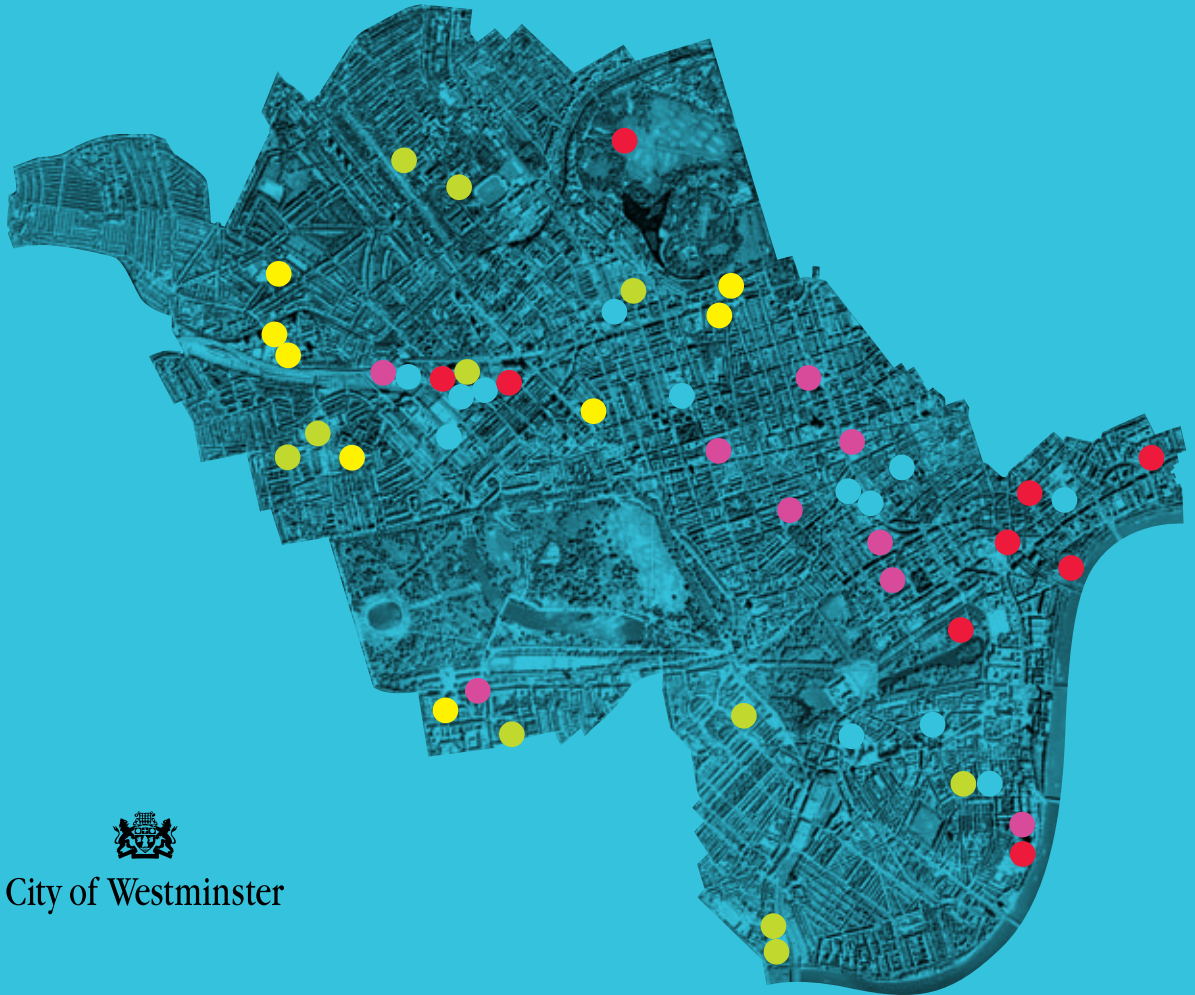


CONTEMPORARY WESTMINSTER



City of Westminster



CONTEMPORARY WESTMINSTER

3 – 28 March 2009

New London Architecture
The Building Centre
26 Store Street
London WC1E 7BT



City of Westminster



Westminster is one of the largest central London Boroughs, stretching from the Thames to Kilburn. It has some of the wealthiest areas and also some of the most deprived. It is as diverse as anywhere in the world with 182 resident nationalities.

Westminster is the historic core of London with the largest number of listed buildings and the most conservation areas of any Borough. Its townscape is a record of London's growth and history. However, Westminster is a living community and has always welcomed change and innovation.

"Contemporary Westminster" celebrates the new architecture of the City since 2000. The selected projects give a snapshot of architectural design in the first decade of the new Millennium, ranging from single houses to major commercial developments, from cafes to new schools.

They have been chosen because they seek to embrace the modern world in their architecture and expression. Only schemes of great quality have been included in the exhibition and it is Westminster's aim to ensure that the highest standards of new architecture are maintained and enhanced over the years to come.



"This exhibition marks the conclusion of the City Council's Design Year. The campaign aims to encourage everyone involved in the planning process to 'raise the bar' in terms of the quality of our built environment. If we are serious about competing with the other great world cities we must aspire to, and exceed, the quality of design illustrated in the following pages."

Cllr Robert Davis DL

The 50 projects featured have been coloured according to their sector and are numbered to show their location on the map at the back of this catalogue.

EDUCATIONAL

Education has been transformed in Westminster since 2000 with the City Academy Programme and Building Schools for the Future (BSF) which will rebuild, extend or renovate all the City's secondary schools by 2012. Cost is a major issue, but quality does not have to be sacrificed as evidenced by some of the schemes shown.

OFFICES

Office buildings have always had a significant presence in the City. Since 2000, the regeneration of Paddington along with other individual sites has provided an opportunity for architects to work on a large scale with relatively unconstrained sites. The result is some quite remarkable buildings.

RESIDENTIAL

Since 2000, some 7,200 homes have been built in Westminster. These range from individual houses to comprehensive redevelopments of brownfield land. New pressures on land are leading to high density developments and extraordinarily challenging infill schemes. The demand for sustainable homes will continue to grow and shape the new architecture to a degree that is not yet fully realised.

STRUCTURES

Small can be beautiful. These examples of exquisitely designed cafes, piers and pavilions show that good contemporary architecture can work at all levels. The explosion of street life in the City since 2000 is the genesis of these structures, many of which are located in our parks and open spaces.

MISCELLANEOUS

Mixed use schemes, where retail, offices and residential may share the same building envelope, are becoming more commonplace as Westminster's policies seek to maintain the vitality of central London sites. Hotels, galleries and exhibition spaces all have specific requirements but can still produce buildings of real quality.

Grosvenor Dock

The highly modelled brick façade provides a robust framework for these residential flats in their waterside setting. Timber and glass projecting and recessed balconies add interest and vitality to the design.

Grosvenor Waterside, SW1

Completed 2006

Architect: Allies & Morrison

Client: St James Group Ltd

Photograph © Peter Cook

01



One Kingdom Street

This ten-storey office block has fully glazed exteriors, featuring vertical glass fins on the principal façades, and a double height entrance hall. The coloured blue fins provide a distinctive appearance to the street elevation. The building has achieved an 'Excellent' BREEAM rating.

1 Kingdom Street, W2

Completed 2008

Architect: Sheppard Robson

Client: Development Securities Plc

02





03

Hallfield School

The most important issue in the design's conception was that the new building respond to the existing intimate arrangement of buildings in Denys Lasdun's 1951 design, which is listed Grade II*. The new building is close to and scaled to the part that it extends from, while the facing materials maintain the subdued colour palette of Lasdun's masterpiece.

Hallfield Estate, W2

Completed 2005

Architect: Caruso St John

Client: Westminster City Council



04

215-219 Oxford Street

The new Zara store was erected to the rear and sides of a 1950's Grade II* listed corner building. The architectural challenge was to fuse the contemporary with a strongly Moderne precedent. The clean lines and horizontality reflect the spirit of modernity.

215-219 Oxford Street, W1

Completed 2007

Architect: John McAslan + Partners

Client: Scottish Widows

Brick House

This family house stands amongst dense residential development in a busy part of west London. The design is dictated by the horse's head-like shape of the site, surrounded by three taller buildings and reached only by a carriageway through the façade of an adjacent Victorian terrace. The exterior form of the house is generated by the varied arrangement of the internal plan.

Hatherley Grove, W2

Completed 2005

Architect: Caruso St John

Private client

05



28 Dorset Square

Remodelled and refurbished, this 1960's extension to a Grade II listed building creates an elegant presence to Marylebone Station. The building's elevations were re-clad and carefully detailed to refer specifically to the proportions of the adjoining Georgian buildings, while still maintaining a modern, contemporary expression.

28 Dorset Square, NW1

Completed 2006

Architect: John McAslan + Partners

Client: Derwent London

06





07 Hampden Gurney

Rising six levels, this school's brick envelope is sympathetic to the surrounding buildings. The curve of the open air play decks is formed by glass balustrades, adding drama to the otherwise contextual design. A tensile roof springs from a steel truss, protects the central lightwell and creates a space for both work and play on the roof.

Nutford Place, W1

Completed 2002

Architect: BDP

Client: Jarvis / Holloway White Allom Ltd



08 21 Davies Street

This project in Mayfair explores how a modern building can engage with a sensitive, historic setting. The building's mix of uses - restaurant, office and residential - underpins its expression. The more public functions at the base of the building are expressed through a robust and direct elevation, while the private apartments above are treated in a more refined and layered manner.

21 Davies Street, W1

Completed 2004

Architect: Kohn Pedersen Fox Associates

Client: Capital & City PLC

Grosvenor Waterside

This residential development is scaled to complement its immediate surroundings. The attractive fenestration pattern uses larger windows to create light and airy living spaces while vertical and slender horizontal slots are used for bedrooms and bathrooms. The patented aluminium panels serve as the canvas for a vast artwork which wraps the external faces of the buildings.

Grosvenor Waterside, SW1

Completed 2008

Architect: Make

Client: St James Homes

Photograph © Zander Olsen

09



Paddington Academy

Part of the City Academy Programme, the building has a strong environmental agenda, with an emphasis on bringing light right into the heart of a deep plan building. The scheme explores innovative construction techniques together with a modern interpretation of traditional materials.

Maida Vale, W9

Completed 2007

Architect: Feilden Clegg Bradley

Client: United Learning Trust

Photograph © Hutton & Crow

10





11

The Point

The Point is the first building completed at Paddington Basin. It takes its dynamic form from its location on the elbow of the Basin and canal. Its unusual wedge or boat shape provides a graceful and streamlined façade to both the canal and street frontages.

Paddington Basin

Completed 2002

Architect: Terry Farrell and Partners

Client: Development Securities



12

Paddington Walk

Four linked pavilions of various heights create a highly modelled form to this mix of affordable and market housing. Terracotta, steel and glass are the dominant materials, while the projecting roofs add interest to the skyline.

Hermitage Street, Paddington Basin

Completed 2004

Architect: Munkenbeck & Marshall

Client: PDCL (Paddington Development Corporation Ltd / Chelsfield plc)

10 Montrose Place

The scheme spans two mews linked by a colonnade which leads to the internal circulation cores, situated around a floating garden. The façades are characterised by 'floating walls' that project from the elevations with balconies, glass boxes, terraces and colonnades to excite the eye.

Belgravia, SW1

Completed 2006

Architect: Hamiltons

Client: Grosvenor Developments / Native Land

Photograph © Dennis Gilbert / View

13



Waterside

A robust and considered architectural response to the difficult brief for a high-value, commercial development on a demanding site. Its large triangular floor plates are cut back on plan to create simple, contained external spaces that benefit from increased sunlight and provide oblique views along the canal, while the corner towers give a strong dynamic identity to the development.

Paddington Basin

Completed 2004

Architect: Rogers Stirk Harbour + Partners

Client: PDCL (Paddington Development Corporation Ltd / Chelsfield plc)

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Rehearsal Rooms, Royal Academy of Music

This award-winning concert hall and recording studio has been inserted between two listed buildings. Largely underground, the visual representation of the space below is the bold, barrel-vaulted roof of the concert hall.

Royal Academy of Music, NW1

Completed 2002

Architect: John McAslan + Partners

Client: Royal Academy of Music



16

Paddington Basin Bridge

Constructed from panels of fritted Optiwhite glass hung on a painted steel frame, the bridge is a single glass wall, simultaneously monumental, light and elegant. The fritted surface of the glass causes a moiré effect allowing light to be reflected as well as absorbed by the surface.

Paddington

Completed 2004

Architect: Langlands & Bell

Client: PDCL (Paddington Development Corporation Ltd / Chelsfield plc)

Photograph © Helene Binet

The Long House

The shape and form of the house is first and foremost a response to the diverse contextual urbanity of the site's surroundings. The scale and massing of this 49m long, low house allows the composition to dovetail effectively with the scale and diversity of adjacent buildings.

St John's Wood, NW8

Completed 2006

Architect: Keith Williams Architects

Private client

Photograph © Helene Binet

17



Royal Geographical Society Extension

Much of the new building is underground but with a glazed pavilion fronting Exhibition Road. The pavilion is very elegantly designed and detailed, using concrete, glass, steel, red brick, with a copper roof. The balustrade in front incorporates etched glass by artist Eleanor Long.

Exhibition Road, SW7

Completed 2004

Architect: Studio Downie Architects

Client: RGS

18





19

16 Palace Street

The terracotta cladding to the triangular office building responds to the red brick Victorian buildings opposite. It has a full-height glazed entrance hall on an axis with Catherine Place opposite. A winter garden runs the length of the building.

16 Palace Street, SW1

Completed 2006

Architect: EPR

Client: Land Securities



Academy Sport – Westminster Academy

The Academy Sport building is shared by both the community and students. The dance studio and sports hall are on the first floor with sprung rubber and timber floors respectively. Diffused light enters the end of the sports hall through 'Reglit' glass, with the remainder of the building clad entirely in an untreated larch rainscreen.

Harrow Road, W2

Completed 2007

Architect: Allford Hall Monaghan Morris

Client: Westminster Academy / Westminster City Council / DCSF / Exilarch Foundation

Photograph © Tim Soar

20



Tate Pier

The concept of a pier has been re-thought to create this elegant and innovative design. It integrates a ramp, steps and pontoon shelter within a single folded form defined by continuous surfaces of plate steel, more akin to a stealth boat than the normal floating pontoon topped by an unrelated shelter.

Millbank

Completed 2004

Architect: Marks Barfield

Client: Cross River Partnership

21





22

Asticus Building (Caxton Hall)

This circular drum design negotiates an awkward site, constrained by the proximity of adjoining buildings. The fully glazed perimeter wall rises just 1.5m from its boundary on two sides. The scheme's projecting precast concrete window bays provide a strong visual identity to the building. The floor-to-ceiling glazing provides panoramic views out to the Palace of Westminster, Buckingham Palace and other famous sights.

Palmer Street, SW1

Completed 2006

Architect: Lifschutz Davidson Sandilands

Client: IVG Development (UK) Ltd

Photograph © Chris Gascoigne

The Hub

Iceberg-like clusters of changing rooms are submerged in a mound consisting of building rubble from the previous pavilion. The only visible structure above the changing rooms is a circular café that exploits the 360° views. This contemporary design is sympathetic to Nash's concept for buildings to be seen as "ornaments in the landscape."

Regents Park

Completed 2005

Architect: David Morley

Client: The Royal Parks Agency

Photograph © Mark Davies

23



The White House

Located in leafy St John's Wood, the house has a radical modernity in both its plan form and outward expression. Configured around a part double-height open plan living space, the mosaic tiled elevations are punctured with window openings that take their proportions from the fenestration of the surrounding period properties.

St John's Wood, NW8

Completed 2004

Architect: Allford Hall Monaghan Morris

Private client

Photograph © Tim Soar

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25

New Palace Place

Surrounded by Westminster's most famous landmarks, New Palace Place forms an integral part of the redevelopment of 'Marsham Street'. The scheme comprises three adjacent apartment buildings, with a choice of high quality and affordable key worker housing, incorporating shops, restaurants and cafes organised around civic open space.

New Palace Place, SW1

Completed 2005

Architect: Kalyvides Partnership

Client: Bouygues UK



26

Café, London School of Economics

Part of a wider improvement scheme, the café is a glazed enclosure with the servery as an oval stainless steel 'pod' that nestles under a steel canopy. The glazing, which contains the seating area, opens back in the summer to form a seamless continuation of the plaza.

John Watkins Plaza, WC2

Completed 2003

Architect: MacCormac Jamieson Prichard Architects

Client: London School of Economics

Westminster Academy

Part of Westminster's Academy Programme, this Stirling Prize shortlist design has enlivened a drab local environment. Its bright colours and bold horizontality have created a new and modern facility expressing the hopes of the future generations that will use the building.

Harrow Road, W2

Completed 2007

Architect: Allford Hall Monaghan Morris

Client: Westminster Academy / Westminster City Council / DCSF / Exilarch Foundation.

Photograph © Tim Soar

27



Chesham House

The front façade of this listed 1920's building was retained and the austere and utilitarian brick Warwick Street façade replaced with a new design using Portland stone. This is heavily modelled with three storey, framed bays, capped by two more horizontal floors, with a strong projecting eaves line. The ground floor is enriched by Eleanor Long's artwork of back-lit undulating glass lines.

30 Warwick Street, SW1

Completed 2006

Architect: Squire and Partners

Client: The Crown Estate, City Offices LLP

28





29

St Martin-in-the-Fields

The site of St Martin-in-the-Fields is a complex mix of buildings including the church, social care facilities, residential apartments and the underground crypts and vaults. The new entrance pavilion, constructed in crafted glass, responds sensitively to its immediate architectural context, while a lightwell brings daylight deep into the new below-ground spaces.

Trafalgar Square, WC2

Completed 2008

Architect: Eric Parry Architects

Client: St Martin-in-the-Fields



30

BBC Phase 1

This project involved the refurbishment of the 1930's Grade II listed building and the provision of new accommodation. The curved form of the building encloses a new public space and complements the neighbouring All Souls' Church, creating an architectural set piece.

Portland Place, W1

Completed 2003

Architect: MacCormac Jamieson Prichard Architects

Client: BBC

Prince's Gardens Restoration

The two new buildings divide naturally to provide six Halls of Residence for Imperial College students and restore the original sense of enclosure to Prince's Gardens. The scheme has been designed to relate in scale, height and form to the adjoining 19th Century terrace, and to enhance the character and appearance of the Knightsbridge Conservation Area.

Prince's Gardens, SW7

Completed 2007 (southside) and 2009 (northside)

Architect: Kohn Pedersen Fox Associates

Client: Imperial College

31



55 Baker Street

Three glass infills or 'masks' span the voids between the existing blocks to create a new façade for this building. The central glazed section encloses a seven-storey atrium which is open to the public, while the ground floor of the building is entirely re-clad and devoted to retail units, cafes and restaurants serving residents, pedestrians and business employees.

55 Baker Street, W1

Completed 2007

Architect: Make

Client: London & Regional Properties

32





33

Novotel

This new hotel sits in a challenging environment beside the main West Coast railway line. Design constraints limited the size of bedroom windows resulting in a building where the cladding material would be dominant. The use of individual pre-patinated copper shingles in two varying colours has created a striking design.

3 Kingdom Street, W2

Completed 2008

Architect: Dexter Moren Architects /
Kohn Pedersen Fox Associates

Client: Accor



The Quadrant Block W1

The scheme spans two mews linked by a colonnade which leads to the internal circulation cores, situated around a floating garden. The façades are characterised by 'floating walls' that project from the elevations with balconies, glass boxes, terraces and colonnades to excite the eye.

Regent Street, W1

Completed 2008

Architect: Allies and Morrison

Client: The Crown Estate

Photograph © Dennis Gilbert / View

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St Marylebone CE School

The school is located in the heart of the Marylebone Conservation Area. Part of Westminster's BSF Programme, the scheme includes underground facilities below the existing playground and the construction of a new classroom block. The underground rooms open onto a lower courtyard, which provides daylight and fresh air and dispels the typical negative impressions of below ground envelopment.

Marylebone High Street, W1

Completed 2008

Architect: Gumuchdjian Architects

Client: St Marylebone CE School

Photograph © Richard Davies

35





36

Golden Jubilee Bridge

This elegant pedestrian suspension bridge hangs on either side of the existing railway bridge across the Thames and provides spectacular views across the river. Each footbridge comprises a slender concrete deck attached by cable stays to a series of inclined steel pylons.

Victoria Embankment

Completed 2002

Architect: Lifschutz Davidson Sandilands

Client: Cross River Partnership

Photograph © Tim James

Imperial College Faculty Building

37

The façade is characterised by a cladding system incorporating blue opaque panels in three different shades; their arrangement responds to the path of the sun and shading requirements. Blood-orange coloured columns line the ramp internally and are visible through the glass panels, further animating the façade.

Imperial College South Kensington campus, SW7

Completed 2004

Architect: Foster + Partners

Client: Imperial College

Photograph © Nigel Young / Foster + Partners



Davidson Building

38

This building consists of a retained Edwardian façade in a palette of red brick and sandstone, sporting a clock by Lutyens. The rear façade on Exeter Street is extensively glazed and employs white fritted glass spandrel panels, relating well to its neighbours in white ceramic and terracotta. The full height atrium is bridged at each storey by cantilevered balconies.

Southampton Street, WC2

Completed 2003

Architect: Lifschutz Davidson Sandilands

Client: Derwent London

Photograph © Richard Bryant





39

Rolling Bridge

This curling bridge consists of eight triangular sections hinged at walkway level and connected above by two part links. When extended, it resembles a conventional steel and timber footbridge. However, to allow the passage of boats, the bridge curls up until its two ends join, forming an octagonal shape measuring one half of the waterway's width.

Grand Union Canal, Paddington Basin

Completed 2004

Architect: Heatherwick Studio

Client: PDCL (Paddington Development Corporation Ltd / Chelsfield plc)

Photograph © Steve Speller

Telstar House

Replacing a fire-damaged tower block, this building has a cascade of set backs, which reduces the apparent bulk and provides a series of terraces. A floating masonry screen provides a frame to the glazing which varies in extent across the façade.

Eastbourne Terrace, W2

Completed 2007

Architect: Fletcher Priest

Client: Derwent London

40



City Inn Westminster

This contemporary hotel occupies a difficult site in an area characterised by large offices. The crisp detailing and use of materials create an impression of cool elegance.

John Islip Street, SW1

Completed 2003

Architect: Bennetts Associates

Client: City Inn Group

41





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Eco House

This low energy house was designed to minimise its carbon footprint through use of passive solar design, high levels of insulation, a ground coupled heat pump and rainwater harvesting. Its location on a narrow 8ft wide site between two listed buildings demonstrates how sustainable architecture can be achieved without compromise.

Monmouth Road, W2

Completed 2007

Architect: Pitman Tozer

Private client



43

Bridge of Aspiration

The need to link new rehearsal rooms to the Grade I listed Opera House set a difficult challenge. This award-winning design responds in an elegant and contemporary intervention. The skewed alignment and different levels of the landing points dictate the form of the crossing. A concertina of 23 square portals rotates to create the span, performing a quarter-turn along its length.

Floral Street, Covent Garden, WC2

Completed 2003

Architect: Wilkinson Eyre

Client: Royal Ballet School

Broadwick House

This strikingly contemporary design in the Soho Conservation Area introduces an element of calm and rationality to this diverse urban neighbourhood. Ground floor façades are set back to facilitate passage along the crowded streets, whilst at fifth floor the building steps back to provide outdoor terraces. The most distinctive element of the scheme is the double-height space set below the great arched roof.

Broadwick Street, W1

Completed 2000

Architect: Rogers Stirk Harbour + Partners

Client: Derwent London

44



Inn the Park

The distinctive shape of this café / restaurant reflects its location at the junction of two sweeping paths. The building sits discretely in the landscape and slowly reveals itself as you approach. The elegant wood clad shelter with its glazed frontage makes full use of the spectacular park views.

St James's Park

Completed 2004

Architect: Hopkins Architects

Client: The Royal Parks Agency

45





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White Cube Gallery

The art gallery is set within a courtyard and surrounded by an array of mismatched brick structures. The structure is largely in concrete with a series of precise light slots cut into the façade and a glass box extending above. On ground level the building has a gallery with offices, private viewing rooms and a roof terrace located on the three upper levels.

25-26 Mason's Yard, SW1

Completed 2006

Architect: Rundell Associates

Client: Jay Jopling



Home Office

The design of the Home Office skilfully weaves urban design and architectural objectives in a way that encourages 24-hour activity in the city. The scheme provides not only a flexible and cost-effective state-of-the-art headquarters building but fosters a new community-orientated district, creating diversity within a wider urban context.

Marsham Street, SW1

Completed 2005

Architect: Terry Farrell and Partners

Client: Home Office

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40-41b Chagford Street

Six new terrace houses, individually expressed with double floor apertures punctured in a continuous rendered wall. These are modulated with timber cladding and glazing, creating a balcony to the first floor guest bedroom with an outlook up and down the street. The standing seam zinc roof follows the existing mansard roofline to the front of the properties.

40-41b Chagford Street, NW1

Completed 2005

Architect: Mark Fairhurst Architects

Client: Q Developments Ltd

48





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Reiss Headquarters

The scheme's distinctive acrylic façade consists of a double-glazed layer lying behind an acrylic rain-screen and functions as an icon for the Reiss brand. During the day, light plays on the acrylic, and at night, the illuminated façade appears as a glowing box, enlivening the street scene and drawing shoppers from Oxford Street.

Barrett Street, W1

Completed 2007 (façade and store), 2008 (HQ interiors)

Architect: Squire and Partners

Client: Reiss Ltd



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16 New Burlington Place

Occupying a tight urban site and responding to its context, the new architecture is both contemporary and dramatic. The folded Portland stone façade to the upper floors is particularly distinctive, as is the floating aerofoil roof, and all parts of the new building have been detailed with great care.

16 New Burlington Place, W5

Completed 2006

Architect: Trehearne Architects

Client: The Crown Estate

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