Earls Court Masterplan
London

Studio Egret West, 2020- ongoing

Client	The Earls Court Development Company (JV between Delancey and Transport for London)
Type	Mixed-use masterplan. Hybrid application
Key Metrics	4,000 homes, 2.9m sq.ft of workspace / leisure / retail space / 600.000 sqm GEA / 20 acres public realm
Status/Stages	RIBA 0-2 / Application submitted
Scope	Masterplanner & Architect (with Hawkins Brown) and Landscape Architect (with SLA)
Role	Phase 1 plots coordination lead + Technical & Infrastructure Coordination + Sole responsible for masterplan accommodation schedule inc. phase 1 plot teams

One of Central London's last great development opportunities, Earls Court will be transformed from a long-inaccessible brownfield into a dynamic, landscape-led district delivering 4,500 homes, 12,000 jobs, and a vibrant cultural core—reintegrating the site into its urban context after more than a century.

Earls Court Masterplan

Pillars - Nature & Innovation

The Table Park

Empress Place

West Kensington

Earls Court Masterplan

Pillars - Culture & Neighbourhood

Lillie Sidings

Empress Place

Aisgill Gardens

Warwick Crescent

Earls Court Masterplan

Phase 1 plot team coordination lead

McCreanor Lavington

DrMm

Haworth Tompkins

Sheppard Robson

Earls Court Masterplan

Phase 1 plot team coordination lead

Sheppard Robson

DrMM

McCreanor Lavington, Serie, SLA

ACME

Earls Court Masterplan

Technical and Infrastructure Coordination

Above ground constraints

Below ground constraints

Cross section/elevation across the Site, from West Kensington Estate to Eardley Crescent

0 100 250 500

Structural strategy diagrams

- The Earls Court Development Site
- Site access point
- Northern access route - including temporary bailey bridge over railway line
- Network Rail access point to railway
- TfL access point to railway
- Proximity to neighbouring properties
- MOPAC edge requiring additional security measures

- Areas of limited loading capacity
- Tunnel strengthening and transfer structures required
- Recommended offsets from rail lines and structures
- West London Railway Line, London Overground and National Rail tracks
- District Line
- District Line (sub-surface tunnel)
- Piccadilly Line (lower level tunnel)

Lower Ground overlay with underground structure and infra

Earls Court Masterplan

Site-wide Energy Strategy Coordination

Diagram of 5th generation ambient loop energy sharing network

- 15-20°C water contained in an energy loop
- Heat pumps on roofs of buildings maintain the temperature of the loop
- Location of central thermal stores within plant space of building Plots

The largest mixed-use low temperature ambient loop energy network planned in the UK.

Earls Court Masterplan

Water Management and Drainage Coordination

- Infiltration tanks
- Rainwater harvesting in public realm
- Rainwater harvesting tanks on Plot
- Cascades rainwater tanks
- Centralised rainwater tank integrated with podium attenuation

Retention ponds

1. Deep water plants planted in crates
2. Wetland topsoil determined by requirements of vegetation
3. 150mm layer of gravel and subsoil.
4. Pond liner

Water systems utilised within the Cascades

The Cascades, celebrating water

Bioswales

Earls Court Masterplan
Transport Coordination

Cycle Network

E-cargo bikes delivering from the facility up to 5km from the Earls Court Site

Vehicular access

- Cyclists share access roads with vehicles
- Cyclists on shared or demarcated cycle route (to be confirmed at detailed design stage)
- Cyclists on pedestrian-priority public realm
- Indicative lift positions
- Mobility hubs
- Local Cycle Route improvements
- Main Road Local Cycle Routes
- Recognised Local Cycle Routes
- Other main local roads
- Taxi access
- Taxi access beyond access control point
- Taxi access within undercroft beyond access control point
- Taxi pick up / drop-off bay
- Taxi pick up / drop-off bay off-site

Illustration of potential last mile urban logistics under the Table Park

Napoli Porta Est

Napoli, Italy

Studio Egret West, 2024

Client	Regione Campania + FS Sistemi Urbani
Type	Mixed-use masterplan. Competition entry
Key Metrics	60K sqm civic headquarter for Regione Campania, city-scale park, subterranean intermodal transport hub, 20K sqm residential area, 20K sqm for offices and mixed use cluster
Status/Stages	Competition submitted (winner Zaha Hadid)Short-listed at World Architecture Festival
Scope	Masterplanner & Architect (in collaboration with Lombardini 22) and Landscape Architect
Role	Project Lead

Complex, landscape-led framework in the heart of Napoli, with the ambition to bring a contemporary interpretation of the key ingredients of the city, together with the first park in over 100 years.

A multi-layered affair that amplifies the energy of Napoli, is rooted in its urban historical form and celebrates the qualities of the surrounding region.

A site severed by infrastructure

Napoli Porta Est Competition

Inspired by the rich city history of the “7 castelli”...

Castel dell’Ovo

Castel Sant’Elmo

Bringing together the key ingredients of the city...

Napoli Porta Est Competition

Streamlining transport infrastructure to have a car-free environment at ground

CGI - view of Piazza della Stazione

viabilità pubblica esterna

viabilità pubblica verso HUB intermodale (bus+auto private)

viabilità privata verso residenze, HQ e kiss&ride

viabilità di emergenza

Mobility plan for rubber, private and emergency vehicles

Site long section

Napoli Porta Est Competition

A landscape-led framework

A complex brief in a multi layered topography

The Mediterranean Gardens

A resilient rail yards space functioning as events space and biodiversity pocket, with volume for water capture during seasonal flash floods

The Railway Yard

Napoli Porta Est Competition
The Castel Campania

Typical office floor plan - a scalable model

Sustainability Strategy

Castel Campania Elevation

CGI - View of Castel Campania from proposed pedestrian bridge

CGI - Aerial view of Castel Campania roof gardens

Old Railway Hotel
Edgware, London

Studio Egret West, 2025

Client	Gracie Group
Type	Residential led-masterplan, detailed application
Key Metrics	520 homes, 220 co-living apartments, 1,700 sqm commercial at ground 1,700 sqm public realm and landscape, a grade II listed building refurb. 1.2 ha site
Status/Stages	RIBA 0-3 / Ongoing
Scope	Architect, Urban Designer, Landscape Architect
Role	Project Lead

A renewed town centre in North London, from a brownfield site. Housing, commercial and a new ecological park to activate a severed site.

Existing site

The Railway Gardens - a characterful courtyard

Forumside Yard - a hard working shared surface

St Margaret's Church
Station Road
THE FRONTAGE
TRH
THE LANE
THE RAILWAY GARDENS
EDGWARE TOWN CENTRE SCHEME
(OUTLINE, VALIDATED)
Edgware Gardens
FAIRFIELD PARK
TOOL WORKS NORTH
TOOL WORKS SOUTH
Fairfield Gardens
CHURCHWAY
FORUMSIDE EXCHANGE
POCKET GARDEN
TELEPHONE WAY
FORUM WAY
FORUMSIDE YARD
Forumside
CHURCHWAY HOUSE
Forumside
Edgware Road
CHA-CHA HOUSE
Edgware Primary School
Aprirose House

01. *The approach to the site and Fairfield Gardens*

02. *The Railway Gardens, a characterful courtyard*

03. *Fairfield Park, a playable ecological corridor*

04. *Forumside Yard, a functional but verdant yard space*

05. *Telephone Way, a sunny residential address*

Lewisham House
London

Studio Egret West, 2024

Client	Landsec U + I
Type	Conversion of 1970s office block to residential use
Key Metrics	430 homes + retail
Status/Stages	RIBA 0-1 / Feasibility Study
Scope	Masterplanner For Lewisham Shopping Centre & Architect for feasibility Study
Role	Project Lead

Existing Lewisham House

Lewisham House
Context and Feasibility Brief

Drawing deeply from Lewisham's history—formerly known as Levesham, "the house among the meadows".

Part of a framework designed by Studio Egret West, for LandsecU+I to transform Lewisham Shopping Centre into a vibrant, sustainable urban neighbourhood with 1,700 new homes, Lewisham House is an existing 20 storey office block from the 70's which is proposed for residential conversion, through the addition of a 3 new volumes.
The client engaged SEW to develop a feasibility study which seeks to identify at early stage key challenges and solutions connected to upgrading an office block to residential units, meeting stringent standards and regulations while providing a unique offer.
Key challenges include structural solutions, residential quality, construction sequencing, servicing and meeting fire regulations.

EXISTING LEWISHAM HOUSE

2 LEVEL PODIUM + 2 STOREY VERTICAL EXTENSION

13 STOREYS LINEAR BLOCK EXTENSION TO THE WEST

33 STOREY TOWER EXTENSION TO THE NORTH, CONNECTING INTO THE EXISTING LEWISHAM HOUSE AND THE LINEAR BLOCK CIRCULATION

Lewisham Shopping Centre Illustration

Lewisham House
Identifying key challenges

Existing Structure:

- Concrete frame structure, 7.3m x 4.1m column grid;
- Piled foundations with pile caps;
- Reinforced concrete cores at the northern and southern ends;
- Pre-cast columns & cast in-situ coffered slabs on woodwool form work, with ribs running in both directions.

Key Challenges:

- Coordination with existing structural grid;
- Existing structure unlikely to meet current fire resistance structure;
- Existing floor to floor height 3.2 m is lower than typical residential floor to floor;
- Phasing and construction sequencing challenges to avoid temporary works.

Key

- Retention
- Demolition
- Retention tbc

Existing Elevation (nts)
Retention strategy

Existing Typical Floor (nts)
Retention strategy

Existing Lewisham House

Interior view of Lewisham House with the ceiling removed

Lewisham House
Demolition and Retention Strategy

In order to maximise embodied carbon savings (total embodied carbon saving over 1000 tonnes.CO2), the following was proposed:

- Retain the main body (concrete frame structure and concrete coffered slabs)
- Remove northern core to provide the opportunity for a new building volume & new core meeting regulations.
- Southern core either demolished and rebuilt over the existing foundations or modified and refitted to meet current regulations.

Typical 1bed flat layout

Construction sequencing plan to avoid temporary bracing

Proposed Lewisham House Typical Floor (nts)

Lewisham House

The existing coffered slab as a feature

Studio

1bed flat

Duplex

Duplex

CGI - Lewisham House

CGI - Northern Square

CGI - Aerial view of Northern Square

Balfron Tower
London

Studio Egret West, 2018-2020

Client	Telford homes
Type	Refurbishment of iconic grade II* listed Balfron Tower, by Erno Goldfinger
Key metrics	150 apartments
Status/Stages	RIBA 5 / Construction
Scope	Lead Architect, Interior Designer and Landscape Architect
Role	Architect. Construction packages

Studio Egret West was the Lead Architect, Interior Designer and Landscape Architect for the refurbishment of the Grade II listed Balfron Tower by Erno Goldfinger.*

The building was originally completed in 1967 and features an exposed concrete finish.

The work was completed on in 2023, with the approach informed by conservation; respecting the external fabric of the building, restoring the internal communal spaces and improving fire, thermal and acoustic performance of building.

Balfron Tower, exterior

Balfron Tower, exterior

Figure 1: Top
Access gallery, level 12, yellow

Figure 2: Bottom
Lift and lobby, level 15, dark green

Figure 3: Top
Lift and lobby, level 24, dark blue

Figure 4: Bottom
Linking Bridge

Figure 1: Top
Contemporary flat, open plan living space and kitchen

Figure 2: Bottom
Contemporary flat, open plan living space and kitchen

Figure 3: Top
Heritage flat, living room

Figure 4: Bottom
Contemporary flat, view out to balcony

Figure 1: Top
Communal cinema

Figure 2: Bottom
Communal dining room

Figure 3: Top
Communal music room

Figure 4: Bottom
Communal library

Albert Bridge House
Manchester

Studio Egret West, 2022

Client	Oval Real Estate
Type	Residential 45-storey BTR + Office building and associated landscape
Key Metrics	367 BTR homes with 900 sqm amenity spaces (39,380m^2 GIA total resi); ca. 40,000 m^2 GIA office with 2,000m^2 of accessible external amenity & 2,190 m^2 of ground level activation.
Status/Stages	RIBA 0-2 / Planning Approved
Scope	Lead Architect and Landscape Architect
Role	Project Architect for tower

An ambitious scheme to transform a central site, currently dominated by surface level car parking and impermeable to public access.

The new public realm offers a revitalised ecological corridor along the River Irwell as part of a landscape strategy that retains planting and trees, augments with new planting and hardscape areas, to create a welcoming new public place for the people of Manchester to enjoy.

The proposals will deliver much needed housing along with a large-scale office to bolster the city' s already thriving economy and street scene.

CGI - aerial view

CGI - Public realm

CGI - Promenade along River Irwell

Albert Bridge House
Manchester, UK

CGI - aerial view

Typical residential floorplan - lower

Typical residential floorplan - axo

Typical residential floorplan - upper

CGIs - typical residential apartments interiors

Cotton Quay
Salford

Studio Egret West, 2019-2020

Client	Royalton + Frogmore
Type	Mixed Use masterplan. Hybrid Application
Key Metrics	1,500 homes, 2 hotels, bars and restaurants, a multi-storey car park with rooftop playground and a lido
Status/Stages	RIBA 0-2 / Planning Approved (hybrid)
Scope	Urban Designer, Landscape Architect and Architect (in collab. with CJCT & Studio Partington)
Role	Masterplan Coordination Lead

A thriving new waterfront neighbourhood, drawing on the area's industrial history.

Working with two other architectural practices, the proposals consist of 1,500 homes, two hotels, bars and restaurants, a multi-storey car park with a rooftop playground, and open-air 'harbour baths'.

With plenty of leisure facilities, an active and pleasant waterfront, and views in all directions, Cotton Quay is set to bolster the area's thriving visitor economy and deliver much-needed new homes in a sustainable and accessible location.

CGI Pima Quarter

CGI Barbadense Baths and Play-Park consolidates the car parking requirements to free up opportunity for public realm and civic activities

CGI Four unique character quarters with a mix of uses

Illustrative landscape plan

***CGIs** The promenade will become an attractive destination for the community*

CGI Pima Quarter

Great Western Road
Chiswick, London

Studio Egret West, 2024

Client	Hadley Property Group
Type	Retrofit - office to residential conversion of 13-storey steel structure (previous GlaxoSmithKline HQ)
Type	25,000m² GIA , ca.230-240 homes
Status/Stages	RIBA 0-1 (Role) / detailed application submitted
Scope	Architect
Role	Bid project lead

An Enduring Appeal

Part of the enduring appeal of the so sought after terrace house is the room to grow into the loft, garden and side return as a family's circumstances change.

The Taller Terrace

There could be a new way to imagine the apartment block, giving people room to grow and a level of 'slack space'.

Existing Building

Existing Structure

Retain valuable basement space of the existing building and repurpose it for BOH and precious storage! Not just for cars and bikes.

Superstructure

Maintain existing columns, and slabs, cutting them back to suit to a residential use. Be generous, leave more slab than we need and allow for a continuous 1.5m-2.m "green garden wrap" around the perimeter.

Emergent Layers

The landmark tower is crowned with a lightweight steel extension, differentiated from the retained structure to create a distinctive base, middle and top.

The Existing Core

Repurposed to residential use in compliance with current regulations.

Cruciform circulation for maximum flexibility.

Dual Aspect Homes

10 to 12 homes per floor, incl. larger family homes. Take the opportunity of the existing slabs to provide generous external amenity.

4m floor to floor

Opportunity for cosy mezzanine space for informal use.

Great West Road

Orion
London, New Bermondsey

Studio Egret West, 2020- ongoing

Client	Renewal Group
Type	Residential-led mixed use scheme
Key Metrics	600 homes. 66% BTR, 33% affordable homes + 800-people auditorium
Status/Stages	RIBA 0-3 / Application granted (detailed planning)
Scope	Lead Architect and Landscape Architect
Role	Design & Coordination

Three 33-storey residential towers, with exoskeleton structure which lightly touch the ground and allow an 800-people auditorium within a stepped landscaped podium.

A tenure blind scheme, with mostly dual aspect homes by design and no single aspect north facing homes. An extensive communal garden linking all three buildings and includes informal children's play area, exercise space and quieter seating areas.

Orion

A new 800-people venue for South London

Approach from New Bermondsey Station

Approach to cafe and theatre

Theatre foyer

First floor plan axonometric

Orion
Improved residential aspect by design

CGI

Typical floor plan and axonometric

Illustrative render of corner private winter gardens

Midland Metropolitan Hospital Birmingham

Edward Williams Architects, 2014-2015

Client	Carillion (PFI scheme)
Type	Healthcare
Key Metrics	80,000 sqm state of the art hospital
Status/Stages	RIBA 0-3 (Role) / constructed
Scope	Lead Architect
Role	Design, Modelling & Coordination

CGI 2015

CGI 2015

As built 2024

CGI 2015

As built 2024