east of the city is also where Metro Accelerator, the 13-week mentorship programme for tech startups in the hospitality and retail sectors can be found. Smaller startups typically head to one of east Berlin's many co-working spaces. Agora Collective offers space to freelancers and artists looking for an alternative environment in which to grow, while in the artsy district of Kreuzberg, Techspace offers scale-up ready workspaces for the tech community. In true startup style the workspace has turned an old industrial building into a bright, airy office space. ♦

→ 3. NORTHERN QUARTER, MANCHESTER

Manchester, the city that has given us Joy Division, Oasis, and (some of) Take That has long been associated with the music industry. But its Northern Quarter – the city's creative district – with its galleries, music venues and trendy bars has recently started to welcome not only artists, but entrepreneurs and young business owners looking to capture Manchester's creative essence. The area can already claim some successful alumni since LADBible launched its viral-hunting digital publication from the district in 2012. The website now has some of the city's key startups as neighbours. Ticketing platform Fatsoma which helps promoters harness social media to sell tickets, and digital agency Reason Digital which only takes on projects that ‘do



good', have both chosen the Northern Quarter as a base. But the area is also encouraging fledgling businesses beyond the tech industry to set up shop in the area. The district is also home to pay-per-minute co-working space Ziferblat, which offers startups the chance to rent space

for 8p per minute, capped at four hours (the equivalent of £19.20 per day). The space seeks to be a “home from home” with sofas instead of simply desk spaces, and free tea and coffee, offering its entrepreneurs and freelancers a relaxed working environment. ♦

→ 4.
MARVILA, LISBON



Lisbon has become a serious challenger to the German capital for more than just its partying hotspots.

Often lauded as the next Berlin due to its impressive night life, Lisbon has become a serious challenger to the German capital for more than just its partying hotspots. After taking a heavy hit in the 2008 financial crisis, Portugal's young businesses and entrepreneurs have come back fighting. With a healthy dose of help from the Portuguese government offering grants and initiatives such as the StartUp Voucher, which provides entrepreneurs with a £4,400 token that can be used at 135 business incubators, Portugal's economy is growing at its fastest rate of expansion since 2000.

The area of Marvila in the North East of the city is emerging as a major hive of startup

activity in Lisbon. Sat between the Portuguese capital's airport and the river Tagus, Marvila is made up of narrow streets, big green spaces such as Parque de Bela Vista where Rock in Rio concerts are typically held, and abandoned warehouses and factories. Gradually, the latter have been taken over by tech hubs and creative startups. What used to be an international airport for seaplanes has been replaced by work spaces such as Impact Lisbon, where sunny skies and cheap rents are attracting budding entrepreneurs from across the world looking to launch their businesses.

Things are only set to keep growing, with neighbouring district Beato preparing to welcome hundreds of the city's entrepreneurs with the Hub Criativo Beato.

Phase one promises 35,000 square metres of office space, which will be expanded to 100,000 square metres in phase two. ♦

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Come and experience



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→ MERCHANTS

EAST

END

Maureen's pie and
mash shop has
been based in the
docklands for nearly
60 years. It's still
going strong.

CLAUSSIC



CLIPPER



IT'S SATURDAY LUNCHTIME at Maureen's pie and mash shop off Chrisp Street Market, and a quickly-moving queue snakes out from the shop onto the street. Owner Maureen Patterson and her daughter-in-law Karen Patterson are on fine form, bantering with the regulars as they spoon bright green parsley liquor over steaming pies and mash. The recipes may be secret, but the success of this Poplar stalwart is far from it. When the shop was founded by Maureen and her partner David in the 1960s, it was popular with dock workers piling in from nearby East India. Having grown up and gone to school in the area, rarely does a local pass who Maureen doesn't know – from great nans to mums and tiny daughters, she has served four generations of loyal customers. And while some visit daily, often ordering the same dish each time, it's the recent influx of residents and workers looking for cheaper east London rents that are keeping the Chrisp Street shop in healthy shape.

POPLAR'S PRESENT

"The new generation of people buying properties and working in the area has really put the shop back on the market," says Karen, who's worked at Maureen's with her husband

and chef Jason for 15 years. During the week, suited office workers pile in for a quick lunch and the team have even started delivering their wares to nearby employees at the towering heights of Barclays, Morgan Stanley and Citibank, sometimes loading up their own cars with fresh pies to get them there. Subtle changes have been made to cater for the new demographic – jellied and stewed eels are off the menu, and a mixed vegetable pie has been put on. Otherwise, it's business as usual. Beef is still minced with the same machine it was 50 years ago and the homemade pastry is rolled on an equally ancient contraption. A delicate hand and plenty of patience comes as a prerequisite for the staff at Maureen's. East End classics like salt beef bagels (lashings of mustard obligatory) are also served, but it's the famed £3.20 pie lunches that people come for. Word-of-mouth recommendations draw punters from nearby regions like Kent and Essex, or as far away as Canada and South Africa – and from everywhere in between. Every few months, one diner makes this pie pilgrimage from her home in Spain to join her son (who lives in Cornwall) for their comfort food fix. For her, it's the diverse population and

warmth of the regulars and staff that keep her coming back.

NEW BUILDS
A shopping complex, cinema and many more properties are planned for the area surrounding Maureen's, which promises more working people and more hungry mouths to feed. The regeneration of Chrisp Street Market, built in 1951, is also imminent. "The only thing we're apprehensive about is if the area stops being accessible by car. Many of our customers drive here and all the businesses would suffer if parking became difficult," says Karen. In mid-nineteenth century London, there were just over 100 pie and mash outlets. There are just 30 now. The area around Maureen's may be morphing, but stepping into this unassuming corner of the East End feels like you're part of something - even if only until you've finished the last drop of parsley liquor. As Karen says, there's a reason people find pie and mash shops so interesting. "The pies speak for themselves, but anyone can feel comfortable here, whether it is their first time or their four hundredth time." ♦



“The new generation of people buying properties and working in the area has really put the shop back on the market”



**MAUREEN'S
PIE & MASH SHOP**
Market Square
Poplar, E14 6AH





→ HEADSPACE

LONDON IN A BOTTLE

Exploring the Docklands
with perfume maker
Nick Steward

NICK STEWARD'S PERFUME company – Gallivant – creates scents inspired by cities from across the world – from Amsterdam to Tel Aviv. Indeed, each of Gallivant's unisex fragrances is named after a city. London has an earthy, lush smell created with ingredients such as cucumber, rose oil and leather, while for Berlin it's citrus mixed with spice and wood.

Having previously worked as the creative director of the cult house L'Artisan Parfumeur, Steward, who launched his company in 2017, wanted to bring handmade fragrances to the UK. Gallivant perfumes are bottled in petite cylinders illustrated with a map of their city, and cost £65.

Steward is one of many creative pioneers moving their businesses east, and has been based in co-working space The Trampery Republic since January 2017. We joined Steward on a walk around the Docklands to discover his favourite local spots for sensory inspiration.

HOW WOULD YOU TURN THE ATMOSPHERE OF THE DOCKLANDS INTO A GALLIVANT FRAGRANCE?

My approach to making perfume is to try to create the feeling for the place and then use materials to translate that feeling. So for me, what I feel walking around here is a mix of the history and modernity of east London. Canary Wharf's across the road – the glass and the steel,

“ What I feel walking around here is a mix of the history and modernity of east London ”

the high and the low. So there's the grit of it, but also the glamour and wealth of it.

When I created the London fragrance, I had this feeling in my mind of the grit of London, the glam of London, the rain, the shine. I love that feeling of contrast, it's textured and layered and interesting.

HOW CAN YOU SEE THE DOCKLANDS TRANSFORMING AROUND YOU?

At the moment, it feels like a very changing neighbourhood. You walk out and the Robin Hood Estate, this really iconic piece of architecture, is being demolished. Across the road they're putting up a new development. So it feels like a neighbourhood in flux.

I think that brings good things as it allows for my company to even be in this area, but I'm also conscious that some progress isn't necessarily for everyone. It's part of a wider debate in London about how gentrification doesn't include everybody. I don't want to see the traders, for example, at Chrisp Street pushed out to make way for artisan coffee shops.

It is inspiring because it shows life is continually changing and things aren't rigid – that's great to feel for someone who's created a new business. But we want to coexist with what was here before, as well.

→
**ROBIN
HOOD
GARDENS**

A residential estate built in the 1960s, this iconic piece of architecture is sadly scheduled for demolition, due to complete in 2019.



**HOW DO THE DOCKLANDS REFLECT
THE ETHOS OF YOUR BRAND?**

I love east London because to me, what's beautiful is imperfect. I don't really like perfection, I find it unreal, fake and a bit scary. Even visually, I don't like it – when everything is power-washed clean it all looks a bit too spanked up and new.

When perfumery is done properly, really beautifully and naturally, it's also got an imperfect beauty like nature has, and east London is imperfect. There's the East India Docks regeneration going on right now and I really hope some of the ugliness survives.



DOORSTEP DESTINATIONS

1 FRESH AIR

The garden at All Saints Church is the perfect place to step out of the office, take a pause and breathe.

2 BUSTLE

Chrisp Street market was the first purpose-built pedestrian shopping area in the UK, constructed as part of the Festival of Britain in 1951.

3 HISTORY

St Matthias Church was built in 1654 by the East India Company and is a Grade II listed building surrounded by leafy lawns.

4 SCULPTURE

The eight metre-high Traffic Light Tree was created by French sculptor Pierre Vivant and was originally "planted on the site of a tree that was suffering from pollution."

5 STROLL

Take in the views of Canary Wharf and the Millennium Dome with a walk along the Poplar Dock Marina.

WHY DID YOU CHOOSE TO BASE GALLIVANT IN THE TRAMPERY REPUBLIC?

Everywhere I looked I couldn't afford – so part of [the reason] was economic. I saw a piece in the Evening Standard about this programme for creative pioneers, where you could win a desk for free for a year. I was working from my own kitchen table at the time; I was on my own and it's lonely enough when you're not in human contact with other people.

[Now] I'm in a community of small businesses and that does make a difference. It's important to be part of a group of likeminded people.

WHAT IS IT LIKE BEING BASED IN A CO-WORKING SPACE?

It's novel to me, in the sense that I'm working with people who aren't all about perfume. I actually really like that. We're in an office with 10 or 12 different companies. It's nice for me to test fragrances on them. I get the opinions of what real people think which is great – it's quite easy in perfumery to be in a bit of a bubble otherwise. ♦

NINE BRAND NEW COMMERCIAL UNITS IN THE HEART OF BLACKWALL, AN AREA STEEPED IN HISTORY AND WITH AN EXCITING FUTURE.

Located in the heart of east london, Blackwall reach is a selection of contemporary newly-built commercial units, ideal for exciting brands looking to establish their business in a distinctive location. These units are set across the ground floor of three residential towers, in a new public square at the entrance to blackwall dlr station.

Blackwall reach is one of london's most dynamic regeneration schemes. Formerly a pioneering 1960s urban estate, the area is being transformed as part of a scheme to rejuvenate the built environment and enhance the sense of community. The development will include shops and offices, community facilities and improved access to blackwall dlr through an enhanced public realm.

East london's reputation is based on creativity and innovation, as well as individuality and a quirky spirit. Blackwall reach benefits from superb transport links to canary wharf, the city and stratford, and offers the perfect opportunity to be part of a thriving zone 2 location.



- Ground floor commercial units available.
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COMPLETING SPRING SUMMER 2019

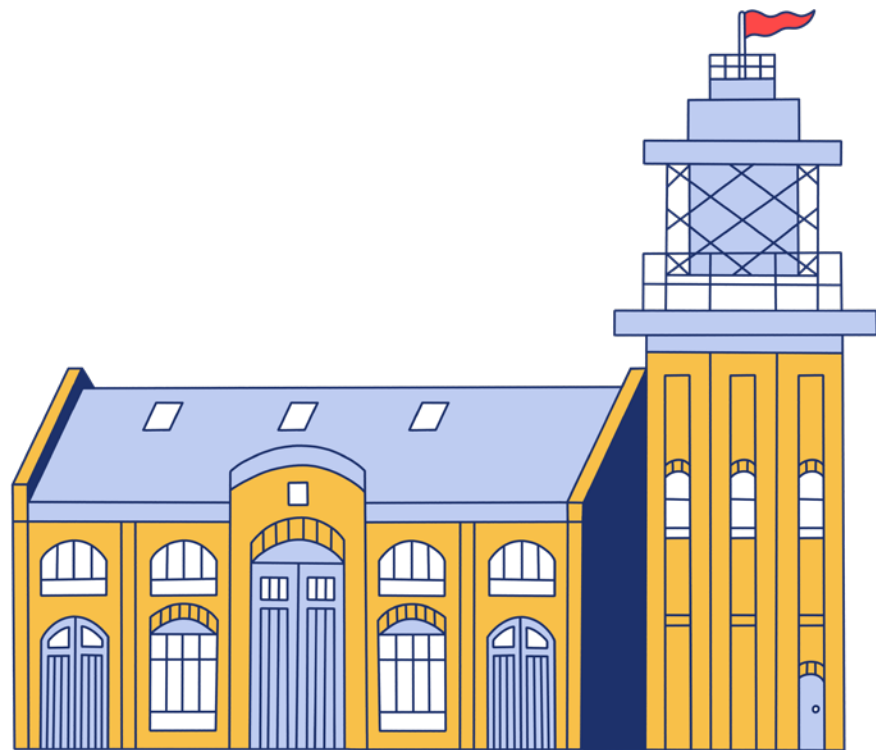


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→ LANDMARK

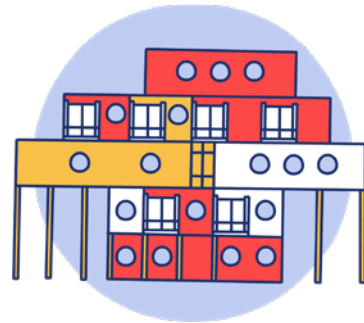
LONDON'S ONLY LIGHTHOUSE, TRINITY BUOY WHARF

DOWN WHERE THE Thames meets the River Lea, the waterway that snakes all the way up from here to Essex, is London's only lighthouse. It wasn't always alone. Nearly 200 years ago, in 1854, the first lighthouse was built at Trinity Buoy Wharf. Instead of helping ships navigate their way to the docks, the lighthouse was instead a testing location for lamp technology.

The original lighthouse was demolished in the 1920s; the one we see standing on the dock today – designed by engineer Sir James Douglass – was built in 1864. This one's job was to train lighthouse keepers as well as test lamps. Engineers would stand on the other side of the river at Shooters' Hill to see if the lights were visible

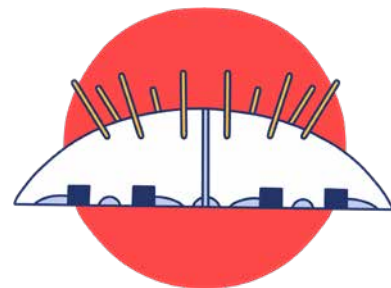
and working properly.

The lighthouse is no longer a site for scientific experiments, but audiosensory ones. It's home to Longplayer, a thousand-year art project developed by Jem Finer of The Pogues. The work is a continuous song that is made up of a 20-minute piece of music using the sound of Tibetan singing bowls. It plays on loop, while an algorithm works in the background to ensure that, until the music stops playing in 2999, no two sections of sound will be the same. Longplayer can be listened to via a live stream on its website, or at one of its listening posts. The Trinity Buoy Wharf lighthouse, which houses the very bowls used in the piece, is the flagship location. ♦



SHIPPING CONTAINERS

In 1998, the Wharf was taken over by Urban Space Management, and since then the area has been transformed into a hub for art and creative business. Today's Wharf contains an eclectic mix of artists' studios and offices held in adapted shipping containers.



MILLENNIUM DOME

The lighthouse is located directly opposite the Greenwich peninsula, with clear views of the Millennium Dome. This exhibition centre was built to host the 'Millennium Experience' in 2000; it's now home to a live events space and cinema.



DINER

This spot is also home to Fatboy's Diner, a 1940s-style American Diner attached to the lighthouse itself which featured in the film Sliding Doors.

#halftherentofshoreditch

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Republic

→ CREATING SPACE

WORK THIS WAY

Nestled in the heart of London’s historic East India Docks, *Republic* delivers creative, low-cost workspace for the creative industries.

STEPPING OUT OF East India DLR station has never looked so different.

From the arched walkway, a white, yellow and blue building peeks into view. Get closer, and the docklands’ water, birds and plant life become visible. A few street food vendors are plotted around, waiting for workers to get their lunches.

Disrupting this tranquil scene, cranes and construction vehicles jostle around, bringing home the extent of the transformation this part of London is going through.

This is Republic’s Import and Export buildings. When complete, the scheme will provide 650,000 square foot of office space, alongside new bars, restaurants, shops and a gym. Juxtaposed against this, there’ll be open green spaces and balconies with spectacular views over the Greenwich peninsula.

For Richard Hywel Evans, director of Studio RHE, the architecture firm leading this project,

Republic represents a flourishing community.

“It should be a joyous place to work, with a vibrancy that extends outside of traditional working hours,” he says. “As you get off the DLR, you’re looking at this really fun, energetic and vibrant space, which is a lovely place to be and a lovely place to go and work.”

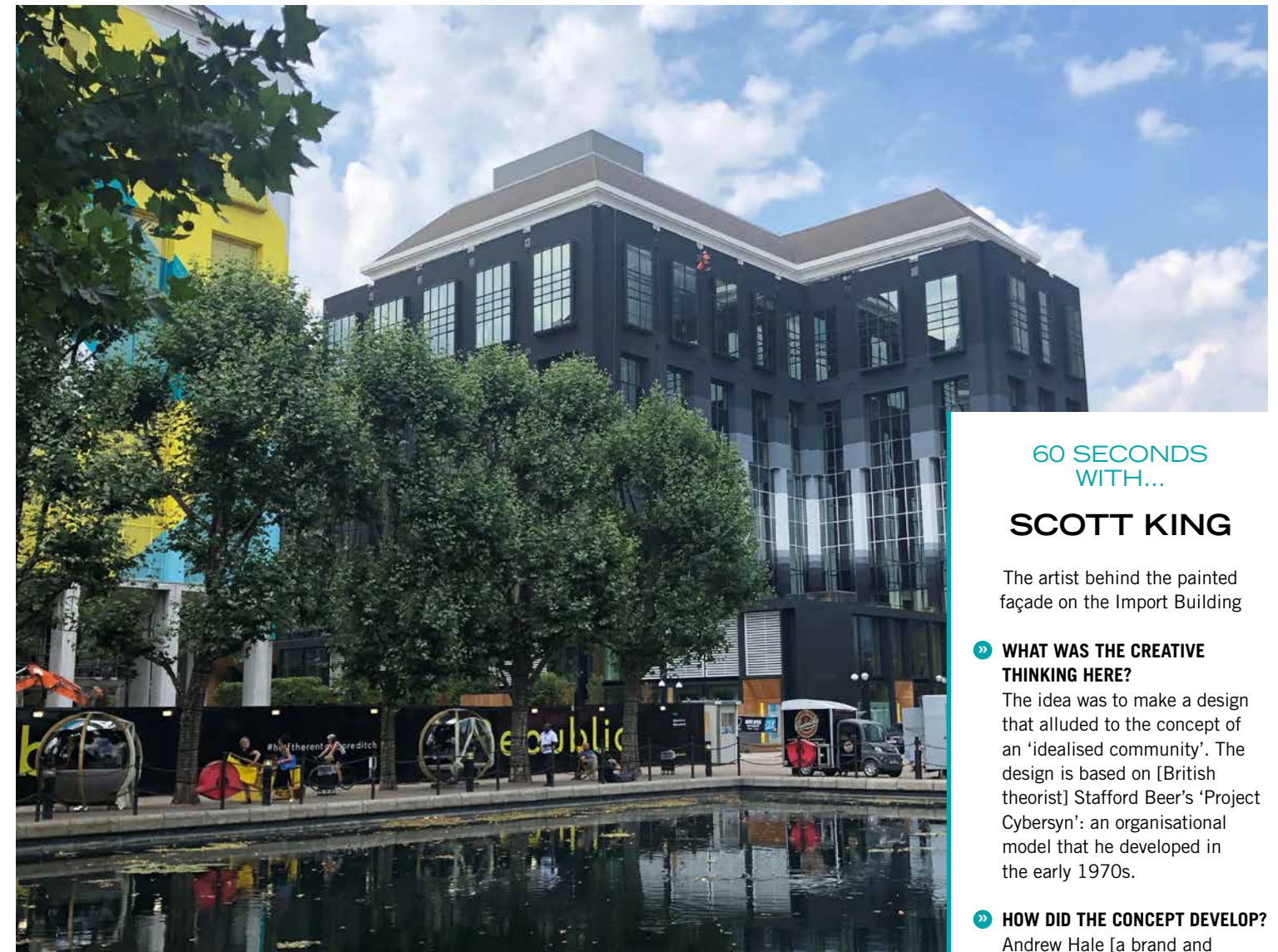
Evans says his practice “worked from the inside outwards” when conceptualising Republic. Starting with the Import Building, which houses The Trampery co-working space and high-quality furniture by Kontor, Evans says his practice has given a nod to the heritage of the site using an “industrial palette” of materials.

The building’s most striking features include the bold painted façade by artist Scott King, and an angular, almost spiky-looking, blue steel staircase that snakes its way up the building. This milled steel, says Evans, provides a “direct contrast” to the wooden atrium, which runs

through the heart of the building, offering views right up to the top. It also provides a window into each of the companies based at Republic, revealing the mix of identities on different floors.

Studio RHE has created a vibrant setting – with an ambient colour scheme, lighting and plants – but Evans is keen to stress that each unit is a blank canvas to play with. Tenants can adapt the building to suit their own needs. “The idea of the space is that it will become more visually elaborate over time as it becomes occupied,” he says. “People can express themselves using different colourations of light and different artwork.”

The outside environment is also “an extension of the workspace”, says Evans. The landscape is punctuated with steel pavilions, luscious green spaces, and water features – the hope is that residents will use the space for meetings as well as a place to relax. There will not be a cement mixer in sight.



60 SECONDS
WITH...

SCOTT KING

The artist behind the painted façade on the Import Building

» WHAT WAS THE CREATIVE THINKING HERE?

The idea was to make a design that alluded to the concept of an ‘idealised community’. The design is based on [British theorist] Stafford Beer’s ‘Project Cybersyn’: an organisational model that he developed in the early 1970s.

» HOW DID THE CONCEPT DEVELOP?

Andrew Hale [a brand and marketing strategist at Republic] and I decided very quickly that the design must have substance. It needed to be something more than just a pattern. At the same time, we were determined that the design must translate into being a beautiful façade. We wanted to make a landmark building.

» IN WHAT WAYS DOES THE IMPORT BUILDING'S EXTERNAL LOOK CONNECT TO THE WIDER REPUBLIC DEVELOPMENT?

By basing the design on Project Cybersyn, we wanted to – subliminally at least – suggest that Republic is its own independent state. I got very into this idea that Republic could become a world of its own – situated between the ‘high commerce’ of Canary Wharf and the ‘high cool’ of Shoreditch.



CREATING A WORKSPACE

*Charles Armstrong, founder and CEO of The Trampery,
on how their East India space came together*



WHAT'S THE TRAMPERY'S ETHOS?

A lot of workspaces just understand entrepreneurs as people who want to make money. At The Trampery, we've tried to understand entrepreneurs as human beings.

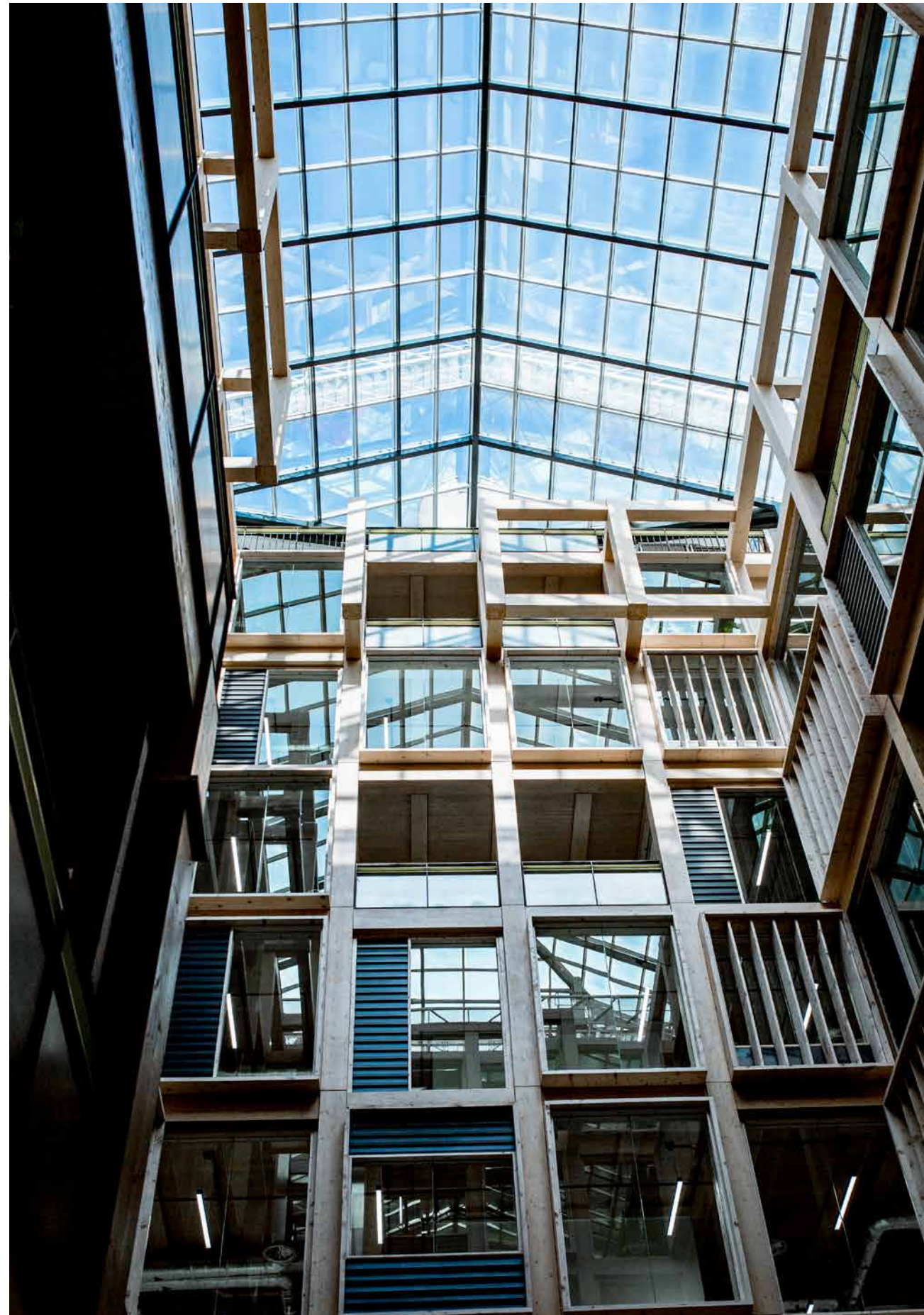
WHAT MAKES THIS A UNIQUE CO-WORKING SPACE?

Part of the opportunity at Republic was about bringing together really large and established businesses on the upper floors, with the entrepreneurial businesses in The Trampery workspace. This is really the philosophy of Republic as a whole.

HOW HAVE YOU CREATED AN EFFECTIVE WORKSPACE AT REPUBLIC?

We've created an environment that supports the human needs of entrepreneurs. Colour, light and texture are vital ingredients for that. We've chosen a mid-century stylistic approach and used a lot of pastel colours. Plants are a very important part of the interior. They help bring life and calmness into a space.

The design of the floor plan is specifically intended to create 'collision points'; opportunities for forming new friendships and building a stronger community.





→ MEET THE TEAM

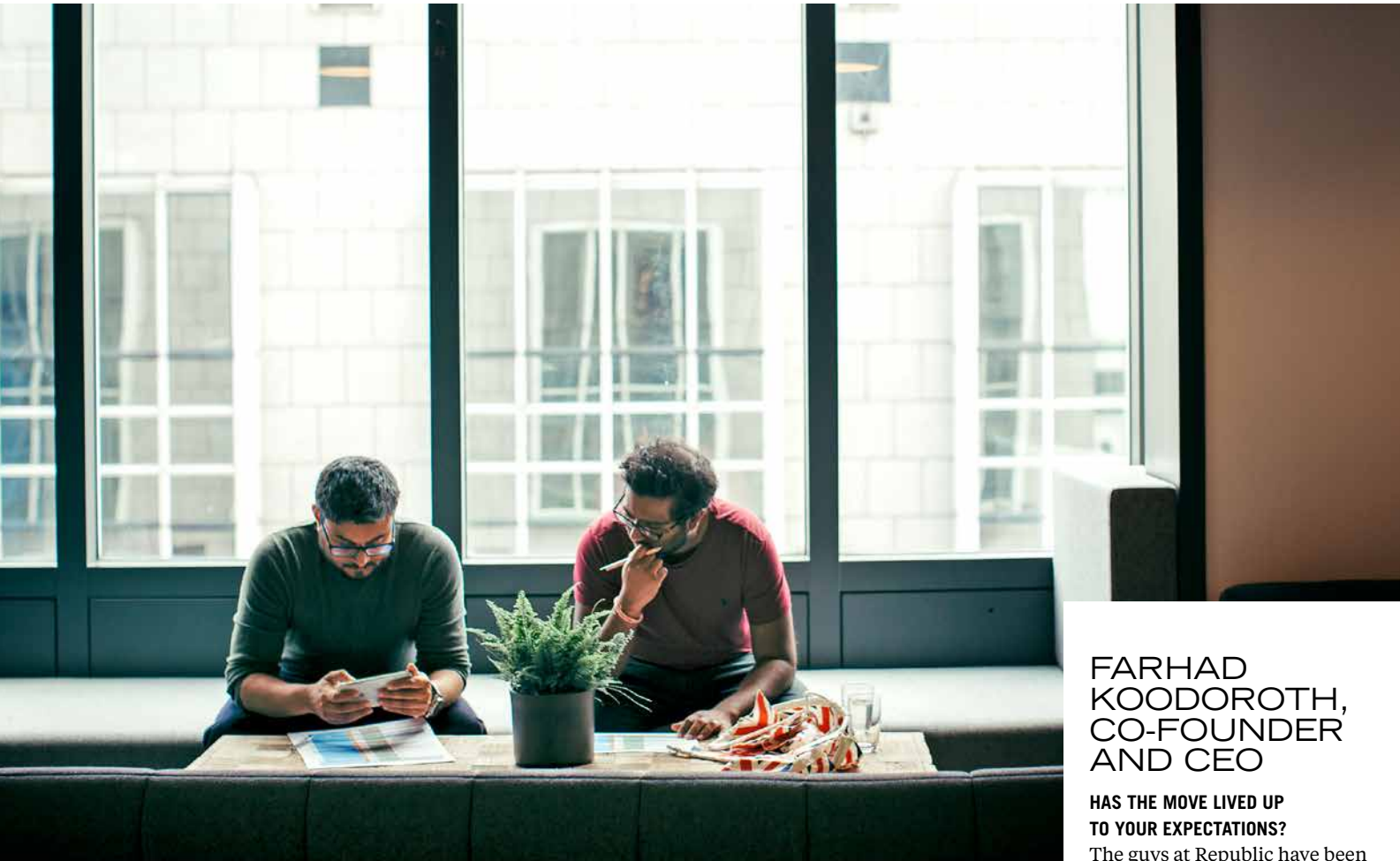
CHANGING SPACES

The team at creative agency Threepipe show *Clipper* around their new offices at Republic.

MEET THE TEAM

CLIPPER

Co-founded in 2004 by Farhad Koodoroth, Jim Hawker and Tony Thomas, Threepipe is an independent agency made up of over 80 experts across SEO, PR, social and content creation. Threepipe's 40-strong client base includes TM Lewin, Panasonic, Sweaty Betty, the NFL and Liberty. As for the name, it's a tribute to Sherlock Holmes, who used to solve tricky cases by sitting down to smoke three pipes and think it over. Now it's the perfect symbol for the meditative approach taken by this thriving PR and digital marketing agency.



FARHAD KOODOROTH, CO-FOUNDER AND CEO

HAS THE MOVE LIVED UP TO YOUR EXPECTATIONS?

The guys at Republic have been the most proactive landlords I have ever experienced with an office space. Their commitment to the development is really shining through, as is their dedication to making it more than just a place to work. If they continue in the way they are going now, it's going to be a truly amazing place to work in a couple of years, which is exactly what I thought when we moved in six months ago. There is a real emphasis on creating a sense of society within the businesses and buildings, with the sort of extracurricular and community aspects they couldn't get anywhere else, which is a real bonus for our staff.

MICHAEL FEILDEN, HEAD OF MARKETING TECHNOLOGY

HOW HAS IT BEEN TO STEP AWAY FROM YOUR OLD BASE AND TACKLE THE NEW ONE?

I've been around since the dawn of the company so I've seen all our other offices spaces, but this is by far the best. We've been expanding massively for about a year and a half now and we struggled for space in the previous Holborn one. It got to the point where we were delaying new starters until the move because we simply couldn't fit them in. Now we can just keep on growing. It's a place people want to hang out in – even when the working day is over. On Fridays, people stick around because there are beers, a football table and an Xbox.



HANNAH LANGLEY, HEAD OF CLIENT SERVICES

HOW HAS THE OFFICE VIBE CHANGED SINCE THE MOVE?

I was in both our previous Hatton Garden and Holborn offices and this is by far the best. The social area within the office has completely changed the atmosphere for us. It's much more light and open, and even if you're working really hard, there's space to chill. Everyone sits to eat lunch together and on Fridays, we have drinks over a company meeting; we even did a wine and cheese night last week! It's allowed for people to chat more organically and meet people across the business that they wouldn't normally.



THREEPIPE'S GUIDE TO ACING EAST INDIA DOCKS

1 Make Bar Salento your go-to for Italian-inspired lunches, after work drinks, and anything in between.

2 If you fancy walking up an appetite, head to Kerb at West India Quay for the pick of over ten delicious street food vendors.

3 Capitalise on the grassy spots and benches by the fountains when the weather permits.

4 Canary Wharf is only a 15 minute walk away and is packed with bars, restaurants and shops.

5 The Gun is another gem for drinks. This Fuller's gastropub has a killer view of the O2 and across the Thames.



NICK CHRISTENSEN, HEAD OF SEO AND ANALYTICS

HOW HAVE YOU FOUND ADJUSTING TO THE NEW LOCATION?

A lot of people look at East India on a map but don't realise how easy it is to get here on the DLR. Once you get to Bank, you're only ten minutes away and it's a very short walk from East India station. The commute time hasn't changed for me, although I've noticed a few of my colleagues have even moved to East India so they're closer. The building's events and facilities have been a real highlight for us – I just discovered the cinema room, which has nine joined-up TVs that you can rent and screen films on. Pretty cool, right?



DIRECTORY

EAT

Maureen's
6 Market Square
E14 6AH

Noodle Street
15-17 Pennyfields
E14 8HP

Burger & Lobster
Hertsmere Road
E14 4AY

Il Bianco
2 Biscayne Avenue
E14 9QT

Trawler Trash
205 Upper Street
N1 1RQ

The Sipping Room
16 Hertsmere Road
E14 4AX

The Black Penny
34 Great Queen Street
WC2B 5AA

Chai-Ki
Crossrail Place
E14 5AR

Tom's Kitchen Canary Wharf
11 Westferry Circus
E14 4HD

DRINK

Kafe 1788
4 Vesey Path
E14 6BT

Bar Salento
3 Clove Crescent
E14 2BB

The Gun
27 Coldharbour
E14 9NS

The Grapes
76 Narrow Street
E14 8BP

The Angel of Bow
171 Devons Road
E3 3QX

Rum & Sugar
1, Warehouse,
West India Quay,
E14 4AL

Big Easy
Crossrail Place
E14 5AR

VISIT

Billingsgate Market
Trafalgar Way
E14 5ST

Chrisp Street Market
Chrisp Street
E14 6AQ

Trinity Buoy Wharf
64 Orchard Place
E14 0JY

NOW Gallery
The Gateway Pavilions,
Peninsula Square
SE10 0SQ

ACTIVITIES

Gym @ Republic
Pure Gym, Republic
Anchorage House
Poplar
E14 2BE

Moo Canoes
30 Pinnacle Way
E14 7JZ

Yoga Creation London
102 Westferry Studios
Milligan Street
E14 8AS

**Poplar Baths Leisure
Centre and Gym**
170 East India Dock Road
E14 0ED

The Quad Club
Crowne Plaza
E16 1AL

Poplar Recreation Ground
5 Hale St
E14 0BX

Everyman Cinemas
Crossrail Place
E14 5AR

Crossrail Place Roof Garden
Crossrail Place
E14 5AB

Meantime Brewing Company
Lawrence Trading Estate,
Blackwall Lane
SE10 0AR

The Golf Lab
16-19 Canada Square
E14 5ER

AMENITIES

Tesco Express
262 Poplar High Street
E14 9RL

Waitrose
Canada Square
E14 5EW

Poplar Post Office
22 Market Square
E14 6AB

Boots Pharmacy
18-20 Vesey Path
E14 6BT

**Limehouse Dry
Cleaning & Laundry Co**
33 Aberfeldy Street
E14 0NU

**Bright Horizons East
India Dock Day Nursery**
3 Newport Avenue
E14 2ED

Ted's Grooming Room
13, Canary Wharf,
Cabot Place, S Colonnade
E14 4QT

Majestic Wine Docklands
The Old Pump House
E14 9RL

KERB West India Quay
20 Hertsmere Road
E14 4AZ



CLIPPER

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