

49 Berkeley 50 Square



Blue 'CANYING' sign

Disabled parking sign: P, Disabled badge holders only, At any time, Mon-Fri 8:30 am - 6:30 pm, Maximum stay 4 hours, No vehicles within 1 hour

49

WELCOME

Welcome to the public exhibition on the future of 49-50 Berkeley Square.

Caprice has assembled a team of specialists to develop proposals for a sensitive refurbishment, alteration and basement development to deliver a new wellness destination, Life.

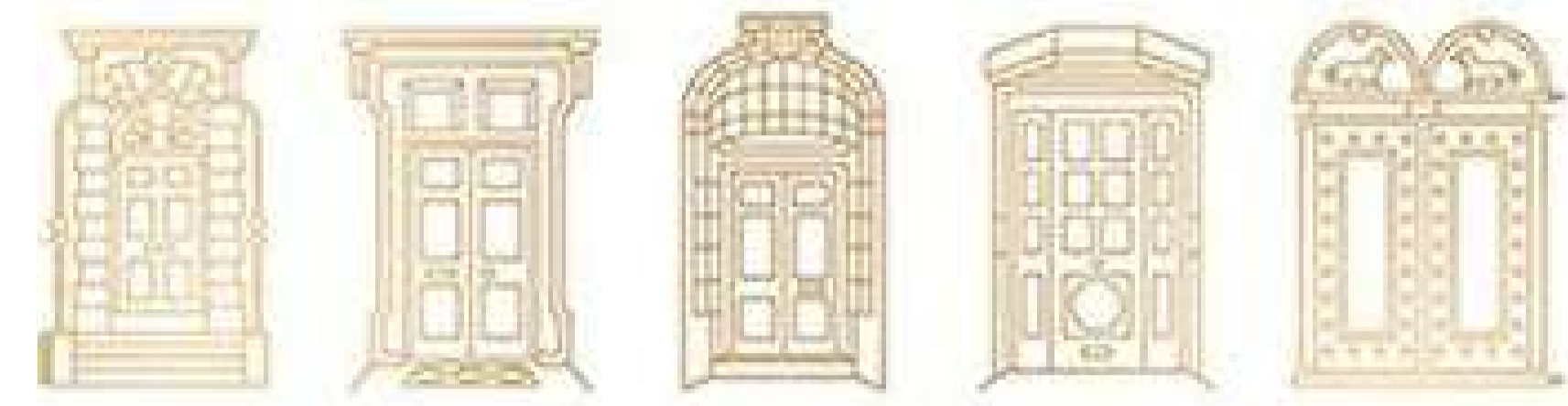
Ahead of submitting a planning application to Westminster City Council, we want to hear your feedback to shape the evolution of our proposals. Here you can find out more about are emerging plans and offer your feedback and perspectives.



Aerial View from Berkeley Square, North West facing

THE OPERATOR

The Birley Clubs consist of five private clubs, each of them distinct from one another and utterly unique in London, if not the world. The glamour of Annabel's, the continental grace of Harry's bar, the contemporary elegance of George, and the old-world charm of both Mark's club and Bath & Racquets. All clubs share the same values of discreet and attentive service, scrupulous sourcing of ingredients and a meticulous attention to detail.



The Birley Clubs

THE TEAM



Planning Consultant
DP9



Structural and Fire Engineer
Arup Engineers



Highways Consultant
Velocity



Project Architect
Jeremy Blake Architects



Communications and Consultation
Concilio



Sustainability Consultant
Hospitality Energy Saving



Heritage Consultant
Jon Lowe Heritage



Acoustic Consultant
RBA Acoustics



Ecologist
Ecology Network



Cost Consultant
PSE Consulting



M&E Engineer & BREEAM
Assessor KJ Tait

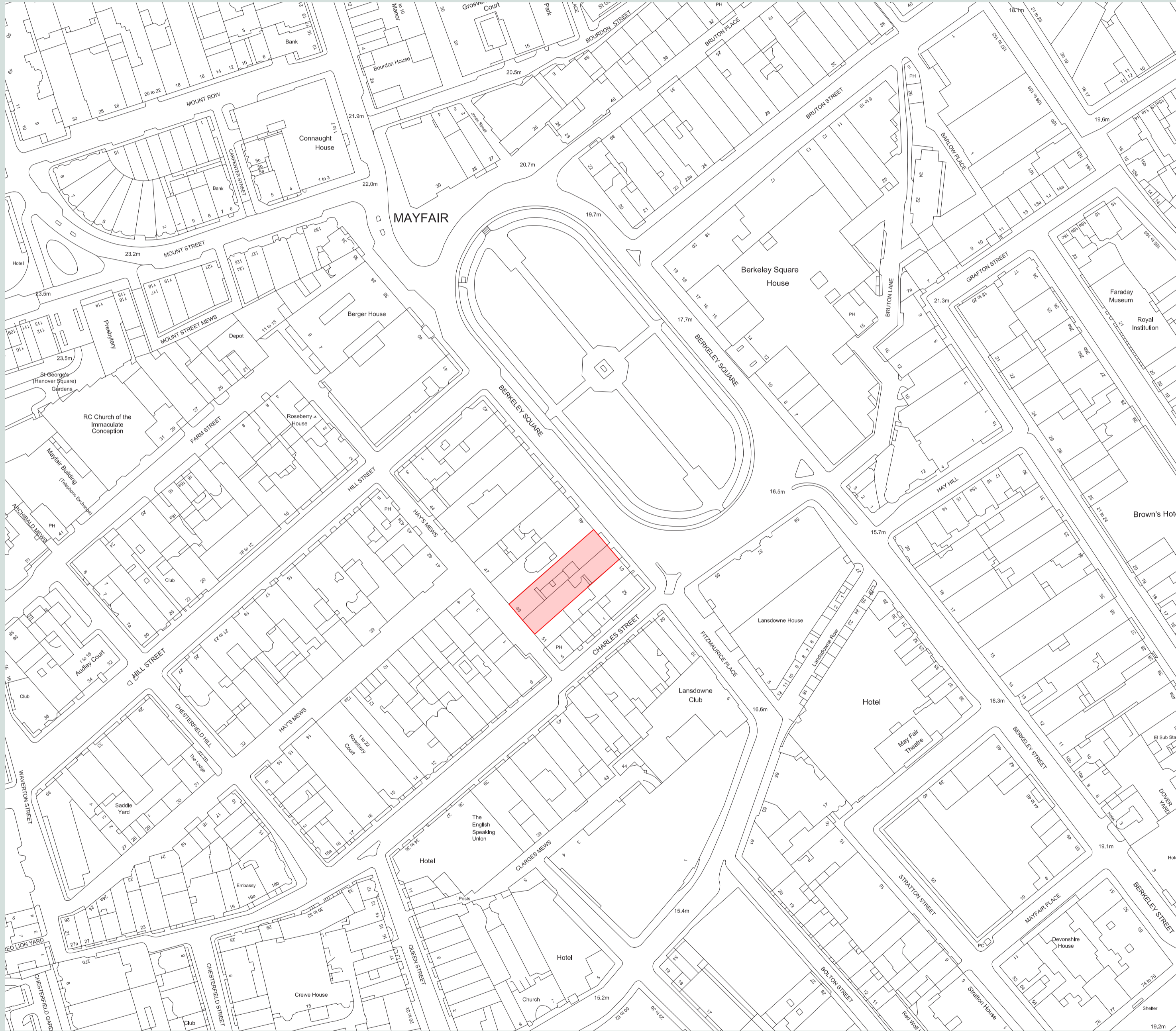
THE EXISTING SITE

49 and 50 Berkeley Square are both independently listed mid-terrace townhouses of historical significance. 49 Berkeley Square comprises 6 storeys, with all floors previously serving as private-let offices. It is believed to have suffered extensive damage during the 20th century, and consequently requires substantial work to refurbish and enhance the existing building.

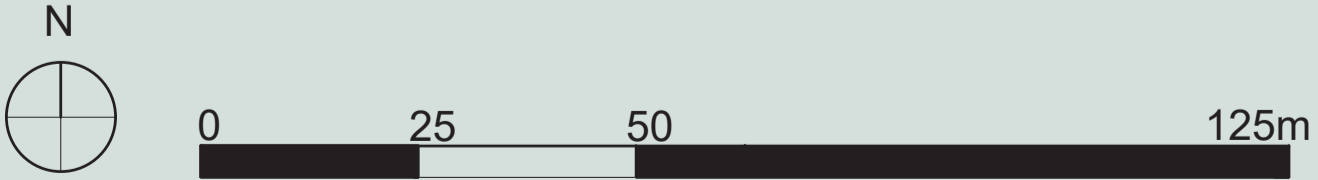
50 Berkeley Square comprises 5 storeys and is currently in a neglected state, having stood vacant since February 2020. Both buildings are located in the heart of the Mayfair Conservation Area, directly off Berkeley Square.



Front facade photo of the existing buildings off Berkeley Square, 50 on the left, 49 to the right



Site location plan



A SENSITIVE APPROACH

HERITAGE & CONSERVATION

Respecting the historical significance of 49-50 Berkeley Square and the Mayfair Conservation Area is at the heart of our proposals. Our approach has been developed through extensive consideration of the site's heritage assets and Historic England guidelines to ensure proposals that respect and enhance the historic character of the site.

Proposed interventions will be intended to prolong the life and significance of the existing building fabric as much as possible, with strip out works focussed on areas of modern intervention. Only materials and techniques which have been demonstrated to be appropriate to the existing fabric will be used, with interventions designed to prolong the life and significance of the existing building fabric. Original materials will be matched wherever possible, with any changes ensuring compatible technical and aesthetic properties.

Overall, our experienced team has placed central importance on the fact that the Grade II listed status of the two town-houses demands a sensitive approach to any construction work proposed. The design team have undergone an exercise in assessing the existing condition of the heritage assets. Select investigative works have been undertaken to improve our understanding and clarify the history of the buildings. We have designed a sensitive approach to protect the existing buildings heritage fabric. We will also ensure protection for occupants, neighbours and the heritage buildings by including well-designed fire safety features like sprinkler protection.



OUR VISION

Our vision for 49/50 Berkeley Square will deliver a number of benefits for the site and local community:



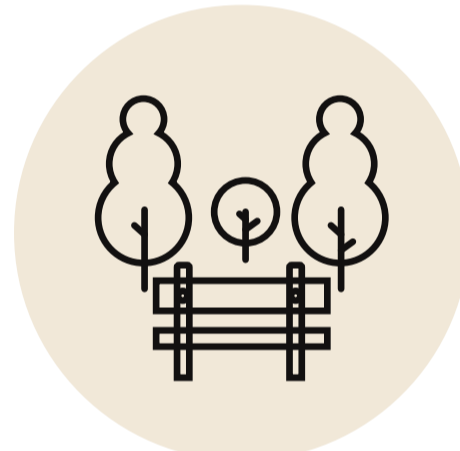
Delivering a thriving new health and wellness club with spa and relaxation facilities for the Mayfair community



Providing a wide range of local employment opportunities across the health, wellness and hospitality sectors



Introducing a high-quality lifestyle and wellness offering to enhance the local economy



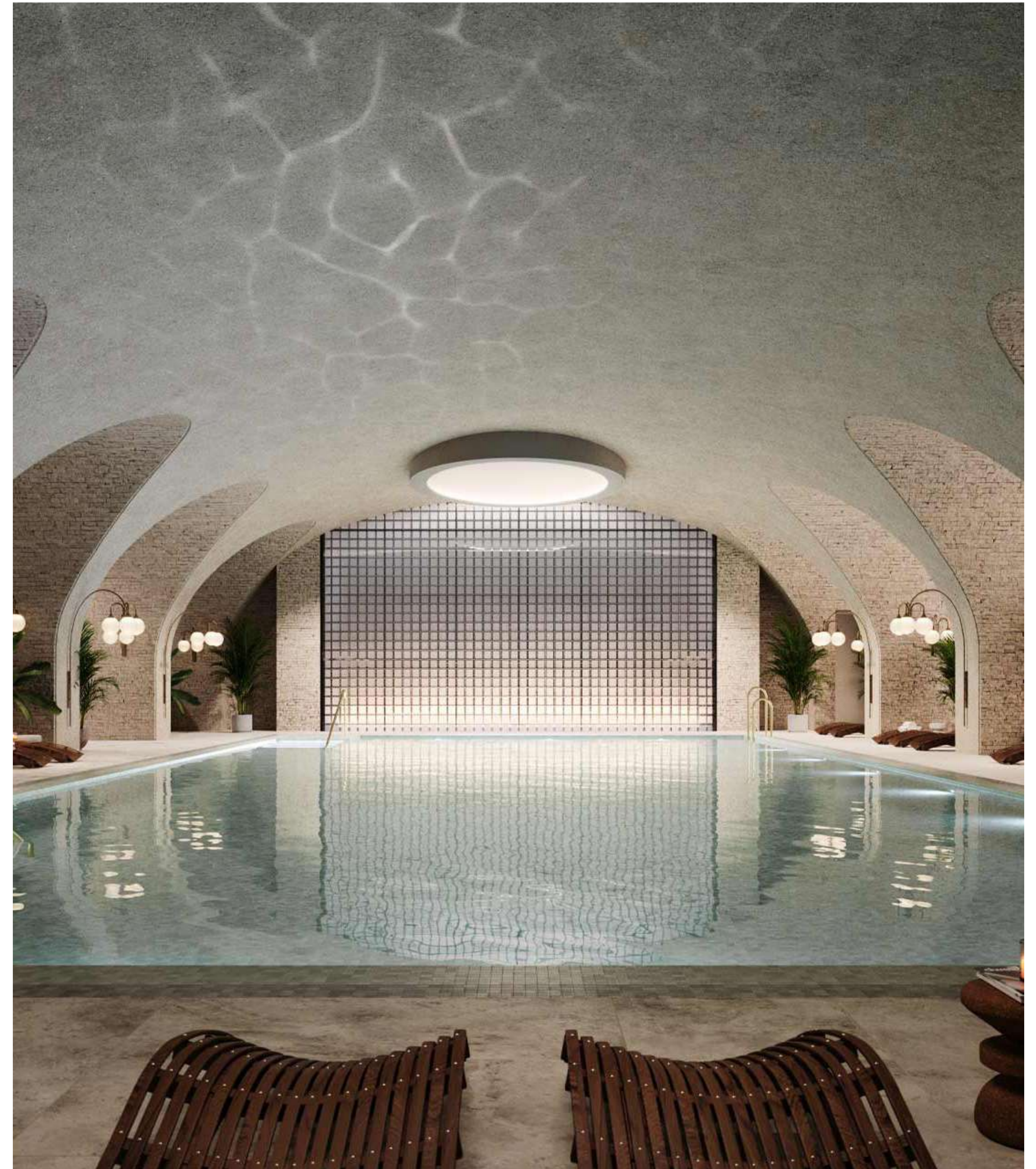
A green approach with new and existing garden terraces to maximise opportunities for outdoor living and urban greening



A sensitive refurbishment which restores and enhances the historic townhouses

A NEW WELLNESS DESTINATION

- In recent years, there has been something of an awakening in the wellness and wellbeing industry, with understandings of the term expanding to include physical and mental health, emotional wellbeing, fitness, nutrition, sleep and mindfulness.
- This more holistic understanding is changing the way spas and wellness facilities are being conceived, with a new generation of spas and resorts. Our proposals will meet ever increasing demand for these new facilities, providing a health and wellness destination in the heart of Mayfair.
- The new club will be called Life, and wellness facilities provided will include spa, hydrotherapy, physiotherapy, massage, light medical and yoga classes.



Character Precedent - Six Senses

BASEMENT DEVELOPMENT

Health and wellness facilities are central to the function of our proposals, and the viability of our plans depends on a new subterranean level to house the facilities.

The excavation of a basement presents the most heritage sensitive solution as it provides floor area that can be optimised for this use. This avoids the need for intrusive interventions within the listed buildings, thereby preserving or enhancing the plan form and character of the townhouses.

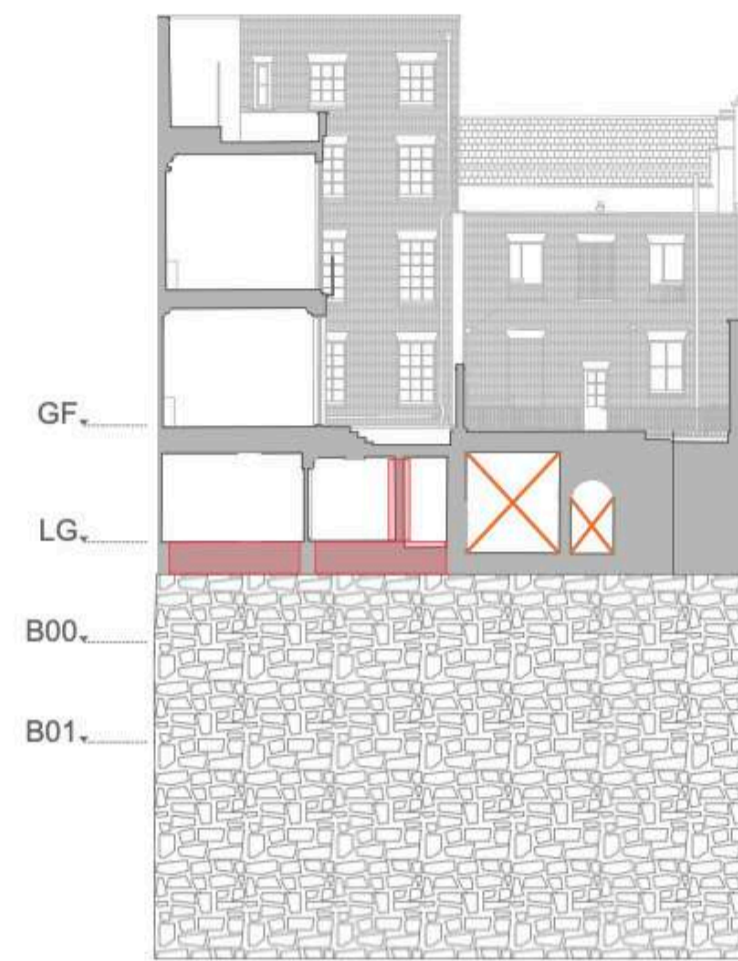
The proposed basement design has been conceived to safeguard and preserve the special architectural and historic interests of both townhouses. The design and detail of the proposal has been informed by extensive research and assessment of the site by our heritage consultant and takes every opportunity to minimise or avoid adverse impact and maximise opportunities to improve the heritage value of these buildings.

Facilities in the new basement will include a naturally treated swimming pool, hydrotherapy treatment areas, changing facilities, dedicated plant areas, private treatment rooms, a relaxation lounge and supplementary back of house areas.

CONSTRUCTION SEQUENCING - Arup

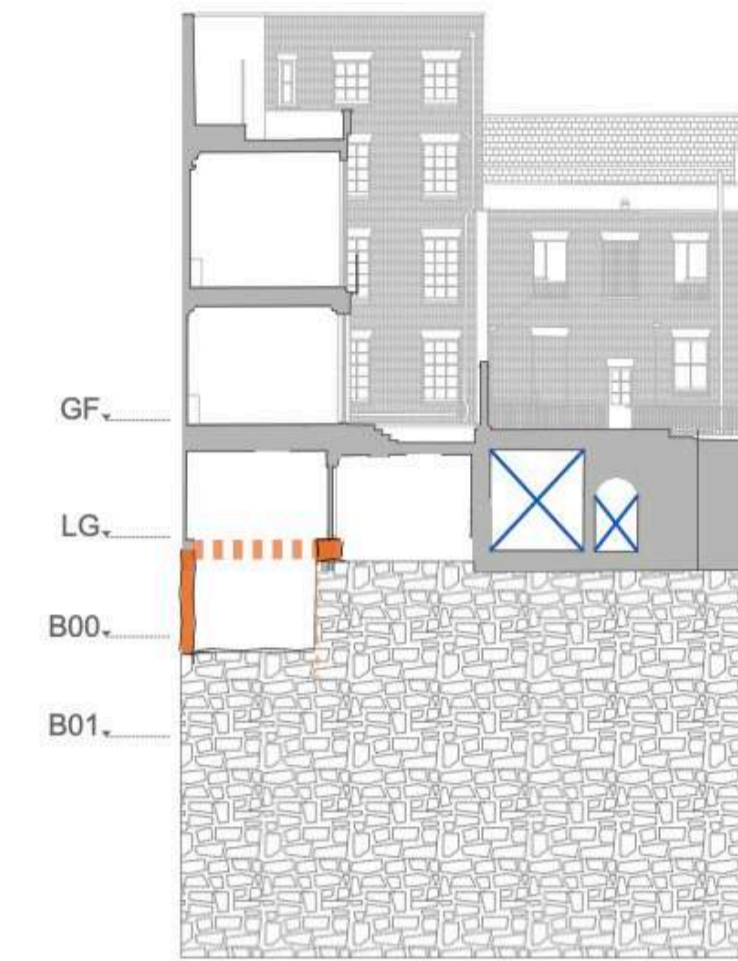
The construction of the proposed basement development has been designed with Arup Engineers and it will deliver a process for sensitive basement excavation with minimal disruption to existing building fabric.

Construction of the proposed basement development involves underpinning small areas of 49 Berkeley Square only and then using mining techniques to extend the basement plan area beneath 49/50 Berkeley Square and Hays Mews. The use of manual tunnelling methods will reduce risk of damage to the building above and the carbon load that would come with using fossil-fuelled machinery.



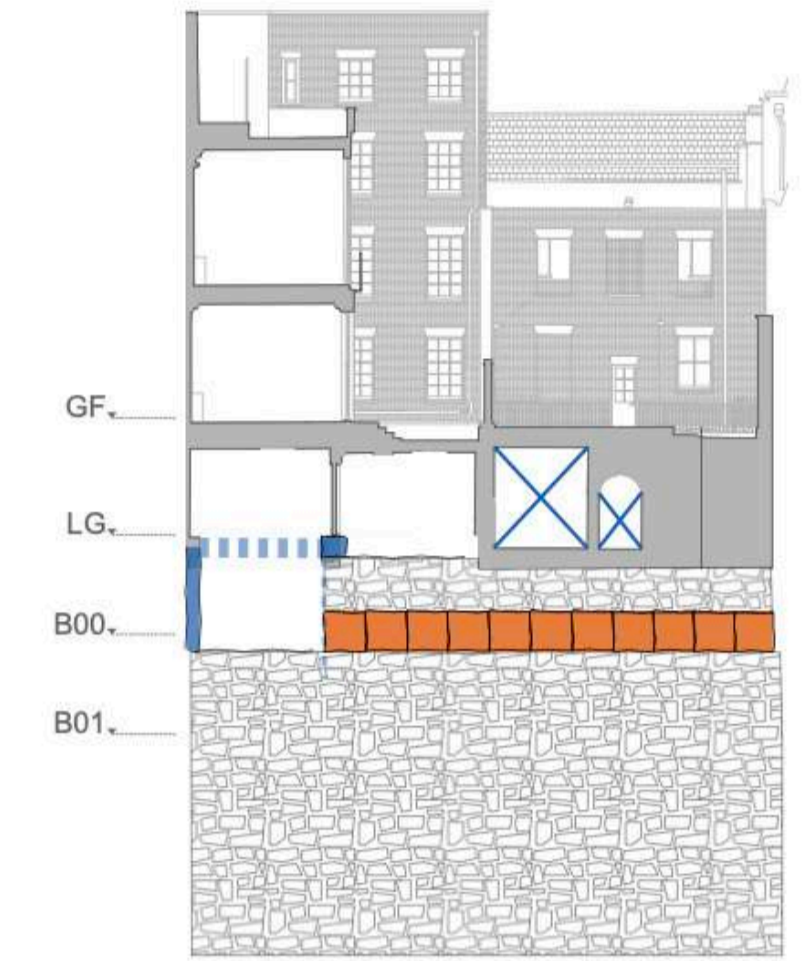
Stage 1

Stage 1: Preparatory works to existing 49 and 50 Berkeley Square structures.



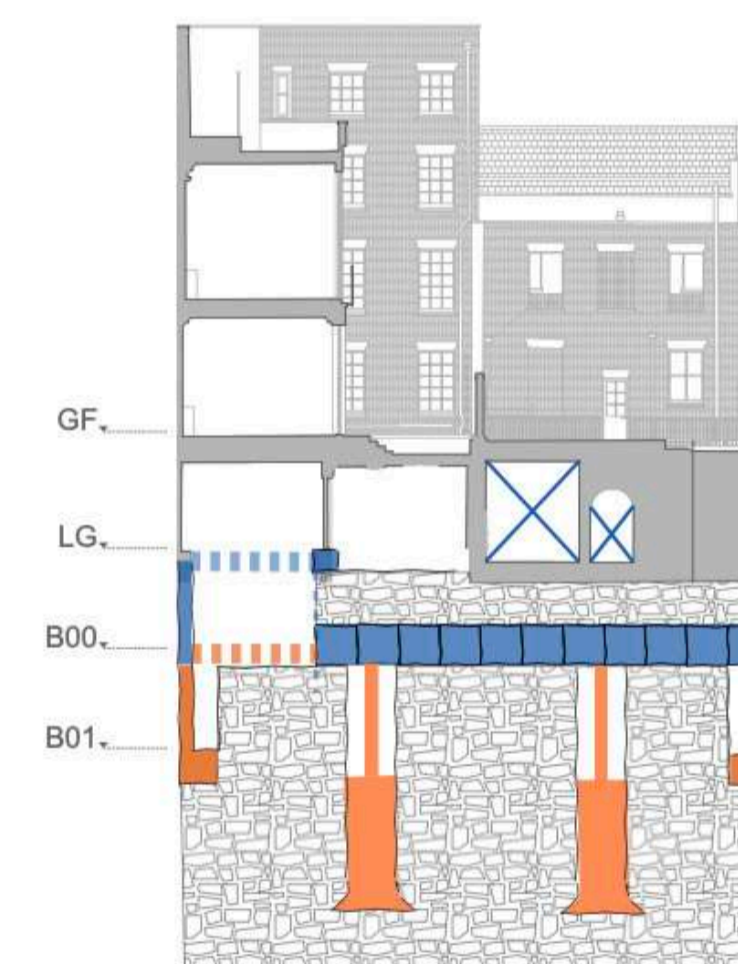
Stage 2 - Section

Stage 2: Underpin small areas of 49 Berkeley Square around the proposed lift shafts to B00 level. Then construct hand mined transfer slab between lift shafts and towards east.



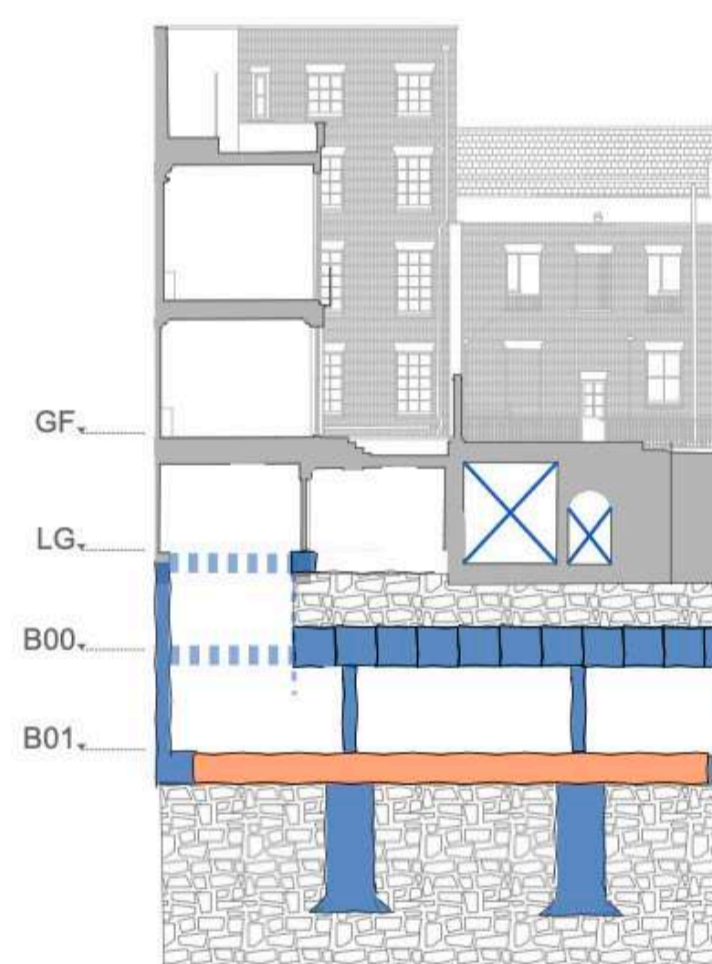
Stage 3 & 4

Stage 3: Create construction shaft in existing light well extend north and south in a steel framed tunnel.
Stage 4: Construct remaining transfer slabs from tunnel by mining to east and to west.



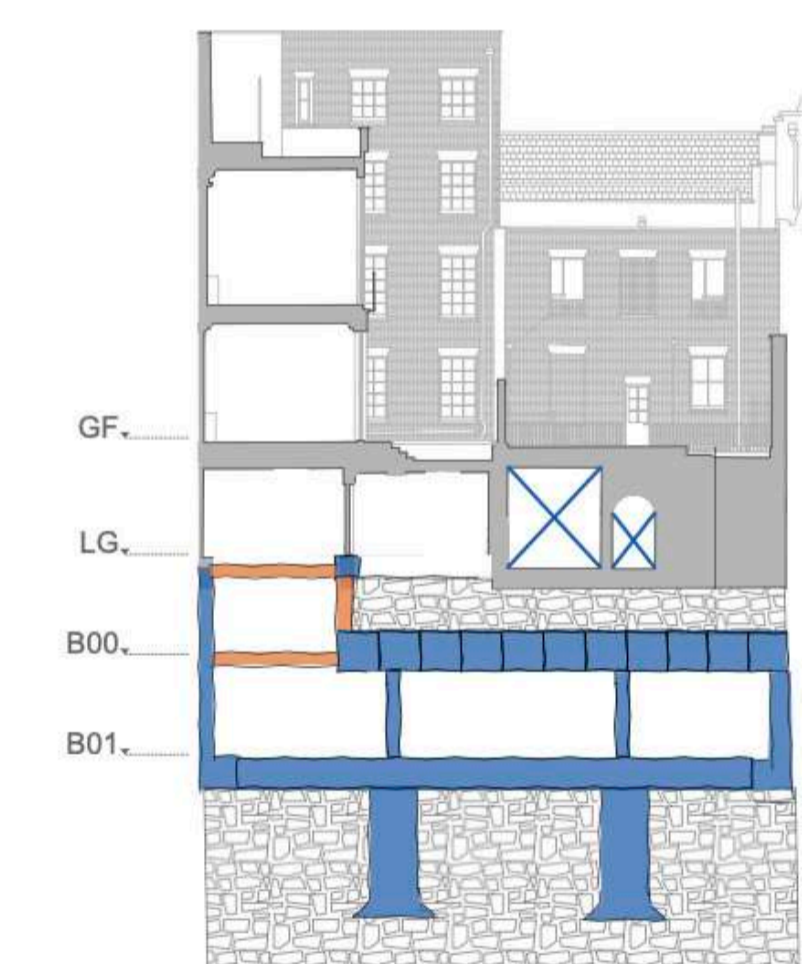
Stage 5 & 6

Stage 5: Construct hand dug caissons and new basement columns.
Stage 6: Underpin around the basement perimeter below the transfer slab.



Stage 7

Stage 7: Excavate to underside of B01 slab level and cast base slab.



Stage 8 & 9

Stage 8: Cast B00 slab within the light well shaft and steel framed construction heading.
Stage 9: Cast lower ground floor slab.

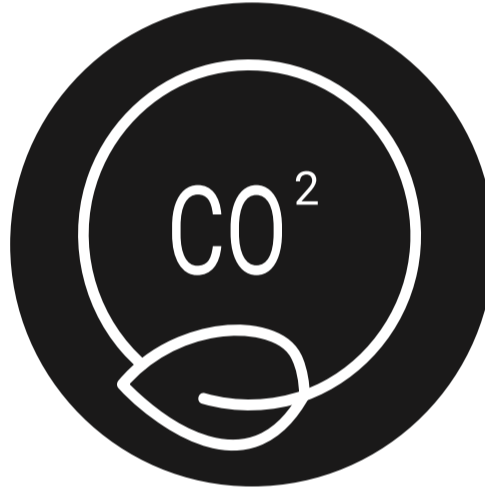
OUR SUSTAINABILITY STRATEGY

A refurbishment of 49/50 Berkeley Square also presents significant opportunities to upgrade the energy performance of the existing buildings, which currently feature outdated products and sub-standard systems. Our design team have incorporated a range of climate-resilient features to reduce carbon emissions, enhance biodiversity and ensure integrated sustainability.

Our sustainability strategy is guided by several core principles:



Integrated Sustainability



Achieving Carbon Neutrality



Enhancing Health and Wellbeing



Promoting Social Value



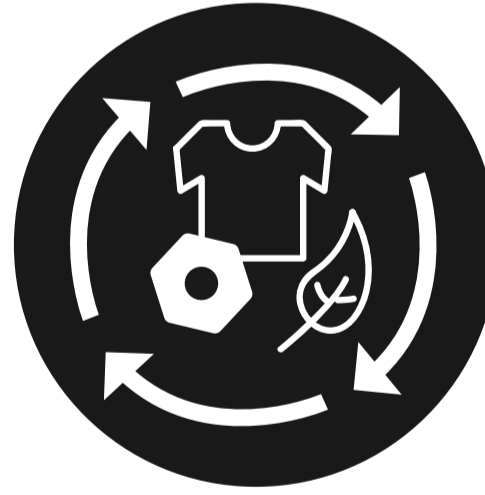
Supporting Biodiversity



Encouraging Low-Carbon Mobility



Building Climate Resilience and Water Security



Fostering a Circular Economy

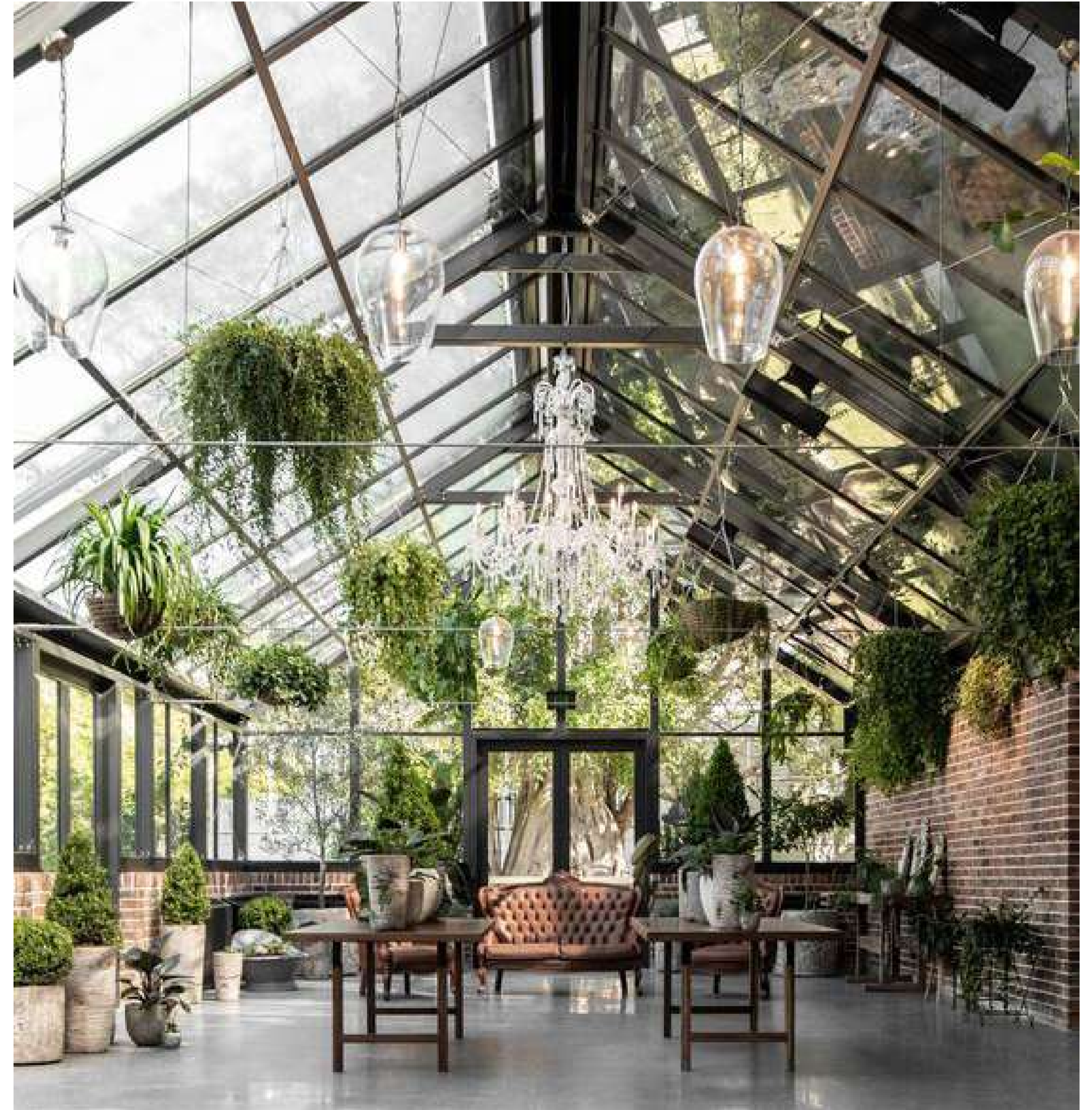
URBAN GREENING

Our proposals for 49/50 Berkeley Square will also reintroduce biodiversity to the buildings while providing spaces for guests and staff to enjoy outdoor living.

We are proposing to create a new “Garden Terrace” in the existing courtyard at 49 and 50 Berkeley Square, while introducing greening to all the existing small terraces throughout Number 49.

The courtyard garden terrace will function as the primary social courtyard at the heart of the buildings, sheltered by a light-weight, operable glass covering for all-weather enjoyment.

Our proposals will also maximise opportunities for biodiversity throughout the building, with green walls, planting beds and other garden features introduced wherever possible.



Character Precedent - The Valley Estate

URBAN GREENING

OPPORTUNITIES FOR IMPROVEMENT

- Roofs and podiums as locations for biodiversity with planting beds, possible sedum roofs and bug hotels
- Façades for green, living walls
- Terraces for sustainably maintained internal-external habitable areas

OUTDOOR TERRACES

The existing terraces provide opportunity to reintroduce biodiversity to the buildings whilst providing space for guests and staff to enjoy outdoor living.

There are four primary terraces:

1. **GROUND FLOOR** Courtyard 'Garden' terrace at 49 and 50
2. **SECOND FLOOR** Roof terrace at 49
3. **FOURTH FLOOR** Roof terrace at 49
4. **LOWER GROUND FLOOR** internal courtyard at 49

Each of these will take on their own character depending on size, location and use.

COURTYARD 'GARDEN' TERRACE

This will be the primary social courtyard, sheltered by a light-weight, operable glass covering for all-weather enjoyment.

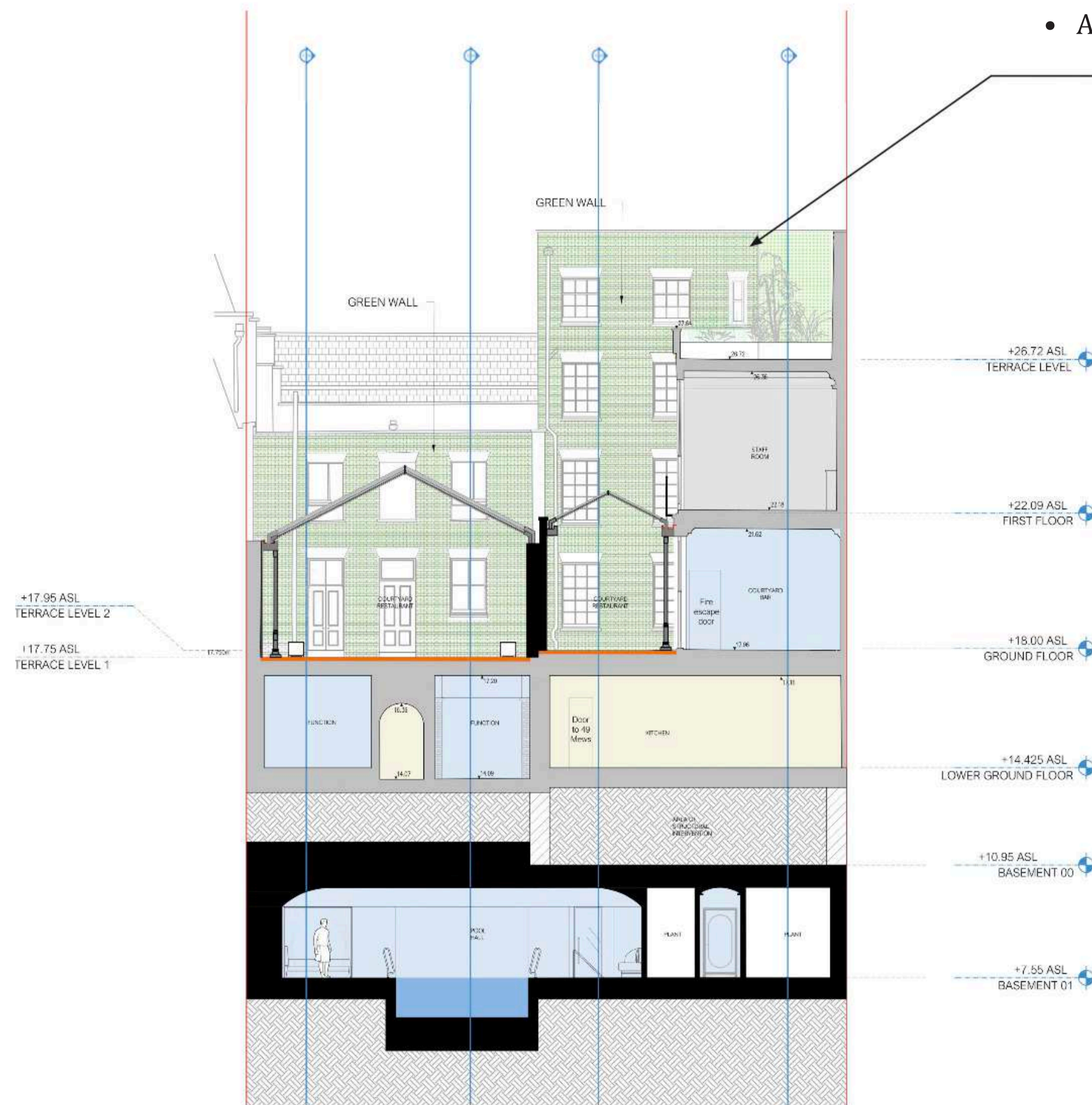
Key features include:

- **SMART ELECTRO-CHROMIC GLASS** limiting solar gain, glare and light pollution
- **NATURAL VENTILATION** with automated, sensor driven window control
- **UNDERFLOOR HEATING** with **HEAT RECOVERY**
- **ACOUSTIC MANAGEMENT** with automatic, sensor controlled closers on operable glazing
- **NATURAL PLANTING** and urban greening located throughout

LIVING WALLS

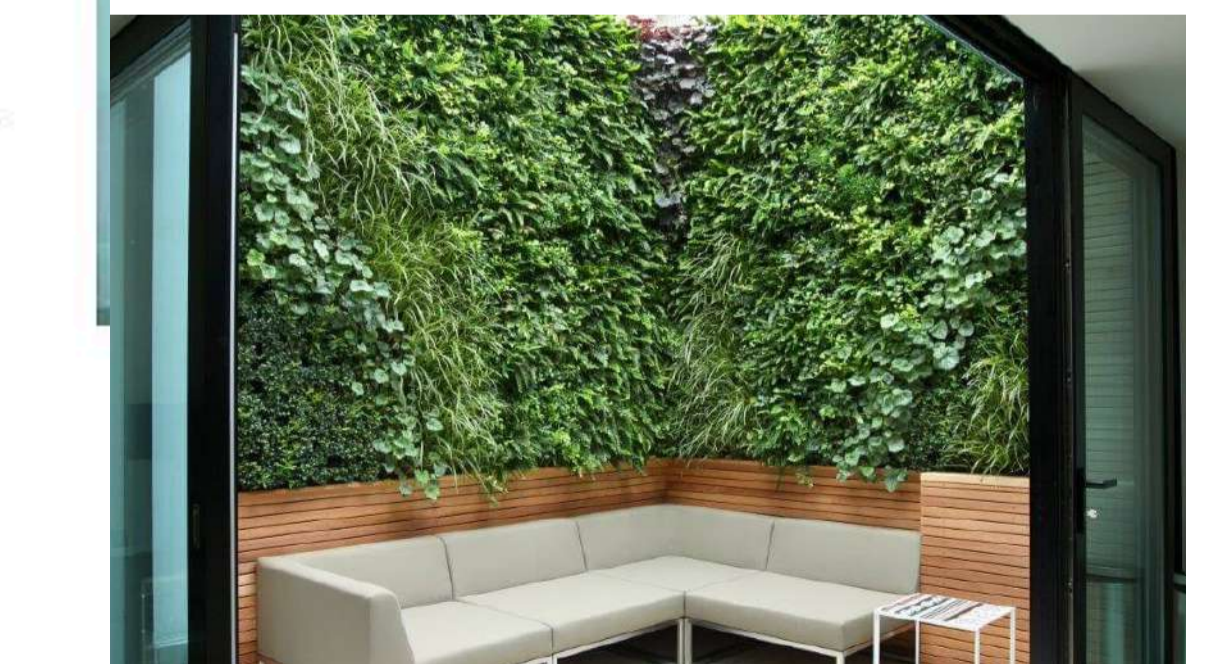
LOCATED ON NON-PARTY WALLS AT TERRACES WHERE POSSIBLE

- Opportunity for improved biodiversity
- Acoustic benefits



CROSS SECTION : Possible Green Wall and terrace planting locations

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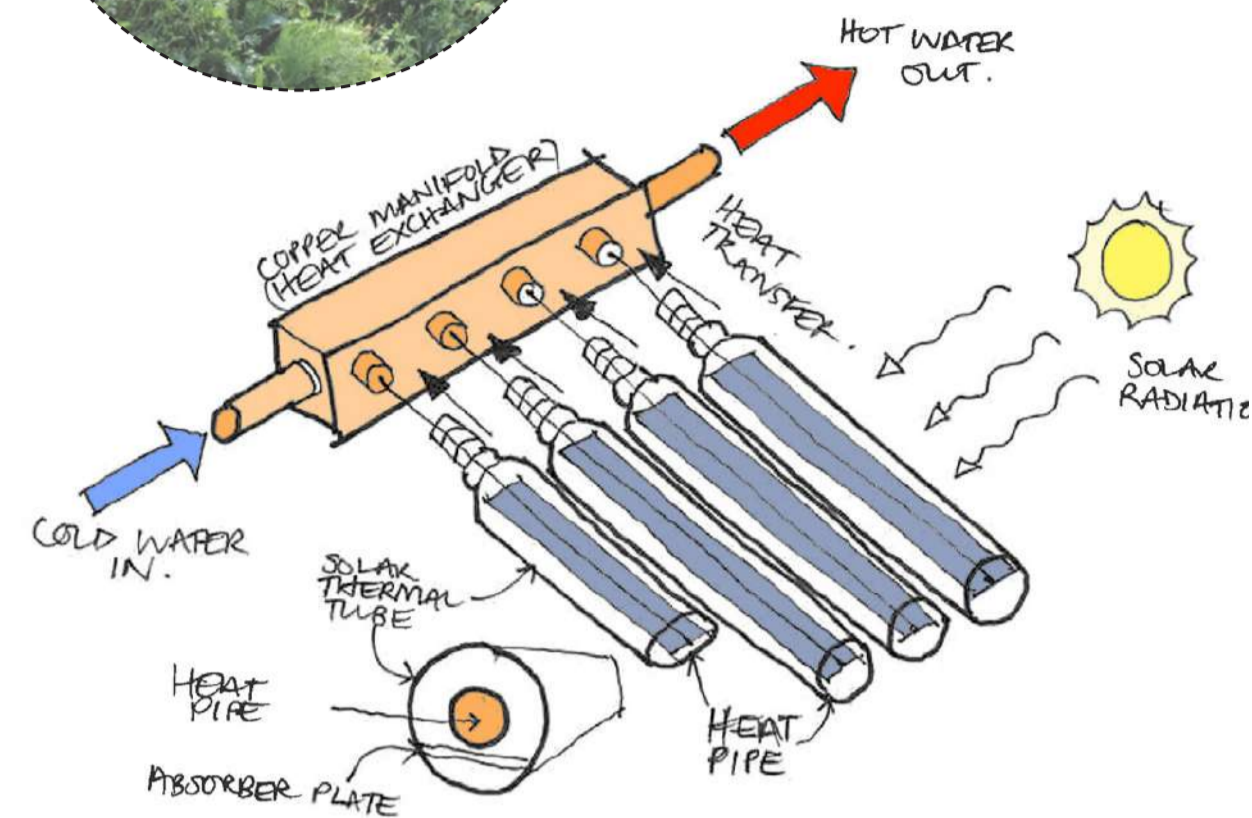




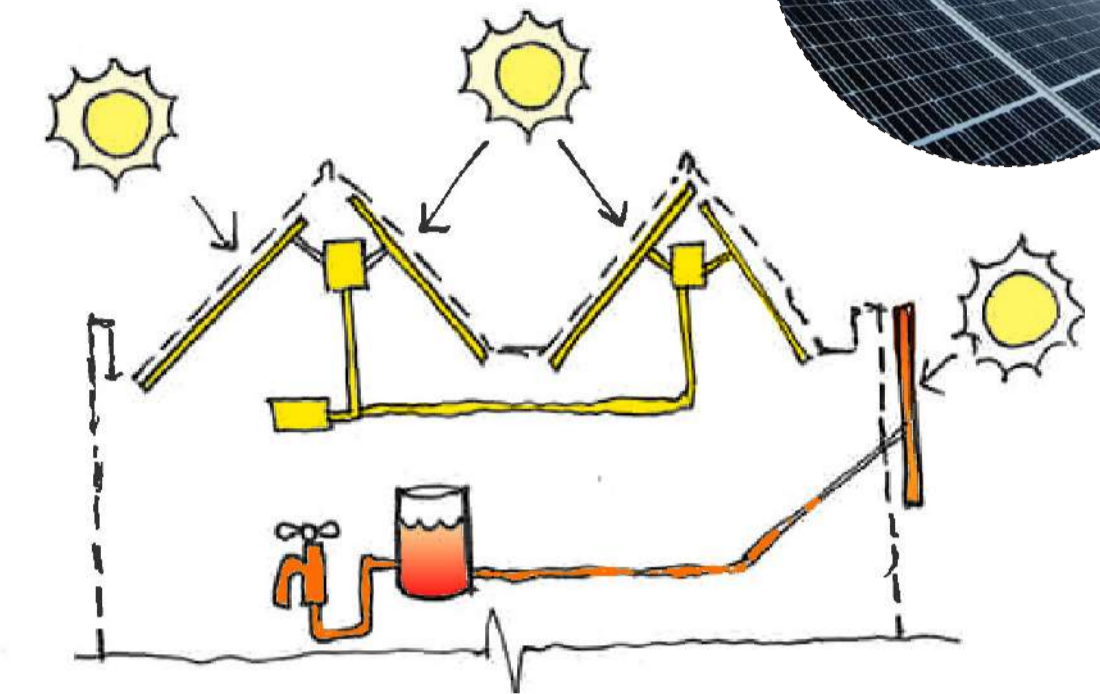
GREEN WALLS / BIODIVERSITY UPGRADES / OUTDOOR LIVING
 ALL OPPORTUNITIES FOR IMPROVING BIODIVERSITY WILL BE TAKEN AT TERRACES

AIR SOURCE HEAT PUMPS
 ROOFTOP MOUNTED TO SUPPLY ADDITIONAL HOT WATER

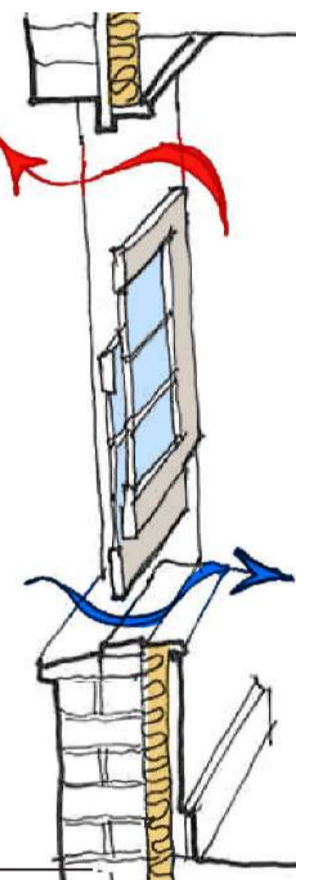
SOLAR PANELS
 LOCATED WHERE POSSIBLE ON THE EXISTING ROOFS, SOUTH & WEST FACING



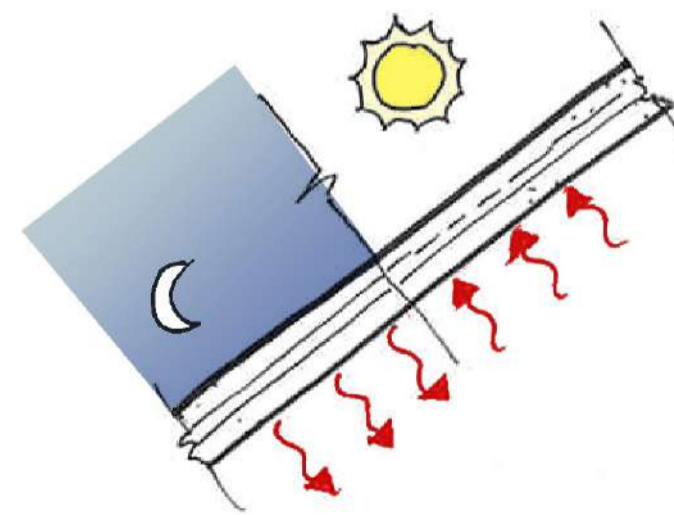
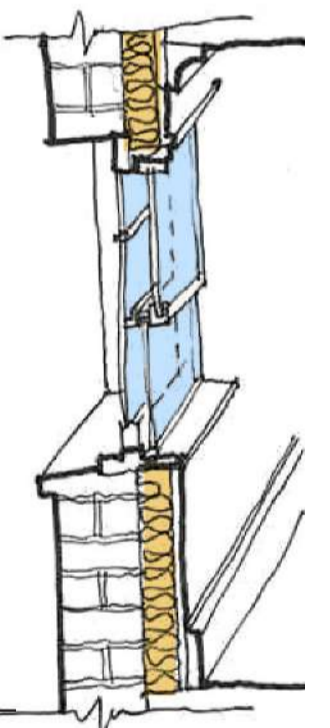
EVACUATED SOLAR TUBES
 THERMAL WATER HEATING LOCATED ON SOUTH FACING WALLS WHERE POSSIBLE



NATURAL VENTILATION
 EXISTING SASH WINDOWS WILL PROVIDE NATURAL VENTILATION TO UPPER FLOORS, WITH ADDITIONAL MECHANICAL VENTILATION ONLY WHEN REQUIRED



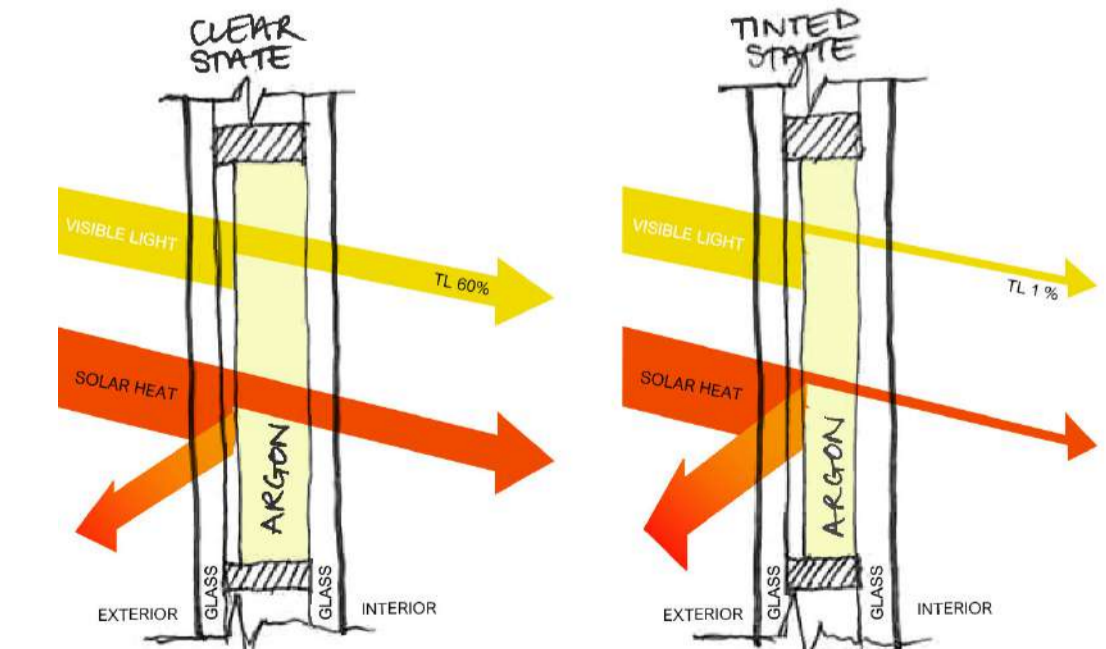
EXISTING BUILDING FABRIC UPGRADE
 SECONDARY GLAZING WHERE REQUIRED, OR UPGRADING TO HISTORICALLY SENSITIVE FINEO OR HISTOGLASS SYSTEMS. INTERNAL INSULATION POSSIBLE AT 49 ONLY



PHASE CHANGE MATERIALS
 FOR PASSIVE THERMAL COMFORT CONTROL



SMART TINTING GLASS
 ELECTROCHROMIC GLAZING TO CONTROL SOLAR HEAT GAIN AND GLARE WHILST LIMITING LIGHT POLLUTION. RETRACTABLE AND OPERABLE FOR NATURAL VENTILATION

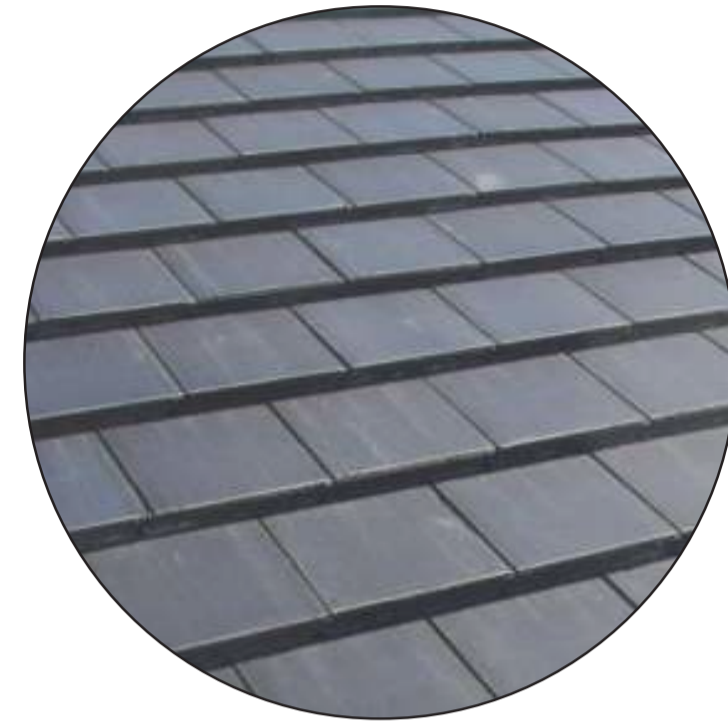


UNDERFLOOR HEATING AND HEAT RECOVERY
 SYSTEM INSTALLED AT GARDEN TERRACE

HERITAGE & CONSERVATION

STRATEGY FOR REPAIRS TO EXISTING BUILDINGS

- Only materials and techniques which have been demonstrated to be appropriate to the fabric will be used. These will either match the original existing material or where this is not available or appropriate, have compatible properties, both technically and aesthetically.
- Interventions are intended to prolong the life and significance of the existing building fabric as much as possible.
- Proposed interventions shall be reversible, retreatable or removable wherever possible, without limiting future intervention should this be deemed necessary.
- Works will be recorded thoroughly.
- Works will be proposed in line with the sustainability strategy, so as not to compromise the future management, maintenance and operation of the building,



NATURAL LIKE-FOR-LIKE MATERIALS

We propose to use matching materials for repair works where necessary, especially with existing and proposed slate roofs and existing and proposed brick walls.



BREATHABLE INSULATION & VAPOUR BARRIERS

We propose to upgrade thermal insulation where possible, including the majority of external walls at 49 and those at 50 without significant historic detailing. Breathable products will be used throughout to ensure compatibility with the existing construction.



NATURAL VENTILATION

We propose to maintain and upgrade many of the original timber sash windows throughout, to enable natural through-flow of fresh air and user controlled comfort. Sensitive upgrade methods will be used, with either internal secondary sash glazing or replacement glass panes (specifying Histoglass or similar).



LIME-BASED PRODUCTS

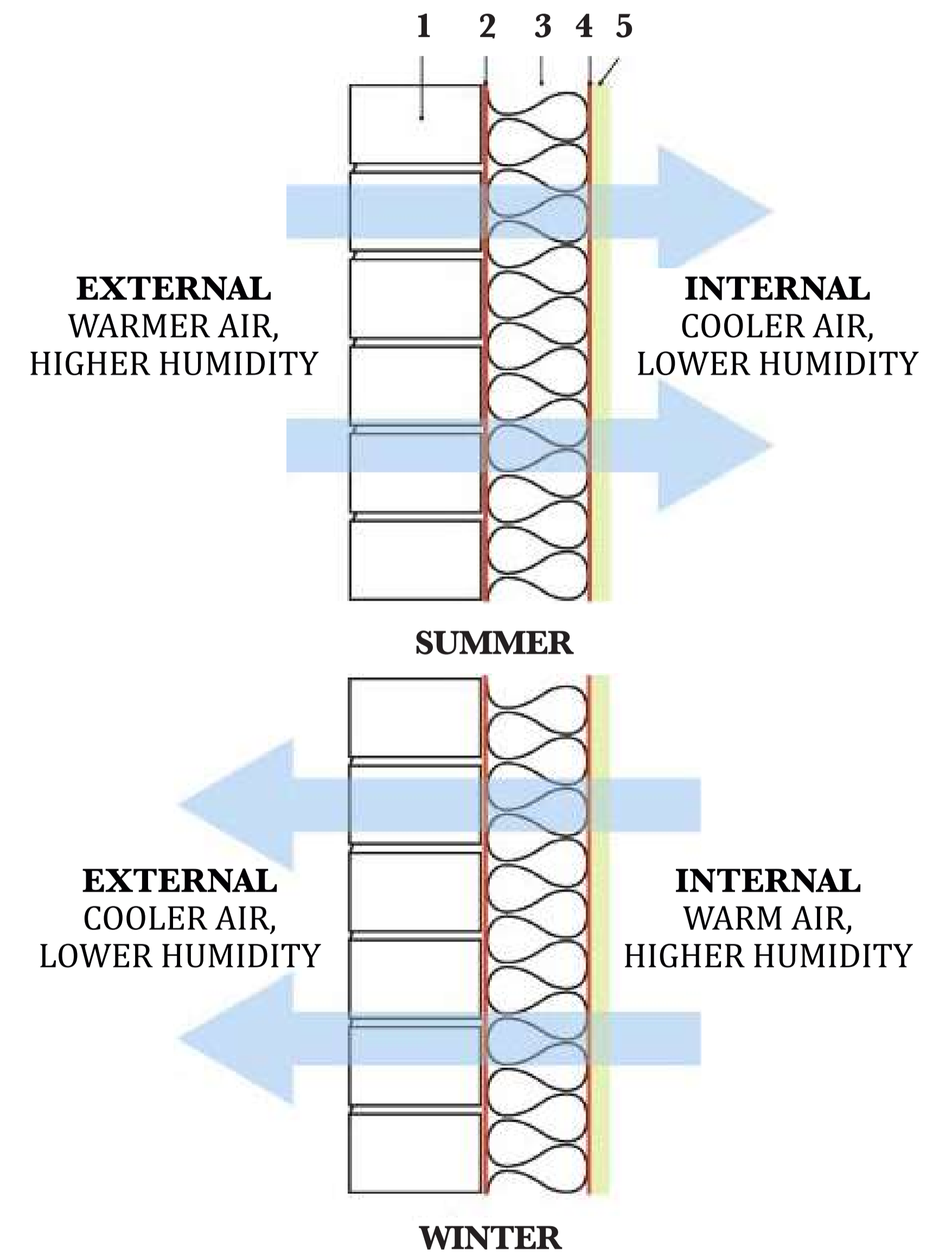
Wherever specifying mortars, renders, and other lime-based products we will work with specialist historic material suppliers to ensure the most suitable breathable products are used, and the integrity of the building is maintained.

PROPOSED HERITAGE MATERIALS

With these historically significant buildings, sensitive material selection is essential. Both aesthetics and performance are key. When it comes to material specification within the existing fabric upgrades, breathability and permeability must be sufficient to enable moisture to evaporate readily. The loss of moisture from the material needs to occur rapidly to avoid moisture build-up, and possible significant deterioration of building fabric.

BREATHABILITY: VAPOUR DIFFUSION

THE IMPORTANCE OF BREATHABLE CONSTRUCTION MATERIALS TO AVOID WATER DAMAGE AND CONDENSATION



1. EXTERNAL WALL
2. BREATHABLE MEMBRANE
3. PERMEABLE INSULATION
4. INTELLIGENT VAPOUR BARRIER
5. BREATHABLE WALL FINISH - SUCH AS NATURAL LIME PLASTER AND BREATHABLE PAINT

TRANSPORT AND SERVICING

Encouraging Active Travel

Berkeley Square is located in the heart of Mayfair and is well served by high quality pedestrian and cycle routes, connecting the development site to a range of local public transport services and other local amenities.

This site is located only a 5-minute walk from Jubilee, Victoria and Piccadilly Line services available from Green Park Station. Alternatively, Bond Street Station is located only a 10-minute walk away, providing access to Central and Elizabeth Line services.

A bus stop is also located immediately north of the building's frontage on Berkeley Square (Stop V), providing access to Routes 22 and N22.

Beyond Berkeley Square itself, which provides a garden for the benefit of locals and visitors, the site finds itself located conveniently within a short 12-minute walking distance of Hyde Park.

To support those wishing to travel by bike to 49 and 50 Berkeley Square, a cycle store is to be provided on-site.

Car Free Development

Given the location of site in relation to local public transport services and a vast walking and cycling network, as described above, there will be no parking provided as part of the redevelopment scheme.

However, on-street Disabled parking is available on Berkeley Square, directly in front of the site.

Delivery and Servicing

The delivery and servicing strategy for the development will remain as per the existing situation at 49 and 50 Berkeley Square. A space for loading and unloading of goods vehicles will be available to the rear of the building on Hays Mews, to minimise the impact on Berkeley Square and the building frontage where visitors will be expected to arrive.

As well as for the existing site, the same strategy applies to a number of neighbouring properties on Berkeley Square and Hays Mews.

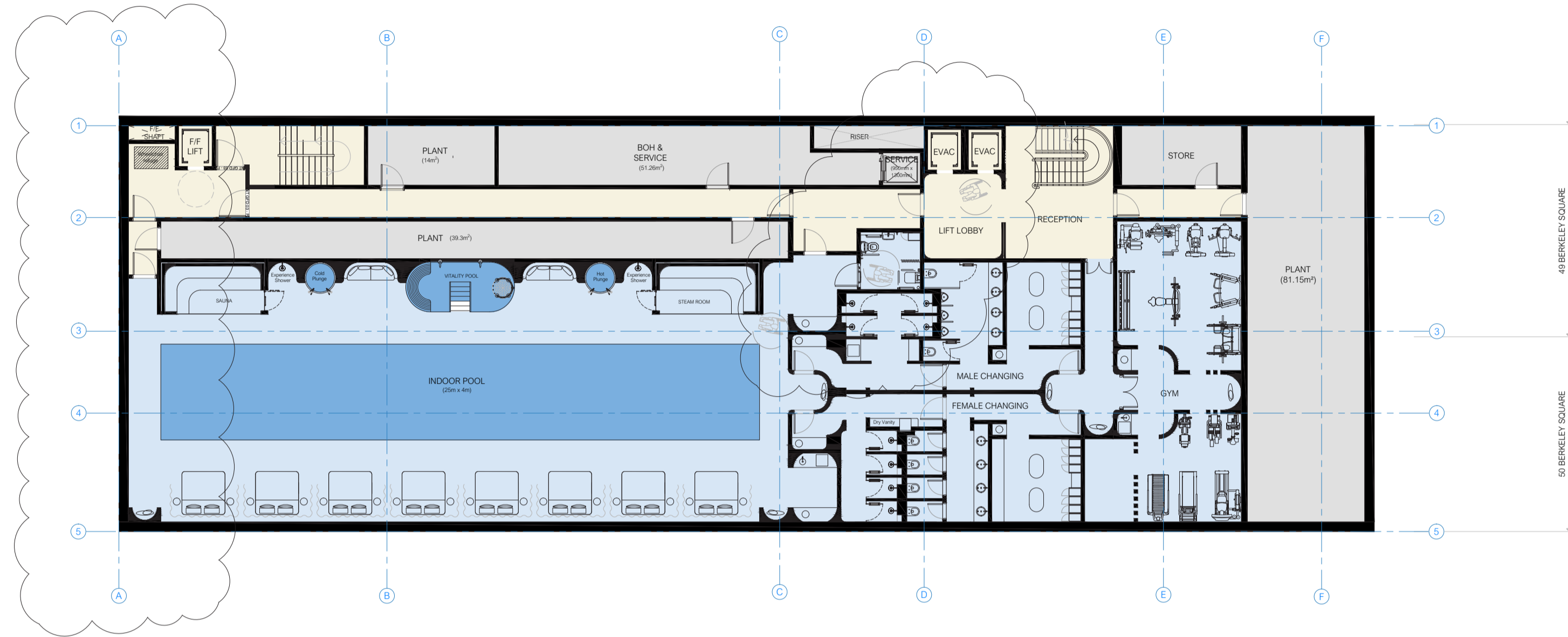
A Delivery and Servicing Plan will be prepared as part of the forthcoming planning application, which will outline a range of initiatives proposed for the site to encourage sustainable practices. This might include, where practicable, the use of 'last-mile' transport modes (e.g. Cargo Bikes or Electric Assisted Vehicles) for smaller deliveries.

The plan will also include strategies for minimising the impact of deliveries and servicing for the site, on both the local road network and neighbouring properties at Berkeley Square and Hays Mews. This might include measures such as:

- Delivery scheduling, with a view of reducing vehicle dwell times.
- Encouraging out-of-peak hour deliveries, to reduce the impact on local traffic conditions.
- Use of electric vehicles, to reduce vehicular emissions associated with deliveries and servicing.

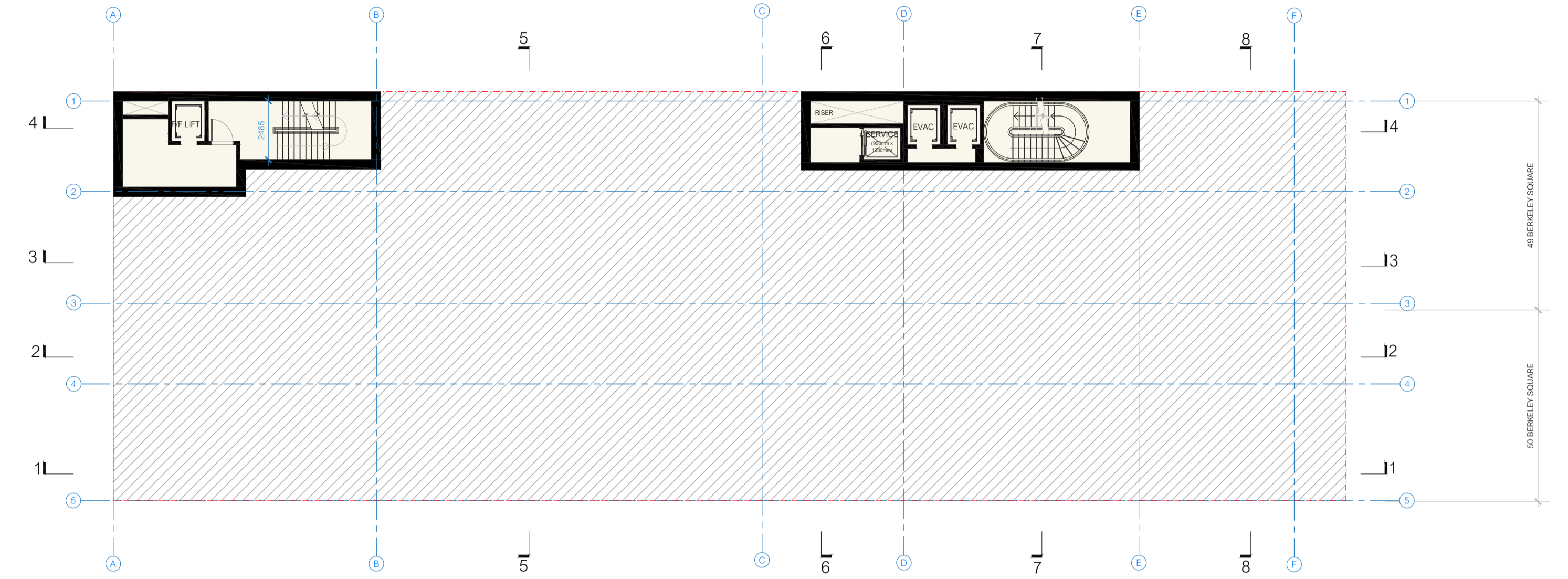


PROPOSED LAYOUTS

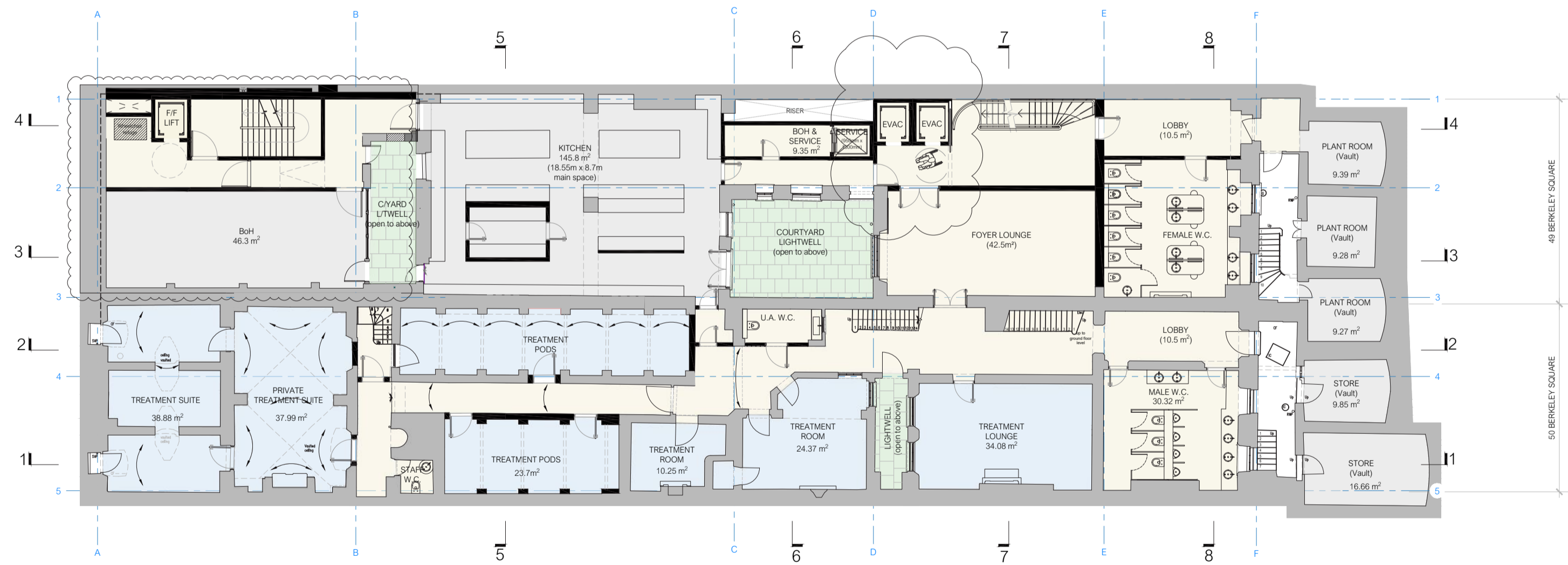


PROPOSED BASEMENT 01 FLOOR PLAN

Proposed basement 01

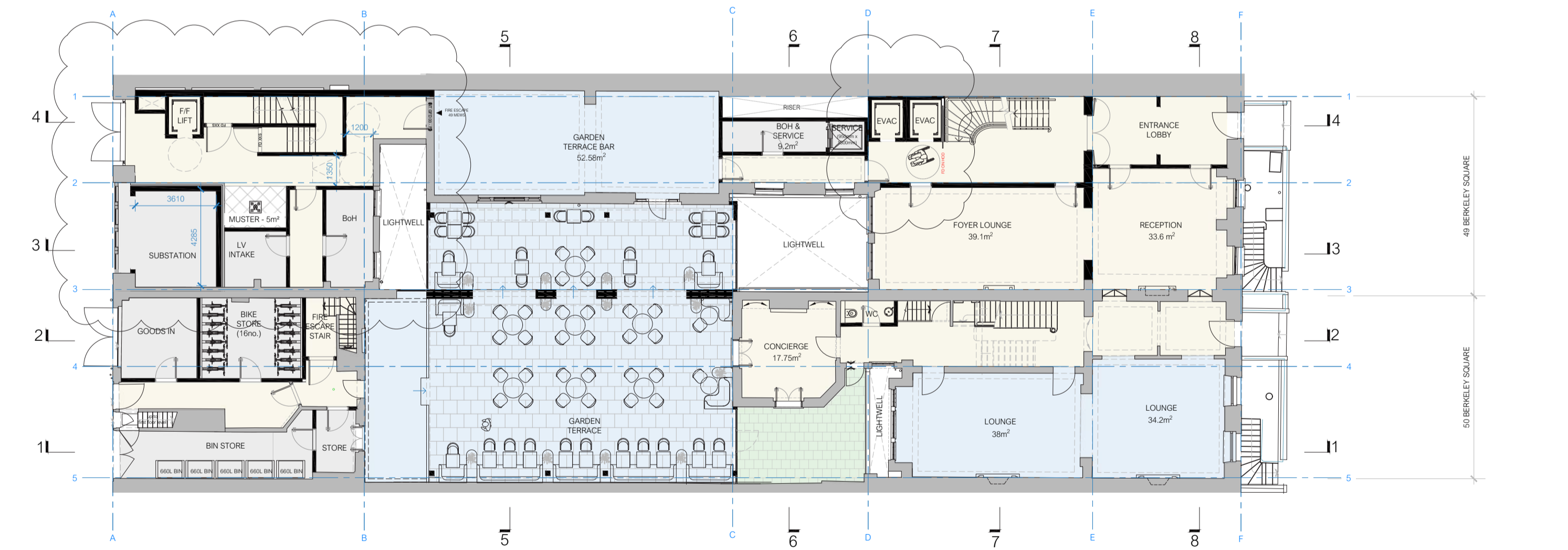


Proposed basement 00



PROPOSED LOWER GROUND FLOOR PLAN

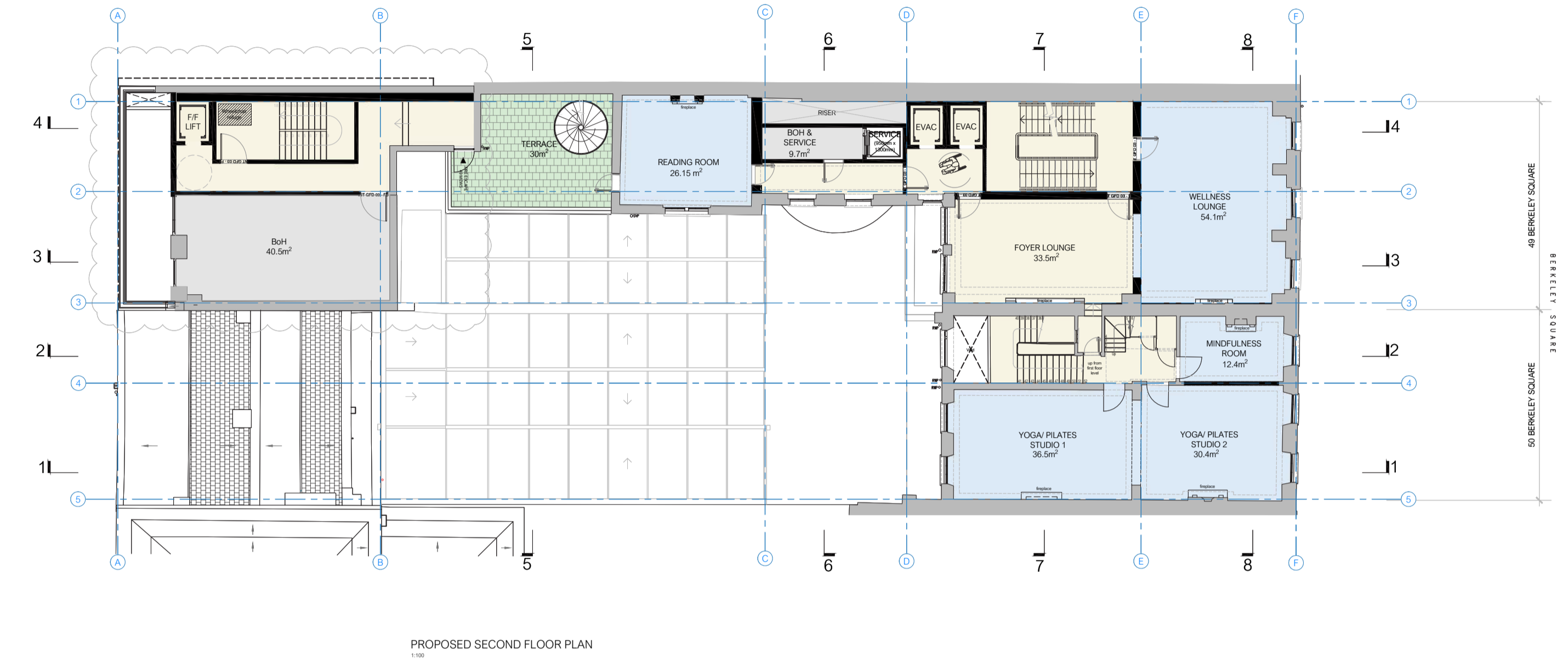
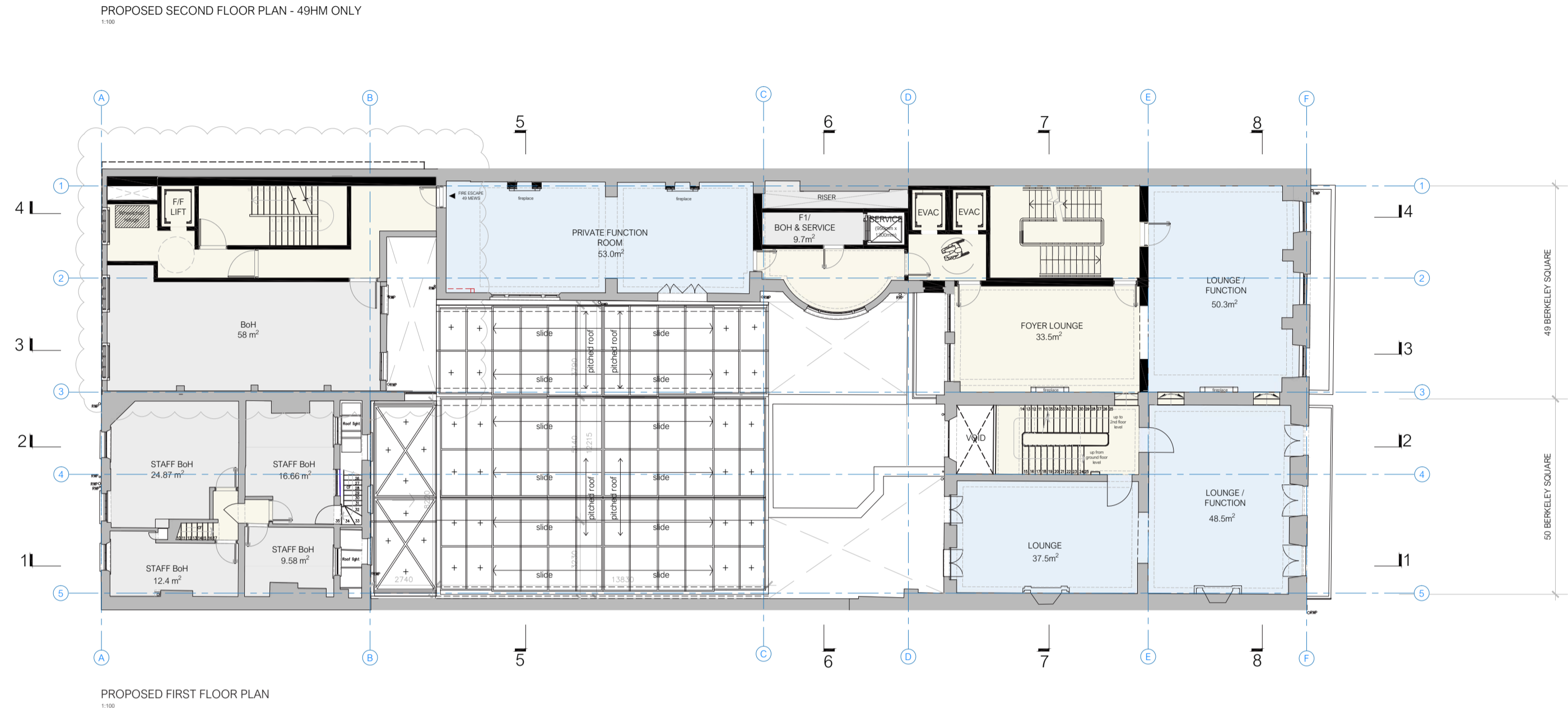
Proposed lower ground



PROPOSED GROUND FLOOR PLAN

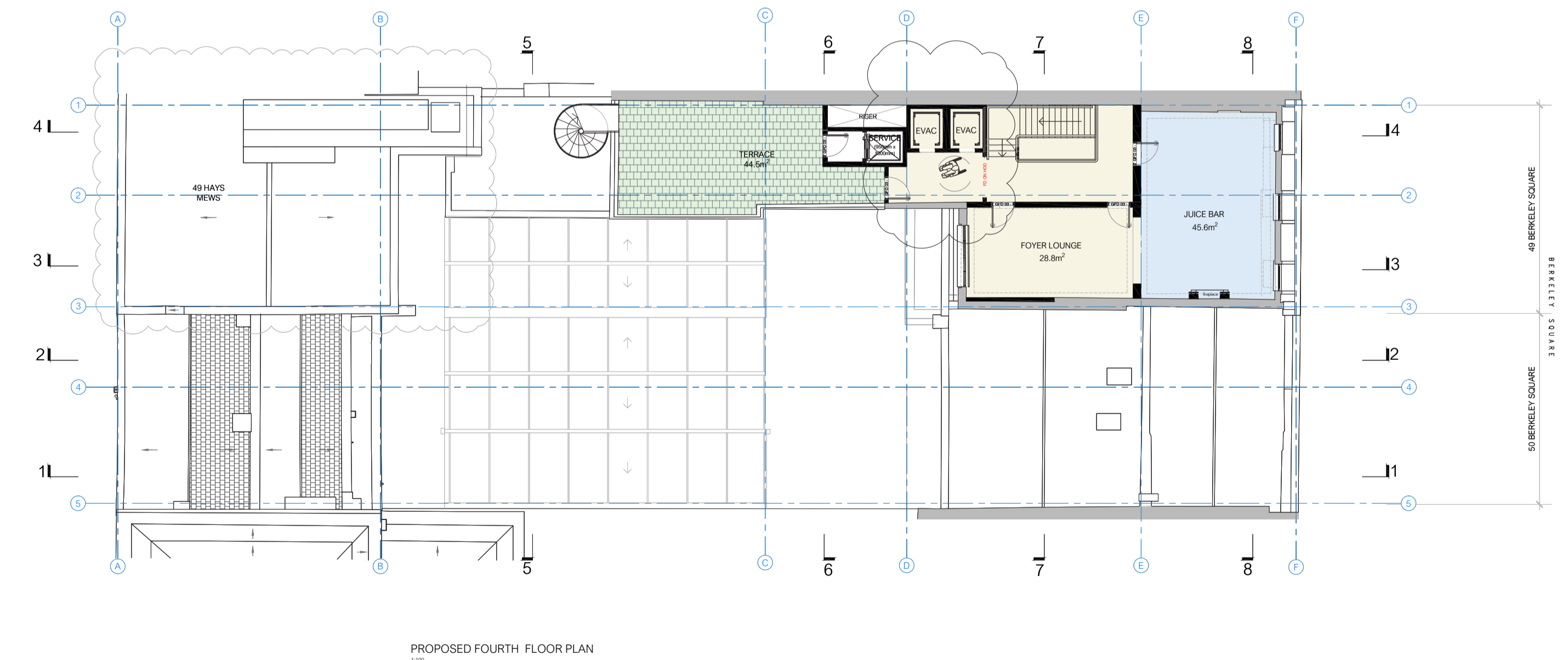
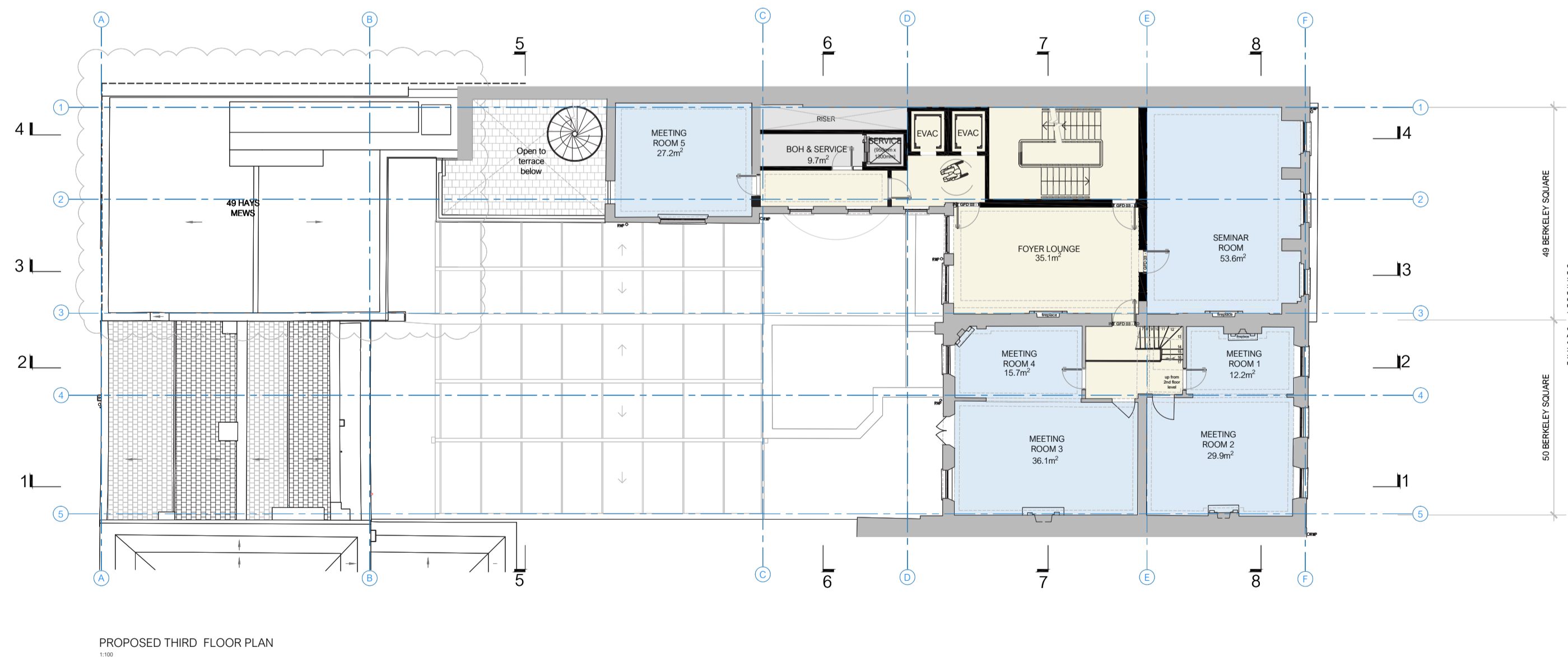
Proposed ground

PROPOSED LAYOUTS



Proposed first floor

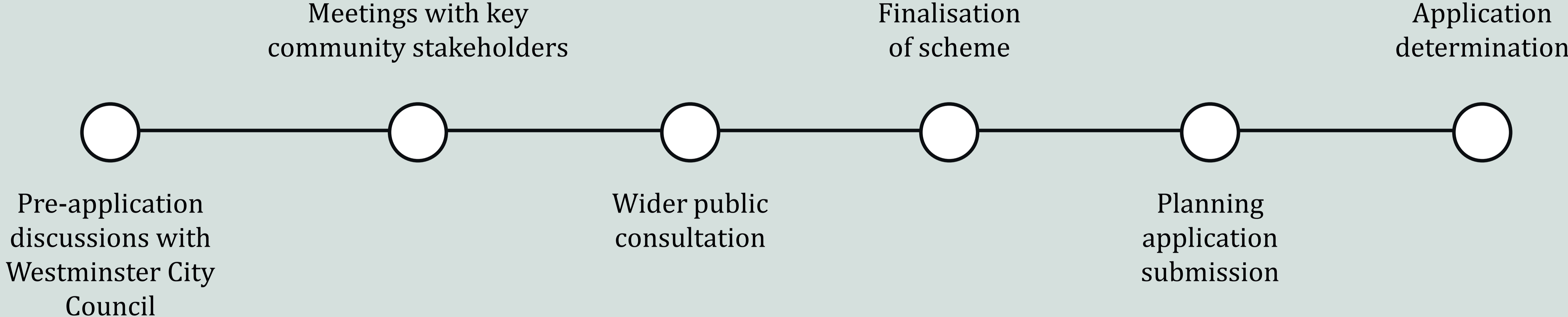
Proposed second floor



Proposed third floor

Proposed fourth floor

TIMELINE



WE WANT TO HEAR FROM YOU

Ahead of submitting a planning application to Westminster City Council, we want to hear your feedback to shape the evolution of our plans.

Scan the QR code below or visit our consultation website 49-50berkeleysquare.com to complete our survey, or speak to a member of the project team.

