# HERITAGE AT THE HEART OF PLACEMAKING

Berkeley Group

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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 Berkeley Group.

This book brings together a collection of Berkeley's latest projects putting heritage at the heart of placemaking.

Each of these schemes is carefully restoring and preserving important historical assets for future generations.

With our partners and specialist craftspeople, we're bringing iconic buildings and structures back to use, giving them a new lease of life as part of successful regeneration projects across London and the South.

In many cases, heritage buildings and features are being returned to the community for the first time in decades.

Our Community Plans bring these spaces to life, with events and initiatives that spark interest in the rich history of the sites, and encourage visitors to interact with these beautiful buildings.

# 9 MILLBANK, WESTMINSTER, SW1P

**202 mixed-tenure homes**

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**Refurbished Grade II Listed building and Gatehouse**

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**Repaired columns suffering from Regent Street disease**

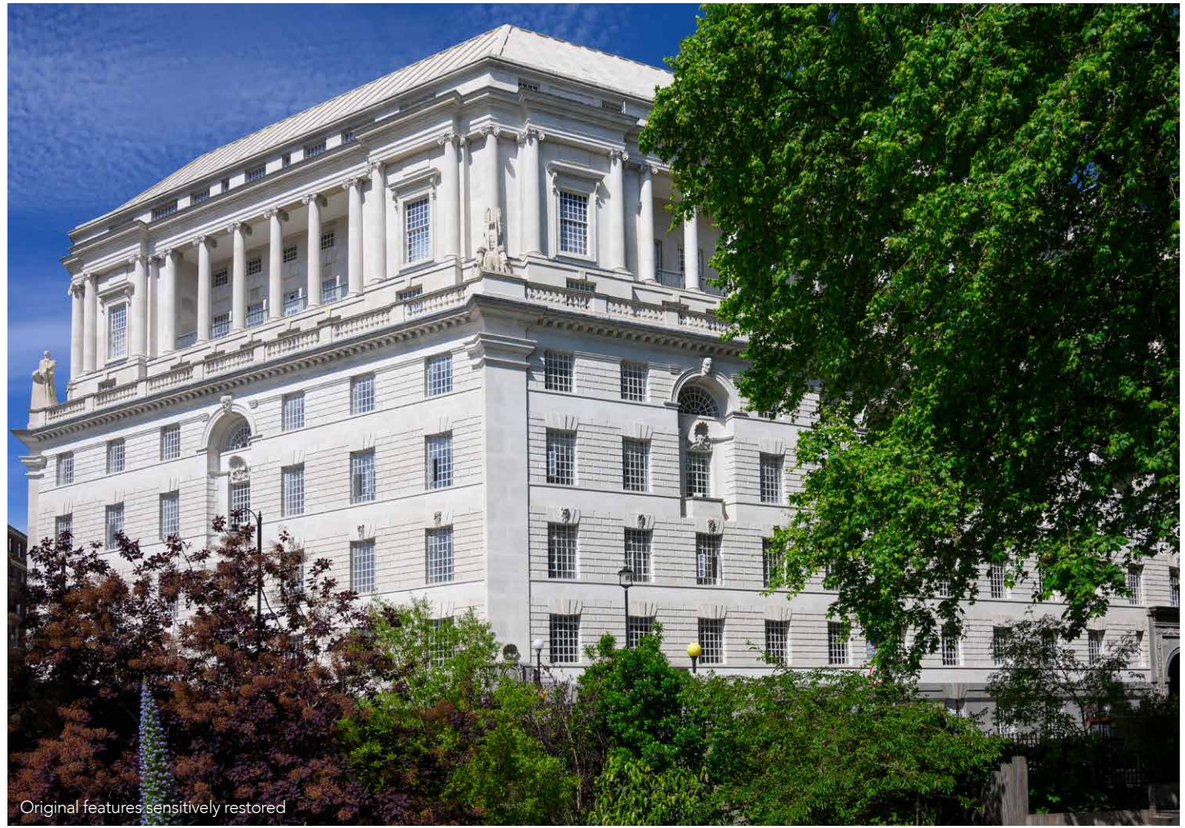
Millbank Residences was originally built between 1927 and 1929, in the neoclassical style of the interwar years. Designed by Sir Frank Baines, the building housed the headquarters of the Imperial Chemical Industries. Now a Grade II Listed building, Millbank Residences' grandeur still stands tall in Westminster's iconic skyline.

Berkeley has worked with heritage experts on every detail of the project, starting with three months of meticulous surveying to understand which heritage assets remained after the 1980s refurbishment of the building.

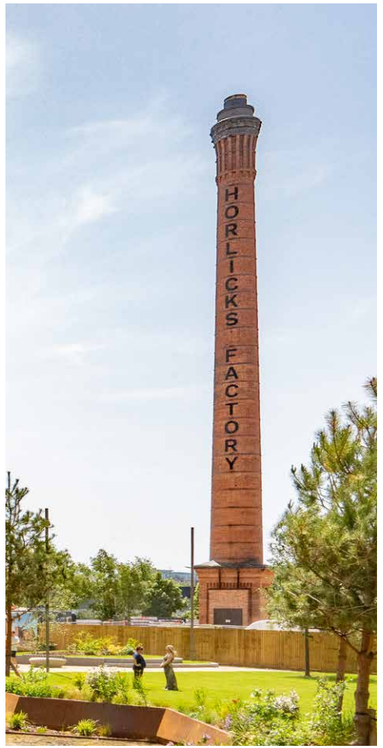
The façade columns were found to be corroding, and painstakingly repaired, with new Portland Stone added to replicate the original splendour. They stand alongside statues and busts that have been retained and cleaned, alongside the impressive silveroid entrance doors with bronze inlays.

Inside, 9 Millbank boasts a wealth of original features, which have been meticulously restored to their original splendour, including carved door frames, timber panelling, barrel vaulted ceilings, and ornate decorative plasterwork. Stained-glass windows and stone benches were taken off site to be properly cared for before being reinstalled.

Restored silveroid doors



Original features sensitively restored




# HORLICKS QUARTER, SLOUGH, SL1

The Horlicks Factory was built in 1908 for the production of the globally famous malted milk drink. Now this iconic British landmark has been meticulously refurbished to create a range of mixed-tenure homes, set amid tranquil gardens.

The regeneration project includes the restoration of the site's key landmarks, including the clocktower, chimney, prominent red 'Horlicks' signage, and the war memorial.

The characterful red brick of the locally-Listed factory building has been retained, to honour the site's original industrial use, with surrounding buildings sensitively designed to complement the factory.

The 47m-high chimney has now been cleaned and returned to its former glory, and is illuminated at night, to highlight the former landmark feature in Slough.

The Grade II Listed war memorial is being relocated to the new Memorial Square, which will be a focal point of the development for locals to enjoy.

The original iconic red lettering on top of the factory has been removed and restored. The lettering will be placed around the site enhancing the public open space and creating visual and historic interest.

**12-acre site**

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**c.1,300 mixed-tenure homes**

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**Restoration of the iconic factory, chimney, clock tower and Grade II Listed war memorial**

# ROYAL ARSENAL RIVERSIDE, ROYAL BOROUGH OF GREENWICH, SE18

**88-acre site**

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**>5,100 mixed-tenure homes**

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**23 restored and repurposed Grade II Listed buildings**

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**Restoration of 560m of Listed façades**

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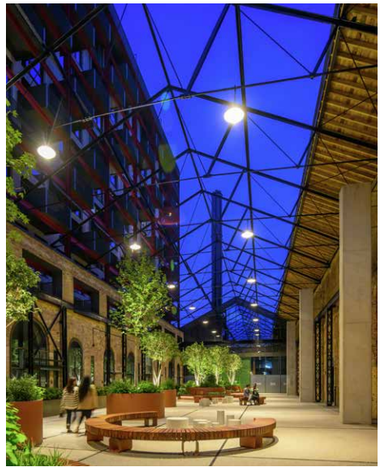
**Long-term partnership between Royal Borough of Greenwich, Greater London Authority, Historic England and TfL**

Royal Arsenal Riverside has reconnected an isolated former munitions site with the community for the first time in decades. The site has one of the largest concentrations of Grade I, Grade II and Grade II* Listed buildings converted for residential use in Britain, with structures dating back as far as the 17th Century.

In partnership with Historic England, Berkeley has sensitively repaired and converted 23 of these buildings, giving them a new lease of life as mixed-tenure homes or for commercial and cultural purposes. This includes the creation of a 180,000 sq ft creative district, Woolwich Works, with exhibition and performance areas, a café, art gallery, artists' studios and functions rooms.

Historic Buildings 17 and 18 are now the London home of the world renown immersive theatre company 'Punchdrunk', while Building 10 the former Carriage Factory, has been sensitively repurposed into eight mews houses and several commercial premises fronting a new public space - Windsor Square.

These newly restored spaces are all brought to life through the active Community Plan, which brings local people together to enjoy Royal Arsenal Riverside's many new amenities and allows them to enjoy the heritage buildings for the first time in decades.



Historic buildings, sensitively reimagined

# KING'S ROAD PARK, HAMMERSMITH & FULHAM, SW6

Indicative Computer Generated Image created at outline planning stage

Grade II gasholder to be retained

*"The scheme will provide the site with a long-term, and sustainable future that will secure the wellbeing of its heritage assets. It will create well-designed and attractive buildings between which will occur equally attractive new urban space."*

**Jo Rowlands**, Former Strategic Director of Growth and Place, London Borough of Hammersmith and Fulham.

This redundant 16-acre gasworks is being stitched back into the local community through an open network of footpaths, cycle routes, biodiverse parkland and public squares. There will be up to 1,843 mixed-tenure homes and the site's Grade II* Listed gasholder, thought to be the oldest surviving gasholder in the world, is being retained as the centrepiece of a community park, with play spaces and extensive planting.

3D internal scanning was undertaken to better understand some of the historic buildings and shared with Historic England, to plan how best to preserve the original features. These investigations uncovered the signature construction techniques of renowned architect Francis Edwards, as part of this preparatory work. Today, original fabric and finishes are still visible.

King's Road Park is home to a Grade II Listed WWI memorial and a second locally significant WWII memorial. As well as restoring access for the community to the important monuments, Berkeley is working with Fulham Cross Academy, the specialist network at The Imperial War Museum, and National Grid to undertake a research project on the former site workers who lost their lives in the war. The research will be turned into an online anthology and presented at an exhibition on site.

**16-acre site**

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**>1,800 mixed-tenure homes**

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**Retention and integration of Listed Buildings, war memorials and a Grade II* Listed gasholder**

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**Community access to war memorials reinstated**

# LONDON DOCK, LONDON, E1W 2AA

**Restoration of Grade II Listed Pennington Street Warehouse as a commercial hub**

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**Complex construction history, with subterranean walls, structures and a 300m storm sewer left behind**

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**Specialist scaffolding used during building demolition, due to proximity to the Grade II Listed building**

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**'Trading Words' public art installation, capturing the lists of cargo imported and exported at the London Docklands, lifted from the docks' preserved tariff books**

In the 19th Century, this 15-acre site lay at the heart of London's docklands. In the 1980s it was transformed into "Fortress Wapping", a highly secure headquarters and print works for the News International media group.

Today, it is being transformed again, this time into an exciting new neighbourhood with 1,800 mixed-tenure homes and 6.6 acres of landscaped open spaces, including a new civic square and pedestrian boulevard.

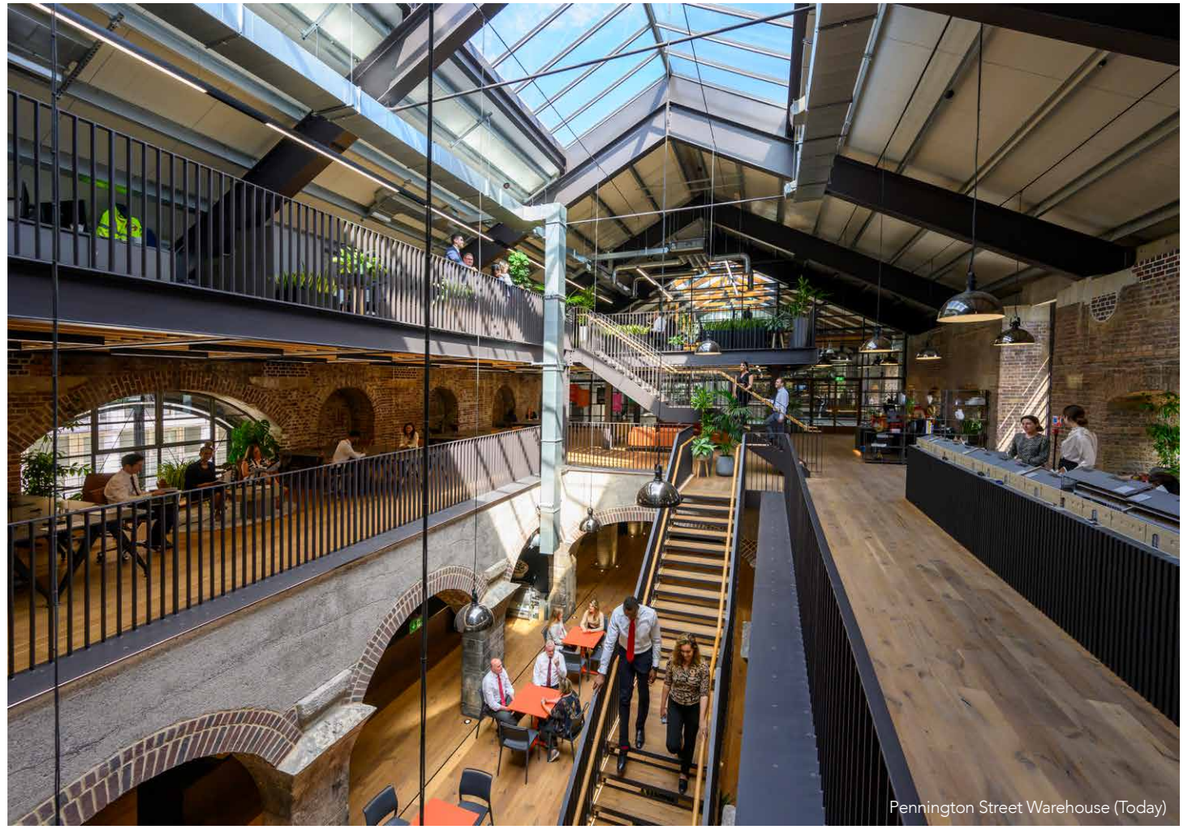
The Grade II Listed Pennington Street Warehouse, built in 1806, is being sensitively restored to become the commercial and cultural heart of the community.

The restoration reveals hidden layers of the warehouse's history to the public, who had previously not been able to access the site in over two centuries. New buildings and public art have been designed to blend seamlessly with this heritage feature, and pay homage to local history.

The architectural style and arrangement of the new apartment buildings were designed to mirror the warehouse buildings originally built in the 19th Century dock masterplan, and water gardens added, to honour the site's maritime history.

Pennington Street Warehouse, as left by News International

Pedestrian boulevard. Computer generated image



Pennington Street Warehouse (Today)

# TRENT PARK, BARNET, EN4

Newly restored orangery

The restored mansion house
Computer generated image

Orangery before restoration

Berkeley is sensitively restoring buildings and gardens across a 56-acre estate, with the Grade II Listed Mansion House and Orangery, the Historic Walled Garden, Stable Block, Dower House, Gardener's Cottage and Rookery Lodge all being carefully brought back into use.

Experts assessed each heritage building to preserve as many of the original features as possible, with skilled craftsmen now bringing them back to their former glory.

Homes in the newly restored Mansion House are designed and finished to the highest standards of craftsmanship, as befits the grandeur of the original estate. The ground floor and basement will showcase the site's history as a British Intelligence listening station during the Second World War, having been leased to Trent Park Museum Trust, which has received a National Lottery Heritage Fund Grant to provide a museum, educational facilities, exhibition space and a café.

The new homes are set within the wider 413-acre parkland, which is Listed Grade II in Historic England's non-statutory Register of Parks and Gardens of Special Historic Interest. Berkeley is now opening up the lake front, removing inappropriate newer buildings and restoring the lawns.

**56-acre estate**

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**>260 mixed-tenure homes**

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**Restoration of Grade II Listed buildings**

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**£34million invested by Berkeley in refurbishing historic assets**

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**30 acres of historic landscape, designed by Sir Philip Sassoon restored**

# OVAL VILLAGE, LAMBETH, SE11

**8-acre site**

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**>1,300 mixed-tenure homes**

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**Complex restoration of Grade II Listed gasholder, with the iconic backdrop of the Oval Cricket Ground**

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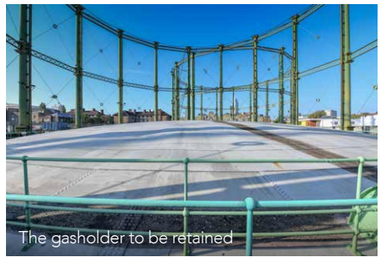
**Gasholder restored in-situ**

When built in 1877, the largest gasholder on this site was the biggest of its kind in the world - a magnificent feat of Victorian engineering and working monument to the great pioneers of British power.

Now, the historic site's redevelopment and restoration heralds a new phase in its history: with new homes, jobs, shops, cafés and public spaces reintegrating the site back into the surrounding community.

The Listed gasholder, a local landmark seen by millions across the world as the backdrop to test matches, will be carefully restored to house over 200 homes. These have been conceived with Rolfe Judd, a local architect with a wealth of experience working in Oval and Kennington.

The form within the gasholder follows a curved 'halo' to respond to the simplicity of the original drum in the gasholder. As part of the new design, the team will be refurbishing the Grade II Listed gasholder structure in-situ rather than removing it off site, which was welcomed by the local community. The new designs were developed in consultation with Historic England to enure they remain a sensitive backdrop to the familiar silhouette of the largest gasholder.



The gasholder to be retained

Computer generated image

Restored gasholder. Computer generated image

# ROEHAMPTON HOUSE, LONDON SW15

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.

Berkeley 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.

**Grade I Listed building**

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**Original features preserved and restored**

Berkeley Group

www.berkeleygroup.co.uk

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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