



## COMMERCIAL | HAYMARKET PUBLISHING

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#### Redevelopment of key London sites.

#### DESCRIPTION

Beacon was appointed by Haymarket Properties in 2011 to work with the tp bennett-led design team on redevelopment of two sites in a conservation area in the London Borough of Hammersmith and Fulham. The Bute/Wolverton Gardens site was formerly the Kennedy Institute for Rheumatology and was the first research institute in the world dedicated wholly to the search for the causes and cures of rheumatic diseases.

The former Institute building and a modern office block were proposed for demolition to be replaced by two residential apartment blocks. Different architectural approaches have been taken to the two buildings to reflect the characteristics of the two frontages.

The other Haymarket site is King's House on Hammersmith Road. This 1960s office building stands on the site of the King's Theatre which was opened in 1902 (demolished in 1963) and was designed by WGR Sprague (1863-1933) – designer of many theatres and music halls, including the Aldwych Theatre.

King's House is to be demolished and replaced with a similarly scaled modern office block which seeks to respect both the vast scale of the adjoining Latymer Court (in 1934 the largest single block of flats in Europe) and the modest scale of nearby traditional buildings.

#### OUTCOME

8 Quay Court, Colliers Lane  
Stow-cum-Quy, Cambridge  
CB25 9AU  
Phone : 01223 810990

**Client** Haymarket Properties

**Location** London

**Appointed** 2011

**Services** Advice

**BP team** Jenni Mason

**Architect** tp bennett

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Both pairs of planning and conservation area consent applications were approved in early 2013 following negotiations with the council and amendments.

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