ST. JAMES’S PALACE TWO-WAY RESTORATION

PROJECT: THE AREA IN CONTEXT

Client & Funding Partnership:
- St James’s Conservation Trust
- The Crown Estate
- City of Westminster
- Transport for London
- Local interests

Landscape Architect:
- Atkins: Peter Heath

Highways Engineer:
- WSP/F. M. Conway
- Westminster Implementation Team

Project & Cost Management:
- City of Westminster

Transport Planning Consultants:
- Atkins, NRP

Main Contractor:
- F.M. Conway

ABOVE: THE AREAS IS DOMINATED BY TRAFFIC.

RIGHT: LOCAL AREAS IDENTIFIED
The restoration of 2-way traffic along Piccadilly, St. James's Street and Pall Mall for 2012, integrated improvements to St. James's historic grid of streets and spaces, replacing Tarmac and concrete with natural stone. The latest phase includes a quality setting for the ancient St. James's Palace, Official Residence of the Monarch.

These place-making opportunities were identified by Atkins in partnership with the St. James's Conservation Trust. The unsafe one-way 1960s gyratory had created ugly townscapes and junctions throughout the area. The project is a demonstration that successful public realm improvements, require not just a partnership design, but also funding approach.

Environmental, social and economic sustainability

The vision of Henry VIII in 1532, for St. James's Palace established St. James's. The architecture and traditions of the Grade I Listed Palace’s Tudor Gateway and courtyard balcony window, where the ascension of a new monarch is traditionally declared, reinforce its continuing social and economic importance.

The local Trust, frontage interests and funding partners, all agreed that such a heritage must not be left uncelebrated, merely as a junction of vehicle traffic. A sustainable, better balance was needed of safe spaces, crossings with widened footways, attractive lighting, and accessible gathering places, for ceremonials, workers, local people and tourist visitors.

Outline how project meets judging criteria

Multidisciplinary specialists in pedestrian, vehicle, landscape and heritage consulted on the analysis and design development from inception to completion with an innovative 3D digital model, easing communication, beyond conventional documentation, ensuring support and approvals. The project was developed together with Westminster City Council, The Conservation Trust, Crown Estate, TFL and local interests, all contributing towards the £2.5m total costs of this phase. The original £10m, 2-way restoration of the gyratory across St. James's includes a new Regent Street, St. James's, terminating with a rediscovered promenade, replacing car parking, at Waterloo Place and all completed in 2015, for the 200 year anniversary of The Battle of Waterloo.

A continuing phase for improving the whole vista along historic St. James's Street will coordinate the principles of the 2-way traffic system with widened high quality York stone footways and safer crossings.

These flexible island spaces, with long-life, durable granite and bevel-edged kerbs can allow for a range of uses related to: state ceremonials, temporary or permanent future art works, sculptures or annual summer events, such as planted knot gardens, inspired by contemporary or Tudor traditions. The new layouts are future-proofed for crowded place security features, part of the Royal Parks Constitutional Area.
ST. JAMES’S PALACE TWO-WAY RESTORATION

ST. JAMES’S PALACE

ABOVE: BEFORE DEVELOPMENT
DEVELOPMENT & PROPOSALS

ABOVE: 3D LASER SCANNED CAD MODEL OF THE PROPOSED IMPROVEMENTS: ATKINS

ABOVE: VISUAL OF ST. JAMES’S TWO-WAY PROPOSED IMPROVEMENTS FROM THE BOTTOM OF ST. JAMES’S STREET.

ABOVE: AN EARLY 1930S VIEW OF ST. JAMES’S PALACE FROM THE BOTTOM OF ST. JAMES’S STREET. PHOTOGRAPH COURTESY OF LEONARD BENTLEY. FLICKR.
DEVELOPMENT & PROPOSALS

AERIAL VIEW OF THE PROPOSALS. CAD COMPUTER MODEL PROPOSALS COURTESY OF THE CROWN ESTATE / ATKINS.
THE COMPLETED PROJECT

RIGHT: CLEVELAND ROW IMPROVED, LOOKING FROM LITTLE ST. JAMES’S STREET.
COURTESY OF CITY OF WESTMINSTER IMPLEMENTATION TEAM

BELOW: THE NEW SETTING OF HISTORIC ST. JAMES’S PALACE LOOKING WEST FROM 67 PALL MALL.
IMAGE COURTESY OF THE CROWN ESTATE
THE COMPLETED PROJECT

ABOVE: FOOTWAY WIDENING ALONG THE PALACE FRONTAGE LEADING TO NEW SAFE CROSSING AT MARLBOROUGH ROAD
THE COMPLETED PROJECT

VIEW FROM CLEVELAND ROW OF THE NEW SETTING TO THE PALACE WITH A FORMAL ISLAND
ST. JAMES’S PALACE TWO-WAY RESTORATION

BEFORE & AFTER IMPROVEMENTS

BEFORE & AFTER

VIEW FROM CLEVELAND ROW OF THE NEW SETTING TO THE PALACE WITH A FORMAL ISLAND
1) **City of Westminster project programme for works on site – start date/s:**
21 May 2018 Palace forecourt improvements (and from 14/5/18 for end of Cleveland Row and other related works also in Marlborough Road – and completions in phases, up to November 2018/January/March 2019).

2) **Visual materials available with current consents:**
The St. James's Palace Forecourt improvements – a set of options as full colour views from a digital model of the area, are all available, courtesy of Atkins Ltd a member of the SNC-Lavalin Group, concept designers/The Crown Estate.

3) **Project partners/funders:**
   **St. James’s Conservation Trust:**
   - Concept design and contribution to funding
   - Chairman: Andrew M. Love FCA – email: alove@theritzclub.com
   - Deputy Chair: Virginia Chichester.
   - Peter James Heath RIBA MRTPi – St. James’s Conservation Trust, Architect/Town Planner Trust Advisor and Design Director, Atkins Ltd A member of the SNC-Lavalin Group,
   email: Peter.heath@atkinsglobal.com

   **City of Westminster:**
   - Project detail design/part funding/approvals/implementation team: NRP, WSP and FM Conway

   **The Crown Estate:**
   - St. James’s Development Manager: Oliver Smith – email: Oliver.Smith@thecrownestate.co.uk

   **Transport for London**
   67 Pall Mall frontage business: Grant Ashton
   **Berry Bros & Rudd** frontage business, Pall Mall north side

   Local interests and grant-aiding bodies coordinated by the St James’s Conservation Trust

5) **Other local and National Organisation past/present supporters:**
   **Historic England**
   **Heart of London Business Alliance (HOLBA Business Improvement District):**
   - Roz Morgan (CEO)
   **St. James’s Square Trust:**
   - Mr Ayres Desouza (Chairman)