

ALLFORD  
HALL  
MONAGHAN  
MORRIS

# Saatchi Gallery

Information  
Pack





## SAATCHI GALLERY

Duke of York's HQ  
Duke of York Square  
London SW3 4RY

### Contract Value:

Not disclosed

### Contract Form:

Lump sum

### Practical Completion Date:

September 2008

### Total Gross Internal Area:

6,224.5 m<sup>2</sup> (67,000 sq ft)

### Project Team:

Client:	Saatchi Gallery
Architect:	Allford Hall Monaghan Morris
Project Manager:	Saatchi Gallery
Main Contractor:	Knight Harwood
Quantity Surveyor & Contract Administrator:	Jackson Coles
Structural & M&E Engineer:	Arup
Lighting Engineer:	ERCO Lighting Ltd
Building Control:	BRCS Ltd
Sub-Contractors:	Barrisol (stretch ceiling) Calan Point Contracts Ltd & MJ Hillson Ltd (joinery) Dinesen (flooring) FFE (fire alarms) H&S Decorating Specialist Ltd (decorator) CEL Building Services Ltd (electrical) Loughton Contract Carpets (timber flooring, installation only) Metropolitan Air Conditioning Ltd (air conditioning) Technica Systems Ltd (security)

### Allford Hall Monaghan Morris Team:

Simon Allford, Jolanta Dzikwoska, Jonathan Hall, Ian McArdle, Paul Monaghan, Peter Morris, Karl Normanton, Alexa Ratcliffe and Anna Vallius.

### Allford Hall Monaghan Morris

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### Project Summary

The Saatchi Gallery, located within the magnificent Grade II\* listed Duke of York's HQ building in Chelsea, London, is a world-renowned museum devoted to showing and promoting contemporary art.

Architects Allford Hall Monaghan Morris have subtly exploited the dignity of the original architecture; creating over 6,500 m<sup>2</sup> of new gallery spaces, from large, double-height floors to intimate rooms, with a new circulation system and a range of additional facilities.

The brief for the new Gallery was for the art to be hero and the architectural details and services work to create an absolutely minimal set of white spaces with an understandable geometry and visual connectivity.

## Project Description

The new Saatchi Gallery is located within the listed Duke of York's HQ building in Chelsea. Over 6,224.5 m<sup>2</sup> (67,000 sq ft) of gallery space has been created within the original Georgian classical building making it one of the largest private free access museums in the world devoted to showing international contemporary art.

By subtly exploiting the dignity of the original architectural volumes, AHMM has created a number of new gallery spaces, from large double-height floors to intimate rooms, with a clear and simple circulation system all tied seamlessly together by a sense of restraint and calm.

### Project History

AHMM was appointed by the Saatchi Gallery almost five years ago to work alongside David Rosen of Pilcher Hershman to find a new home for the collection after long and protracted wrangles with their landlord at London's County Hall. Refurbishment of a central London building was the Gallery's preferred option, something in which Pilcher Hershman and AHMM have much expertise. Various sites were investigated, but as the search expanded west to Chelsea, it included the Duke of York's HQ building near Sloane Square. At that time it was still being occupied by the Territorial Army but was being designed as an office building by the new owners, Cadogan Estates.

Cadogan Estates had already commissioned Paul Davis and Partners (PDP) to prepare a new plan for the site. The original Cadogan/PDP design for the building was an office scheme on three floors with a new extension into the rear courtyard. Having reviewed the potential of the building as an art gallery, the Saatchi Gallery eventually leased the building and began working with AHMM to redesign the office scheme to suit the gallery's specific requirements.

The landlord and their consultants then made statutory applications on the gallery's behalf to The Royal Borough of Kensington and Chelsea for change of use from offices to gallery and restaurant/café.

### New Saatchi Gallery

The brief from the Saatchi Gallery to AHMM was that the display of the collection should be paramount and that the architectural details of the interiors should be suppressed in favour of an absolutely minimal set of elegant white spaces with an understandable geometry and visual connectivity. Everything had to be subservient to the art itself.

Much of the early design work centred on an analysis of the office scheme and its almost total conversion to gallery. The principal locations of stairs and lifts were fixed and by the time the gallery agreed to lease the building, and the exteriors of the new extension had already been designed in detail by PDP/Cadogan in a style complimentary to the rest of their adjacent Duke of York's mixed use scheme. There was no opportunity for AHMM to bring any influence to bear on the architecture

of the new extension. Planning permission had been obtained after long negotiation with the Royal Borough of Kensington and Chelsea and there was no time within a tight building programme to restart that process.

This was not seen as problematic by the Gallery since the fundamental design concept from their perspective was the creation of clear and simple interior spaces and the recognisable juxtaposition between the existing listed building and the new galleries. AHMM already had experience on similar sites through working on key cultural projects, such as the refurbishment of the Barbican Art Centre and the creation of the new 176 gallery in north London. These schemes, and others, including the Tea Building refurbishment for Derwent London, required the subtle upgrading of existing buildings where original features were enhanced and new facilities added to update and reinvigorate the total experience.

### The Existing Building

Within the existing building, four main galleries have been created on each of the three floors arranged around the original refurbished staircase. These galleries form a series of interconnecting spaces, exploiting the elegance of the large, well-proportioned rooms with ceiling heights of over 4m. Floor to ceiling openings created between the spaces provide the visitor with views through the length of the building: at some point on the first floor this equates to almost 60.9m (200 feet).

The grand classical brick and stone façade of the building has been refurbished by the landlord with the original sash windows replaced. The windows are lined internally but contain lighting which gives the building a warm glow in the evenings. The windows on the first floor gallery beneath the portico provide views of the original stone columns, the gallery signage banners and the green beyond.

A new circulation core containing staircases and lifts takes visitors up to the second floor where the galleries expand into the full height of the original roof space. Here the raw volume, with simple finishes and exposed services, are more reminiscent of a New York loft aesthetic and harks back to the first Saatchi Gallery at Boundary Road.

The lower ground floor houses the gallery bookshop, the administrative offices, education rooms, cloakroom, support spaces and toilets.

### The New Extension

The new extension with its brick facades under a slate roof designed by PDP is attached to the back of the original building by the new glazed lift and stair core. Working with Arup structures, AHMM redesigned the structure of the extension omitting the proposed second office floor to create a double height space.

Located within the extension is the large art lift which serves both parts of the building with access from the loading yard. Circulation and moving of art pieces was high on the Gallery's operational criteria and many of the openings in the original office scheme had to be widened and heightened to suit the Gallery's functional requirements.

## Materials

A neutral palette of materials has been used within the interiors in line with the Gallery's brief.

All lining walls are painted white and are stripped of as much detail as practically possible. Architraving/mouldings/skirting boards have all made way for simple and effective shadow gaps. The original brickwork walls and stone dressings exposed in the new link building have been made good.

In the circulation areas the floors are large slabs of grey lightly textured limestone. The gallery floors are made of distinctive, wide timber floor planks of Douglas Fir, supplied by the Danish family company, Dinesen. The planks are 450mm wide and span the full width of the gallery with a technical confidence. The surface fixings are counter bored and plugged before being meticulously sanded and finished in a white stain. The floors and ceilings flow meticulously from one gallery to the next making the journey through the galleries as simple and unaffected as possible.

The terrazzo of the original post war staircases has been repaired and made good.

## Services

This is another in the growing portfolio of AHMM/Arup team six collaborations in which building structure and services are relentlessly examined and incorporated quietly and confidently into the whole composition. Arup was retained by the Gallery at AHMM's recommendation to review the services design of the landlord's team. The chilled beams supplied by the landlord at Arup's request provide a workable gallery environment.

AHMM also suggested to the Gallery that they should approach ERCO the German lighting manufacturers for a complete design and supply service. Working with ERCO and Barrisol, the Gallery's lighting design team, AHMM and ARUP they removed all the original office lighting and designed an indirect/direct lighting scheme based on shallow stretched fabric light boxes and an integrated light track. This provides both wall washing and feature lighting for the central gallery spaces. The light boxes punch through the ceiling plane and give the illusion of top-lit light wells. It was essential for the gallery that turnaround time for shows was kept to the minimum and so much of the wall wash lighting is totally even, allowing hanging to be carried out without any major changes to the lighting layouts. Feature lighting can of course be amended by use of the flush ceiling mounted track.

## Key Dates

<b>July 2005</b>	AHMM appointed as architect to the Saatchi Gallery
<b>September 2006</b>	AHMM appointed to prepare fit out design work
<b>December 2006</b>	AHMM monitoring PDP onsite work
<b>November 2007</b>	Jackson Coles appoint Knight Harwood as main contractor for fit out
<b>June 2008</b>	Early access to site and Knight Harwood commence on-site works
<b>September 2008</b>	Knight Harwood finish on site works
<b>October 2008</b>	Saatchi Gallery opens to the public



## Refurbishment Projects

Projects that re-use and reinterpret buildings form a key part of Allford Hall Monaghan Morris's work. From carefully crafted Victorian and listed building refurbishments to more robust industrial building fit-outs for offices and colleges, we build upon the special qualities of the existing built fabric to create modern environments.

### Cathedral

**Client:** Cathedral Group HQ

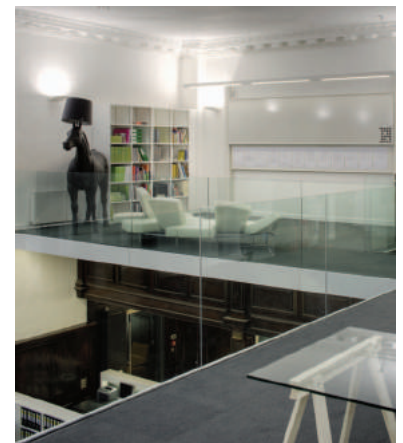
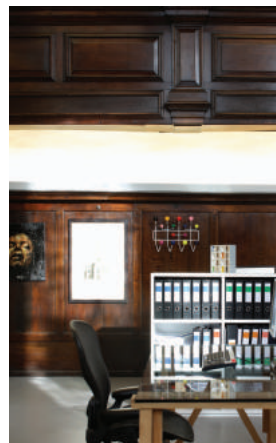
**Completed:** November 2008

**Value:** £1.3m

Cathedral is a unique and vibrant headquarters building for the innovative property development Cathedral Group located in St Thomas's Church, Southwark. The new headquarters and refurbishment has built upon the existing special qualities of the building.

By creating a contemporary working environment and location for Cathedral's own art collection, the architects have designed a place that would enable the company to attract and retain the very best staff and which was inspiring and convenient for everyone they work with.

The project has also provided improved access and amenities for The Old Operating Theatre Museum, located in the church roof space.



### 176

**Client:** Zabłudowicz Art Trust

**Completed:** October 2007

**Value:** £1.6m

**Royal Fine Arts Commission Trust Award 2002**

A grade II listed, 19th century Methodist chapel has been subtly transformed into a major new arts venue by AHMM. Working with the Zabłudowicz Art Trust's brief to minimize the impact on the building's decaying aesthetic, AHMM have delivered a simple refurbishment that skilfully retains the 'found' nature of each space within the chapel.

The original period features have been retained and are an integral part of the three main double-height spaces within the building. The result is a gallery that will present three major site-specific exhibitions per year for a prolific global art collector.

The gallery is not a traditional art exhibition space, but a 'raw' addition to the often sterile spaces of private collections.

Most exhibitions will be commissioned exclusively for display within the gallery thus making the building a central theme in the commissioned works.



### Barbican Arts Centre, London

Client: City of London Corporation

Completion: December 2006

Value: £12.6m

Design Week Wayfinding Environmental Graphics Award 2007

RIBA Award for Architecture 2007

The creation of a new era, easily understood public realm for one of the world's largest art centres involved the installation of a new grand route with new main entrances at each end.

Working with graphic, furniture and lighting designers, the practice stripped away years of accredited decoration, signage and structure to reinforce the essential qualities of the original building and clarify access to the centre's many venues.



### Tea Building

Client: Derwent London plc

Completed: 2004

Value: £10m

AIA Award for Interior Architecture 2006

This refurbishment of a group of early twentieth century warehouses on the edge of the city created 14,600m<sup>2</sup> of studio office space. The design strategy was to create high style and high quality public spaces and to do as little as necessary, allowing the creative and the media tenants in on expensive short leases.



### Monsoon HQ

Client: Wymore / Monsoon Accessorize

Completed: 2001

Value: £10m

Royal Fine Arts Commission Trust Award 2002

Derelict for some years, the British Rail Maintenance Depot, Paddington, is an enigmatic modernist icon designed in 1968 by architects Bicknell and Hamilton. Located a few metres from major elevated motorway, its exterior has been repaired and cleaned.

The interior has been reworked very carefully to provide space and environmental controls appropriate for the day to day operations of a big company and in a way which recharges the building's purpose.



## Duke of York's HQ

The grade II\* listed Duke of York's HQ was originally designed in 1801, by John Sanders, a pupil of Sir John Soane, as the *Military Asylum for the Children of Soldiers of the Regular Army* which housed 700 boys and 300 girls and was commonly called the *Duke of York's School*. The campus was arranged as dormitory accommodation in the wings on either side of a central school building which contained large classroom spaces where four classes were taught at the same time. The building was used in this way until the Military Academy moved to Dover in 1905 and the building was handed over to the Military of Defence and used by the Territorial Army until 2002. In 2002 it was decided to sell the land for sympathetic development and the Cadogan Estates acquired the estate.

Allford Hall Monaghan Morris were appointed in July 2005 by the Saatchi Gallery to work alongside David Rosen of Pilcher Hershman to find a new location for the art collection and Saatchi Gallery. In 2006 David Rosen suggested the Duke of York HQ building which was at that time planned as offices with an extension designed by Paul Davis & Partners.

The Saatchi Gallery leased the building for 25 years and began working with AHMM to redesign the interiors to suit a gallery rather than office use.



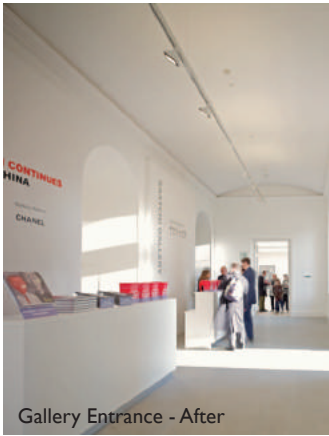
1801



Present



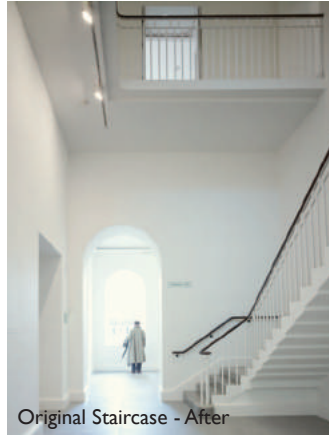
# Site Photography



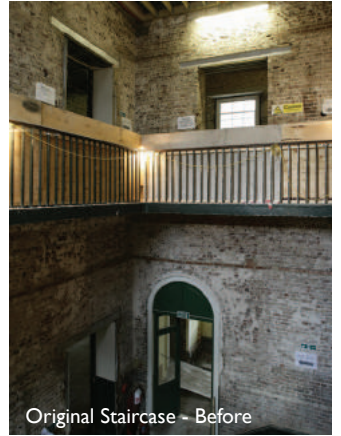
Gallery Entrance - After



Gallery Entrance - Before



Original Staircase - After



Original Staircase - Before



First Floor Gallery - After



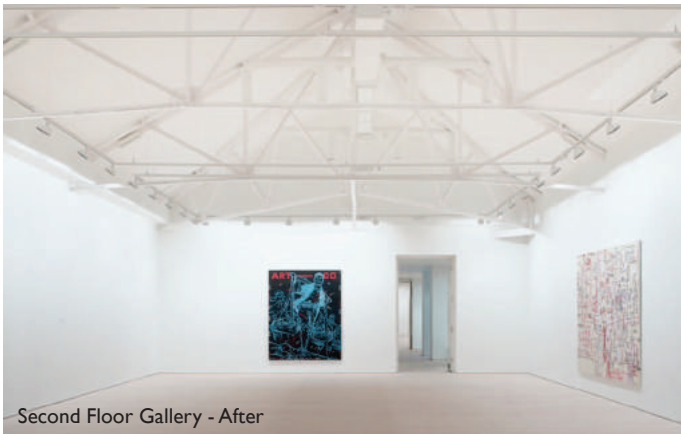
First Floor Gallery - Before



Ground Floor Gallery - After



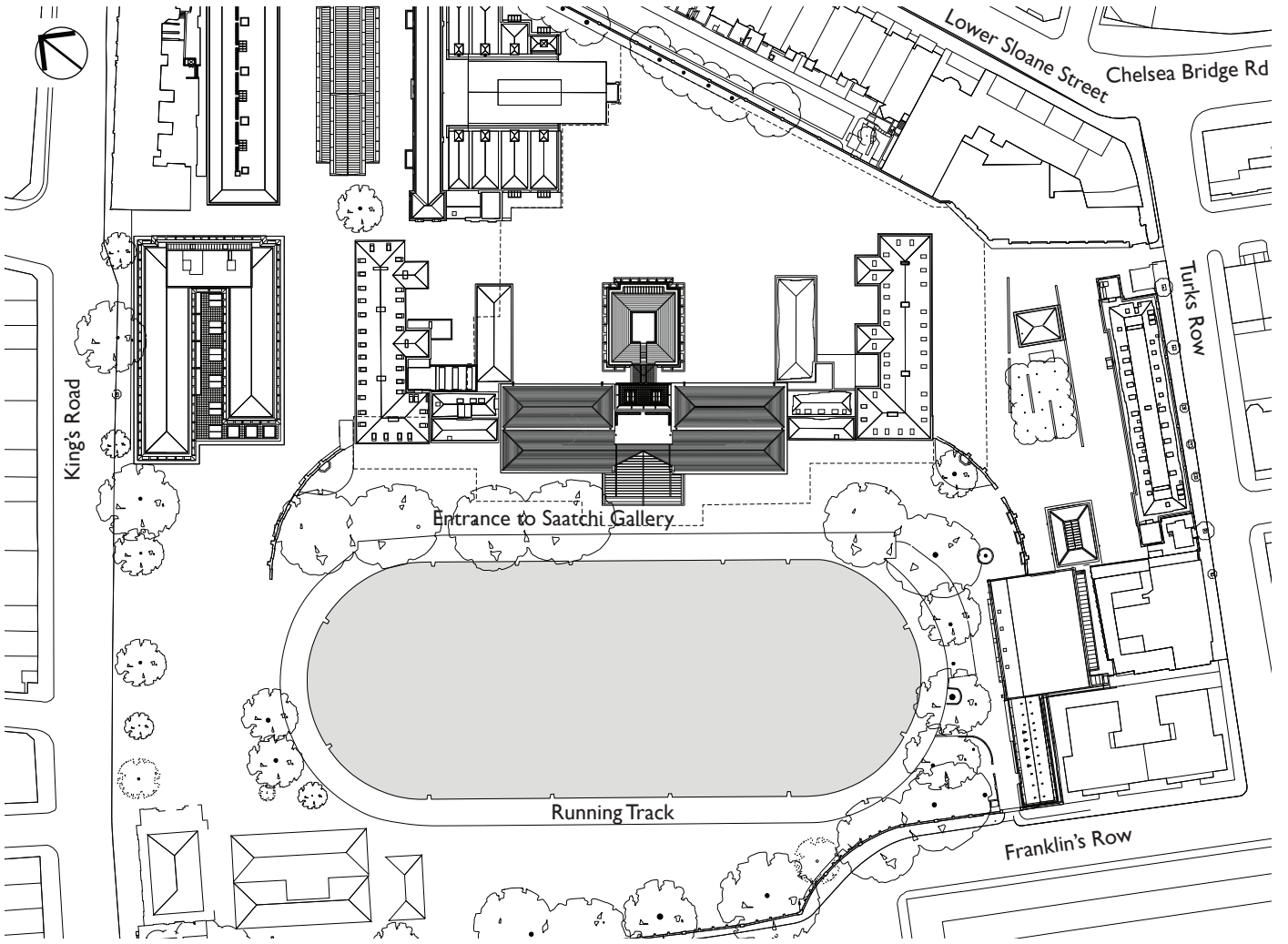
Ground Floor Gallery - Before



Second Floor Gallery - After



Ground Floor Gallery - Before

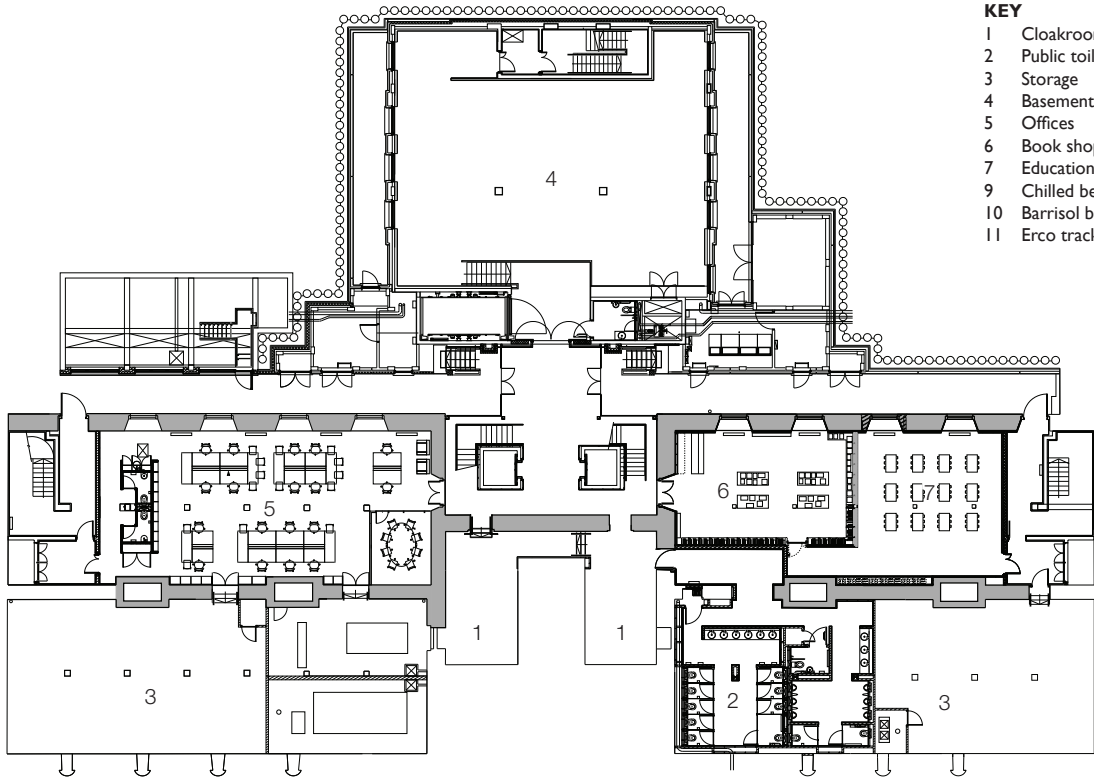


Location plan

0 5 10m

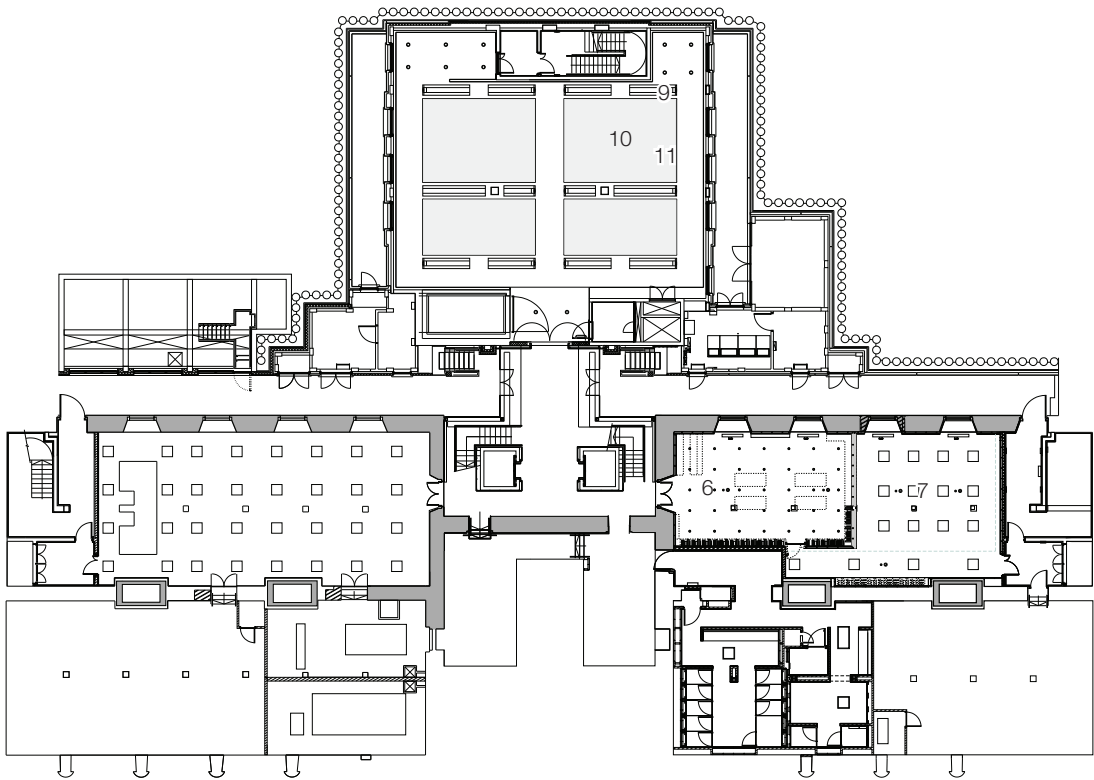


- KEY**
- 1 Cloakroom
  - 2 Public toilets
  - 3 Storage
  - 4 Basement exhibition space
  - 5 Offices
  - 6 Book shop
  - 7 Education room
  - 9 Chilled beams
  - 10 Barrisol box
  - 11 Erco track



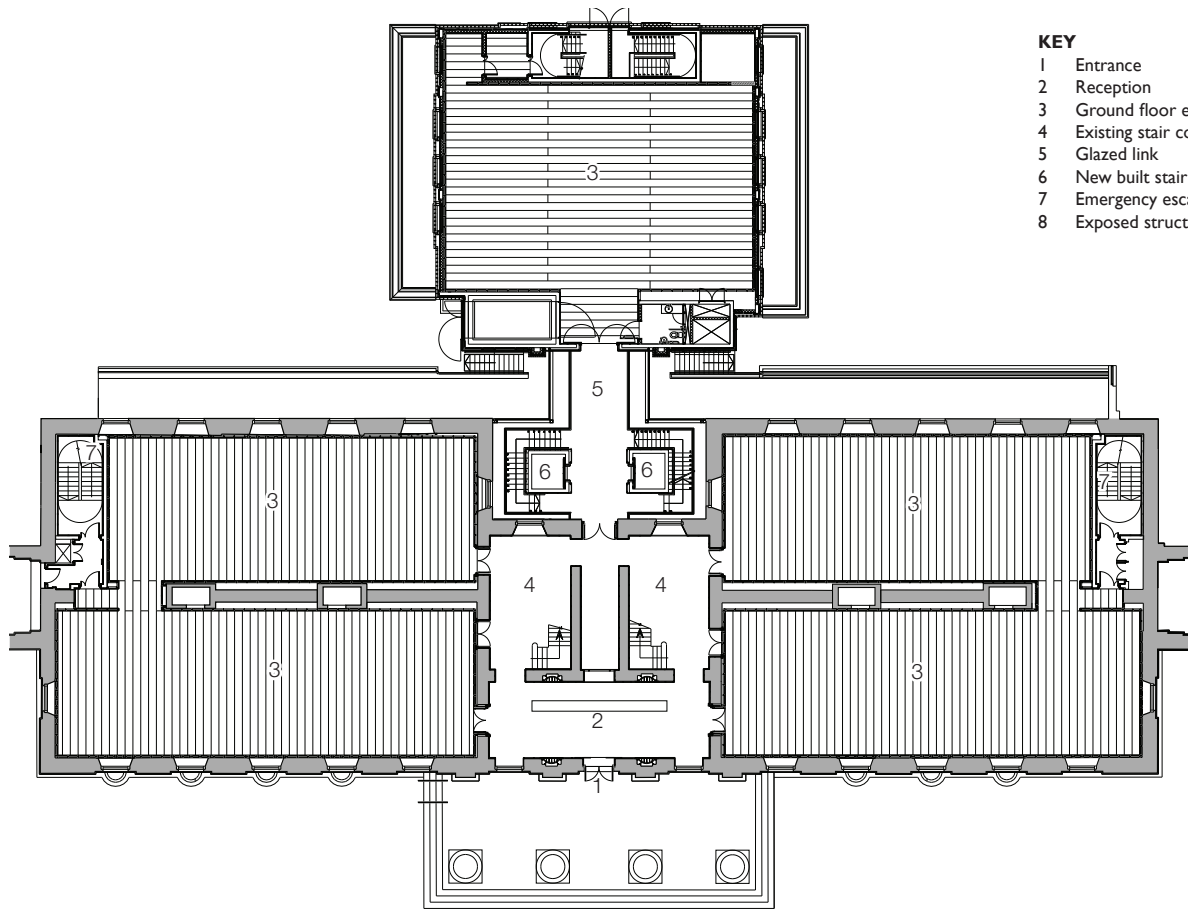
Basement

0 5 10m



Basement reflected ceiling plan

0 5 10m

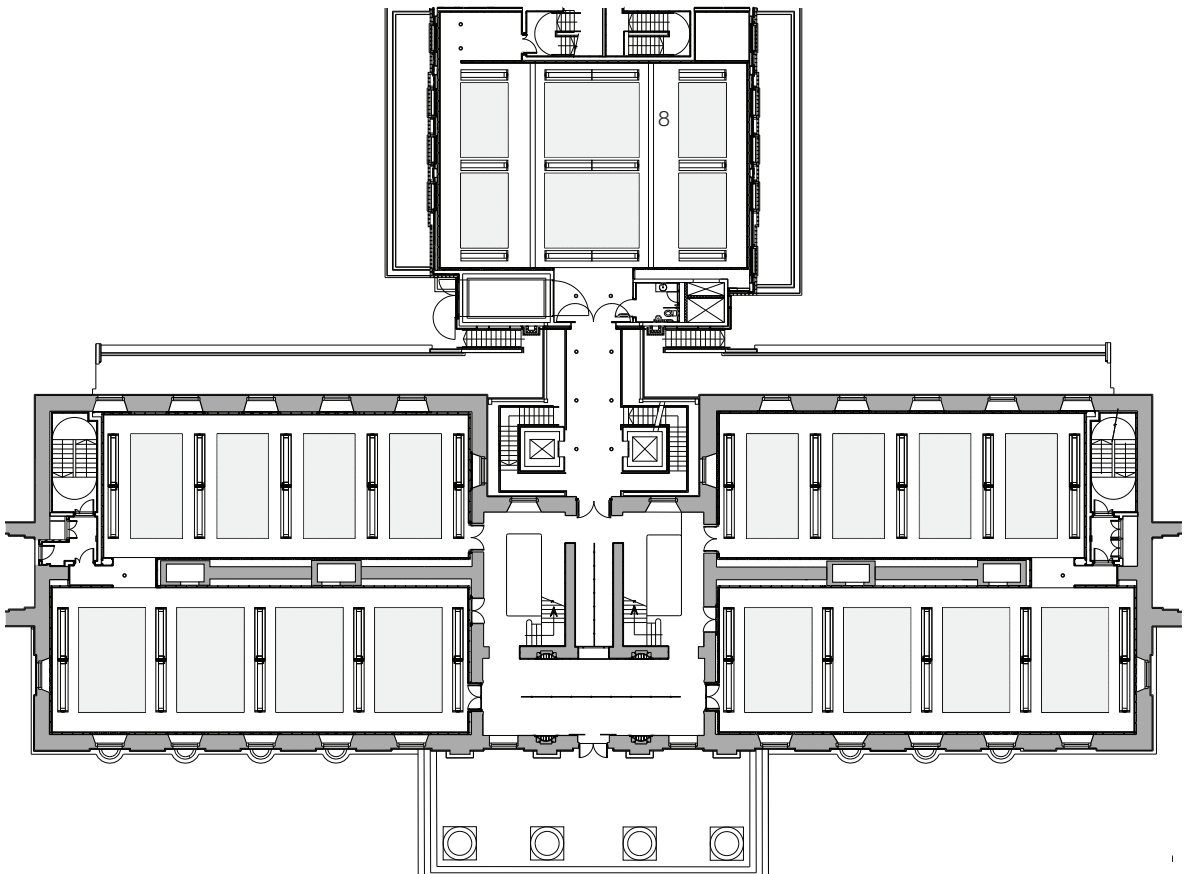


**KEY**

- 1 Entrance
- 2 Reception
- 3 Ground floor exhibition space
- 4 Existing stair core
- 5 Glazed link
- 6 New built stair core
- 7 Emergency escape core
- 8 Exposed structural beams

Ground floor plan

0 5 10m



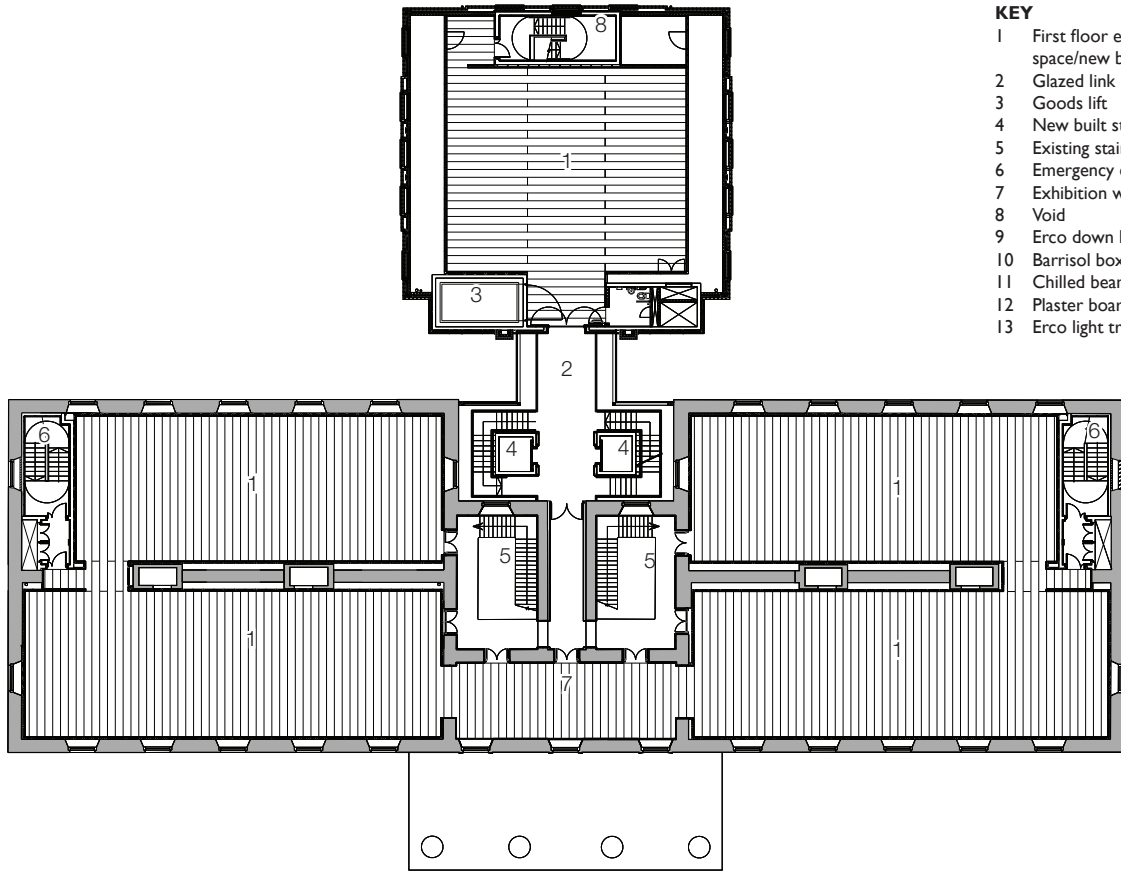
Ground floor reflected ceiling plan

0 5 10m



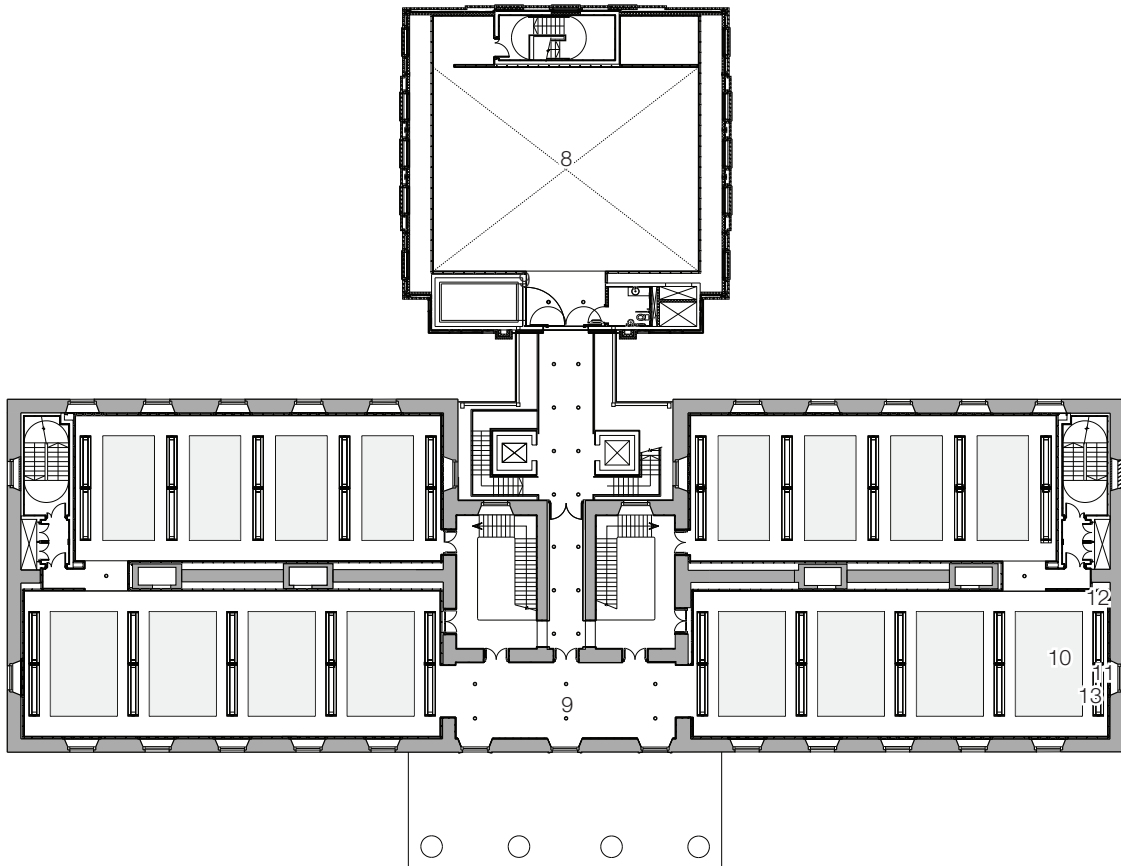
**KEY**

- 1 First floor exhibition space/new build extension
- 2 Glazed link
- 3 Goods lift
- 4 New built stair core
- 5 Existing stair core
- 6 Emergency escape core
- 7 Exhibition work
- 8 Void
- 9 Erco down lights
- 10 Barrisol box
- 11 Chilled beam
- 12 Plaster board
- 13 Erco light trade



First floor plan

0 5 10m

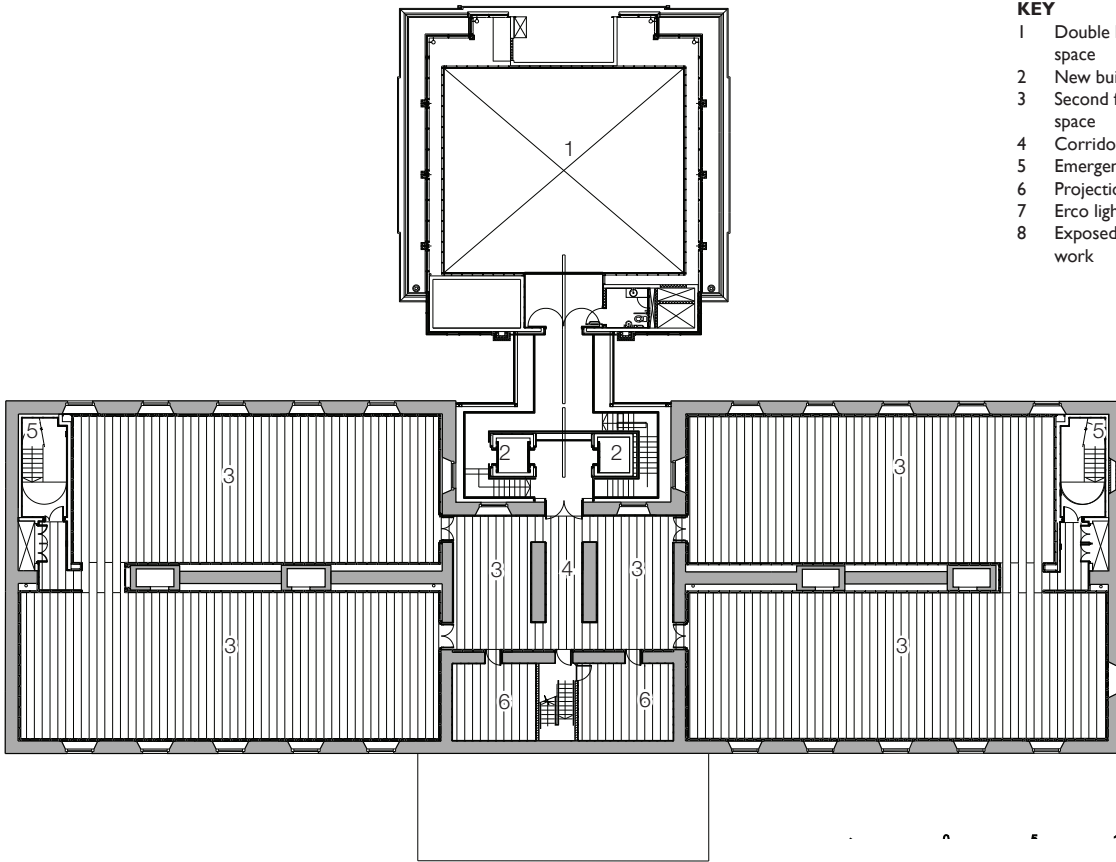


First floor reflected ceiling plan

0 5 10m

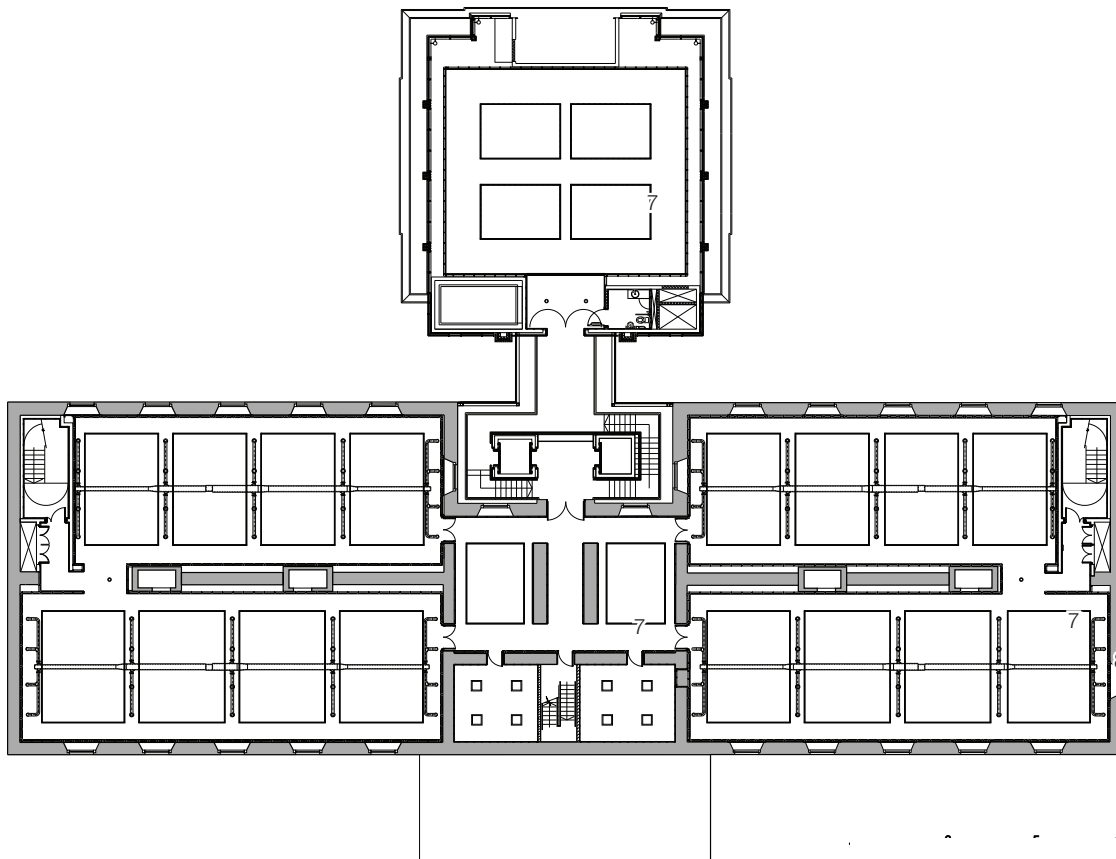


- KEY**
- 1 Double height exhibition space
  - 2 New built stair core
  - 3 Second floor exhibition space
  - 4 Corridor
  - 5 Emergency escape core
  - 6 Projection rooms
  - 7 Erco light trade
  - 8 Exposed white painted duct work



Second floor plan

0 5 10m



Second floor reflected ceiling plan

0 5 10m

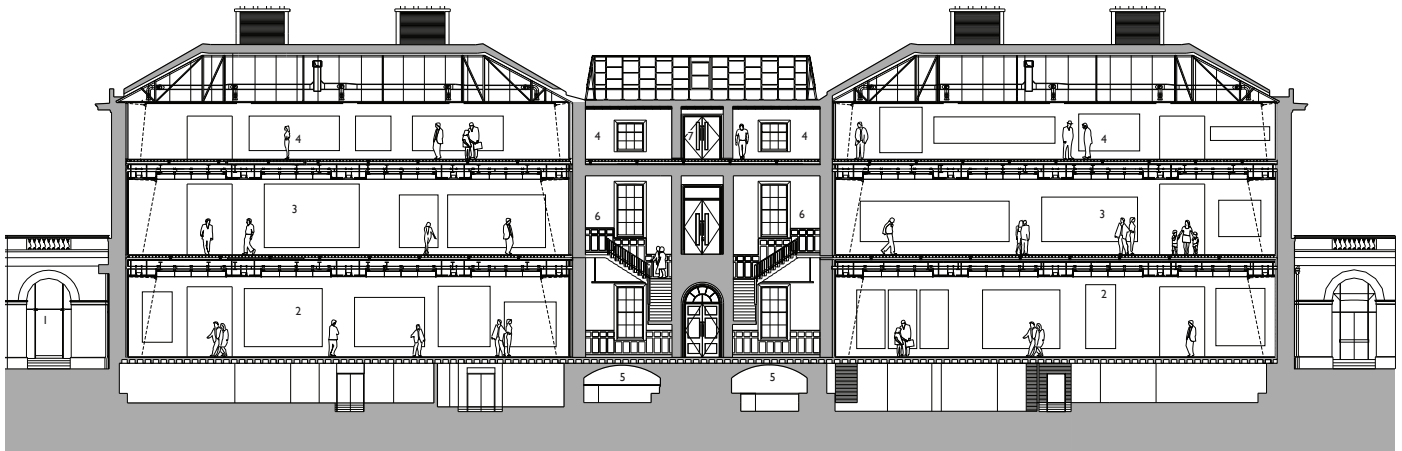


Section AA

0 5m

**KEY**

- 1 Office
- 2 Meeting room
- 3 Storage/plant
- 4 Erco control panel
- 5 Spine wall
- 6 Ground floor exhibition space
- 7 First floor exhibition space
- 8 Second floor exhibition space

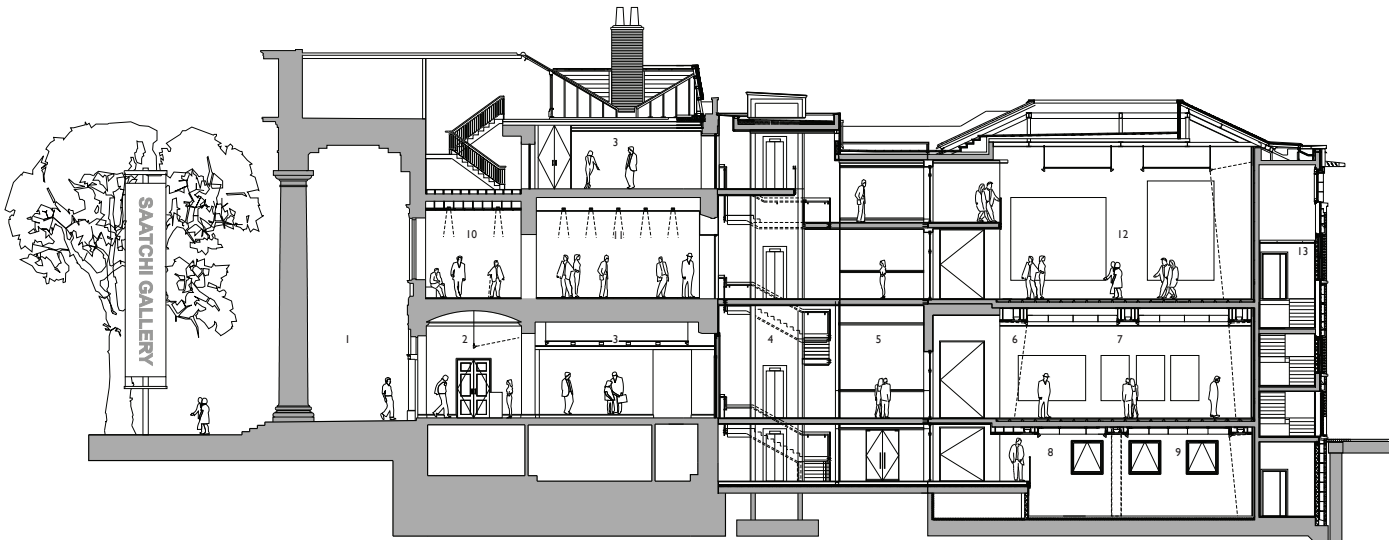


Section BB



**KEY**

- 1 North colonnade
- 2 Ground floor exhibition space
- 3 First floor exhibition space
- 4 Second floor exhibition space
- 5 Cloakroom
- 6 Existing stair core
- 7 Corridor
- 8 South colonnade
- 9 Erco way wash lights



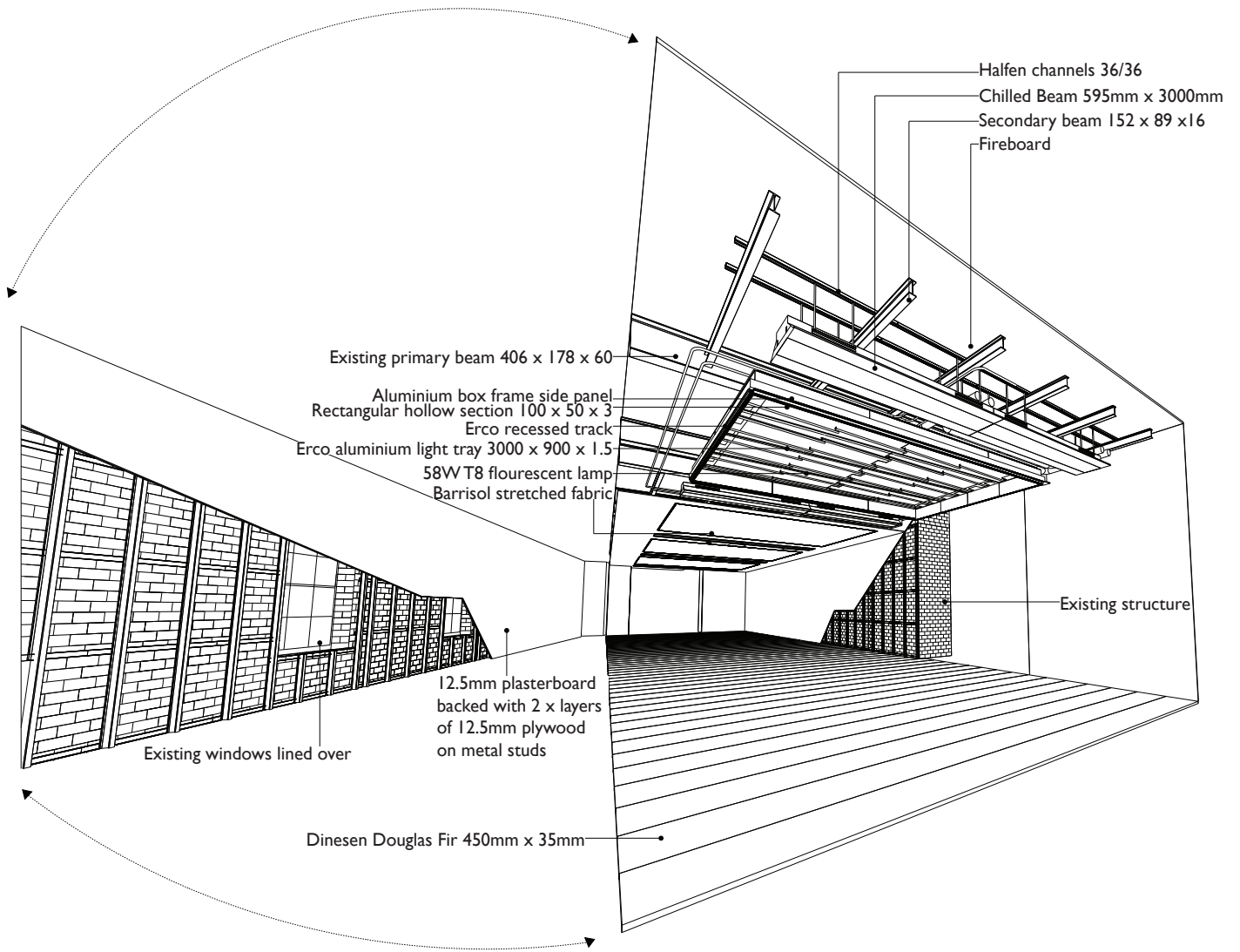
Section CC



**KEY**

- 1 Entrance
- 2 Reception
- 3 Corridor second floor exhibition space
- 4 New link core
- 5 Glazed link
- 6 Extension gallery lobby
- 7 Ground floor exhibition space
- 8 Basement
- 9 Basement exhibition space
- 10 Gallery link
- 11 Existing stair core
- 12 First floor double height exhibition space
- 13 Emergency escape core





3D Assembly Detail



Duke of York's HQ

A659\_256 © Timothy Soar



Main entrance portico



Building entrance lobby



Restored central staircase



Restored central staircase



Entrance lobby and stairwell

A659\_249 © Timothy Soar



Ground floor south





Ground floor north

A659\_239 © Timothy Soar



First floor north



First floor south

A659\_252 © Timothy Soar



First floor long gallery



First floor south

A659\_253 © Timothy Soar



Second floor vestibule/link



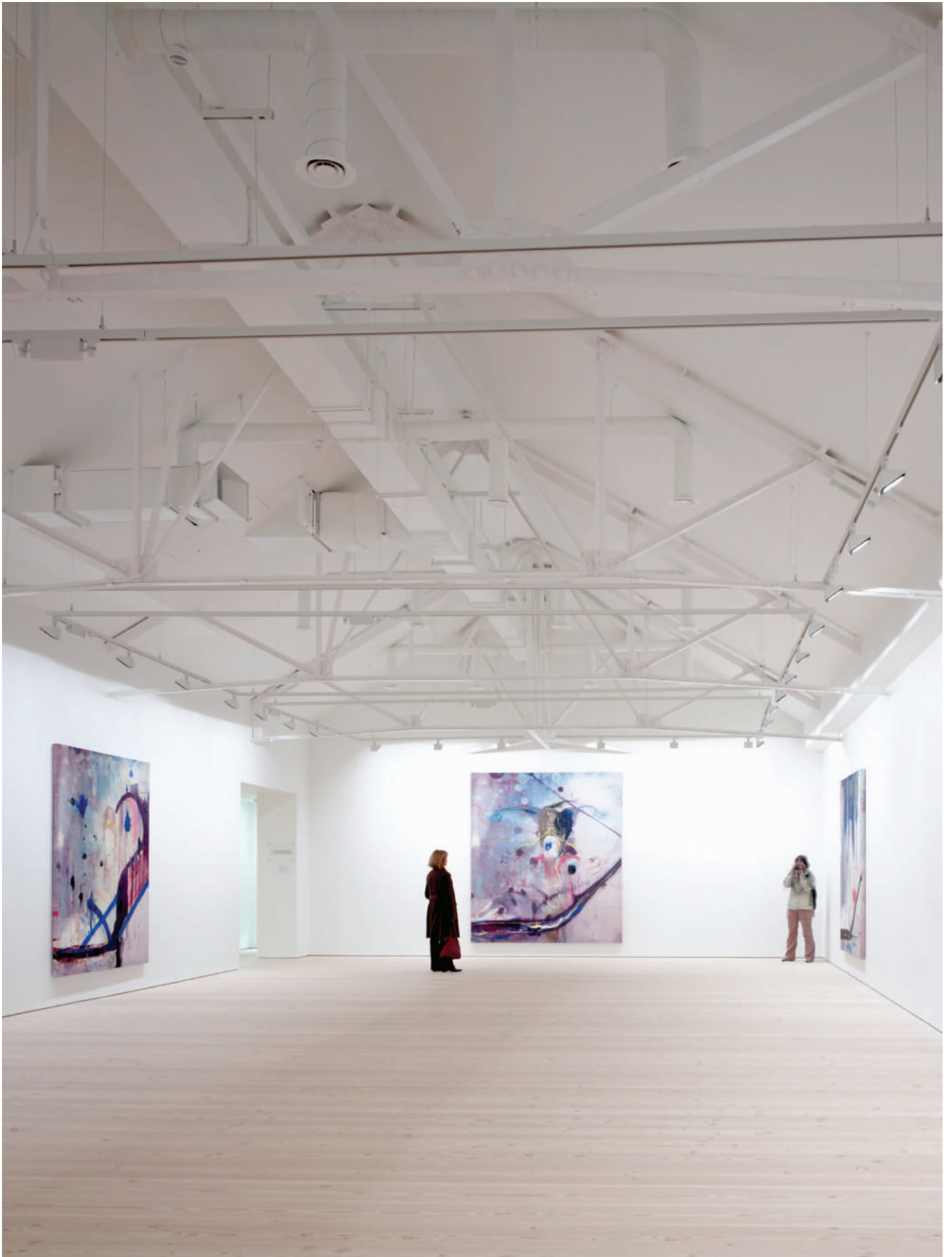
Extension first floor gallery



Second floor south

A659\_243 © Timothy Soar





Second floor north



Richard Wilson  
20:50, 1987  
Used sump oil, steel, used sump oil, steel, dimensions variable  
Courtesy of the Saatchi Gallery, London

© Richard Wilson, 2010