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New Burlington Place

Information Pack





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New Burlington Place

New Burlington Place is the reflection of our previous project with the Crown Estate, 10 New Burlington Street. The scheme involves the regeneration of two listed buildings on New Burlington Street and provides a rich mix of uses.

A tale of two sites

New Burlington Place and 10 New Burlington Street are part of The Crown Estate's £1 billion investment in Regent Street. Together these two projects - both designed by Allford Hall Monaghan Morris - create 175,000 square feet of office space, 65,000 square feet of retail space and public realm improvements.

New Burlington Place is the second part of this evolving urban story.

New Burlington Place

New Burlington Place redevelops a disparate series of buildings into a cohesively layered urban block. The architectural response is both sensitive and confident. On one hand, the new building sits behind two retained Grade II listed facades on Regent and New Burlington Street, while on the other, its triple glazed skin – composed of a curved stack of closed cavity facade panels – distinguishes the scheme's presence on New Burlington Place. The new facade's tapered form not only reduces perceived mass and increases sun penetration to the ground floor, but in continuing upwards, creates double-height spaces and hides plant.

Two listed Georgian townhouses are subsumed by the scheme's new plan, one integrated into the corner retail unit and the other transformed into a high-end single dwelling unit. In total, 80,000 square feet of office space over six floors, 32,000 square feet of retail space over three floors and a collection of new city courtyards are created within the curtilage of the Regent Street Conservation area.

The retail element has been pre-let to Polo Ralph Lauren and Michael Kors. The new building was inaugurated in March 2016.

Project details

Name: New Burlington Place
Address: 1 New Burlington Street,
London, W1S 2JD
Sector: Commercial
Completion: 2015
Cost: £50m
Size: 172,000 ft² | 15,980 m²

Key design team

Client: The Crown Estate
Development Manager: Exemplar Properties
Architect: Allford Hall Monaghan Morris
Main Contractor: Mace Group
Structural Engineer: Waterman Structures
Services Engineer: Watkins Payne Partnership
Quantity Surveyor and CDM Coordinator:
Gardiner & Theobald
Project Manager: Buro Four
Planning Consultant: CB Richard Ellis
Heritage Architect: Donald Insall Associates
Facade Engineers: ARUP Facades





Restored facade

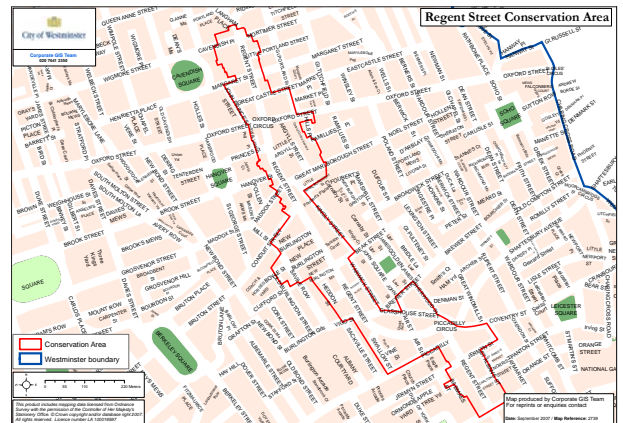
Regent Street is protected as a listed building, with at least a Grade II status, so it was essential that we worked closely with our client and conservation consultants to identify, enhance and preserve any areas of historical importance.

An historic street frontage

Regent Street was originally designed by John Nash under the commission of the Prince Regent and was completed in 1825. It was one of the first ever planned developments of London and was always conceived as a shopping destination.

Regent Street was first designated as a Conservation Area in 1973 (see map of Regent Street Conservation Area, right), extended in 1984 to the north side of Glasshouse Street and the corner of Coventry Street and Haymarket.

The early 19th century buildings on Regent Street became unfashionable and impractical towards the end of that century and the street was rebuilt in the grand Beaux-Arts style between 1898 and 1930. But the style and architectural integrity of the street remain, and every single building on Regent Street is listed. Along with some side roads and alleys, these form the Regent Street Conservation Area.



A map of the Regent Street Conservation Area



Historic image of Regent Street, 1930

Transformation of the existing

The proposal

The project has involved the following key elements:

- Retention and restoration of 169-183 Regent Street facades and mansards.
- Redevelopment behind the retained facades of the 169-183 Regent Street.
- Retention and restoration of 1 & 2 New Burlington Street.
- Retention and part rebuilding of the facades of 3 & 4 New Burlington Street.
- Redevelopment behind the retained facades of the 3 & 4 New Burlington Street.
- Demolition and redevelopment of 2 - 4 New Burlington Place.
- Associated public realm enhancements and highway works.



Existing view of 169 - 183 Regent Street, May 2009



Existing view of 169 - 183 Regent Street looking north west, May 2009

Transformation of the existing



Existing view from the corner of 169-181 Regent Street, May 2009



New view from the corner of 169-181 Regent Street



Existing view of New Burlington Street, May 2009

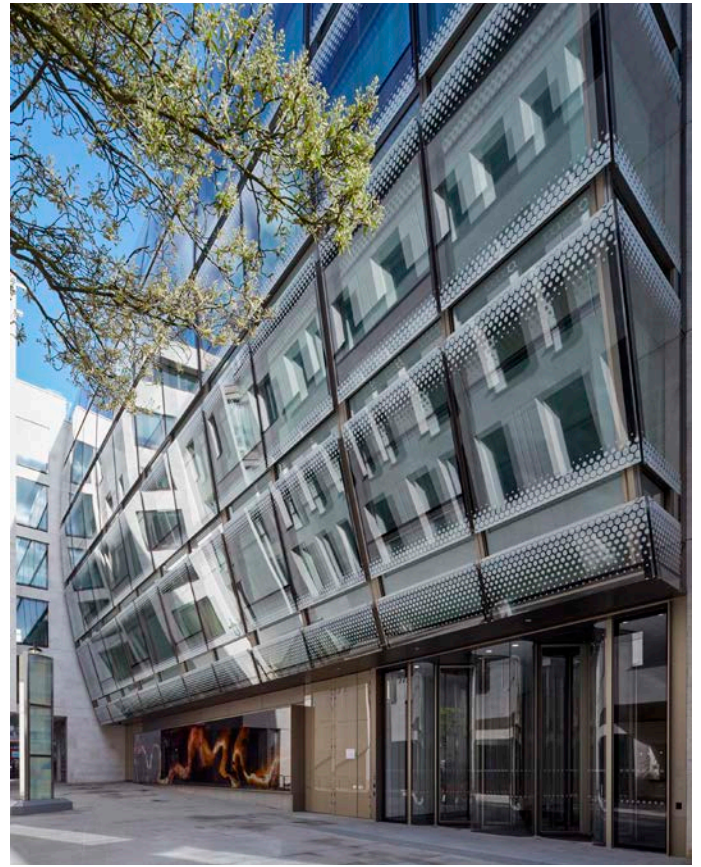


Transformation of New Burlington Street, May 2014

Transformation of the existing



Existing view of junction of New Burlington Place and Savile Row



New view of junction of New Burlington Place and Savile Row



Existing New Burlington Place view looking east

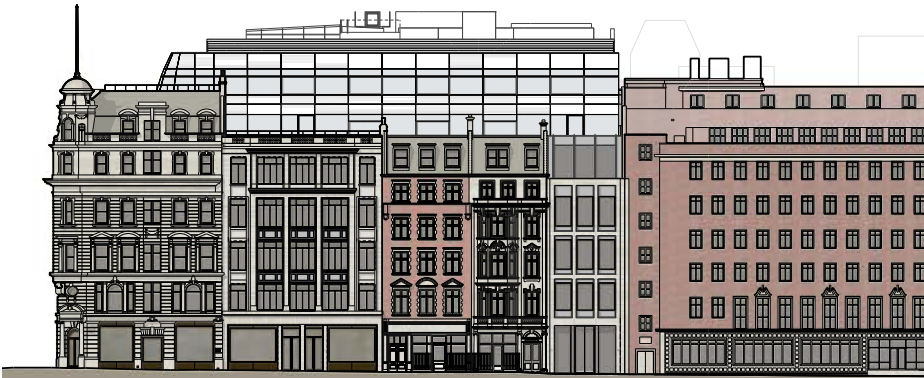


Transformation of New Burlington Place view looking east

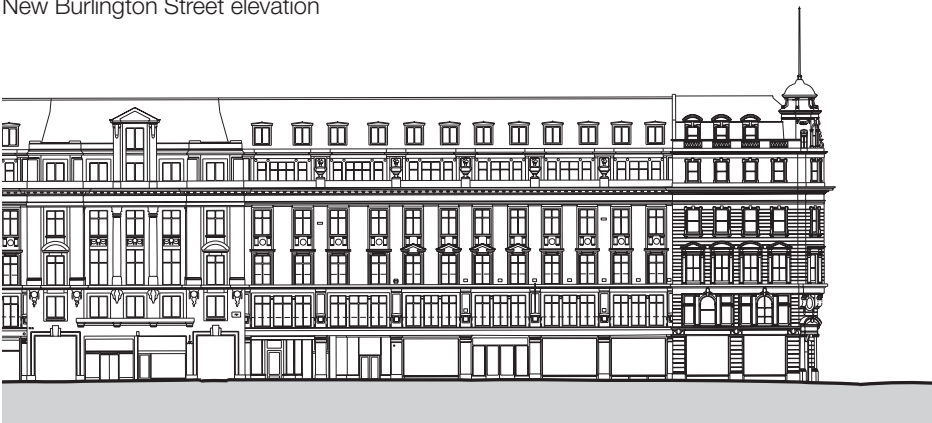
Transformation of the existing



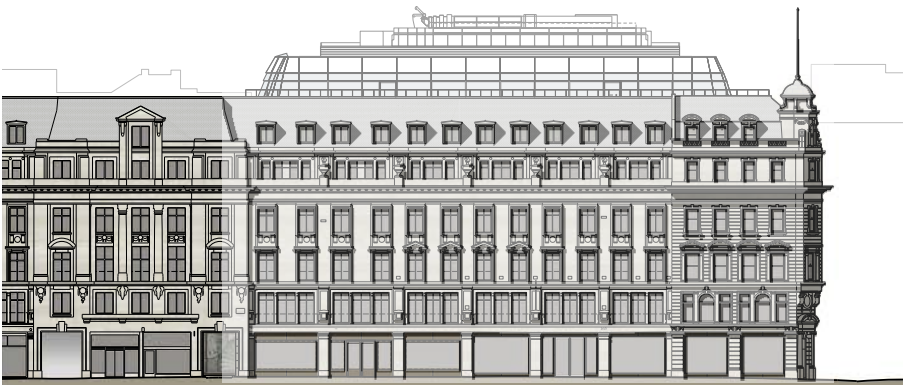
Existing elevation - New Burlington Street



New Burlington Street elevation



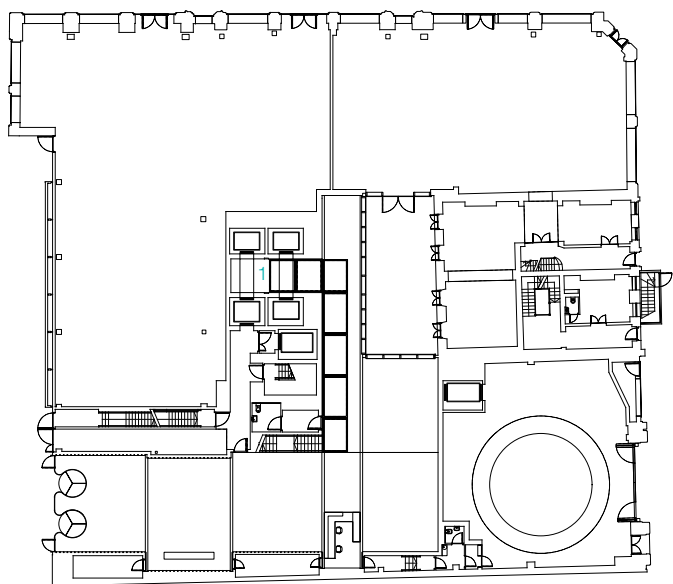
Existing elevation - Regent Street



Regent Street elevation

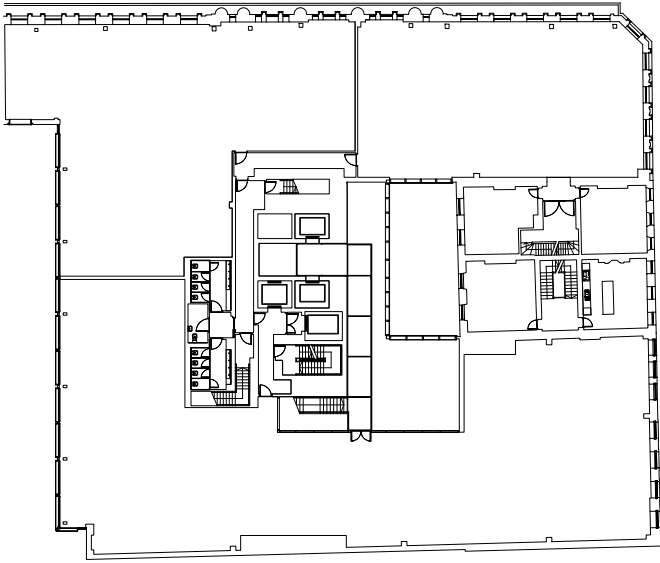


Site plan

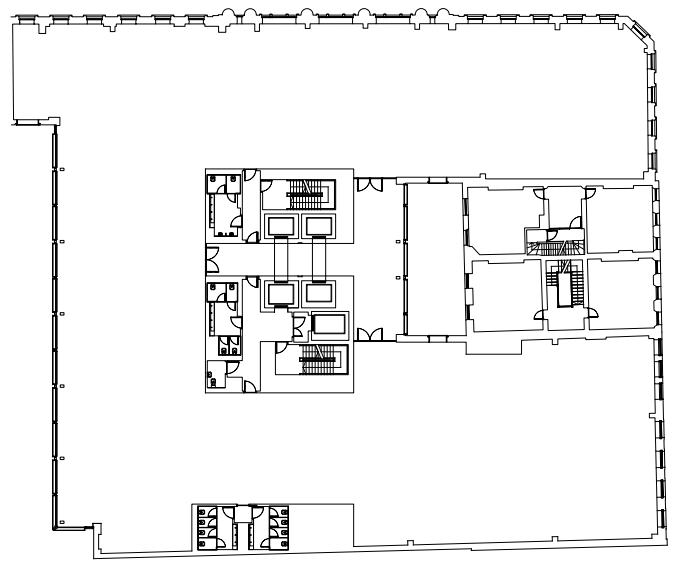


Ground floor plan

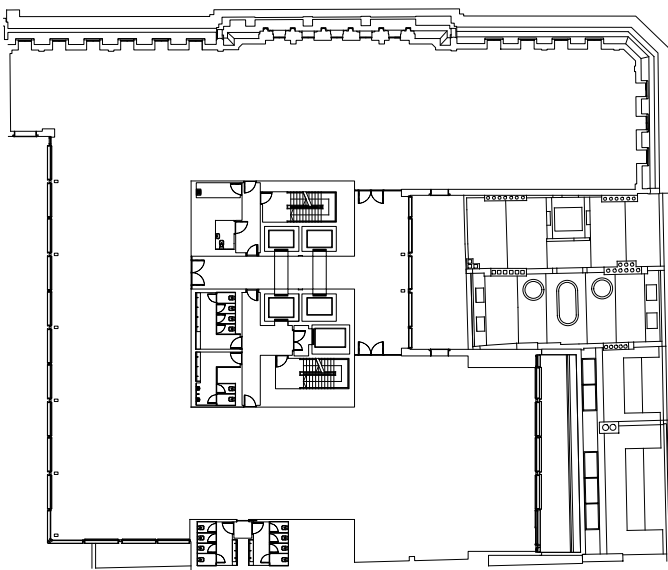
Drawings



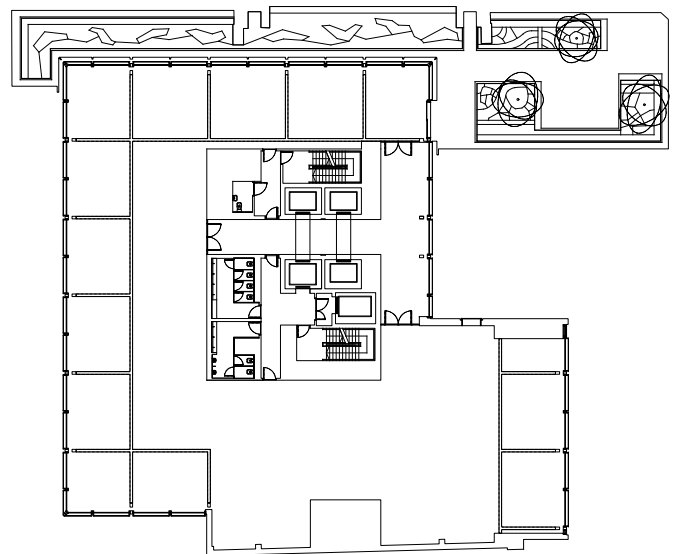
First floor plan



Second floor plan



Fifth floor plan



Sixth floor plan

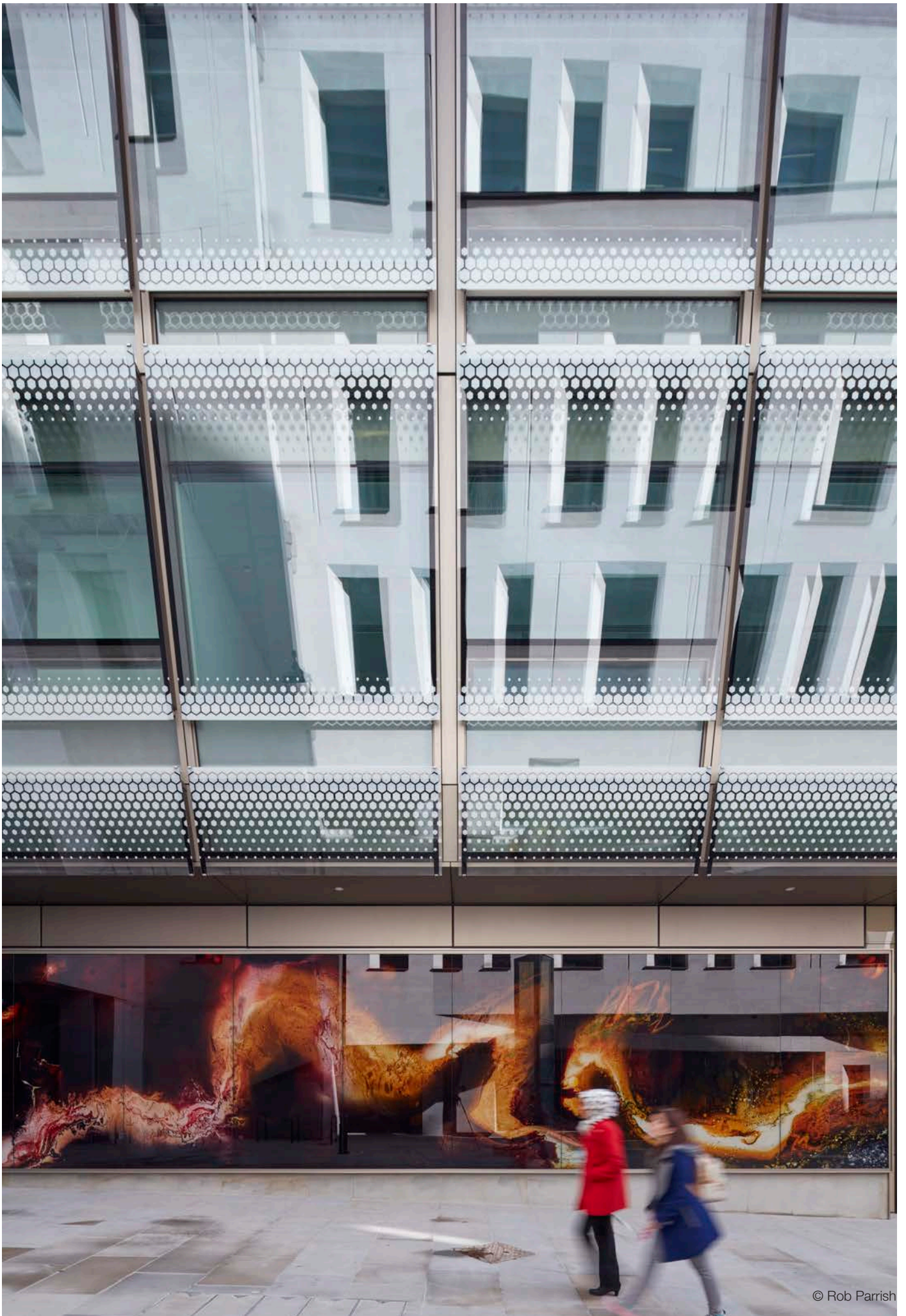


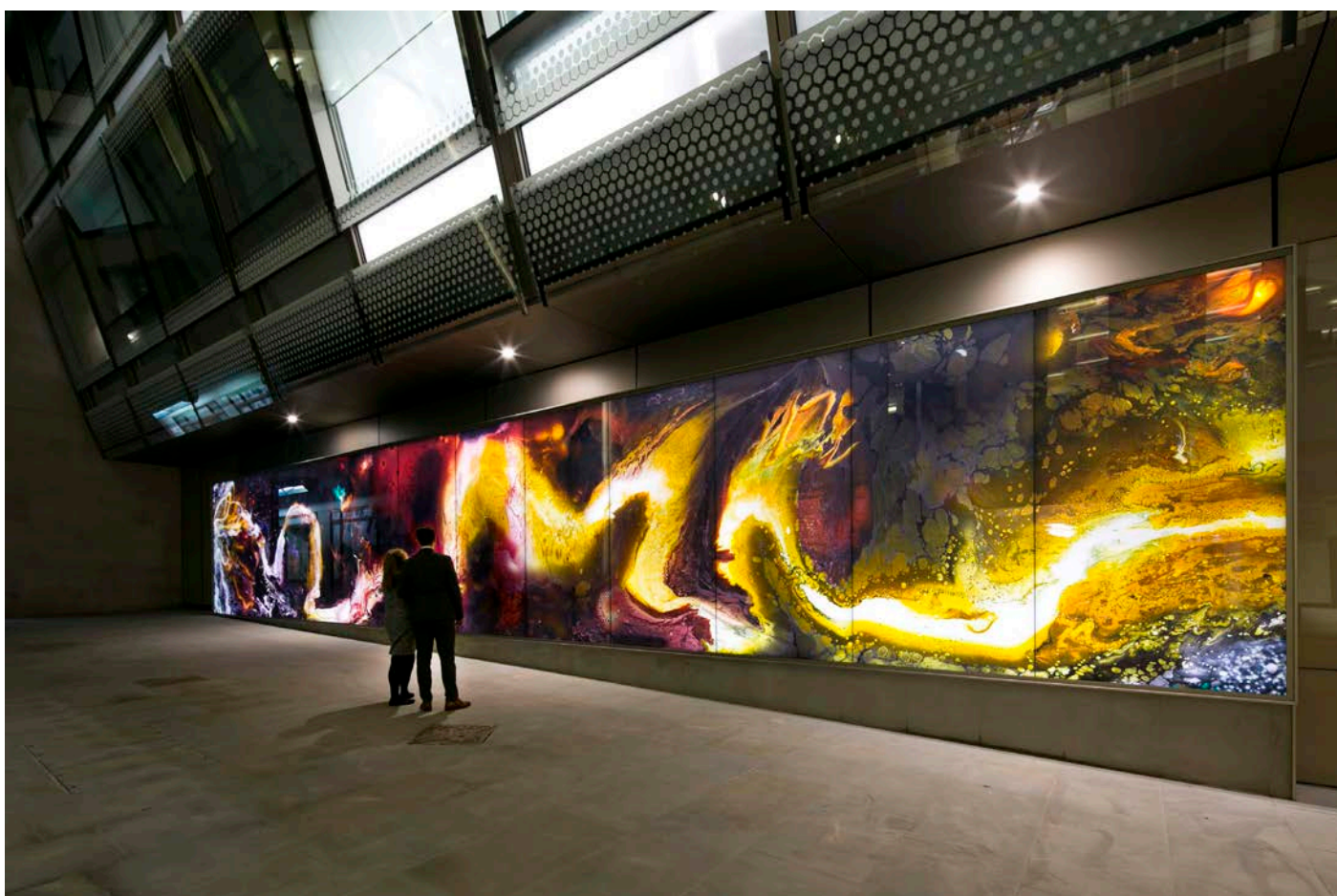
Section through New Burlington Place



Photography



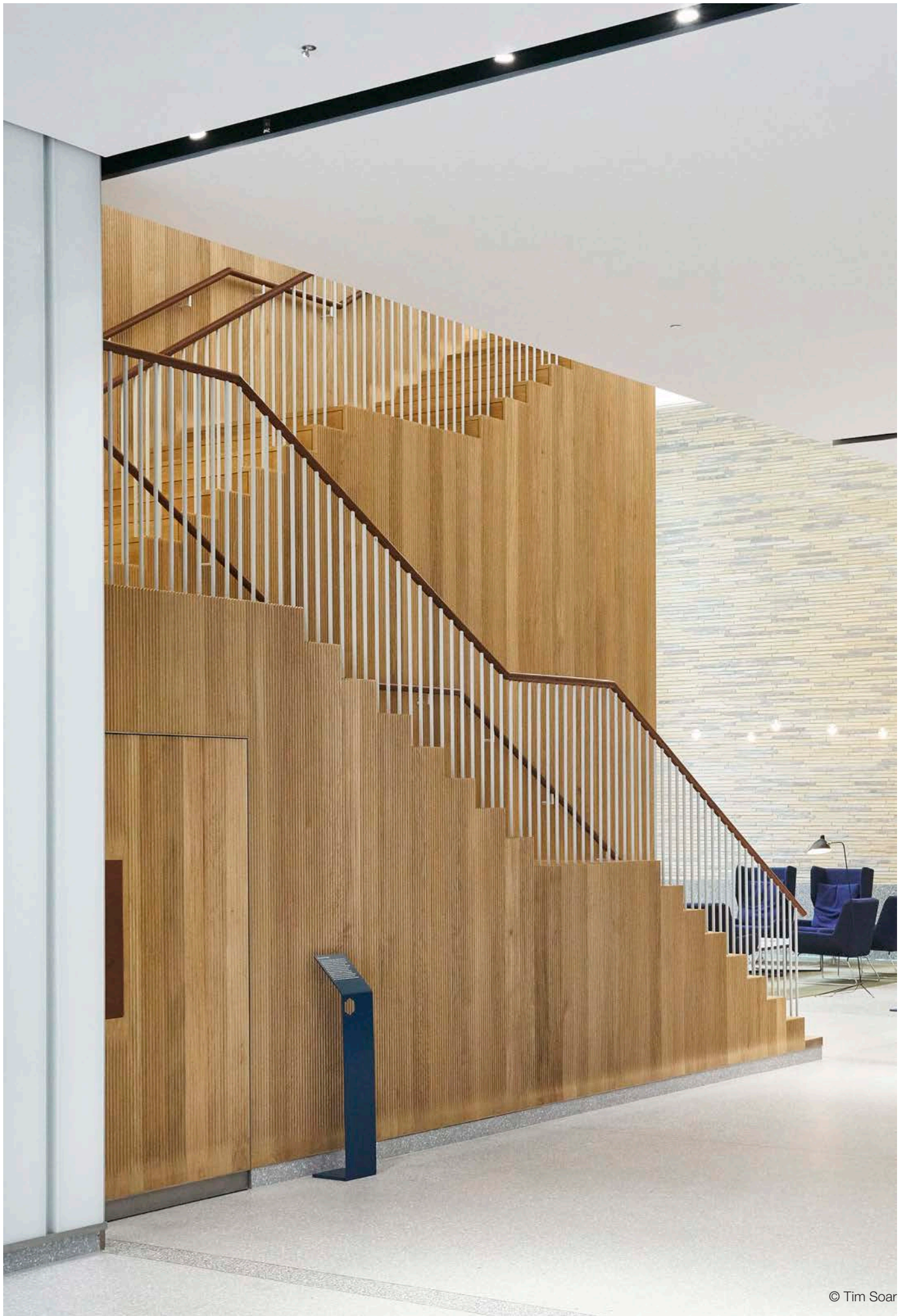


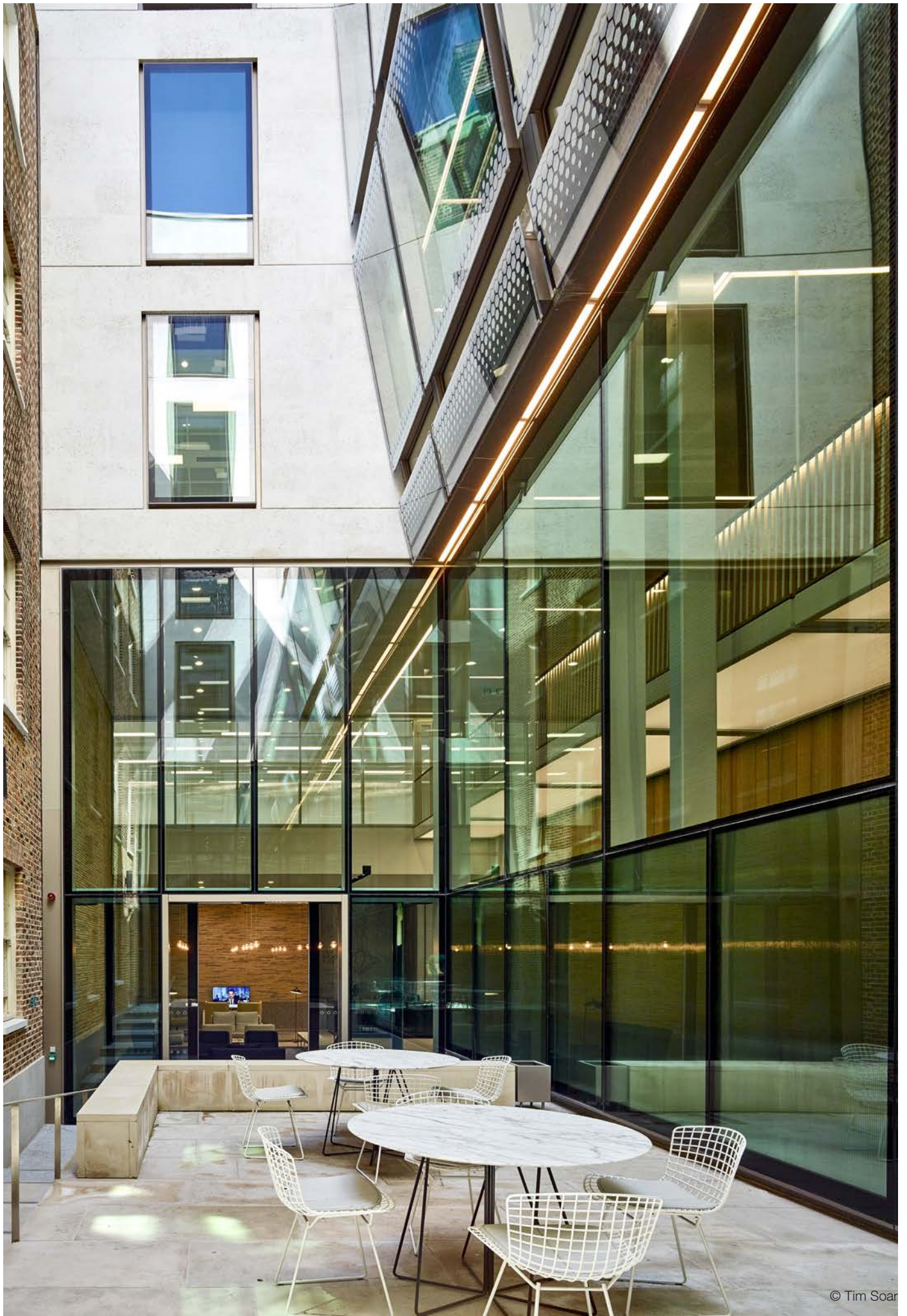


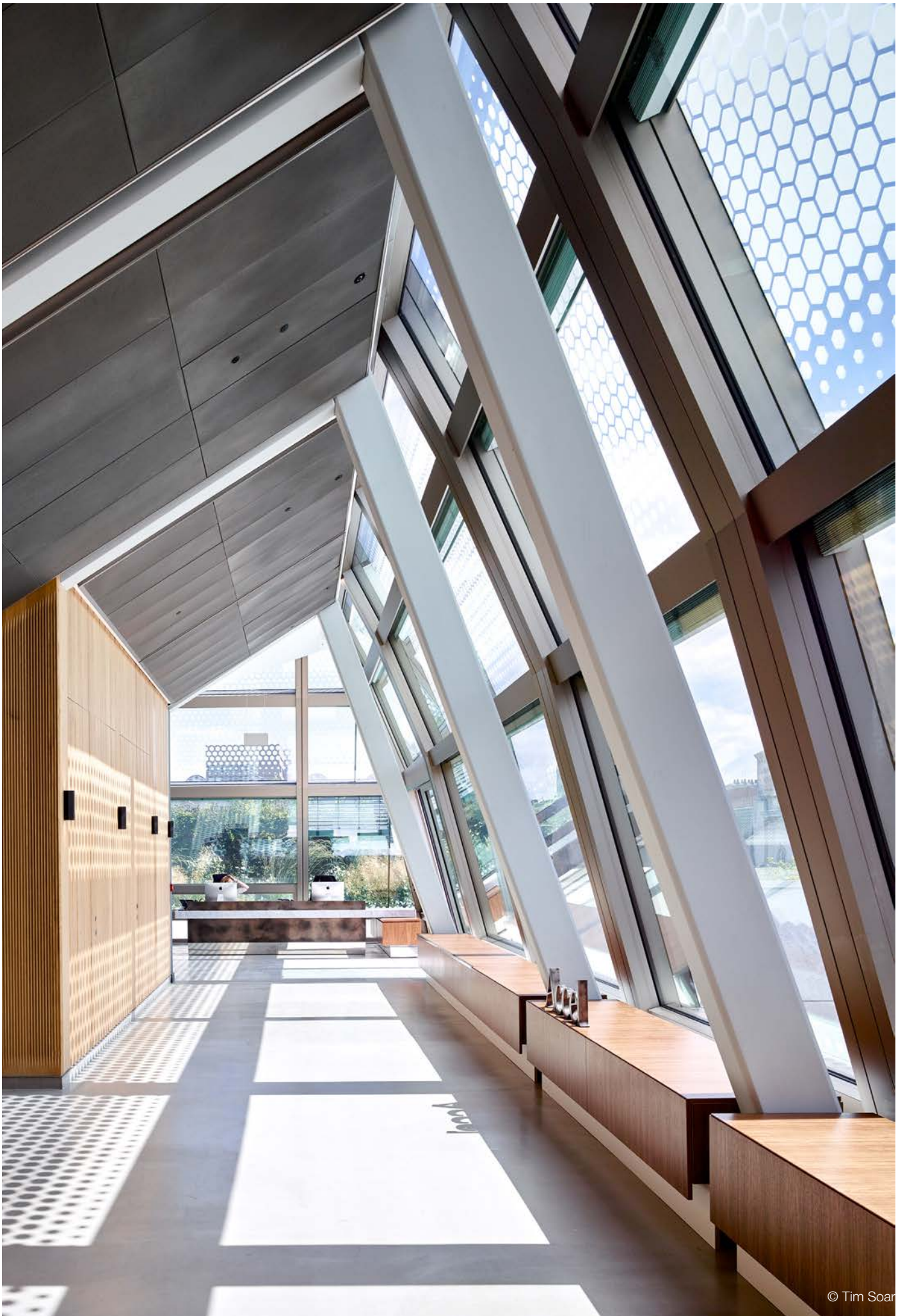
Keith Tyson, So our Rivers flow, 2016 One New Burlington Place
façade, London. Commissioned by The Crown Estate; Architect:
AHMM; Curated by Modus Operandi Art Consultants

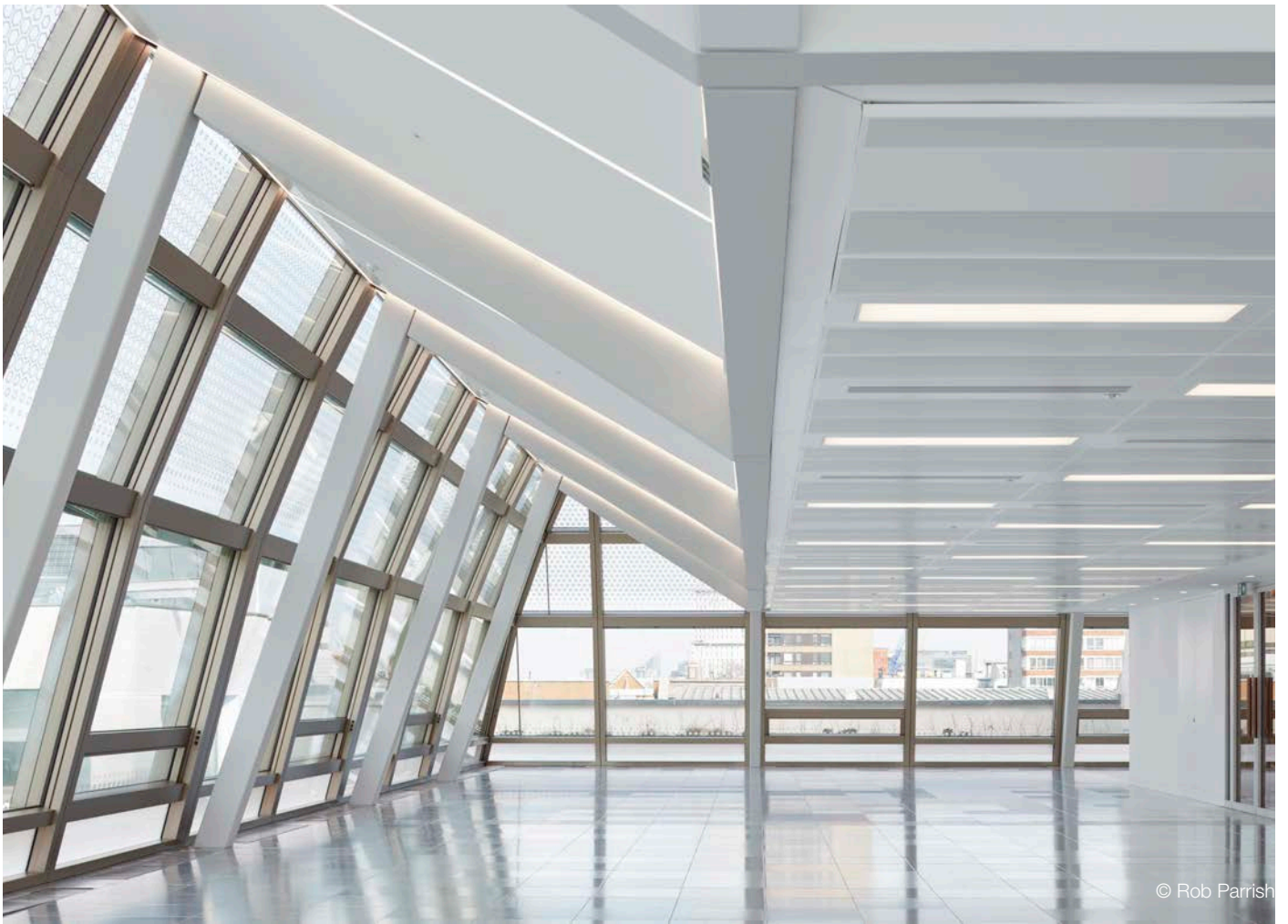




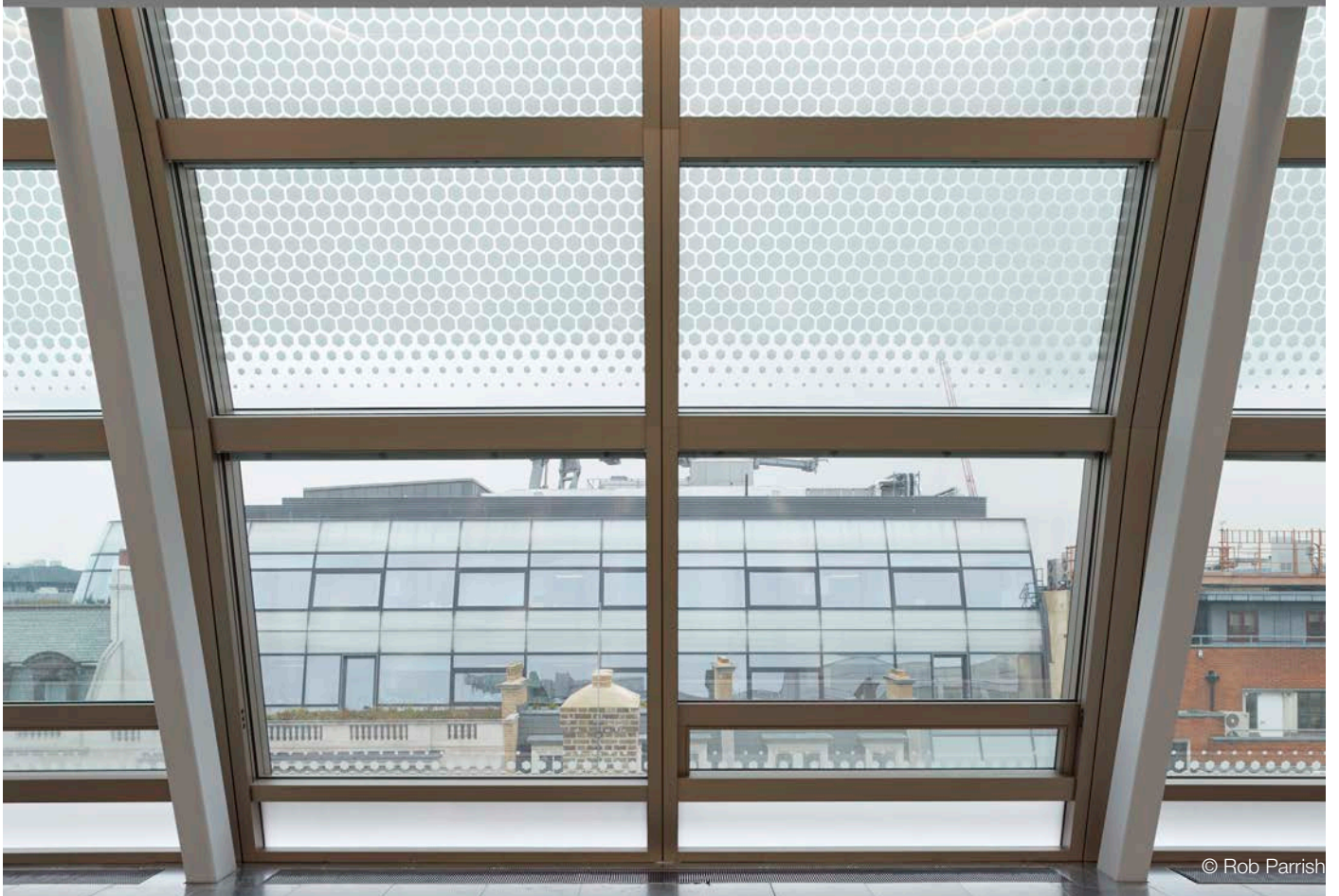








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