

OUR CAPABILITIES IN LONDON



London is one of the world's most dynamic real estate markets. Identifying the opportunities with the greatest potential for long-term growth and navigating the complexities of this global market requires focus and a detailed understanding of its specialist markets.

At Bidwells, we provide expert advice in three specialist areas in London: planning and heritage, science and technology, and culture, education and entertainment.

At Bidwells, we like to think we are a bit different from other property consultants. We do not claim to do everything for everyone but we do offer our clients an unparalleled knowledge and access to the markets we serve – and these are some of the most interesting markets with the highest growth potential in the UK.

BIDWELLS
WELL INFORMED

TRINITY COLLEGE

O2 ARENA

We acted on the acquisition of the O2 Arena in Greenwich for Trinity College at £24 million to provide them with an exceptional rate of long-term return. The investment has delivered a real return of 7% per annum since purchase and is projected to continue for the next 100 years.



PLANNING AND HERITAGE

London, and in particular the West End, is leading the way in the growth of high end residential, office, retail and leisure space.

Bidwells has a detailed knowledge of London's Planning Process. This knowledge, combined with our longstanding relationships with local planners, helps our clients to find the best ways to redevelop their space to benefit their customers and tenants. Although our geographical spread and experience includes the 32 London Boroughs, we have specialist expertise in the West End, where 200 million visitors a year spend £11 billion in the West End's hotels, restaurants, bars and shops, which in turn provide 200,000 jobs for Londoners.

When it comes to real estate, demand continues to outstrip supply. Space for new development is limited so finding the right opportunities to realise value requires investors and owners to think creatively and work closely with the planning authorities. Our creative, energetic and attentive approach to all projects means that we get results for our clients.

Heritage is a key consideration on most sites. The Bidwells Heritage team are experts in their field and use this to resolve our clients' heritage-related development opportunities. London contains the highest numbers and density of listed buildings in the UK, some of the greatest architectural masterpieces and a wide range of building types, ages and associated challenges. The city continues to evolve with heritage as a key part of its identity.

£11bn

a year spend in the West End's hotels, restaurants, bars and shops

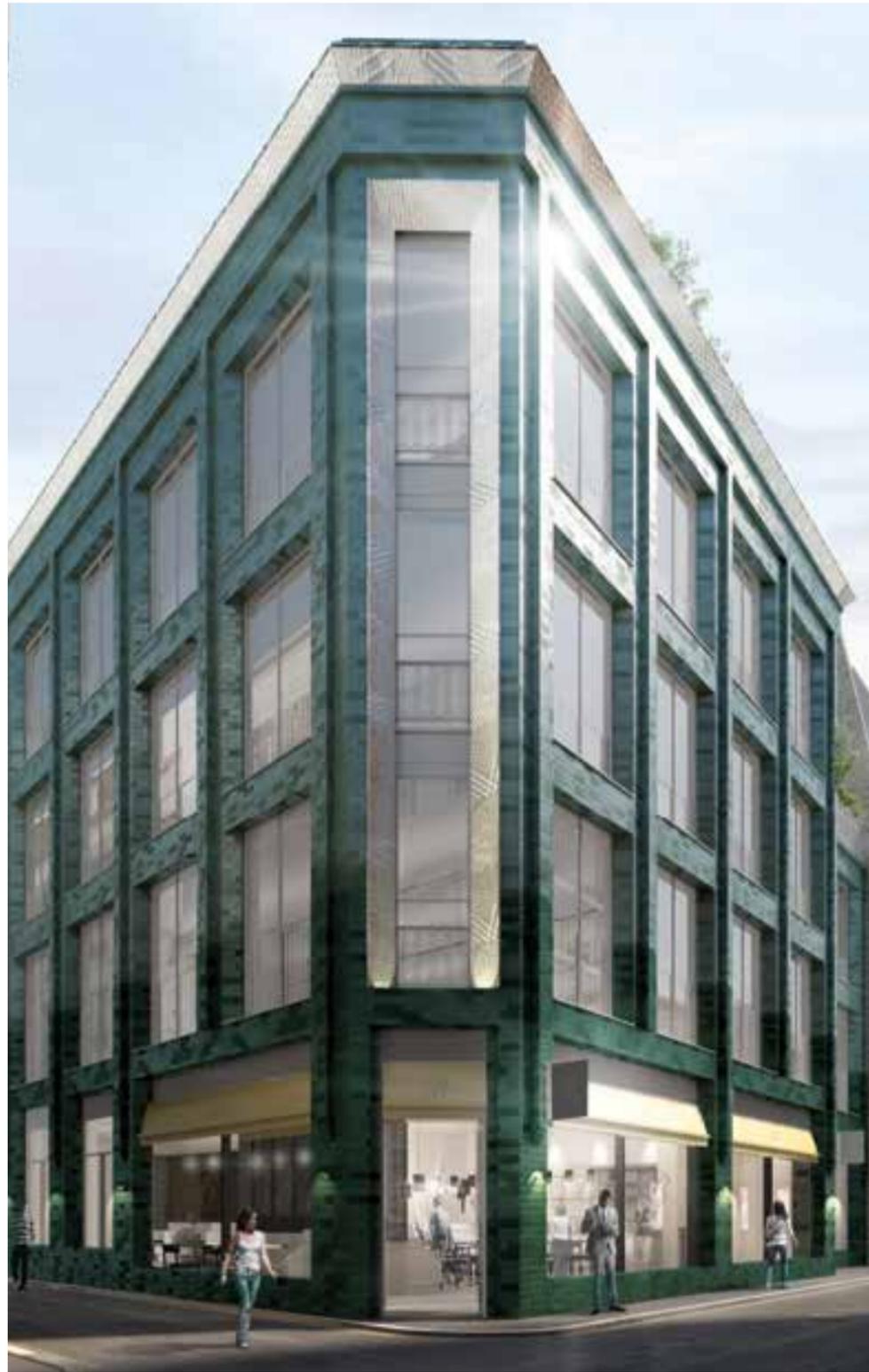
200m

visitors a year to the London West End



40 BEAK STREET

We secured planning permission in 2016 for the redevelopment of a building of merit within the Soho Conservation Area and replacement with a larger building containing a restaurant at basement and ground floor with offices on the 1st – 4th floors. We successfully negotiated a reduced affordable payment in lieu for the client.



46 BERKELEY SQ (ANNABEL'S)

We secured planning permission and listed building consent for the new Annabel's Club on Berkeley Square, developing a heritage statement to support our proposal. The scheme included extensive subterranean excavation and a number of alterations to this listed building. We also secured planning permission for a canopy over the rear terrace.



MANDEVILLE HOTEL, MARYLEBONE

Members of our planning team secured planning permission for an extension to the Annex Building of the Mandeville Hotel, adding 32 rooms. Despite officer concerns about the extent and scale of the extensions we secured approval at planning committee.

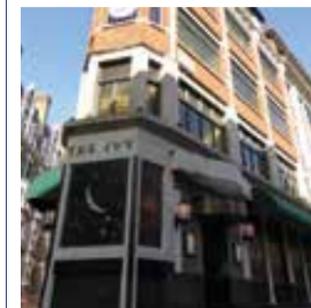


LANGHAM HOTEL

We provided advice and prepared a Heritage Statement for the proposed internal and external works to the Langham Spa, within this Grade II listed hotel. The scheme seeks the conversion of the existing spa facility at ground floor to a bar, with rearrangement of the spa at basement level.

THE IVY

Members of the planning team secured planning permission for the new Ivy Club including extensions and the creation of a smoking terrace in this tight urban environment. A lateral approach resolved a land use issue in respect of the projection of an A1 unit on the ground floor, which now serves both as the club entrance and a florist.



PARK CRESCENT EAST

Members of our planning team secured planning permission and listed building consent for the conversion of this prestigious Grade I listed terrace to luxury apartments including substantial demolition and alterations to the properties.



WESTBOURNE TERRACE

We prepared an "Of Significance Statement" to assess the relative significance or heritage value of the property. This accompanies a Listed Building Consent application for the internal refurbishment works proposed to floors including the installation of a new stair between level three and four. The plans were fully approved.

SCIENCE AND TECHNOLOGY

Our expert knowledge helps clients to create, manage and invest in collaborative spaces within the research and development and innovation sectors across science and research parks, medical research campuses and technology centres.

We are the number one adviser to the science and technology sector in the UK and currently advise on over 10 million square feet of science related real estate within the Golden Triangle of Oxford, Cambridge and London.

Bidwells spin-out company Creative Places (www.creativeplaces.com) is a specialist commercial R&D real estate adviser/agent in the sector, advising on promotion, development and investment in environments accommodating research and commercial R&D. We work alongside them to provide a comprehensive range of property services integrally linked, including investment advice, building surveying and planning and development services.



No1

real estate advisor to the science & technology sectors

10m sqft

Currently advising on over 10 million sq ft of science related real estate

MEDCITY

Creative Places was instructed by MedCity (the organisation set up to promote Life Sciences in London and the greater South East) to undertake a major demand study for healthcare R&D commercial real estate across Greater London.

The study assessed existing and expected supply and undertook a review of demand through direct contact with almost 100 organisations in the sector.

The study concluded that demand was outstripping supply and that there was an acute need for real estate to be delivered in specific locations across London to meet occupier need.



LONDON BOROUGH OF SUTTON

Creative Places has been assisting the London Borough of Sutton with its appraisals of the proposed London Cancer Hub - involving engagement with a range of businesses involved with oncology related R&D.

The London Cancer Hub is built upon the foundations of the excellent work undertaken by the Institute of Cancer Research and the Royal Marsden Hospital, who are looking to grow their activity and create an ecosystem strong in clinical activity, research and commercial R&D.

CELL THERAPY CATAPULT

Creative Places acted for the Cell Therapy Catapult in finding its London home at Guy's and St Thomas' Hospital. Understanding the needs of research intensive businesses and how location can affect opportunities for collaboration with, not just the research base, but also R&D intensive businesses enabled the team to identify a shortlist of potential locations which were capable of delivering the right type of space in places that would best fit the project brief.

Creative Places negotiated commercial terms for the selected shortlist and met with senior personnel at the research institutions associated with each in order to present the Catapult delivery team with clear choices backed by objective information relevant to, not just property, but also productivity and economic impact.



CULTURE, EDUCATION AND ENTERTAINMENT

As well as their need for specialist property to meet the business requirements, owner occupiers in the culture, education and entertainment space also rely on real estate as a key source of income.

The availability of government funding has reduced significantly in recent years and as a result many organisations are now more reliant on maximising the value of the real estate they occupy together with any endowments.

Bidwells works with a wide range of owner occupiers including education establishments, landed estates, livery companies, healthcare, private members clubs, and charities to help them manage their estate and maximise the potential as a source of income.



£2.6m

Project managed the £2.6m refurbishment of the Grade II listed Chelsea Arts Club

FRANCIS HOLLAND SCHOOL

We are undertaking the project management and contract administration of the refurbishment and extension of several buildings within the school's confined Sloane Square site to improve student experience. This includes the incorporation of a learning centre below a street level landscaped playground. We have set out a strategic programme and managed the team to meet key project milestones and phasing options, due to the site being very constrained.



THE LANSDOWNE CLUB

We have project managed and acted as contract administrators as part of a £9 million strategic masterplan and a series of refurbishment and new build projects within the Grade II* listed building.



10 STRATFORD PLACE

10 Stratford Place is an 18th Century Grade II Listed Building and one of a group of Georgian townhouses forming Stratford Place, a cul-de-sac on the north side of Oxford Street.

We secured planning permission and listed building consent for various internal and external alterations to this Grade II listed building. These include alterations to the roof to provide a new terrace. Bidwells are project managing the construction and redevelopment, as well as having advised on the planning and heritage elements.

THE ROYAL CENTRAL SCHOOL OF SPEECH AND DRAMA

We have been appointed to provide project management services for a new £16 million building at their campus at Swiss Cottage in North London. The project is targeted to achieve a BREEAM Excellent rating and is due for completion in Summer 2018.



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