

Commendation

One Great Cumberland Place, London

PROJECT TEAM

Architect: **Allford Hall Monaghan Morris**

Structural Engineer: **AKT II**

Steelwork Contractor: **Bourne Group Ltd**

Main Contractor: **Galliford Try**

Client: **The Portman Estate**

“Judges’ comment”

This high specification development, located directly opposite Marble Arch, is part of the prestigious Portman Estate, so demanded a sensitive response to modernise a valued period building. Comprising retail and high quality office space, an efficient steel frame integrates a new 10-storey building within a retained 1920’s original façade, where new floors and openings have been sensitively designed to correspond with historic elevational details.



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One Great Cumberland Place is a high-specification development in the heart of London’s West End, part of the prestigious Portman Estate. This steel framed building features three floors of retail space and seven floors of high quality Category A office space, combining a retained façade with a modern interior.

Originally built in the 1920s, the 10-storey building is directly opposite the Marble Arch monument. The project involved retaining the existing façade from street level up to level 6, while conducting a full demolition and new steel framed rebuild behind it.

One of the more complex aspects of the project was the ground and first-floor parts of the retained façades. These sections were demolished, with the floors above fully supported by a retention structure and a complex needling system. The process involved replacing them with new stonework and larger steel framed shopfronts. This required progressive surveys of the existing steel and masonry façade as each bay was opened, followed by a ‘live’ design review and modification to accommodate the various anomalies of the existing structure.

Intricate interfaces with a complex temporary works scheme were another challenge on the project, with the installation of varying needling systems at the second floor

to support four-storeys of existing stone, brick and steelwork above, including installation and control of over 100 linked heavy jacks. Preloading steel beams prior to the part removal of the existing structure was a delicate but successful site operation between street level and the second floor.

The new steel frame is based on a regular column grid pattern of 6.5m x 9m and is stabilised by a single concrete core. It supports metal decking with a concrete topping to create a composite flooring solution for the new 10-storey building. Most of the structure’s steel beams are fabricated plate girders with bespoke cells to accommodate the building’s services within their depth. The soffits and steelwork are left exposed within the completed building.

Sustainability was a key focus from the outset. Strategies included using responsibly sourced materials, promoting sustainable waste behaviour and employing sustainable construction methods. Contractors and subcontractors committed to the Considerate Constructors Scheme, Environmental Management Systems and a Resource Management Plan.

This stunning development secures the future and longevity of the building as a desirable workplace and destination retail space. It is a prominent heritage asset, acting as an anchor at the end of Oxford Street and a backdrop to Marble Arch.