

OFF PLAN, ON TRACK

The range of exciting developments currently under construction in the capital has never been so diverse. Claire Pilton registers her interest



It was built in 1904 to provide electricity for the London underground, but now **Lots Road Power Station (1)** is the last significant development site on the north bank of the Thames, along that central stretch between Chelsea and the City. Developer Cheung Kong – whose previous Thames-side schemes, Montevetro and Albion Riverside, were designed by Lord Rogers and Lord Foster – has appointed Sir Terry Farrell to masterplan this eight-acre site. Chelsea Waterfront, SW10, incorporates 10 new buildings and three new bridges over Chelsea Creek that will link the power station to water gardens designed by Randle Siskley Associates. A waterside restaurant, cafe and shops will line a mall within the power station, which will also provide 200 of the scheme's 706 homes. Next to the station, with views to Battersea and Chelsea Bridges, the first apartments are now trickling onto the market through Knight Frank and Savills (020 7552 8852). They're not due for completion until mid 2017; prices start from £1.7 million for a one-bedroom flat, with three- and four-bedroom family apartments from £2.7 million and £3.2 million. Despite the ironic lack of a nearby tube station, Chelsea Waterfront is within walking distance of the King's Road, the river bus at Chelsea Harbour and the train station at Imperial Wharf.

Move east to Canary Wharf and within five minutes of the tube station – and five miles from London City airport – Berkeley is developing a residential unit, mixed-use scheme at South Dock, E14. Dubbed London's youngest landmark, **South Quay Plaza (2)** will include two towers; one has 36 storeys, the other has 68 and, at 220m, is destined to become the UK's tallest residential scheme. The scheme is also a first for Foster + Partners who is designing both the architecture and interiors. Construction commences in January. The first phase, where prices start from £400,000 (call 020 3675 4400), is due for completion in 2020, by which time Crossrail will connect Canary Wharf to Heathrow in less than 40 minutes.

Nine miles from Heathrow and a short walk from Richmond station, the view from Richmond Hill is such that it is the only one in England to be protected by an Act of Parliament. Here, London Square (0203 666 0102) is restoring and redeveloping **The Star and Garter (3)**, a Grade II-listed landmark that overlooks the Thames and Richmond Park. Having started life as an hotel, it was rebuilt to designs by Sir Edwin Cooper RA in 1924 when it was opened by Queen Mary and King George V to house injured service men. Two years after the care home's relocation to Surbiton, London Square is launching a suitably exclusive collection of 86 apartments and duplexes. Due



for completion early 2017, the listed terrace garden and grounds will also be restored, while the King's Room, with its ornate mouldings, coffered ceilings and fireplaces will be the setting for an opulent spa, pool and fitness suite.

From the all but rural tranquility of London's largest royal park to the super-central, theatrically charged marketplace that is **Covent Garden (4)**; more than 50 new leases have joined this vibrant estate since Capco (020 7395 1350) became principal landowner in 2006. During that time, Capco has championed Covent Garden's relatively newfound prime residential status, achieving an average £2,850 per sq ft. With 28 projects currently on the go, Kings Court is Capco's largest to date; introducing a walk-way through from Long Acre in the north via Floral Street to King Street in the south it will, come 2017, provide two restaurants, nine retail units and 45 apartments for rental. Capco is letting properties more quickly than it can do them up, at annual rents of circa £70 to £85 per sq ft. Ranging from 700sq ft studios to 5,000sq ft penthouses, Kings Court will combine newly built contemporary warehouse-style accommodation with handsome Grade II-listed period office conversions.

On clapper **Jermyn Street (5)**, St James's, SW1, the office space above British clothing designer Daks is being redeveloped by Dukelease to provide a

boutique scheme of eight apartments. Named after Beau Brummel, the arbiter of men's fashion in the 1790s whose statue graces Jermyn Street, Beau House will be clad in a striking limestone facade with bronze detailing; a discreet entrance will access an opulent lobby providing five-star concierge. Launching to the market when completed early next year; anticipated prices start from £2 million. The 3,000sq ft duplex penthouse, which has 1,000sq ft of terraces, will be designed and dressed throughout by Oliver Barnes. Bachelor boys and uptown girls with some £15 million up their sleeves should register their interest with Carter Jonas (020 7495 0676) and CBRE (020 7240 2233).

Alternatively, in the new 'destination neighbourhood' of Fitzrovia, Great Portland Estates (020 7500 1100) has eight penthouses at **Rathbone Square (6)**, that range from £4.475 million to £7.6 million. With completion not scheduled until early 2017 (a year before Casson's arrival around the corner at Tottenham Court Road), sales here are nudging £230 million and averaging £1,886 per sq ft; over half the 132 buyers are British. Designed inside and out by Make, it is the largest of GPE's six schemes in the West End. Watch this space for news of its next development across the road from Condé Nast's HQ, aka 'Totie' Towers, in Hanover Square, W1.