

Wednesday 8 April 2015

Homes & Property



Geometrics

New spring trend

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COMMUTING: TOP TOWNS **P6** BROADBAND: HOW FAST IS YOURS? **P18** GROW YOUR OWN **P26** SPOTLIGHT ON KENNINGTON



London gets landscaped

Projects launch across the capital to create new parklands

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WEAVING green space into the fabric of the city in imaginative ways is high on the agenda of future planners. Garden Bridge is part of this grand plan, which is followed this week by the announcement of funding for seven major green space projects approved by Mayor Boris Johnson.

The aim is to transform areas covering the length and breadth of the capital. These include restoring a marsh in Harrow, creating wetlands in Enfield, upgrading Wandle Park in Croydon and the Duke of Northumberland's River waterfront between Twickenham in west London and Old Isleworth.

City planners, keen to put nature and creative landscaping at the heart of new housing projects, are ensuring that there is "design-in" recreational green space.

THE THAMES AT RIGHT ANGLES

This is happening at **Fulham Riverside**, the redevelopment of the former Kops Brewery, where apartment blocks are set at right angles to the Thames, with lavishly landscaped gardens in between.

In addition, the open area facing the river has a central communal podium garden with a 10ft waterfall feature and provision for a croquet lawn, table tennis tables and garden chessboard. Prices from £785,000. Call Barratt on 0844 811 4334.

New London Landscape, a forum for some of the capital's best and brightest designers, architects and eco-campaigners, is showcasing new ideas such as Barge Walk, a linear park on a series of barges anchored at West India Docks, near Canary Wharf.

Street Orchard is another shortlisted idea – to plant fruit trees at redesigned bus stops and shelters with sloping sedum roofs all over London. Green infrastructure projects include unlocking inaccessible transport corridors and creating parks and platforms for pedestrians and cyclists above and alongside railway tracks and sidings.

"All kinds of amazing ideas are possible," according to New London Landscape. "Because of global warming and population growth, we need city-wide strategies – a dynamic and integrated approach to our limited land resource."

FLOATING GARDENS IN DOCKLANDS

Among the exciting range of new watery spaces proposed are floating gardens in Docklands, a linear lido along Regent's Canal, between Little Venice and Limehouse, and a reinstated River Fleet channel as a new



Future is bright: Nine Elms and the creation of a new neighbourhood between Vauxhall Bridge and Battersea Power Station

Finding a new home

Many more Londoners will have the chance to live by rivers, wetlands and exciting linear parks as funding is approved this week for projects across the capital. By **David Spittles**

low-line park. The subterranean river, below Fleet Street in the City, has been covered since 1769. It would be opened up below street level, with pedestrian footpaths either side.

There is also a proposal to reinstate the Grand Surrey Canal, concreted over in 1971. This lost waterway ran through Bermondsey, an area recently designated an "opportunity zone" by the Mayor and now earmarked for major

housing schemes. A new Overground station will be built at Surrey Canal Road, linked to an £850 million project that includes 2,400 new homes and a sporting village on 30 derelict acres.

LINEAR PARK AT NINE ELMS New York's much-praised Highline project, a mile-long aerial greenway on an elevated section of disused railway, is the inspiration for a linear park at

Nine Elms, one of London's biggest regeneration zones, where up to 20,000 homes are in the pipeline.

The park will be the pedestrian spine of this new district between Vauxhall Bridge and Battersea Power Station, where a new phase of apartments has been unveiled. Studios are from £495,000, one-bedroom flats from £590,000, two-bedroom flats from £1.2 million. Call 020 7501 0688.

LOST RIVER PARK AT EARLS COURT

A five-acre "lost river park" is being re-established at the redeveloped Earls Court exhibition centre. This new neighbourhood will have up to 7,500 homes, while 23 acres are being added to the public realm by reclaiming under-utilised land at the complex.

Penthouses are priced from £1.2 million. Cheaper flats are from £381,980.

The Duke of Northumberland's River Crane in Twickenham, Thames in Old Isleworth and **Brewery Wharf** in Old London are new green corridors. The two and a half-acre development of 71 houses creates a hub for arts venue and community next to a piazza with bars. Warehouse development picks up on the site. Apartments cost from £381,980. Call St James on 020 3000 0000.

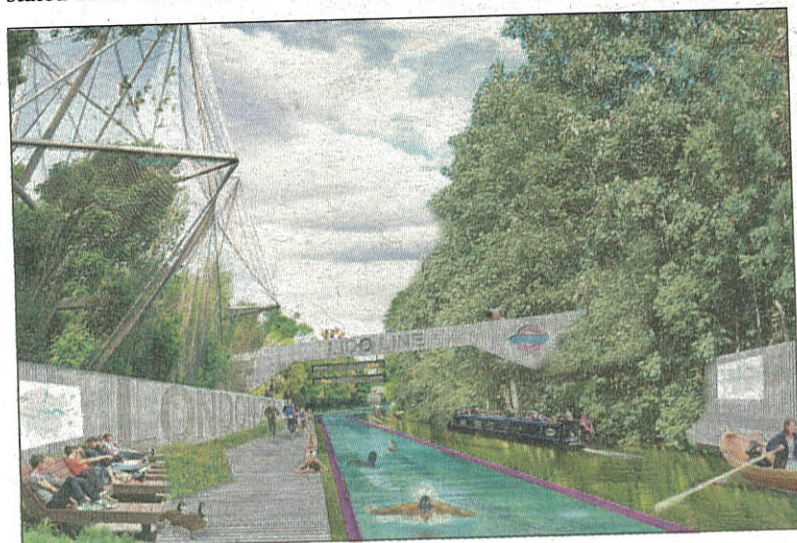
WETLANDS IN WALTHAMSTOW

The Wetland to be created by running from Hackney Wick is another well-regarded project. It will be transformed into wetland reserves and open spaces. A new green route will link the reservoirs.

Woodberry Down in Islington, where 4,600 homes have been built, faces the Hackney Canal in **Skyline**, a 30-storey building with views, cost from £450,000. Call Homes on 020 8500 0000.

UNVEILING WANDSWORTH CLEAN WANDLE

The River Wandle in Wandsworth is the focus of green thinking. It is one of the most

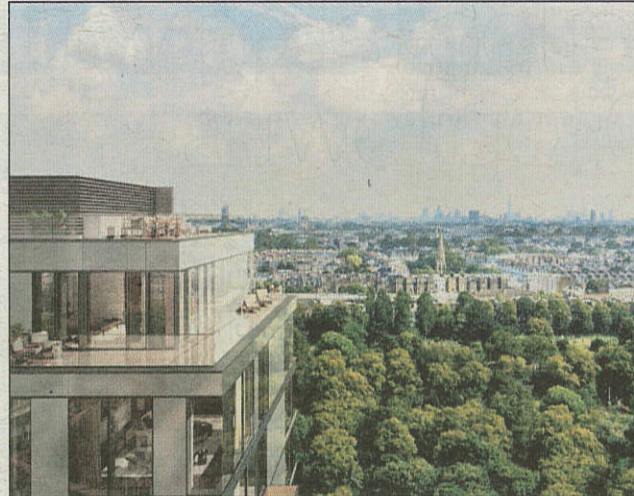


Making a splash: the Lido Line, a proposed swimmable commuter route from Little Venice in west London to Limehouse Basin in east London, left

Bridging the gap: the River Wandle in Wandsworth is set to be restored to match its stretch through Mitcham, right



From £785,000: apartments in lavishly landscaped gardens at Fulham Riverside, the redevelopment of Kops Brewery



Lillie Square: penthouses at redeveloped Earls Court centre start



From £257,000: homes at New South Quarter border the Wandle

a walk in the park

England, with 68 water wheels powering tobacco, textile and brewing factories along its nine-mile route from Surrey to the Thames.

But there has been a dramatic clean-up in recent years, with fish species flourishing again and parks and nature reserves created along its banks.

At Wandsworth town centre, the river will be opened up to the high street and onwards to the Thames Path.

This has been made possible by the redevelopment of a former eight-acre brewery complex, now called **The Ram Quarter**.

This project is bringing 661 new homes and will have a new boulevard with shops, bars and restaurants cutting through the site alongside the River Wandle. About half the area will be open public space, with courtyard gardens and a market square. Prices

from £450,000. Call 0800 0886 777. **New South Quarter**, off Purley Way, also borders the Wandle, and is close to Croydon town centre. This scheme of studios and one-, two-, and three-bedroom flats is being built on the site of a former gas works, and part of the regeneration involves upgrading adjacent Wandle Park. Prices start from £257,000 and range up to £499,000. Call 0844 811 4334.



Wild for nature: Walthamstow Wetlands will be built around Lee V



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WEST END F

BUSINESS CHIEFS WARN LABOUR PLANS PUT CAPITAL'S GLOBAL SUCCESS AT RISK

LONDON BACKLASH OVER ED'S WAR ON NON-DOMS

Joe Murphy and Jonathan Prynn

ED MILIBAND was accused of risking London's global success with a symbolic attack on non-doms today.

In a furious backlash, business chiefs said the Labour leader's plans would deter rich deal-makers from living in the capital – driving away some of the West End's biggest spenders and most valuable City players.

Tax experts warned that abolishing non-dom status, as he wants, would raise almost nothing for taxpayers, while others predicted it could even lose money. Even shadow chancellor Ed Balls admitted he was "very

uncertain" what the move would raise. And in an embarrassment to Labour, the Tories uncovered video footage of Mr Balls admitting in January that abolishing non-doms would probably "cost Britain money" by driving wealthy people out of the country.

Mr Miliband used a speech in Warwick to unveil what he trumpeted as a policy to close "a 200-year-old loophole" that let "the very rich" escape their share of tax.

The non-dom rule, introduced by William Pitt the Younger in the 18th century, is supposed to allow

Continued on Page 2



Elegant: Amal Clooney is the epitome of style in a sleeveless top with snakeskin-print collar as she leaves a restaurant in New York. The 37-year-old lawyer was taking a break from teaching at Columbia Law School

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