

# St Mark's Court



St Mark's Court, Abbey Road

Sustainable retrofit of 19th century mansion block for Henigman

Entry type:

**Project**

Number/street name:

**Abbey Road**

Address line 2:

**St John's Wood**

City:

**London**

Postcode:

**NW8 9AN**

Architect:

**Fathom Architects.**

Architect contact number:

Developer:

**Henigman.**

Contractor:

Planning Authority:

**City of Westminster**

Planning consultant:

**DP9 Limited**

Planning Reference:

**21/06791/FULL**

Date of Completion:

**05/2025**

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Schedule of Accommodation:

**3 x studio, 13 x 1 bed, 5 x 2 bed, 7 x 3 bed, 1 x 4 bed**

Tenure Mix:

**100% private**

Total number of homes:

Site size (hectares):

**0.14**

Net Density (homes per hectare):

**202**

Size of principal unit (sqm):

**50**

Smallest Unit (sqm):

**39**

Largest unit (sqm):

**124**

No of parking spaces:

**1 accessible parking space on site**



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## Description of the design:

St Mark's Court is an ambitious retrofit for developer Henigman, extending the lifespan of a late 19th century mansion block facing Abbey Road in St John's Wood. The existing building suffered from poor environmental performance and lack of identity as well as circulation and accessibility issues, having originally been built as a row of terraced houses and later remodelled as an apartment block. Fathom's design sensitively repurposes and extends the existing brick building to significantly improve its environmental performance and create 29 contemporary residences over 2,927sqm with secure cycle storage and communal landscape. The upgrades craft a new identity which will add richness and character to the streetscape of Abbey Road and its wider Conservation Area setting. Designs retain the existing structure and carefully replace the fourth floor, then add a series of sensitive additions to provide full accessibility, improve circulation and create apartment layouts with natural light, outdoor courtyards and terraces. The Abbey Road elevation is enriched with additional bay windows to balance the façade proportions and increase natural light, and a vertical pattern adds detail on bays, balconies and the raised cornice line. A prominent entrance is introduced facing Abbey Road, expressed as a double-width doorway framed by a stepped brick detail. On the more utilitarian rear façade, new windows and roof terraces overlook the garden. A feature chimney facing Abercorn Place is extended to meet the new roof line and create a contemporary corner feature with fluted brickwork and vertical glazing. Residences are modelled on London space standards, ensuring that homes provide a high quality of accommodation suited to the way we live and work in the 21st century. The reconfigured and extended building increases the density of homes on site by five and the area to 31,505 sq ft.

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## Planning History:

The existing building created purpose-built accommodation for dependents of serving officers between the wars. Constructed as a mansion block split into two sections, each offered 12 apartments. At the time of the application, flats were rented as typical market housing.

A public consultation process was conducted by mail, digital communication and in-person (socially distanced). Virtual meetings were held with the St John's Wood Society and Abercorn School.

Two pre-application meetings plus further development with Westminster Council's Conservation Officer were held to reach recommendation for approval. A planning application was submitted in September 2021 and received unanimous approval in April 2022.

## Choose a few key elements you want to promote:

Certain projects require thinking outside the box, and St Mark's Court is one of them.

Since the most sustainable building already exists, it's essential that developers find ways to re-use larger heritage buildings which are sympathetic, pragmatic and environmentally responsible.

From identity and operational performance to accessibility and wellbeing, the development approach to St Mark's Court addresses the inherent complications of adapting heritage multi-unit residential properties.

Bespoke breathable insulation and maximised opportunities for energy saving has enabled us to sustainably increase the density of housing accommodation in this existing structure.



## St Mark's Court



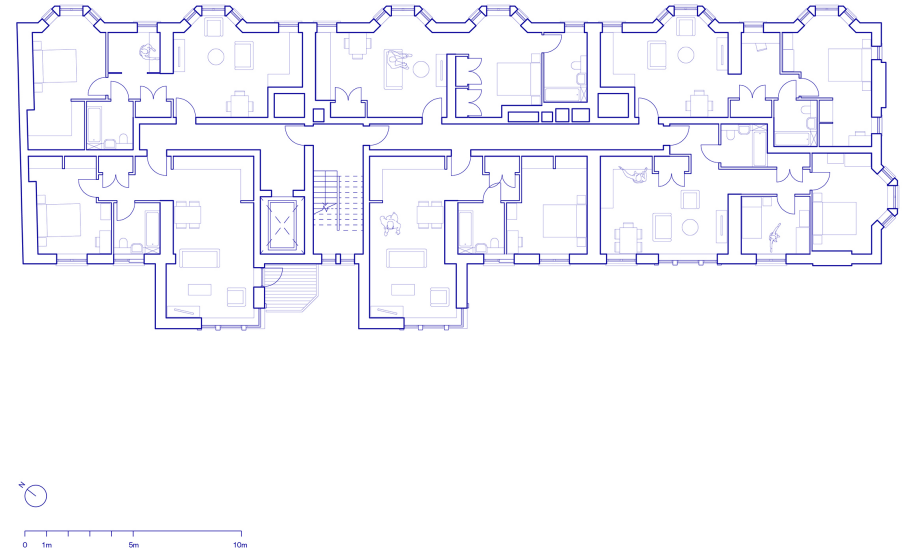
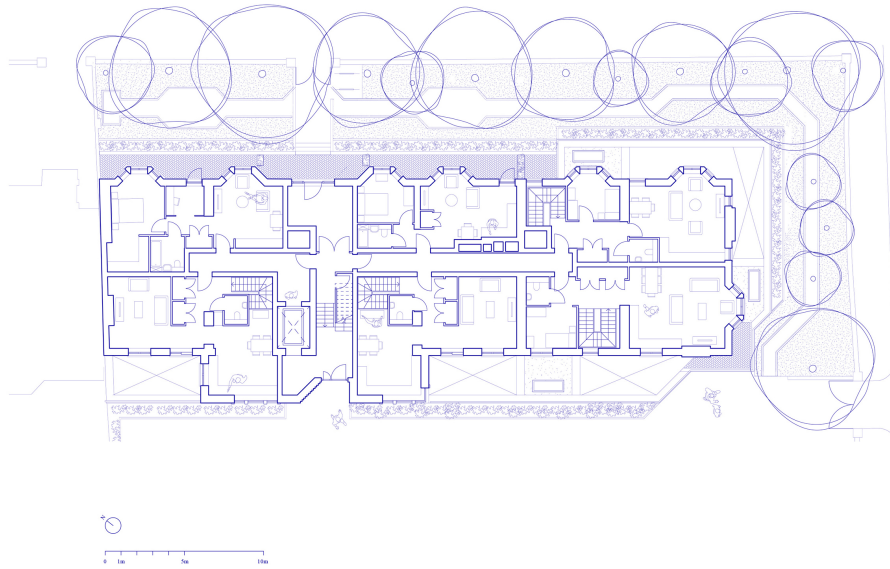


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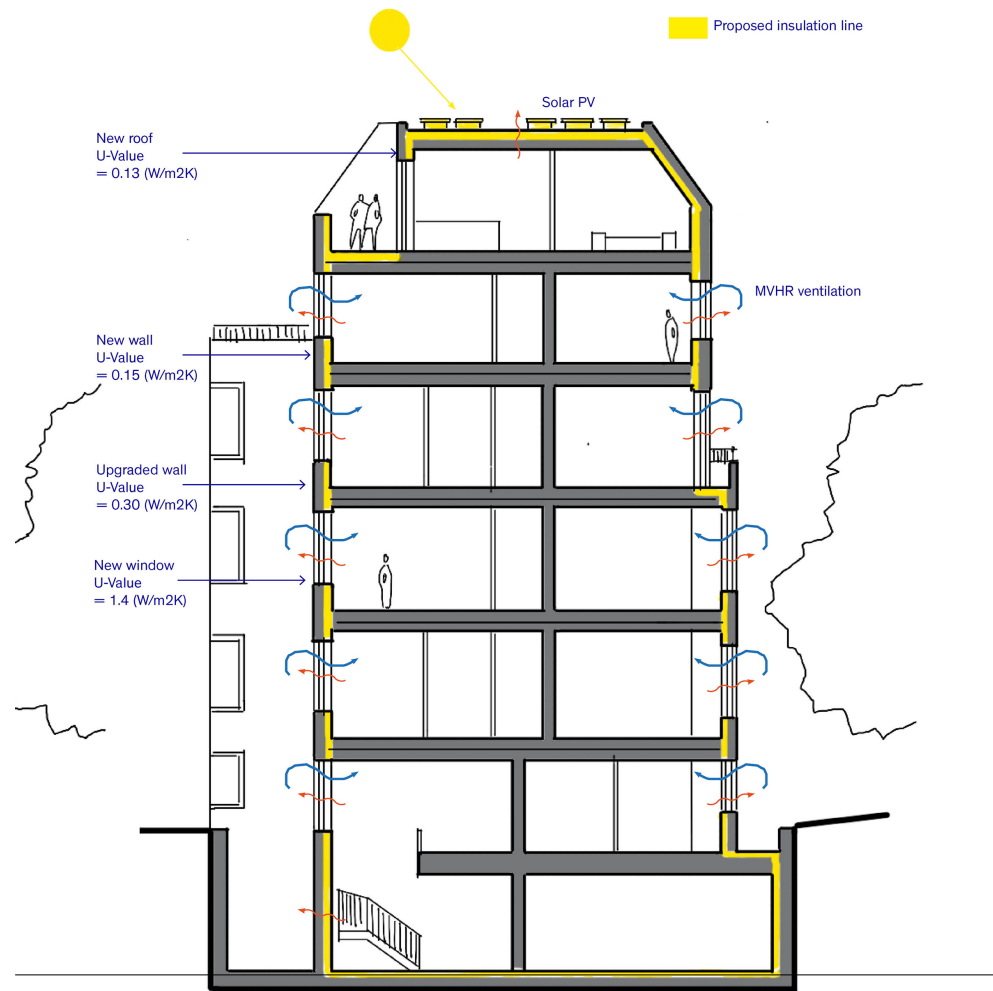




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SCHEME TAGS

Type

- Multi-Aspect Apartments
- Mansion Block
- Detached
- Terrace
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Size

- High density
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Cost/ownership

- Private Ownership

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Planning

- Community Consultation
- Urban Regeneration

-

Construction/Design

- Brickwork
- Local Vernacular
- Apartment remodelling

-

Sustainability

- Low embodied carbon construction

-

Outdoor areas

- Private Terraces
- Outside Terrace
- Biodiversity
- Garden

-

Surrounding Area

- Landscape
- Communal Spaces

-

Specialised

- Wheelchair

-

## Sustainability

Sustainability drivers for Henigman's retrofit of St Mark's Court included minimising operational energy, supporting a fossil free future and generating renewables onsite. The starting point was committing to retaining the existing structure and façade of the inter-war building, and carefully replacing a cramped fourth floor. Sensitive additions comprise a basement level, fifth floor mansard and rear extension. These upgrades will deliver a fully accessible building with improved circulation and create apartment layouts which maximise opportunities for natural light, outdoor courtyards and terraces. The historic building desperately needed to improve its thermal performance, however its old bones also needed to breathe. We sourced and collaborated with a specialist supplier of ecological building products to develop a bespoke two-layered approach prioritising natural, breathable materials – cork and clay based – with excellent thermal properties. Combined with high performance new windows, the naturally insulated structure will drastically reduce the building's operational energy and ensure that living spaces are cool and comfortable for residents. Working in partnership with Hoare Lea, the team delivered plans for an all-electric energy strategy including integrating an area of 93sqm of photovoltaics on the roof to generate renewable energy on site. Areas of living roof are incorporated to boost local biodiversity, as well as creating roof terraces, courtyards and communal landscape for residents to connect with nature. Through these collective measures, the scheme reduces the building's overall carbon footprint to a minimum and targets a 62% site wide reduction in regulated carbon emissions against a baseline scheme. Our collaborative process will secure the future of this historic building and significantly improve its thermal performance whilst meeting or exceeding all current regulations.



Tools	Yes /No	Further Details
Biodiversity (eg Building with Nature)	No	
Car usage or Active Travel (inc Building for a Healthy Life)	No	
Embodied energy in construction	No	
Building energy in use (any target above Regs)	Yes	
Managing water use and run off (eg SuDS or water recycling)	No	