

YORK HOUSE, KING'S CROSS:

Bespoke Rugs and Commercial Carpet for an Award-Winning London Workplace

York House is an impressive example of how thoughtful architecture and interior design can transform an existing commercial building. Originally a dark and inward looking 1980s office on Pentonville Road, the 67,500 sq ft property was reimagined by dMFK Architects for The Office Group, now Fora, creating a light filled and contemporary flexible workspace in the heart of King's Cross.

As part of the project, Eaton Square's ESQcommercial division supplied bespoke rugs and carpeting for the meeting rooms, introducing softness, texture and comfort to the workplace interiors.



A New Approach to the Workplace

The transformation of York House went far beyond a conventional office refurbishment. dMFK retained and celebrated elements of the original structure while introducing a five storey extension constructed using cross laminated timber. A distinctive brick lattice defines the exterior, while inside, generous shared spaces, meeting rooms and landscaped terraces create a workplace designed around flexibility, collaboration and wellbeing.

Against the exposed concrete, timber and architectural detailing, textile flooring plays an important role. It introduces warmth and a more tactile quality, particularly within spaces intended for conversation, meetings and focused work.



Carpeting the Meeting Spaces

For the meeting rooms, ESQ Commercial supplied and installed commercial carpeting selected to complement the wider interior scheme.

In these spaces, flooring has several roles to play. As well as meeting the practical requirements of a busy commercial environment, carpet brings softness underfoot and contributes to a quieter, more comfortable atmosphere.

The understated flooring allows the architecture, furniture and material palette to take precedence while providing a considered foundation for the rooms.

It is an approach that reflects the wider character of York House, where functionality is carefully balanced with a warmer and more welcoming interpretation of the modern workplace.



Bespoke Rugs for a More Residential Feel

Alongside the meeting room carpeting, Eaton Square created bespoke rugs for key areas within York House. Introducing rugs into a commercial interior can subtly change the way a space feels. Rather than the uniformity traditionally associated with office flooring, a bespoke rug can define an individual seating or meeting area, introduce texture and create an atmosphere closer to a beautifully considered residential interior.

For a flexible workplace such as York House, this softer approach was particularly appropriate. Each rug could be considered in relation to the proportions of its setting and the surrounding furniture, allowing it to become part of the interior rather than simply an addition to it.



Detail, Performance and Design

Commercial flooring is ultimately about finding the right balance between appearance and performance. York House demonstrates that practical flooring does not need to feel overtly commercial. Through a combination of carefully specified meeting room carpet and bespoke rugs, ESQ Commercial was able to introduce comfort and material interest while respecting dMFK's architectural vision.

For Eaton Square, it is this attention to detail that connects our residential and commercial work. Whether creating a bespoke rug for a private home or specifying carpet for a London workplace, the principles remain the same: consider the space, understand how it will be used and choose materials that enhance the interior.



An Award Winning Transformation

York House has subsequently received significant recognition, including a RIBA London Award and the Brick Awards Innovation Prize, and was named a BCO Workplace Finalist. For ESQ Commercial, the project demonstrates how bespoke textile flooring can contribute to a sophisticated contemporary workplace without competing with its architecture.

The finished meeting rooms and bespoke rugs form just one element of a much larger transformation, but they reflect an important part of what makes York House successful: a workplace where material, comfort and design have all been carefully considered.





