

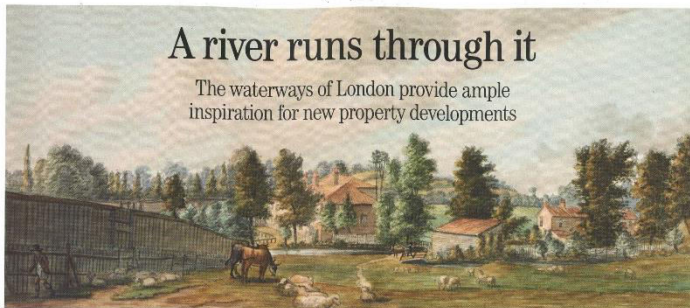
Property news



Edited by Annunziata Ewes

A river runs through it

The waterways of London provide ample inspiration for new property developments



THE lost waterways of London—which, although long forgotten, often inspired the names of areas and streets that run their course (Fleet Street, Conduit Street, Bayswater (*aboves*) and Clerkenwell spring to mind)—will be celebrated in a new exhibition, 'Secret Rivers' will be at the Museum of London Docklands from May 24 to October 27 and should be well worth a visit, especially as, after hundreds of years, today's new-builds are still shaped by the capital's underground rivers. Take Clivedale's The Mansion, a 'contemporary Georgian' block of 23 homes currently in development at 3, Marylebone Lane, W1. The site is directly above the River Tyburn, a major Thames tributary that supplied the capital with water from the 13th century. Relatively untouched until the 18th century, the watercourse defined the lane's shape and architect DSDHA has mindfully designed the building's balustrade lines and floor slabs to follow the course of the river below. By the same developer, 73, Brook Street, W1—on a road that takes its name from the

underlying Tyburn Brook, which once flowed in its path between Hanover and Grosvenor Squares—pays homage to its origins with an undulating light installation in the lobby, simulating flowing water (www.clivedale.com).

The much-anticipated 12.8-acre Chelsea Barracks, SW1 (www.chelseabarracks.com), featuring apartments and town houses around seven garden squares atop the River Westbourne, makes a nod to history with a 1,300ft-long rill by landscape architect Kim Wilkie and Squire & Partners. Once it's been completed, it will run the entire length of the Chelsea Bridge Road boundary. This water feature 'will create a visual and sensory buffer', say the developers.

In the early 18th century, the Westbourne was pooled to create an ornamental lake that formed part of the Ruselagh Pleasure Gardens (now partly appropriated by the Chelsea Hospital's grounds), but was redirected underground following the development of Belgravia in the early 19th century, so its re-emergence is particularly poignant.

High on a hill



The second Paragraph 55 house to feature in COUNTRY LIFE this year—named for the clause in planning policy allowing homes of exceptional design to be built in rural areas—one-of-a-kind Ozone will be built on the village slopes of Pitch Hill, between the villages of Ewhurst and Shere, in the Surrey Hills.

Spanning 15,030sq ft, the six-bedroom, six-bathroom, 'eco-concrete' property is designed by architect Burrell & Mistry. Set in 22 acres of private grounds with far-reaching views of the South Downs, it will incorporate an indoor pool, a gym and a cinema, as well as a sky room and roof garden. Ozone is only four miles away and Guiford 10.

Paragraph 55 properties are extremely rare, with permission having been granted to only about 100 nationally since 1997. £3.5 million. The Grandley Group (01483 407620).

Top of the tree

THE coveted London garden square is set to be reimaged at Landmark Pinnacle, South West India Dock, E14. The tower, by Squire & Partners, will be crowned by what developers are calling the first private residential roof terrace in east London; in fact, the closest private garden square is five miles away in Fitzrovia.

Pavanas Garden Square (*delote*) will occupy the entire 27th floor, covering 8,700sq ft and incorporating trees and plants that create the look and feel of a classic gated square, with panoramic views across the Thames and Canary Wharf, a table-tennis room, children's play area and even overgrown pathways.

Residents in the 75-storey tower's 752 apartments (from £425,000) can enjoy further green space in the two double-height roof terraces (the highest in London) that crown the building, with an all-weather lawn, water feature and specimen trees. Apartments and penthouses are on the market with Knight Frank (020-3590 1411) and JLL (020-3563 6811), ready to move into next year.

London garden squares have long been in demand and, in certain areas, can command a premium of up to 25% on the price of a home that has direct access to one, explains Edward Robinson of Knight Frank.



A place to mess about in boats

FLAMED for its ravishing spot by the Thames and *Three Men in a Boat* ambience, Taplow in south Buckinghamshire now has more than river views and thatched cottages to offer rural-loving residents—a new park, footbridge and walkway have been created as part of the redevelopment of an old paper mill.

Taplow Riverside, a housing scheme by Berkeley Homes on the edge of the village, is being created in the former mill grounds and along the riverfront. In a leafy conservation area, an all-but-lost footpath has been resurrected on the south of the Jubilee River, along with a public park. A new footbridge crossing the Thames has also been installed, linking Taplow Riverside to Maidenhead, now just a short stroll away.

In all, 320 homes and apartments will be created, some with river frontage and moorings. Four-bedroom houses start from £1.196



million, five-bedrooms from £1.375 million and one-bedroom apartments from £550,000 (01753 336225). The Elizabeth Line (formerly Crossrail), with links to Paddington and Canary Wharf, is due to open in both Taplow and Maidenhead later this year. Nicola Young



Paddington's next chapter

PERRHAIS Paddington only brings a railway station and the cuddly bear with a hard stare to mind, but there's plenty more to W2, as the Paddington Waterside Partnership—the coordinating regeneration group for the area, which is the size of Soho—has been busy sprucing up this corner of London.

In April last year, work commenced on a £325 million project to regenerate the station's locale. This development, Paddington Square, is plunging investment into new transport infrastructure and retail and restaurant spaces, but it's also opening up more than an acre of public space, taking in 31, London Street, the former Royal Mail Sorting Office.

Between the Westway and Paddington Basin, a six-minute walk from the station, is Paddington Gardens, comprising some 335 apartments with an acre of garden. Properties range from one-bedroom to four, with access to the concierge, the Virgin gym next door and underground parking.

A three-bedroom property on the seventh floor of the development is currently on the market with Strutt & Parker for £2.56 million (020-7318 4677).

On Hermitage Street is Paddington Exchange, a development of 123 apartments—one-bedroom, one-bathroom properties start at £890,000 via Chase Evans (020-7488 2777).

'Paddington is an area that has truly come of age', explains Ian McCarter, head of the West End office agency at Knight Frank, joint letting agents for Paddington Square with JLL. 'Paddington Square is a globally significant landmark scheme that will integrate Paddington into the heart of the West End.' The site is expected to be completed by the end of 2021. Eleanor Donaghy

Feeling fruity

PINEAPPLES, figs and other exotic fruits once thrived in the village of Mentmore, Buckinghamshire. The 19th-century owner of Mentmore Towers (the 5th Earl of Rosbery) was partial to the fruits, which were grown in greenhouses fuelled by steam from the former smithy. The site of the smithy is now home to a cutting-edge, eco-friendly modern property: The Forge. With four bedrooms and flooded with natural light, it features a vaulted hallway and an oak-and-glass staircase and is the first new-build in the village for 30 years. Renewable energy and Green technology are integral to its design, with hot water and heating provided via an outdoor air-source heat pump. £1.6 million through Michael Graham (01296 336227).



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