

20th May 2013

Kalkwarf Architects Secures Planning for £60m Restoration of Grosvenor Gardens House

Planning permission has been granted for the **£60 million** conversion and restoration of Grade II Listed Grosvenor Gardens House located within the Grosvenor Gardens Conservation Area at the gateway to Belgravia, London.

Kalkwarf Architects designed the mixed use development for Medici Asset Management, and, with advisors PDP, led the process up to planning. With 84,900sq.ft of residential space and 12,400sq.ft of retail, the scheme will take up to three years to complete. The development will comprise 42 luxury apartments, with concierge, business meeting areas, a cinema room and 5,000sq.ft of wellness centre, spa and underground parking. Retail and restaurant space will be located at ground level, overlooking Lower Grosvenor Gardens, which will be carefully redeveloped for the local community to enjoy.

Kalkwarf Architects' proposed restoration and conversion of the upper floors from office into residential use is in line with Westminster's planning policy objective to increase the housing provision within the borough.

Leon Kalkwarf, owner and MD of Kalkwarf Architects explains 'Our client, Medici Asset Management, had the vision for the redevelopment of Grosvenor Gardens House to restore the significant historic fabric of this Grade II listed building to its former glory.' Leon continues 'The building currently comprises 70,000 sq ft of serviced office and commercial space, which we will transform into forty two luxury apartments'.

The building was constructed as the first example of serviced apartments in Britain with shops at street level. The style is mid Victorian French Renaissance; part of a formal development designed by Thomas Cundy III and encloses a triangular urban space and garden. The apartments underwent insensitive changes including the conversion into a hotel in 1920. Subsequently the hotel was converted into offices in 1938 and this use has brought with it further waves of alterations, all to the detriment of the building.

'Our office is located directly opposite this magnificent building and we are sure this development will enhance the entire area' says Leon Kalkwarf. 'Our vision does not only include restoration of the currently neglected building, but also public realm enhancements of the greater Grosvenor Gardens conservation area overall.' he continued.

Justin Bottaro of Medici Asset Management 'Obtaining consent for such an ambitious redevelopment of a listed building in a conservation area is hugely significant. The property presents unique challenges which will call for innovative solutions not only to ensure that Grosvenor Gardens House remains viable but also a sustainable building for the foreseeable future, and all this without compromising its historic value. I am delighted to be working with Kalkwarf breathing life back into a building which is a historically important and soon to become a landmark'.

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Notes to Editor:

Founded in 2002 by Leon Kalkwarf, Kalkwarf Architects is a young practice with a dynamic and articulate approach to architecture and interiors. The portfolio includes a breath-taking range of luxury residential, commercial and interior design projects from across the globe, with an emphasis on overcoming challenging planning applications and developing creative design solutions.

The practice has been built around the desire and drive to deliver quality architecture and inspiring buildings, seeking out the best solutions for space and resources regardless of size or budget. A commitment to maintaining close client interaction and team collaboration with every project ensures the best project results are always achieved.

Leon Kalkwarf studied in South Africa and moved to the UK in 1997. He has 20 years industry experience and always seeks to deliver inspiring and creative design solutions whilst working to all budgets. 95% of the practice business is with repeat / referral clients. Kalkwarf Architects work from a studio in Belgravia with 11 staff and growing and are currently active in the UK, Europe and the Caribbean.

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