

Kier hands over £120m mixed use building in Marylebone to Concord London

2 years ago



[Kier](#) has completed the construction of Concord London's highly anticipated mixed-use development in Marylebone Square. Built on the site of the former Moxon Street carpark, the development forms a modern centrepiece in one of London's prime real estate locations, and also represents the first new mixed-use city block in the W1 postcode to be developed in the last fifty years.

Designed by award-winning architects Simon Bowden and David Correia of E8 Architecture, this nine-storey, 25,160m² building includes 54 private and 25 affordable apartments. The ground and lower ground floors provide retail, restaurant and community facilities including a community hall. The lowest basement level includes parking for residents, with another basement level providing a new public parking facility.

During the construction of the 100m long, three-storey deep basement, 50,000m³ of earth was removed. Top-down construction was used to facilitate building on a constrained site in the heart of London, with a large section of the ground floor constructed on plunge columns to remove construction traffic from the narrow Marylebone roads.

The building's design is a contemporary interpretation of a classic London mansion block with grand terraces that seamlessly blends into its historic surroundings. The design focuses on the link between indoor and outdoor living and includes a five-storey central atrium with a glass rain canopy which creates a bright and ventilated internal garden space for residents.

This inner atrium courtyard was constructed as a full 'external space' with its own façade. Bridges lead to each apartment's front door, and were fully constructed off site, where all mechanical, electrical and plumbing services were also pre-installed. Forty bridge sections were lifted and installed in two weeks.

“This development is a superb new landmark for Marylebone, and we are proud to have delivered it. This has required a huge amount of skill and technical expertise, with our team working on a constrained site, positioned on a city block. The team has done a fantastic job to provide new homes and amenities which will have a positive impact on the community.”

David Rowsell, managing director at Kier Construction London

“Concord London is pleased to see this architecturally significant building blend into the fabric of Marylebone while meeting some of the community’s needs. It was a complex build and could only have been done with the right team.”

Christopher Murray, managing director & co-founder at Concord London

“Working with the team at Kier on Marylebone Square was a true collaborative experience. We felt the team understood the architectural intent for the scheme, from the largest scale, to the detail, and sought to realise that in the construction of the building. Their input on construction contributed to the end result living up to the original vision.”

Simon Bowden, founder and director at E8 Architecture

Kier’s expanding private market portfolio in London includes The Refinery, a landmark high-spec lab development in Hammersmith; TIDE, a net zero carbon commercial development in Southwark and two commercially led schemes in Tottenham Court Road, The Fitzrovia and the Network Building.