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10 New Burlington Street

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10 New Burlington Street

In Nash-defined territory, 10 New Burlington Street arranges new retail space at basement, ground and part first floor below optimised office floorplates across six floors.

The first part of an evolving urban story, 10 New Burlington Street is a layered reinvention of an urban block in central London. A triple-glazed volume – gently curving inwards at top and bottom – connects two retained façades on Regent and New Burlington streets to a collection of secret garden spaces, remade from the unused Burlington Mews. A core is inserted into the building’s new centre, defining one edge of a five-storey internal room that brings light, activity and movement into the central zone. Below, forgotten vaults are re-inhabited and put to new uses. Above, an exposed steel structure on the sixth floor differentiates itself from the lower levels and opens up the building’s perimeter to expansive views and a rooftop terrace.

Sector:	Retail, Commercial
Location:	London, UK
Address:	155-167 Regent Street, London W1S 2JA
Client:	The Crown Estate
Value:	£46m
Start:	May 2009
Completion:	March 2014

Areas

Office GIA:	190,398 ft²	17,688 m²
Office NIA:	131,027 ft²	12,172 m²
Retail GIA:	36,6050 ft²	3,400 m²

Key dates

January 2009:	Allford Hall Monaghan Morris appointed as Architect
December 2010:	Full planning permission granted
June 2011:	Stage D information complete / Two stage selective tender begins
August 2011:	Employers requirements issued for second stage tender
September 2011:	Vacant possession / Enabling works contractor (Keltbray) appointed
November 2011:	Main contractor (Mace) appointed
February 2012:	Main works begin on site
April 2014:	Practical completion

Project team

Client:	The Crown Estate
Architect:	Allford Hall Monaghan Morris
Development Manager:	Exemplar Properties
Main Contractor:	Mace
Structural Engineer:	Waterman Group
Services Engineer:	Watkins Payne Partnership
Building Control Consultant:	Buro Four
Quantity Surveyor and CDM Coordinator:	Gardiner & Theobald
Planning Consultant:	CB Richard Ellis
Heritage Architect:	Donald Insall Associates
Acoustic Consultant:	Clarke Saunders Associates
Approved Inspector:	Butler & Young
Access Consultant:	WSP Group
Facade Consultant:	ARUP Facades
Transport Consultant:	Atkins Global

Allford Hall Monaghan Morris team

Simon Allford, Robert Romanis, Matthew Dean, Berta Willisich, Andrew Morrison, Ian Darlington, Janice Lee, Jamie Martin, Louise Regan, Holli Thackray, Keith Austin, Corrine Davidson, Jonathan Hall, Paul Monaghan and Peter Morris.

For further information and images please contact:

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Project description

10 New Burlington Street is an exceptional example of a project which delivers commercial gain whilst adapting to the challenges of a historic location – successfully regenerating a city block and providing sustainable technical solutions and forward thinking strategies for energy provision and servicing.

Design work began in May 2009 with planning permission granted in December 2010. Construction work began in May 2012 and was completed in March 2014 with a total project cost of £46m. The architectural response sensitively mixes preservation of the characters of Regent Street and New Burlington Street with the insertion of high quality contemporary buildings. The curved, ‘tulip’ profiles of these new structures release space at ground level and taper gently toward the sky, forming a distinctive new contribution to the neighbourhood’s built heritage; retained façades appear and reappear amongst them.

Large retail units are provided on three levels at basement, ground and part first floors, providing 95,000 square feet of office space spread over six floors as well as 33,000 square feet of flagship retail space to enliven the urban block. Internally, full-height atriums, a reception space and a connected string of external courtyards bring light, activity and movement into the central zones.

Internally, a five-storey atrium provides a light source to the deeper parts of the floor plates and serves as the main access to the office space via bridges that span across its depth.

Brief

The site consisted of a block of disparate and cluttered buildings with irregular levels. The Crown Estate’s brief was to retain the Grade II listed façades and vaults, while comprehensively redeveloping the block to create flexible, open-plan office and retail spaces with a broad variety of additional amenities and high levels of environmental comfort.

High performance facades

The Regent Street façades have been retained in their entirety and the New Burlington Street façades have been restored and adapted - integrating the historic fabric into the new use and thereby sustaining its use into the future. Two entirely new façades are created onto New Burlington Mews and New Burlington Mews Yard. These new elevations consist of a high performance unitised cladding system, featuring opening windows and a white frit pattern to control solar gain.

The curved ‘tulip’ profiles of the new structures release space at ground level and taper gently towards the sky, forming a distinctive new contribution to the area as well as generous roof terraces for occupiers.

Materials

The principal interior materials are Terrazzo, Portland stone, and American White Oak. The palette of materials and details in the interior of the office building were kept under tight control, so that there was a continuous resonance between different areas. The choice white oak as an internal material was reinforced by the detailed solution for the curved corners - the laminated oak transoms could accommodate the twisting orientation of the glass whilst retaining a perfectly level sill.



Sustainability

Reducing energy usage and optimising performance was paramount to the success of 10 New Burlington Street, and much thought was given to developing energy efficient system designs, and incorporating innovative technologies.

10 New Burlington Street utilises standard office building technology (steel frame, lightweight slab, fan coil unit heating and cooling), which have been “tuned up” to improve the building’s energy performance; a double skin façade to south facing elevations, highly insulated linings to the retained façade, a heat recovery system, DC motor variable air volume fan coil units, and a ground source heat pump.

External assessment

10 New Burlington Street exceeds the performance requirements set out in Part L 2010, ensuring lifetime running costs for the building owner and tenants alike are minimised. The building achieves an emission rate (BER) of 19.6KgCO2/m2/ yr. compared to the target rate (TER) of 27.4kgCO2/m2/ yr., showing the passive and low energy design measures employed in the building produce a carbon saving of 28%. In addition the target of BREEAM 2008 ‘Excellent’ rating was comfortably met, with a final score of 80.3 %.

Good location

Located halfway between Oxford Circus to the North and Piccadilly Circus to the South, 10 New Burlington is at the heart of the underground network, offering easy access to the Central, Jubilee, Piccadilly and Victoria Lines. As many as 43 different bus routes converge within a 300m radius of 10 New Burlington Street.

Car, motorcycle and bicycle

There are no parking spaces available, but there is an enhanced provision for cyclists. 128 secure spaces are provided at lower ground level, with both ramps, dedicated cycle lift and shower and changing facilities.

Light fittings and controls

Passive infrared movement sensors integrated into the ceiling system ensure the lighting scheme is efficiently operated by avoiding unnecessary use throughout the building. The entire building integrates LED lighting, achieving peak output for minimal energy consumption, an optimised distribution pattern, and third generation colour stability.

Photovoltaics

Photovoltaic panels are located at roof level to supplement incoming electricity supplies for landlord use.

Water targets

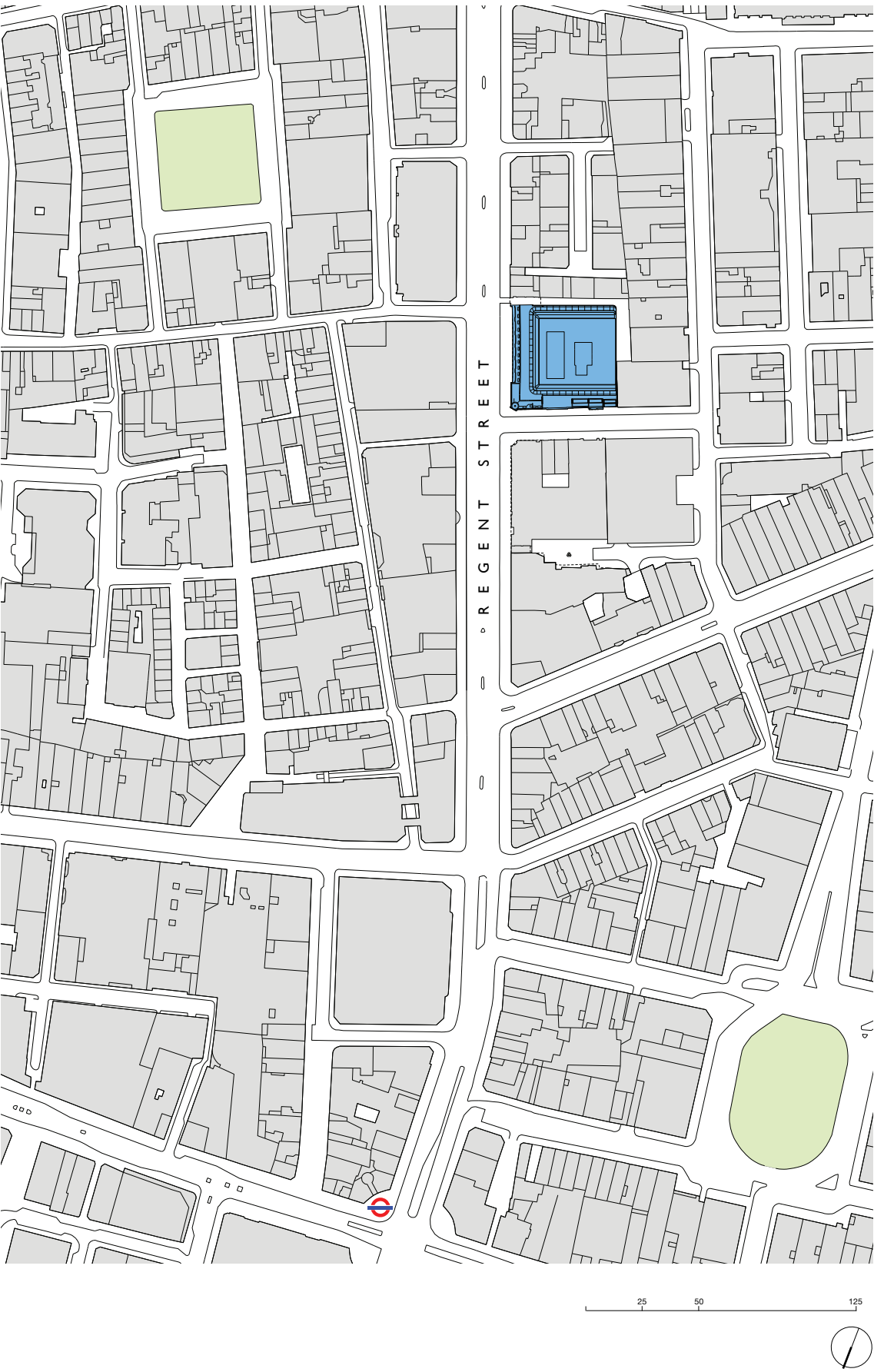
Aggressive water consumption targets were set for all sanitary fittings and brassware across the project. This included a rainwater harvesting system for WC and urinal flushing, supplemented by the use of low flow showers and taps along with dual flush WCs and urinal flow control measures.

Biodiversity

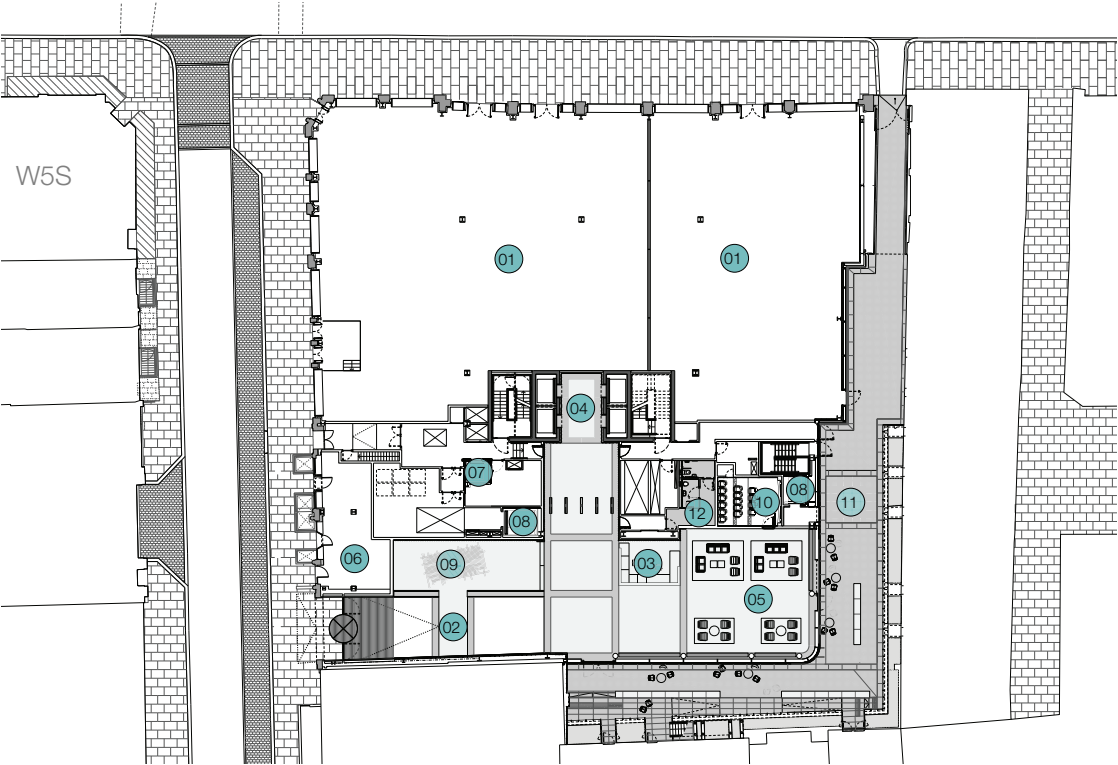
A series of bio diverse green and brown roofs are provided, creating a rich habitat and a natural breeding environment for the Black Red Start as well as providing twenty six different species of fauna and flora. At ground level, due to restricted light levels, the ‘green wall’ is planted with hardy climbers and deciduous shrubs.



Location plan

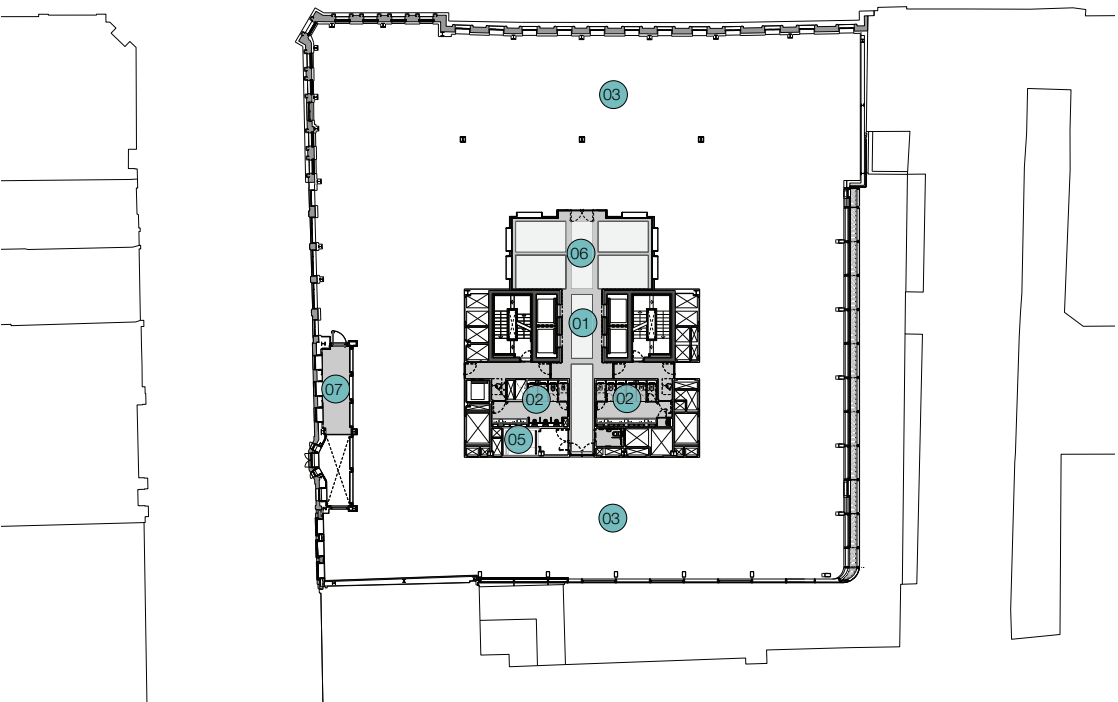


Floor plans

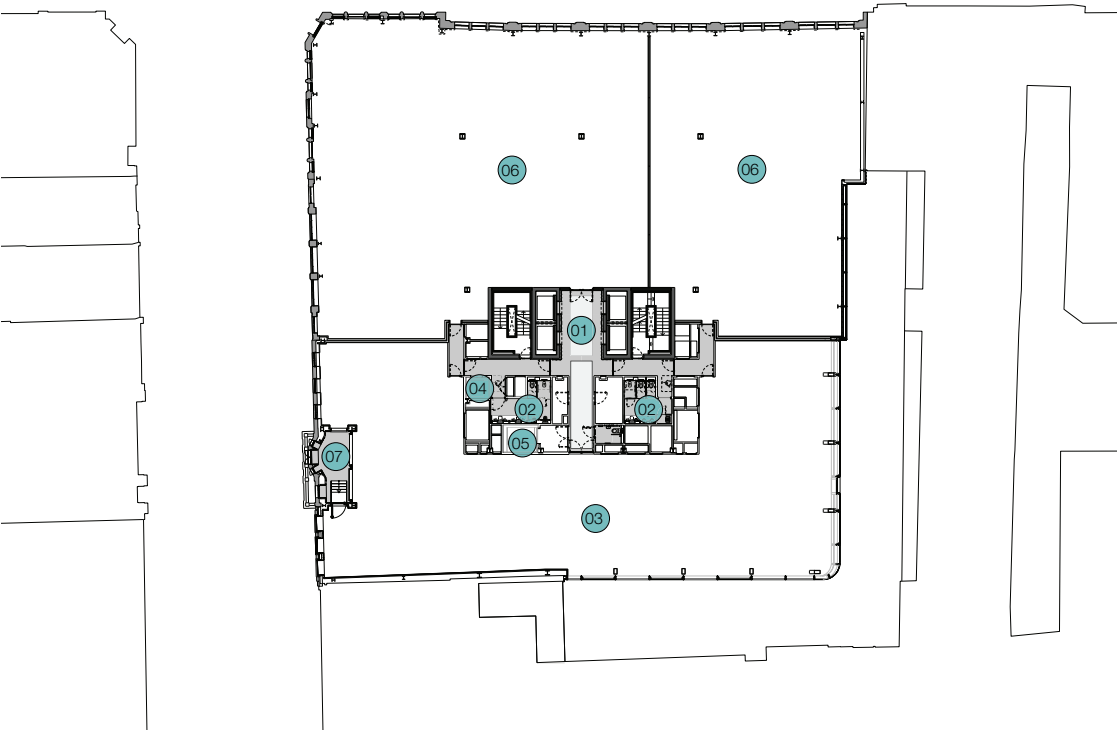


- Key**
- 01 Retail space
 - 02 Office entrance hall
 - 03 Reception desk
 - 04 Passenger lifts
 - 05 Break-out space
 - 06 Bin store
 - 07 Goods lift
 - 08 Cycle lift
 - 09 Art space
 - 10 Cinema
 - 11 Mews landscape
 - 12 WCs

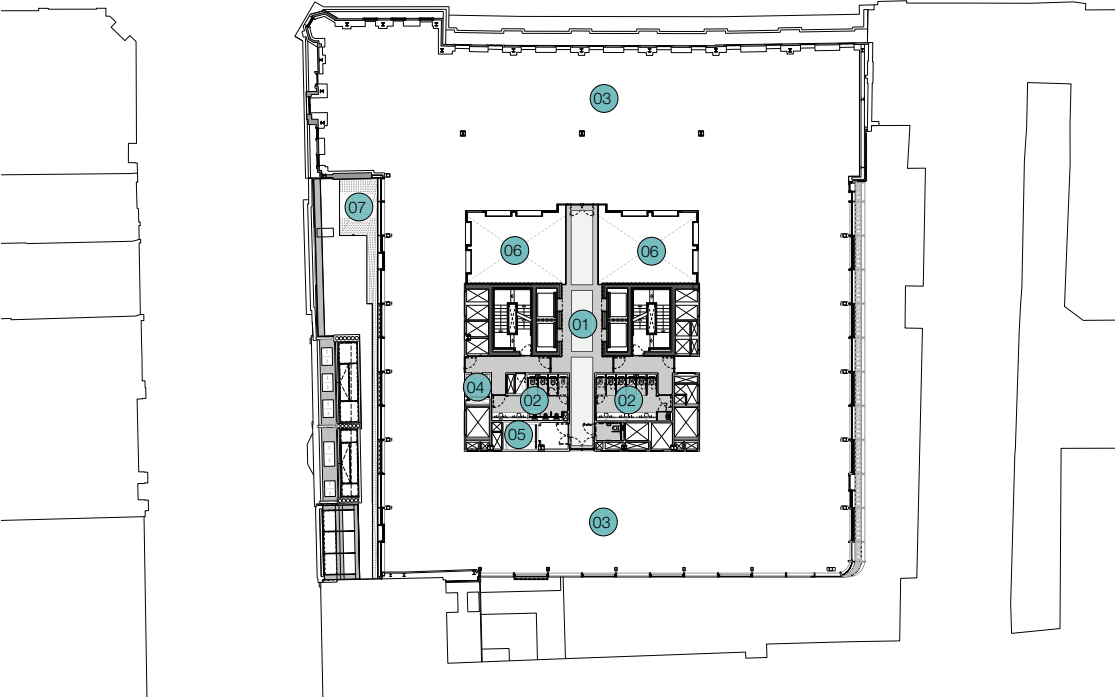
Floor plans



- Key**
- 01 Lift lobbies
 - 02 WCs
 - 03 Office space
 - 04 Goods lift
 - 05 Cycle Lift
 - 06 Atrium
 - 07 Mini atrium

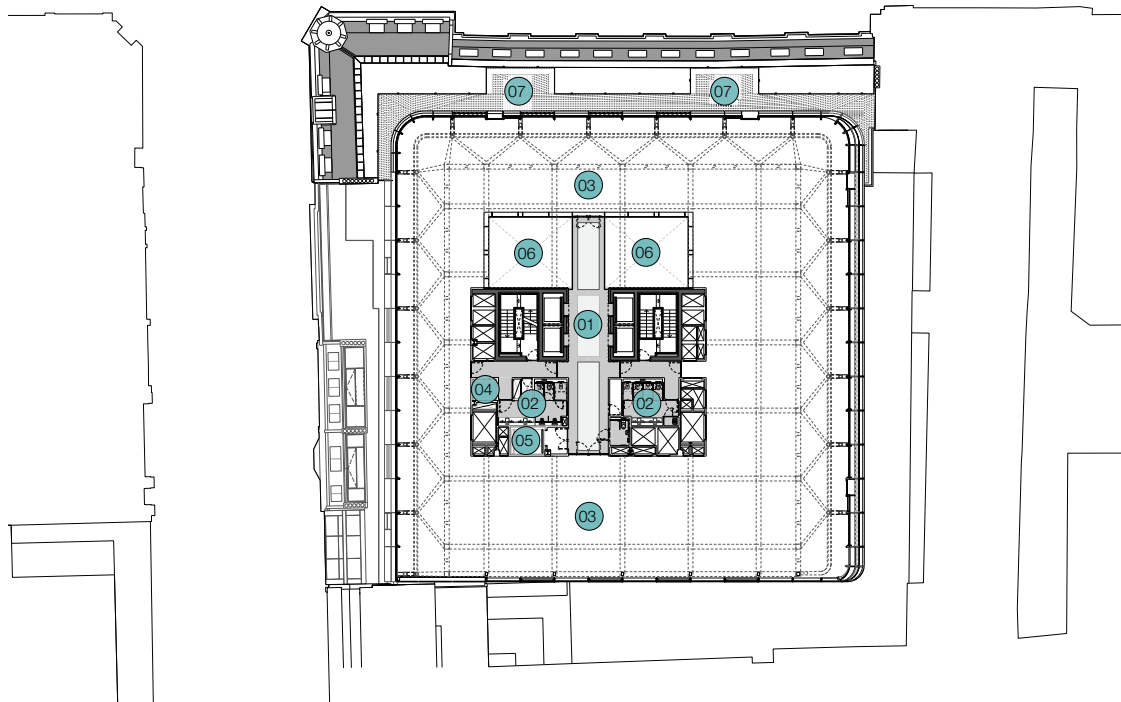


- Key**
- 01 Lift lobbies
 - 02 WCs
 - 03 Office space
 - 04 Goods lift
 - 05 Cycle Lift
 - 06 Retail space
 - 07 Mini atrium



- Key**
- 01 Lift lobbies
 - 02 WCs
 - 03 Office space
 - 04 Goods lift
 - 05 Cycle Lift
 - 06 Atrium
 - 07 Roof terrace

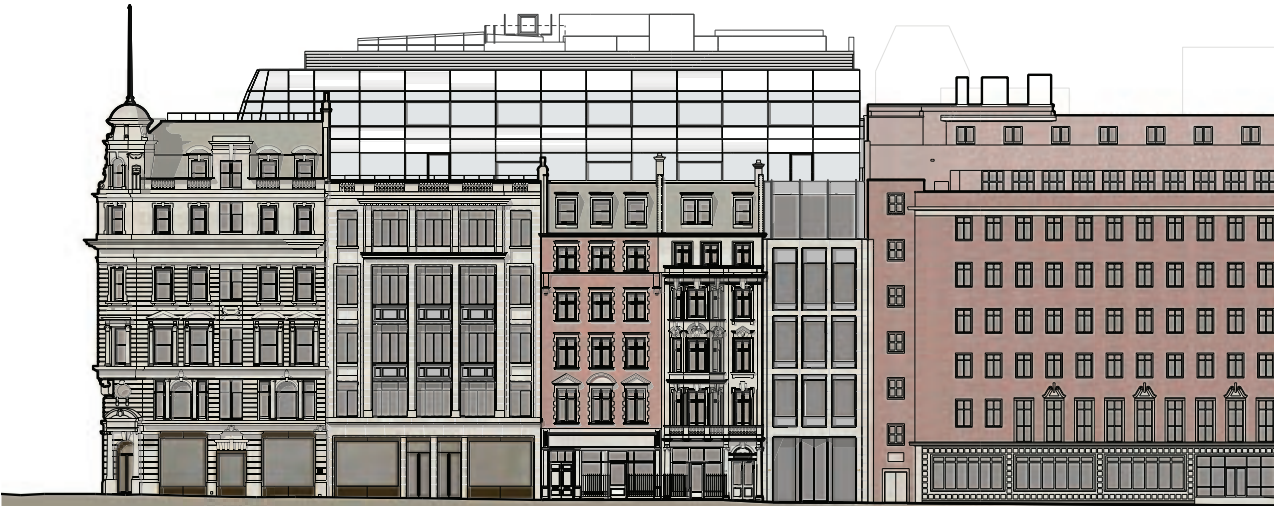
Floor plans



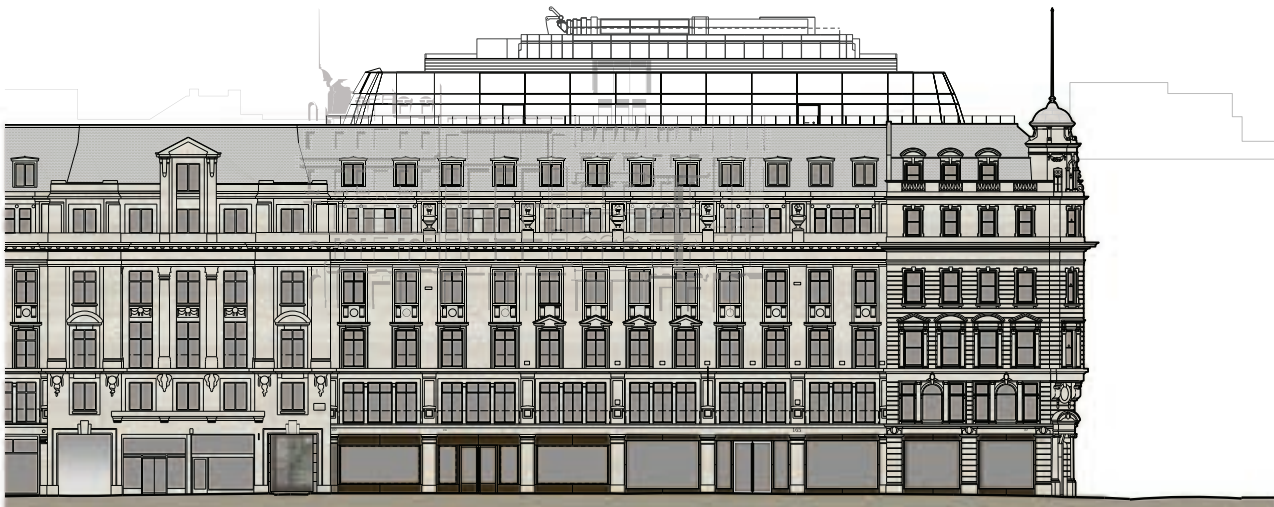
Sixth floor plan

- Key
- 01 Lift lobbies
 - 02 WCs
 - 03 Office space
 - 04 Goods lift
 - 05 Cycle Lift
 - 06 Atrium
 - 07 Roof terrace

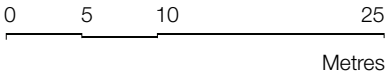
Elevations



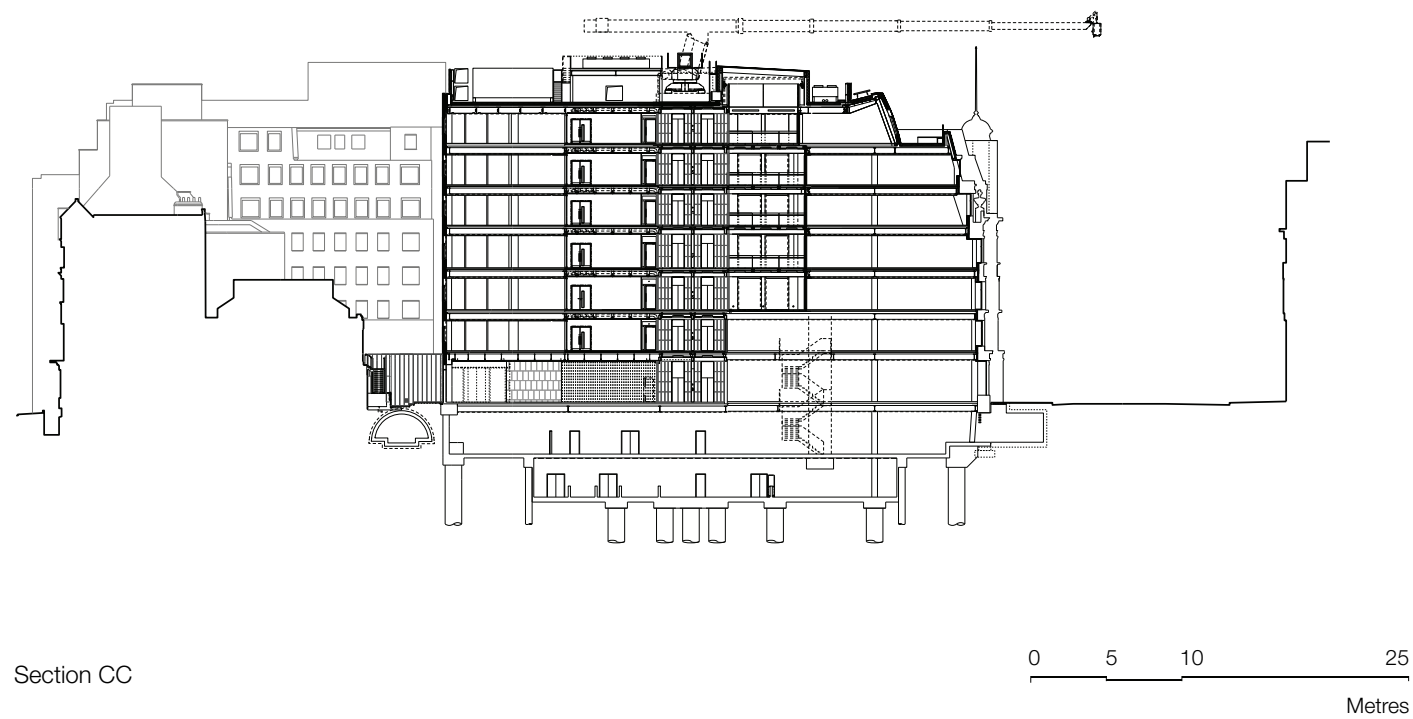
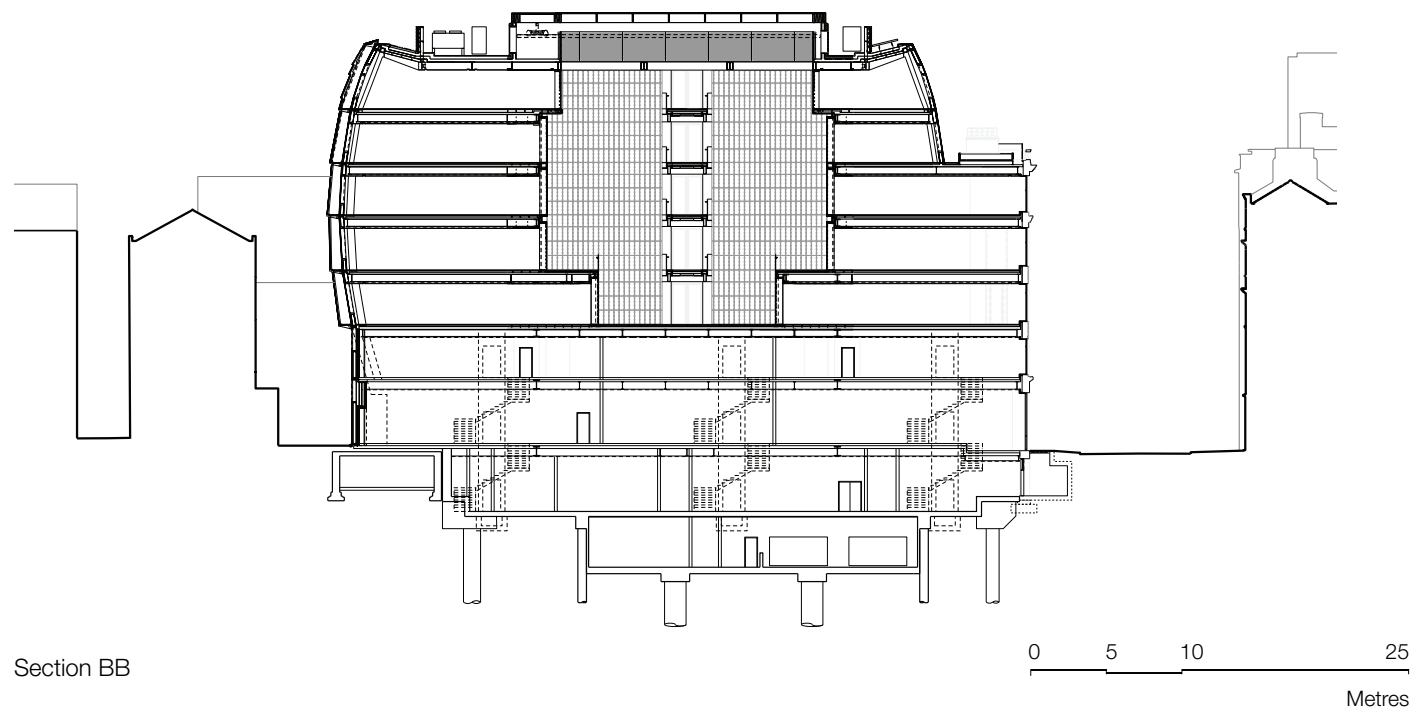
New Burlington Street elevation



Regent Street elevation



Sections





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