

west one

Newsletter – August 2020



NBIM and British Land, as the owners of West One shopping centre, are bringing forward proposals to refurbish and redevelop part of the 1970s office and retail building.

The initial thinking is to retain the majority of the existing structure whilst introducing a new high-quality façade, more efficient office floorplates and additional office floorspace.

Have your say at our virtual exhibition.

We had originally intended to hold a public exhibition in person about our vision for West One. However, in response to government advice around the COVID-19 pandemic, it is not currently advisable to hold face-to-face public meetings.

Instead we are conducting an online and postal exhibition about our emerging vision, providing the community the opportunity to share their feedback so that we can develop our detailed design proposals in collaboration with the local community.

History of West One

Prior to the development of the current over-station building during the 1970's, the Oxford Street frontage and the corner of Davies Street had been the location of the Grosvenor Court Hotel, built in 1900. This Victorian commercial building was seven storeys in height and taller than the neighbouring buildings to the immediate east and west.



The south-east corner of the site, at the junction of Davies Street and Weighouse Street, was formerly occupied by a block of shops and chambers which were built in 1890–1 in conjunction with an electricity generating station. The chimney shaft associated with the power station was particularly prominent.

The site was redeveloped in the 1970s and West One was built when the Bond Street Underground Station was expanded to include platforms for the Jubilee Line.



Current and Future Context

West One is not located within a conservation area but is bordered by the Mayfair Conservation Area and the Stratford Place Conservation Area. The building isn't listed, but there are several listed buildings in the vicinity of the site.

In 2019, Westminster City Council adopted the Oxford Street Place Strategy and Delivery Plan to future proof the Oxford Street District so that it will lead the way in reinventing the concept of the successful high street, including high quality retail and office space. As part of its Place Plan for the

street, Westminster City Council are keen to see the creation of a north/south crossing axis linking Stratford Place to Davies Street.

In its current form West One does not respond to the current and future needs of the area. Our proposals seek to deliver on Westminster's emerging plans for the future of the Oxford Street district, creating a new gateway to the area and helping to facilitate the connection between Stratford Place and Davies Street.

The Proposals

Our initial thinking for West One is to partially redevelop the building, retaining and improving its retail frontages and introducing new high-quality office accommodation at upper levels. As part of this approach, we are looking to:



Re-use as much of the existing structure as possible



Introduce a new high-quality façade



Introduce some added height to provide additional office floorspace



Improve the sustainability credentials of the building whilst introducing urban greening wherever possible



Introduce a series of stepped terraces to the rear of the building to enhance the wellbeing of office tenants



Respond to and support the substantial public realm improvements happening around the site



Maintain retail and station access throughout the redevelopment of the site

Benefits

We believe our proposals will bring forward a number of benefits for the local area, including:



Additional high-quality office space that contributes to the long-term economic success of Oxford Street



A new high-quality façade that is contextually appropriate and will improve the building's relationship with area



Improved sustainability credentials which reduce the building's carbon footprint



Roof terraces that help improve the wellbeing of office tenants



Improving biodiversity in the area by introducing urban greening across the site



Maintaining access to the retail units and underground station throughout the redevelopment

Next Steps

In these early stages of our proposals, we are keen to involve the local community in helping to shape our plans. Below is a timeline of our next steps:

August 2020:

Launch of the first round of public consultation

September 2020:

Reflection on the feedback received through the first phase of consultation

October 2020:

Launch of the second round of public consultation

November 2020:

Our target for the submission of our application to Westminster City Council

How to Get Involved

For more information on our emerging vision and to provide feedback via the virtual exhibition, please visit our consultation website: www.westoneconsultation.co.uk

You can also see our Frequently Asked Questions via this website.

If you have any issues or do not have access to the internet, please call **020 3900 3676** and a member of our team would be happy to help you.