



Burlington Gate

London, UK



Location
London, UK

Date
2012- 2017

Client
Ten Acre (Mayfair) Two Limited

Area
12,000m²

Development Manager
Native Land

Structural Engineer
Waterman Structures Limited

Services Engineer
Waterman Building Services

Cost Consultant
Core 5

Planning Consultant
DP9

Fire Consultant
Waterman



Behind a cool exterior of simple, flexible accommodation lies Mayfair's first new arcade since the 1930s. This is the real joy of the project, a route through from Old Burlington Street to Cork Street that provides a dynamic and vibrant public space. This building will only reveal its true modernity after crossing the threshold

Graham Stirk
Senior Partner, RSHP

With 42 apartments set over 8 floors, Burlington Gate is one of the largest residential developments within the Mayfair Conservation area in recent years. The site spans between Old Burlington Street and Cork Street, to the north of Burlington House (now housing the Royal Academy) and neighbours a Grade 1 listed Georgian Building.

To secure consent for such a large and complex scheme, it was essential that our team maintained a strong and equitable dialogue with Westminster City Council, English Heritage, neighbours and stakeholders during the design stages. In the six months leading to the planning submission, we held five pre-application meetings with WCC, focussing on the scale and massing of the proposal, the nature of its frontage to the street and its relationship with neighbouring listed buildings and the conservation area.

Making a positive contribution to such a well-established and characterful setting required design expertise, sensitivity and a strong gesture. RSHP worked closely with Native Land to deliver a significant contribution to the public realm in the form of the first new public arcade in Mayfair since the 1930s.

With the influence of the adjacent Royal Academy, Cork Street is one of London's most respected art gallery quarters. To reinforce this, Native Land volunteered to place a covenant on the site reserving the retail areas of the site exclusively for art and antique sales for perpetuity, relieving the concerns that some local residents had about new developments threatening the character of the street. WCC have since created a Special Policy Area to place similar restrictions on other new developments.

RSHP successfully balanced the requirements of WCC, whilst satisfying Native Land's brief and achieving a major consent for the area which added huge value to their site. RSHP's careful forming of the design fully maximised the potential of the tight urban site, whilst also being sensitive to its context and adhering to complex right to light requirements.