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St. Petersburg

**PRESS-RELEASE**  
**THE OPENING OF *HOUSE 12* AT NEW HOLLAND ISLAND**

In early 2020 New Holland Island will complete the restoration and renovation of the building No.12 – a former timber warehouse located at the intersection of Kryukov and Admiralteysky Canals. A new part of the park space, adjacent to the summer stage and the eastern side of the Island's Basin, will also be unveiled.

The new page in the project's history will also present the residents of *House 12: Garage Museum of Contemporary Art*, The Digital House of *Gazprom Neft*, and Matilda Shnurova's restaurant and bistro *CoCoCo*.

The project is managed by *New Holland Development*, an affiliate of Roman Abramovich's *Millhouse LLC*, founded to implement an investment contract for the restoration and renovation of the New Holland Island. Restoration work is carried out together with companies *SDK* and *VMS*, in accordance with the requirements of the Committee for the State Preservation of Historical and Cultural Monuments. The general contractor for all construction work is *Baltic Engineering Company*.

The landscape plan was developed by the architectural bureau *West 8* together with landscape architect Linda Bird, in accordance with the master plan for the development of the New Holland Island territory. The plan was signed off in 2013 by the Committee for the State Preservation of Historical and Cultural Monuments.

The architectural illumination of the buildings was designed by the British design studio *PJC Lights*. The interiors of *House 12's* public spaces (entrances, halls, staircases) as well as all decorative work were created by *Ludi Architects* bureau.

***\*The area around the building, as well as the new part of the park will be open to the public in early 2020. The opening dates of the House 12's resident projects will be announced at a later date.***

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**HISTORY AND RESTORATION**

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*House 12* is the fourth building to be restored in the *New Holland: Cultural Urbanization* project. It was built later than the rest of the Island's buildings, in 1847-1849 by a military engineer Mikhail Pasyupkin and was based on the original plan designed by architects Savva Chevakin and Jean-Baptiste Vallin de la Mothe. Like the rest of New Holland's larger buildings, it was designed to store the timber delivered to the Island for the needs of the Admiralty shipyards. It was later used as a warehouse, and at the end of the 20th century a textile factory was operating here.

*House 12* consists of two buildings: the corner building 12a, which overlooks Truda Square and the Admiralteysky Canal, and building 12 that stands along the Kryukov Canal. The two buildings are adjoined and according to the new plan will have a through walkway. The total area of the building is 15,900 m<sup>2</sup>.

The restoration and renovation work on the building took three years. The same technology was used for the restoration of the facades and brickwork as for the previously restored buildings of the Foundry, the Commandant's House and the *Bottle House*. The restoration work on *House 12* included more than 20,000 m<sup>2</sup> of brick facades, interior walls and vaults, using about 400,000 historical bricks. More than 300 m<sup>2</sup> of historical granite and limestone elements were restored, as well as over 4,500 m<sup>2</sup> brick seams. Work was also carried out to restore and renovate the Monier vaults with a total area of more than 6,000 m<sup>2</sup>.

The building is equipped with modern energy-efficient engineering systems. A fully mechanized parking area for the residents of the building has been installed at the pedestrian bridge across the eastern canal, which allows the Island to maintain a car-free approach.

Access to the Island will still be allowed for official transport only.

The interior of public spaces is designed to fit in with the style of other buildings of the Island: the "thermometer" lamps on the interior facades repeat the lamps of the courtyard of the *Bottle House*, a cast-iron canopy at the main entrance to *House 12* echoes the entrance groups of the Foundry and the Commandant's House. There are also new elements in the design – limestone and brass on the walls of the stairwells, black granite and metal in the cladding of the steps.

Special attention was paid to the gate fillings of the building's facade. These are giant wooden structures with doorways on the ground floor which completely replicate the original drawings. Twenty-one such "windows", all eleven meters high, have been installed alongside the Admiralteysky and Kryukov Canals. The constructions are made of oak in accordance with modern high-tech production standards. Modern energy-saving windows have a triple glazing, which provides improved heat and sound insulation indoors.

Besides the opening of *House 12* building and the adjacent park area, the First Krushteyna bridge will be opened and will function as another entrance to the Island.

#### **PARK AND LANDSCAPING**

A new part of the park space with the area of 2,100 m<sup>2</sup> will also be opened together with the building. The new development will allow access to the walk alongside the Kryukov Canal, that will be outfitted with benches and gravel pathways.

The new part of the park will house an apple orchard, complete with ornamental shrubs, creating green pavilions with wooden benches and chairs, that have been enjoyed by the Island's visitors since 2016.

Planting of large trees will take place in the autumn of 2019. For this to be implemented, 26 apple trees, 33 maples, 119 shadbushes and over 20 other fully grown trees were brought from European nurseries. Decorative shrubs and plants will be planted in the spring of 2020. As part of the landscaping work, more than 3,000 m<sup>2</sup> will be paved, more than 1,000 m<sup>2</sup> of gravel pathways and 4,500 m<sup>2</sup> of lawns will be laid.

#### **NEW HOLLAND: CULTURAL URBANIZATION**

In 2010, *New Holland Development*, an affiliate of Roman Abramovich's company *Millhouse, LLC*, won the tender for the restoration and renovation of New Holland Island, with the goal of creating a mixed-use complex that will serve as one of the epicenters of cultural life not only for St Petersburg, but for Russia as a whole. To help determine the concept and creative direction of the island's development, *Millhouse* turned to the *Iris Foundation*, a non-commercial initiative for the support and advancement of contemporary culture and art, launched by Daria Zhukova. This collaboration resulted in *New Holland: Cultural Urbanization*, a fresh approach to the restructuring and modernization of the territory, a monument of cultural and national historical significance. Following the success of the seasonal programs, the project investors decided not to proceed with the original plan to clear the territory to construct a new building. Instead, they chose to organize a full-fledged city park, complete with a modern and convenient infrastructure, which each and every person could find his or her place. The island continues to host cultural programs as well as grand-scale civic initiatives. Future plans for the development of the territory include not only commercial enterprises, but also cultural and educational institutions, research laboratories, and exhibition spaces, whose programming will be overseen by emerging specialists. *New Holland: Cultural Urbanization* helps recruit a team of architects, designers, and urban planners, as well as provide the cultural content for the island's programming and participate in the selection of partners and operators. In August 2016, the first phase of the project came to completion, with the launch of New Holland's park zone, and the island begin to operate all year long. As of now, three historical buildings have been restored: the Foundry, the Commandant's House and the *Bottle House*.

## PROJECT TEAM

### WEST 8

*West 8* is an award-winning international office for urban design and landscape architecture, founded in 1987 with offices in Rotterdam, New York and Belgium. Over the last three decades *West 8* has established itself as a leading practice with an international team of 70 architects, urban designers, landscape architects and industrial engineers. With a multi-disciplinary approach to complex design issues, *West 8* has extensive experience in large-scale urban master planning and design, landscape interventions, waterfront projects, parks, squares and gardens. The company also develops concepts and visions for large-scale planning issues that address global warming, urbanization and infrastructure.

Working on an international level from its start, *West 8* developed projects all over the world in places such as Copenhagen, London, New York, Miami, Madrid, Hamburg, Toronto, Amsterdam, Shanghai and Seoul. In Russia, cultural urbanization projects such as New Holland Island, high-density residential project *Vander Park* and retail park *Barvikha Luxury Village* have also gained recognition both locally and internationally.

Amongst the numerous awards received by *West 8* are the Global Award for Sustainable Architecture™, the Honor Award of the American Society of Landscape Architects (ASLA), the International Urban Landscape Gold Award (IULA), the Dutch Prix de Rome, the Maaskant Award, the Bijhouwer Award, the Rosa Barba First European Landscape Prize, the Green Pin, the Veronica Rudge Green Prize for Urban Design, the Lifetime Achievement Award for Architecture of The Mondriaan Fund, Urban Land Institute Urban Open Space Award (ULI) and lately the Russian National Award for Landscape Architecture (ALAROS).

### LUDI ARCHITECTS

The activities of the bureau *Ludi Architects* range from architectural design, research into the field of organizing space, and the development of programs for the spaces and buildings of cultural and business complexes. Throughout its existence, the company has developed concepts for the improvement of a number of Russian cities, produced projects for public spaces, and collaborated with the leading museums in Saint Petersburg and other regions. *Ludi Architects* is regularly invited to create installations and objects for exhibitions in Russia and abroad. In 2009, the company was named one of the top 15 Most Promising Young Firms in Russia by the magazine *Proekt Rossiya*. For New Holland Island, the bureau developed the interior design for the buildings and structures. Other clients of *Ludi Architects* include the State Museum of the History of Saint Petersburg, the State Museum of City Sculpture in Saint Petersburg, the Belarusian National Arts Museum, the Moscow Administration, Saransk and Saratov.

### PJC LIGHTS

*PJC Light Studio* is an award-winning lighting design practice based in central London. The project portfolio covers prestigious lifestyle projects worldwide including art galleries, hospitality projects, luxury retail, residential, exterior buildings and landscapes. The design studio was founded by Phil Caton in 2004 after gaining experience as a lighting consultant working in Hong Kong, Asia and London and graduating from University College London with an MSc in Architecture. *PJC Design Philosophy*: light, both natural and artificial, is an integral part of architecture and influences everything we see and feel from texture and form to color, contrast and mood. The company's approach is to develop

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lighting solutions that consider the function and integrate seamlessly into the interior design and architecture of every unique project. *PJC Light Studio* has won several awards for its work.

**LINDA BIRD**

*Linda Bird Ltd* is an international landscape design and consultancy practice, with offices in London and in Christchurch, New Zealand, working in the field of both residential and commercial landscape design.

With over twenty-five years of experience creating landscapes for private residences and for public spaces in the commercial sector, the company has increasingly specialized in the restoration and development of important parkland and estate landscapes for both corporate and private clients. Regardless of the size or type of project, *Linda Bird Ltd* practices the same highly considered approach to all projects, working predominantly in Southern Europe, Russia or the UK; and enjoying collaboration with some of the finest architects and designers from around the world to produce signature landscapes of exceptional quality. The design philosophy is highly focused on scale, proportion and balance, creating a strong visual connection between the architecture, the landscape and the surrounding environment; sensitively merging the boundaries of each to achieve a strong sense of belonging and permanency.

**SDK LLC**

The company has worked in the restoration business since 1993 and has restored over 250 cultural heritage sites in St. Petersburg and the rest of Russia: the Engineer's Castle, St. Michael's Palace, Peter and Paul Fortress, St. Isaac's Cathedral, Singer House, Alexandrovsky and Catherine Palaces in Pushkin and many others. The company employs experts of different profiles: restorers of natural and artificial stone, metal structures and decorative elements, artistic casting from non-ferrous and black metals. Under the direction of the honorary restorer of St. Petersburg Vladimir Grintsevich, specialists of *SDK* carried out the restoration of New Holland Island's Foundry, the Commandant's House, the *Bottle House*, the Island's embankments and the arch of Vallin de la Mothe.

**VMS LLC**

Construction company *VMS* specializes in brick restoration, re-laying of bricks in vaults and arches, restoration of facades and internal walls, external and internal refurbishment of commercial premises and cut-off waterproofing of buildings, facade cladding, insulation and roofing, sandblasting, as well as brickwork and concrete strengthening.

**BALTIC ENGINEERING COMPANY LLC**

Founded in 2002 in St. Petersburg, the company specializes in providing services for large investment projects and is acting as a general contractor in the restoration projects of New Holland Island.