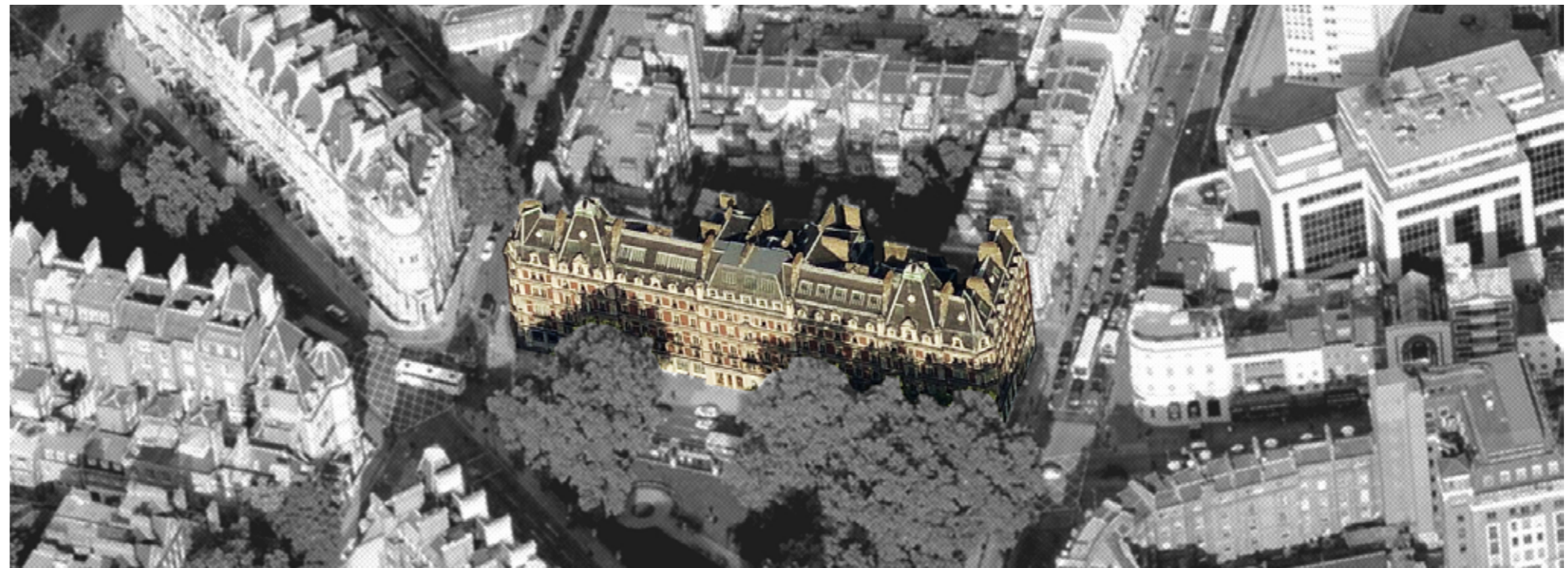




GROSVENOR GARDENS HOUSE

CONTEXT STUDY FOR GROSVENOR GARDENS HOUSE

REV.1



BIRD'S EYE AERIAL PHOTO

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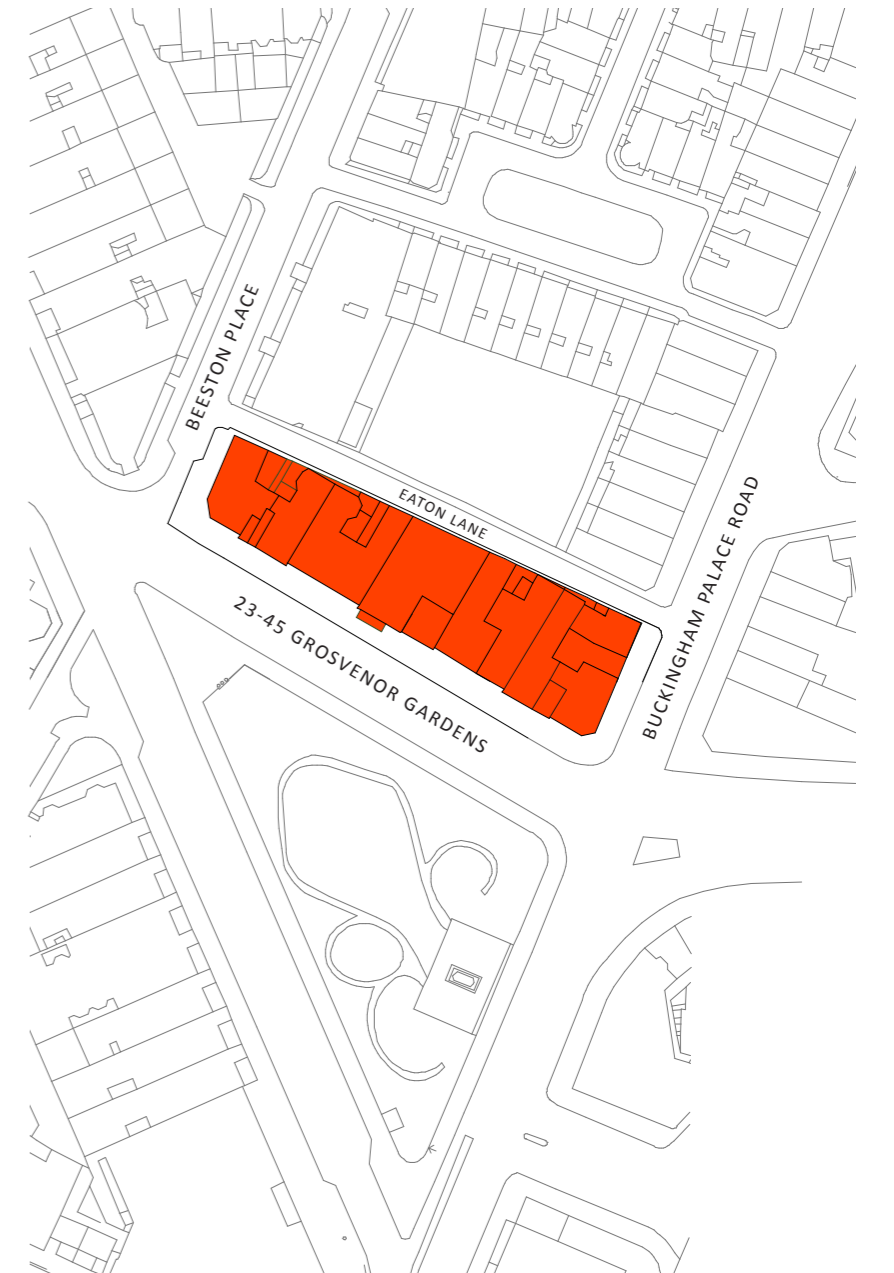


INTRODUCTION



Client Vision

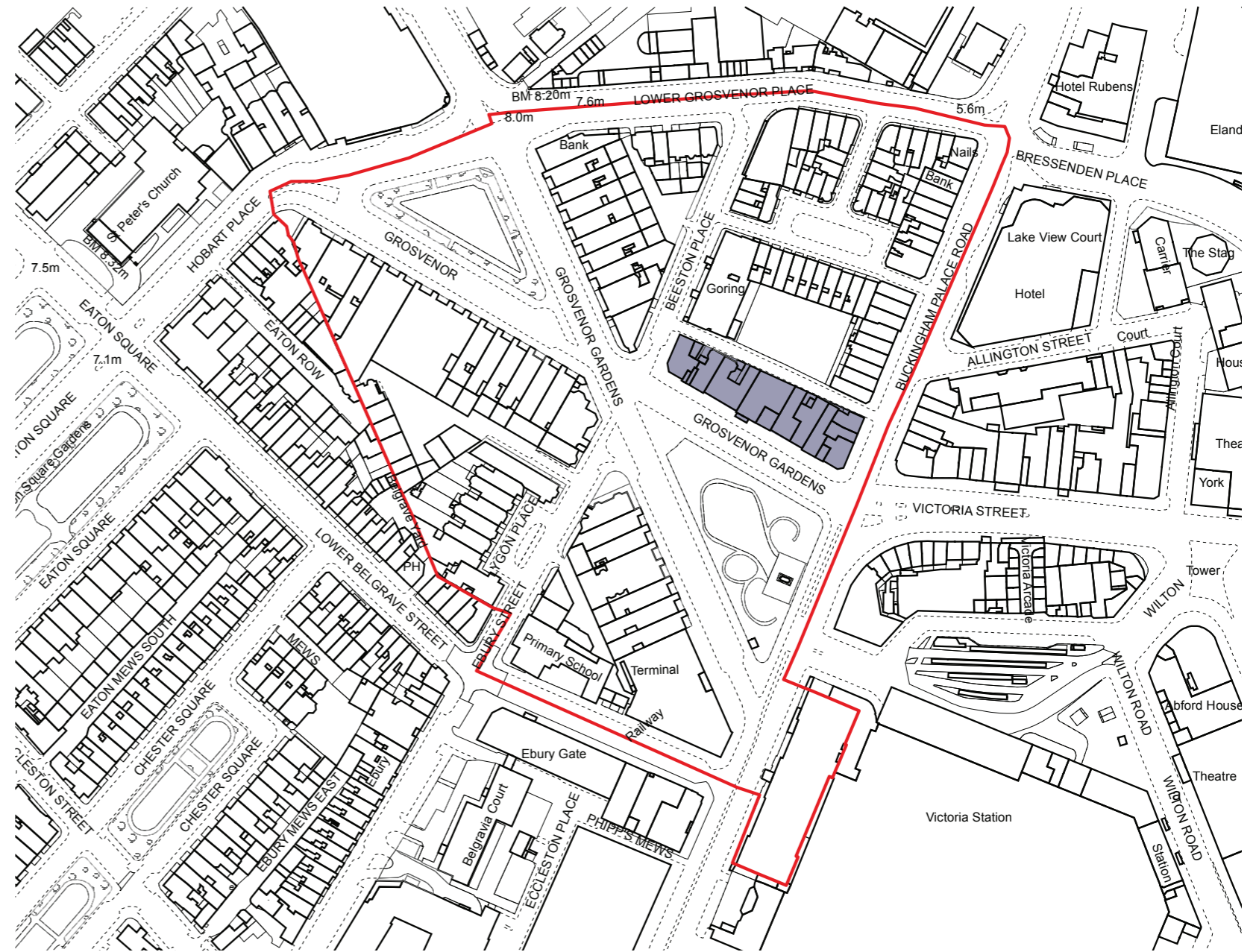
The vision for the redevelopment of Grosvenor Gardens House is to restore the significant historic fabric of this Grade II listed building to its former glory through a carefully considered regeneration strategy. It is specifically the elevations and dramatic roofscape along Grosvenor Gardens, Beeston Place and Buckingham Palace Road which capture the essence of Thomas Cundy III's mid-Victorian French Renaissance style terraces. Some internal features, designed by others, are also of significance as highlighted in the historic building report by Donald Insall Associates, although the building has been remodelled various times. The site presents unique challenges calling for innovative solutions to ensure that Grosvenor Gardens House remains a viable, sustainable building for the foreseeable future without compromising its historic value. The aspiration is to create a high quality mixed use scheme with residential accommodation on the upper floors. Such a scheme can be achieved through a cooperative process with all relevant parties to ensure that the rejuvenated building continues to delight the next generation of occupiers and onlookers alike.



SITE . CONSERVATION AREA



GROSVENOR GARDENS CONSERVATION AREA WESTMINSTER, CITY OF WESTMINSTER, GREATER LONDON



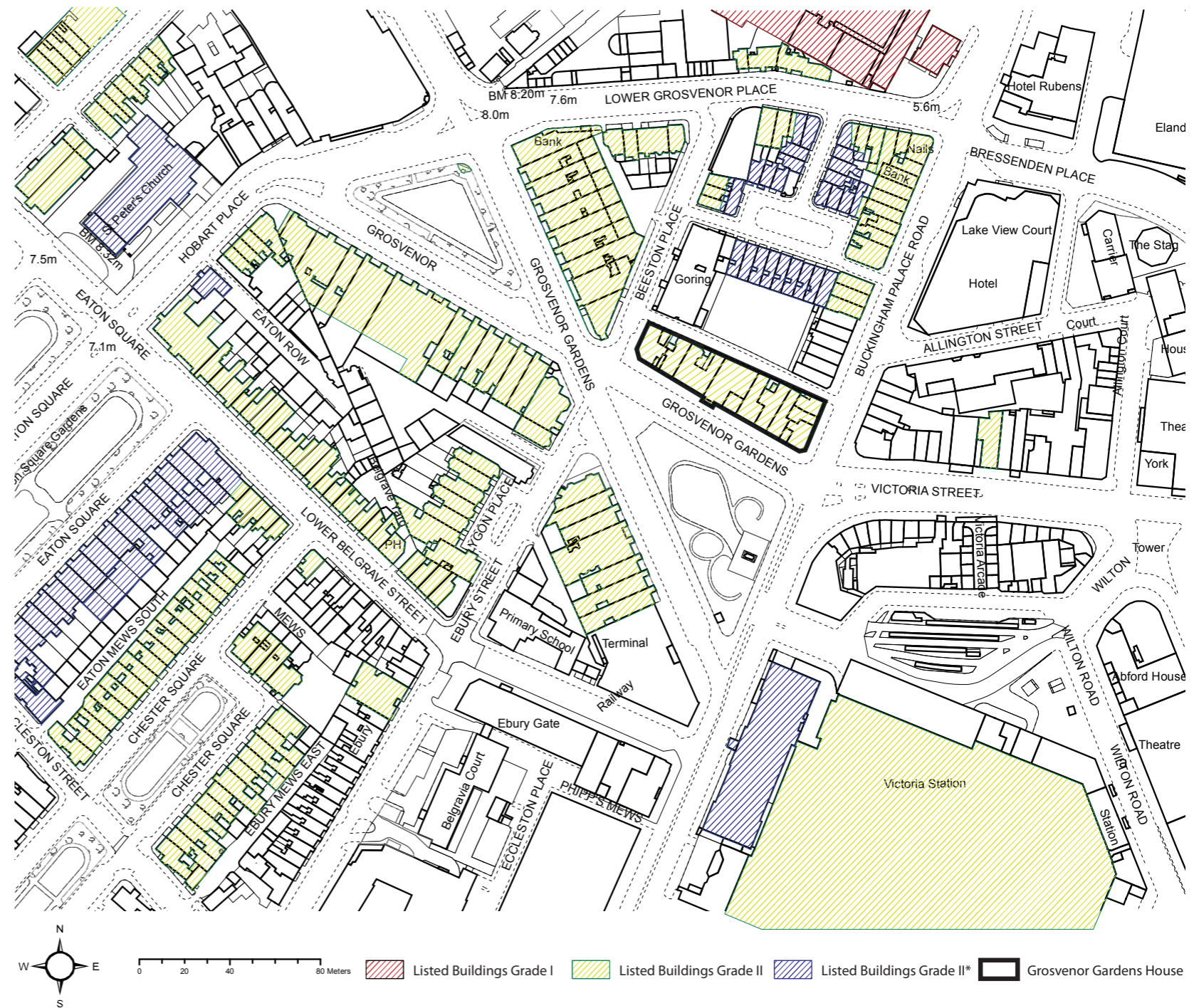
■ Grosvenor Gardens House □ Conservation Area

SITE . LISTED BUILDINGS

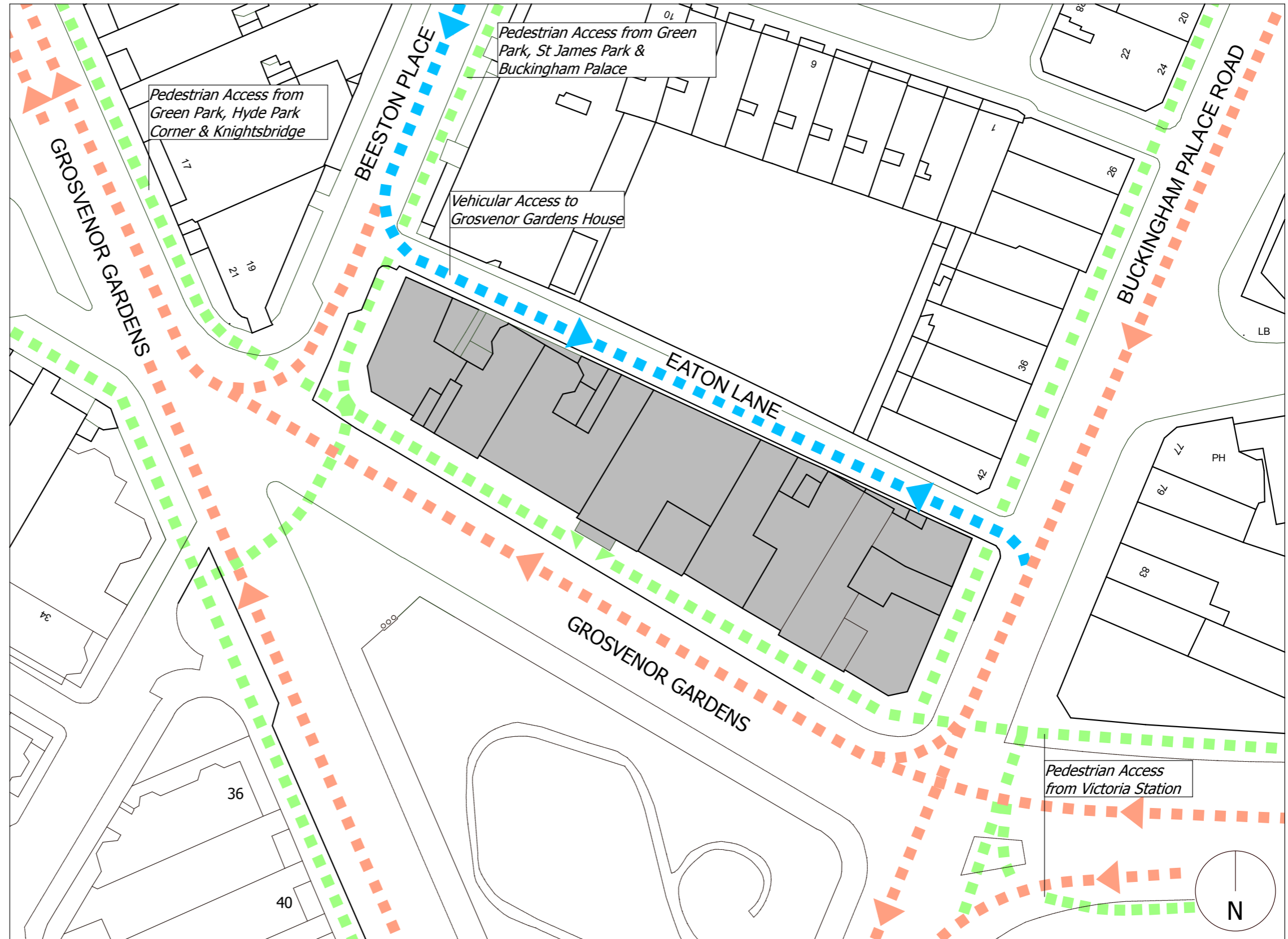


GROSVENOR GARDENS HOUSE - LISTED BUILDING GRADE II

23-45 GROSVENOR GARDENS
 44-52 BUCKINGHAM PALACE ROAD SW1
 WESTMINSTER, CITY OF WESTMINSTER, GREATER LONDON



SITE . ACCESS & MOVEMENT



SITE . EXISTING BUILDING CONSTRAINTS



Client Vision

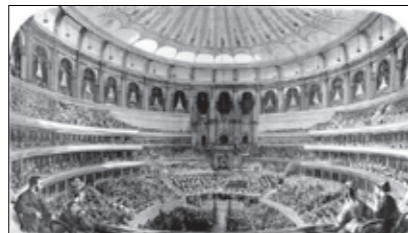
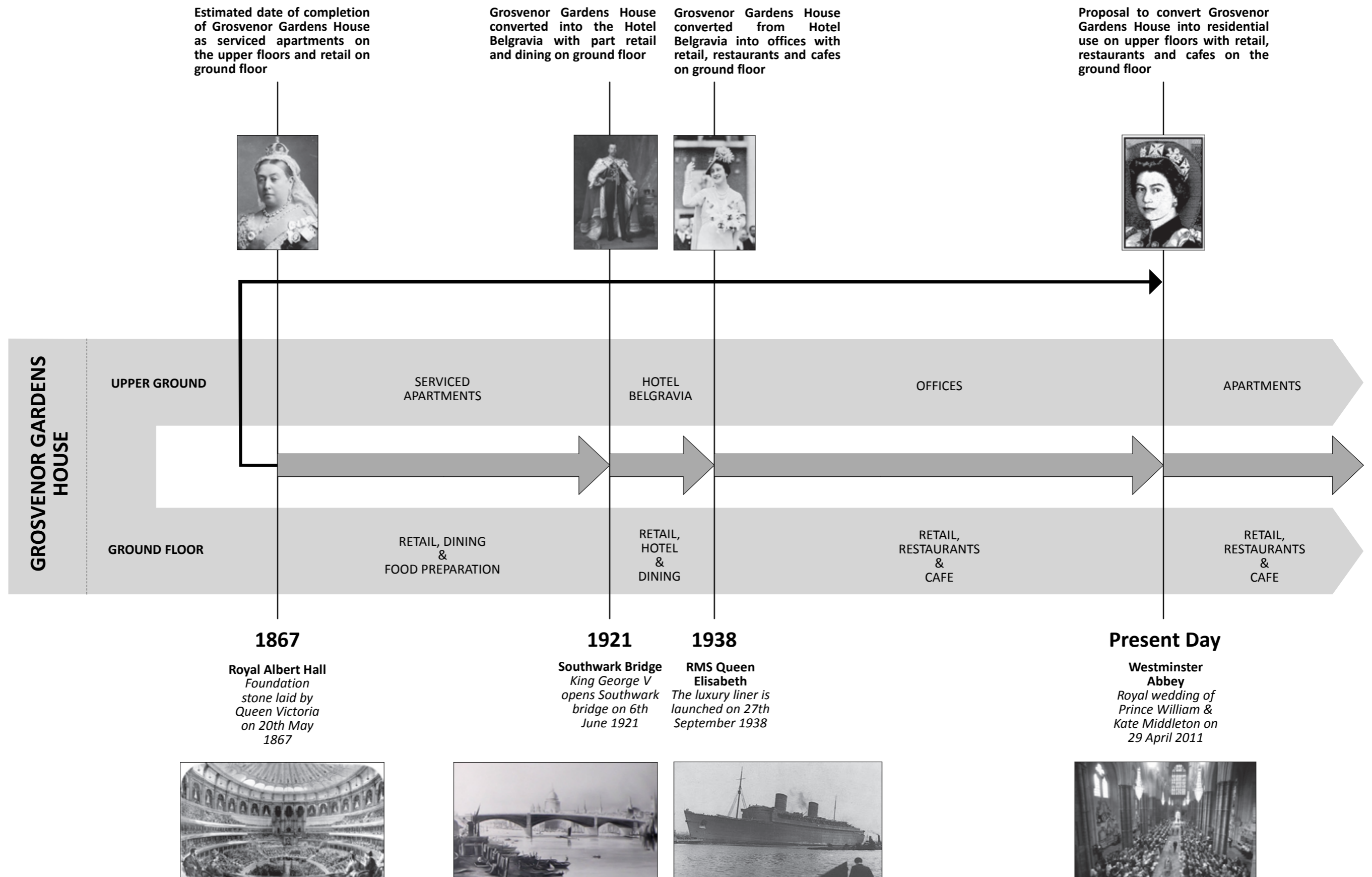
There are numerous architectural benefits in remodelling the rear of the existing building as the current façade facing Eaton lane is questionable in its contribution to the character of the conservation area. The rear of the building was not designed by Thomas Cundy III and is inferior compared to the front and side elevations. The overall massing of the projecting wings to the rear façade creates a fragmented façade along Eaton Lane which lacks a positive frontage to the public domain. There are four main projections with hipped slate roofs at right angles to the existing central corridor with further extensions from the main corridor terminating at the lower floors with flat roofs. The existing building fabric along Eaton Lane is generally of poor quality compared to the richly detailed bays on the other elevations. The existing windows and brickwork are also in a poor state. Random galvanized steel extract ducts and air handling units further detract from the facade. At street level the first impression of the building is a view on solid doors or obscured windows in a defensive blank wall. Such features coupled with unsightly utilitarian metal railings, security grilles and obscured glazing adds to the unfortunate state of the elevation. The roofscape which follows the plan form is overly complex with projecting chimney stacks and numerous down pipes scattered over the façades. The plan form of the existing building contains a central corridor on the upper floor levels connecting the three stair cores. The rooms are arranged towards the north and south of the central corridor. This plan form is limited in its suitability for modern apartments as half of the apartments will be north facing single aspect units if the central corridor remains. The original central staircase has been severely compromised with the insertion of a small lift into the main stairwell.



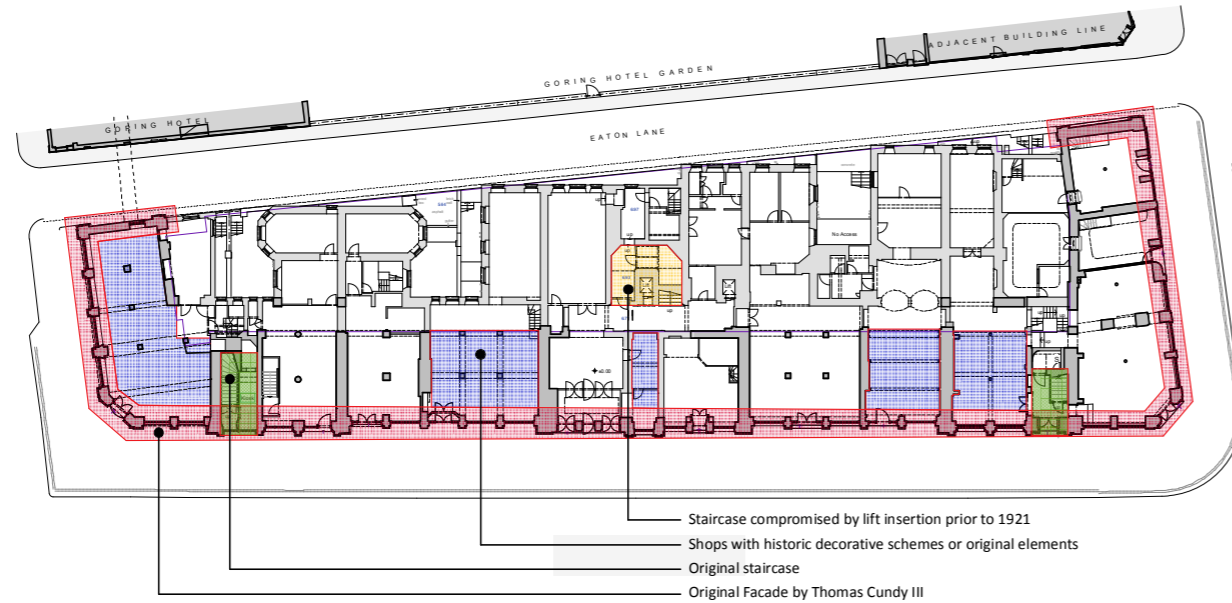
SITE CONTEXT . STREET ELEVATIONS



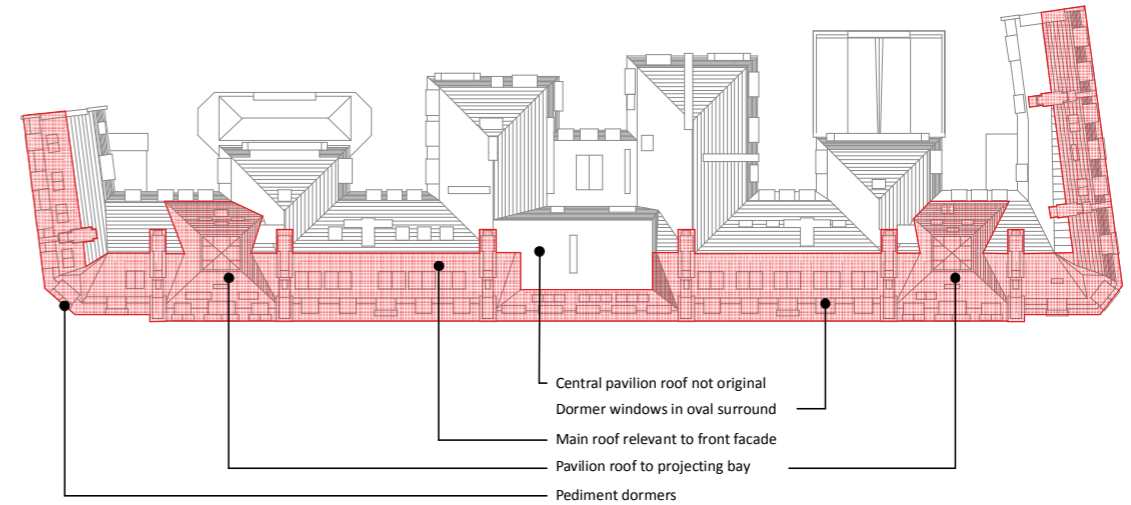
BUILDING . HISTORY TIMELINE



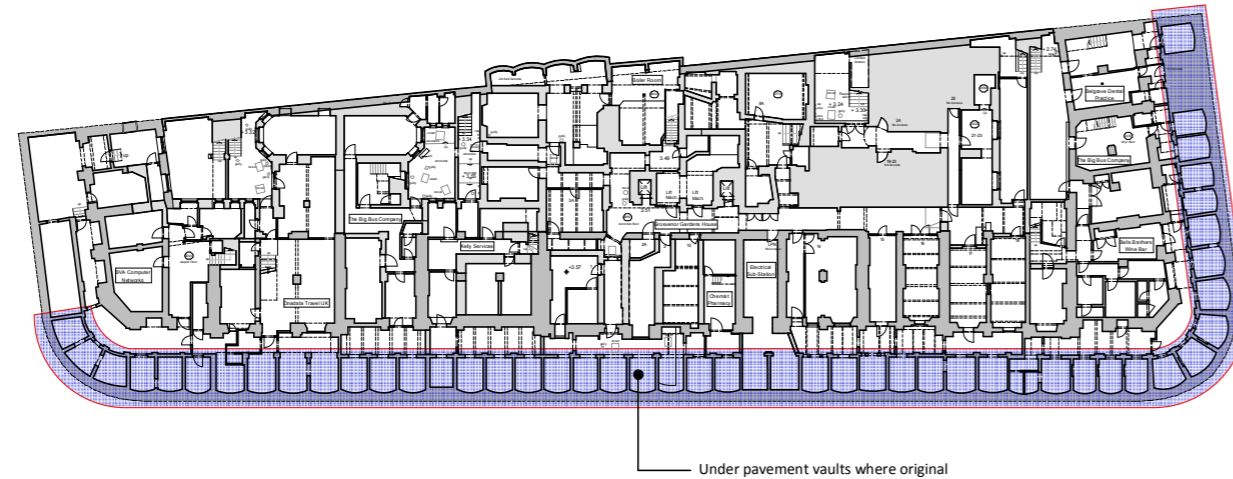
BUILDING . HISTORIC REPORT 1 [GENERAL]



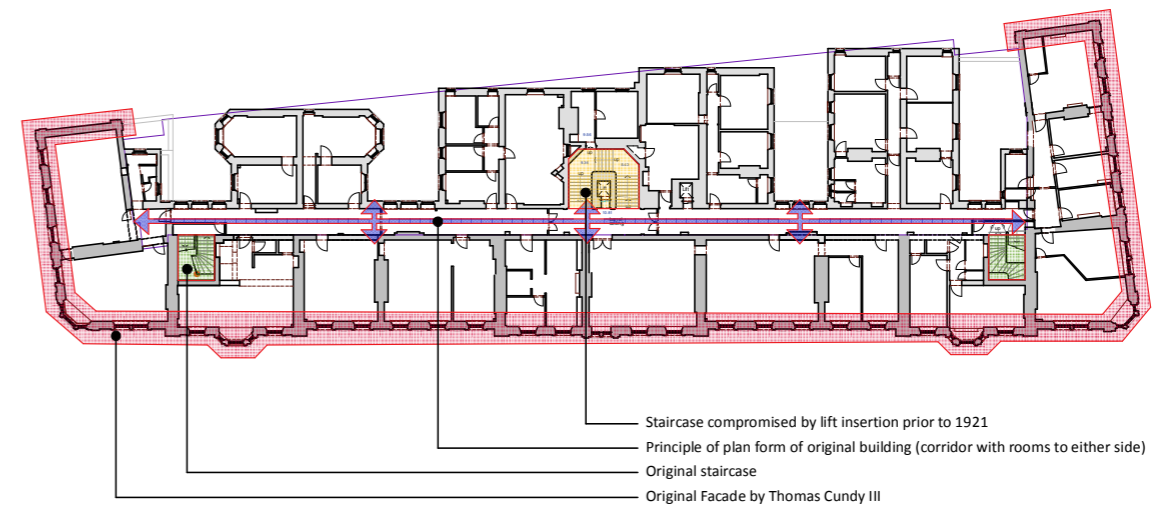
Ground Floor Plan
Scale 1:500 @ A3



Roof Plan
Scale 1:500 @ A3



Basement Plan
Scale 1:500 @ A3

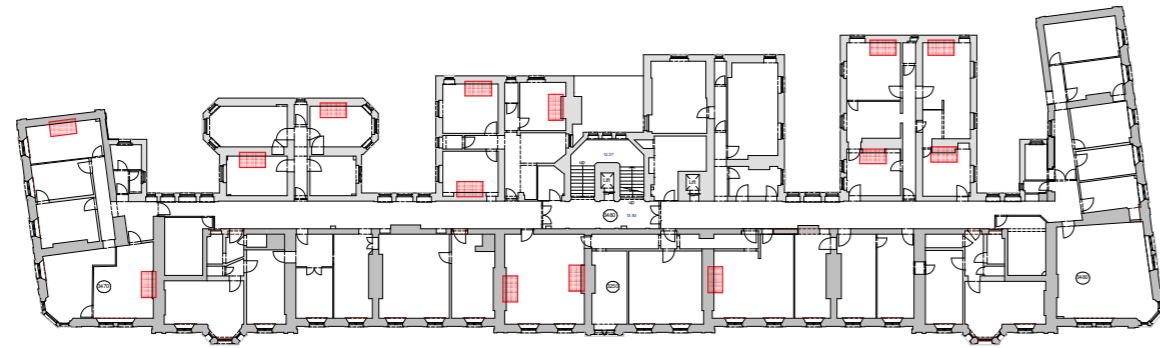


Typical Upper Floor Plan
Scale 1:500 @ A3

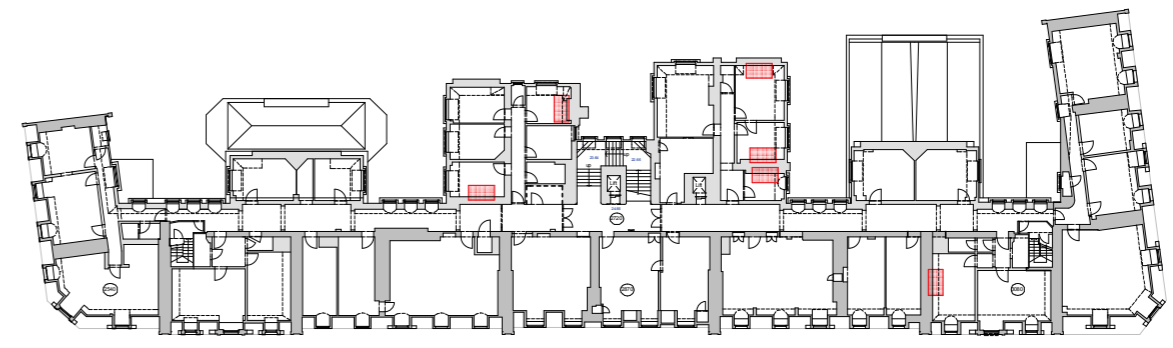
Drawing to be read in conjunction with Donald Insall Associates Historic Buildings Report

- KEY
- Primary Significance
 - Secondary Significance
 - Original Staircases
 - Severely compromised & altered staircase

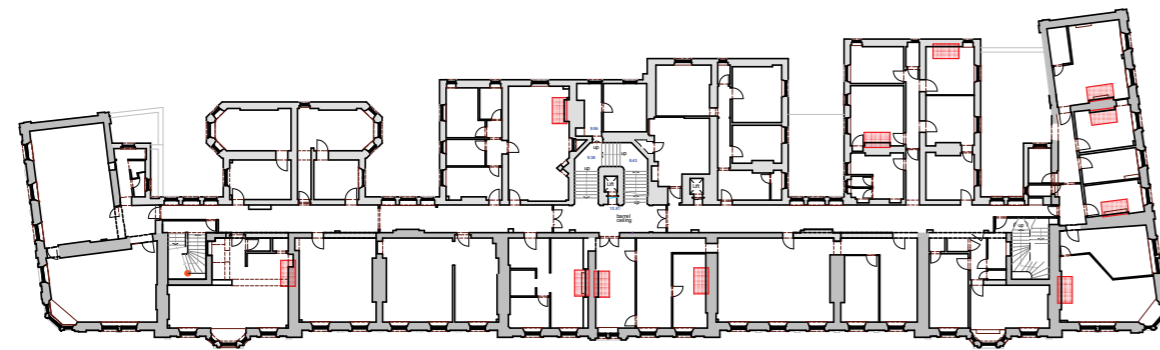
BUILDING . HISTORIC REPORT 2 [CHIMNEY PIECES]



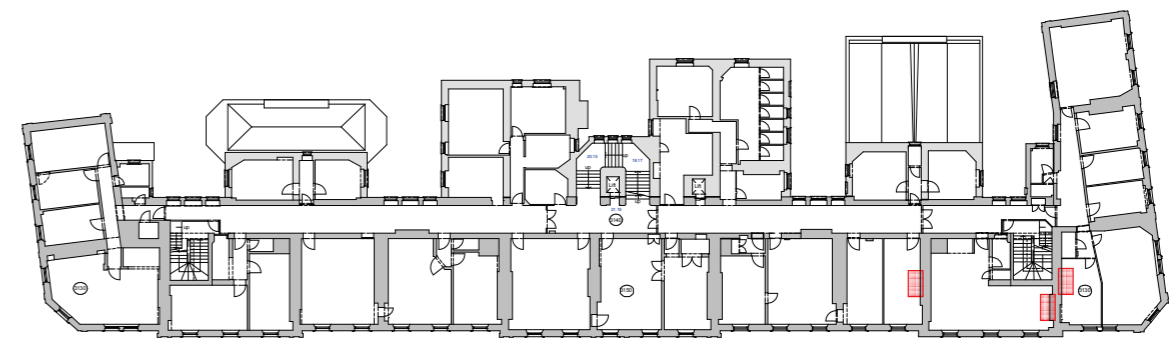
Second Floor Plan
Scale 1:500 @ A3



Fifth Floor Plan
Scale 1:500 @ A3

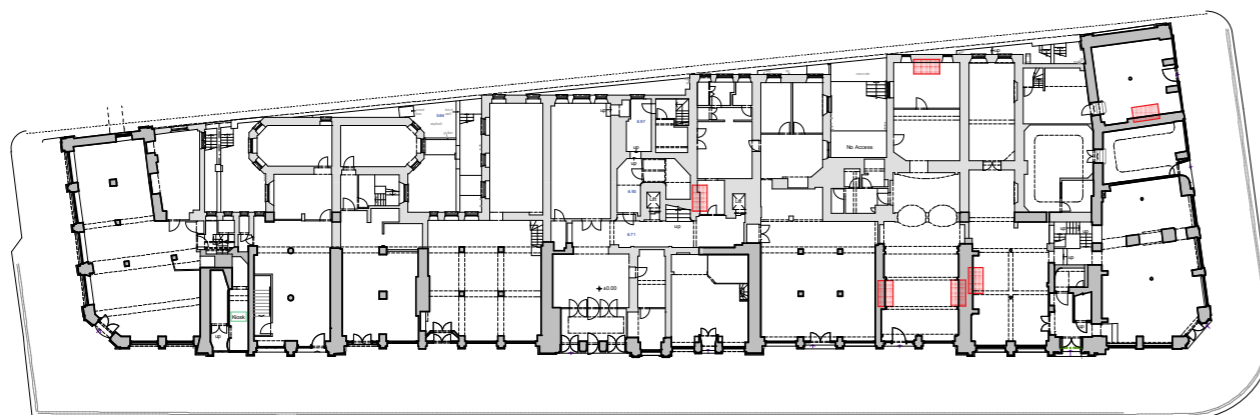


First Floor Plan
Scale 1:500 @ A3

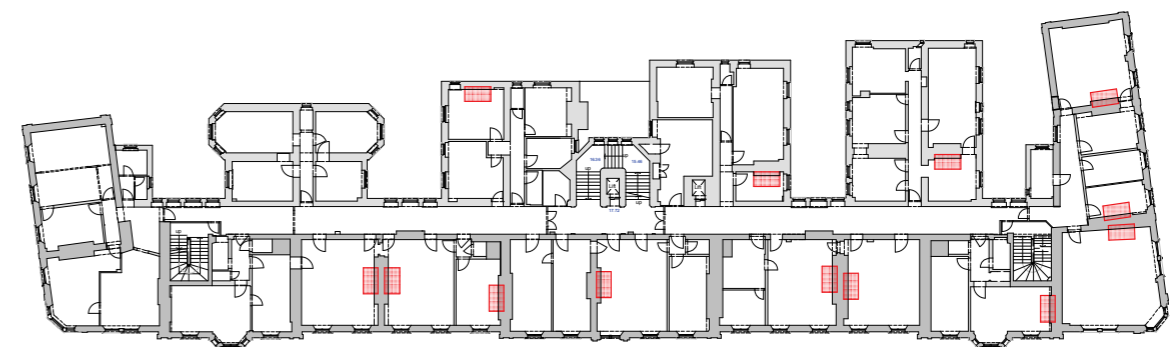


Fourth Floor Plan
Scale 1:500 @ A3

10




Ground Floor Plan
Scale 1:500 @ A3



Third Floor Plan
Scale 1:500 @ A3

Drawing to be read in conjunction with Donald Insall Associates Historic Buildings Report - Chimney pieces

KEY

 Location of notable chimney pieces



Benefits of a high quality residential scheme

The original building contained shops and restaurant facilities on the ground floor with entresol. The remainder of the upper floors contained apartments. The opportunity exists for the reintroduction of residential accommodation to the upper floors in line with the original intended purpose. There are further opportunities to remodel the arbitrary modernised shop fronts at the ground level to create a uniform scheme in keeping with the architectural language of the existing facades. Further benefits of a residential scheme include the provision of a leisure facility to enhance the quality of residents experience of the building which could be shared with other users depending on the specific arrangements.

The detail restoration of the original features of the building can encompass various elements including extensive window refurbishment, the reinstatement of external features such as decorative metal railings to the pitched slate roofs, removal of render from chimney stacks to expose the original brickwork, removal of the modernised skylights to the pitched slate roofs etc. The restoration of the existing fabric on the external facades can be linked to the interior scheme for the building by appropriate use of the architectural language in the principal rooms which are visible from the public domain. Interior features such as existing stairs and original fireplaces will be incorporated into the scheme and restored to their original state where possible.

This vision does not only include for restoration of the currently neglected building, but also the enhancement of the greater Grosvenor Gardens conservation area. This area of opportunity includes Eaton Lane and the public open space at Grosvenor Gardens South. Eaton Lane and the Eaton Lane frontage is currently in a state of neglect. There is an opportunity for regeneration along this edge by creating places of interest or destination spaces at ground floor level. This will undoubtedly be of benefit to the conservation area and the neighbouring buildings as the current streetscape is less than inviting. A current lack of meaningful pavement space along the ground plane of the building can be redressed by creating a pedestrian friendly environment by providing traffic control measures within a high quality hard landscaped street.

Our aim is to secure longevity for the building through a partial restoration and partial redevelopment strategy which will make a positive contribution to the building, site and conservation area.

