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architecture today

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GOING UP: STAIRS IN STEEL AND STONE
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COMMERCIAL PROJECTS: TP BENNETT,
STIFF & TREVILLION ARCHITECTS,
HGP ARCHITECTS, SHEPPARD ROBSON,
AND COLLADO COLLINS ARCHITECTS





Cast in stone

A finely detailed mixed-use development by Stiff & Trevillion replaces a pair of 1960s office buildings in Chelsea, London.

Designed by Stiff & Trevillion Architects, 131 Sloane Street replaces two 1960s office buildings with a £38.5m retail and business development for the Cadogan Estate. Sited in the Hans Town conservation area within the Royal Borough of Kensington & Chelsea, the scheme is intended to complement the scale and character of the surrounding late nineteenth-century residential buildings with their highly articulated red brick street frontages, bay windows and other decorative features.

Rated BREEAM Excellent, the 60-metre-long

development occupies the same volume and massing as the earlier structures, but makes use of spaces at high level for offices rather than plant, and at the rear for a courtyard instead of a service bay. 'We felt that this large building with its unusually long facade has a status on the street, which raises it above a simple brick-faced solution', says the architect. 'Stone is used judiciously in the area, providing a sense of scale and civic presence. It was therefore selected as the principal facade material.'

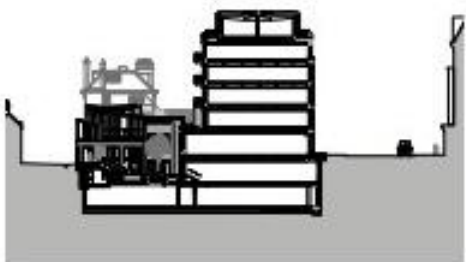
Reflecting the red brick of the Cadogan

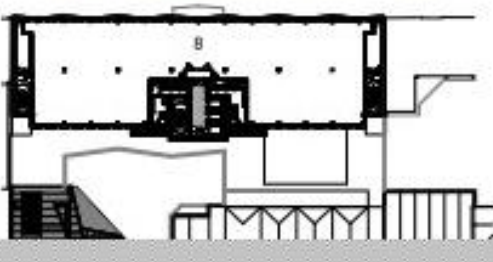
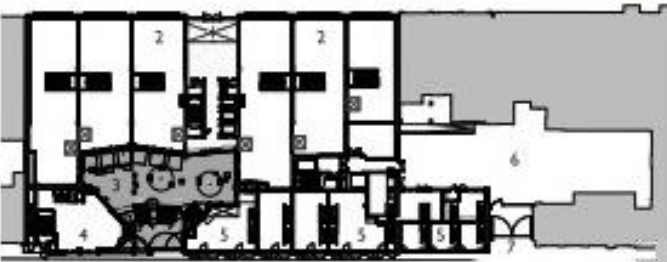
ABOVE The undulating front facade is clad with hand-set red sandstone and Solian basalt.

ABOVE RIGHT Landscaped rear courtyard.

RIGHT Cross- and long-sections.

OPPOSITE Site plan, ground- and typical upper-floor plans. Key: 1 reception, 2 retail, 3 courtyard, 4 restaurant, 5 retail studio, 6 service yard, 7 access, 8 offices.







Estate, the Sloane Street elevation employs loadbearing, handset red Locharbriggs sandstone in 4.5 metre wide undulating vertical bays. Sicilian basalt is used for the horizontal planes, avoiding problems of staining and erosion associated with soft stone. Anodised aluminium adds further colour and reflectivity to the facade – a reference to the white-painted windows and reveals of the neighbouring properties.

The rear elevation and new buildings on Pavilion Road form a secluded public courtyard that is shared by offices, shops and restaurants. Clad in a specially-mixed brick which evokes the yellow-grey stock of its neighbours, the facade is intended to reflect the traditional hierarchical

treatment of building backs and mews houses. The stand-alone restaurant is clad in red brick, harmonising with an arts and craft house on the corner of Cadogan Gardens. Inspired by the up-market Corso Como in Milan, the south-facing public space is conceived as a landscaped and densely planted 'urban oasis' animated by the surrounding shops and offices.

The upper-floor offices are organised around a central core located at the rear of the building. A double-height reception leads to the lift and stair core, both of which enjoy daylight and views of the new courtyard. The stone used on the facade is reintroduced into the lift lobbies with hand-carved floor numbers.

ABOVE In contrast with the stone-clad front facade, the brick rear elevation evokes the traditional hierarchical treatment of local building backs and mews houses.

Credits Architect: Stiff & Trevillion Architects; structural engineer: AKT II; facade engineer: Arup Facade Engineering; services: Hoare Lea; qs: The Trevor Patrick Partnership; client: Cadogan Developments; landscape: Bradley-Hole Schoenich Landscape Architects; lighting: Speirs & Major; glazing, curtain walling: Schueco; thermally-broken steel frames: Shueco Jansen; double-glazed units: Guardian Glass; pre-patinated bronze balanced doors: Ellison Doors; pre-patinated bronze-toned brass canopy: Bronze by Astec; stone cladding: Stancliffe Stone; stone carving: Kindersley Studios; wall, floor tiles: Standoff Stone; Grestec; hot melt, green roof: Radmat; roofs: Rheinzink Kaltzip; bricks: Petersen; plasterboard walls, ceilings: British Gypsum; stained oak doorsets: Leaderflush; fitted furniture: Belvedere Interiors; screed: Isocrete; raised access floor: Kingspan; roller shutter: Hörmann UK; blinds: Levulux.