



Helaine Blumenfeld's marble sculpture, *Tempesta*, outside The Lancasters in W2 (Project VII)

All images courtesy of Northacre

— RETROSPECTIVE —

LEGACY BUILDERS

THE TEN PROJECTS THAT MADE NORTHACRE PLC

With a portfolio worth more than £2bn, Northacre has been behind some of London's most notable - and expensive - addresses. The firm, which recently sponsored the V&A's What is Luxury? exhibition, consistently delivers new levels of super-prime design, creating benchmark schemes that regularly set price records and spawn design trends.

The firm, with its interior design arm N-Studio, prides itself on building each residence as a 'legacy project', and has carved a flawless reputation for taking on technically-challenging revival developments, turning some of the capital's landmark buildings into extraordinary homes that maintain historic value and charm, while providing some of the most desirable future-proofed living spaces in the world.

Founded 25 years ago, Northacre has evolved into one of the most influential players in the prime central London property arena. In this retrospective, CEO Niccollò Barattieri di san Pietro talks us through the ten projects that exemplify the developer's journey to date.

NORTHACRE — LONDON —

FEATURED PROJECTS

- | | |
|--------------------------------|---------------------------|
| I. Tregunter Road | VI. The Phillimore |
| II. Observatory Gardens | VII. The Lancasters |
| III. Earls Terrace | VIII. Vicarage Gate House |
| IV. Rose Square, The Bromptons | IX. No.1 Palace Street |
| V. Kings Chelsea | X. Ten Broadway |

N.B.

All GDV and IRR figures quoted here were correct at the time of completion

PROJECT I: TREGUNTER ROAD

Location: Chelsea SW10

Size: 10,000 sq ft

Date: 1990-1993

Residential Units: 1

A complete renovation was undertaken of this spectacular five-storey house in the Boltons Conservation Area. Extensive excavation and restoration works were undertaken to the mid-Victorian house and adjacent garden house. The main house and a secondary house became linked by a stunning leisure complex with Romanesque swimming pool and games room beneath the 80 foot garden. Northacre pioneered subterranean basement works; this was the first major underground structure of its kind for a residential property in London.



PROJECT II: OBSERVATORY GARDENS

Location: Kensington W8

Size: 70,000 sq ft

Date: 1992-1995

Residential Units: 69

GDV: £35m

Performance IRR: 41%

A 70,000 square foot revival scheme to rescue an entire Victorian terrace in Kensington, creating 69 purpose-built apartments. The original façade was fully retained while an all-new concrete structure was installed behind and beneath. Northacre added all the modern amenities of a new building, including direct access to underground car parking. The restoration and rescue of a period terrace was recognised with both a Civic Trust Award in 1996 and a Restoration & Conservation award from the Royal Borough of Kensington & Chelsea.



PROJECT III: EARLS TERRACE

Location: Kensington W8

Date: 1995-1999

GDV: £100m

Size: 120,000 sq ft

Residential Units: 23

Performance IRR: 23%

This unique development entailed the rescue of a whole uninterrupted terrace of derelict Georgian houses, revived to create 23 family homes. A façade retention project, this 120,000 square foot development re-instated a wonderful carriage driveway over a new underground car park and created leisure areas for each home, including a 10-metre swimming pool and/or games room under the garden. It was awarded Best London Square in 1999 and given a Restoration & Conservation award by the Royal Borough of Kensington & Chelsea.



Earls Terrace was named 'Best London Square' when it was completed by Northacre in 1999

PROJECT IV: ROSE SQUARE, THE BROMPTONS

Location: Chelsea SW3

Size: 125,000 sq ft

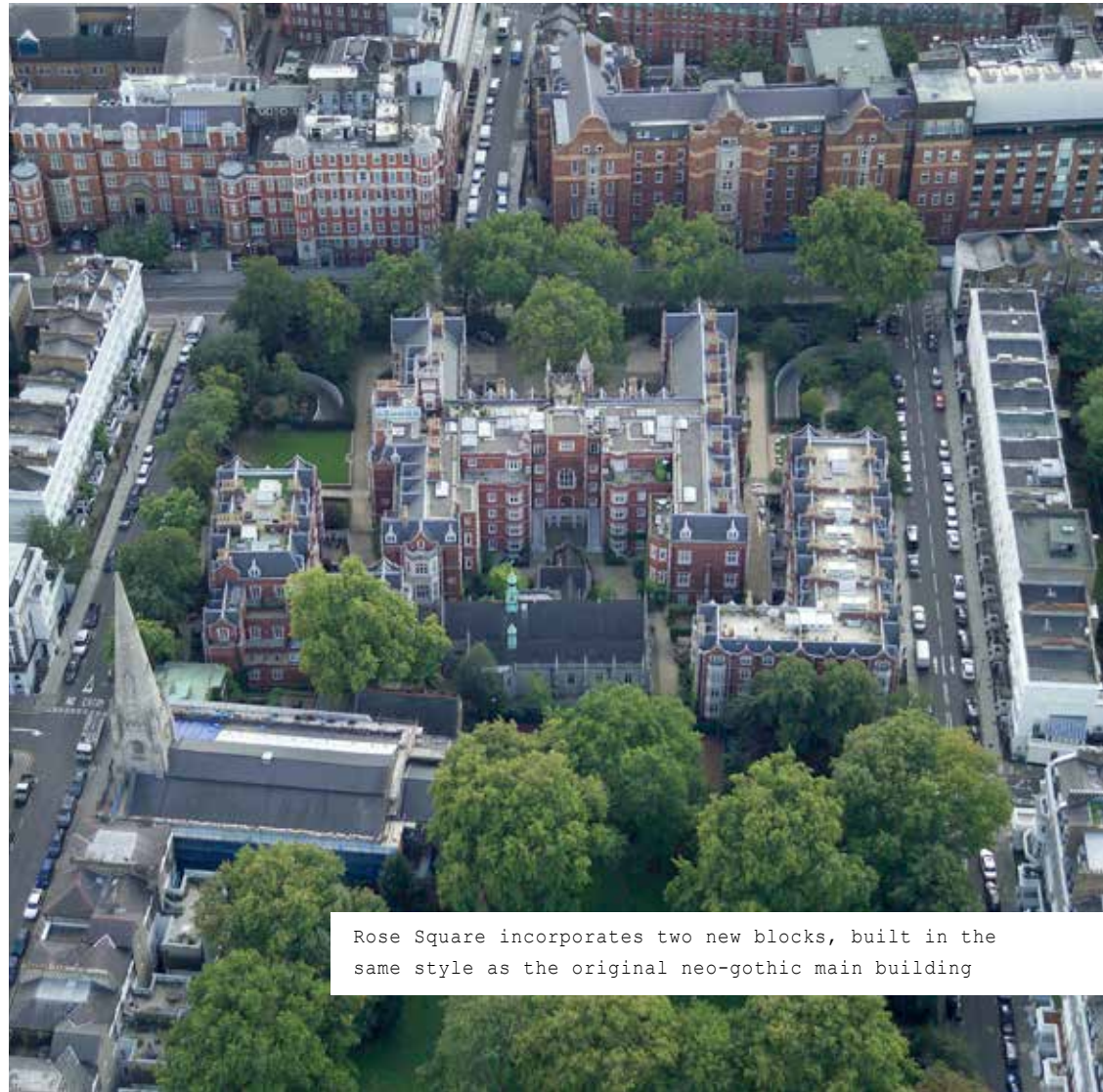
Date: 1996-2000

Residential Units: 74

GDV: £100m

Performance IRR: 39%

A pioneering gated development in Chelsea, The Bromptons was formerly an NHS hospital redeveloped to create 74 family sized apartments. The listed neo-gothic main building was restored to its former glory, while two new blocks were built to replicate its neo-gothic style. 125,000 square feet of residential space was complemented by underground car parking, gated private gardens, leisure facilities and a swimming pool. The scheme was awarded a Restoration & Conservation award by the Royal Borough of Kensington & Chelsea.



Rose Square incorporates two new blocks, built in the same style as the original neo-gothic main building

PROJECT V: KINGS CHELSEA

Location: Chelsea SW10

Date: 2000-2004

GDV: £250m

Size: 350,000 sq ft

Residential Units: 289

Performance IRR: 18%

A former King's College facility, this magnificent site incorporated Grade II listed buildings in 7.5 acres of walled parkland. Northacre created 267 apartments and 22 houses in 350,000 square feet of redeveloped / newly built residences. This gated development provided 24-hour concierge, underground parking, swimming pool and leisure facilities as well as exclusive landscaped gardens, which was unusual at the time. A landmark development in SW10 that pushed boundaries on prices achieved in the area. Northacre acted as development manager, architectural auditor and interior designer on this project.



PROJECT VI: THE PHILLIMORES

Location: Kensington W8

Date: 2001-2005

GDV: £173m

Size: 130,000 sq ft

Residential Units: 66

Performance IRR: 34%

An iconic gated development in Kensington, this was a refurbishment and revival scheme of the former Queen Elizabeth College of King's College, London. 130,000 square feet created 66 beautiful apartments with landscaped gardens, leisure facilities, underground parking and concierge facilities housed in the stunning refurbished old refectory. A revival project, it was awarded the Restoration & Conservation Award by the Borough of Kensington & Chelsea. The Phillimores was a joint venture with Westcity Wates.



PROJECT VII: THE LANCASTERS

Location: Hyde Park W2

Date: Completed 2011

GDV: £470m

Size: 190,000 sq ft

Residential Units: 77

Performance IRR: 57%

An ambitious five-year revival scheme of the old Lancaster Gate Thistle Hotel involving a 130 metre long, 30 metre high façade retention, making it the longest in Europe, and excavation of a three level underground car park. 190,000 square feet were developed and designed to create 77 lateral and duplex apartments with magnificent landscaped gardens, 24-hour concierge, full leisure facilities, including pool, private gym and treatment rooms. It was a landmark scheme which set a new benchmark for prices in W2. Designed by Northacre, this was a joint venture with Minerva plc.

The Lancasters was originally an elegant parade of 15 magnificent stucco-fronted Grade II listed houses dating from the mid-nineteenth century. The majority of the 77 homes face south with views onto or across Hyde Park. Each home was designed around the grandeur of the original building, such as high ceilings, ornate cornicing and fireplaces.





This page: The Lancasters from above while under construction
 Opposite: Interiors designed by N-Studio



PROJECT VIII: VICARAGE GATE HOUSE

Location: Kensington W8

Size: 42,000 sq ft

Date: October 2015

Residential Units: 13

An intimate and exquisite collection of just 13 residences in a completely new building that lies in the heart of the Cherry Tree conservation area of Kensington. Designed by leading London architect Eric Parry, this 42,000 square foot building offers a mix of three, four and five bedroom duplex and lateral apartments, each with their own private south-facing outside space and underground parking. 24-hour concierge and leisure facilities complement the high-tech specification of these apartments.



PROJECT IX: NO.1 PALACE STREET

Location: St. James's Park

Size: 302,000 sq ft

Date: 2014-2018

Residential Units: 72

Set to complete at the end of 2017, No.1 Palace Street will house 72 apartments within a magnificent 302,377 square foot site, and will set a new agenda for what informed buyers demand of a luxury home. The residence will offer a rare opportunity to live next to Buckingham Palace on a secure island site, in the heart of St James's Park. The development comprises five architectural styles and a meticulously restored Grade II listed façade that will be subject to an ambitious and technically challenging underpinning and retention.



No.1 Palace Street, overlooking Buckingham Palace,
is due to complete at the end of 2017



PROJECT X: TEN BROADWAY

Location: St. James's

Size: 1.72 acres

Date: 2015-2020

Residential Units: TBC

A project in its infancy, Ten Broadway was formerly known as “New Scotland Yard” and is situated in a key position in prime central London, occupying a distinctive triangular site of approximately 1.72 acres. The property is currently used as offices and planning approval will be sought in order to create a mix-use scheme. Northacre’s development team are fully committed to replicating the success of past landmark developments. They intend to build upon this opportunity and continue to actively pursue further developments. Northacre was appointed Development Manager in June 2015. 📍



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