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## Squire and Partners completes 13,600sqm mixed-use development in west London

26 NOVEMBER 2021 . BY ROB WILSON, PHOTOGRAPHY BY JACK HOBHOUSE



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Squire and Partners has completed a scheme comprising four blocks providing 51 high-end residential apartments and 14 Peabody-managed affordable homes as well as leisure facilities, ground-floor retail, a new office building and landscaped public courtyard

The blocks range from 4 to 7 storeys. The architecture of the façades, composed primarily of pre-fabricated brick-faced panels, picks up on cues within the Kensington Palace Conservation Area, including the textured two-tone brick and vertical window proportions of the palace (the development being sited on what was once the palace's kitchen gardens). A new landscaped public garden also echoes surrounding west London garden squares.





The on-site affordable housing provision is managed by Peabody Housing Association and takes the form of a mews-like terrace, that contains 10 apartments and four duplex apartments.



Features in the private residential blocks include timber-lined portals, walnut veneer and oak floors and a notable use of stone on floors, walls and counters including Emperador and calacatto oro. Material craftsmanship and finish in the penthouses extends to inlaid joinery, basket-weave patterned timber floors, book-matched marble, fireplaces and a feature stair.

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Serving these blocks, the basement includes a jacuzzi, steam room, sauna, gym and private treatment rooms surrounding a swimming pool.



The office building's amenities include changing rooms, lockers, towel drop-off and cycle store.

Squire and Partners worked in close collaboration with Based Upon, an artist/creator collective on bespoke pieces including two reception desks, one in nickel and one in bronze and three courtyard sculptures inspired

by the children's books *Alice in Wonderland* and *Peter Pan*.

Photovoltaic modules are installed on all available roof areas and grey water recycling incorporated to serve all non-potable water use within the commercial office toilet cores and leisure areas.



### Architect's view

Lancer Square represents a rare opportunity to extend the urban village of Kensington with a development steeped in the area's history. Originally home to Kensington Palace kitchen garden, the site later became Kensington Barracks housing cavalry and infantry, including the Royal Lancers.

Squire and Partners' design organises the site with a cluster of elegantly proportioned buildings set around a landscaped public courtyard, taking influences from the palace's courtyards, orangery and sunken garden. Four distinct buildings - housing apartments, workspace, shops and cafes - enclose the square with an architectural language drawn from Kensington Palace and the surrounding Conservation Area. Two different tones of hand-made brick - provided by York Handmade Brick - combine with crisp limestone and delicate metalwork to create elevations which celebrate contemporary and traditional craftsmanship, and establish a new destination for living, working and dining in Kensington.

*Tim Gledstone, partner, Squire and Partners*





## Client's view

Our vision for Lancer Square was to combine the best in British architecture, design and craftsmanship to create a legacy property worthy of this historic location. Bellworth Developments, a subsidiary of LGB Group, international award-winning developer and specialists in niche developments of world-class properties, worked closely with the team at Squire and Partners to realise this ambition by commissioning them to lead the design process for both the development's Masterplan and the interiors' scheme which includes the residences, amenities, public spaces, garden and courtyard, retail and office space.

*Kevin Kuok, CEO, Bellworth*



## Project data

**Start on site** Feb 2017

**Completion** July 2021

**Gross internal floor area** 19,701m<sup>2</sup>

**Form of contract or procurement route** Design and build, two-stage tender

**Construction cost** Undisclosed

**Architect** Squire and Partners

**Client** Chesington Investments

**Structural engineer** Fluid Structures

**M&E consultant** Atelier Ten

**QS** EC Harris

**Lighting design** Studio Fractal

**Planning consultant** DP9.

**Environmental consultant** Atelier Ten

**Landscape consultant** Scape Design

**Acoustic consultant** Sandy Brown

**Interior design** Squire and Partners  
**Principal designer** Squire and Partners  
**Approved building inspector** MLM  
**Main contractor** Mace  
**Development manager** CIT  
**CAD software used** Revit

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