

# RIVERLIGHT

The future of London riverside living

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# IMAGINE YOU COULD REINVENT RIVERSIDE LIVING IN CENTRAL LONDON.

## ST JAMES HAS.

On the riverfront, in the first phase of one of the UK's largest and most exciting regeneration areas, in the heart of Central London.

An architectural classic of the future, created by world-renowned architects Rogers Stirk Harbour + Partners. Six modern and elegant pavilions specifically designed to maximise the sunlight within and optimise the views out.

All apartments have private terraces, creating a genuinely integrated inside and outside living space.

Landscaped gardens offer riverfront walks, bars and restaurants – al fresco spaces to relax in and enjoy. A range of shops, a crèche and a hotel add even more choice.

An exclusive residents' clubhouse offers a unique 'third space' between home and work in which to socialise, exercise, and be entertained – from a private screening room to virtual golf; club lounge to pool, gym and spa.

This is the future of London riverside living.

This is Riverlight.



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### RIVERLIGHT

A brand new riverside walk will enhance access to the River Thames.

RIVERLIGHT

THE  
FUTURE OF  
CENTRAL  
LONDON

Less than a mile from the Houses of Parliament, and just across the water from Chelsea, Riverlight occupies the prime riverside location in the UK's largest regeneration area – a brand new district right in the heart of Central London.

# AT THE FOREFRONT ON THE RIVERFRONT



Riverlight offers an exclusive opportunity to acquire a residential property in this extraordinary new district, allowing you to enjoy the rewards of riverside living in the centre of London.

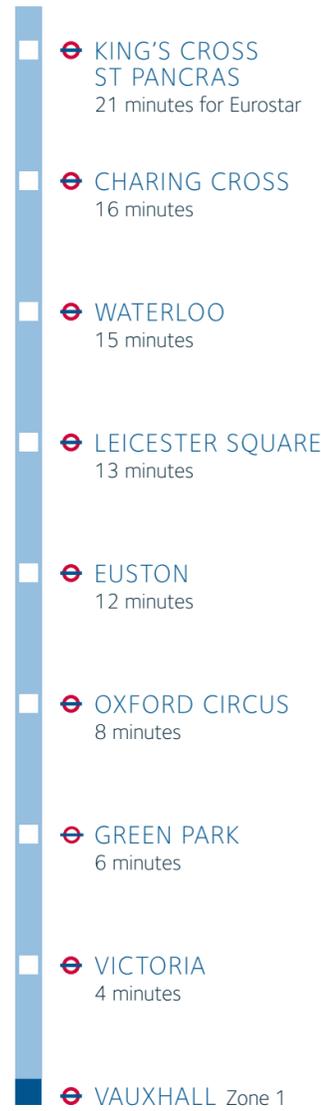




TEN  
MINUTES  
TO THE WEST END

THREE  
AIRPORTS  
LESS THAN AN HOUR  
AWAY

All times and distances are given for information only and are based on the Transport for London website 2011.



**UNDERGROUND**

Less than 1km from Vauxhall Station, Riverlight has easy access to the Victoria line serving King's Cross and the West End. Two proposed new Northern Line tube stations will link to the City and Leicester Square by 2016.

**RIVERLIGHT RESIDENTS' TRANSPORT**

**COURTESY BUS**

A residents' Courtesy Service operates between Riverlight and Vauxhall Underground and mainline station. This luxury facility runs exclusively for residents every week day (excluding Bank Holidays) in both morning and evening rush hours.

**CAR CLUB**

Riverlight will have 4 car club spaces located at the entrance of the development.

This is an innovative car sharing scheme available to all residents with immediate financial and environmental benefits, reducing CO<sub>2</sub> emissions and congestion. The cars can be hired on a short term rental basis, subject to availability.

**CYCLE HIRE**

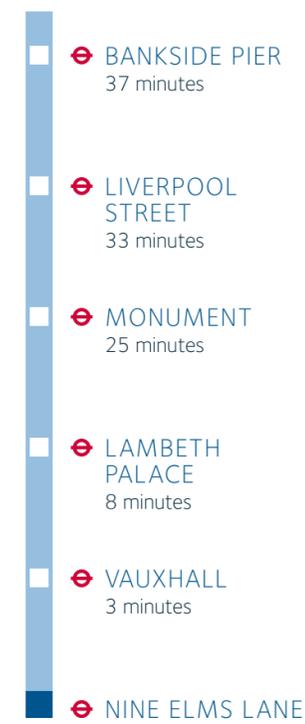
Available 24 hours a day, all year round, Riverlight will have up to 30 bicycles onsite as part of the Barclays Cycle Hire scheme.



**TRAIN**

Vauxhall and Battersea Park Stations are less than 1km from Riverlight, offering mainline links to Waterloo, Victoria and the South of England.

Journey times indicate fastest journey from either station



**BUS**

Nine Elms Lane has two bus routes which will take you to the heart of the City in 30 minutes.



**BOAT**

River Bus services run every 20 minutes during peak hours and a new River Bus Pier is to be built at St Georges Wharf.



**AIRPORTS**

London's main international airports are all located within an hour from the Riverlight development.

\* All airport timings taken from Vauxhall Underground

# THE NEW HEART OF CENTRAL LONDON



## CHELSEA BRIDGE

Spanning 481 acres, an area more than four times the size of London's Canary Wharf, this is the UK's largest regeneration project, important not just to the local vicinity but to London as a whole.

Over the next 20 years the scale of this project will redefine the geography of London, effectively creating a whole new district in the middle of the city – destined to become a vibrant new area, combining a major residential development with new cultural, commercial, retail, health, education and community facilities.

## VAUXHALL BRIDGE

## BATTERSEA POWER STATION

This protected icon, the world's largest brick building, is to be transformed in the UK's first large-scale, urban carbon-neutral development.

## AMERICAN EMBASSY

The new US Embassy will give rise to the creation of a new international quarter at a location specifically chosen for its proximity to Westminster.

## RIVERLIGHT

## LINEAR PARK

A new green landscaped park will run through the middle of the area, from Vauxhall to Battersea Power Station.

## NEW COVENT GARDEN

Its replacement 'The Garden' will create a new state-of-the-art food and flower centre for London, along with new homes, shops and offices. The current market is the largest fruit, vegetable and flower market in the UK.

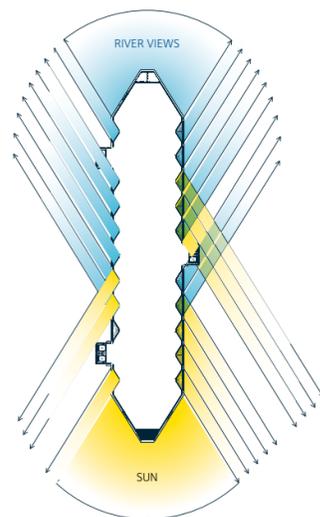
# LIVE IN THE LIGHT

Designed by world-renowned architects Rogers Stirk Harbour + Partners, Riverlight is set to become an architectural classic of the future. Its thoughtful design is based on its riverside location and an emphasis on natural light.

Riverlight is a family of six pavilions, rising in height, all with a North-South orientation. Their unique design – featuring prow-like ends, floor to ceiling glazing and inverted balconies – aims to let in daylight, maximising views of both the river and the surrounding city. The result is a design both practically and aesthetically sophisticated.

Innovatively, the majority of the development is devoted to outdoor space, carrying the concept of light and waterfront access throughout the entire scheme.

With a choice of apartments from suites to three-bedroom penthouses, Riverlight offers a wide range of accommodation with a vibrant mix of leisure and retail facilities at street level.



**REFLECTED LIGHT**  
The unique design offers wide and dynamic views – enhanced by floor to ceiling glazing – and lets natural light pass and reflect through the entire scheme.

## A COLOURFUL ADDITION TO THE SKYLINE

Colour and light enhance the architecture of Riverlight. Each building has its own individual signature colour and exterior lighting features, thus creating a distinctive new London landmark both by day and night.



\* Computer Generated Image. Indicative only and subject to planning

# RELAX IN A SEA OF GREEN



An undulating green landscape blends seamlessly with water features and walkways, to create a natural, tranquil oasis.

\* Computer Generated Image. Indicative only and subject to planning



**GREEN OASIS**  
Grass lawns, a riverside park and formalised play areas embrace the buildings.

75% of Riverlight is dedicated to open space, with the riverfront visible and accessible between each and every building. Cafés, bars and restaurants offer al fresco dining and socialising. Walkways, parks and gardens encourage relaxation and play.

The linear spaces between the buildings are dedicated to private gardens to provide residents with a secure environment to relax in, with landscaped play features at the centre for families to enjoy.

Water features provide beautiful, controlled edges between public and private space, and lighting has been carefully chosen to create dynamic highlights with a welcoming secure night-time environment.

The new landscape surrounding Riverlight has been specifically designed to create a strong identity and a sense of place, but blend into the wider area.

## A HOME AT THE HEART OF A CULTURAL REVOLUTION

From the O2 in the east to Battersea Power Station in the west, Riverlight will become an integral part of the cultural south bank of the Thames. When it comes to creating successful new places, culture is the key to unlocking the real potential of urban living.

St James is working with a leading cultural consultancy, to develop and deliver a cultural legacy that defines Riverlight and creates a catalyst for activities that can be enjoyed by residents, visitors and the local community.

This will be realised as a number of art projects, based around the themes of light and water, intergrated with the architecture and landscape.

## WATER FEATURES

Water plays an extensive part in the design of the surrounding landscape at Riverlight. Waterfalls and water features create beautiful and dramatic borders to public and private areas.





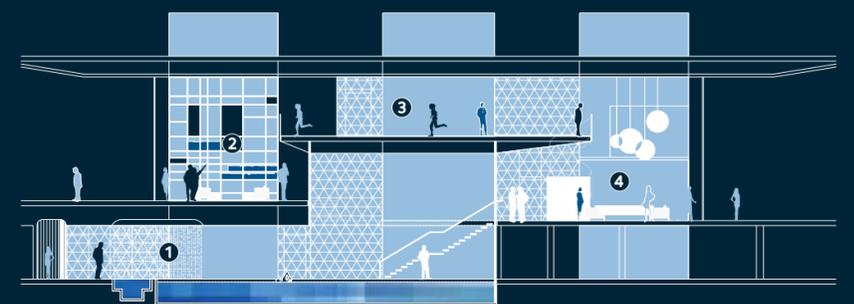
# YOUR OWN PRIVATE CLUBHOUSE

The Riverlight Clubhouse – a unique place that blends relaxation, entertainment, and health and fitness.

Centred in a spectacular triple-height complex, the Clubhouse is dedicated to making life more enjoyable.

It features a state-of-the-art gymnasium, double-height swimming pool and holistic spa, spacious library and lounges; as well as an indoor golf centre and a private cinema.

Offering residents an exclusive place in which to relax and enjoy life, the Clubhouse is destined to become the social heart of Riverlight.



- 1 Swimming pool and plunge pool
- 2 Library and lounge
- 3 Gym, spa and fitness studio
- 4 Reception area

THE CLUBHOUSE  
RELAXATION



The Clubhouse has areas dedicated to one of life's simple luxuries – the space to relax. Beyond the comfort of your own residence and the al fresco enjoyment of the riverside walk and gardens, the Clubhouse's lounge and library offers an ideal place to unwind and socialise.

**REFRESH AND RELAX**

Choose from a range of in-house drinks and snacks as the ideal accompaniment to some 'me' time.

**A SPACE TO SIMPLY 'BE'**

Meet up with friends, or enjoy a quiet moment reading a good book or just letting the world go by.



UNWIND

# TEE OFF



## THE CLUBHOUSE ENTERTAINMENT

At Riverlight 'going out' means never having to go far. As well as being able to enjoy a drink or a meal in the riverside bars and restaurants, residents also have the exclusive use of Riverlight's screen-entertainment suite.

### A ROUND OF GOLF IN THE CITY

The Riverlight golf centre means residents can enjoy a virtual round of golf without leaving home. Play on some of the world's best courses from Pebble Beach to St Andrews, Turnberry to Augusta. The high-definition screen and real-time ball flight tracking technology create a life-like playing experience and the interactive touchscreen allows you to improve your game, by charting all aspects of your performance. The ideal way to enjoy a round of golf and enhance your skill.

### IN-HOUSE CINEMA

Incorporating the latest digital cinema technology, standard surround-sound system and the ability to screen in 3D, Riverlight's exclusive screening room offers a way to watch in style. Sit back in armchair comfort with your friends and enjoy the latest movies or major sporting events on the big screen.

# SCREEN ON



\* Computer Generated Image. Indicative only and subject to planning

## THE CLUBHOUSE HEALTH AND FITNESS

Featuring a holistic spa offering signature treatments, a state-of-the-art gym, and a spectacular swimming pool, the health and fitness suite at the Clubhouse is the perfect place for working-out or chilling-out.

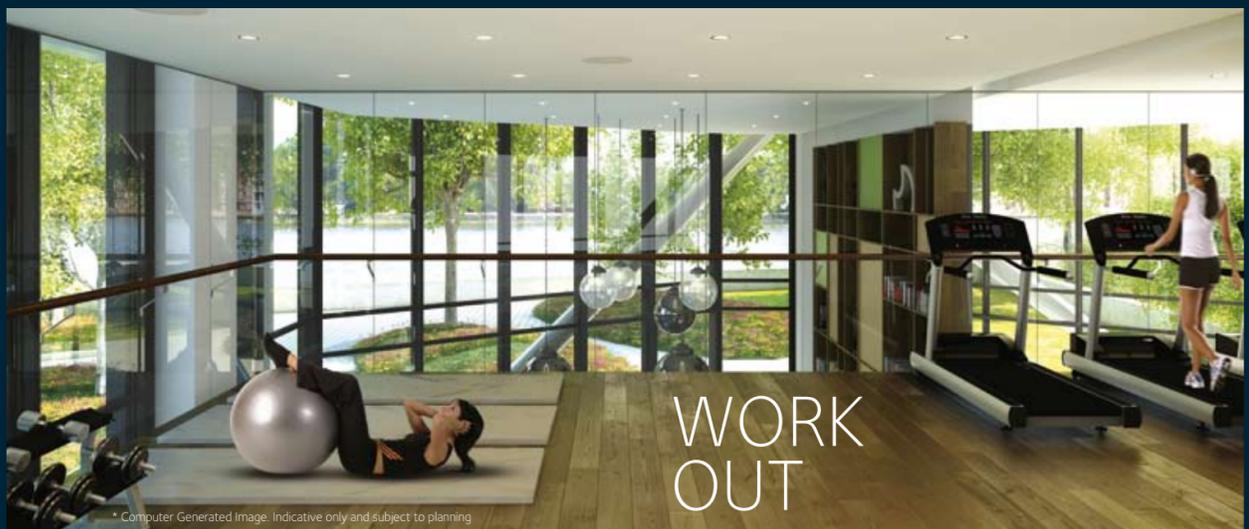


### GYM AND HEALTH STUDIO

Located on the mezzanine level, the gym is an inspiring space where residents can enjoy working-out whilst looking out over spectacular views up and down the River Thames. It features the very latest in cardio technology, with personal trainers on hand to design exercise programmes to suit individual needs.

### POOL

The 15 metre swimming pool at the Clubhouse is a dramatic 'pool of light'. Occupying a double-height space flooded with natural sunlight, it features tranquil alcoves for lounging and relaxing, and a hot tub surrounded by a hydrotherapy rain curtain. Perfect for leaving the stresses and strains of modern day life behind you.



# THE ART OF MAKING AN ENTRANCE

An uplifting sense of arrival leading to the intimate calm of your own residence.

Riverlight's internal spaces have each been scaled to match their use. Large double-height lobbies, where you are welcomed by your concierge, lead to smaller, more personal floors with discrete corridors and intimate entrances to the apartments.



The philosophy of making the most of river views and natural light has also influenced lift journeys at Riverlight. Glass-walled elevators have been placed on the outside, offering spectacular views, and thoughtful interior design.

Double-height lobbies give a feeling of space, with subtle touches of colour and texture making them warm and inviting.



## LOBBY

The internal spaces have been designed using a palette of materials that embrace the idea of sophisticated luxury.

The residences at Riverlight are designed to create a sequence of flowing interconnected spaces, inside and out. All have private outdoor terraces. Those on the ends of the buildings have terraces on the prows, whilst all others feature inverted 'Inflexion' terraces, designed to provide a more private and integral outside space, often accessible from more than one room.

Floor to ceiling glazing enhances the living experience, opening out the views and filling the apartments with natural light.

Sleek modern surfaces in the kitchens and bathrooms are complemented by the texture of natural wood floors and carpets in living areas and bedrooms. Underfloor heating and comfort cooling help to create a perfect modern living environment.

# INSIDE OUTSIDE



**BALCONY**  
Innovative 'Inflexion' terraces provide a genuine inside/outside living experience.











# RIVERSIDE LIVING FROM A NEW POINT OF VIEW



## RIVERSIDE VIEWS

From the nearby iconic Battersea Power Station through to the sweeping panorama of the capital's skyline, the uninterrupted, uplifting views from Riverlight can be enjoyed from the comfort of your own home.



# GREAT ARCHITECT OF THE MODERN WORLD

Rogers Stirk Harbour + Partners (RSHP), a world-renowned architectural practice with offices in London, Tokyo and Madrid, is responsible for the design of some of the world's best-known buildings.

Its award-winning work demonstrates its deserved reputation as being at the leading edge of contemporary architecture for over three decades. Its distinctive approach has led to buildings such as the Pompidou Centre in Paris (with Renzo Piano), the Lloyd's of London building and Terminal 4, Barajas Airport, Madrid – whose aesthetics remain fresh and original long after their completion.

The practice is responsible for a wide range of other major buildings as well as masterplans in cities including London, Paris, New York, Sydney, Berlin, Lisbon and Shanghai.

It has also been the vision behind the creation of One Hyde Park, a new luxury development in Knightsbridge, home

to central London's most prestigious new residences, and the striking Neo Bankside scheme next to Tate Modern, London.

One of the practice's central philosophies is a commitment to the creation of public spaces that enliven and rejuvenate urban areas, a commitment which permeates all RSHP buildings, both public and private.

The practice – which employs 180 people worldwide – is currently working on a range of global projects including a World Conservation and Exhibitions Centre for the British Museum in London, Tower 3 on the World Trade Center site in New York and Barangaroo South, a mixed-use scheme that is regenerating a significant waterfront area in Sydney.



## TERMINAL 5, HEATHROW AIRPORT LONDON

The built scheme for the main terminal offers an unencumbered, long-span 'envelope' with a flexibility of internal space conceptually similar to that of the practice's much earlier design for the Pompidou Centre in Paris.

# CREATORS OF LONDON'S NEW RESIDENTIAL RIVERSCAPE

**GROSVENOR WATERSIDE**  
Built by St James and situated on the edge of Chelsea and Pimlico, Grosvenor Waterside is a prime example of blending contemporary city centre living with a waterside setting.

St James was established in 1996, originally as a joint venture with Thames Water. Over the past fifteen years, the company has established a reputation as a design-conscious developer which continues to regenerate sites and transform them into attractive developments whose design not only creates desirable places to live, but also has a positive impact on the environment.

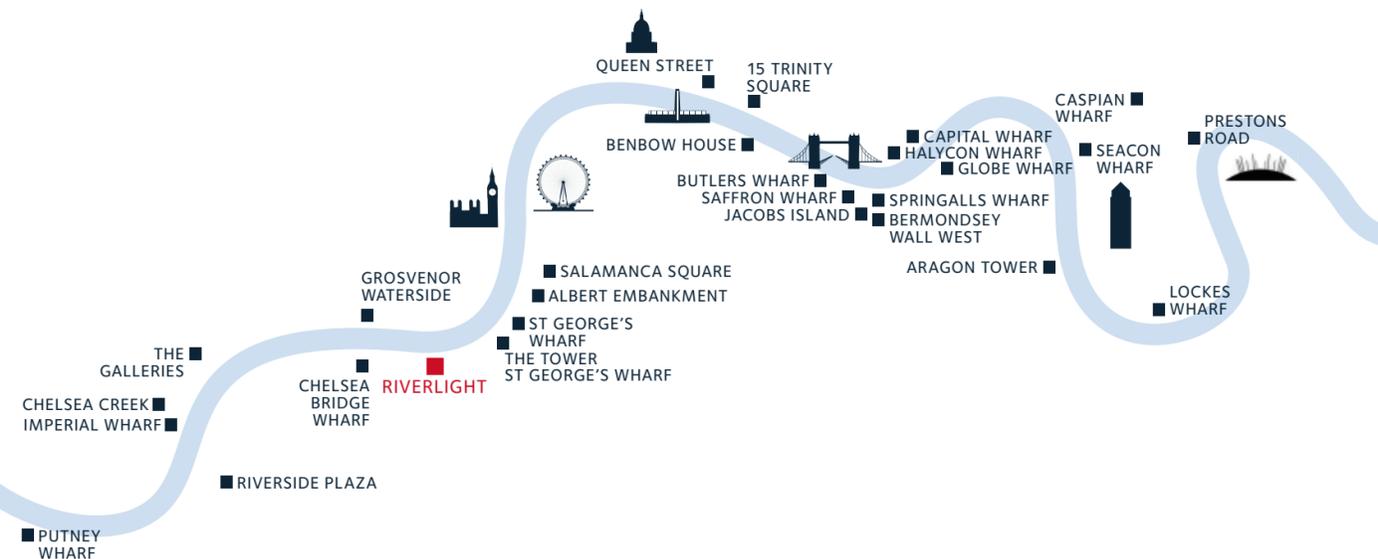
St James is a proud member of The Berkeley Group, a UK leader in the visionary delivery of major urban regeneration schemes. The Group has been responsible for shaping much of the modern development along central London's riverside, replacing former industrial areas with vibrant places to live, work and play.

Commitment to the quality and design of the buildings is matched by a commitment to making a vital contribution to the landscape, to the communities the company helps create, and to the environment as a whole.

Sustainability is vital to the way all Berkeley companies operate. Already leading the field in sustainable development, standards are being raised even higher still through the Vision 2020 initiative. When you buy a new home from The Berkeley Group you will be sharing this commitment to a more eco-friendly way of life that has benefits for you and the whole community and addresses the need to reduce CO<sub>2</sub> emissions.

Vision 2020 is an ambitious ten-year plan that focuses on four key areas:

- Building greener homes, which are also more energy efficient and economical to run
- Delivering sustainable communities, with essential amenities within walking distance
- Enhancing the customer experience. We want 90% of our customers to say that they would recommend us
- Running a sustainable business. The Berkeley Group has pledged to cut its own waste and reduce CO<sub>2</sub> emissions



A proud member of the Berkeley Group of companies



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