

The Gatehouse, Rutland House

Contemporary glass extension to a
Grade I listed commercial office building.

LOCATION

City of Westminster, London SW1A

STATUS

Planning

USE

Commercial

CLIENT

Private

CGI SPECIALIST

[*AVR London*](#)

HERITAGE AND PLANNING CONSULTANT

[*The Heritage Collective UK Group*](#)

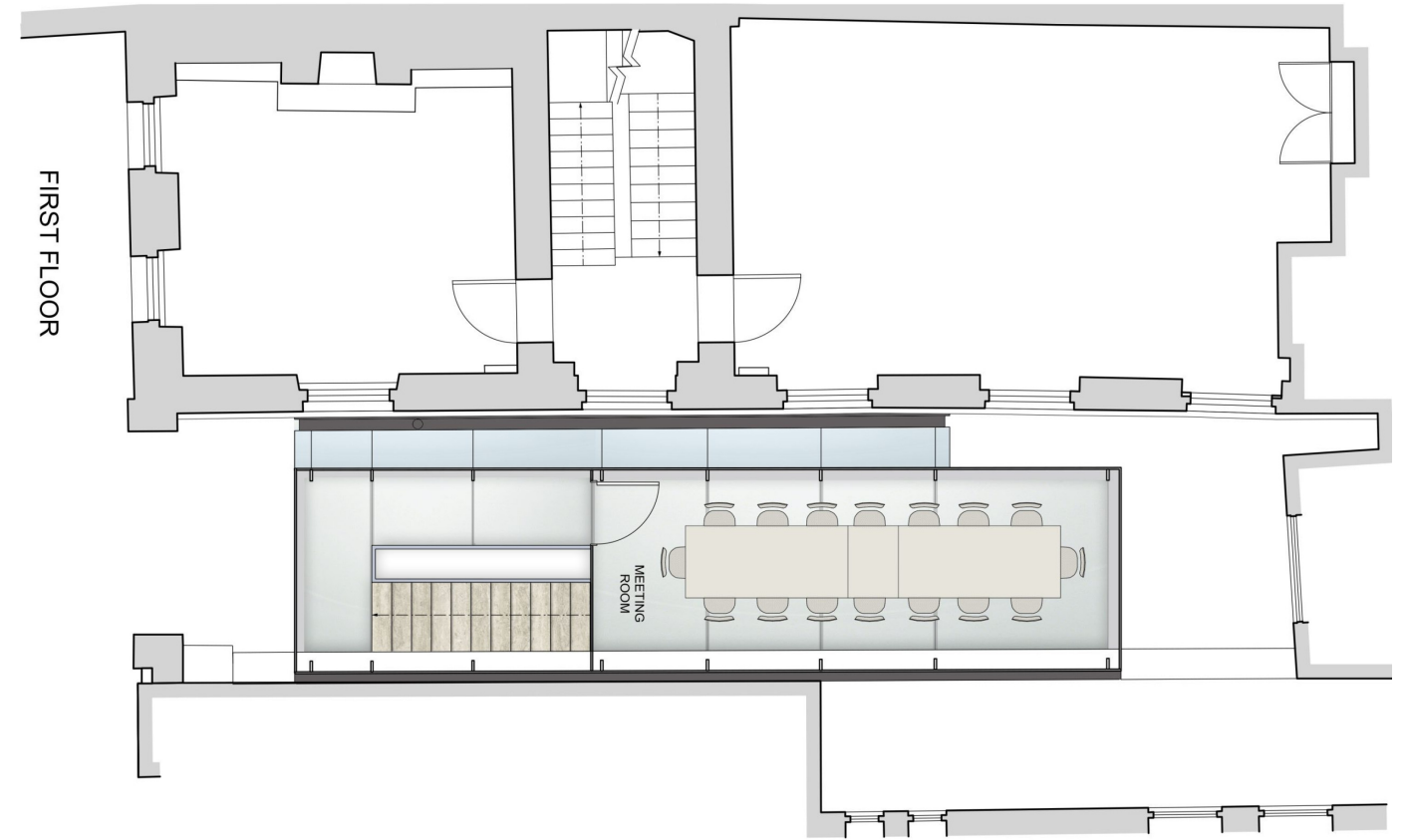
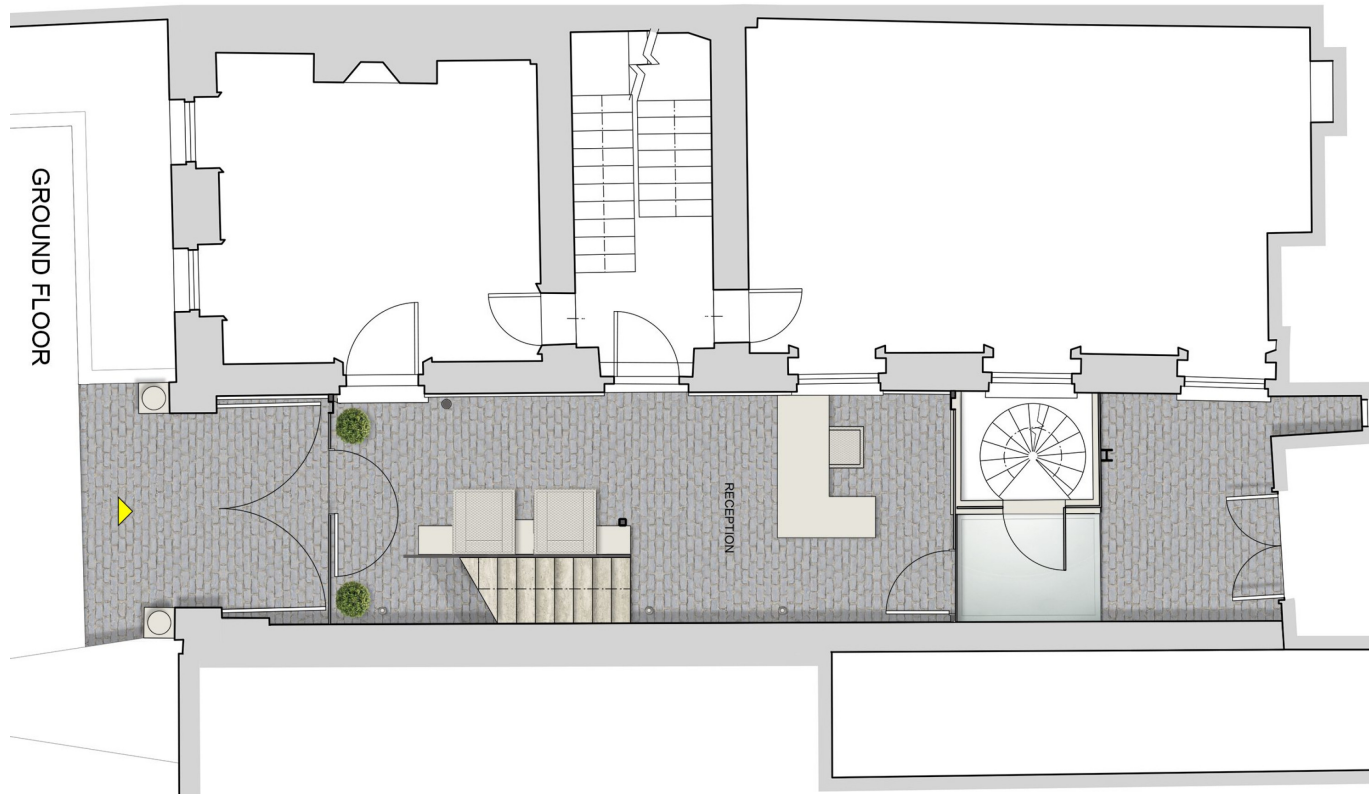




DAYTIME VIEW OF PROPOSED COURTYARD



NIGHT TIME VIEW OF PROPOSED COURTYARD



A prestigious building not currently fulfilling its potential

The building is the former gatehouse to Rutland House, originally built between 1734 and 1740 in the St. James's conservation area of the City of Westminster. The eastern boundary of the courtyard consists of a high wall with a rusticated archway in the Gibbs style with large gates on to Arlington Street.

The Gatehouse's principal elevation to the courtyard remains largely intact, however, the internal courtyard has been affected by many recent alterations that have detracted from its character, including a bulky and ill-considered glazed roof dating to the 1980's.

The building is currently used as office accommodation to house the London headquarters of an international company, having been converted to offices in the 20th century. The cellular nature of the internal spaces along with the limited potential for alterations or extensions has imposed prohibitive restrictions on the use of the accommodation including a lack of an adequate reception area and a suitable conference/meeting room.

Haines Phillips Architects were appointed to prepare a full planning and listed building application for an extension to The Gatehouse to create a contemporary, attractive reception area and additional meeting room space to improve the use of the building and to reflect the company's identity and status.

Our appointment followed a shortlisting and interviewing process by the client with our track record in the successful design and implementation of contemporary, sensitive, additions to listed buildings proving a to be a defining factor in the success of the design process that followed.



Sensitive but contemporary design

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Our proposals include the removal of the existing glazed roof, the demolition of the modern northern boundary wall and the addition of a two-storey structural glass infill extension. The infill extension is supported by a cantilevered steel structure lightly anchored to the Gatehouse's facade with minimal fixings in the location of the demolished northern boundary wall.

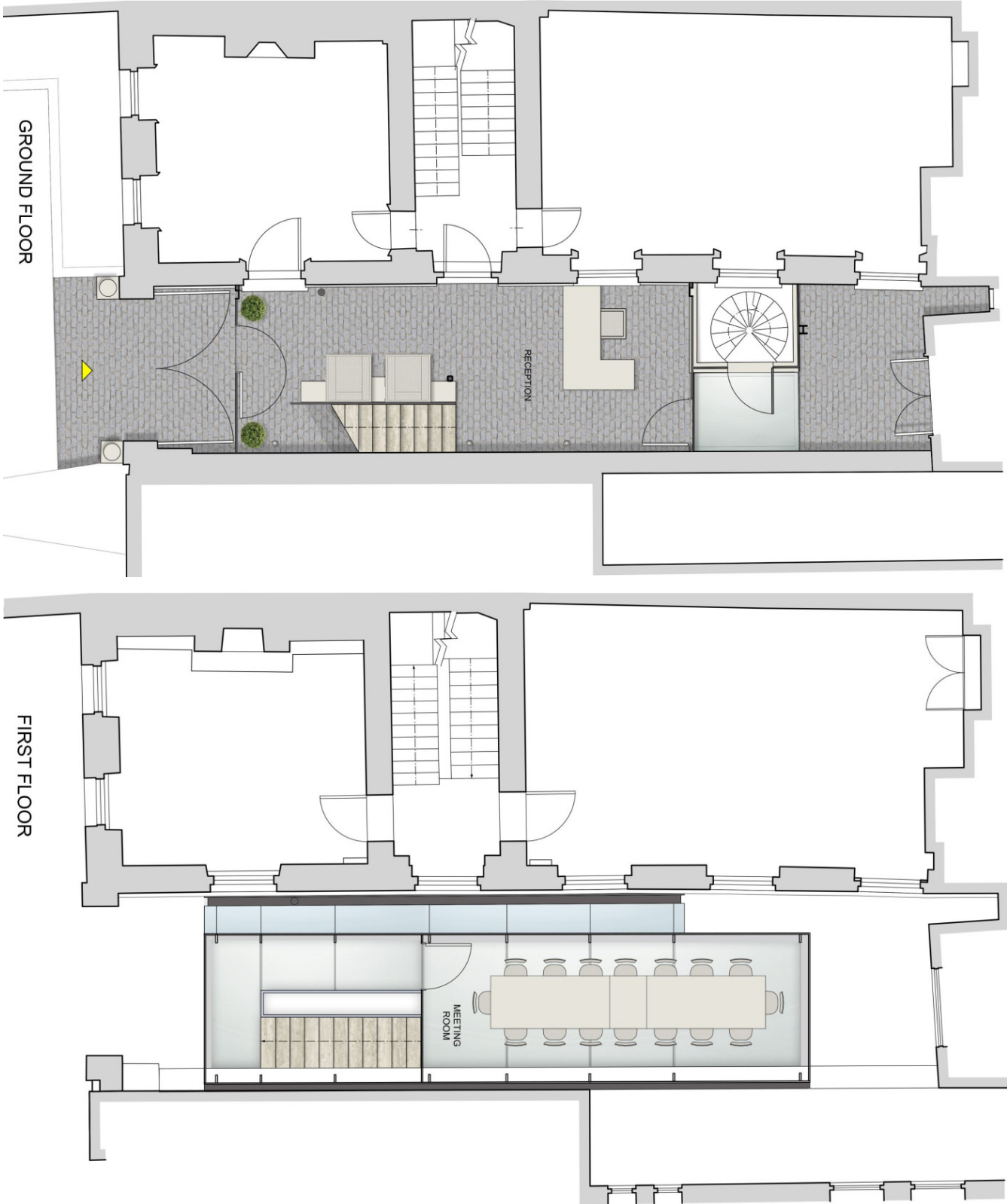
The extension is designed to preserve and enhance the reading of the volume of the courtyard and the feeling and function of an external thoroughfare when the gates are open. It is also designed to reveal the principal facade of the Gatehouse from the street and from within the courtyard.

This has been achieved through its transparency and minimalist structure, its hidden M&E services and discrete lighting as well as the treatment of its finishes that includes a cobbled floor that connects the internal and external finishes.



The extension sets back from the historic arch and gates so that the rusticated arch is fully exposed and appreciated from the courtyard. The interior is divided into two floors and used as a reception area on the ground floor and a meeting room on the first floor.

The re-constructed northern boundary wall doubles up as a service riser duct wall, concealing new M&E services.



The development is located in The City of Westminster, Central London.



NIGHT TIME VIEW OF PROPOSED COURTYARD