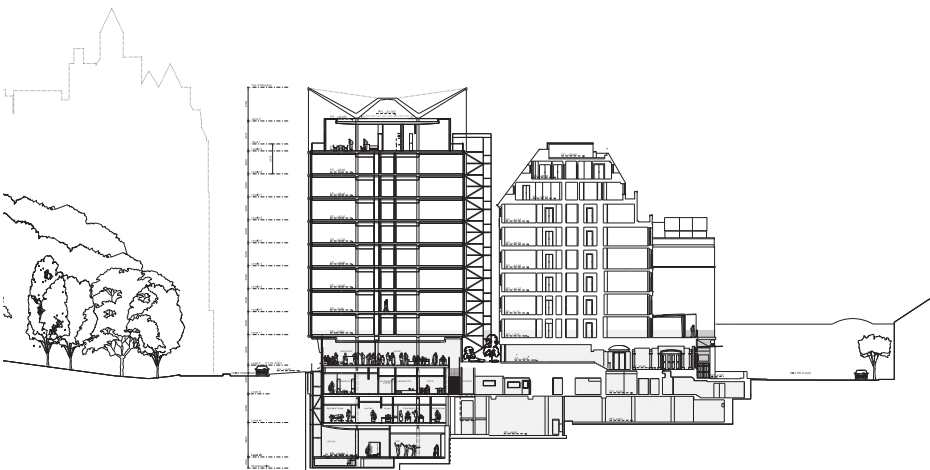


The Berkeley Hotel



The design is sympathetic to the surrounding buildings and maximises the potential of a complex site.



Place/Date
London, UK 2006 -

Client
Maybourne Hotel Group

Gross External Area
30,834 m²

Architect
Rogers Stirk Harbour + Partners

Project Manager
Savant

Planning Consultant
DP9

Structural Engineer
Expedition

Services Engineer
Ernest Griffin & Son

QS
Savant

Access Consultant
Vin Goodwin Associates

Lighting Consultant
Spiers & Major

Landscape Architects
Gillespies



The proposal for the refurbishment of the existing hotel building includes provision for a general upgrade of access and a rationalisation of layout and services to enable more efficient operation in the future. At the same time, it is aimed at retaining the established identity of hotel whilst remaining sensitive to the fact that the site borders conservation areas.

RSHP was asked to provide a comprehensive design solution for the Berkeley Hotel site, including new retail and residential units. Maybourne has also acquired the adjacent site in order to realise the project. The Berkeley Hotel will be extended to provide a range of new rooms and suites; the existing number will increase from 214 to 241. In addition there will be a new 'destination' spa facility with world-class treatments and swimming pool. The redesign incorporates an expanded restaurant/bar and lounge space and an internal courtyard.

The concept evolved from RSHP's response to the constraints of the existing site and a desire to bring a fresh architectural appearance to this part of Knightsbridge. The design has been developed with particular consideration to the massing and façade, resulting in a proposal which is sympathetic to the surrounding buildings and which maximises the potential of a complex site.

The design has evolved through extensive consultation with Westminster City Council, as well as with the Knightsbridge Association, the Royal Parks and other statutory and local amenity groups. The constraints of the site have resulted in a design solution based on a hanger support system. The approach provides a structurally efficient solution, minimising the impact on the internal layout of the superstructure, but also giving the new building a visually striking appearance. It reflects the need to retain

much of the structure of the existing hotel, as well as the proximity of the Piccadilly Line tunnels.

A planning application was approved by Westminster City Council's Planning Committee in late 2007. It is anticipated that the proposal will be delivered through a phased development programme designed to minimise the impact on the day-to-day operations of the existing hotel and retail elements although, as yet, there are no confirmed timings for this programme.