



Proud to be a member of the Berkeley Group of companies

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Designed for life

St James
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HERITAGE AT THE HEART
OF PLACEMAKING



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HERITAGE AT THE HEART OF PLACEMAKING

There are few places in the world with such a rich architectural heritage as Britain. Preserving that heritage for future generations is a national responsibility, which is why conservation and restoration are so important to The Berkeley Group.

This book brings together a collection of projects which put heritage at the heart of placemaking. It shows historic buildings providing a focal point for vibrant new development at a range of different scales. Each of these schemes restored a building to its former glory and found a long-term use within the context of a successful commercial development. We believe they illustrate a conservation philosophy which can work for councils, communities and developers in today's environment.

Founded in 1976, the Berkeley Group is now recognised as one of the UK's leading developers. It was voted in the top five Most Admired Companies in Britain in 2015 and Sunday Times House Builder of the Year.

Numerous people have offered their services and skills to help carefully restore each building represented in the following pages, and the success of each project was the product of team work and an incredible investment of talent, knowledge, money and time from all those involved in the following outstanding projects.



THE RESTORATION OF HISTORIC BUILDINGS IS NOT ONLY AN IMPORTANT END IN ITS OWN RIGHT. EACH BUILDING CAN PROVIDE A STIMULUS AND FOCAL POINT FOR REGENERATION SCHEMES WHICH ALSO CREATE MORE HOMES AND MORE JOBS. WE TAKE GREAT PRIDE IN RESTORING HERITAGE ASSETS, CONSERVING THEM, AND AT THE SAME TIME ENSURING THEIR USE EVOLVES TO MEET THE DEMANDS OF MODERN LIFE. FINDING AN ECONOMICALLY VIABLE LONG-TERM USE IS ARGUABLY AS IMPORTANT AS THE RESTORATION ITSELF.

ALL SAINTS, EASTBOURNE, EAST SUSSEX

AN UNRIVALLED SENSE OF GRANDEUR COMBINED
WITH VICTORIAN ELEGANCE AND ATTENTION TO DETAIL

All Saints was the culmination of four years of painstaking refurbishment and restoration by Berkeley and Historic England. A team of craftsmen restored the architectural detail of this significant building to its Victorian glory. The resulting homes blend authentic period features with modern interiors.

The original geometric tiled floor design was recreated from historic photographic records. There is a library, a reading room and an on-site gym complete. The private chapel has also been restored and is now used as a venue for art exhibitions and classical concerts.

Turrets have been integrated into the apartments as modern functional spaces. The exterior cloisters have also been used to great effect, acting as covered terraces offering views over the South Downs or towards the sea.



THE WATCHTOWER, BEAUFORT PARK, LONDON NW9

ONCE THE CENTREPIECE OF AVIATION, PIONEER
CLAUDE GRAHAME-WHITE'S AIRCRAFT FACTORY

St George has refurbished and relocated the historic Grahame-White Watchtower building to the adjacent RAF Museum site. The redundant Watchtower building built in 1911 was once the centrepiece of aviation pioneer Claude Grahame-White's aircraft factory in Hendon, home to the British aircraft industry and the birthplace of British aviation. Flying from Hendon ceased in the late 1960s and since then the Watchtower had fallen into disrepair.

Now relocated and renovated, the building sits next to the Grahame-White Factory on the main Museum site.

The process of moving a building of such historic importance was extremely complex and involved the meticulous process of photographically documenting and redrawing every single element of the building.

The Watchtower exhibits displays on the life of Claude Grahame-White, the history of the Hendon Aerodrome and the pioneering years of flights. The upper floor features a recreation of Claude Grahame-White's original office.

Beaufort Park is a landmark 25 acre mixed-use development in London's new quarter, Hendon, NW9.





BUTLERS COURT, QUEENS ACRE, BEACONSFIELD

BEAUTIFULLY RESTORED PERIOD FEATURES

Now fully restored, the main house at Queens Acre, Butlers Court was built in 1891 as a retired gentleman's residence. Beyond the main building, the 32 new dwellings, of 22 houses and 10 apartments which comprised Queens Acre, were designed to reflect the exquisite detailing of the old house: some with decorative half-timbering, others with hanging tiles, which all boast mellow brickwork complemented by natural stone.

All homes benefit from the old, now restored, Victorian walled garden at the heart of the development and the security of automatic entrance gates. With its entrance framed by an original entablature, the restored garden incorporates a delightful octagonal gazebo and charming trefoil fountain.



CAMBERWELL GROVE LONDON SE5

RESPECT AND MAINTAIN THE AREA'S CONSERVATION

This scheme was designed to respect and maintain the area's conservation value while delivering 90 homes on a 2 acre site.

It illustrates how a new development and a local landmark building can be integrated in a sustainable way to create a very desirable location.

At the heart of the design is Ruskin House, formerly a prestigious girls' school which has been sympathetically refurbished. It now sits alongside beautiful communal gardens and a thriving tennis club.





CHARTER QUAY KINGSTON UPON THAMES, SURREY

A MAJOR MIXED-USE DEVELOPMENT IN AN HISTORIC MARKET PLACE

Built within the historic market place of Kingston upon Thames, Charter Quay is an outstanding example of restoration and conversion.

St George worked closely with the Conservation Area Advisory Committee in this major mixed-use development, which includes 244 homes, a theatre, riverside piazza and several restaurants. Acclaimed listed elements that have been expertly restored include pieces of medieval oak timber and a fine 17th century Jacobean staircase.



61 AND 62 CHEYNE WALK CHELSEA, LONDON SW3

REVITALISING THE HEART OF A CONSERVATION AREA

Formerly comprising a children's hospital, this Grade II listed building and Building of Architectural Merit dates back to 1686.

Berkeley restored the buildings to their former glory and converted them into exceptionally high quality homes. Number 62 is now one house, while number 61 comprises 18 apartments and features an outstanding red brick façade that is a major contribution to this conservation area.

DIAL ARCH, ROYAL ARSENAL RIVERSIDE, LONDON SE18

RESTORED WITH HISTORICAL SENSITIVITY

In the heart of the Royal Arsenal Riverside development the Dial Arch, originally constructed between 1717 and 1720 and used as the site of turning, washing and engraving workshops, has been restored and extended to form a Young's Public House.

The Period features have been lovingly restored to an exceptionally high standard, maintaining the character and spirit of the building.





KINGSWOOD MANOR, CHISLEHURST, KENT

A GRADE II LISTED HOUSE CONVERTED BACK INTO RESIDENTIAL USE

Kingswood Manor is a Grade II listed house converted back into residential use. It now has seven apartments. Each home is designed to follow the original room layouts of the 19th century building and each enjoys its own identity. The Manor provides the centrepiece for a scheme of 39 new homes in a 6 acre woodland setting.

The conversion was executed with immense care. Now complete, its stunning staircase, circular balconies, gables and hanging tiles have been preserved for future generations to enjoy.

The apartments are approached through a Victorian engraved entrance porch, which leads into a hallway with a triple height atrium, complete with galleried oak staircase. The magnificent hall is dominated by a fully glazed lantern roof.

GLOBE WHARF ROTHERHITHE, LONDON SE16

PRESERVING CHARACTER THROUGH CONVERSION

The Grade II listed Victorian warehouse at Globe Wharf, originally built for the storage of rice, had been the victim of extensive bomb damage during WW2.

Carefully converted into a range of nearly 130 apartments, the development has retained many of the building's unique original features: for example, the prominent roof appendices and metal window shutters.





GUNWHARF QUAYS PORTSMOUTH, HAMPSHIRE

A LANDMARK URBAN REGENERATION SCHEME

This 17th century naval site contains several historic buildings and structures, all of which are either Grade II listed buildings or Scheduled Ancient Monuments.

With the support of Portsmouth City Council and Historic England, Berkeley transformed the entire area through a landmark urban regeneration scheme. The listed buildings were restored and converted into a variety of uses, with major new construction resulting in a retail outlet centre, offices, restaurants, a marina and residential apartments.



HARRODS DEPOSITORY, LONDON SW13

A PIECE OF HISTORY PRESERVED

The Thames-side location of this historic site gave Harrods and Berkeley an exceptional conversion opportunity. With listed elements including the unique façade and early reinforced concrete frame, great care was taken to retain notable features.

Integrating a large new-build scheme following the original design themes, Berkeley created a sumptuous development of 250 homes benefiting from outstanding communal services, including an integral health centre and pool.



KINGSWAY SQUARE LONDON SW11

A SCHEME THAT BROUGHT A HISTORIC
GRADE II LISTED BUILDING BACK TO LIFE

Kingsway Square is a development in Battersea, built by St James. It includes the restoration of Grade II listed buildings and their sensitive conversion to residential use.

Close to the open spaces of Battersea Park, the scheme delivered a mix of new build and restored homes around communal landscaped courtyards, with a Grade II listed former Victorian college.

75 LEMAN STREET, LONDON E1

RESTORED TO FORMER GLORY

75 Leman Street is the prestigious restoration of a magnificent Edwardian building in the heart of historical London.

As part of the exceptional mixed-use development of Goodman's Fields, residents have access to beautifully landscaped gardens, a residents' only gym and spa, together with a new hotel and high class shopping.





LITTLE BRITAIN CLERKENWELL, LONDON EC1

RECONSTRUCTION BEHIND RETAINED TRADITIONAL FAÇADES

White Horse House, Johnson House, Wesley House and Franklin House are a collection of 19th century and early Victorian buildings, the first three located in a sensitive conservation area and the fourth Grade II listed.

With valuable support from Historic England, St George reconstructed the buildings behind retained façades supported by a cantilevered steel frame: a major technical challenge. Collectively, Little Britain now houses 44 luxury City apartments.

MILFORD HOUSE MILFORD, SURREY

AN AWARD-WINNING CONVERSION RESPLENDENT WITH ORIGINAL FEATURES

The imposing Grade II listed Milford House was formerly a hotel that had suffered fire damage in 1993 and subsequently became derelict.

St James' restoration followed the style of the architect Tom Smith, who designed the house in 1735. Resplendent with fine original features, the development now comprises 26 apartments and 11 terraced homes, and was recognised with the Waverley Design Award.





NEW RIVERHEAD ISLINGTON, LONDON EC1

A JOINT VENTURE IN ARCHITECTURAL VISION

This Grade II listed building in the style of a French château was built in 1920 as the headquarters of the Thames Water Authority.

A joint venture between Berkeley and Kennet Properties Limited, the ambitious restoration and conversion scheme enjoyed the full support of Historic England and resulted in 129 individually designed luxury apartments.

OAKWOOD HOSPITAL MAIDSTONE, KENT

SYMPATHETIC RESTORATION ALONGSIDE SENSITIVE CREATION

The most notable feature of this site is The Queen's House, the former 19th century hospital designed by John Whichcord.

Berkeley sympathetically restored and converted The Queen's House, the Chapel and the Secretary's Office to provide more than 50 distinctive houses and apartments. A further 75 new homes were sensitively designed to complement the original buildings, resulting in an outstanding scheme of apartments, houses and townhouses.



OLD WINDSOR HOSPITAL WINDSOR, BERKSHIRE

A COMPLICATED RESTORATION PROJECT SUCCESSFULLY ACHIEVED

This Grade II listed building occupies a countryside setting and was the subject of careful restoration and conversion to cottage style apartments.

The shape of the structure, the intricate architectural detailing and the internal layout meant that many challenges had to be overcome with many existing features retained, including the original façade. Externally, enclosed courtyards have been landscaped to reflect the beauty of this unique building.



PUTNEY WHARF PUTNEY, LONDON SW15

OPENING UP WATERFRONT AREAS

Including a foundry warehouse dating from the 19th century and a striking 1960s office building, Putney Wharf has opened up a new stretch of Putney's waterfront with squares and riverside walkways.

The development features 210 converted and newly built apartments, alongside offices, restaurants and shops. The main façade and one section of the warehouse have been fully restored, with newly built sections added to create a spacious traditional style pub and a restoration of the old Isherwood building. This gastro pub forms the centrepiece for the piazza within the public realm.





ROEHAMPTON HOUSE AT QUEEN MARY'S PLACE, ROEHAMPTON, LONDON SW15

ORIGINAL FEATURES, CAREFULLY RESTORED BY ST JAMES, DEMONSTRATE A PASSION AND CRAFTSMANSHIP THAT SET ROEHAMPTON HOUSE APART

Roehampton House has an exemplary provenance: it was designed in 1710 by renowned architect Thomas Archer and extended by Sir Edwin Lutyens in the early 20th century. Over the years, it has been owned by a wide range of important figures, from prosperous merchants and members of Parliament to earls and countesses alike, before being transformed into a home for convalescing First World War veterans.

This elegant Grade I listed property is one of only a handful to ever have been refurbished and converted into luxury apartments, which demonstrates

the unprecedented level of care and craftsmanship that has been spent on the planning and restoration of Roehampton House.

St James has brought together a dedicated team of historians, architects, designers and craftsmen who have vast experience and knowledge in restoring historic buildings. Through their careful planning and specialist skills they have recreated an elegant backdrop to modern luxury living.



ROYAL ARSENAL RIVERSIDE, LONDON SE18

ONE OF THE MOST SIGNIFICANT PROPERTY DEVELOPMENT PROJECTS IN BRITAIN TODAY

One of the most significant property development projects in Britain today, 76 acre Royal Arsenal Riverside will create a new neighbourhood of 5,000 homes where Grade II listed buildings seamlessly blend with bold modern architecture.

The masterplan allowed the restored existing buildings to remain dominant, while the character of public spaces has been augmented with tree-lined boulevards and sculptures, ranging from original canon to contemporary art by Antony Gormley next to the pier.

With a history dating back to 1671, the former munitions factory has been transformed to provide a mix of converted and new build residential properties, together with an array of commercial and leisure outlets including shops, bars and restaurants.





ROYAL CLARENCE MARINA GOSPORT, HAMPSHIRE

A VIBRANT AND ATTRACTIVE MIXED-USE DEVELOPMENT

The Scheduled Ancient Monuments and listed buildings on this important site include an early 19th century victualling yard, barracks and officers' quarters from 1858, and a length of ramparts dating back to 1757.

Involving sensitive preservation of the historic buildings and features, a major urban regeneration project resulted in a vibrant and attractive mixed-use development with a variety of commercial units, restaurants, a marina and new homes.



SOUTH WESTERN HOUSE SOUTHAMPTON, HAMPSHIRE

CAREFUL RESTORATION OF ORIGINAL FEATURES

Built in 1860 as the Railway Hotel, this outstanding building was subsequently used by the Royal Navy, Cunard and the BBC, experiencing much alteration and deterioration over the years.

Converted by Berkeley into 94 attractive homes and a restaurant, notable original features that were carefully restored include the stunning lobby with its marble walls, painted murals and chandeliers.



SPRINGFIELD PARK HORSHAM, WEST SUSSEX

QUEEN ANNE SPLENDOUR REVITALISED

This elegant Queen Anne style manor house dates back to the mid 18th century and is Grade II listed.

Berkeley undertook sensitive restoration and careful refurbishment of the manor's stunning original oak panelling and associated structure.

The main house and wings were converted to provide seven luxury apartments, complemented by a small group of mews cottages in the old stable block. Additional new townhouses were built to harmonise with the main house, providing a total of 48 homes.



18 ST. JAMES'S SQUARE LONDON SW1

A PRESTIGIOUS ADDRESS BROUGHT BACK TO LIFE

This majestic Grade II listed building represents one of the best-located restoration and conversion projects ever undertaken by Berkeley.

Working with Historic England and Westminster City Council, Berkeley transformed number 18 from office back to residential use. Now housing 10 opulent apartments, the building's grand proportions and fine interior features have been preserved, as have the stunning stone façade, ornate parapets and high windows.





ST JOSEPH'S GATE, LONDON NW7

A LANDMARK LISTED BUILDING WITH A RICH HERITAGE

For over 150 years, St Joseph's College was a cherished local landmark, an extraordinary architectural statement set on a commanding hilltop position on the fringes of Mill Hill Village.

In converting St Joseph's College for modern use and restoring it to its original architectural splendor, Berkeley has taken every opportunity to preserve and enhance its superb original features. Whether in communal areas or within individual apartments, it's these aspects that help to make St. Joseph's Gate a strikingly original and attractive proposition.



SUGAR HOUSE LONDON E1

SUGAR HOUSE HAS RETAINED MANY OF THE PERIOD FEATURES THAT MAKE VICTORIAN ARCHITECTURE SO ATTRACTIVE



Sugar House is a magnificent Victorian commercial building. Built by the Co-operative Wholesale Society, it served as their grand headquarters as well as a sugar warehouse. Located on the corner of Leaman Street and Hooper Street, the elegant seven storey façade is constructed in brick, granite and Portland stone. It was originally acquired by the wealthy Leman family in the 17th century. The area was then at the heart of the cosmopolitan expansion of the fledgling City, and home to one of the highest concentrations of European businessmen, merchants and bankers in London.

Careful restoration means that Sugar House has retained many of the period features that make Victorian architecture so attractive. Natural light comes in from 6ft high arched windows, and many apartments benefit from these timber window frames. The interiors are light and spacious with tall ceilings, some up to 16ft high. The original entrance foyer has become a welcoming lobby, dominated by the original grand main staircase. Its wide steps and ornate wood and iron balustrade are all restored to their Victorian splendor, while the spectacular Clock Tower is now in full working order.



SUMMERS PLACE, BILLINGSHURST WEST SUSSEX

A COLOURFUL HISTORY THAT
DATES BACK TO THE 13TH CENTURY

The Manor House at Summers Place has a colourful history that dates back to the 13th century, when it was presented to Roger de Someri as part of a Knight's fee. It was rebuilt in 1880 to the designs of gentleman architect John Norton.

After the Second World War it was adopted as a convent school until in 1984 it became the base for Sotheby's auction specialists in the Southern counties. Now the restoration by Berkeley has created a viable, long-term use and brought people, investment and life back to the estate.



TEMPUS WHARF BERMONDSEY, LONDON SE16

TRANSFORMATION ALONG THE THAMES

One of the last 18th century warehouses along the Thames to be converted into apartments, this historic site was formerly used as a granary mill.

Berkeley retained and restored original features such as exposed brickwork, columns and the original river-front crane, creating 26 individually designed apartments.



THE PUMPHOUSE LONDON W6

OLD AND NEW EXIST TOGETHER IN HARMONY

The Pump House in Hammersmith, West London is a visionary development by St James, set alongside one of London's most attractive stretches of riverside. At the Pump House, old and new exist together in harmony – the building is a perfect example of elegant Victorian architecture, while the apartments inside are flawlessly contemporary, with modern interior fixtures and fittings. All built to a high level of finish and quality that befits such a grand building.



THIRLESTINE PARK, CHELTENHAM

MAGNIFICENT CRAFTSMANSHIP

A magnificent landmark dating back to the early 19th Century and set in exquisite rolling lawns, The Grand Hall at Thirlestaine Park was originally built as a luxury mansion for a prosperous textile businessman and his family. Berkeley has lovingly restored the Hall into seven superbly well-appointed 2 and 3 bedroom apartments, presenting a beautiful balance of traditional character, retaining the beautiful original Victorian features of the era, paired with up-to-the-minute style and specification.

The new homes within the development all take design inspiration from the Hall, sympathetically reflecting the Georgian architectural style and detailing. Both the apartments and houses at Thirlestaine Park are perfect for spacious modern day living, including designer fitted kitchens and luxury features such as en-suite and dressing area to the master bedrooms in many of the homes.



VICTORIA GATE WALTON-ON-THAMES, SURREY

RETAINING CLASSICAL LINES AND PROPORTIONS

Built in 1840 for a Victorian charitable foundation, the original Ellesmere Hospital is a Grade II listed building located within its own private grounds.

The main building was converted into 30 apartments with basement parking, while the Chapel was restored to create two very individual homes. A range of newly built detached and semi-detached homes, plus three-storey mews properties were designed to complement the setting of the main building, respecting the classical lines and proportions of the old hospital.





WEST 3 APARTMENTS LONDON W3

DESIGNED TO EXEMPLIFY THE FUSION OF HISTORIC
ARCHITECTURE AND CONTEMPORARY INTERIOR DESIGN

The original building at West 3 in Acton was designed by Whitehall's principal architect, James G West. Born and trained in Cardiff, West joined the Government Office of Works in 1904.

He worked on Bromyard House, the former Ministry of Pensions building in Acton, London from 1914 to 1922. It was said to be the largest single building in Britain at the time.

The new development has retained the façade and behind it created 889 homes. It fuses historic architecture and contemporary interior design, on a nine acre site with four private courtyards.

WHITEFRIARS CITY OF LONDON EC4

METICULOUS REFURBISHMENT IN AN IMPORTANT CONSERVATION AREA

Located in the important City of London Conservation Area, Temple House and the listed Victoria House date back to 1891 and were originally the headquarters of printers supplying nearby Fleet Street.

St George sensitively refurbished the buildings, cleaning the stonework and terracotta, restoring the windows where possible, and fitting lead and copper roofing to the new top storey. The buildings now house 60 apartments, underground parking and a new wine bar.





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We would like to thank all those involved in helping us bring these historic buildings back to life.

We are always looking for more opportunities similar to those outlined in this document to which we can add our expertise and value.

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