

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

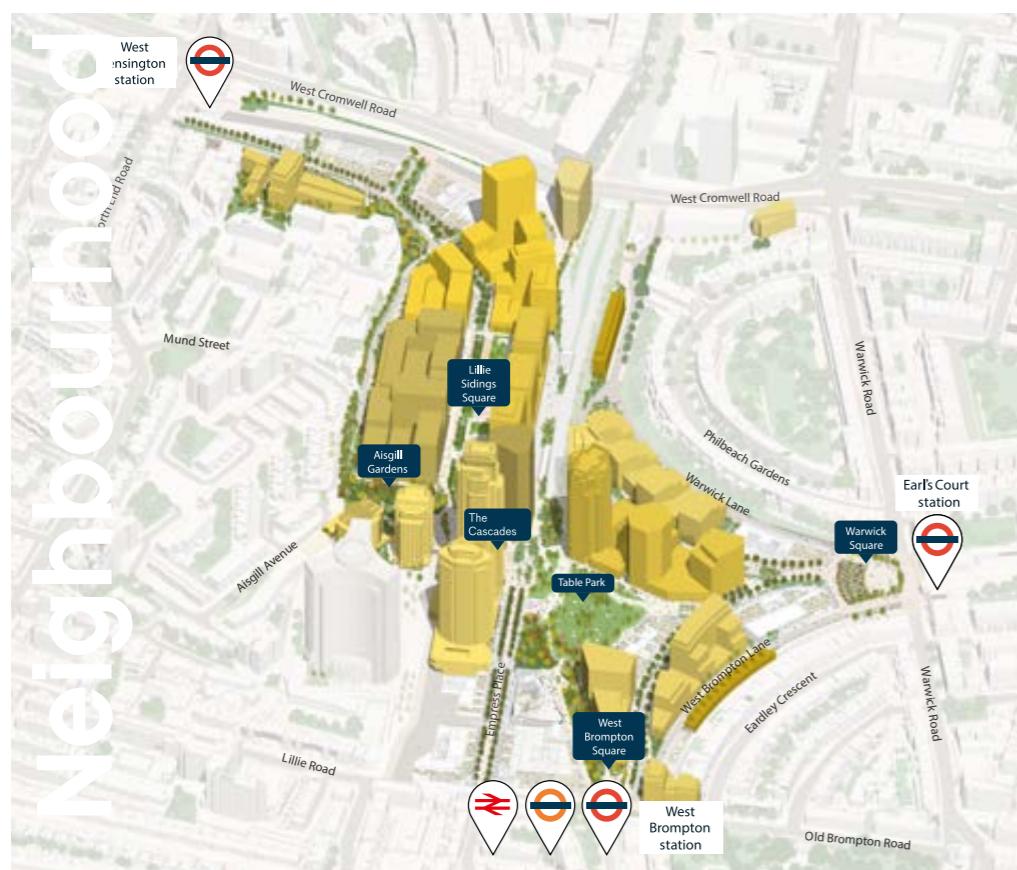
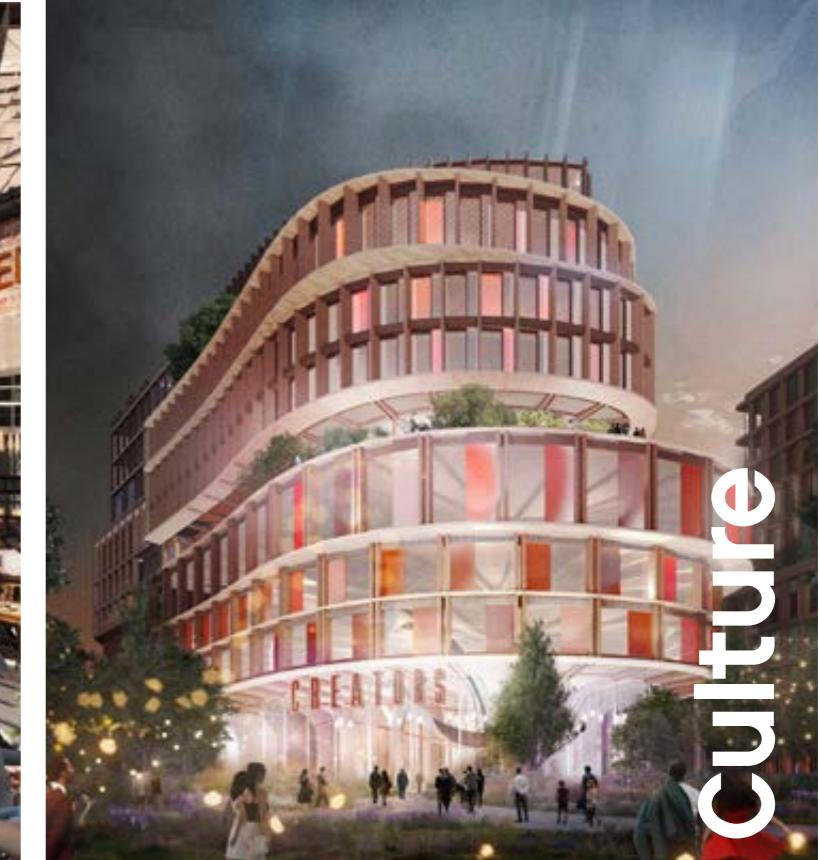


Nature

Innovation

Earls Court Masterplan

Pillars - Culture & Neighbourhood

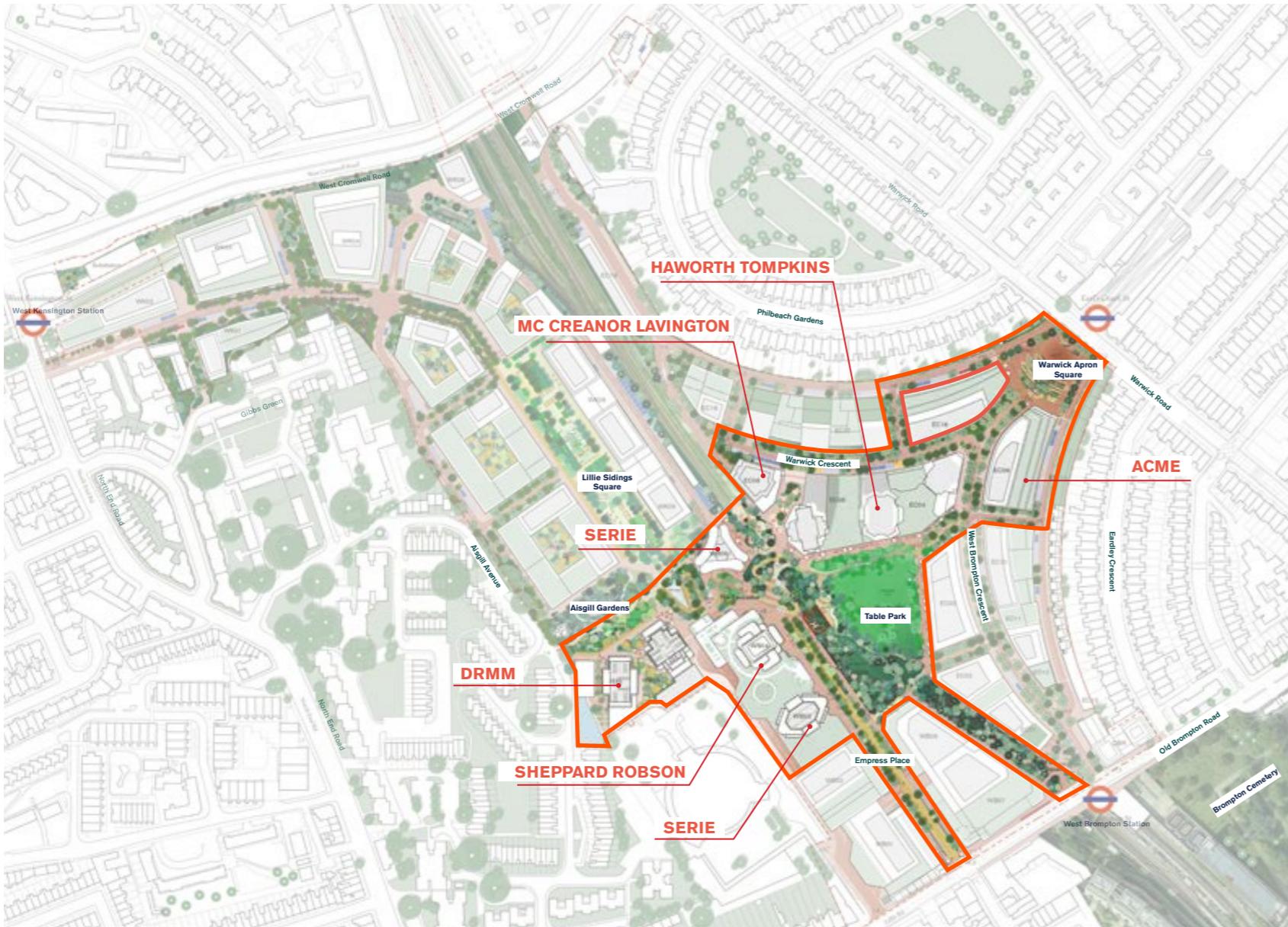


Culture

Neighbourhood

Earls Court Masterplan

Phase 1 plot team coordination lead



Earls Court Masterplan

Phase 1 plot team coordination lead



Sheppard Robson



DrMM



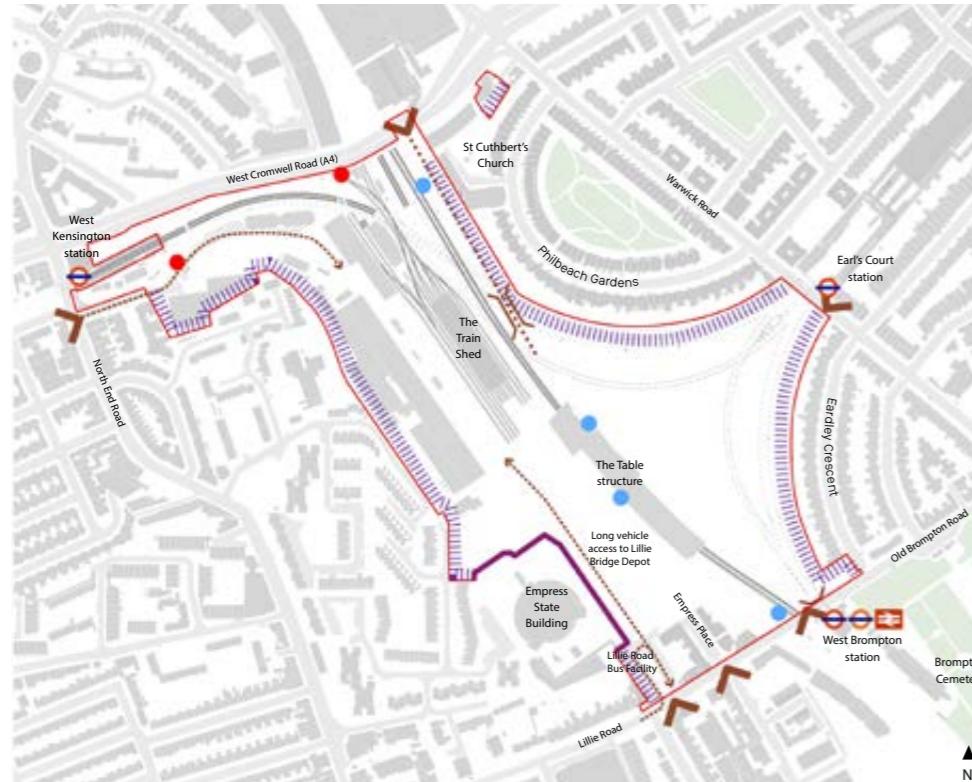
McCreanor Lavington, Serie, SLA



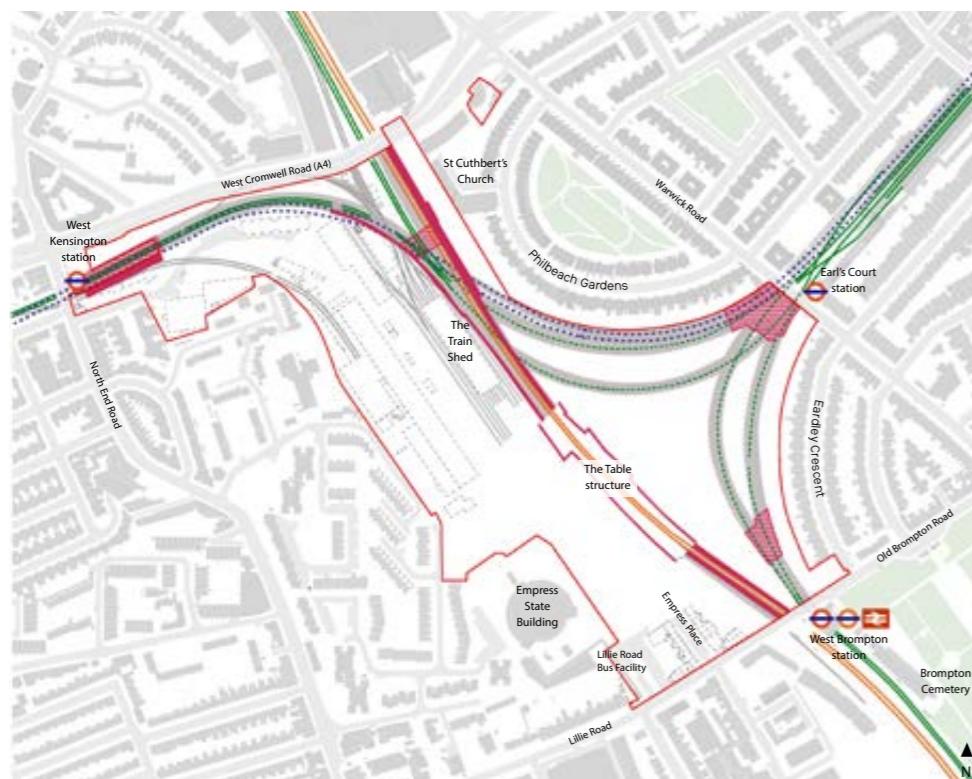
ACME

Earls Court Masterplan

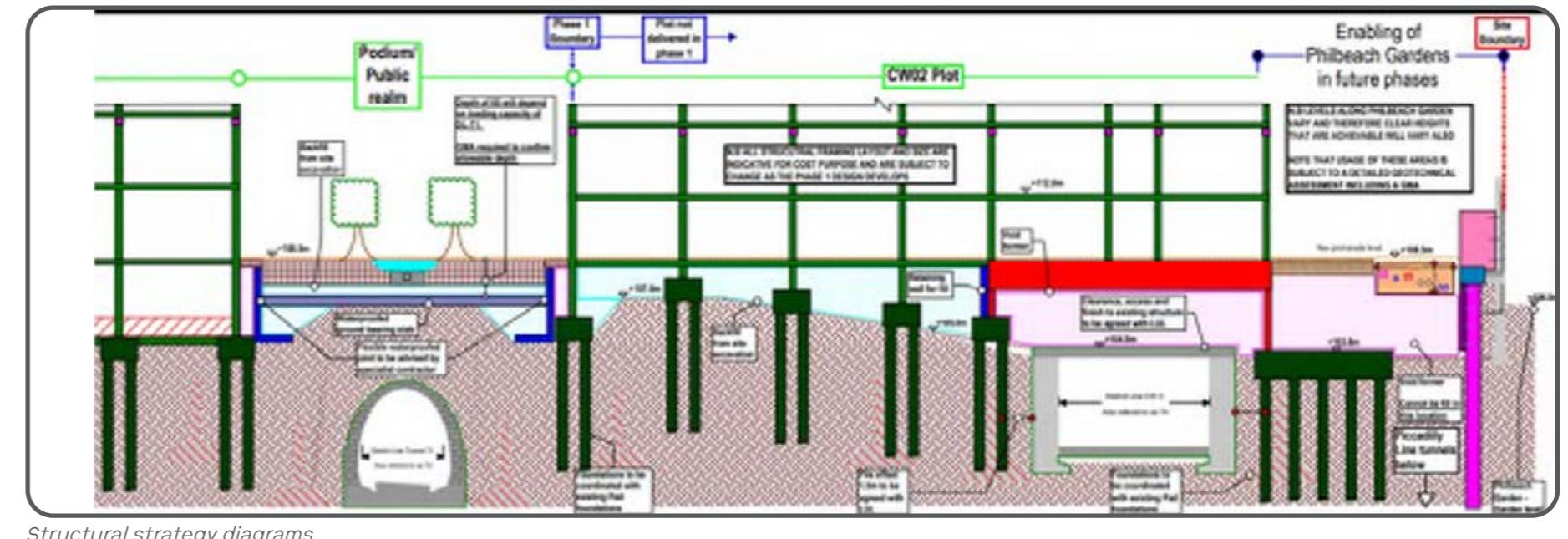
Technical and Infrastructure Coordination



Above ground constraints



Below ground constraints



- 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

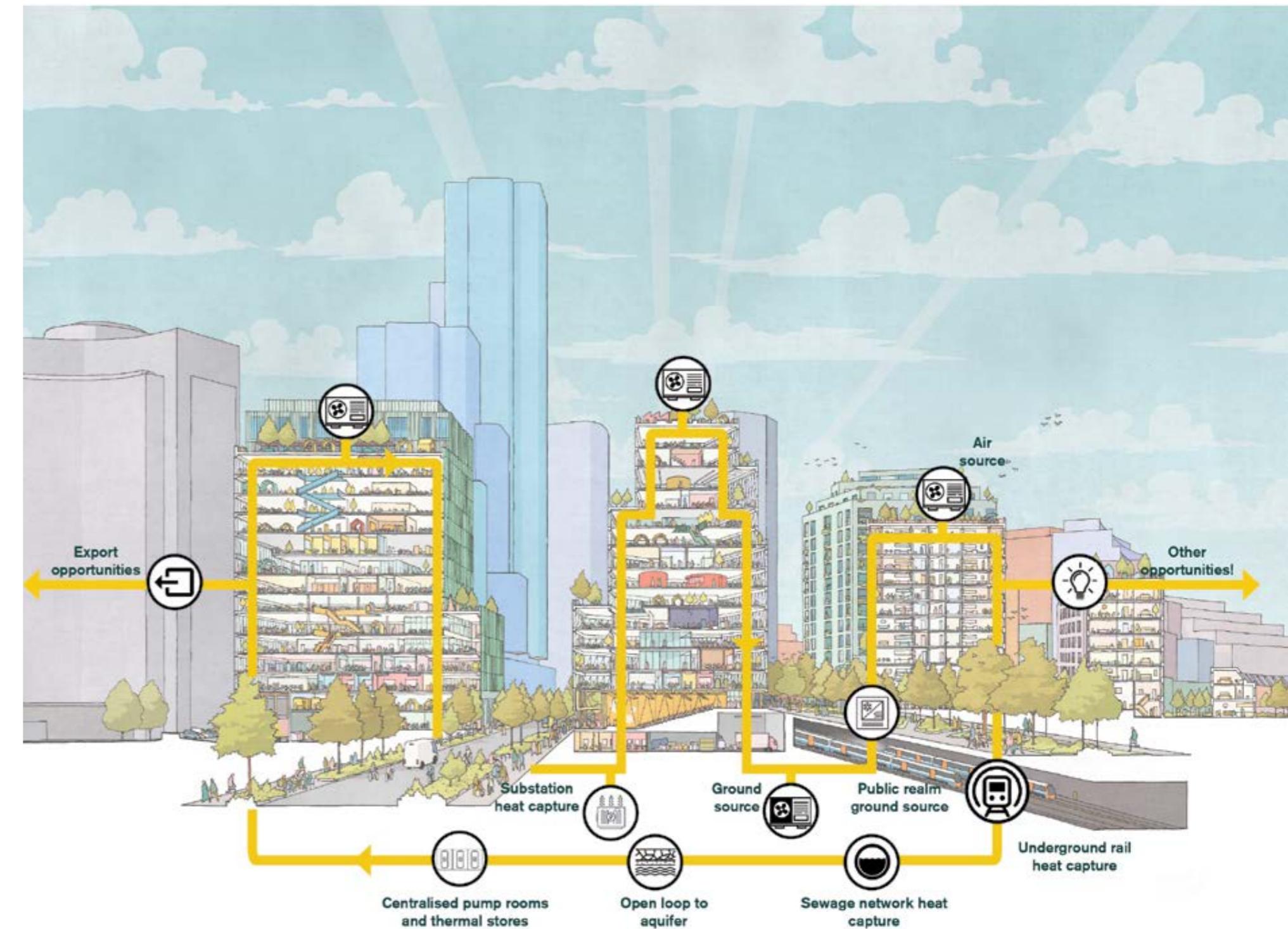
Earls Court Masterplan

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



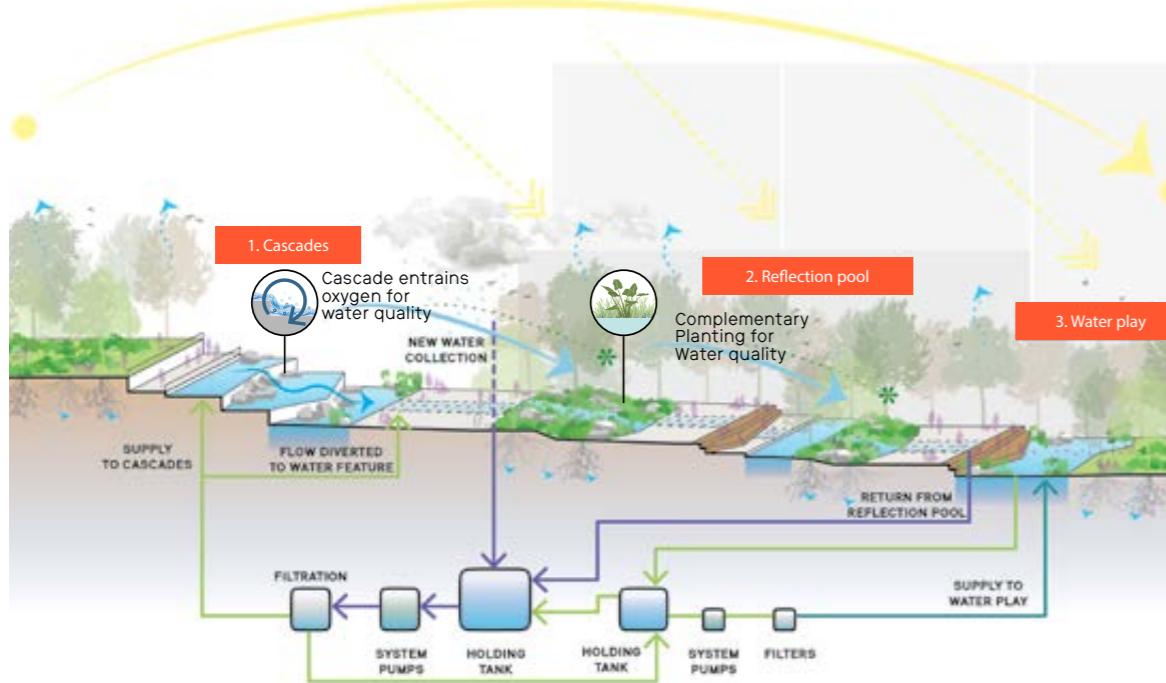
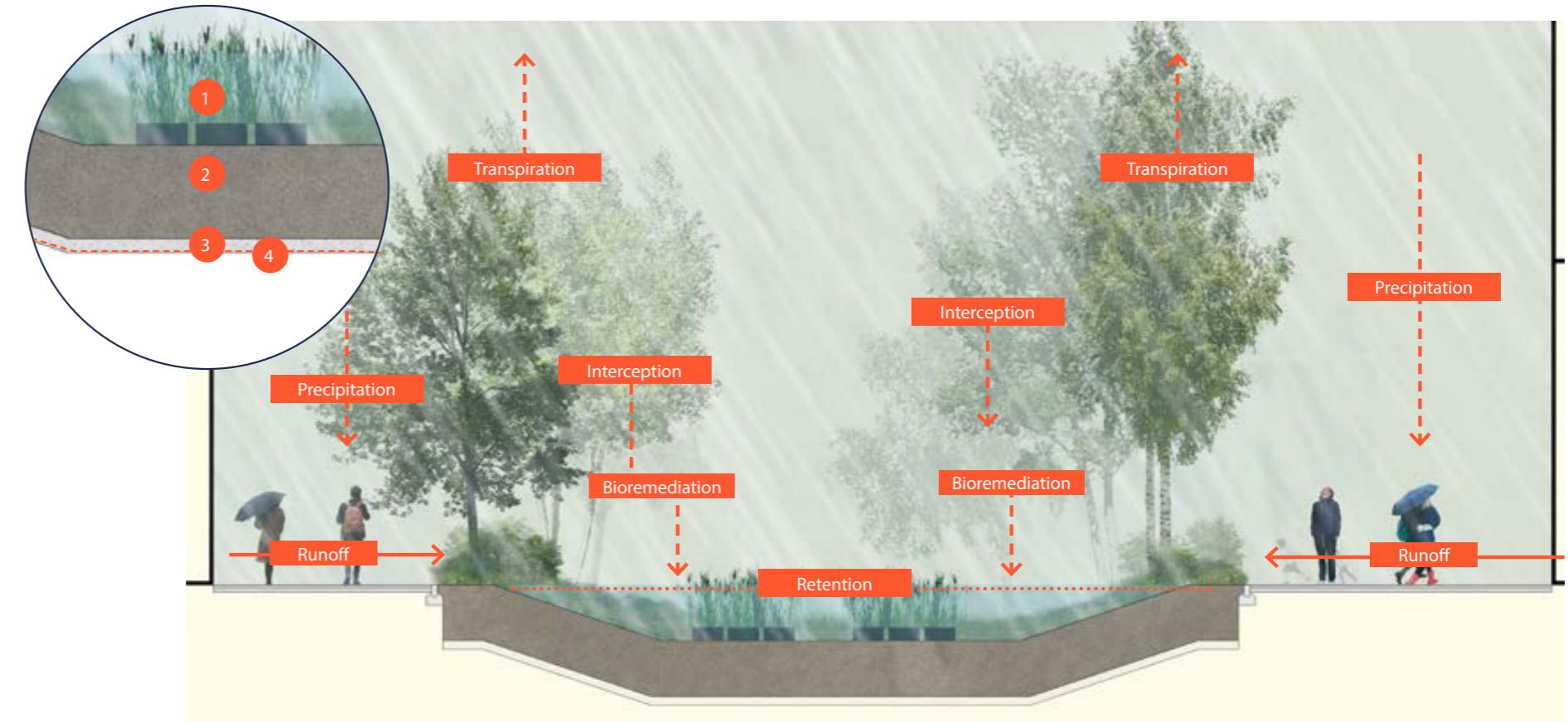
The largest mixed-use low temperature ambient loop energy network planned in the UK.

Earls Court Masterplan

Water Management and Drainage Coordination



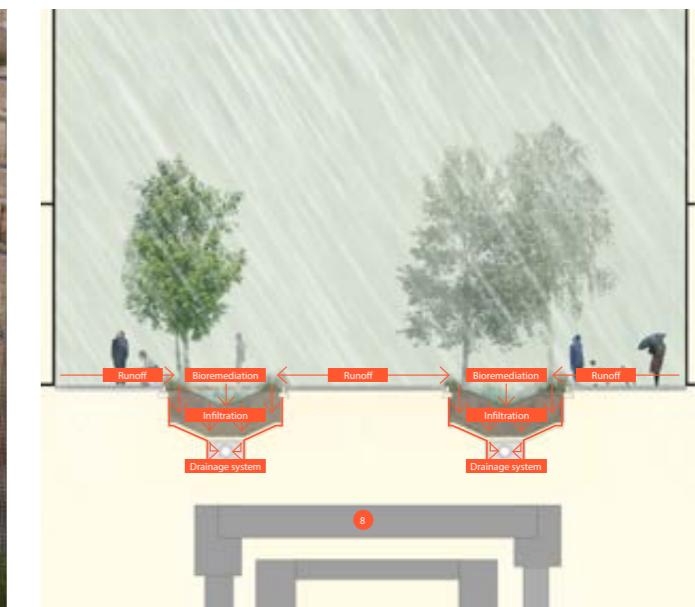
- Infiltration tanks
- Rainwater harvesting in public realm
- Rainwater harvesting tanks on Plot
- Cascades rainwater tanks
- Centralised rainwater tank integrated with podium attenuation



Water systems utilised within the Cascades



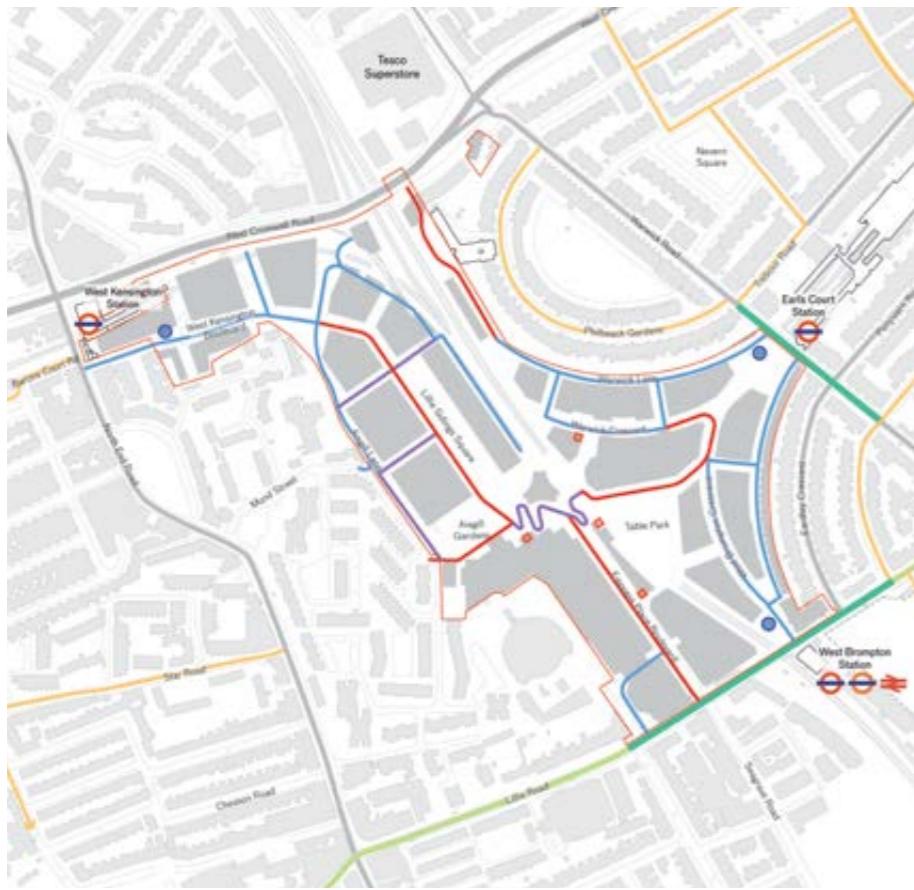
The Cascades, celebrating water



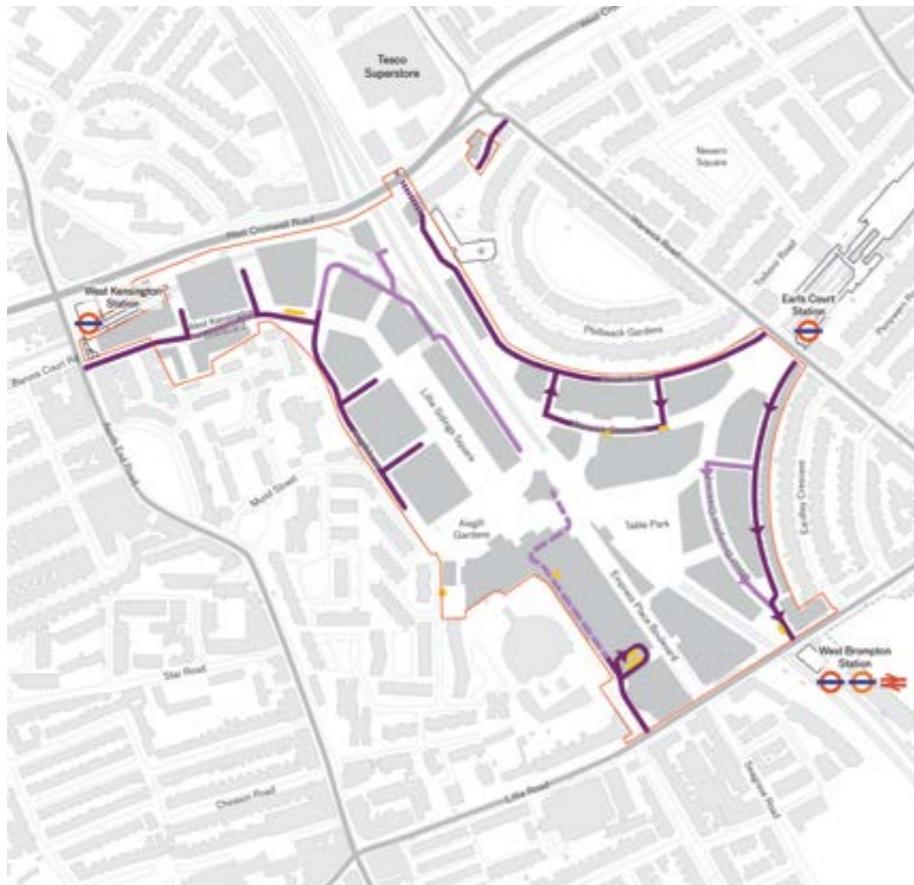
Bioswales

Earls Court Masterplan

Transport Coordination



Cycle Network



Vehicular access

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



- 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

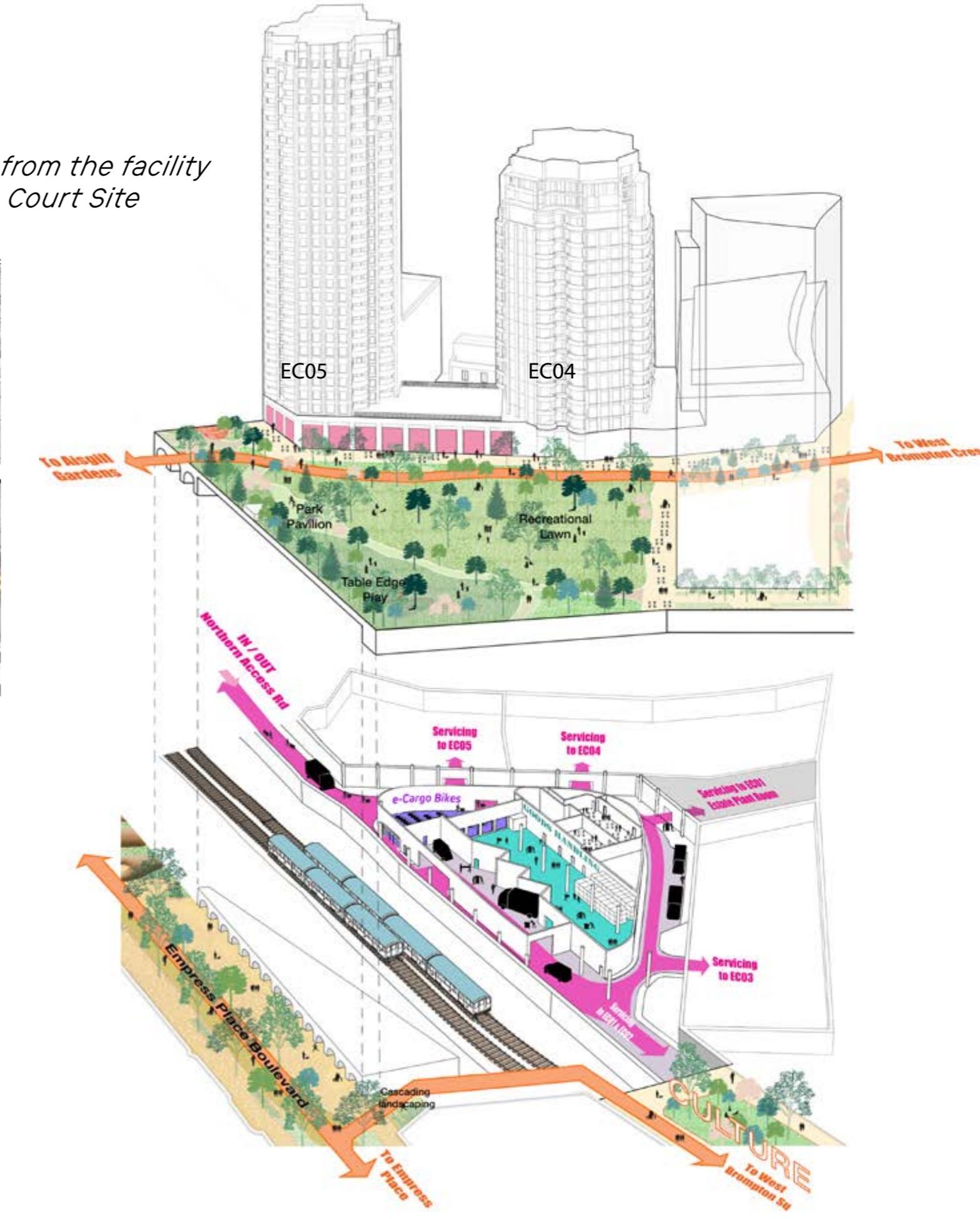


Illustration of potential last mile urban logistics under the Table Park

Napoli Porta Est

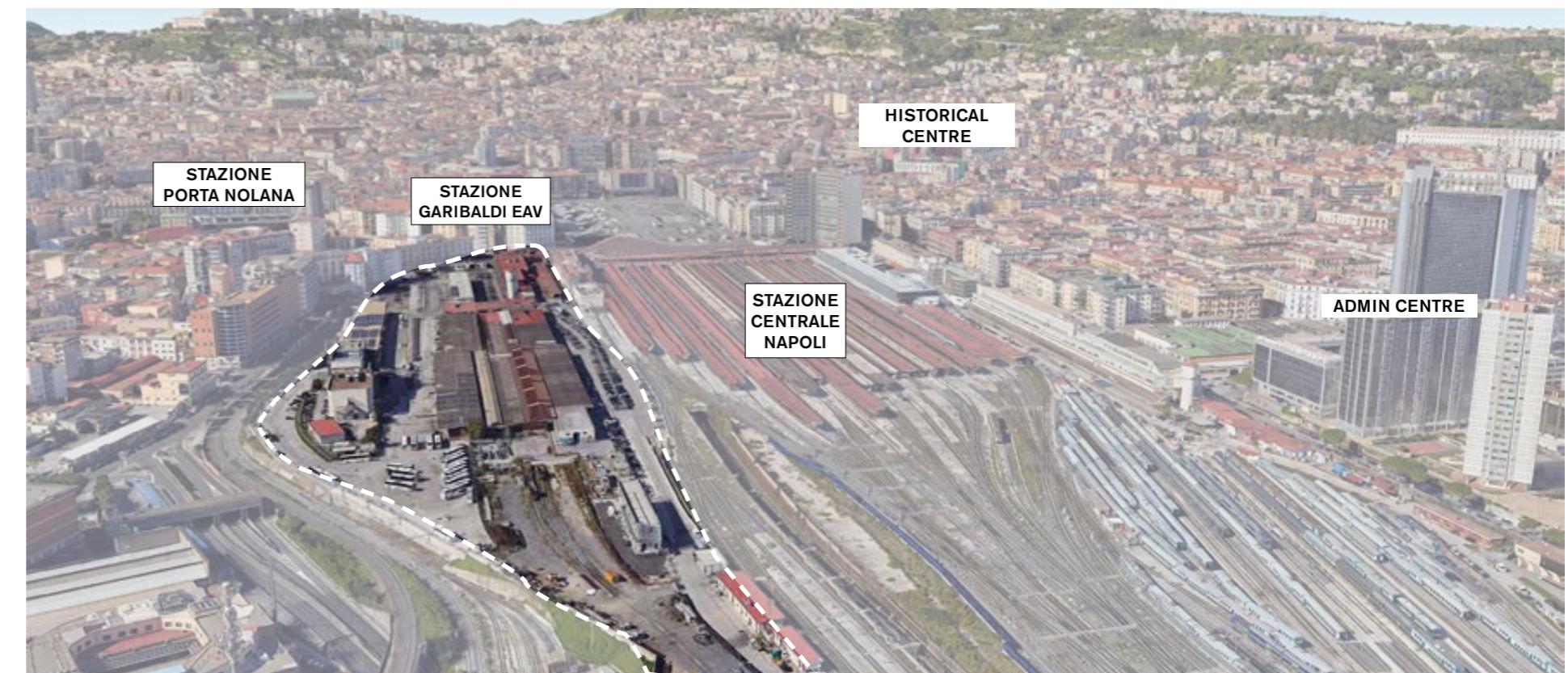
Napoli, Italy

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.



Napoli Porta Est

Napoli Porta Est Competition

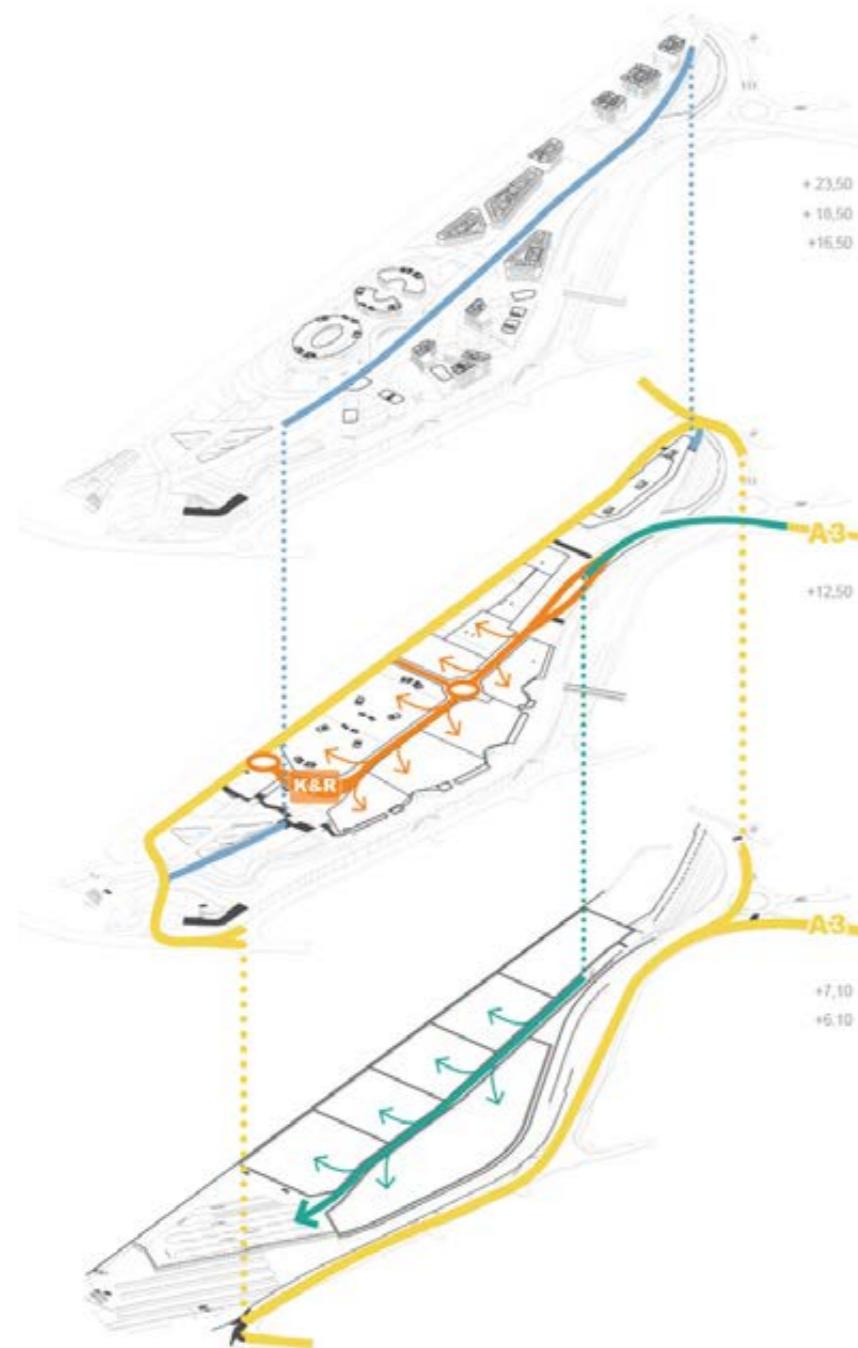
Inspired by the rich city history of the “7 castelli”...



Bringing together the key ingredients of the city...

Napoli Porta Est Competition

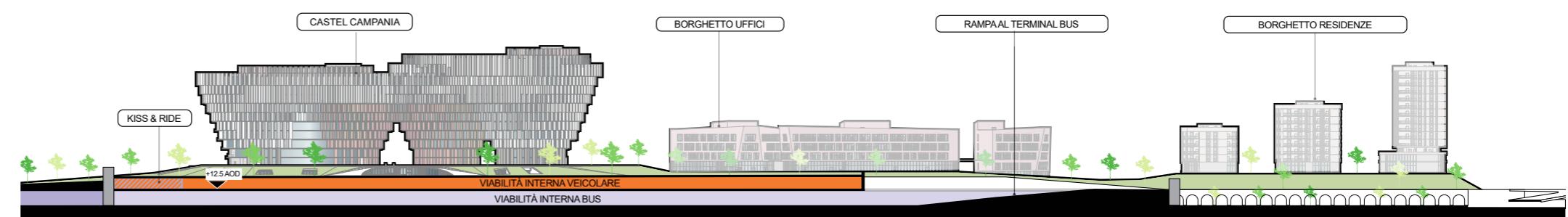
Streamlining transport infrastructure to have a car-free environment at ground



- viabilità pubblica esterna
- viabilità pubblica verso HUB intermodale (bus+auto private)
- viabilità privata verso residenze, HQ e kiss&ride
- viabilità di emergenza



CGI - view of Piazza della Stazione



Mobility plan for rubber, private and emergency vehicles

Site long section

Napoli Porta Est Competition

A landscape-led framework



Napoli Porta Est Competition

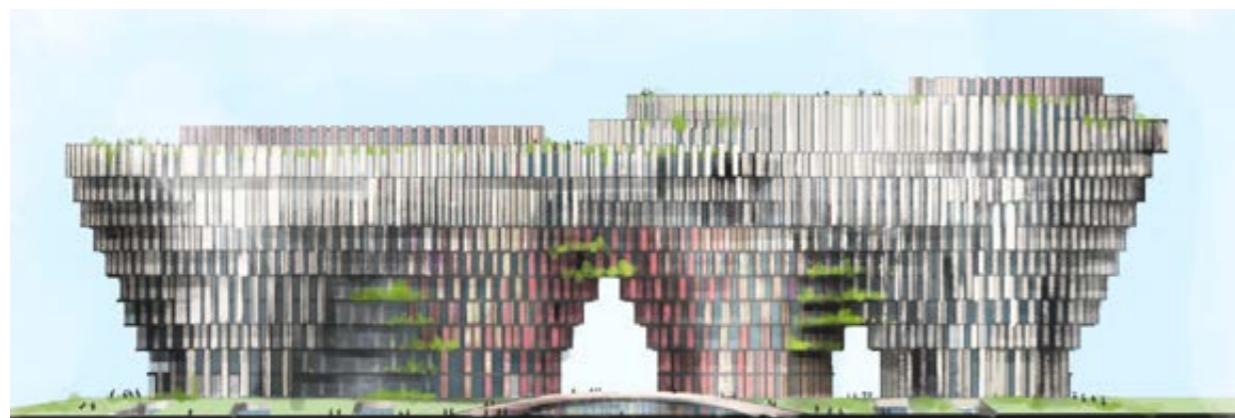
The Castel Campania



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

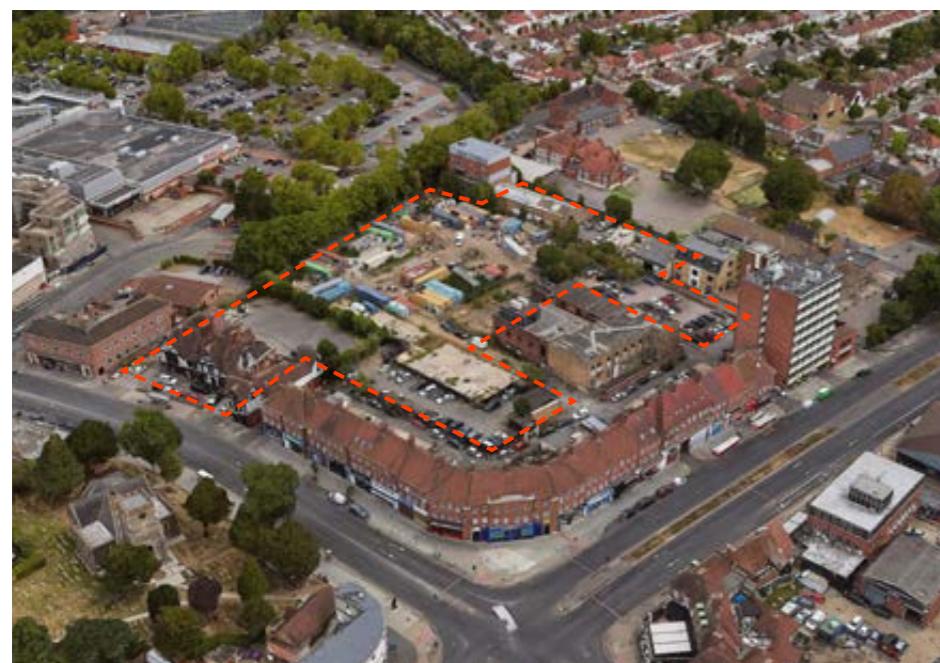
Old Railway Hotel

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





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



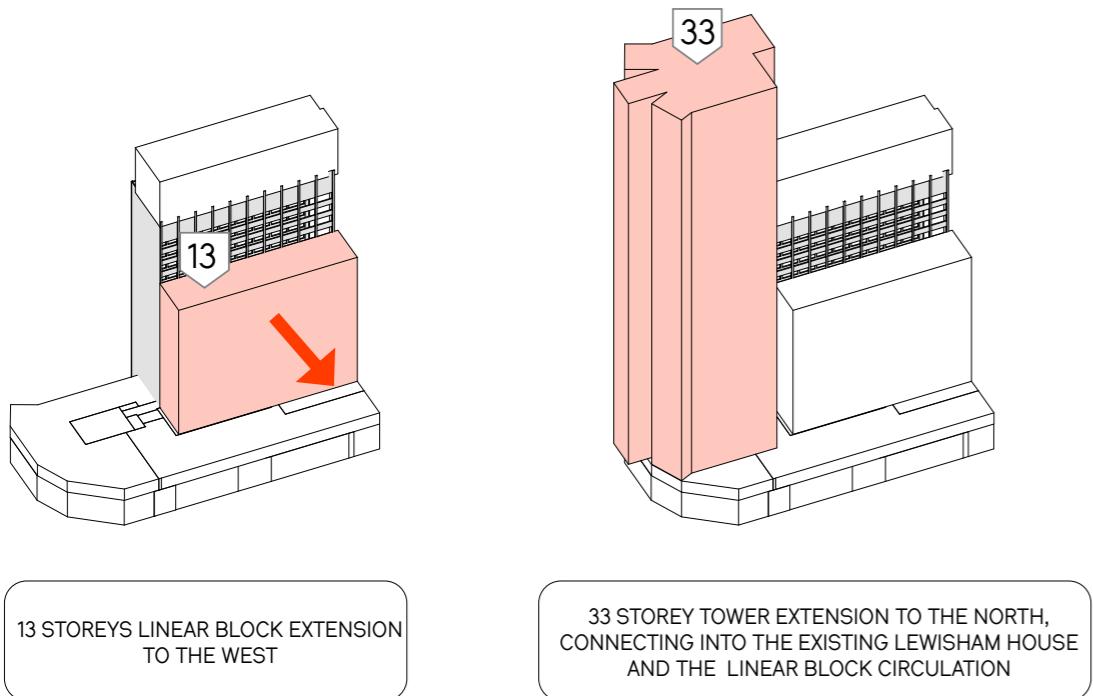
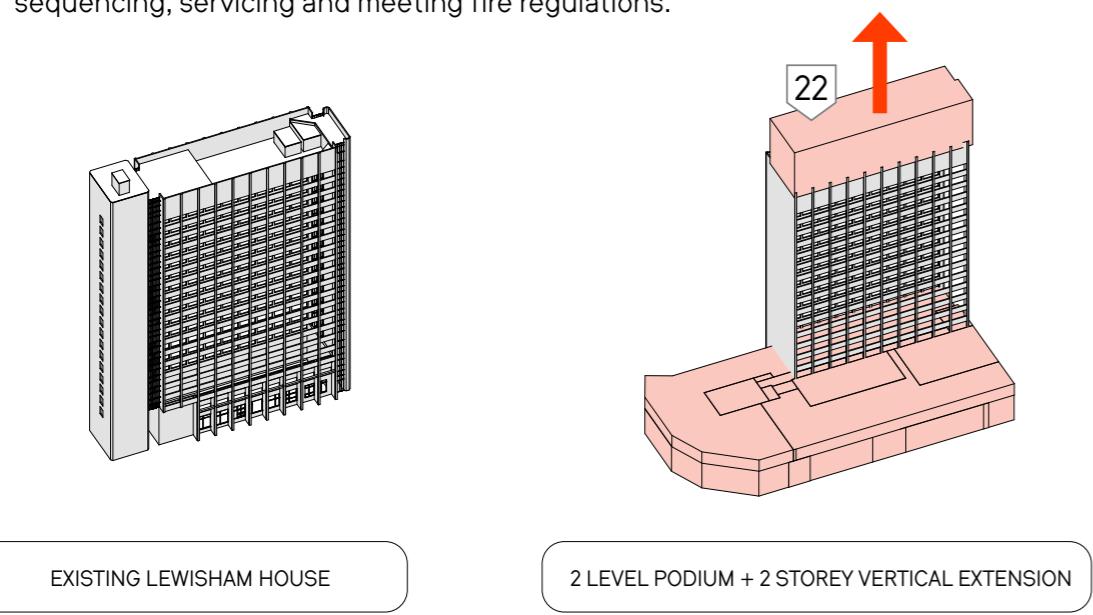
Lewisham House

Context and Feasibility Brief

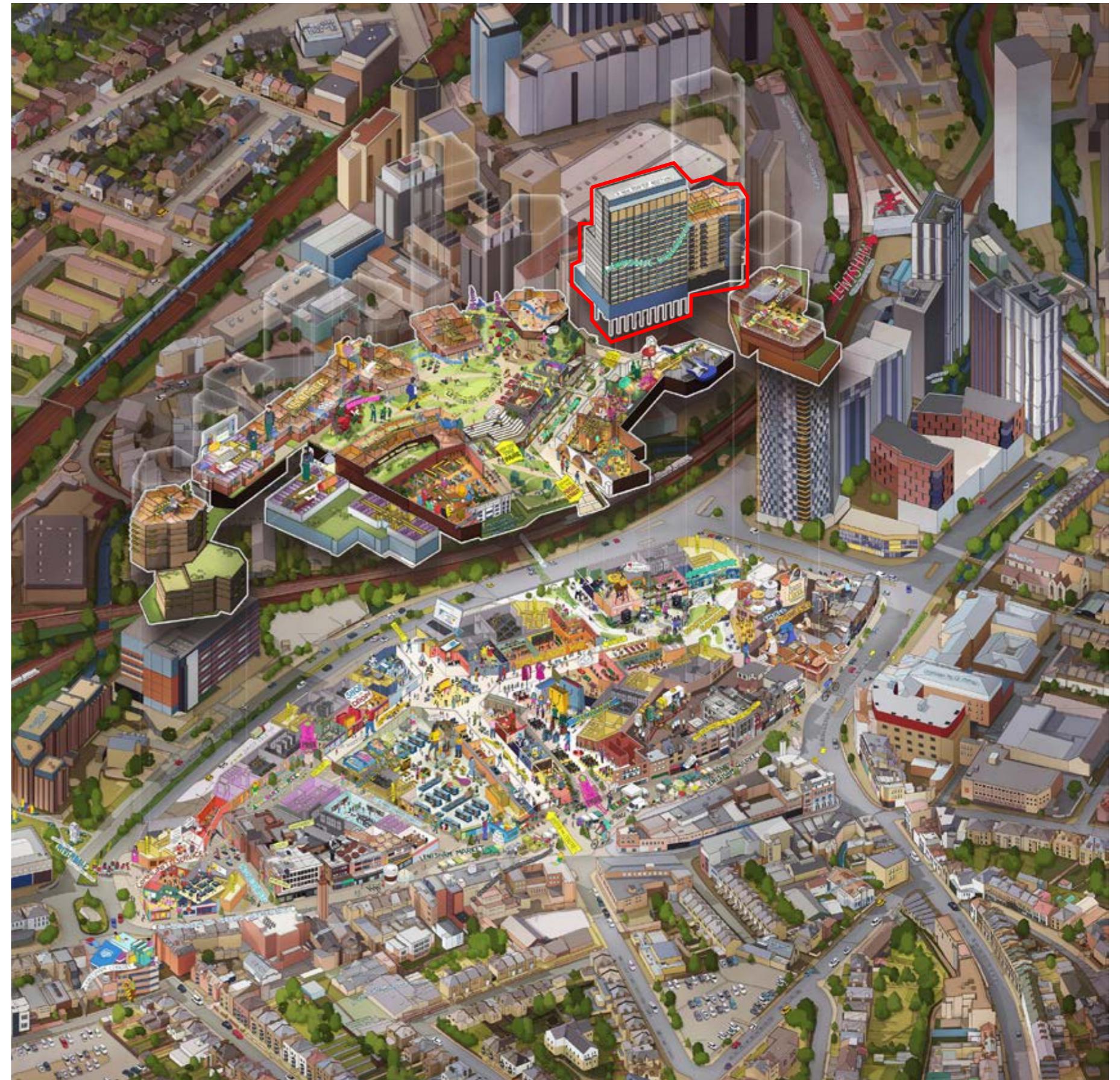
Part of a framework designed by Studio Egret West, for LandsecU+I to transform Lewisham Shopping Centre into a vibrant, sustainable urban neighbourhood with 1,700 new homes, Lewisham House is an existing 20 storey office block from the 70's which is proposed for residential conversion, through the addition of 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.



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



Lewisham House

Identifying key challenges

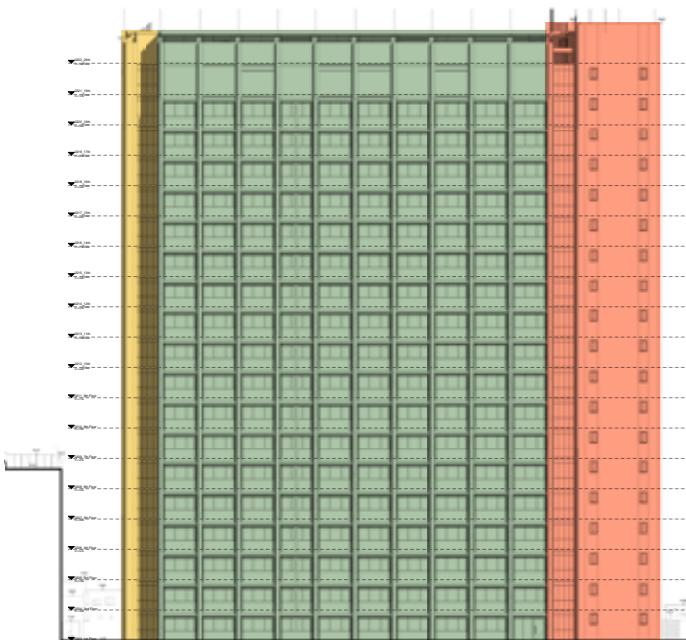
Existing Structure:

- 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.

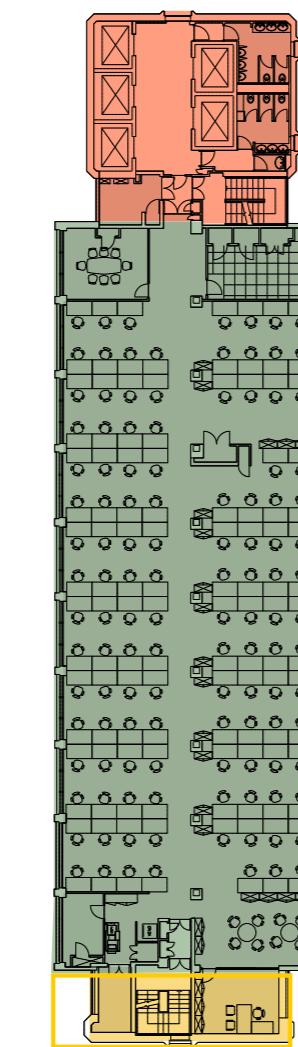
Key Challenges:

- 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.

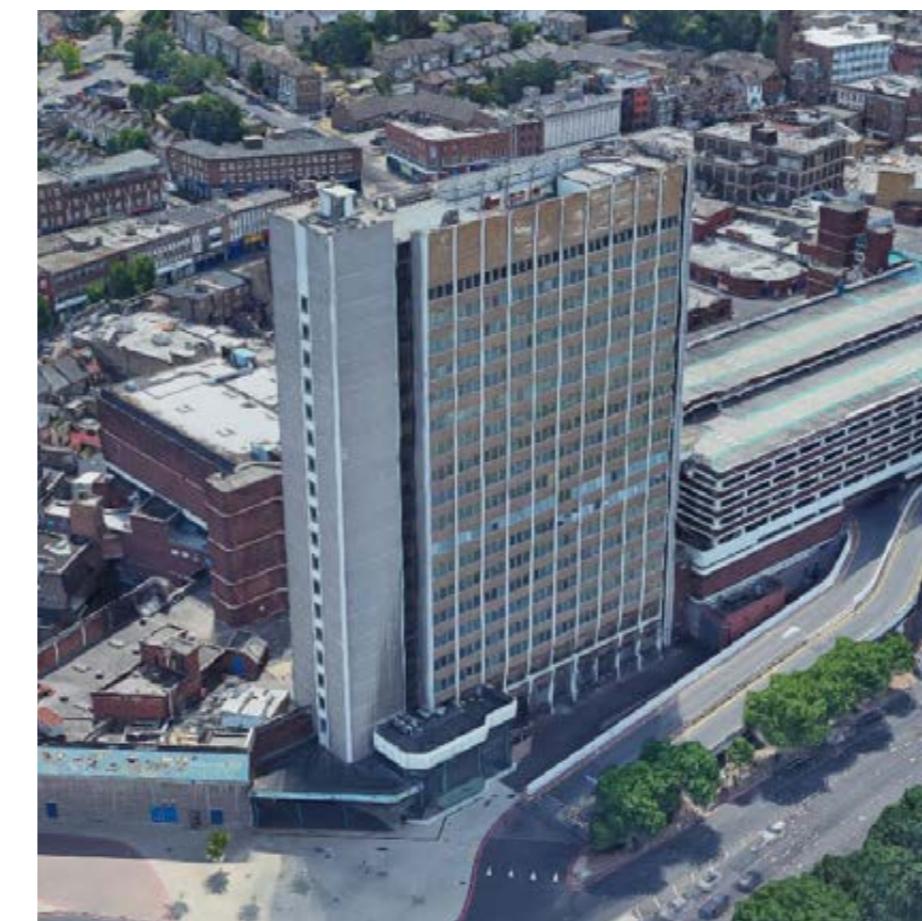
Key
Retention
Demolition
Retention tbc



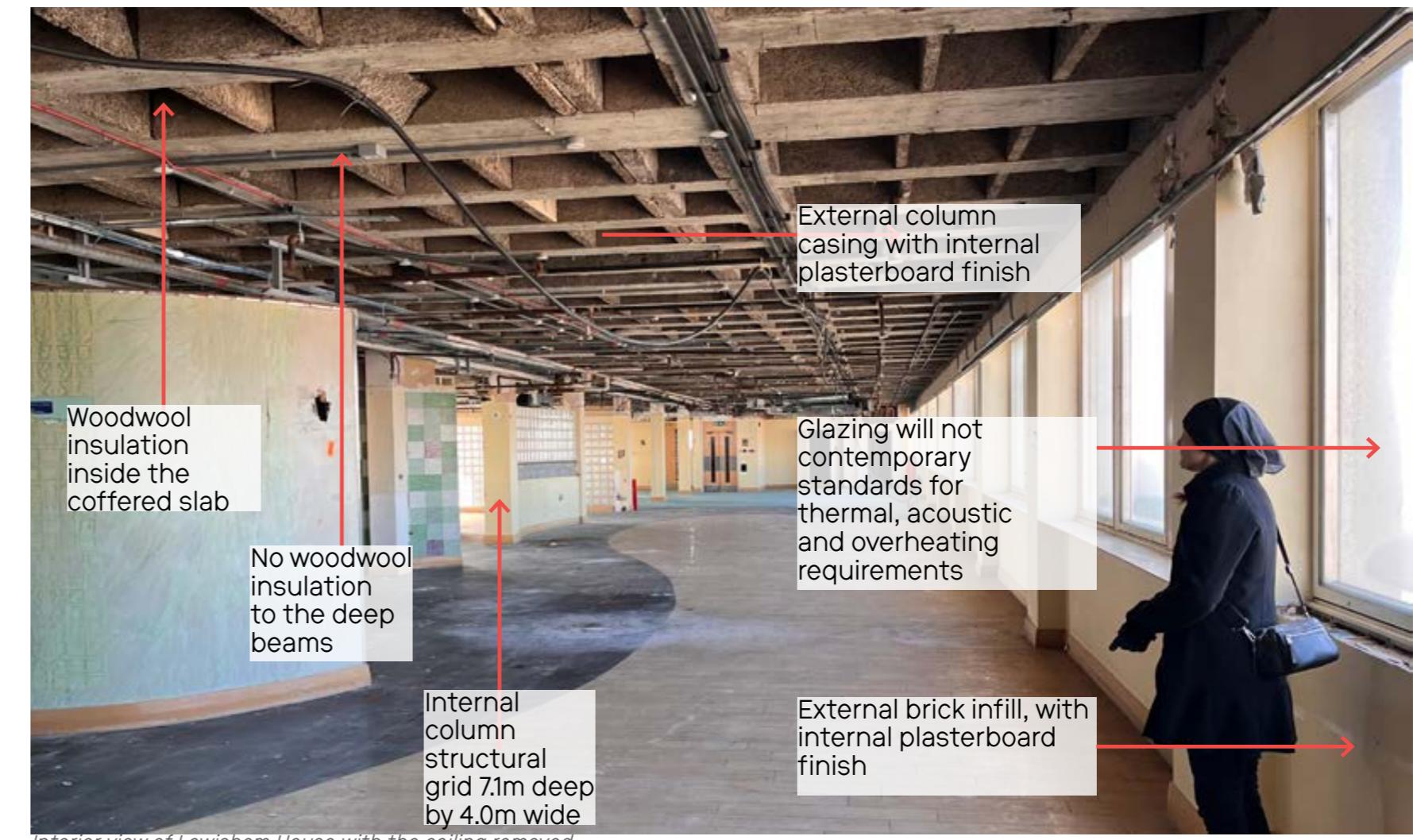
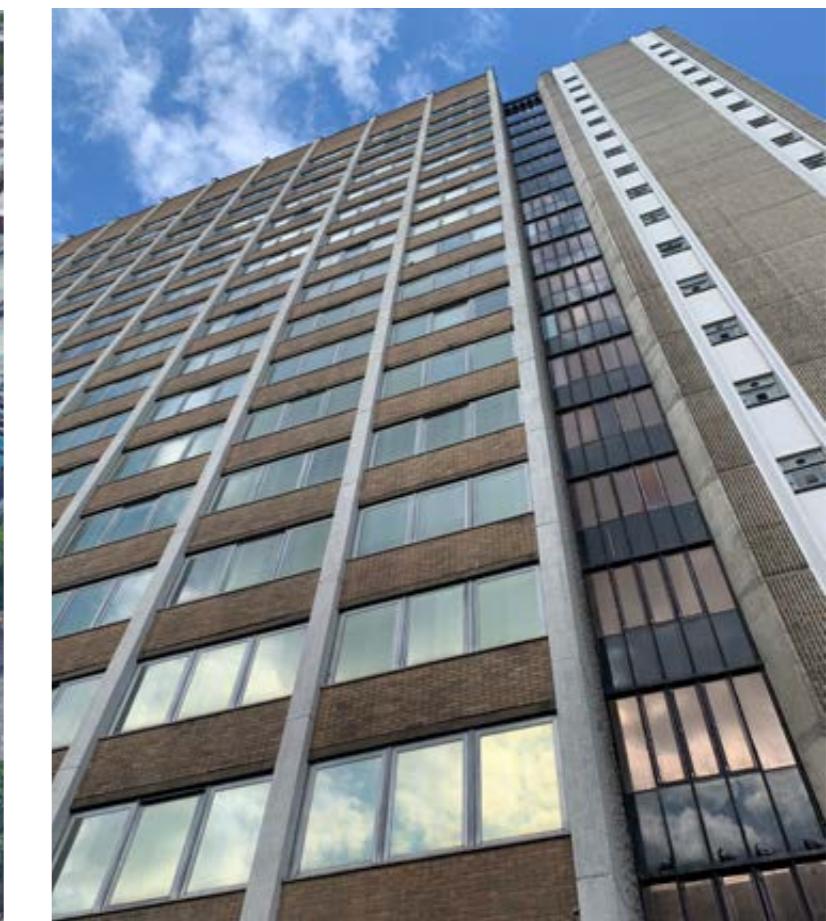
Existing Elevation (nts)
Retention strategy



Existing Typical Floor (nts)
Retention strategy



Existing Lewisham House



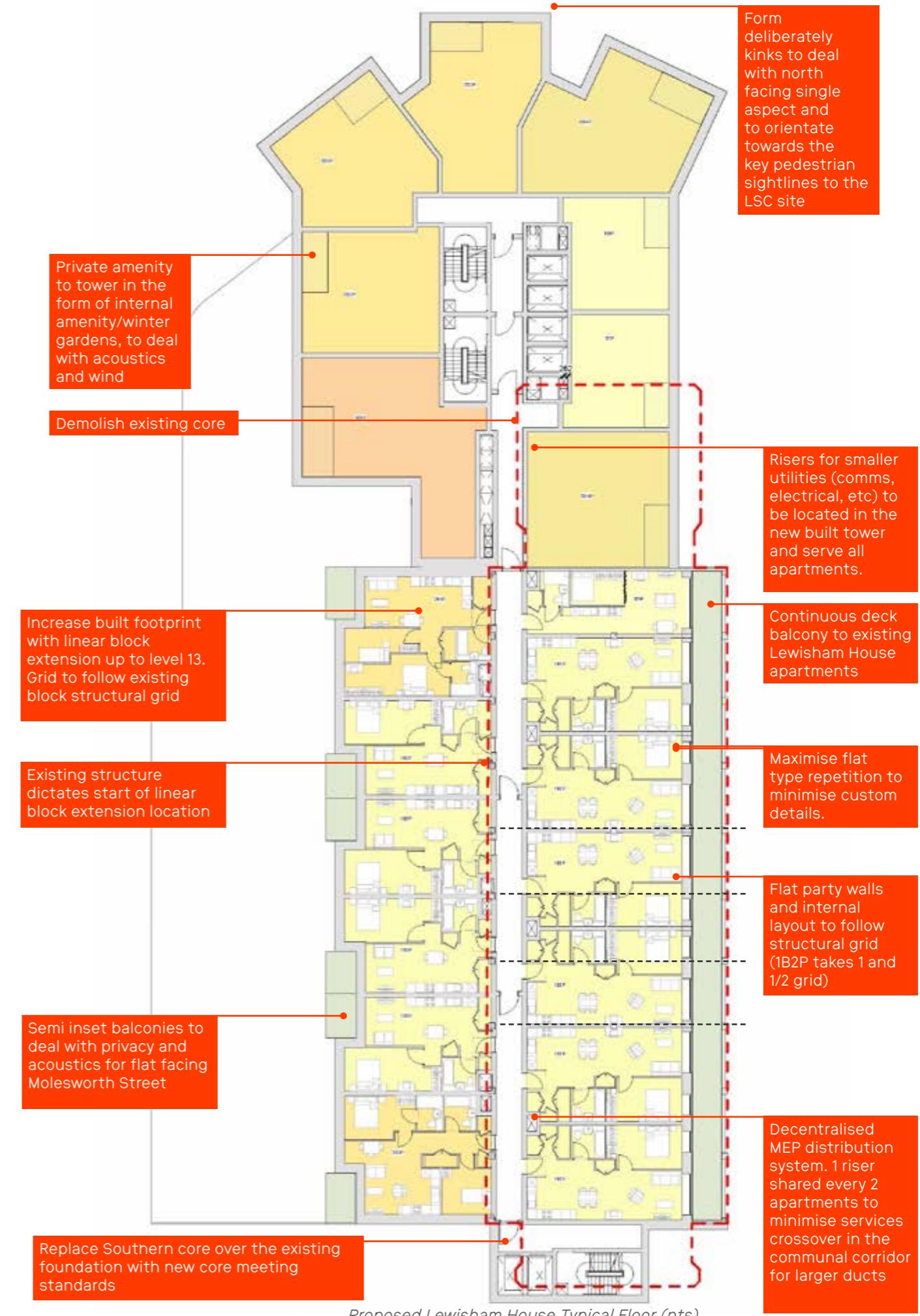
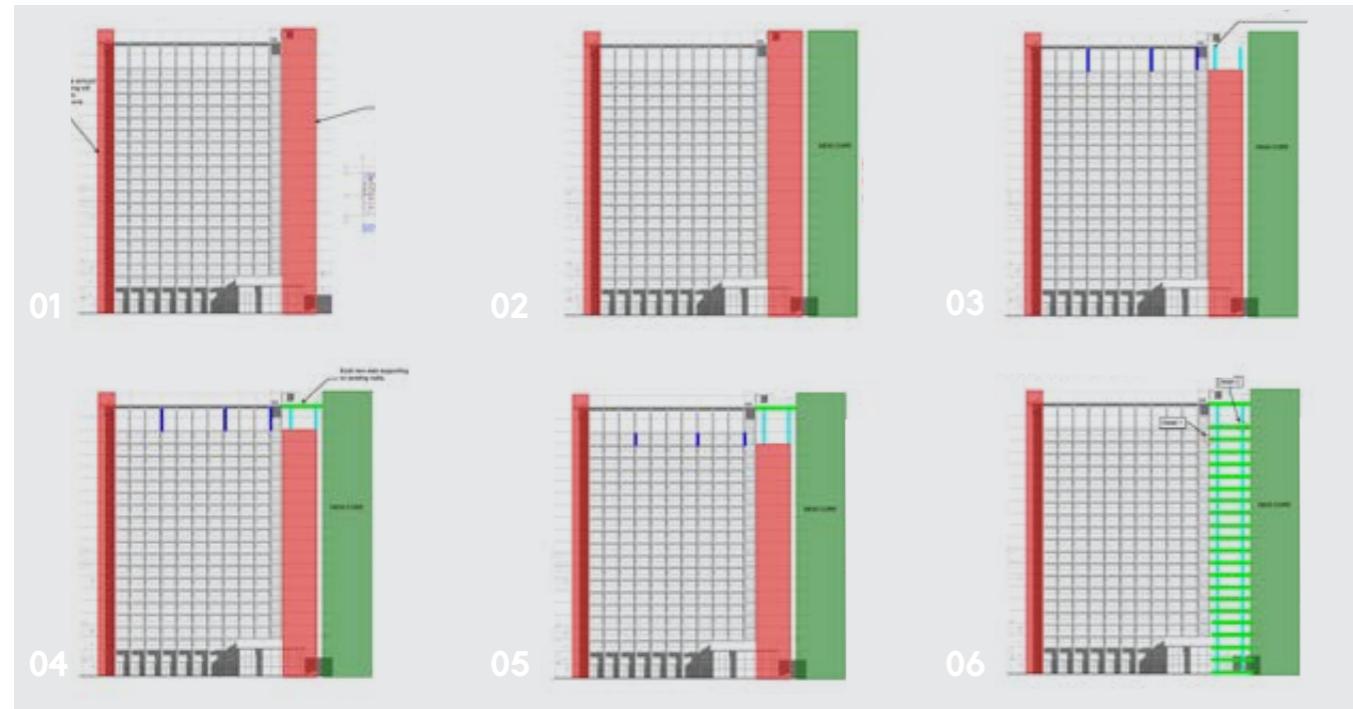
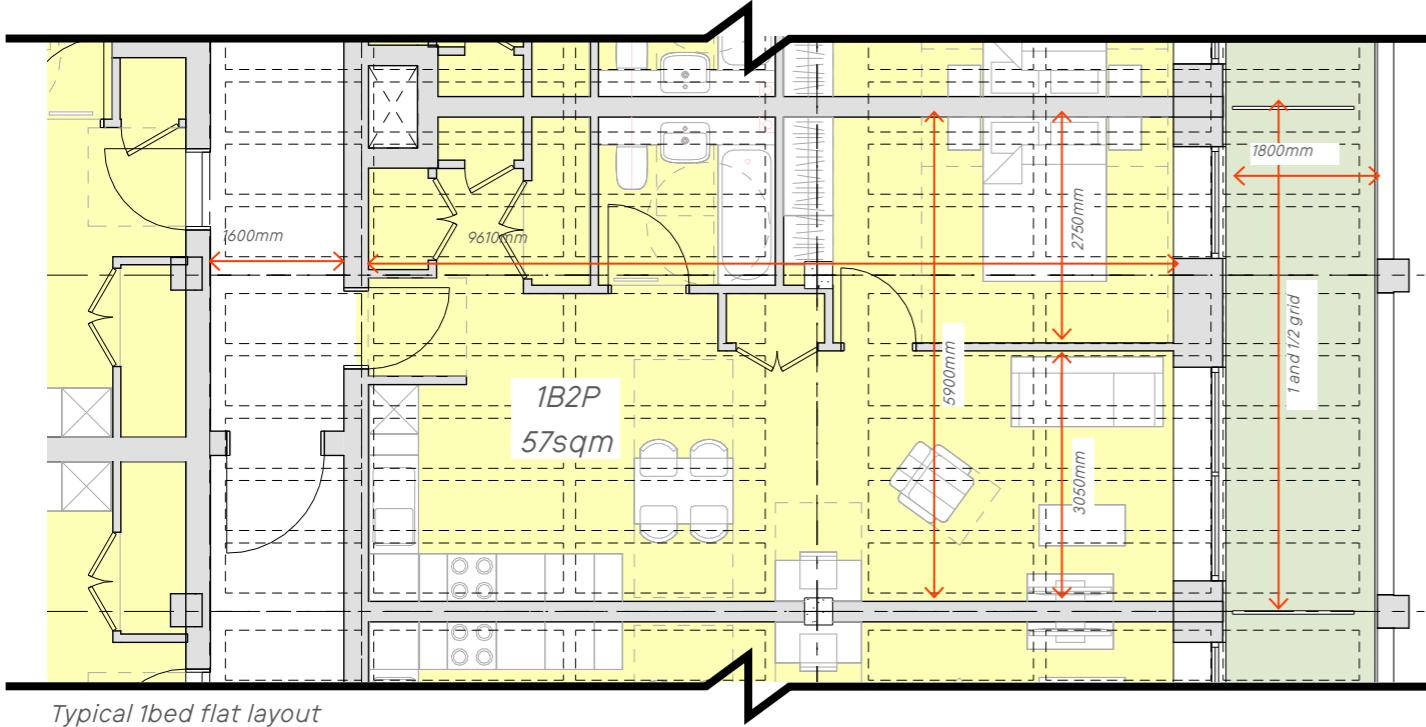
Interior view of Lewisham House with the ceiling removed

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.



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

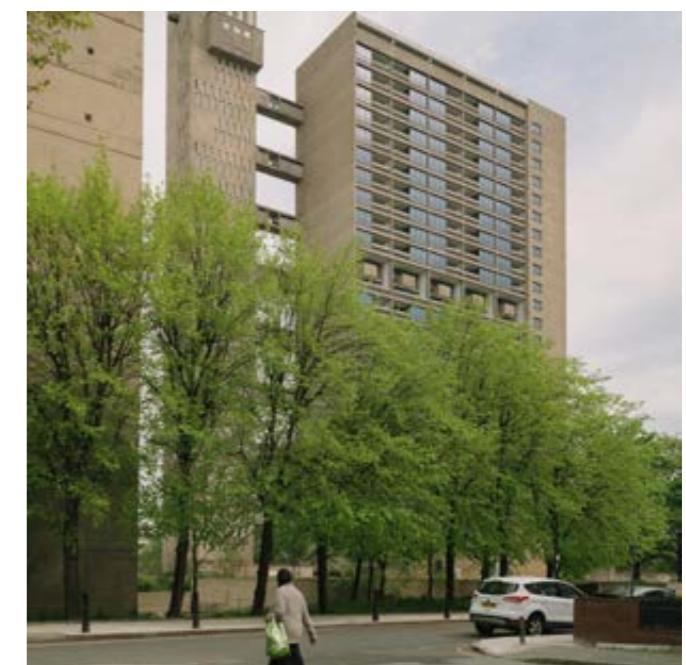
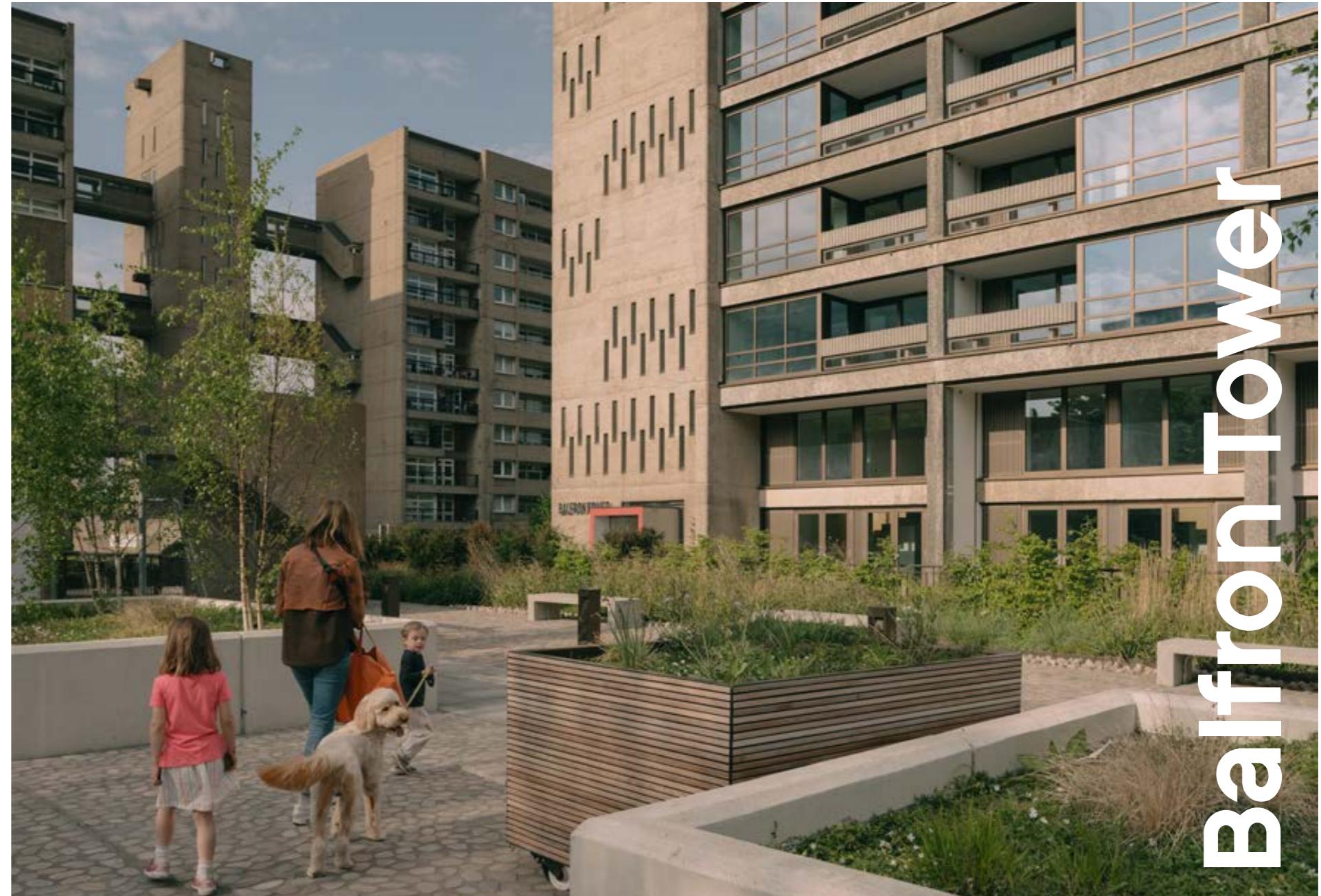
Studio Egret West, 2018-2020

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.

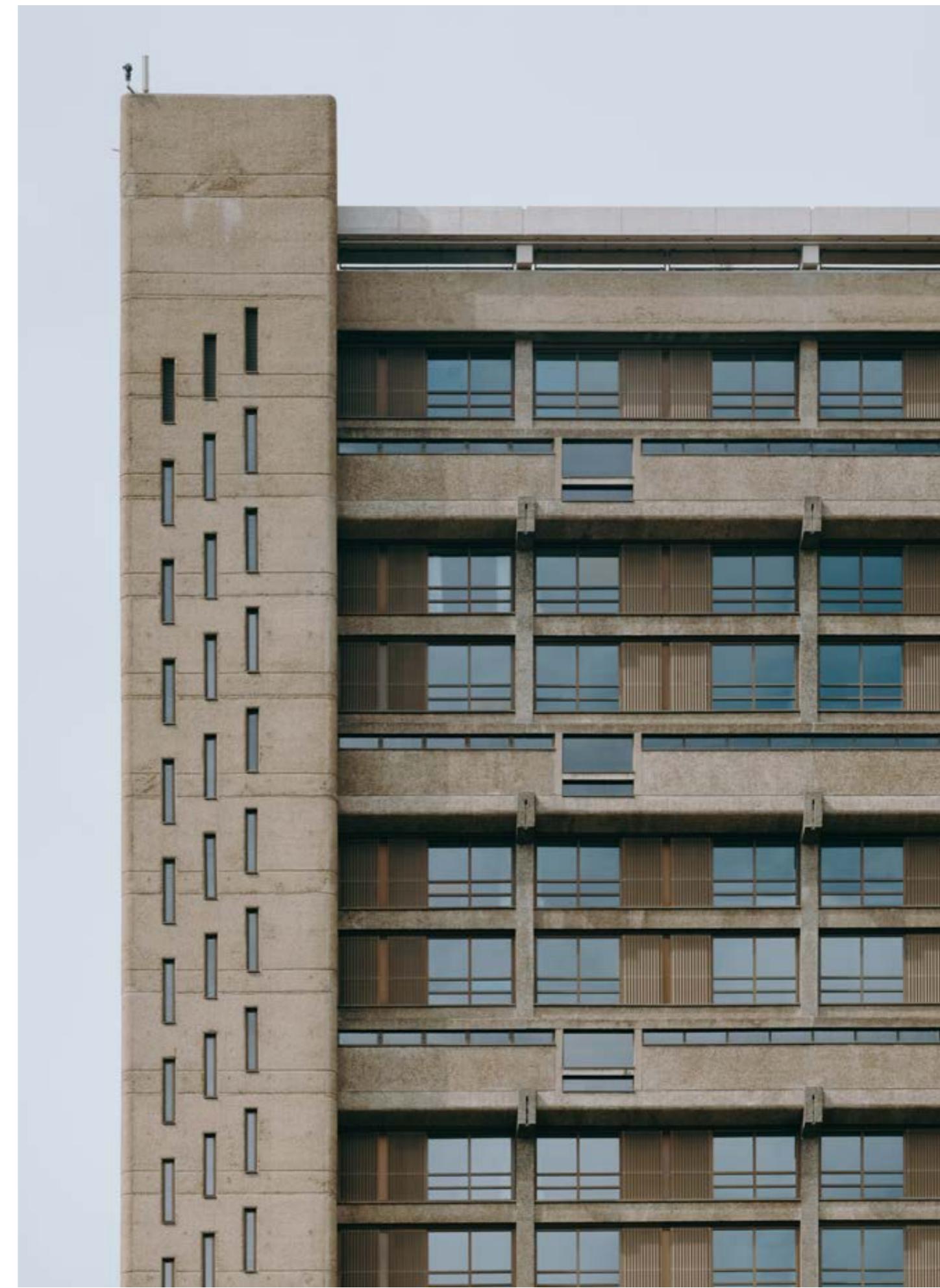
The work was completed on in 2023, with the approach informed by conservation; respecting the external fabric of the building, restoring the internal communal spaces and improving fire, thermal and acoustic performance of building.



Balfron Tower



Balfron Tower, exterior



Balfron Tower, exterior

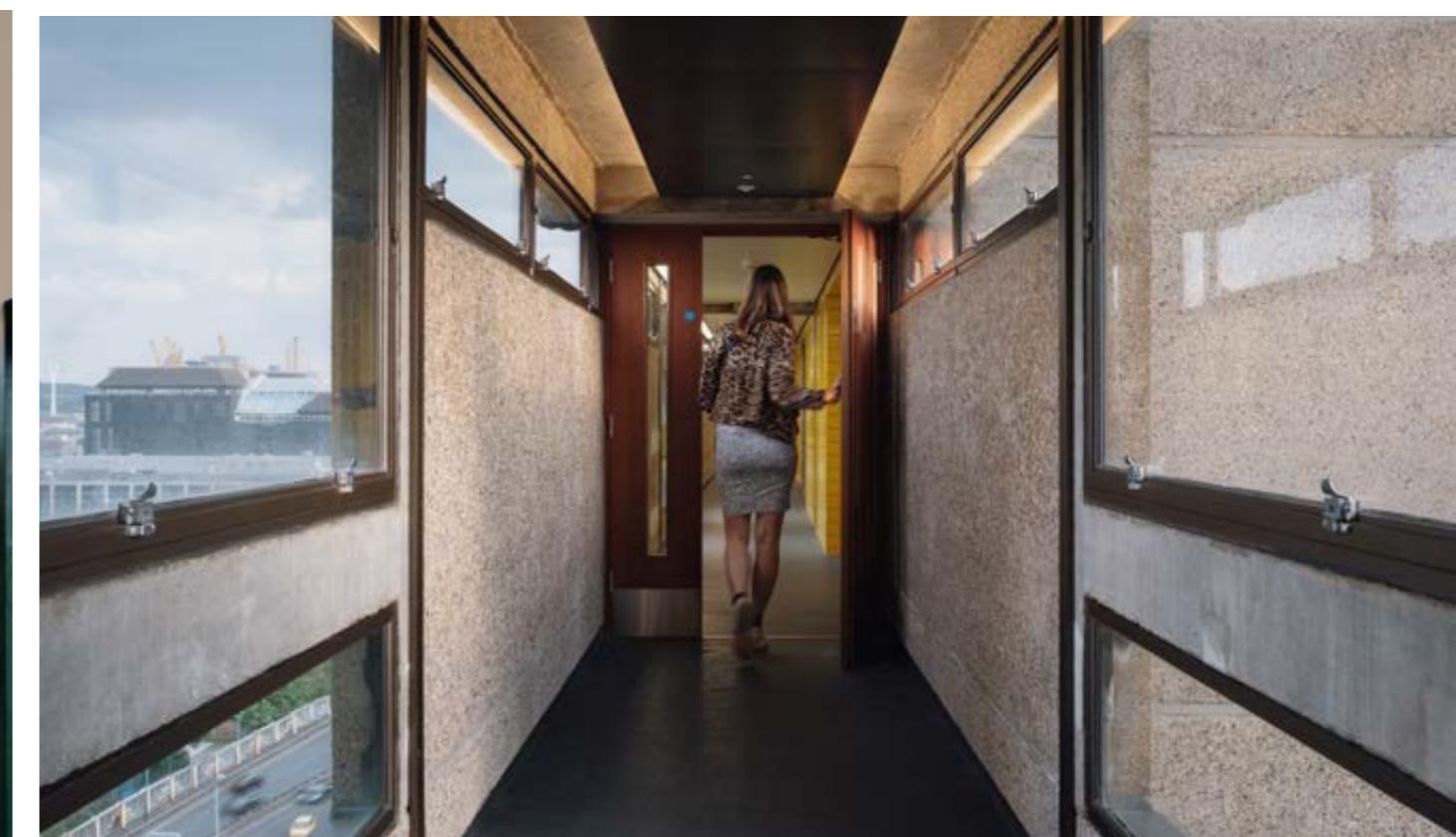


Figure 1: Top
Access gallery, level 12, yellow

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

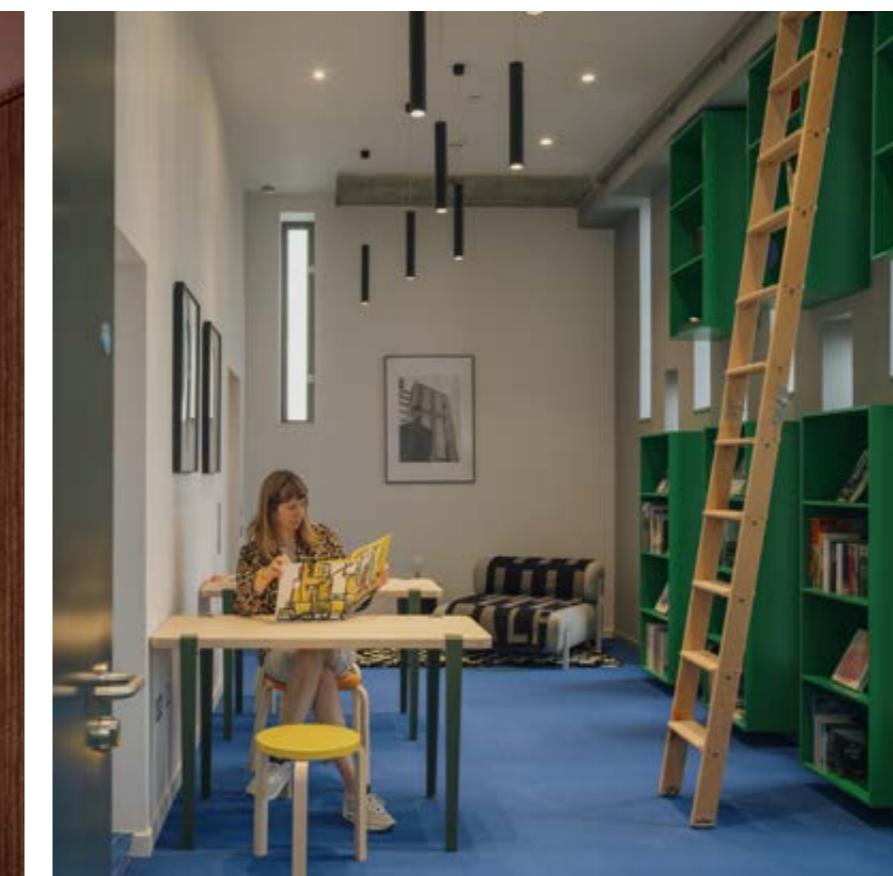


Figure 1: Top
Communal cinema

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
(39,380m² GIA total resi);
ca. 40,000 m² GIA office
with 2,000m² of accessible
external amenity & 2,190 m²
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

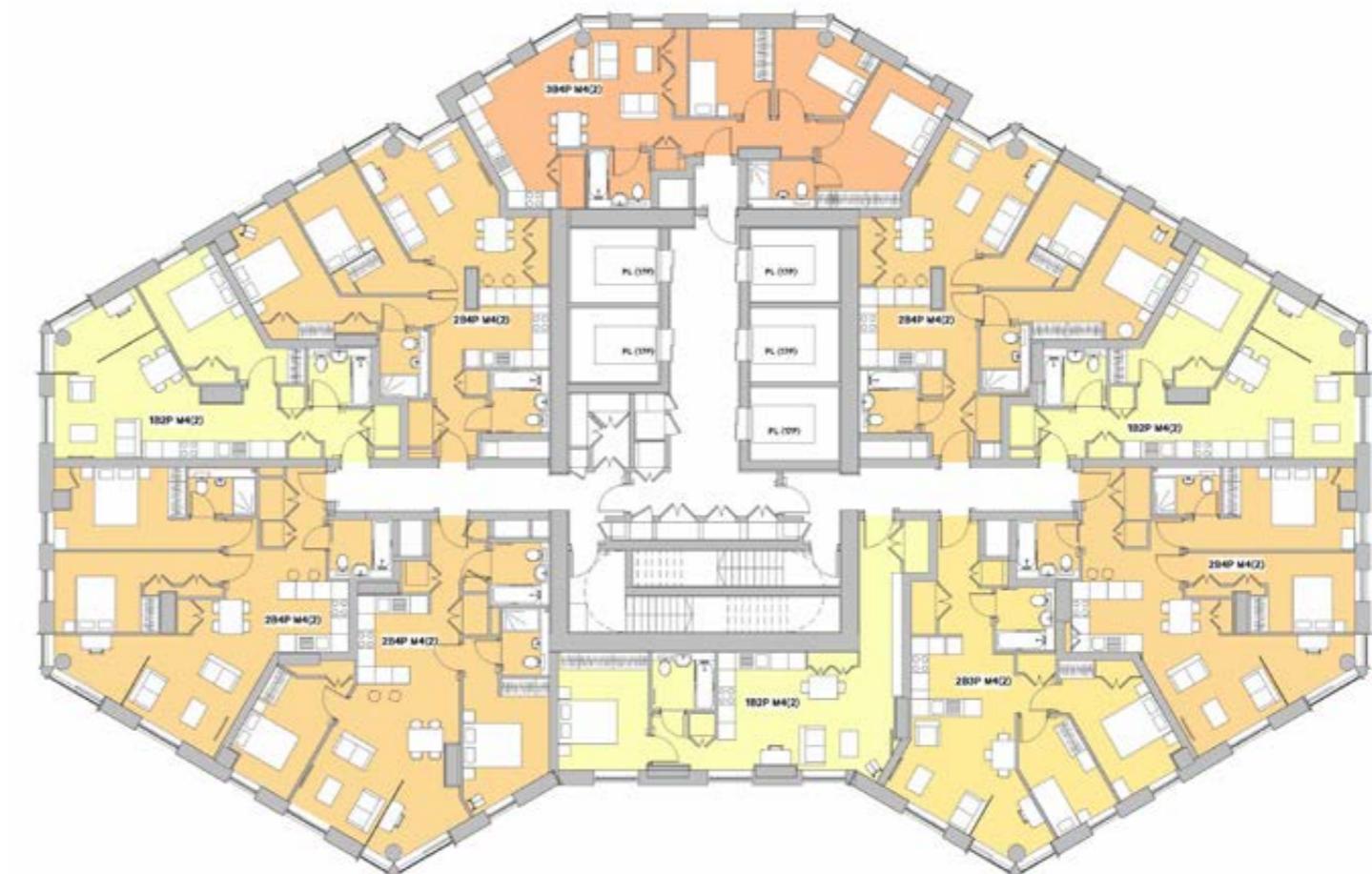
Manchester, UK



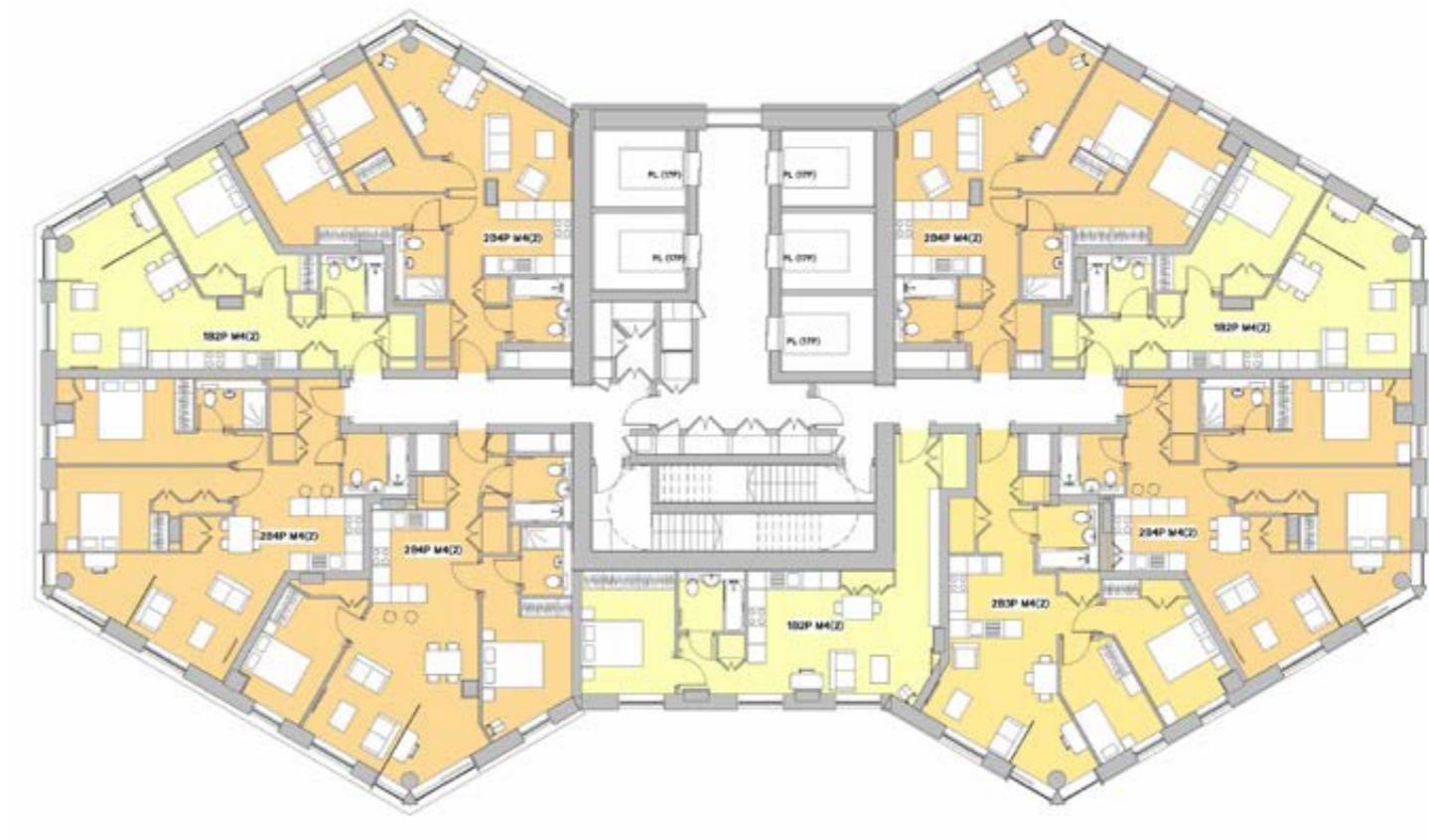
CGI - aerial view



Typical residential floorplan - axo



Typical residential floorplan - lower



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

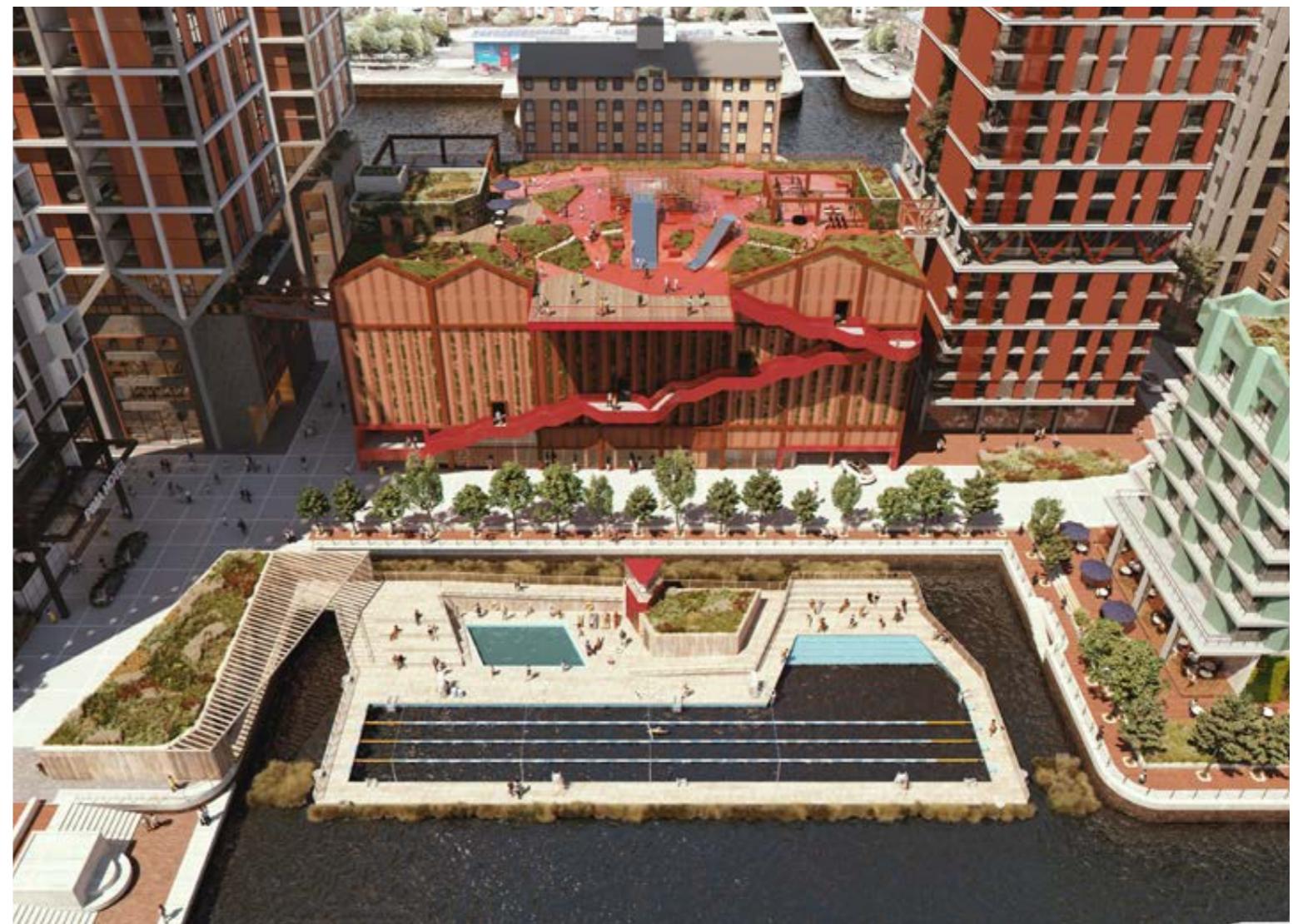
A thriving new waterfront neighbourhood, drawing on the area's industrial history.

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.

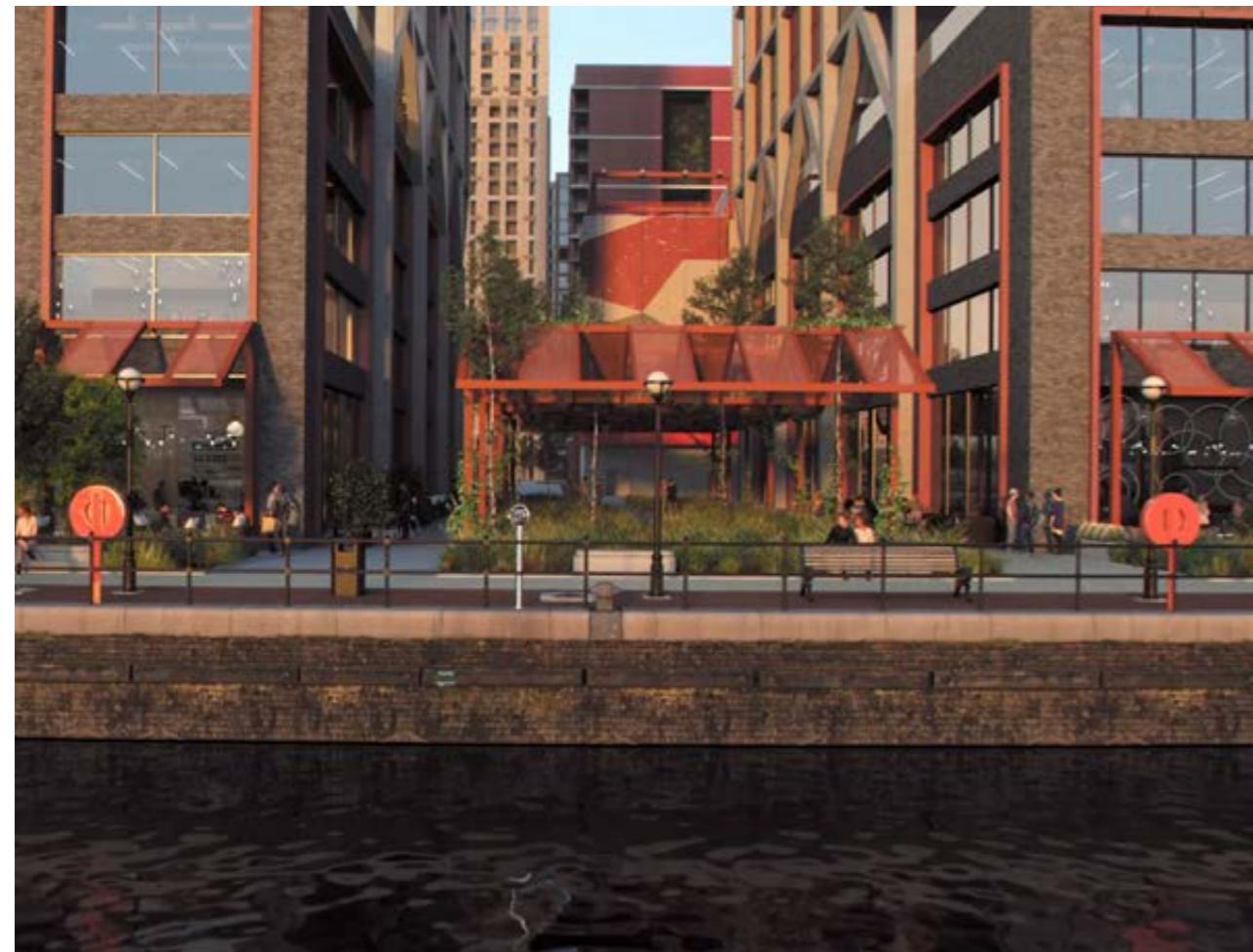


Cotton Quay





Illustrative landscape plan



CGIs The promenade will become an attractive destination for the community



CGI Pima Quarter

Great Western Road

Chiswick, London

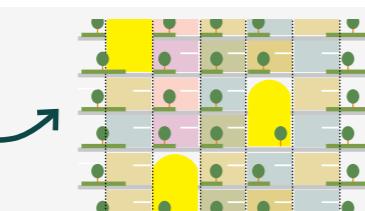
Studio Egret West, 2024

Client	Hadley Property Group
Type	Retrofit - office to residential conversion of 13-storey steel structure (previous GlaxoSmithKline HQ)
Type	25,000m ² GIA , ca.230-240 homes
Status/Stages	RIBA 0-1 (Role) / detailed application submitted
Scope	Architect
Role	Bid project lead



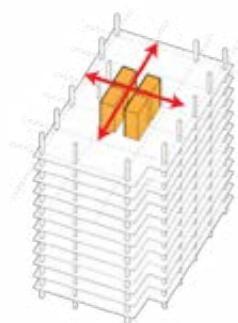
An Enduring Appeal

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.



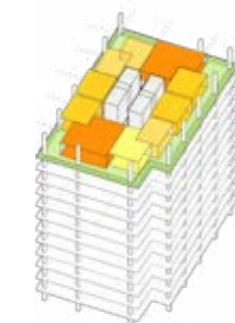
The Taller Terrace

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



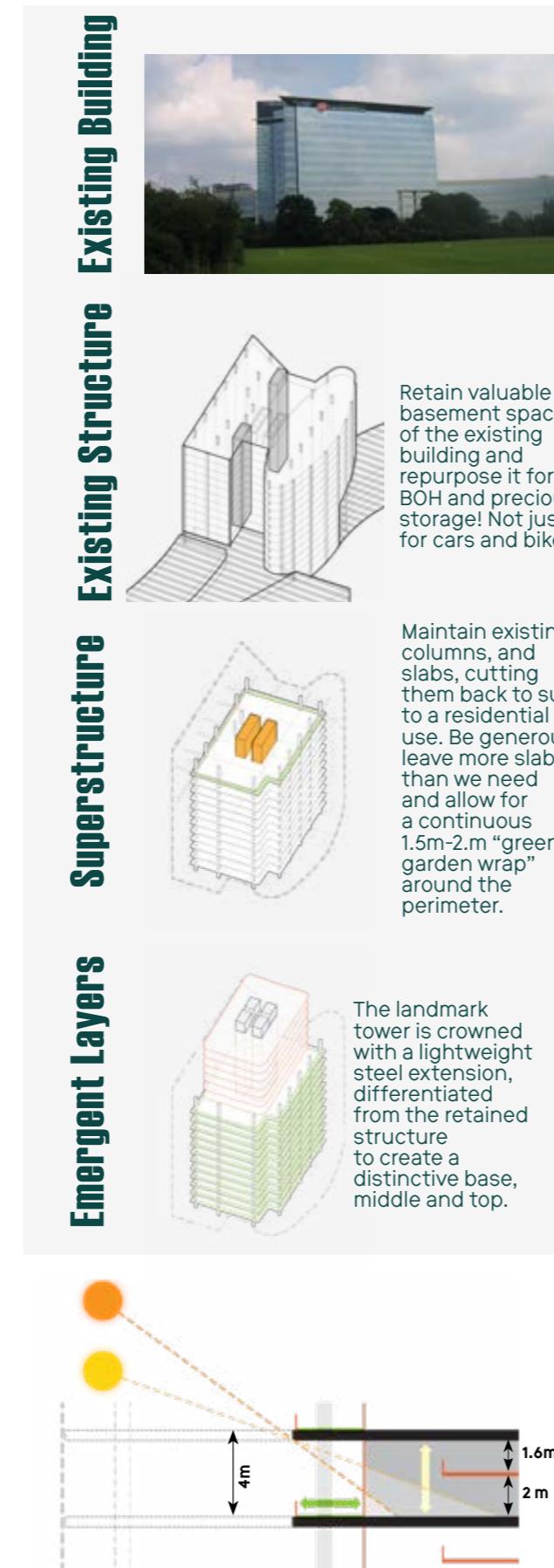
The Existing Core

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



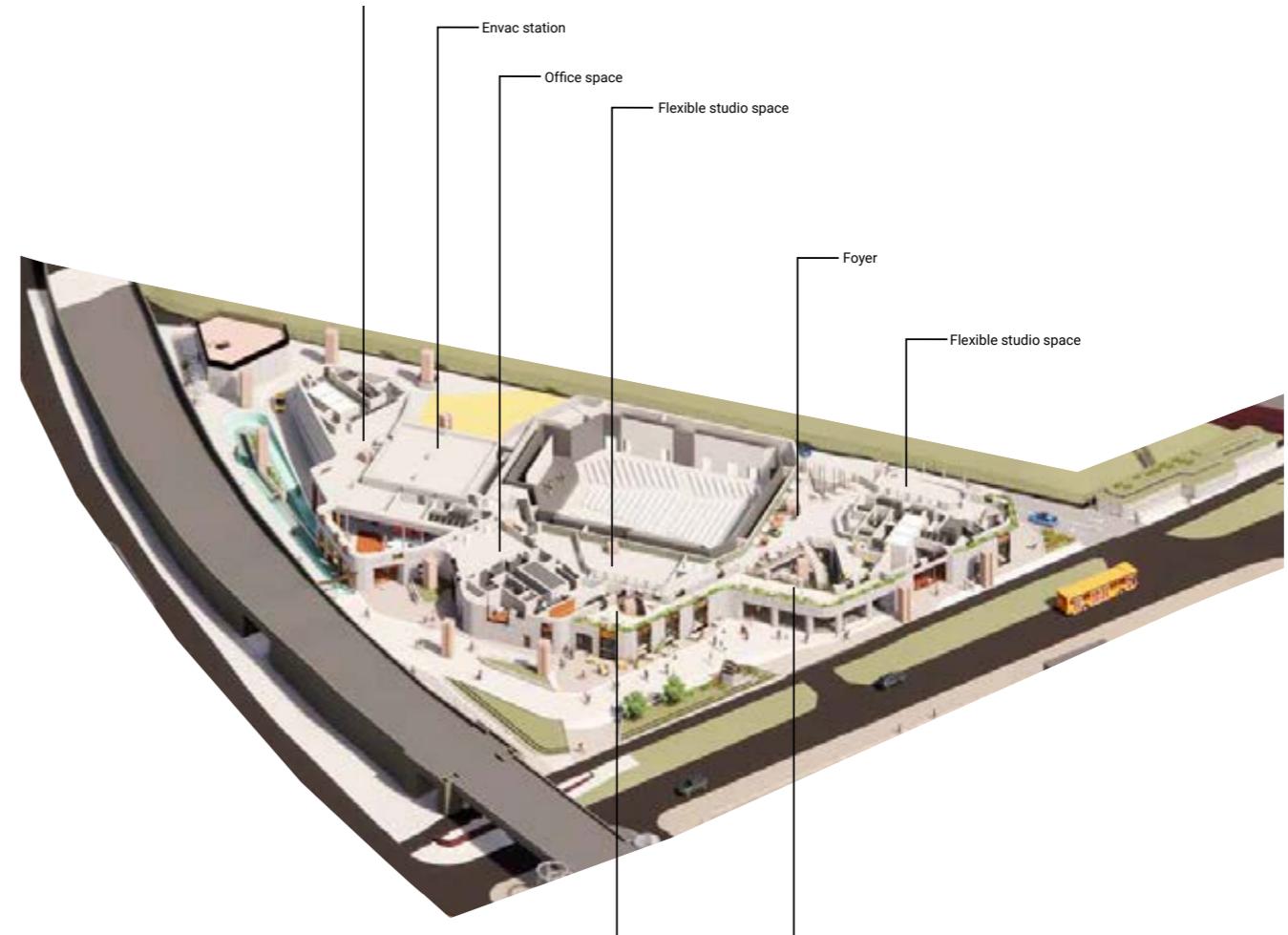
Approach from New Bermondsey Station



Approach to cafe and theatre



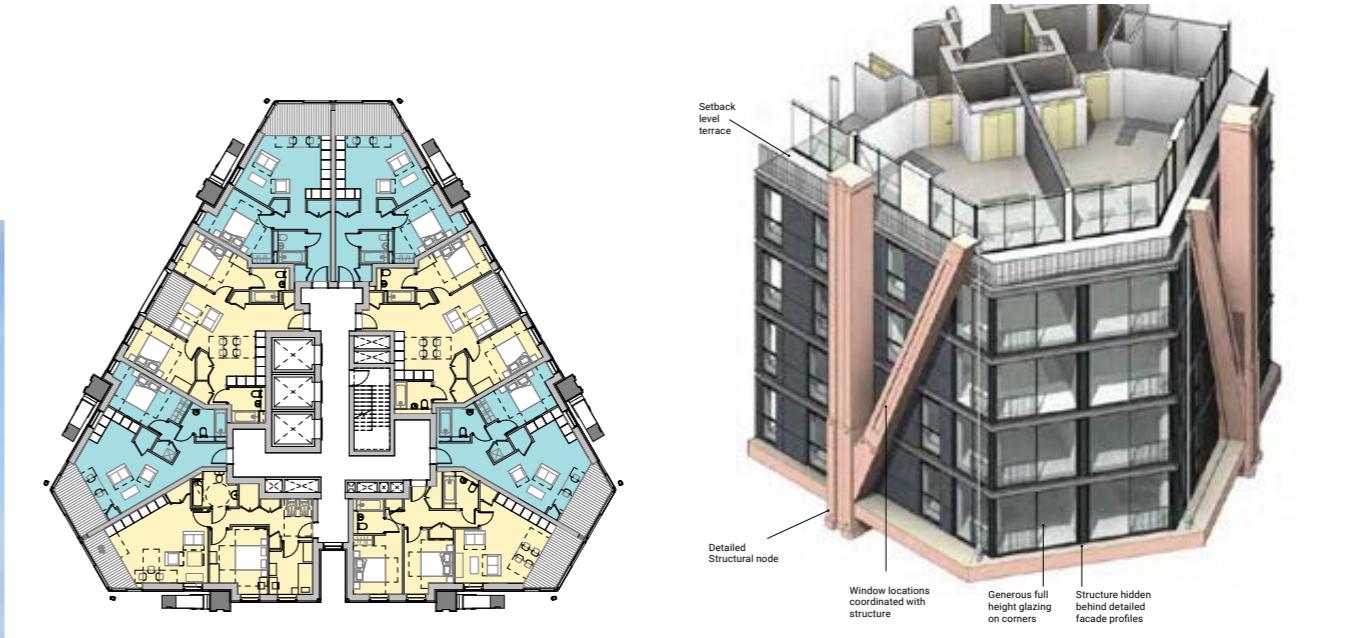
Theatre foyer



First floor plan axonometric

Orion

Improved residential aspect by design



Midland Metropolitan Hospital Birmingham

Edward Williams Architects, 2014-2015

Client Carillion (PFI scheme)

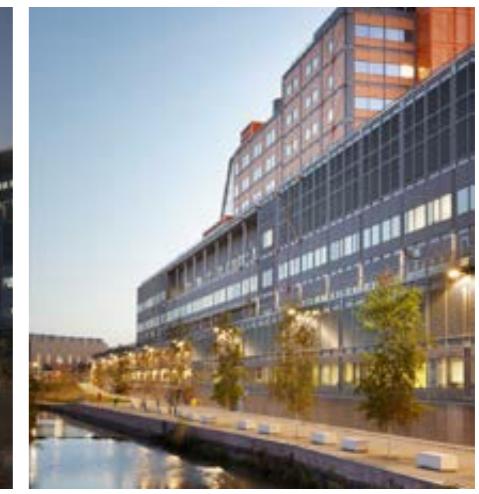
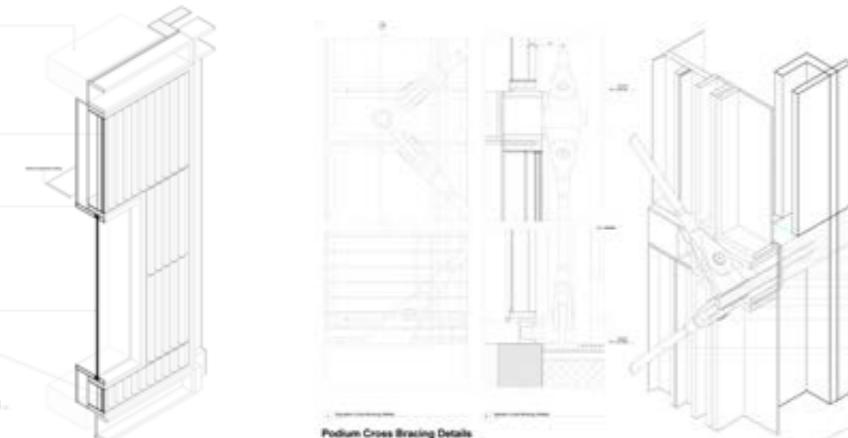
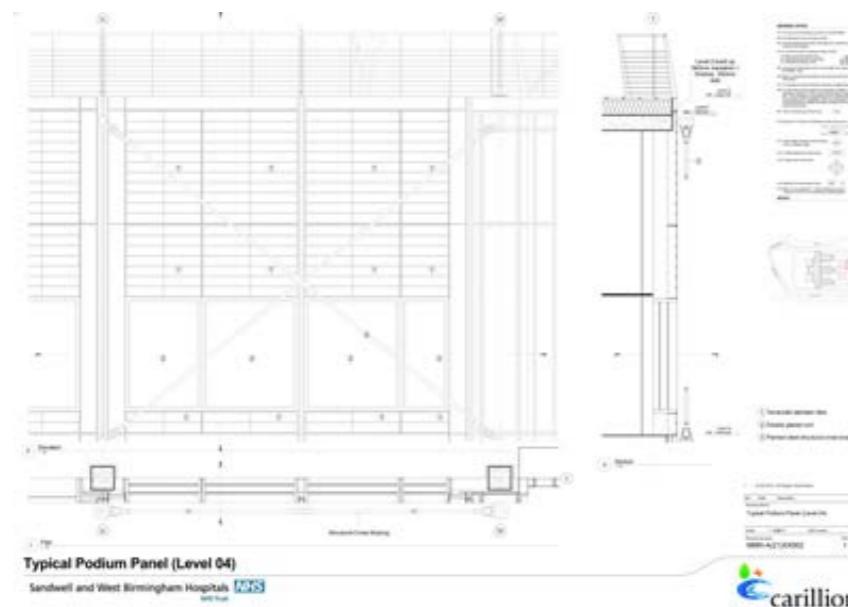
Type Healthcare

Key Metrics 80,000 sqm state of the art hospital

Status/Stages RIBA 0-3 (Role) / constructed

Scope Lead Architect

Role Design, Modelling & Coordination



MMH