

**ALLFORD  
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MONAGHAN  
MORRIS**

# Bond Street House

Information  
Pack



# Bond Street House

New Bond Street

This design for an atrium reception and upgraded office accommodation was an exercise in simplifying, opening up and re-organising to craft a new clarity and generosity within the space.

The refurbishment and new build includes 17,600 square feet of office accommodation, ground and lower ground floor retail units and three small light industrial units. The value of street-facing retail accommodation within the shopping districts of Mayfair required that the office reception be located internally. This has been opened to the building's central lightwell, creating a dramatically-lit new space.

Sector :	Office
Location :	London, UK
Address :	Corner of Clifford Street and New Bond Street London, W1
Client :	Great Portland Estates plc
Value :	£2.7m
Start :	2004
Completion :	August 2006
Contract Type :	JCT
Area :	23,700 ft <sup>2</sup>   2,200 m <sup>2</sup>

## Project Team

<b>Client :</b>	Great Portland Estates Plc
<b>Architect :</b>	Allford Hall Monaghan Morris
<b>Project Manager :</b>	Jackson Coles Construction Consultants
<b>Main Contractor :</b>	MICE - Sames
<b>Quantity Surveyor :</b>	Jackson Coles Construction Consultants
<b>Structural Engineer :</b>	Adams Kara Taylor
<b>Services Engineer :</b>	Ernest Griffiths & Son
<b>Rights of Light Surveyor :</b>	Malcolm Hollis
<b>Acoustic Consultant :</b>	Alan Saunders Associates
<b>Fire Consultant :</b>	Warrington Fire Consultants Ltd
<b>Building Control :</b>	BRCS (Building Control) Ltd
<b>Planning Consultant :</b>	Montagu Evans
<b>Planning Supervisor :</b>	Jackson Coles Construction Consultants

## Allford Hall Monaghan Morris Team

Simon Allford, Jonathan Hall, Paul Monaghan, Peter Morris, Sam Harvey, Ian McArdle, Matt Hayward.

For further information and images please contact

### Allford Hall Monaghan Morris

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## Project Description

Bond Street House is a refurbishment and new build development - which includes 1,600m<sup>2</sup> of office accommodation, ground and lower ground retail units and 3 small light industrial units.

Located within a the established 'Blue Chip' environment of Mayfair, London, the building is situated on the junction between Clifford Street and New Bond Street - a little to the South-West of Sville Row.

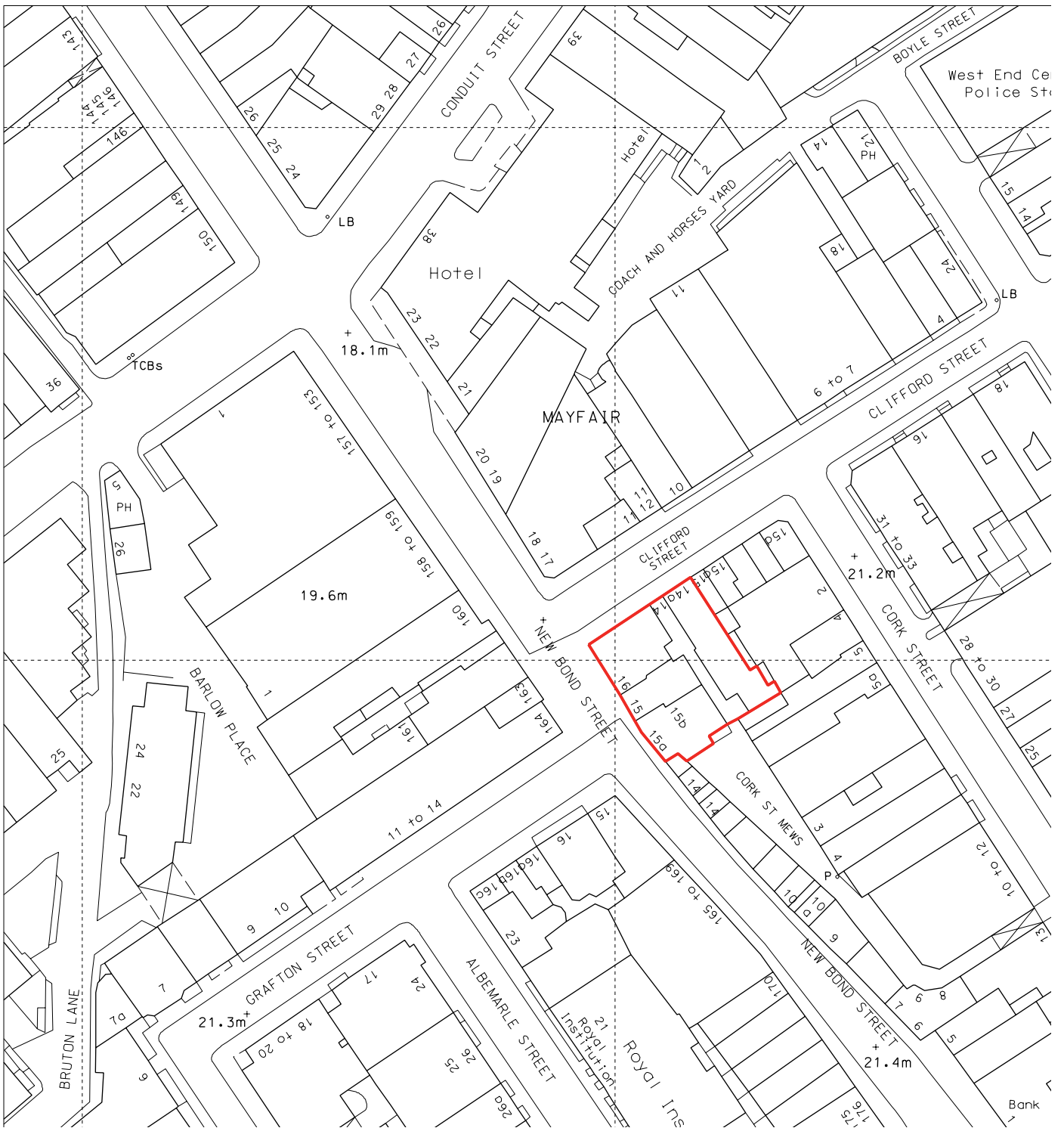
Originally a series of individual townhouses, the building has undergone a series of aggregation and remodelling exercises over its lifetime. As a result of these piecemeal alterations the building had been left with poor quality entrance and reception space and the interiors were both dated and mismatched.

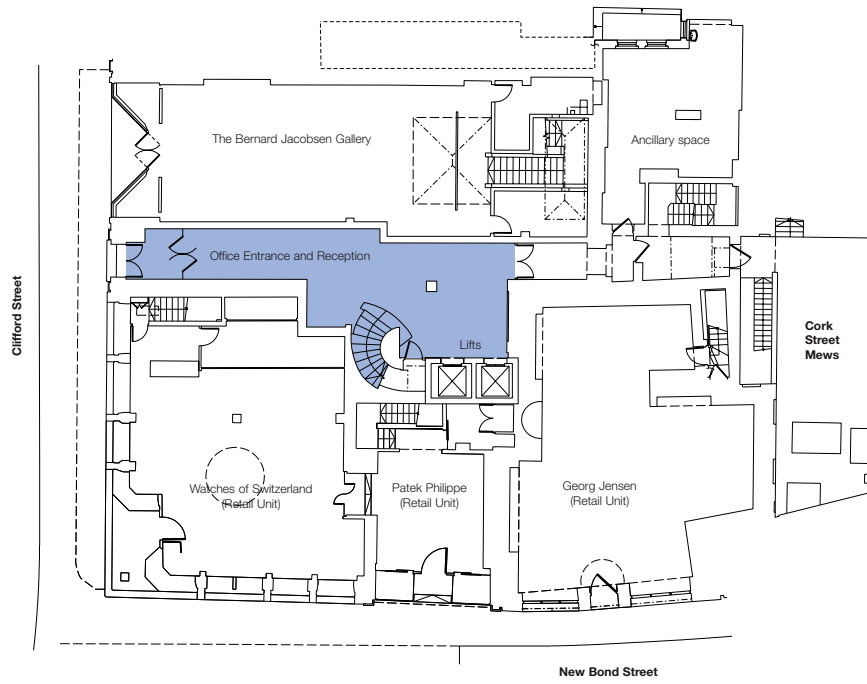
The design for the new atrium reception and upgraded office accommodation was an exercise in simplifying, opening up and re-organising the existing spaces to create a new clarity and generosity.

The inherent value of street facing ground floor retail accommodation within the shopping districts of Mayfair required that the office reception be located internally. The new development has opened this area to the buildings central lightwell and created a dramatic new space filled with light at the buildings heart.

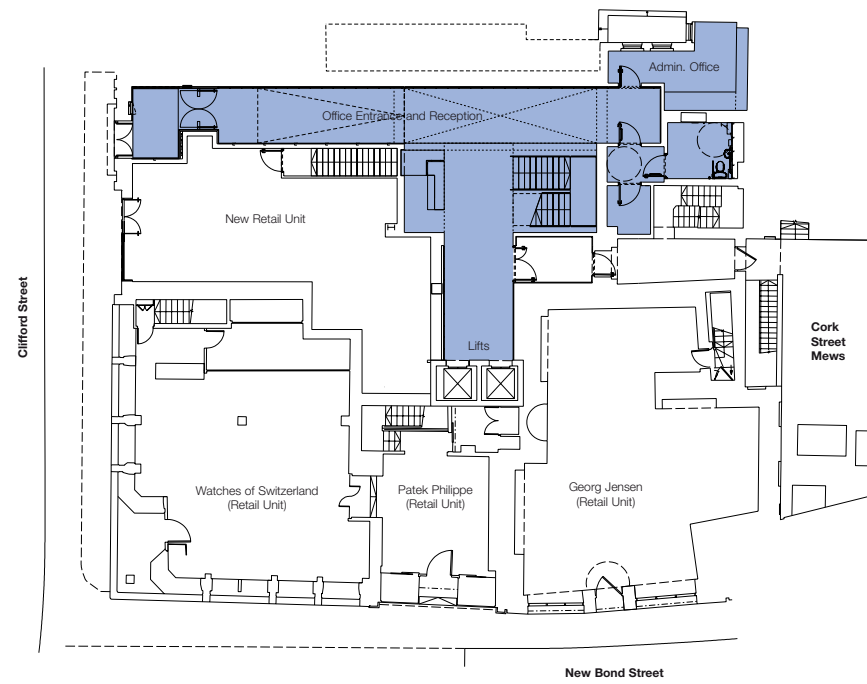
## Planning History

September 2003	First Planning Application submission: For 'flagship' retail store over basement, ground and first floor. New retail elevations to New Bond Street and Clifford Street.
December 2003	First Planning Application granted on condition that existing decorative entrance on Clifford Street is retained as part of new elevational treatment.
September 2004	Second Planning Application submission: For new ground floor office reception and relocated decorative entrance. Refurbishment of upper office floors.
December 2004	Issue additional drawings in support of Second Planning Application at request of Westminster City Council.
January 2005	Westminster City Council Resolved to Grant permission, subject to reserved matters concerning proposed facade materials.
February 2005	Submission of additional information on proposed facade materials.
October 2005	Westminster City Council Grant approval of reserved matters pertaining to the Second Planning Application.





Existing Ground Floor Plan

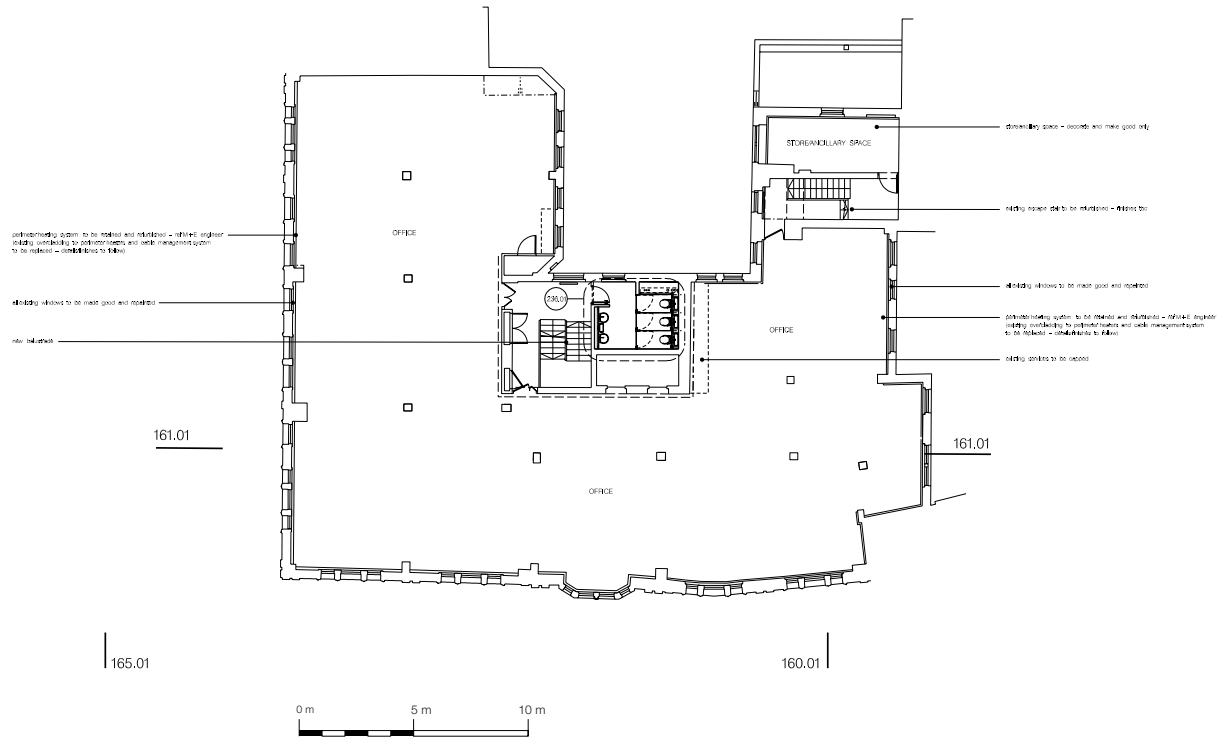


Proposed Ground Floor Plan

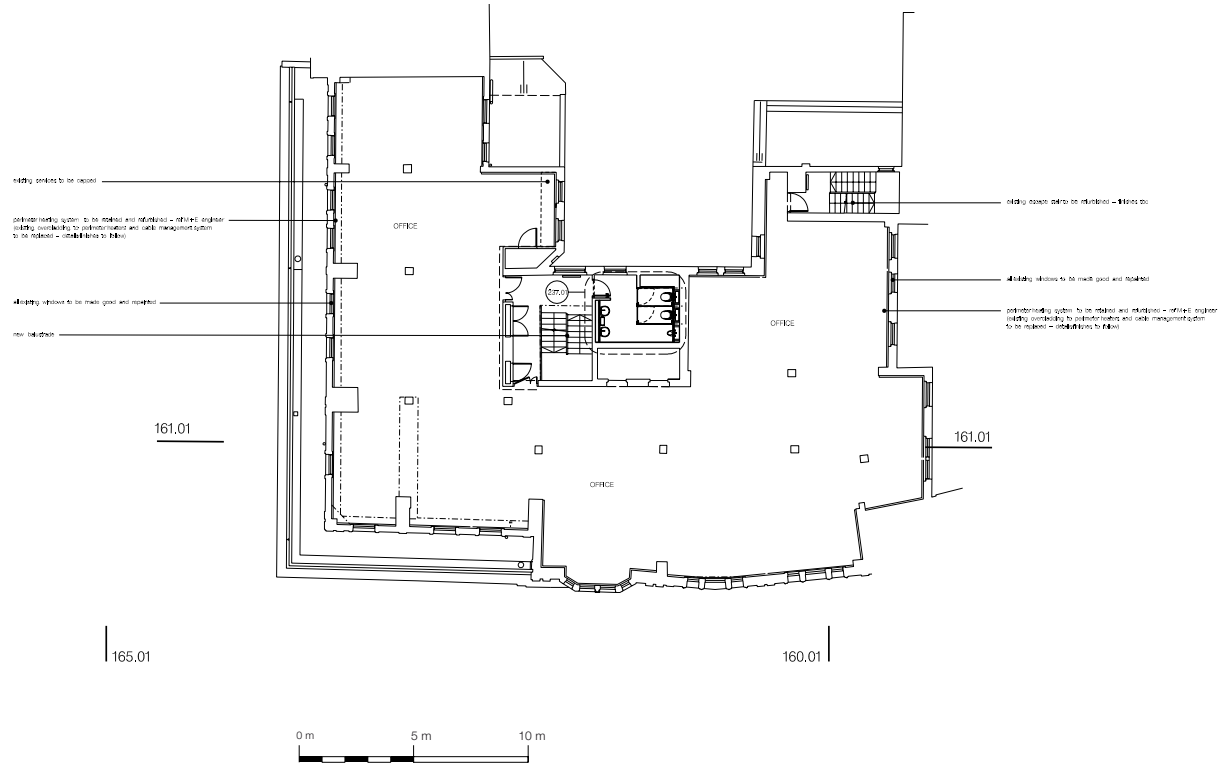
Ground Floor plan - existing and proposed



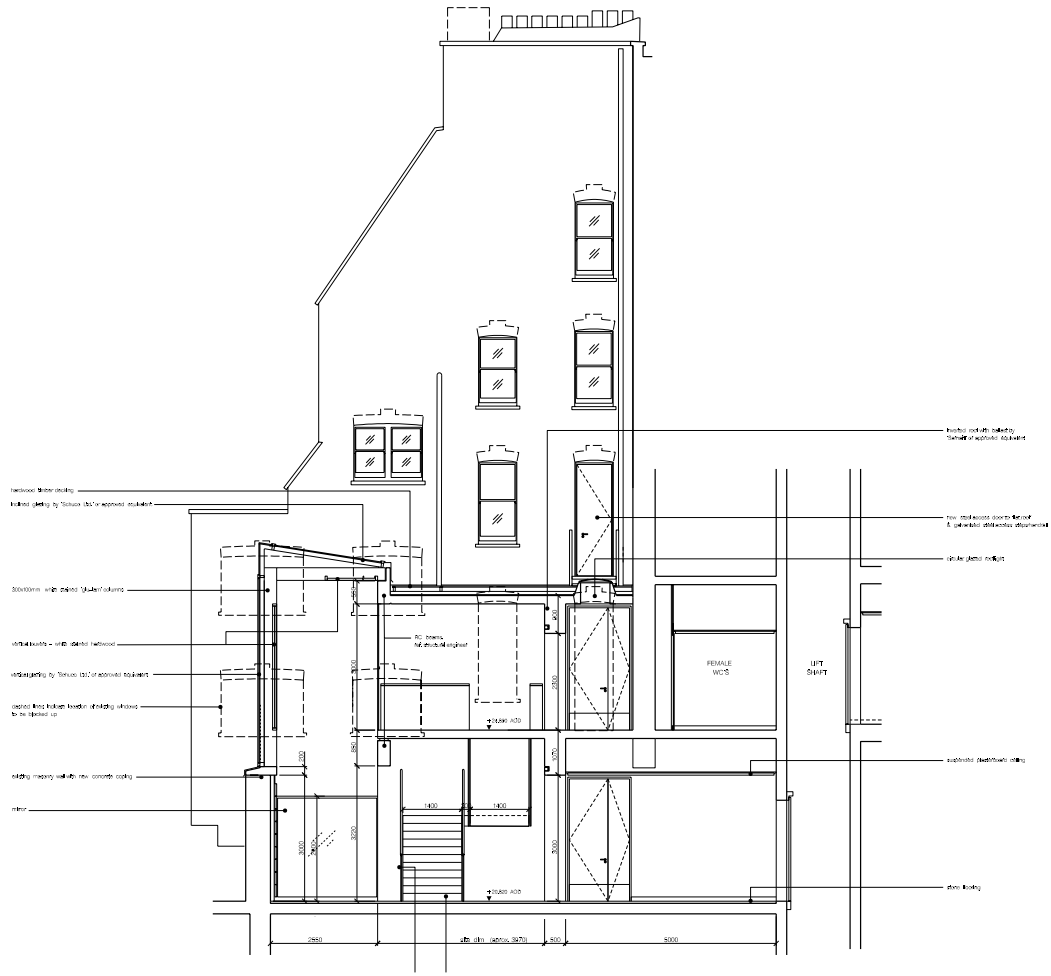




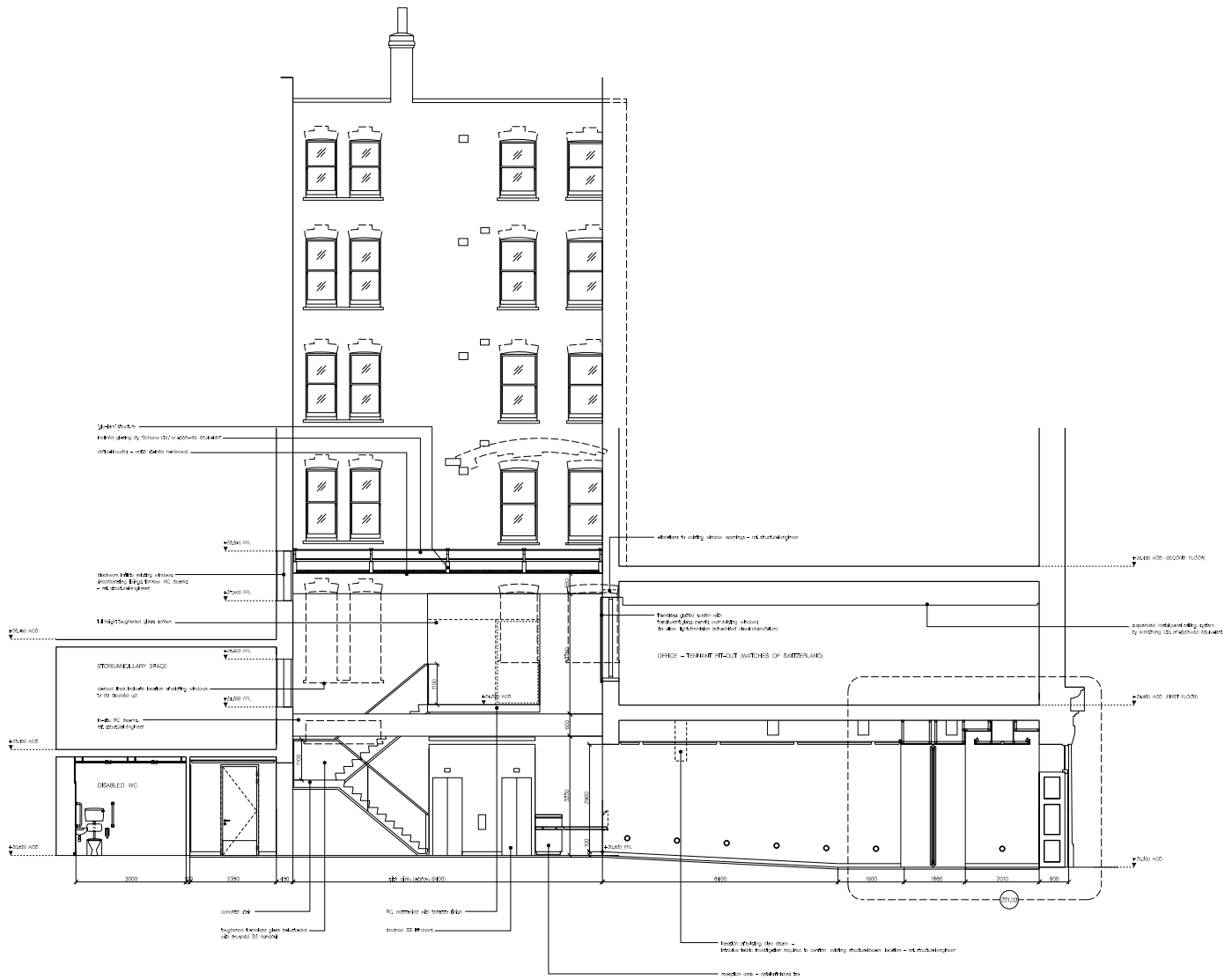
Third Floor plan

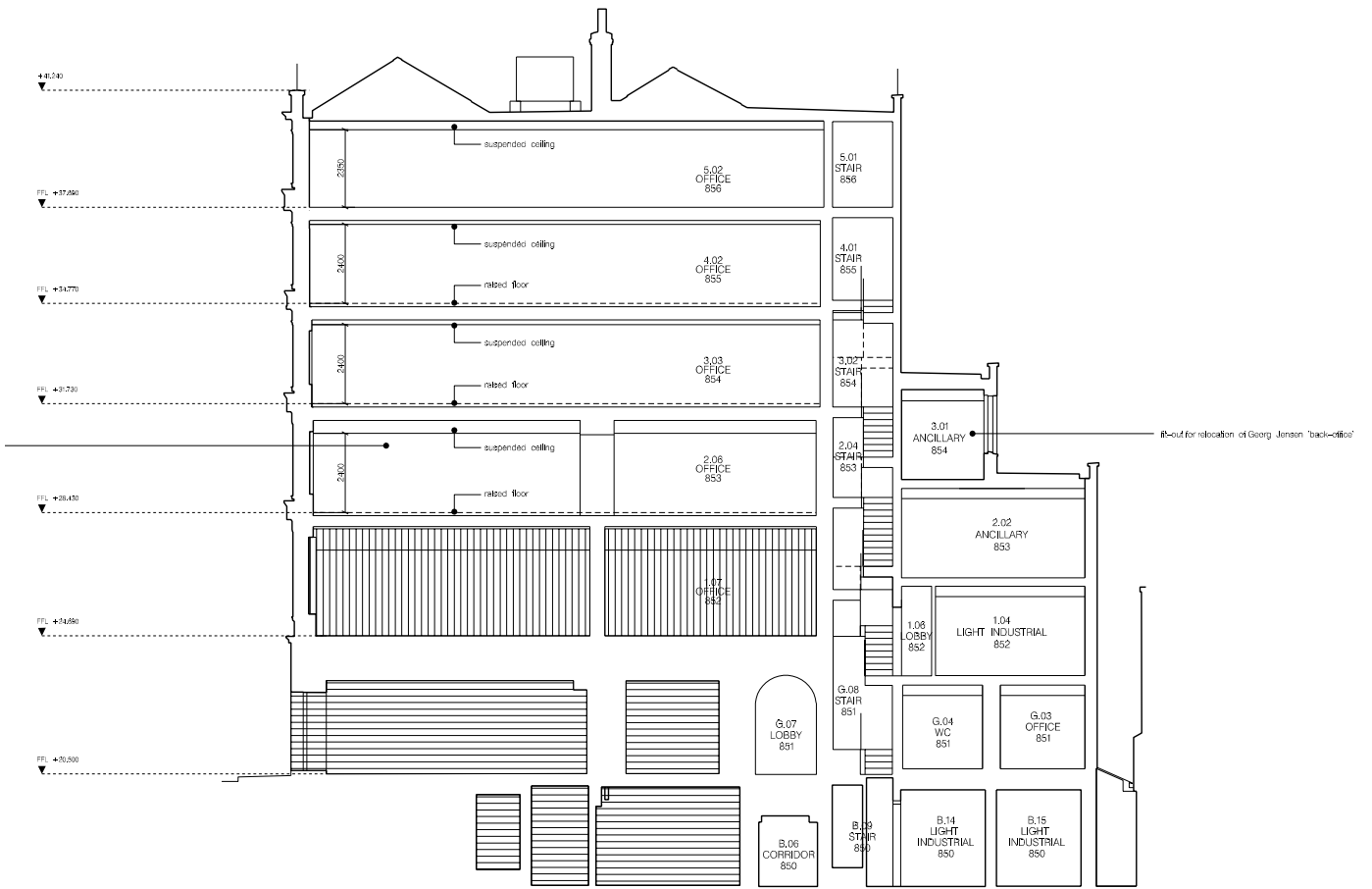


Fourth Floor plan



Section









Elevation view



Detail of façade







View out of balcony





Detail of façade





View from courtyard





View out of balcony



Interior view looking out onto courtyard





