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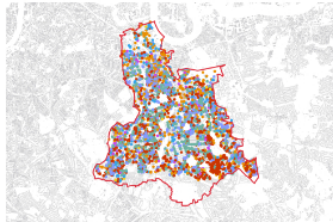
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The 4,000m² Art Deco-inspired red sandstone workspace building at 18-20 Greycoat Place also includes duplex apartments on its upper floors



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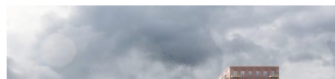
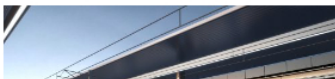
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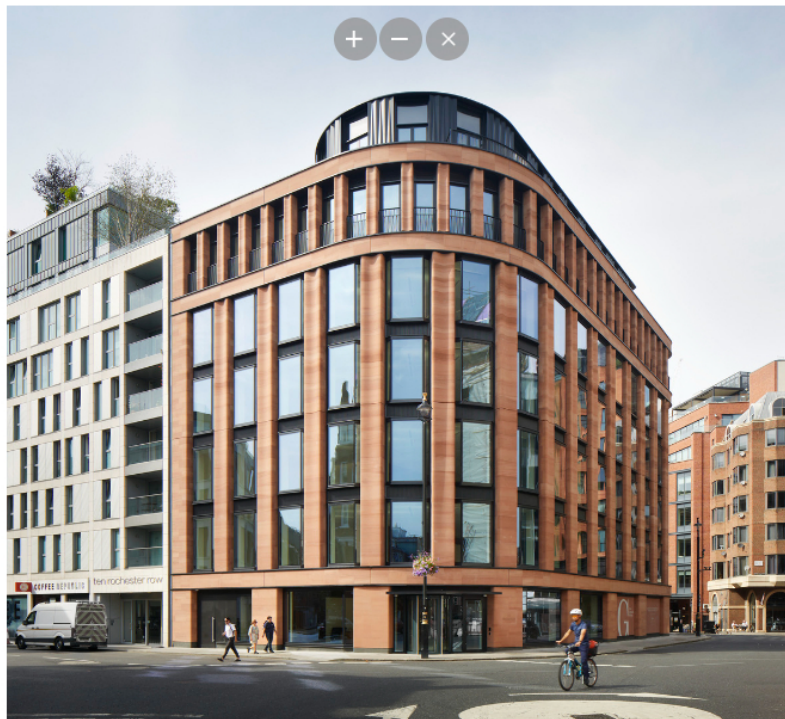
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FIRST LOOK

Squire & Partners completes mixed-use building in Westminster

13 NOVEMBER 2023 • BY ROB WILSON. PHOTOGRAPHY BY JACK HOBHOUSE



1/26

The 4,000m² Art Deco-inspired red sandstone workspace building at 18-20 Greycourt Place also includes duplex apartments on its upper floors

The seven-storey building sits at the intersection of Greycourt Place, Greencoat Place and Rochester Row. It comprises four floors of workspace with two floors of duplex apartments above as well as a mixed-use ground floor accommodating office reception and retail.

The development follows the curved line of the street and the footprint of the previous building on the site, and takes inspiration from the prevalent mansion block vernacular of the area

Sandstone pilasters, in varying rhythm and visual weight sit vertically along the façade, framing a series of

projecting bay windows and spandrels in dark grey aluminium, which are expressed in groups to reflect the retail, office and residential uses within the scheme. Faceted metal spandrel panels are recessed to add depth to the façade as well as accentuate the windows.

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In addition to the scheme's verticality, scalloped details with concave recesses on the columns reference neighbouring Art Deco-inspired Artillery House, designed in 1928 by Maurice Webb, while intricate metalwork has been applied to the façade of the upper floor apartments.

A material palette of red sandstone with dark trim detailing also takes reference from the notable brick buildings nearby including Westminster Cathedral, Westminster Almshouses and the more recent Wellington House.



The setback sixth floor, which has a rounded form, is composed of metal and glass and houses 100m² of PVs. Its cladding of pressed, V-form detail relates to the graduated concave form of the pilasters.

The workspace is entered at the corner of Rochester Row and Greycoat Place, leading to a reception lobby with bespoke desk inspired by the form of the building with communal seating and two meeting rooms for tenant use.

Four floors of column-free office floorplates are arranged around a central core, open to all three sides of the building. Office floor cores are defined by timber panelling, copper-clad lift architraves and fluted plaster details to echo those in the reception space.

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A single-storey basement extends the full footprint of the site providing cycle storage for all tenants, and shower/changing facilities.

The residential entrance lobby is on Greencoat Place and leads to five apartments accessed on the fifth floor. These comprise two studios, one two-bed duplex and two three-bed duplexes. The three duplexes contain internal staircases leading to bedroom accommodation on the sixth floor, as well as individual private terraces.

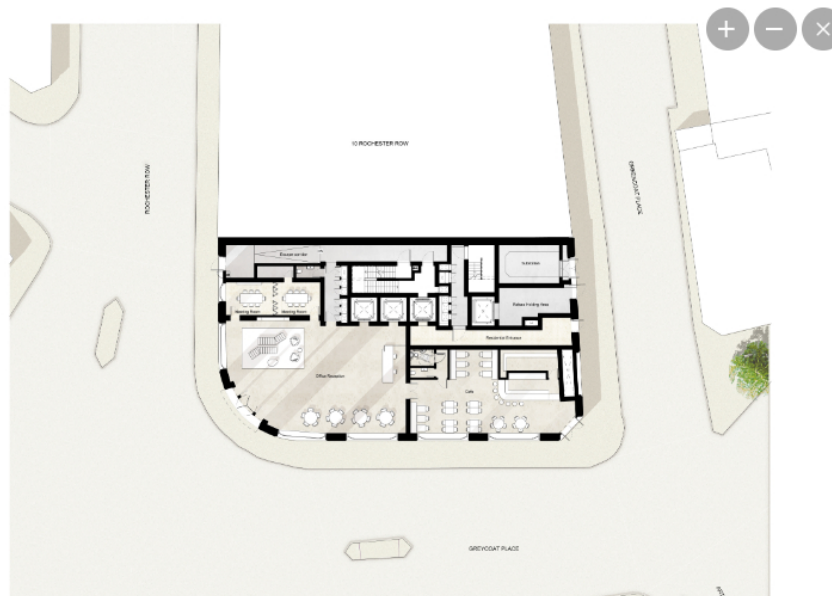


Architect's view

18-20 Greycoat Place is the next step along the journey of the practice's relationship with this part of town. Drawing on the historic buildings in the area and the listed Artillery Mansions, the building employs a red sandstone in single-block columns that gently scallop as they rise. This effect softens the visual appearance of the building, whilst maintaining a solid structural expression.

Bay windows are employed to launch the occupants out into the street and to give a cut-glass effect from street level like a jewellery box. The rhythm changes at the penultimate floor where the use changes to residential, and the final set back floor with pressed metal panels echoes the varied and expressive roof-scape of the local context.

Henry Squire, partner, Squire & Partners



Ground Floor Plan 1:200 © A3

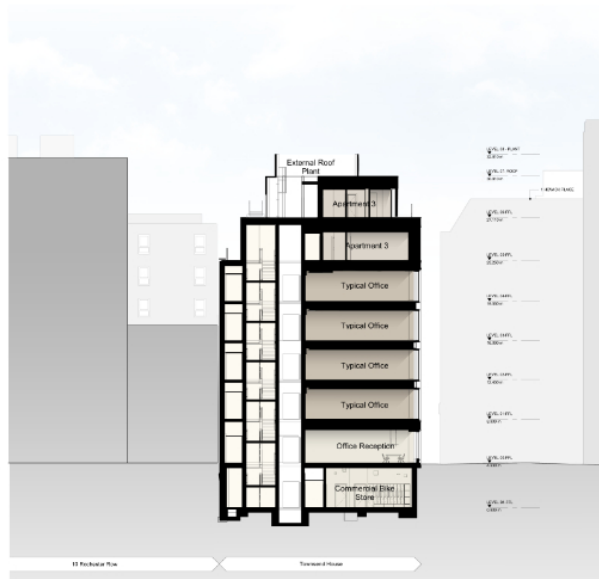
Source: Squire and Partners

Client's view

The client is absolutely delighted with what Squire & Partners along with our consultant team have designed. Such care has been taken to create a multi-use building that not only fits into the context but also stands out. Bristling with technical innovation, exemplary design and workmanship, 18-20 Greycoat

Place stands shoulder to shoulder with the very best in London and is something of which the team are very proud.

Jeremy Titchen, director and development manager, Rockhopper Real Estate



Section 1.200 @ A3

Source: Squire and Partners

Project data

Start on site June 2020

Completion date September 2023

Gross internal floor area 4,052m²

Gross (internal + external) floor area 4,500m²

Form of contract or procurement route Design and build

Construction cost Undisclosed

Architect Squire & Partners

Client ITC Properties

Development manager Rockhopper Real Estate

Structural engineer Heyne Tillett Steel

M&E, BREEAM, fire and acoustic consultant Hoare Lea

Quantity surveyor Potter Raper

Planning adviser DP9

Principal designer Squire & Partners

Approved building inspector AIS

Main contractor RED Construction

CAD software used Revit

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