

Proposals for Ebury Gate

What you will see in these slides:

- Ebury Gate today
- Overview of proposals
- Design and sustainability principles
- Indicative timings

We look forward to hearing what you think of the proposals for Ebury Gate by:

- Completing the online survey bit.ly/EburyGateFeedback
- Emailing us on: ebury.gateinfo@grosvenor.com



Owner & developer



Architect



Landscape Architect

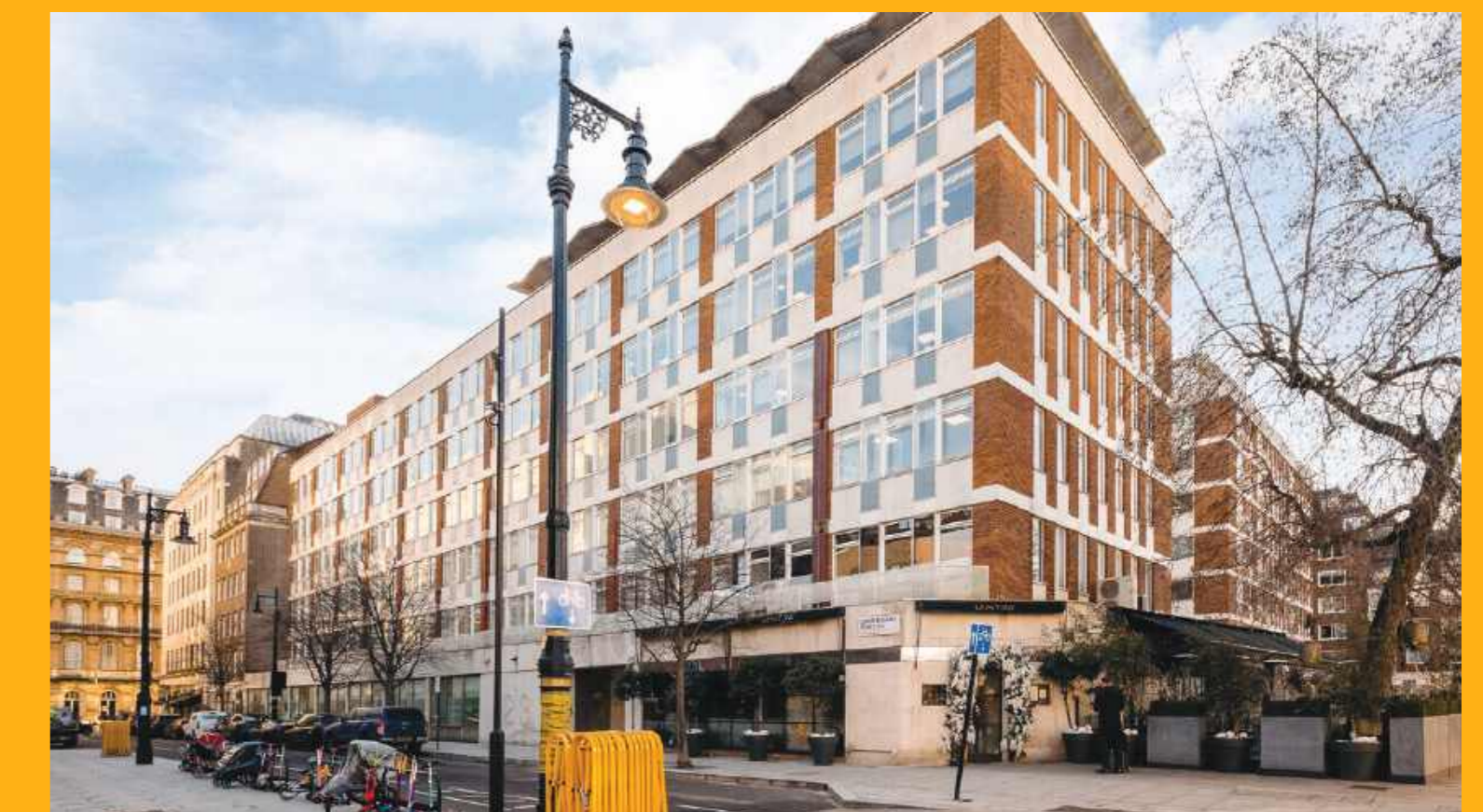


Inclusive Design consultant

Ebury Gate today



Ebury Gate today taken from Phipp's Mews

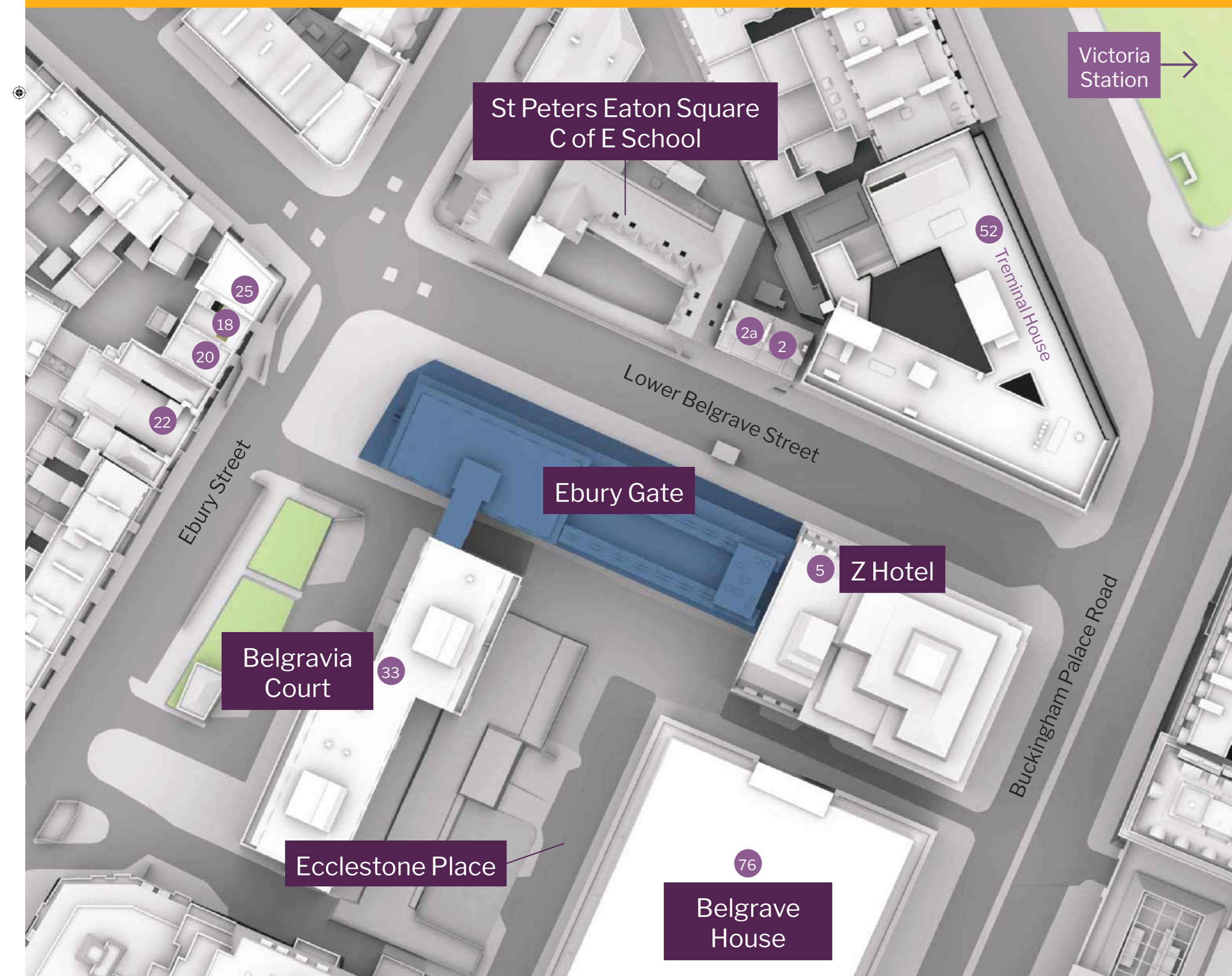


Ebury Gate today taken from Ebury Street

Ebury Gate (23 Lower Belgrave Street) is a non-listed 1960s building of around 47,500 sqft. Its predominant use is as offices.

The building was originally designed and delivered as part of a mixed-use scheme with the adjacent Belgravia Court residential building. The two buildings share an underground car park. Ebury Gate is also next to Z Hotels and opposite St Peters Eaton Square C of E School.

The building is tired with a dated appearance, services at the end of its physical life, and poor sustainability credentials.



The refurbishment of Ebury Gate will deliver a more sustainable and accessible building with high-quality office space and enhanced public realm.

Making the building more sustainable

5*

Maximising operational energy efficiency verified by a NABERS 5* rating.



Minimising embodied carbon by retaining the existing structure.



Generating renewable energy through solar panels on the roof.



Minimising waste by reusing and recycling materials wherever possible, diverting >99.5% non-hazardous waste from landfill.



Increased biodiversity through improved landscaping and a new green roof.



Rainwater harvesting to reduce use of freshwater resources.



Increasing resilience to the effects of climate change such as overheating.

Enhancing the architectural appearance through a new façade with consideration for the Belgravia Neighbourhood Plan and neighbouring buildings.

Improving the public realm on Ebury Street through improved landscaping and greening.

Creating an accessible and inclusive building by providing level access at the entrance and increasing the size of the lifts.

Enhancing occupier wellbeing through greening on terraces, improved indoor air quality, and regulated temperature, targeting the highest 'WELL' certification.



Design principles

Respect the character of Belgravia, context in adjacent conservation area and Belgravia Neighbourhood Plan Design Codes.

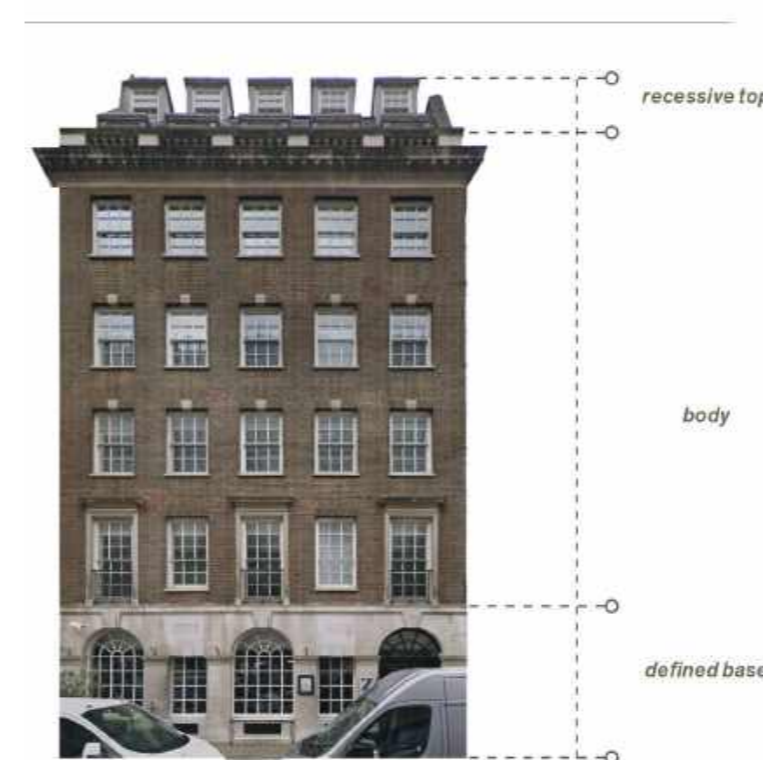
Sensitive use of materials and colours in line with surrounding buildings which are predominantly brick and stucco.

Complement the existing streetscape and nearby buildings in terms of character, composition and scale.

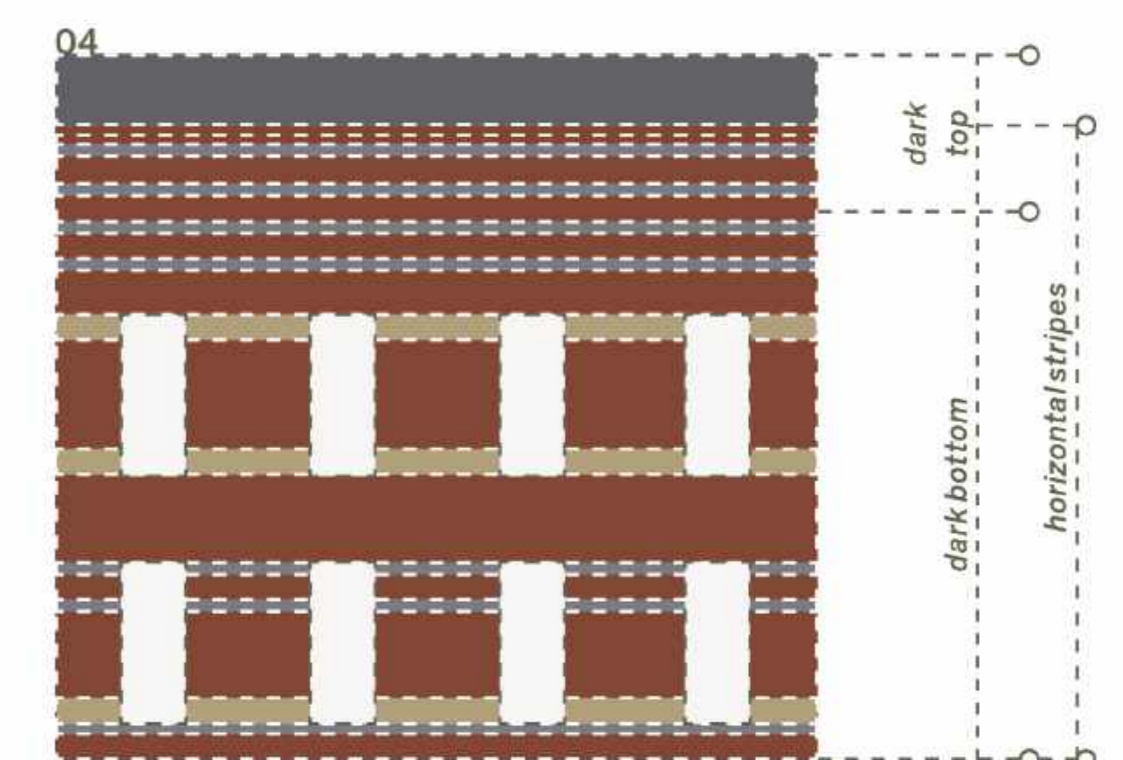
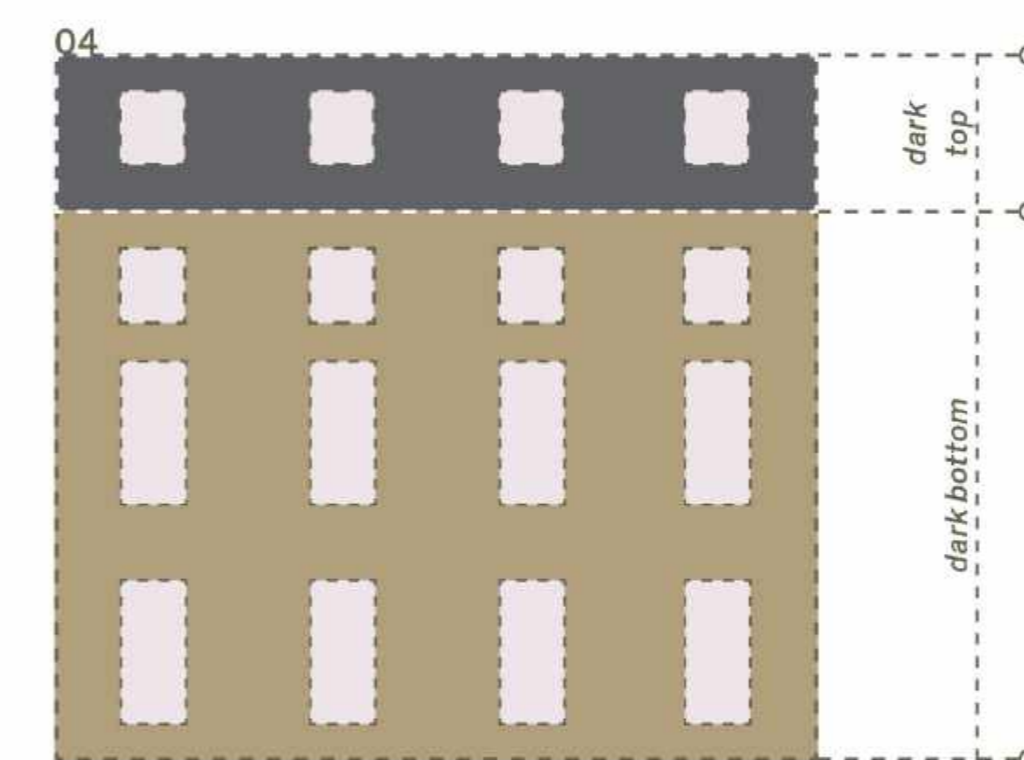
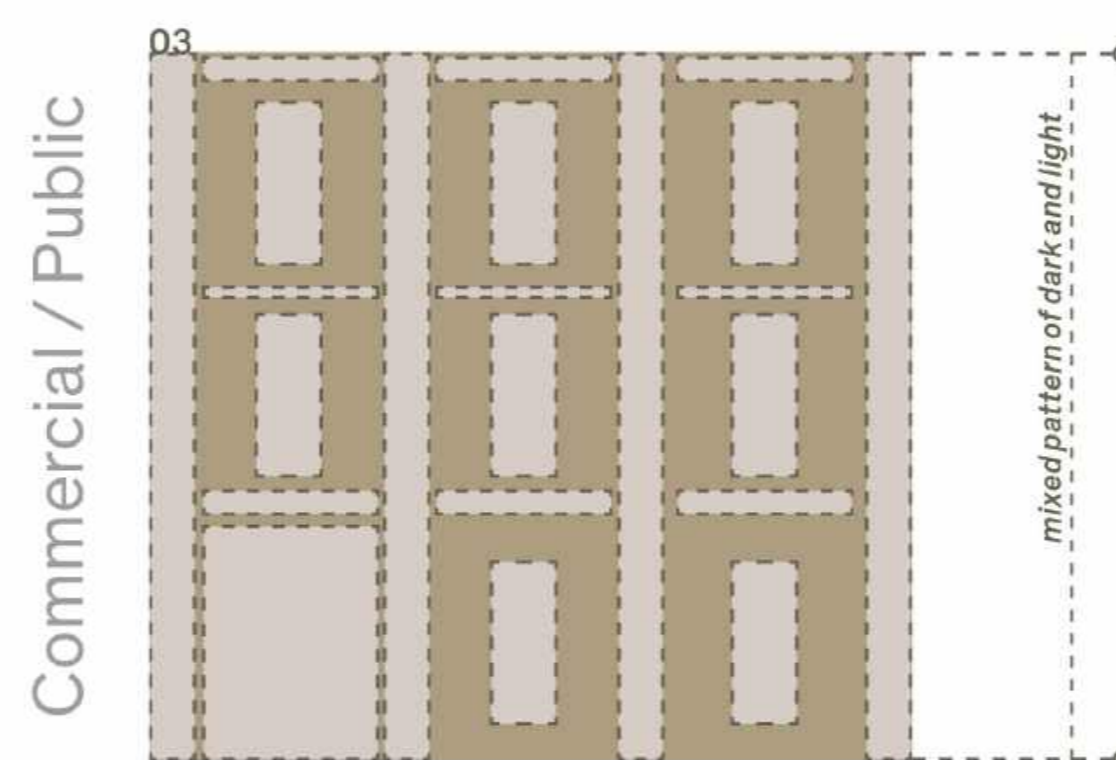
Apply Grosvenor's **Inclusive Design Brief**, developed in partnership with The Crown Estate, to ensure Ebury Gate can be enjoyed by all office occupiers and visitors.



Identifying the vertical grain

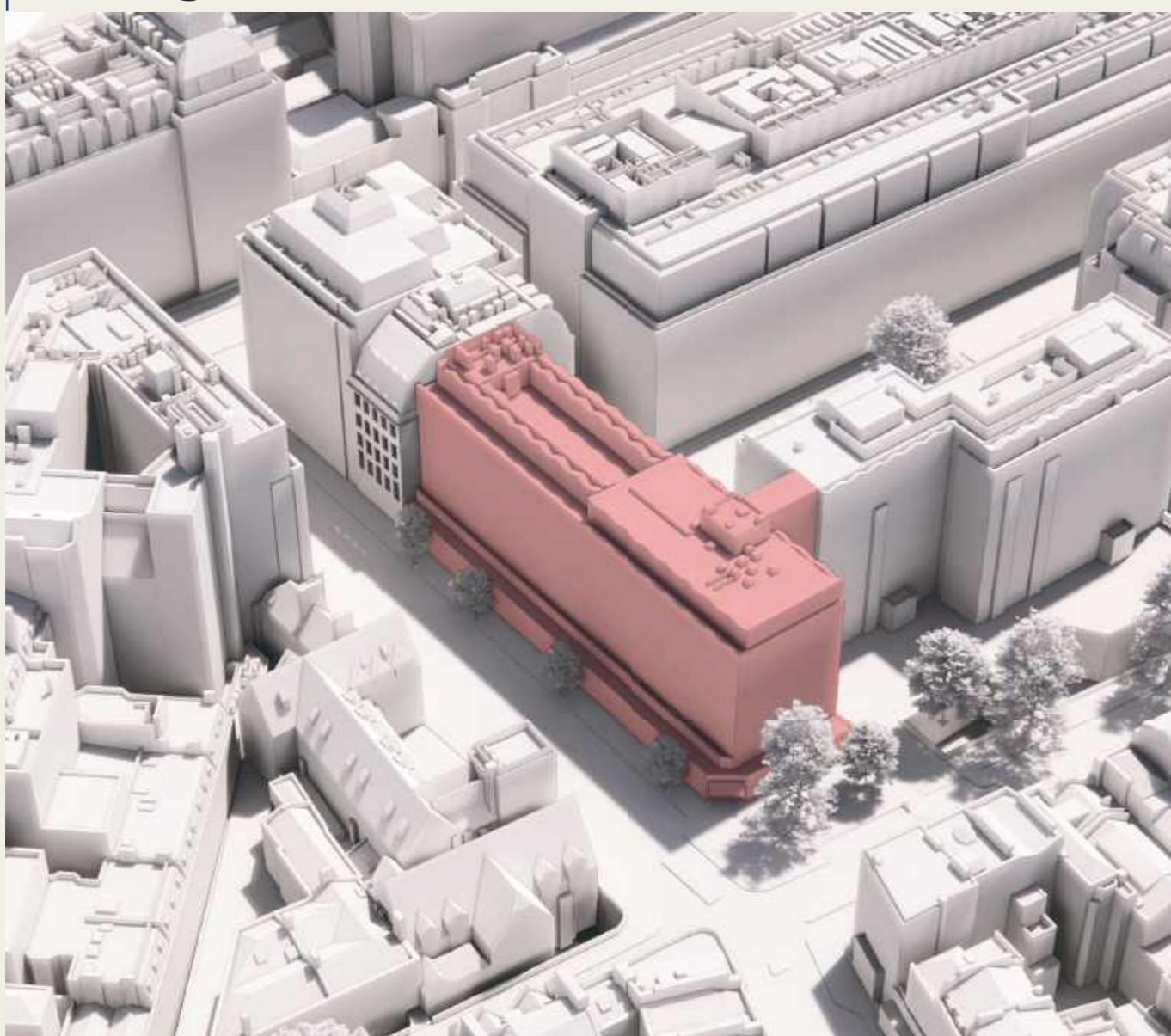


Establishing the prevalent architectural order

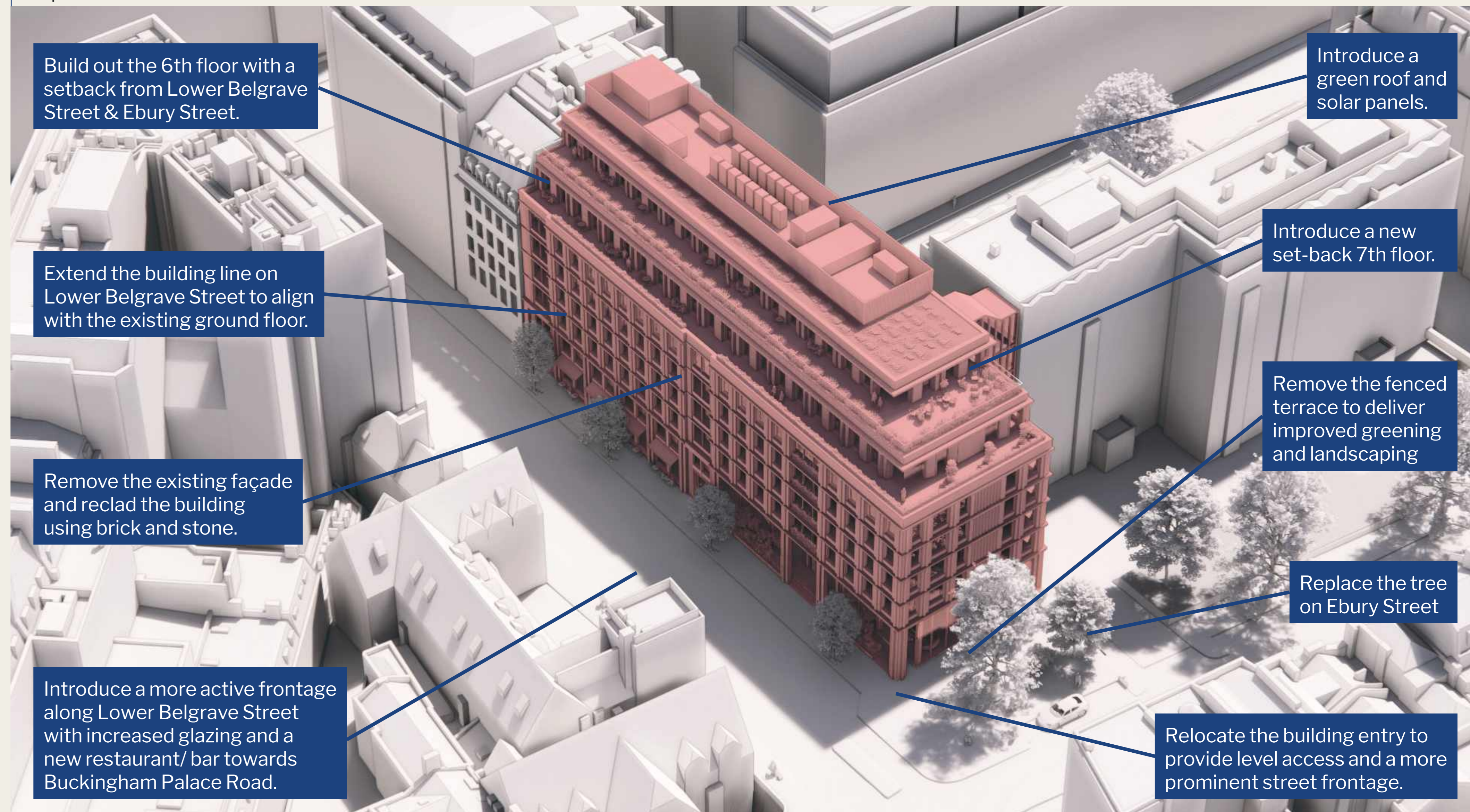


Overview of proposals

Existing



Proposed



Scan the QR code to see the plans as a before and after slider



Indicative CGI of Ebury Gate from Lower Belgrave Street



Indicative CGI of Ebury Gate from Lower Belgrave Street

What next

Indicative timings

Feb-April 2024

Local engagement
Testing the proposals for Ebury Gate and seeking feedback.

June 2024

Planning application
submission to WCC

Summer 2024

Statutory consultation
period led by WCC

November 2024

Planning determination
anticipated

The start on site date is subject to several factors, including planning approval and ongoing engagement activity. Indicative durations once works start are:

- Enabling works, including stripping out internal fixtures and removing the façade – c.11 months.
- Main works, including extensions and replacing the façade – c.16 months.
- Internal fit out, including the office fixtures and furnishings – c.10 months.

Share your views

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