



THE FUTURE OF 20-22 BERKELEY SQUARE

Astrea Asset Management are looking to bring forward a set of proposals on behalf of Berkeley Square Holdings Ltd to sensitively upgrade and refurbish 20-22 Berkeley Square to provide high-quality office and retail accommodation. The existing building is in a tired condition and requires reinvestment in order for it to meet the needs of the modern-day occupier.

THE SITE



20-22 Berkeley Square was originally developed in the 1930s on the eastern side of Berkeley Square, forming a bookend to both Bruton Street and Bruton Place. The property extends over lower ground, ground and eight upper floors, providing two retail units over ground and lower ground and office accommodation on the upper levels, accessed via a central reception fronting Berkeley Square.

The building is not listed, however the site is located within the Mayfair Conservation Area and the proposals are designed to respect and enhance this historical setting.

PROPOSALS

Our proposals for the site principally include:

- Internal refurbishment of the office space and replacement of outdated plant with a new high quality, sustainable system.
- Cleaning and repairs to the external elevations as well as sympathetic external lighting.
- Replacement of the windows fronting Berkeley Square, Bruton Street and Bruton Place with like-for-like double glazed units to improve thermal efficiency, as well as the installation of new windows on the rear façade at levels 6, 7 and 8.
- Shopfront upgrades and sympathetic improvements to the office entrance and signage with a view to improving accessibility.
- Provision of cycle and changing facilities at basement to encourage more sustainable modes of transport to and from the building.
- A minor extension to the building stair and lift core at roof level to facilitate a new private roof terrace.
- New weatherproof cladding to the rear fire escape stair to comply with current building regulations.

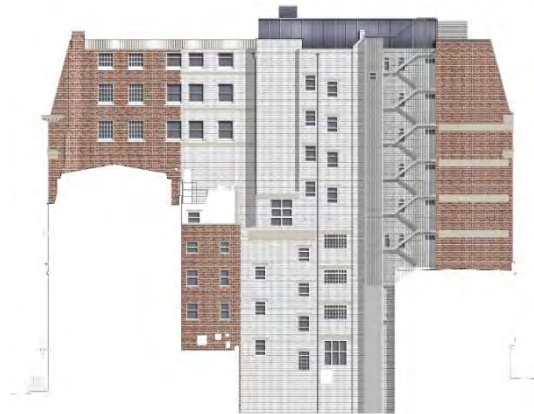
Proposed ground floor fronting Berkeley Square



Existing rear elevation



Proposed rear elevation



HAVE YOUR SAY

Astrea are committed to working closely with the local community to ensure future development proposals are sensitive and suitable to the local area, while delivering high-quality architecture and modern spaces.

In advance of submitting a formal planning application for the above works to Westminster City Council in mid-October 2020 we would welcome your comments and feedback on the proposals.

Should you wish to make comments then please feel free to contact Astrea Asset Management on 0203 859 1660 or via email info@astrea.com by Friday 9 October 2020.