

Well Court

Luxury conversion

The conversion of Well Court, an existing five-storey office building located in the City of London, into eight luxury residential apartments designed by Khoury Architects is well underway. Work began on the prestigious development in May last year following the granting of planning permission by City of London Planning Department. Khoury Architects' plans also include the addition of three new build floors the top two of which will house duplex apartments with fully glazed living areas, maximising views of the surrounding conservation area and City, and boasting roof top terraces. The existing building was a 1960s office unit that was built on a war damaged site. The project has seen the demolition of the top floor mansard roof and the entire south facing façade of the building was removed. The new façade comprises flush glazed and full height sliding glass panels that give the outside appearance of the

building a seamless glass sheen. As the building is only open to the south elevation, the full height nature of the new glazing enables the penetration of natural light into the deeper plan spaces at the rear of the building. Possible solar gain through a south facing façade has been overcome by the incorporation of hidden automated blinds to the exterior of the building. As a result, the façade of the building will form a dynamic composition throughout the day with blinds cover varying throughout differing times. The singular aspect of the building is addressed by locating bathrooms and kitchens in the deeper plan areas. These are separated from adjacent spaces by frameless glass screens to facilitate the benefit of borrowed light from areas facing adjacent the open façade. The fronts of kitchens in open plan living spaces are back painted glass to enable light reflection back into the space. The

kitchens feature hidden LED lighting and motorised opening cupboards, activated by a tap to cupboard undersides. To further enable natural daylight penetration, the deep plan spaces of the penthouses feature glass staircases with automated glass roof lights above. The roof lights afford access to the roof terraces that feature in built barbeques, sinks and worktops for entertaining. The project team has had a number of challenges to overcome throughout the development of the project, with issues such as Right of Light, covenants, party wall matters, working in a conservation area and access issues. This has all been overcome by close team working and the introduction of highly skilled design team members. Harmonix Construction has worked in close conjunction with Khoury Architects as Main Contractor.

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