

Eg: One Embassy gardens

By
Ballymore

Foreword

Nine Elms is undergoing a spectacular and radical transformation from inner city twilight zone to shining example of world class urban redevelopment creating a new landmark riverside district for Central London. I am proud that our development at Embassy Gardens is to be the centrepiece of the new Nine Elms.

In the course of the last twenty years, we at Ballymore have been involved in some of the most iconic and successful urban regeneration schemes in London. But in many ways, this is our most exciting and prestigious project to date. To find an outstanding development opportunity at the very heart of London in the twenty first century, is close to miraculous. It has given us the opportunity to create a unique living and working environment, with a lasting impact on Central London. So as well as being a source of pride, it gives us a great sense of responsibility to create buildings worthy of their setting.

This is undoubtedly the most exciting new chapter in the story of riverside London and quite possibly the last time the Capital will see the creation of a completely new district, where none existed before.



SEAN MULRYAN
CHAIRMAN & GROUP CHIEF EXECUTIVE,
BALLYMORE GROUP



An architectural rendering of a modern urban development at dusk. On the left, a tall building with a blue-tinted glass facade stands. In the foreground, a linear water feature with reeds runs alongside a paved walkway. To the right, a building with large glass windows displays mannequins. People are walking on the path, and trees line the area. The sky is a deep blue.

Eg: One Embassy gardens



U.S EMBASSY

DUTCH EMBASSY

AMBASSADOR BUILDING

CAPITAL BUILDING

The Bigger Picture

NINE ELMIS



Nine Elms is the culmination to a 30-year programme of regeneration for London's South Bank. Extending eight miles from Tower Bridge to Battersea Bridge, this part of London has come alive with a chain of new centres for urban development and world class culture.

One Embassy Gardens will take its place on a list of London landmarks including City Hall, the Globe Theatre, Tate Modern, the Shard, the London Eye and Battersea Power Station.

“What a gift
to be part of this
new and emerging
London skyline.”

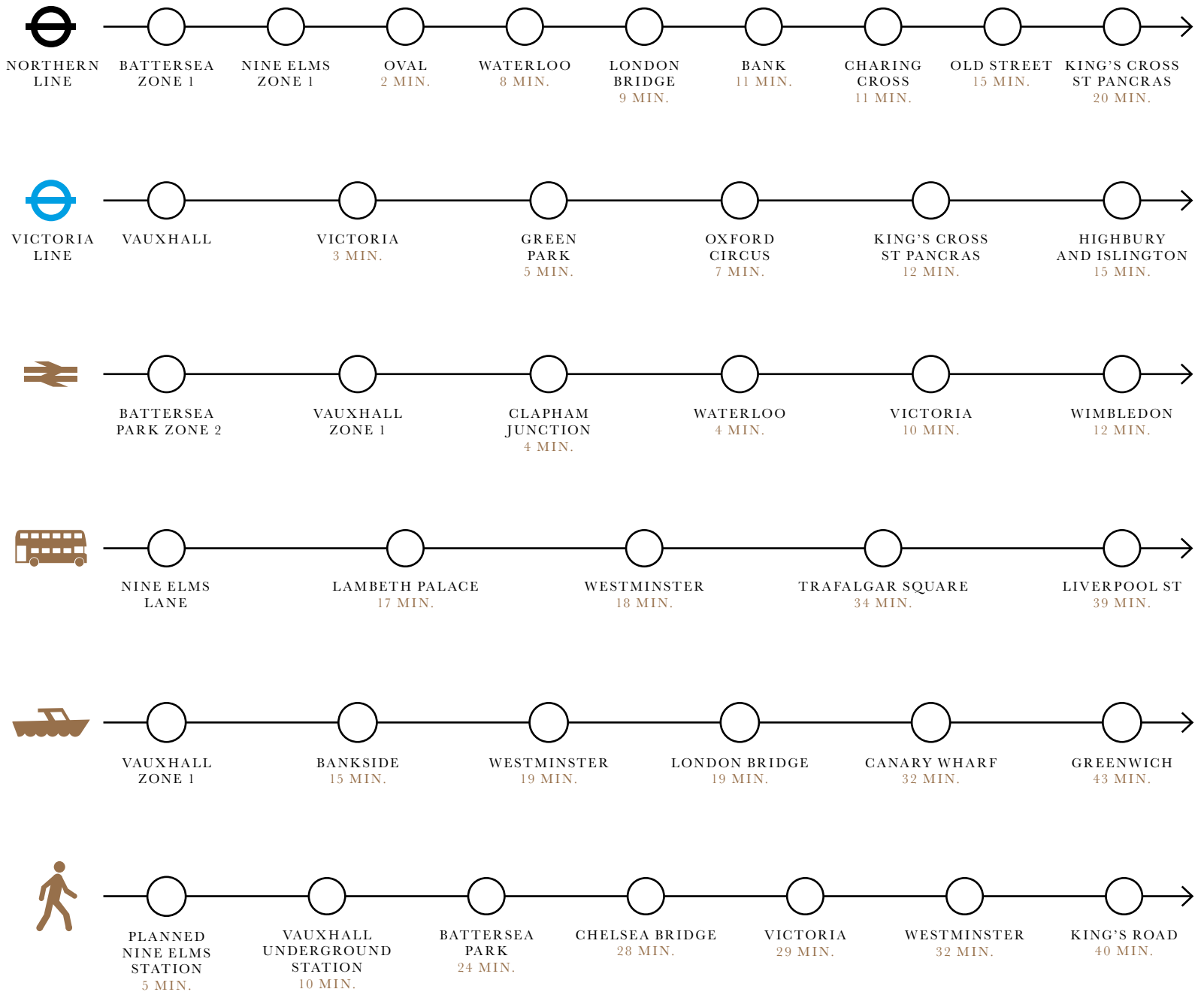
MATTHEW W. BARZUN
UNITED STATES AMBASSADOR TO THE UNITED KINGDOM







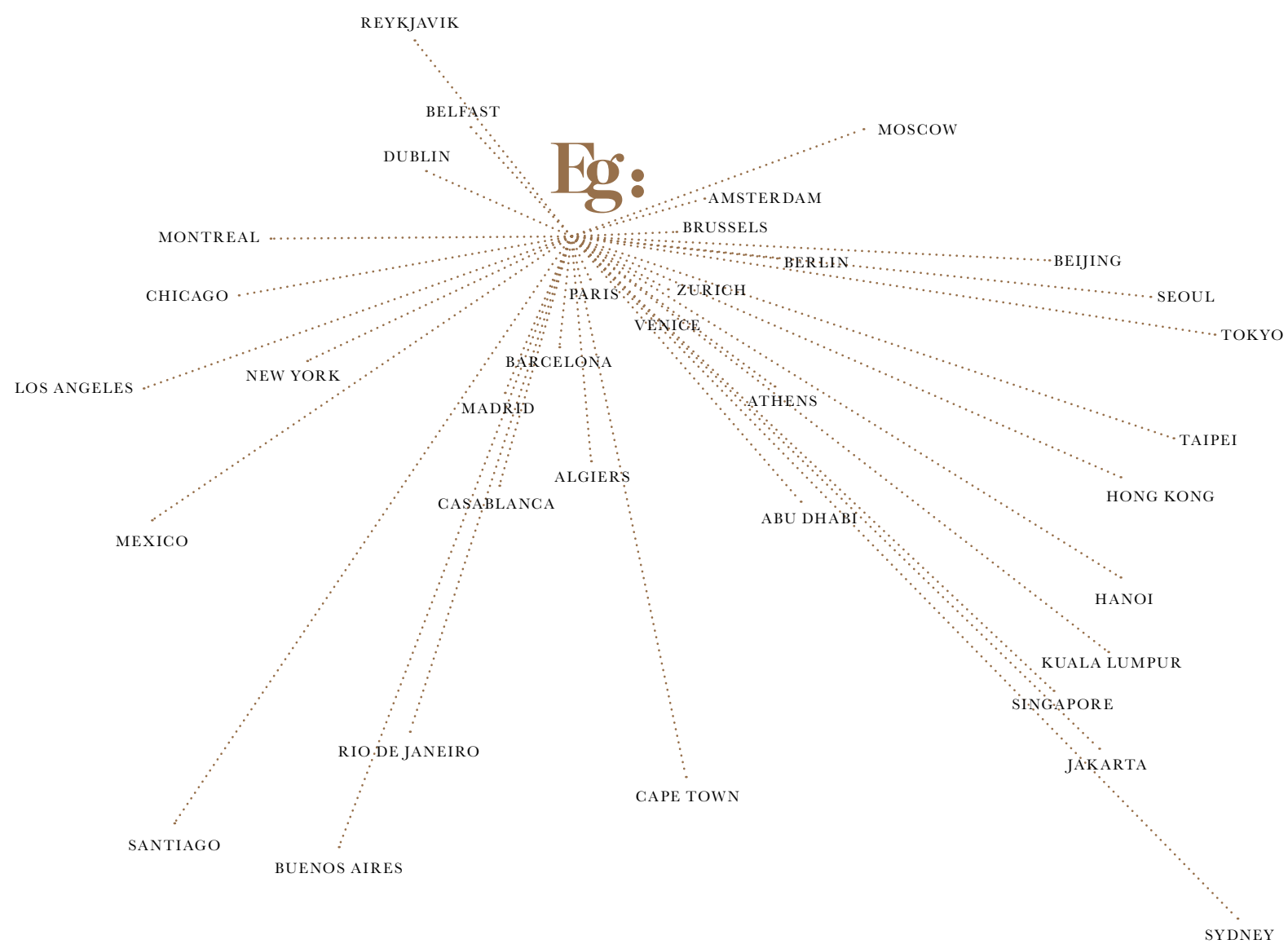
Directly Connected to London...



TIMES ARE AN APPROXIMATION ONLY, FROM SOURCES SUCH AS TRANSPORT FOR LONDON.

Embassy Gardens couldn't be better placed. It sits within Zone 1 and next to the transport hub of Vauxhall, with brand new Northern Line stations at Nine Elms and Battersea, opening in 2020.

...and the Rest of the World



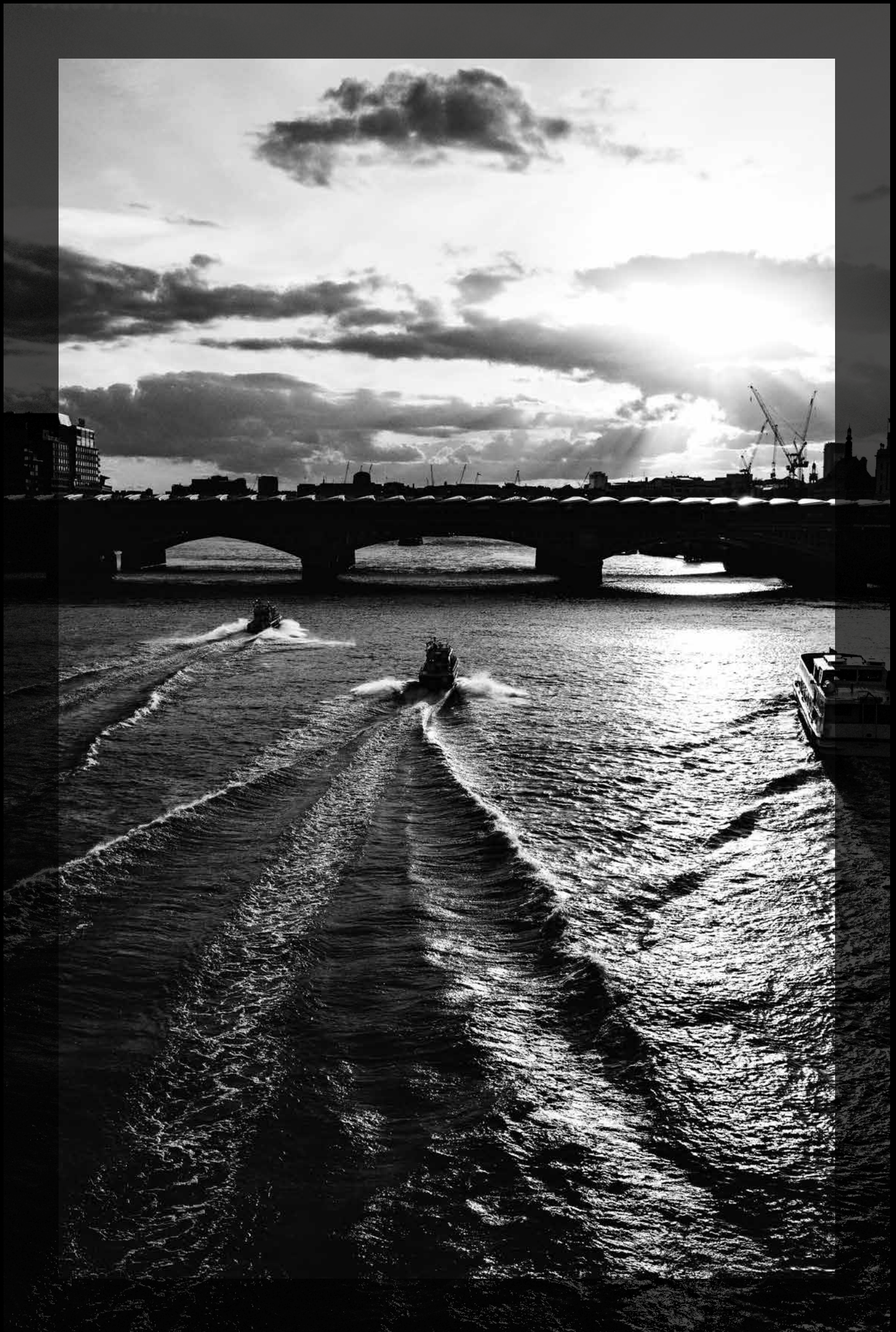

HEATHROW
32 MIN.


GATWICK
33 MIN.


LONDON CITY
35 MIN.


EUROSTAR
12 MIN.

All major airports just over half an hour away, while a brand new Thames Clipper station offers a quick, and highly scenic commute by boat.



NINE ELMS: AN EXTRAORDINARY REGENERATION STORY

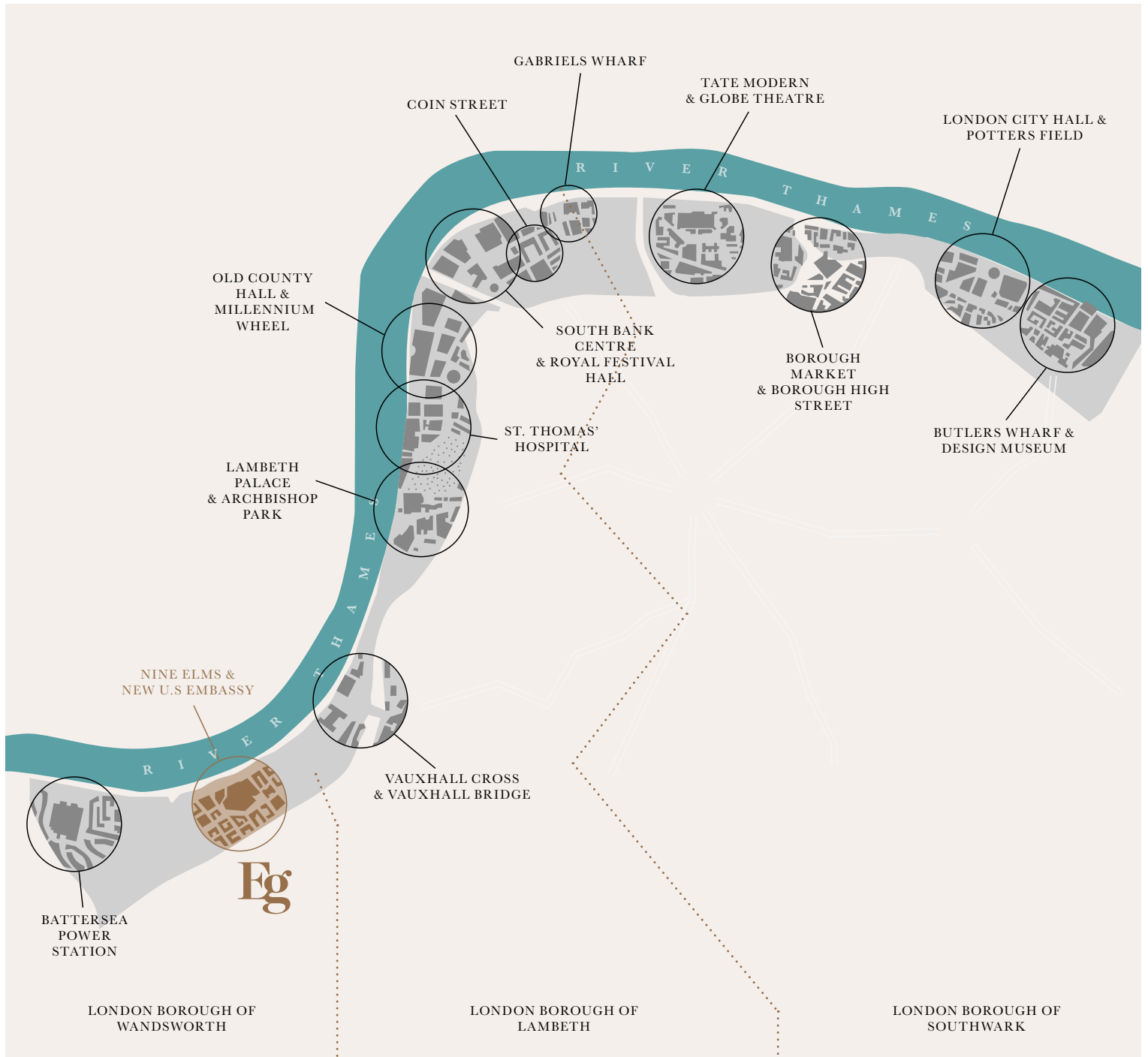


The South Bank is the most exciting urban regeneration project that London has ever seen. Over thirty years, the area has been transformed into a new district combining the best of culture, retail and business in a formerly under-utilised swathe of the central London riverside. With the transformation of Nine Elms, the area linking Vauxhall and Battersea, that project is finally complete.

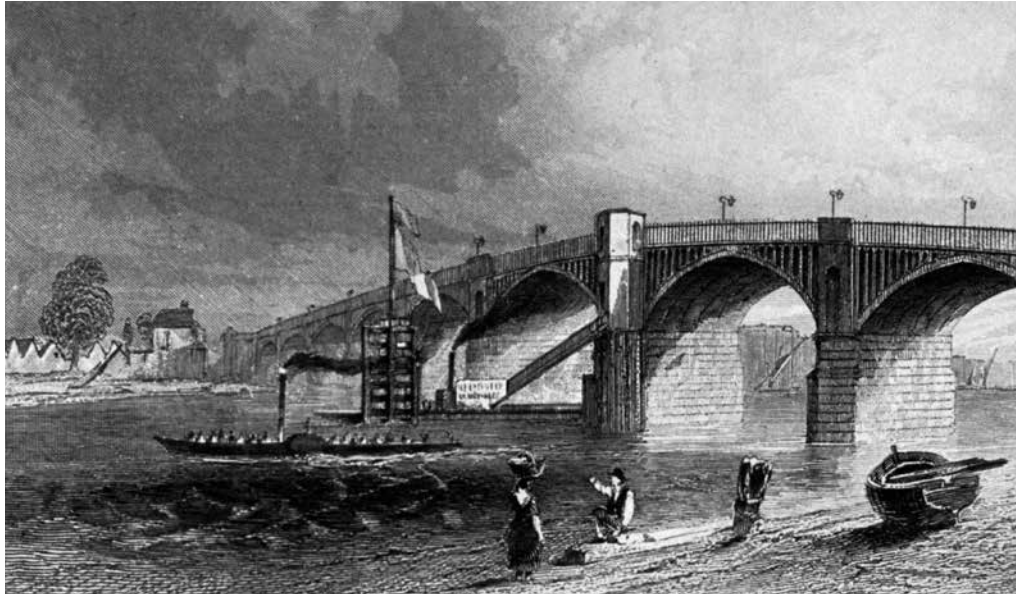
London's Third City Centre

Dubbed 'London's third city centre', The South Bank has seen a constant stream of landmark cultural activities and development successes, evolving it into a world-class destination. The district of Nine Elms is the last piece in the South Bank puzzle, transforming this previously industrial landscape into a hub of activity.





Masterminded by world-renowned architect and urban planner Sir Terry Farrell, the vision for Embassy Gardens has been twenty-five years in the making: the result of close collaboration with some of the world's top architects, planners and designers.



THE INTRODUCTION OF RAILWAY LINES AND LOCOMOTIVE WORKS TO THE AREA IN 1838 BRINGS NINE ELMS FULLY INTO THE INDUSTRIAL AGE. NEW BRIDGES EASE MOVEMENT BACK AND FORTH ACROSS THE RIVER.

THE PAST AND THE FUTURE



BUILDING ON THE HERITAGE OF TRADE AND PROSPERITY, THE AREA OF NINE ELMS BECOMES HOME TO LARGE INDUSTRY, INCLUDING GASWORKS AND THE HEADQUARTERS OF CAR MANUFACTURER VAUXHALL MOTORS, IN 1857.



THE 1970S SEE INDUSTRY DECLINE. CLOSURES OF THE POWER STATIONS AT BANKSIDE IN 1981 AND BATTERSEA IN 1983 CALL TIME ON THIS CHAPTER IN THE SOUTH BANK'S HISTORY.

The South Bank's role in the history of London stretches back hundreds of years. In recent centuries it has been the powerhouse of the city's industrial might and home to a thriving creative and artistic culture that survives today.

A NEW AREA FOR LONDON



‘This regeneration is undoubtedly the most exciting new chapter in the story of London and quite possibly the last time the capital will see the creation of such a completely new district, built where none existed before.’

BORIS JOHNSON, MAYOR OF LONDON,
ON NINE ELMS





OVE ARUP & PARTNERS WITH AL_A, GROSS MAX,
EQUALS CONSULTING AND MOVEMENT STRATEGIES



OVE ARUP & PARTNERS WITH HOPKINS ARCHITECTS
AND GRANT ASSOCIATES

New Connections

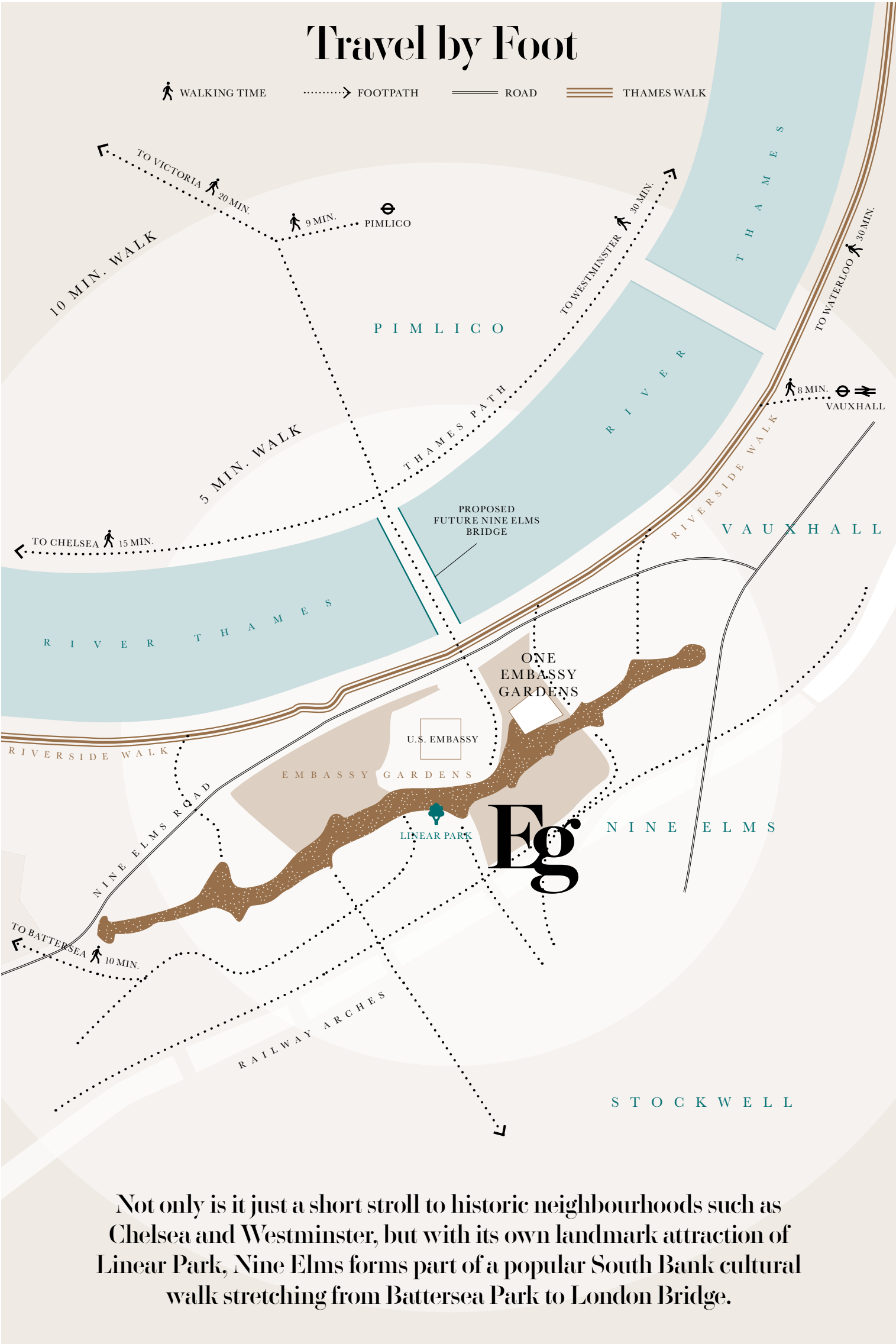
The proposed Nine Elms footbridge immediately next to Embassy Gardens means Westminster, Chelsea and Victoria will be just minutes away by foot. Shortlisted designs for the bridge have now been revealed, while £26m has been contributed towards a Nine Elms infrastructure package to support growth in the area, with tens of thousands of new jobs and homes now forming a remarkable new chapter for London.



BYSTRUP ARCHITECTURE DESIGN AND ENGINEERING WITH ROBIN SNELL
& PARTNERS, SVEN OLE HANSEN APS, AARSLEFF AND ÅF LIGHTING



BURO HAPPOLD WITH MARKS BARFIELD ARCHITECTS, J&L GIBBONS
LANDSCAPE ARCHITECTS, GARDINER AND THEOBALD





THE ESTATE



Westminster and Chelsea: London's new embassy precinct now joins its surrounding neighbourhoods in offering one of the most desirable and distinguished addresses in the world.

The Embassy Gardens Estate

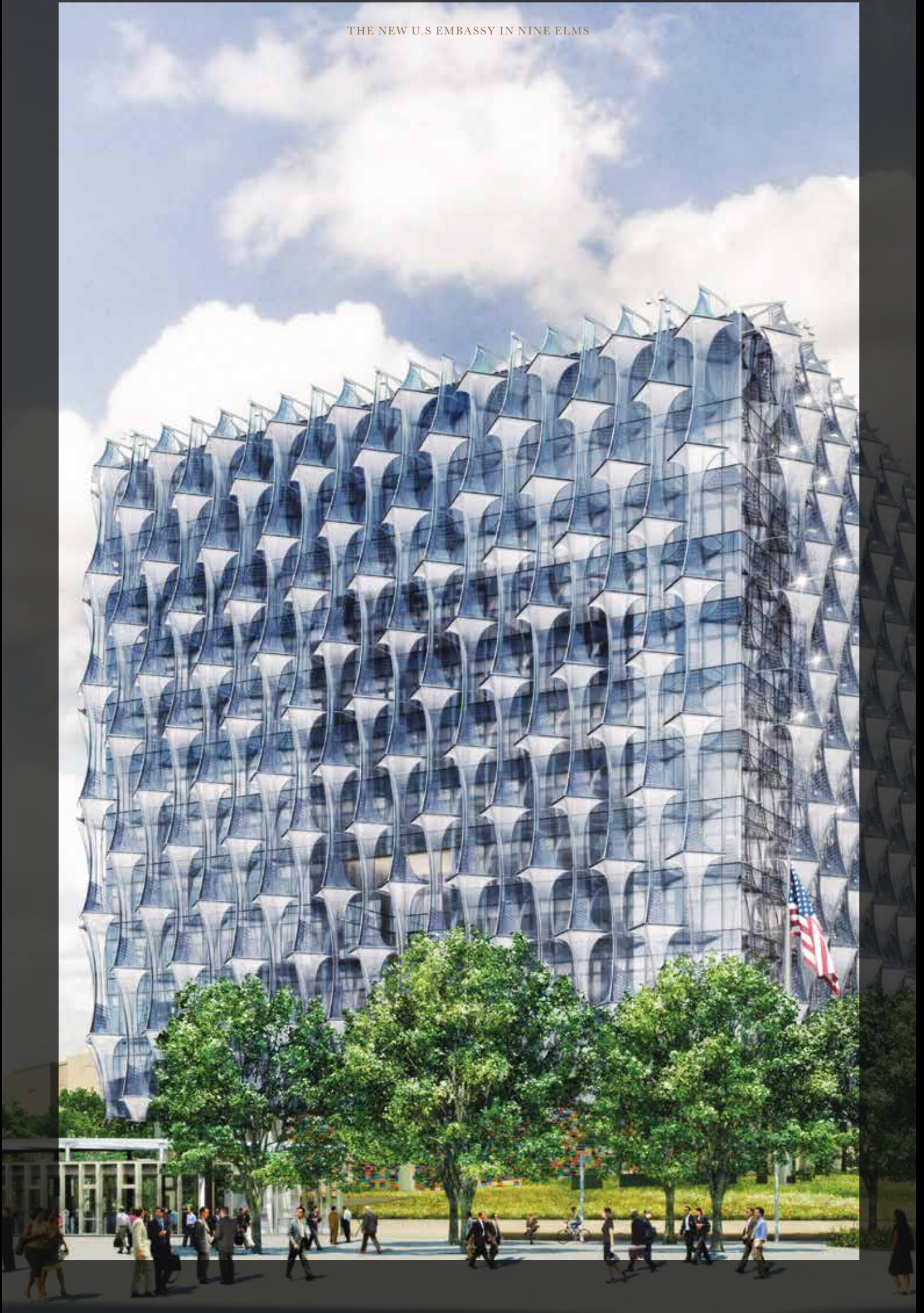




‘Nine Elms will be a prestigious
destination for international
investment anchored by the new
U.S and Dutch Embassies’

BORIS JOHNSON, MAYOR OF LONDON

THE NEW U.S. EMBASSY IN NINE ELMS







TREES, MEADOWS
AND GENTLE
PATHWAYS
AS FAR AS THE
EYE CAN SEE



A NEW PARK FOR LONDON



Linear Park is a landmark achievement in landscaping and a major new cultural attraction; a tranquil setting enriched by the world's leading artists right into the heart of the city.



A lush kilometre of open green space, Linear Park offers a peaceful and beautiful way to walk through the area.



Linear Park offers an experience unlike any other park in the world, choreographing nature, play and art in groundbreaking ways.

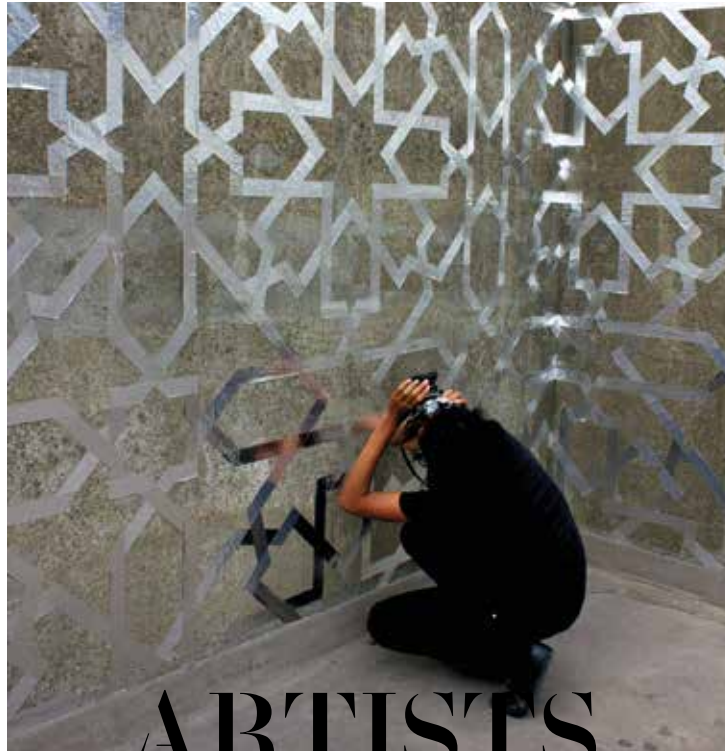
There is a picturesque central pond with a plank-decked bridge, while sunken lawns provide opportunities for sports and communal events. A wealth of tree varieties are thoughtfully planted with the long-term evolution of the park in mind. A trail of significant contemporary artworks confirms this legacy.



Linear Park combines beautiful
landscapes with contemporary art.



MOHAMMED ASHFAQ WAS RECENTLY HAILED AS A 'BOLD NEW VOICE IN BRITISH ART', AND IT'S NOT HARD TO SEE WHY. HIS WORK HAS THEMES OF ORDER AND PATTERN, AND DRAWS INSPIRATION FROM BOTH ISLAMIC ART AND THE AESTHETICS OF SCIENCE FICTION.



ARTISTS IN RESIDENCE



SIMON FUJIWARA IS A RISING BRITISH/JAPANESE ARTIST WHO MADE HIS MARK IN 2012 EXHIBITING AT TATE ST. IVES. ALSO A CONCERT PIANIST AND A CAMBRIDGE-TRAINED ARCHITECT, HE HAS FORGED A GLOBAL REPUTATION FOR HIS TOUCHING AND OFTEN-AUTOBIOGRAPHICAL WORK.

Sean Mulryan, Chairman and Group Chief Executive of the Ballymore Group, has worked closely with curator and art historian Sir Norman Rosenthal to devise Embassy Garden's contribution to the constellation of art that defines the South Bank.

Inspired by the work of the Public Art Fund project in New York, they are working to ensure that Linear Park harnesses the great energy of British art. A series of major new sculptures from leading British artists will offer a contemporary counterpoint to the statues and monuments of London's other green spaces.

SARAH LUCAS IS ONE OF THE FAMED YOUNG BRITISH ARTISTS OF THE 1990S. LUCAS' ART REFLECTS THE HUMOUR AND SPONTANEITY OF THE CITY IN WHICH SHE WAS BORN. ALWAYS ONE TO PUSH BOUNDARIES, HER WORK WILL GIVE THE GARDENS A LANDMARK TO TAKE PRIDE IN. SARAH LUCAS, 'FLORIAN', 2013, BRONZE, 135 X 495 X 250 CM, EDITION 1 OF 3 + 1 A/P. INSTALLATION VIEW, NOB + GELATIN, NOVEMBER 23, 2013 – JANUARY 19, 2014. COPYRIGHT THE ARTIST, COURTESY SADIE COLES HQ, LONDON. PHOTO: WOLFGANG THALER.





A detailed illustration of a park landscape. In the foreground, a calm pond reflects the surrounding greenery. Several rectangular stepping stones are placed across the water. To the left, a large, abstract bronze sculpture of a boot stands amidst tall grasses. A paved path on the right leads through the park, with several people walking along it. The background is filled with a dense forest of tall trees, including pines and deciduous trees with autumn-colored leaves. The overall atmosphere is peaceful and scenic.

Wild gardens, water features and large-scale artworks connect the neighbourhood from east to west.



ONE EMBASSY GARDENS



One Embassy Gardens, designed by renowned architect Lee Polisano, is a unique opportunity to secure a prestigious headquarters building, in an outstanding location. With 11 upper floors, it has 190,000 square feet of space. The views from the building and roof terrace will take in the landmarks of the North and South Banks as well as the panorama of South London as far as the North Downs.





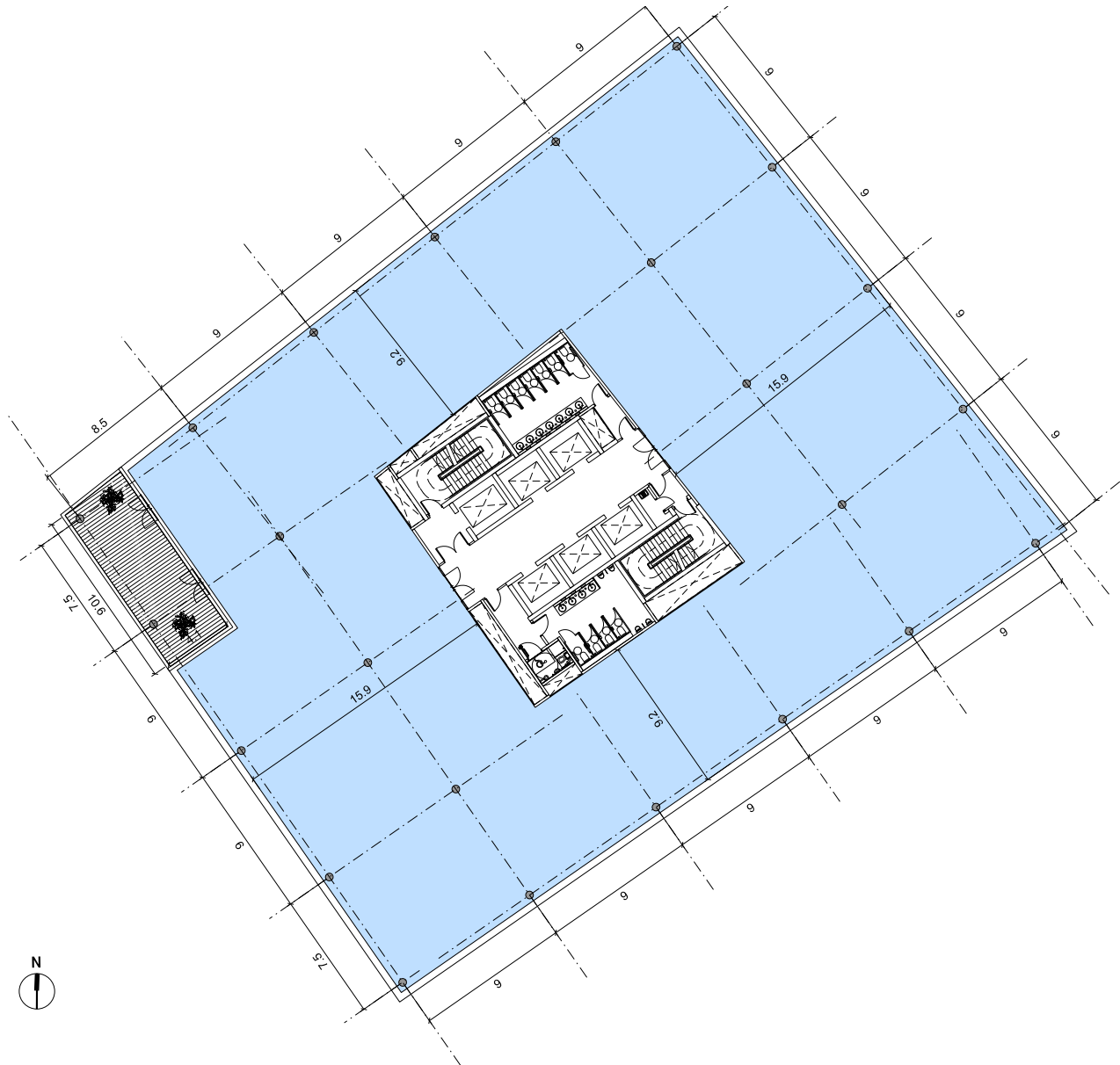


SCHEDULE OF AREAS

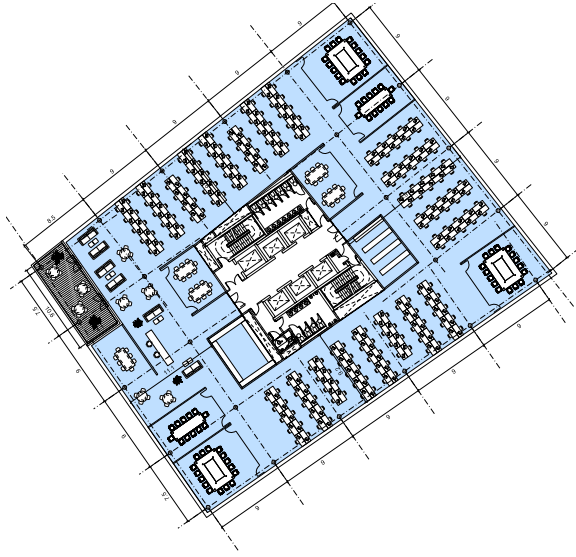
	GIA		NIA	
	Sq m	Sq ft	Sq m	Sq ft
Tenth Floor	901	9,698	686	7,384
Ninth Floor	1,633	17,577	1,390	14,962
Eighth Floor	1,585	17,061	1,345	14,477
Seventh Floor	1,585	17,061	1,345	14,477
Sixth Floor	1,633	17,577	1,390	14,962
Fifth Floor	1,633	17,577	1,390	14,962
Fourth Floor	1,585	17,061	1,345	14,477
Third Floor	1,585	17,061	1,345	14,477
Second Floor	1,633	17,577	1,390	14,962
First Floor	1,633	17,577	1,390	14,962
Mezzanine	821	8,837	582	6,265
Ground Floor	1,499	16,135	639	6,878
Total	17,726	190,885	14,237	153,246

TYPICAL FLOOR

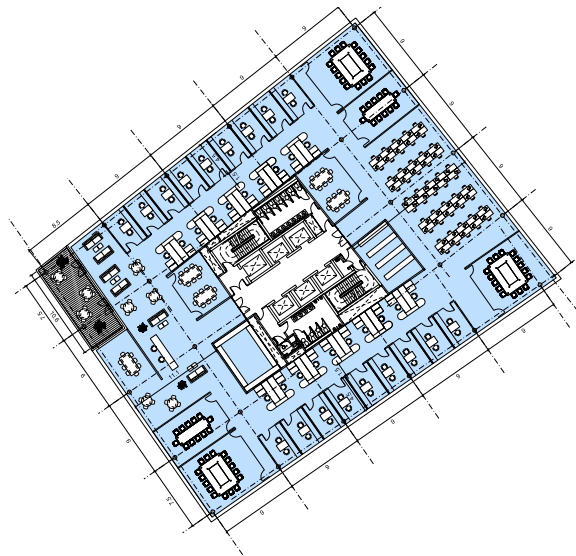
1,390 sq m / 14,962 sq ft
(estimated net internal area)



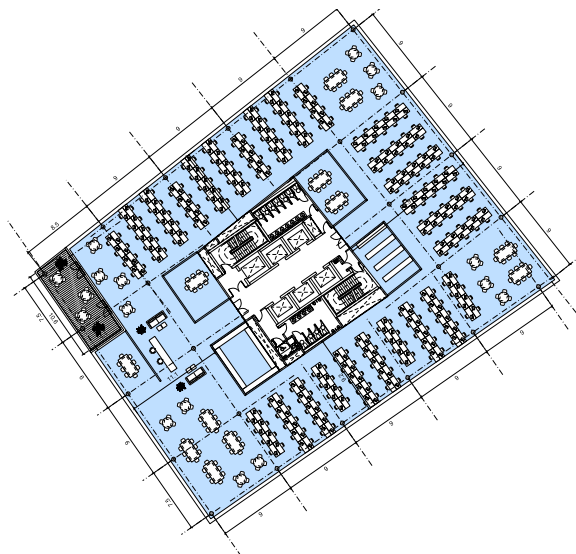
POTENTIAL OCCUPATIONAL LAYOUTS



Open Plan Office
with Additional Meeting Rooms



Open Plan Cellular Office
with Additional Meeting Rooms

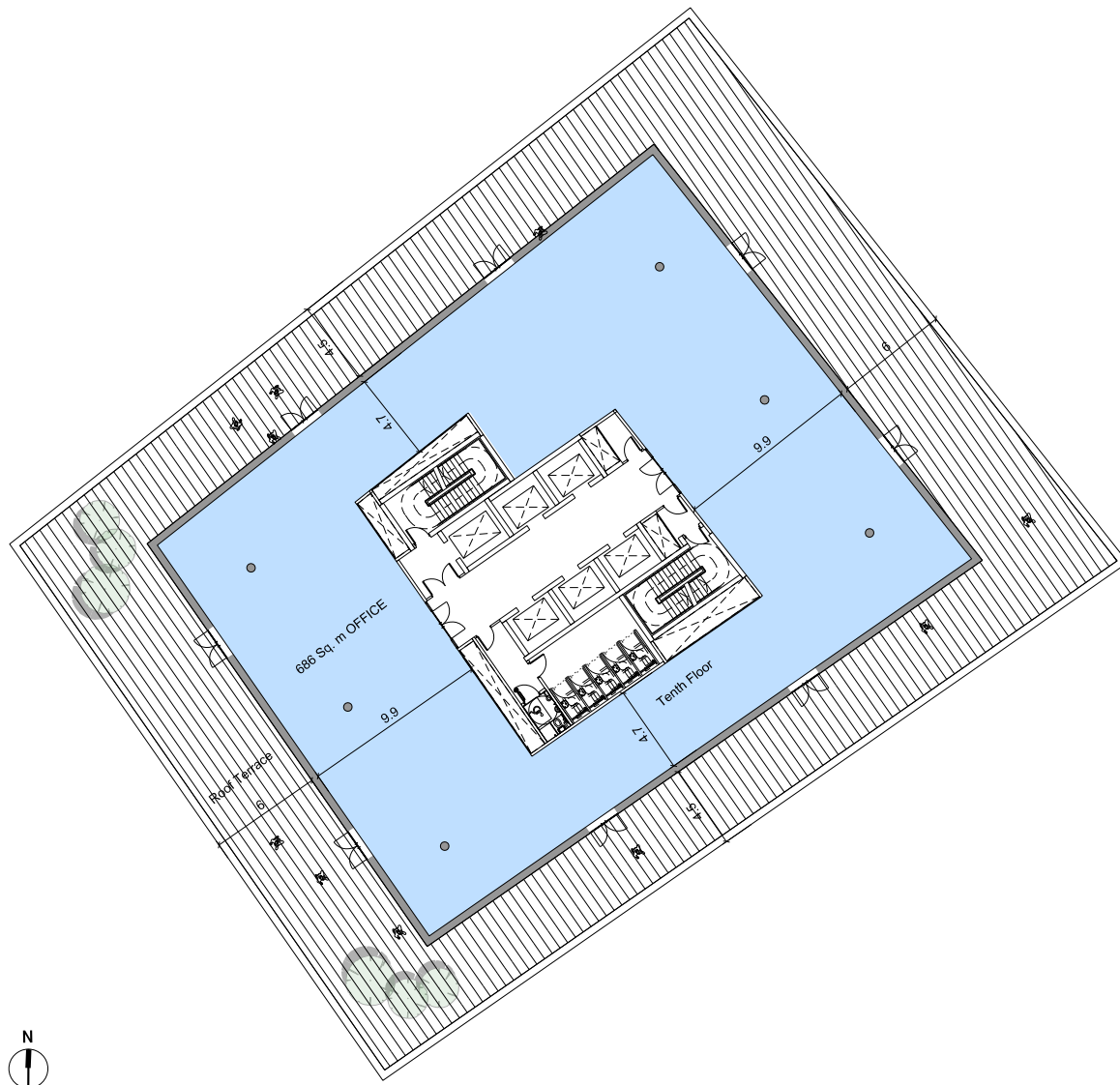


Open Plan Office
with Central Support Space

Architectural floor plan of the ground floor of a building. The plan shows various rooms including a Cofeeshop, BOH, Ground Floor Lobby, Office, Typical, Loading Bay, Gas Room, Substation, and Car Lifts. The plan is color-coded with blue for circulation and service areas, and yellow for office and meeting spaces. Dimensions are provided for various sections, and a north arrow is located in the bottom left corner.

TOP FLOOR

686 sq m / 7,384 sq ft
(estimated net internal area)



SUMMARY SPECIFICATIONS

BREEAM Excellent

Four pipe fan coil air conditioning

Occupational density 1:10 sq m

1.5m planning grid

150mm full access raised floor

2.75m clear floor to ceiling height

Floor loading of 3.5kn/m² plus 1kn/m²

Cycle facilities to 1:90 sq m

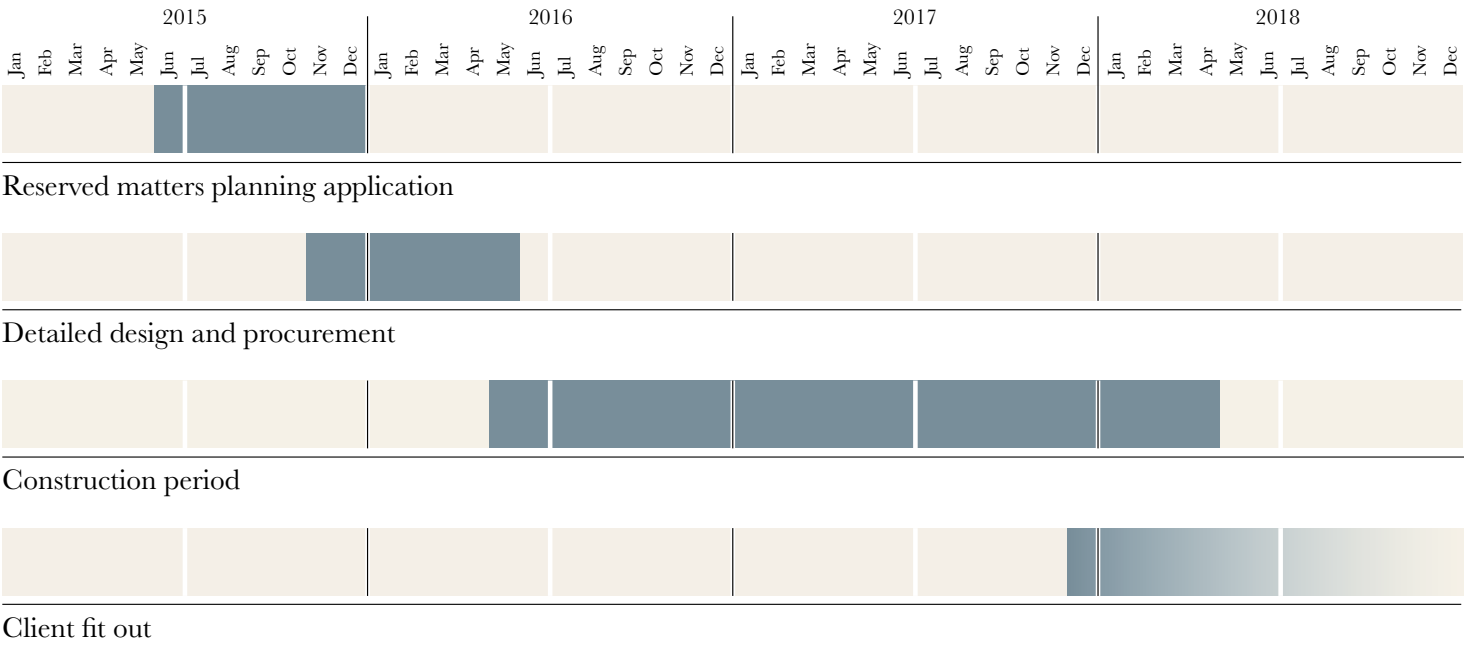
Car parking

Locker, shower and changing room facilities

External roof terrace

Winter gardens

DELIVERY PROGRAM



PROFESSIONAL TEAM

ARCHITECT
PLP Architects

COST CONSULTANT & PROJECT MANAGER:
Turner and Townsend

PLANNING CONSULTANT:
CBRE



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