

FRAISERS

PROPERTY UK

Spring / Summer 2016

The Art of Living

Riverside Quarter

Sky Gardens

Camberwell on the Green

The tranquil sunset view looking over the Thames and nearby Putney.



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Fraser's property's global commitment; providing sustainable developments that create and enhance existing communities
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Riverside Quarter development featuring beautiful landscaped gardens and greenery.

Frasers Property UK is a leading London developer and has been delivering landmark schemes across the Capital for over 20 years. The company prides itself on building modern homes and creating new communities, and it is committed to delivering excellence through its architecture, interiors and landscaping.

The housing market in London is one of the most diverse and desirable. As a global city, it attracts interest from investors and buyers alike – making it one of the strongest and resilient markets in the world. However, it is also one of the most complex – with a shortage of homes and surging demand. Housing features high on the political agenda, with conversation centred around how to build modern communities and create new homes for Londoners.

At Frasers Property UK, we are proud that 75% of sales at our flagship London development, Riverside Quarter, have been made to UK purchasers. When complete, Riverside Quarter will be a community of more than 700 homes, with over 500 residents already moved in.

Our contribution to London can also be symbolised by Sky Gardens, a

36-storey tower, which will become an iconic addition to the London skyline and will contribute to the revival of the Nine Elms district and redevelopment of the South Bank.

More recently, we have also launched Camberwell on the Green, a vibrant new development of more than 90 apartments in central south-east London. The area is undergoing significant regeneration, sparked by an £11m investment from Southwark Council to transform the area.

Looking forward, we are accelerating our building programme in order to keep pace with the enormous demand for homes in the Capital. As part of this, we will continue to deliver Frasers Property’s global commitment; providing sustainable developments that create and enhance existing communities.

Dr Stanley Quek
CEO, Frasers Property UK

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Fashion, Flowers &

Forehands...

It would seem only natural that one of the largest and most well-known cities in the world should forge a standing as a city with an enviable social scene. The way in which London thrives as a social enterprise was epitomised by the London 2012 Olympics and the Queen's Diamond Jubilee, bringing the entire nation together to resemble one united community.

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London's social calendar offers a wide range of culture, from music, theatre and cinema held in some of London's stunning venues...

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Height of sophistication, the internationally acclaimed annual London Fashion Week.



The Oxford and Cambridge boat race that departs from Putney Bridge, a short distance from Riverside Quarter.



As part of Frasers' community vision, we'd like to celebrate some of the highlights of the London social season.

The London social scene began to evolve en masse during the 17th and 18th centuries when English aristocracy was at its height. The wealthy travelled down to the capital from their countryside residences to enjoy the high society that London had to offer, including concerts at music halls and balls organised by the aristocracy.

In the summer of 1951, London enjoyed an international stage as the centrepiece for The Festival of Britain, a national exhibition showcasing Britain's contribution to science and the arts, essentially organised to create a feeling of recovery following the devastation of the war years. A decade or so later, the 1960s took London to a whole new era, launching the Beatles and the 'swinging 60s' followed swiftly by 'punk rock' in the late 1970s.

These decades set a precedent and in the midst, London blossomed, carving a reputation for itself as the social capital of Europe. Visitors travel from far and wide to partake in the various events that feature in the capital's social calendar. Throughout the year, no matter the season, the spotlight is firmly on London and its social scene, with the world's lenses trained on each and every occasion.

The summer season starts early with the Oxford and Cambridge Boat

Race followed by the Wimbledon Tennis Championship, Royal Ascot and the Henley Royal Regatta. Horticulture is catered for with the Chelsea Flower Show whilst fashionistas can indulge their passions and keep on trend at London Fashion Week, both Spring/Summer and Autumn/Winter. London's social calendar offers a wide range of culture, from music, theatre and cinema held in some of London's stunning venues, including the Royal Opera House, the Royal Albert Hall, Battersea and Hyde Park and the Royal Palace at Hampton Court.

Many of Frasers' schemes sit within some of London's most vibrant districts, such as Wandsworth, Camberwell and Nine Elms, and the onus is firmly on community. For each of its developments, Frasers retains the freehold with the aim of forging a close relationship with all residents, as is demonstrated by Frasers' collaboration with the Resident's Committee at Riverside Quarter.

Frasers' flagship £300m scheme at Riverside Quarter has transformed the stretch of the River Thames between Wandsworth Town Station and Putney Bridge. Once complete it will bring more than 700 new homes, as well as a range of amenities, including the Marco Polo restaurant, which has become a popular meeting place for residents and locals.

Frasers is also contributing to the regeneration of the Nine Elms



The famous Ascot Racecourse in Berkshire.



Beautiful landscaping and floral displays at the RHS Chelsea Flower Show.

district into a buzzing social entity. Sky Gardens, a new landmark 36-storey tower, will provide 239 homes, with additional offices, shops and leisure space.

Making its mark in the emerging district of Camberwell with the launch of Camberwell on the Green, Frasers is delivering a sophisticated new development of 92 contemporary apartments. Known for its trendy restaurants, bars and links to the arts and music, Camberwell is becoming increasingly desirable amongst young professionals who are drawn to its central Zone 2 location and proximity to the City and thriving London villages, such as Denmark Hill, Brixton and Clapham, all of which have an enviable community and social scene.

Camberwell on the Green will contribute to the wider regeneration of the Camberwell area, which is currently benefiting from a £11 million investment programme and undergoing a urban renaissance.

The scheme is accessed via Camberwell Passage, which will be upgraded as part of the development to provide a wide pedestrianised boulevard that is at the very heart of this regeneration, providing a central community spot with a wide variety of cafés, restaurants and shops.

Frasers' emphasis on creating communities transcends across the globe, including at the award-winning Sydney scheme, Central Park, Australia's largest inner-urban redevelopment. The project is transforming a historic brewery site south of Sydney's central business district into a mixed-use urban village, which will offer up to 1,900 apartments once complete.

The London social scene shows no signs of abating and Frasers Property UK will continue to reflect this as it carries on in its delivery of new communities.



The oldest tennis tournament in the world; The Championships, Wimbledon.



The KIA Oval, the nearby international cricket ground based in Kennington.

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Visitors travel from far and wide to partake in the various events that feature in the capital's social calendar

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Fashion and arts at the RHS Chelsea Flower Show.

South of the Thames

BBC property expert and renowned London market advisor, Henry Pryor, gives us his thoughts on Wandsworth and how it has changed over the years.



Henry Pryor
Property Expert

Thirty years ago the average price of a home in Wandsworth was under £40,000. No real surprise, black cabs would be reluctant to take you south of Wandsworth Bridge I recall and at the time there was little to make the borough stand out from neighbouring Lambeth or Brixton and estate agents knew it.

It felt like there was a lot of what back then was all council housing – big estates built in the 1950s and 60s in a state of disrepair largely due to a healthy disrespect. Back in 1983 you could buy a two bedroom flat in Battersea for under £20,000 and a four bedroom house around Wandsworth Common and pay the Stamp Duty and the removal costs and have change out of £60,000. I remember there was 'double MIRAS' tax relief and interest rates were 10%. They rose to 13% in 1985 and were still double-digit as the decade closed. By the end of the 1990s they were down to around 5% but house prices by then were on the way up.



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Thames Clippers are the fastest and most frequent fleet on the river with departures every 20 minutes and are on the doorstep of Riverside Quarter

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Margaret Thatcher saw Wandsworth as a shining example of what a local authority should be. When it went Tory in 1978 she worked with a succession of councillors leading to ultra-low council tax charges and an aggressive deployment of Right to Buy. The result was a rapid gentrification of the area. People unable to afford prices in Parsons Green or Fulham moved south of the river and prices ticked up. The first £1m sale is hotly debated but I recall a Lavender Hill agent claiming it in 1988. Most of the stock was second hand, houses converted into flats in the 1990s and it wasn't until the millennium that developers started to move to SW18 and construction started in earnest.

Wandsworth Common saw most of the biggest price increases with 'Nappy Valley', the area to the east dropping down to Northcote Road

and 'the Toast Rack' to the west, leading the charge. Prices for flats in streets like Bennerley Road in the early naughties doubled and homes in Henderson Road made million pound prices as the area became the 'in' place to move out to from central London. Gordon Ramsey opened a restaurant in Bellevue Road; middle-class schooling was fought for, and with gentrification came the money. With the money came the developers, particularly along the river where the likes of Plantation Wharf were built.

Now showing its age and arguably too close to the heliport, this trail-blazing mix of residential and commercial space was impressive, but without the extras and infrastructure we now take for granted it is not surprising it took time to blossom. Clapham Junction was a 15 minute hike, no shops or restaurants and yet people still paid

half a million pounds for the best flats here. As the area took off more was built – along the river but also with the conversions of old schools and ex-local authority properties bought under Right to Buy.

House prices have effectively doubled every decade in Wandsworth with the Land Registry showing a six and a half multiple since 1995 alone. Sales of houses off Trinity Road topped £1m at the turn of the Century and homes in The Chase off Clapham Common sold for £4 million in 2005. It felt like Chelsea and the 20+ agents on Lavender Hill couldn't believe it. Prices challenged those achieved north of the river for second hand property but it has been the new developments that have broken the biggest records.



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From Chelsea Bridge to Putney the river bank has seen award winning new homes creating new destinations for residents and people who live and work in the area

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Wandsworth Park
near Putney. A
short distance from
Riverside Quarter.

The Wandsworth Riverside Quarter pier, a short walk from the development offering easy access to the Thames Clippers service.



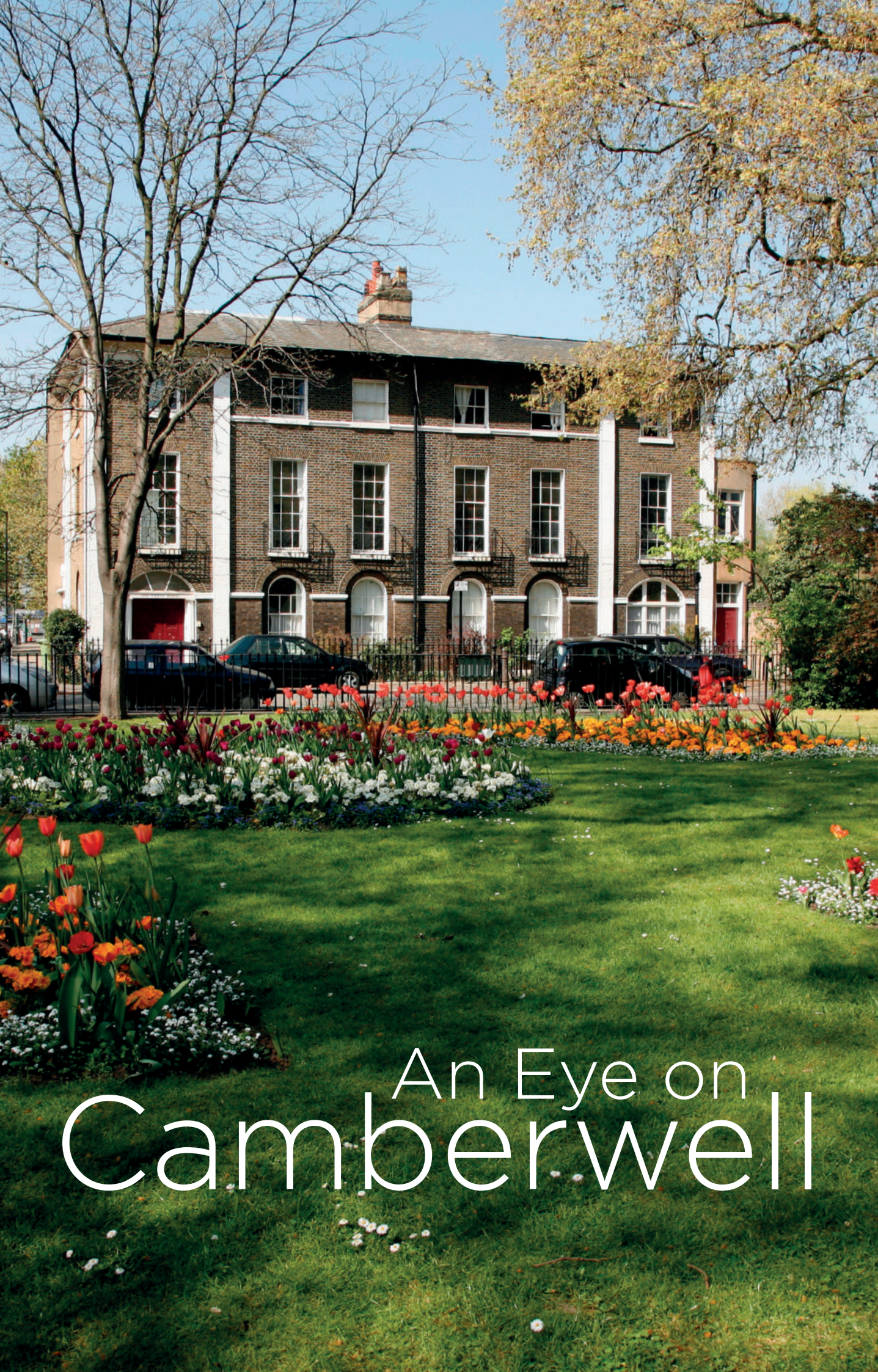
The boating lake within the picturesque Battersea Park.



Finding land to build in Chelsea was tough, Chelsea Harbour one of the few examples on the north bank. On the south bank however developers have found space to build ten similar schemes and another ten that many think are even better. Along the river from Chelsea Bridge to Putney the river bank has seen award winning new homes creating new destinations for residents and people who live and work in the area. The new developments are creating mini communities with stylish riverside living; Riverside Quarter is the perfect example of regenerating

a brownfield site to what is now a little oasis. Unlike the original developers these homes are in high demand, often achieving equally eye-watering prices. Penthouse flats at Battersea Reach now achieve over £3 million, Chelsea Bridge Wharf over £7million.

Black cab drivers aren't quite so reluctant to cross the river these days. The problem for them is that these days those living here are more likely to take a limo to get home.



An Eye on Camberwell

Camberwell is situated in the London Borough of Southwark, South London. The landscape is mixed; there are Georgian homes alongside a variety of post-war tower blocks and new builds. The area is known for its diverse food and art scene, and is home to Camberwell College of Art, award winning restaurants and independent retailers. Frasers Property (UK) Ltd is investing in Camberwell with its new scheme of apartments known as Camberwell on the Green.

Historically, Camberwell appeared in the Domesday Book as Cambrewelle. The manuscript is a record of the 'great survey' of towns and cities in England and Wales completed by order of King William the Conqueror, back in 1086. Two theories are widely speculated as to how the name was derived, one states that the name was taken from the Old English term, Cumberwell or Comberwell meaning 'Well of the Britons', referring to the remaining Celtic inhabitants of the area being dominated by Anglo-Saxons. The other suggests the name may have meant 'Cripple Well' and that implied the area served as a hamlet for people from the City of London, who were expelled from the city when they had life threatening diseases, for treatments by the church and the healing water of the wells and springs that resided there.

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A tantalising
experience for
the palate

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Camberwell Green is an area of land at the centre of Camberwell, historically used as a public space for fairs and meetings. By 1855, the Fair's days were numbered: a local Committee for the Abolition of Camberwell Fair was set up by leading residents, who pressurised the parish authorities into buying the Green, and closing down the fair, with the assistance of the police. The Green, said before then to be in poor condition, was bought from the Lord of the Manor, landscaped and turned into a park.

The town is well connected to central London via Camberwell Road in the North and Camberwell New Road in the West. Various bus routes allow people to travel into central London in approximately 30 minutes.

Camberwell offers a tantalising experience for the palate, with an array of cuisines inspired from destinations around the world. Influenced by Northern Spain and the Mediterranean, the Angels & Gypsies restaurant serves up delicious tapas style dishes



against a backdrop of rustic style interior. The entire menu is prepared from scratch on site, using fresh, seasonal ingredients – from the organic sourdough that's baked daily, to the ice cream that's churned in-house. The restaurant uses small independent suppliers who emphasise on quality products, from the organic longhorn beef to the wild day-boat fish.

Situated underneath Angels & Gypsies tapas restaurant is Camberwell's Communion Bar, known for its interior of beautiful stained glass artwork, depicting biblical scenes and iconography. As a tribute to its location on Church Street, the bar is furnished with dark wooden furniture and is dramatically lit by candlelight. Robert Krajewski, the bar's Mixologist has created a mix of artisan cocktails, which challenge and delight the taste buds, all served in chalice style glasses. Live music is available from Thursday to Sunday, where Funk and Soul sounds play till late.

At The Crooked Well, Head Chef Matt Green Armytage delivers a traditionally British menu, mixed with fun twists in the form of exotic game and fish dishes. The restaurant and bar has a comfortable charm, combining oak flooring, patterned botanical influenced wallpaper and a Victorian tiled bar area with intimate, low hanging pendant lights. Since it's opening in June 2011, The Crooked Well has won Best Drinks Offering by Harpers Wine & Spirits, and has featured in the Michelin recommended pub guide.

The Camberwell Arms was brought to the area by the team that produced established gastro-pubs such as the Waterloo's Anchor & Hope and Stockwell's Canton Arms.

The latest edition to the chain, The Camberwell Arms has a lot to offer and boasts an impressive cocktail list, a selection of craft beers and an accessible wine list, which includes both organic and biodynamic wines. Winner of the Observer's Food Monthly Award in 2015, the open plan restaurant area offers a menu to be desired, from charcoal-grilled meats to arrays of charcuterie.

Food and drink lovers are well catered for by a number of nearby establishments including Lumberjack and The Hill Bakery & Deli, both of which serve speciality

coffees, a range of rustic breads and local produce.

For those in search of good quality local produce, Camberwell's Farmers' Market is held every Saturday within Camberwell Green. Regular stall holders offer a variety of produce from rare breed Dexter beef, lamb & chicken, wild game in season, chicken and duck eggs, homemade pies and seasonal fruit and vegetables.

Camberwell has a collection of boutiques throughout, where shoppers can buy various items

- 1. Camberwell College of Arts & South London Gallery.
- 2. The Hill Bakery & Deli.
- 3. Lumberjack Café.
- 4. The Crooked Well.
- 5. Camberwell Arms.

such as clothing and accessories. For music lovers, there is Rat Records, who supply new and used vinyl records and CD's featuring a range of genres such as Blues, Jazz and African, Soul, Reggae and Funk.

The South London Gallery (SLG) in Camberwell is an internationally acclaimed contemporary art space, which has been free to the public since its foundation in 1891. As one of the capital's foremost contemporary art venues, the gallery has exhibited work by established international figures such as Gilbert & George, Anselm Kiefer

and Gavin Turk. The gallery also presents integrated education projects for children, young people and adults, and an ongoing residency programme providing opportunities for artists to stay in the gallery artists' flat.

Hailed as one of the first and longest running local arts festivals in the UK, Camberwell Arts Festival works in partnership with local residents and artists studio's, galleries and arts organisations to programme a nine day festival of exhibitions, events, open studios, walks, talks and workshops. The festival aims



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Frasers Property (UK) Ltd is proud to be involved in the development of such a vibrant, varied and colourful area

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to encourage residents to engage with their local environment, using contemporary art practice as a means to promote and improve social, community and cultural resources: drawing from performance, cinema, music, spoken words and literature to compliment the central focus on the visual arts. The Camberwell Arts Festival takes place in June at various venues throughout the area.

Camberwell has been home to many famous faces, such as Florence Welch, lead singer of Florence and the Machine, Marianne Jean-Baptiste, star of ITV's Broadchurch as well as Ida Lupino, Hollywood film actress and director.

For those looking to locate to the area, Frasers Property (UK) Ltd is bringing elegance and style with its latest luxury development, Camberwell on the Green, SE5. The sleek six-storey residential building provides 92 studio, one, two and three bedroom apartments which overlook one of SE5's most iconic landmarks, Camberwell Green, with prices starting from £446,000.

Camberwell is an area that looks after its own, with many of the residents depending on local businesses for good quality produce and diverse flavours from around the world. Frasers Property (UK) Ltd is proud to be involved in the development of such a vibrant, varied and colourful area.



The Art of Living



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Art remains a focal point running through each scheme, acknowledging the unifying influence that art can have upon people

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Singapore's High Commissioner to the UK – Her Excellency Ms FOO Chi Hsia, Kumari Nahappan and Dr Stanley Quek.



A collection of Nahappan's sculptures.

Art has played an important role in society for centuries and it is an integral part of our heritage. It is powerful in its ability capture social movements, it acts as a record of history and influences behaviour and thought both in its creation and for years to come.

In architecture and the built environment, art conveys values and shapes landscapes to create enhanced living environments. Developers are increasingly working with art and design specialists to help to support placemaking.

Frasers Property UK has incorporated art into many of its developments, with an 'Art of Living' ethos, designed to cultivate and strengthen the community and provide a greater sense of belonging.

Kumari Nahappan, a critically acclaimed conceptual artist based in Singapore, who won Sculpture of the Year at the Singapore Art Fair with

her 7m high chilli, held her debut solo exhibition in the UK at Frasers' flagship UK scheme, Riverside Quarter, in November 2014.

Kumari's newest creations include a collection of infinitely designed chilli sculptures, all of which are beautifully ensconced in different situations, from high heel clad chillis to a giant chilli playing the trombone.

Frasers Property UK has recently launched a scheme in Camberwell known as Camberwell on the Green. The area is renowned for its artist connections and is home to the Camberwell College of Arts. The college is widely regarded as one of the worlds leading art school and has a large number of successful alumni including: Quentin Blake, Malcolm Morley, and Richard Long.

The area is a vibrant hub of art and creativity, host to both the South London Gallery and the Camberwell Arts festival. It is also the birthplace

of the Young British Artists Movement, which began in the 1990s and included notable figures such as Damien Hirst, Tracey Emin, and Jake and Dinos Chapman.

The Frasers Property scheme at Camberwell faces Camberwell Green, which in 2015 saw the return of the Camberwell Fair after 160 years. Between 1279 and 1855, local theatres would assemble to perform plays, while artisans would showcase their wares. Its spirit has returned and residents of Camberwell on the Green will be on the doorstep to enjoy the artistic explosion of colour, art and drama.

As Frasers continues to develop communities, it will draw on this expertise to ensure that art remains a focal point running through each scheme, acknowledging the unifying influence that art can have upon people.

Finding Art

The Affordable Art Fair is the perfect way to find out all you need to know about buying your first piece of art; brushing up on your art history or tips on how to hang your new artwork at home.

The fair comprises over 100 galleries offer an array of original artworks from over 1,100 artists held each spring in Battersea Park and Hampstead Heath. Increasing in popularity from both new artists and galleries and visitors, the Affordable Art Fair is as an accessible, but seriously credible fair for visitors to fall in love with art and begin a journey as an art collector!

Frieze London is the contemporary art event of the year. In addition to being able to see and buy art from over 1,000 of the world's leading artists, the fair features Frieze Projects, the Fair's unique, critically acclaimed programme of artist commissions and Frieze Talks, a prestigious programme of debates, panel discussions and keynote lectures.

Frieze London is housed in a bespoke structure in The Regent's Park. Located in the heart of London, it is within easy walking distance of the city's West End.



The Serpentine Pavilion Gallery designed by architect Sejima and Nishizawa.



“An accessible, but seriously credible fair for visitors to fall in love with art

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The only way to travel

The earliest known major crossings of the Thames by the Romans were at London Bridge and Staines Bridge. Kingston's growth is believed to stem from its having the only crossing between London Bridge and Staines until the beginning of the 18th century.

Proposals to build bridges across the Thames at Lambeth and Putney in around 1670 were defeated by the Rulers of the Company of Watermen, since it would mean ruin for the 60,000 rivermen who provided a pool of naval reserve.

However, in 1726, the construction of a bridge was approved by an Act of Parliament (the Fulham and Putney Bridge Act). Built by local master carpenter Thomas Phillips to a design by architect Sir Jacob Acworth, the bridge was opened in November 1729, to become the only bridge between London Bridge and Kingston Bridge at the time.

The Thames was vital to London's growth well into the 19th century and was crowded with boats and ships of all sizes. River travel became an increasingly popular

through the introduction of passenger steamboats in 1815. Services to London along the Thames travelled from Gravesend, Margate and Ramsgate via Greenwich and Woolwich and by the mid 1850's steamboat services carried several million passengers a year. Every day around 15,000 people travelled to work by steamboat.

The growth of London's suburban railways led to a decline in passenger numbers on the river and in 1876 the five firms operating paddle steamers on the Thames merged. The company struggled financially and in 1884 was declared bankrupt. In 1905 the London County Council attempted to revive passenger services on the river but suffered huge losses and closed in 1908. Nevertheless, river services continued but more as a tourist or a fashionable day trip aboard a pleasure steamer.

Over 100 years later, London's riverside has dramatically changed. With the development of riverside living from east to west plus the ongoing pressure on

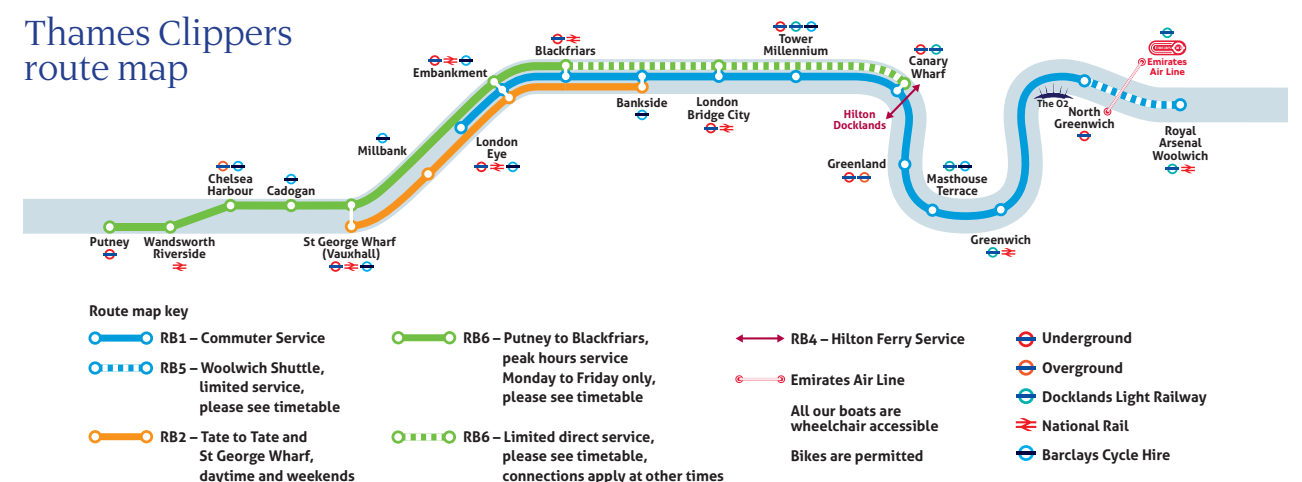
London's transport system, there is no greater need than today to encourage the use of the Thames for commuter traffic.

Thanks to the Mayors Commitment to improving transport in and out of the Capital, the river has been given a new lease of life. Thames Clippers run a service from Putney, West London to Royal Arsenal Riverside in the East and has become increasingly popular with Londoners, particularly since the Mayor's initiative allowing passengers to use Oyster cards making travelling via the river a real alternative.

As part of the regeneration of the Wandsworth riverside and Riverside Quarter development, developer Frasers Property UK, invested in building the Wandsworth Riverside pier as well as the residential moorings, enabling the new Thames Clippers to be used both by residents and the wider community.



Thames Clippers route map



Our Legacy Our Future

Since the turn of the century, attitudes to the public realm in the Capital have been transformed as both the public and developers have come to understand that the spaces between London's buildings – its streets, squares, green spaces, rivers and parks – are as important as the surrounding buildings in creating and building a community.



Back in 1957, the pollution levels became so bad that the River Thames was declared biologically dead. The amount of oxygen in the water fell so low that no life could survive and the mud reeked of rotten eggs.

Fifty years later, the Thames has become a very different place. Environmental officials now say the Thames is the cleanest it has been in more than 150 years and nearly 400 habitats have now been created to allow wildlife back into the river. Much of this is due to improvements in water quality. Strict legislation now prevents industry from dumping polluted effluent into the river and its

tributaries. Sewage from London and the surrounding area is now treated and then exported.

Riverside Quarter is a good example of how property developers are enhancing the environment through the development process. Located on the bank of the Thames in south west London, property developer Frasers Property UK, incorporated initiatives into their development for the conservation and preservation of the local wildlife and natural habitats. A number of innovative design and green initiatives were implemented to secure the long term prosperity of the environment and to inspire residents to adopt greener lifestyles.

A development of intertidal terraces and a new ecological zone, where the River Wandle meets the River Thames, has been created. This zone will feature a boardwalk crossing, enabling the public to observe the natural habitat and enjoy improved riverfront walkways.

Bird barges were constructed to encourage riverine birds to return to the area after they lost their roosting habitats when disused oil jetties were removed from the river. These were designed in imitation of the natural habitat of the birds with vegetation and water tanks included in the design and anchored in the river where a jetty had been removed.

As society becomes more aware of its carbon legacy for future generations, the property industry is taking steps to ensure that new developments are considerate of their environment. Across the industry, there is a real need to create long-lasting and sustainable homes and communities and many now see this as the norm, rather than exception.



The gardens at Frasers Properties Stanhope Gardens.

Frasers Property UK has pioneered the way in regards to sustainability which is at the very heart of the company's ethos, shaping all of its new developments. There is an expectation now from consumers that new buildings are constructed to the highest level of sustainability and they are proud to build all new homes to Code for Sustainable Homes Level Three.

Sustainability is considered at every stage of the development, from the materials used, to the build process. Frasers Property UK pioneered the use of innovative technology and installed one of Europe's largest open loop ground source heat pump systems to provide heating and cooling for the entire Riverside Quarter scheme. The open loop system consists of eight 100m length bore holes which tap into an underground aquifer and the bore

holes are operated as four pairs of hot and cold wells. Heat is stored in the aquifer in the summer via four of the bore holes from the heat rejected to provide cooling from the heat pumps. The cycle is reversed in the winter with the heated fluid from warmth rejected in the summer used to provide warm fluid into the heat pumps, which further heat the fluid to provide heating to the buildings.

This technology is estimated to reduce carbon emissions and the production of greenhouse gases by almost 10% in comparison with traditional sources of energy.

Sky Gardens in Nine Elms is a further example of Frasers Property's talent of fusing sustainability with innovative architectural design. The double storey communal gardens situated on the eighth floor and roof top not



Wildlife on the intertidal terrace at Riverside Quarter.

only offer a picturesque, relaxing environment for residents to enjoy but help to improve the air quality as well as nurturing ecosystems. For nine months of the year, the gardens will provide enough area to grow a weekly salad box for every household. This, together with the development's low energy services and renewable energy generation, ensures it meets Code for Sustainable Homes Level Three.

Frasers Property understands the need for access to green space even in central London is vital for residents' well-being and has therefore committed to transforming the external areas surrounding its developments. At Camberwell on the Green in particular, Frasers Property is contributing to the regeneration of the green itself by revitalising the public realms that connects it to the wider community.

“Frasers Property constructed bird barges to encourage riverine birds to return to the area after they lost their roosting habitats”

Rachel Winham

Tell us about your background, where did you grow up?

"I was raised in Kent, before moving to Devon to attend secondary school. After which I moved to Bournemouth to attend university, where I studied a Business Management degree."

Have you always wanted to be a designer?

"I guess you could say I fell into interior design. When I moved to London as a graduate I worked in property, and in 2006 was given the opportunity to relocate to Barbados. Whilst working out there, I met someone who taught at KLC Interior Design School. She invited me to work with her as a design assistant, and very quickly I was exposed to top end luxury design for high profile clients with private villas, as well as beach front developments. My career from there went from strength-to-strength as I increased my contacts and knowledge in the sector."

In 2009 I moved back to the UK to continue my career but despite the experience, I needed the necessary qualifications, so shortly after I enrolled at Chelsea College of Art and Design. From there I began working for Helen Green – who I had coincidentally met in Barbados, and from there started my own practice."

Where do you take inspiration from?

"Inspiration for me is everywhere, from people's homes, to restaurants and hotels, to places I visit on holiday. I like to watch how people live because everyone uses space

differently, this influences each project as I can apply this knowledge when designing."

How would you describe your style?

"I would describe my style as contemporary with classic lines and longevity. For me, comfort and functionality is key when dressing a room."

What tips can you give to those looking to pursue a career in interior design?

"Supplier knowledge is a must. Interior design is not just about fluffing cushions, its about bringing together a vision, without good relations with your suppliers you cannot deliver a project."

How do you and your team first plan a design project – do you have a process for determining your clients needs?

"The first thing we look is floor plans and how clients envision themselves living in the space. Once we establish this, we look at spatial plan before finally developing a style, colour, and materials."

What is your favourite stage of a project, from receiving the initial brief to adding the finishing touches?

"Installation is my favourite part, the projects we work on vary in timescales, some take six weeks, others can take a few years but seeing it all coming together is the most rewarding part of the job."

Interior designer Rachel Winham is the managing director of the independently run company.

If you could be handed a brief from a Fictional Character or Celebrity, who would it be and what would you do?

"Cliché girly answer, it has to be Carrie Bradshaw from Sex & The City as for me growing up she was the style icon. One of my favourite things about her was how she knew her dressing room inside out and how her apartment space was almost devoted to clothes and shoes, lots of shoes. When I designed my own dressing room, I used the second Sex & The City movie as inspiration, as I wanted to recreate it as best as I could."

In your opinion, what are the top trends in interior design for 2016?

"This year we are introducing rose gold into many of our projects for a softer, warmer feel. Mixing metals remain a key trend as well as subtle pastel tones."





Have you got any big projects coming up you can share with us?

"We are working on a Grade I listed property in Westminster that is to be launched in the Spring 2016."

"With the restraints of a Grade I listed property, we have to carefully mix the old with the new, and integrate its features with functional modern living. It is also a really special project for me, as we won the contract the day after I gave birth."

If you had no limits, what would you create?

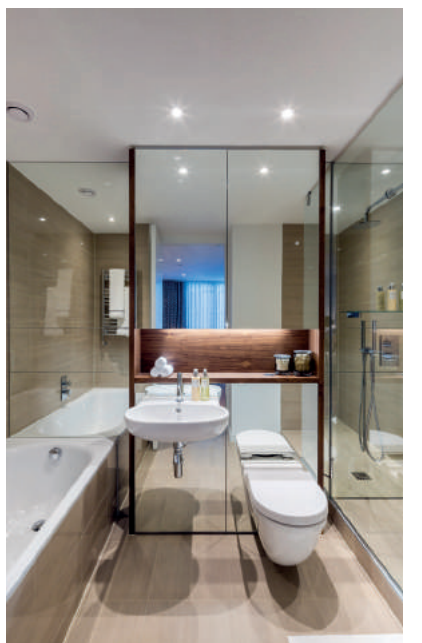
"For me I would create a spectacular beachfront home which emphasises the panoramic sea views on offer. There would be a lot of emphasis on outdoor living, and spaces to entertain friends and family."

You've designed numerous show flats at Riverside Quarter, could you take us through the thought process?

"Fraser's were one of my first clients in 2011, when I first started on my own. I have worked on several apartments at Riverside Quarter throughout the years. What makes Riverside Quarter so unique are the views on offer, as such zoning is central to designing the show apartments. The newest show apartments at Five Riverside have a lot of detail so layering is central alongside mixing different textures and tones but above all, these are spaces to live in."

Finally, do you have a mantra?

"My personal mantra is to dream big and treat others how you would want to be treated."



Meet the Neighbors

Dorie Simmonds

Dorie and her husband purchased their two-bedroom apartment in 2007 and in early 2015 she relocated her offices to a 500 sq. ft. commercial space at Riverside Quarter.

Dorie commented: "When I discovered Riverside Quarter, it was in the early stages of development and I knew straight away that it was where I wanted to live. I have always been drawn to water and it was a dream of mine to be able to wake up in the morning to a riverside view. The high quality specification and spacious interiors added to its appeal and a few years later, I still absolutely love where I live."

My offices were originally based in the West End and later in Fulham but I was keen to achieve the perfect work/life balance by being close to home, so when I saw that there was commercial space available at the development it was a no-brainer but to move my offices here. My commute is literally a few minutes walk now!"



Having grown up in Long Island, New York, but with a Father from London, Dorie spent holidays visiting the UK as a child and went on to study economics at the London School of Economics and was drawn to the cosmopolitan lifestyle that the Capital offers. Dorie added: "I love London, I love the people, the culture and the diversity. I have family in the

UK and France and it is so nice to be able to travel to see them all so easily."

For more information on Dorie Simmonds Agency Ltd. please contact 020 7736 0002 or visit www.doriesimmonds.com



Emma Perring

Emma first moved her business in to Riverside Quarter in 2004 when the scheme was in its early stages and in 2015 she bought a two bed pied-à-terre apartment within the development.

Emma commented: "When Frasers Property UK first showed me Riverside Quarter in 2004, I was looking for new space to inspire me and I wanted to be near the water. I had previously been operating out of a Victorian School in Battersea, so the development had a lot to live up to, but here I am and I love it."

My trade is interior design where appearance is everything. When clients visit me in the office, they need to be wowed from the moment they arrive and Riverside Quarter does that. The design of the buildings is superb and the landscaped gardens are perfectly manicured. What's more, the gardeners on site take real pride in their work, so everything is kept at a very high standard.

Over the last 20 years, developers have been flocking to the Thames. Riverside Quarter has been meticulously thought out and there is a real sense of belonging. We have a commercial and residents association here, who meet

quarterly. There is a strong team on site who are extremely friendly and we are on first name terms. The sense of community is enhanced by Marco Polo, our local Italian restaurant on the square and Hudsons, the corner shop. It really is a great place to be."

For more information on Perring Design, please contact 020 8877 9477 or visit www.perringdesign.co.uk

“The development had a lot to live up to, but here I am and I love it.”

Day in the Life...

Tim Tolcher



Tim Tolcher

Age: 50
Formal job title:
Owner and Director

Tim Tolcher is the architect
for the Vauxhall Sky Gardens
and Riverside Quarter.

Where do you live and with whom?

Furzedown in London Borough of Wandsworth with my wife Cherry and our four children – Daisy, Milly, Alfie and Freddy

Walk us through your day – What time do you wake-up, do you have any daily rituals, what time do you get to the office, do you get coffee/breakfast on the run?

I wake up at 6.30am. We have a small menagerie of animals which the children have acquired over time including 4 chickens, a rabbit, 2 cats and 4 goldfish. They all need feeding and attending to – which I do first thing. After a quick bite to eat and two shots of espresso it's off to work on my bicycle. I'll typically cycle anywhere I need to be at in the morning within a 15 mile radius of home. Anything beyond that then I'll cycle to the station. It's the best way to clear your mind in readiness for a busy schedule ahead.

How did you get into architecture?

My late father was a very successful Civil and Structural Engineer. He confided in me that he always wanted to be an architect which is why he encouraged me to take up the profession. So in effect I was pushed into the profession. I will always be indebted to him for his 'guidance' as its one of the most rewarding as well as challenging professions to work in.

Where did you study? Where did you start your career?

I studied at University College London (Bartlett School of Architecture). It was a great time to study there as my diploma course coincided with Peter Cook (part of Archigram) joining the School. He transformed the whole approach. I stay in touch with quite a few of my contemporaries a lot of whom run their run practices or are now clients of CJCT!

Have you worked outside of the UK, if so where and on what projects?

We occasionally get invited to work on projects abroad for UK clients. Recently we completed a 30,000 sq.ft office building for London Stock Exchange in Sri Lanka.

What inspires you?

Working with creative and stimulating clients who want to deliver high-quality design as part of their brief. I have worked with Frasers Property for 16 years now and continue to be inspired by their passion for delivering high-quality environments for their customers – which is reflected in the quality of work.

Do you have a favourite architect?

No I don't, which is quite rare for an architect. I guess this explains the approach of the practice which doesn't have a 'house style'. I believe architecture should respond to the particular opportunities and constraints the site and brief offer us so as to

develop a response which is very much bespoke and tailor made. This approach should be taken through from initial site planning through to the character and detail of the building façades.

What has changed in architecture since you began practicing?

Architecture and architects seems have become more about brand than substance which is a shame. This is reflected, in part, how architecture is now presented in the media. It seems to be the 'celebrity' world we live in and I hope it's a temporary 'fad' we are going through.

Do any particular countries or cultures influence your work?

European Cities always inspire me. In particular some of the lesser-known towns and cities. Cities such as Antwerp, Montpellier and Ostend contain some jewels of modern architecture which use imaginative materials and forms but applied with well-mannered level of restraint to the overall design.

What are you currently working on?

We are busy working for Frasers on three prestigious projects including Riverside Quarter and Vauxhall Sky Gardens. We are also engaged on residential sites in the Greenwich Peninsula, Kingston and Leeds as well as commercial based projects in the City of London.

When you finish work, how do you unwind?

I cycle home!

Awards success

Sky Gardens led the way in September, crowned Housing Project of the Year at the Sunday Times British Homes Awards.



Vauxhall Sky Gardens at Nine Elms is a breathtaking statement of contemporary urban living.

2014 and 2015 have been award-winning years for Frasers Property UK with two of its landmark London developments recognised for excellence.

This development is a new landmark 36-storey tower, providing 239 homes, with additional offices, shops and leisure space. The scheme, designed by architect, Carey Jones Chapmantolcher, will help complete the Nine Elms regeneration zone, which includes Battersea Power Station and the new US Embassy.

The area is set to become an ultra-modern destination in central London offering 16,000 new homes, 25,000 new jobs, new schools, parks, culture and the arts, and Sky Gardens will join a list of illustrious new developments.

At the UK Property Awards, One and Three Riverside won the High-Rise Architecture category which stands at nine and twelve storey high respectively. Riverside Quarter was also recognised for its conceptual design in the RICS residential award again for phases, One and Three Riverside, comprising 139 apartments across two buildings.

Riverside Quarter has transformed the Wandsworth stretch of the River Thames and created a bustling new riverside community of over 500 residents. A landscaped piazza sits at the heart of Riverside Quarter, surrounded by a range of amenities, including leading restaurant, Marco Polo, an art gallery and Hudson's, an on-site convenience store. In addition, the development boasts a residents' leisure centre complete with gyms, swimming pool, Jacuzzi and sauna.

UK Portfolio

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UK

Riverside
Quarter

Wandsworth
London

Riverside Quarter currently comprises 8 stylish apartment buildings overlooking the Thames, opposite Hurlingham. The vibrant new neighbourhood by the river includes the restaurant ‘Marco Polo’ and Hudsons convenience store to service both residents and commercial enterprises within the development. The sale of the ground floor commercial units has resulted in a creative village currently comprised of architects, an interior designer, an art gallery, and literary and photographic agents.

The current phase of construction has delivered two new buildings with commercial space, and 150 private apartments.

River works to improve the confluence of the Thames and the River Wandle with intertidal terraces which have already been completed. This development will continue the ‘eco-friendly’ route with a combined heat and power system to provide both heating and cooling to the apartments through eight, 100 metre deep, boreholes.

	Wandsworth, Central London
Project name	Riverside Quarter
Location	London SW18 1LP
Status	With construction now in its final stages the new phase of Riverside Quarter is drawing ever near completion. Five Riverside completed 2016 with 99 apartments and Seven Riverside with a further 51. Five and Seven Riverside are completing 2016
Completing	Five Riverside completing early 2016 and Seven Riverside due for completion late 2016
Website	www.riversidequarter.com



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This development will continue the ‘eco-friendly’ route with a combined heat and power system

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UK

Sky Gardens

Vauxhall

London

Vauxhall Sky Gardens, located in the highly desirable Nine Elms district, is a breath-taking statement of contemporary urban living in one of London's best connected and emerging riverside neighbourhoods. A landmark collection of one and two bedroom private apartments, Vauxhall Sky Gardens is served by numerous shops, restaurants and cafés whilst being surrounded by other high profile developments including Battersea Power Station and the new American Embassy.

Masterminded by Frasers in collaboration with internationally renowned design team YOO, Vauxhall Sky Gardens provides luxurious and sleek living conditions whilst benefiting from expansive enclosed gardens high above the city. Providing relaxing and tranquil environments, these gardens provide residents with a communal area to unwind whilst experiencing breathtaking panoramic views of London.

“A landmark collection of one and two bedroom private apartments”



	Vauxhall, Central London
Project name	Vauxhall Sky Gardens
Location	London SE5
Status	In construction
Completing	The development is scheduled for completion 2017
Website	www.skygardensnineelms.com


UK

Camberwell
on the Green
Camberwell
London

Sophisticated city living has arrived in Camberwell, overlooking its most famous landmark, Camberwell Green. An exciting new six-storey development with 92 private apartments, Camberwell on the Green offers residents and investors an extraordinary mix of studio, one, two and three-bedroom options, with some enjoying direct views of the Green itself.

Camberwell is an area of London benefiting from investment and regeneration, as well as the extensive infrastructure and redevelopment plans happening across the Capital. Highlighting this is the £11 million local regeneration scheme that continues to revitalise Camberwell’s public areas and in the process affirm them as key hubs for the community.

At the heart of this regeneration is Camberwell Green, receiving considerable investment that will facilitate the creation of landscaped gardens and tree-lined avenues. Additionally, the nearby Burgess Park has been transformed by an £8 million investment, rejuvenating its many lakes, play areas and sport facilities such as tennis courts and cricket pitches.

<div> <div>  </div> <div>Camberwell, Central London</div> </div>	
Project name	Camberwell on the green
Location	London SE5
Status	In construction
Completing	The development is scheduled for completion Winter 2016
Website	camberwellonthegreen.co.uk



With excellent transport links to the West End, The City and East London, residents are able to reach many of the Capital’s key areas in less than 20 minutes. Within the immediate area, residents are surrounding by a variety of trendy bars, restaurants and shops, creating a vibrant and stylish culture that is typical within South East London. Other local amenities include a newly built library, a state-of-the-art leisure centre and the renowned South London Gallery, all of which are located a few minutes’ walk from Camberwell on the Green.

“

Sophisticated city living has arrived in Camberwell, overlooking its most famous landmark, Camberwell Green

”



Frasers Property UK in London

Islington on the Green

A landmark six-storey development by the Green comprising of 70 one and two bedroom apartments. The homes are uniquely located above the former Sam Collins Music Hall which was transformed into a modern 21,000 sq. ft. Elizabethan style theatre as part of the development.



Vincent Square

49 private apartments personified by classic red brick architecture. The majority of the apartments overlook the timeless playing fields of Westminster School on the square with all the benefits of a central London location.



Stanhope Gardens

Stanhope Gardens was a new build project of 64 apartments behind a Grade II listed exterior. It recreated the stuccoed terrace of grand houses overlooking the garden square with 24 hour portage, and three levels of underground parking beneath.



Fraser's Centrepont

Fraser's Centrepont Limited ("FCL") is a full-fledged international real estate company and one of Singapore's top property companies with total assets above S\$23 billion as at 30 September 2015. FCL has four core businesses focused on residential, commercial, hospitality and industrial properties spanning 77 cities across Africa, North Asia, Southeast Asia, Australia, Europe, and the Middle-East.

FCL is listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST"). The Company is also a sponsor and manager of two REITs listed on the SGX-ST, Fraser's Centrepont Trust ("FCT") and Fraser's Commercial Trust ("FCOT") that are focused on retail properties, and office and business space properties respectively, and one stapled trust listed on the SGX-ST, Fraser's Hospitality Trust (comprising Fraser's Hospitality Real Estate Investment Trust ("FHREIT") and Fraser's Hospitality Business Trust) that is focused on hospitality properties.

As a testament to its excellent service standards, best practices, and support of the environment, FCL is the proud recipient of numerous awards and accolades both locally and abroad.

For more information on FCL, please visit www.fraser'scentrepont.com



Central Park, Sydney



A view of One Riverside Quarter
and adjacent landscaping

LONDON

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