

HAMMERSMITH EMBANKMENT HISTORY OVERVIEW

SUMMARY

Previous uses

- Farm – orchard – market garden – land owned by the Bishops of London (based at Fulham Palace) who were the Lords of the Manor
- Location for mansion: called 'The Great House', built by Sir Nicholas Crispe, merchant and ardent Royalist in early 17th century
- Estate stretched as far as the Crabtree Farm
- Mansion re-named 'La Trappe' by the eccentric politician George Bubb Dodington, and extensively remodelled
- Mansion renamed 'Brandenburgh House' when lived in by the Margrave of Asbach and his wife, Elizabeth who built a theatre next to the riverside
- Last resident was Queen Caroline, wife of George IV whose popularity during her trial attracted hordes of well-wishers and supporters to the neighbourhood.
- House demolished when Caroline died in 1821, presumably by the King in pique at her popularity with the ordinary public
- Hammersmith Distillery built on site of Brandenburgh House in mid 18th century
- Sugar refinery, Manbré and Garton built on adjacent farmland in 1870s
- Brandenburgh cottage-dairy, built on site of original Brandenburgh House stables, was retained by the sugar refinery as offices and accomodation until 1954



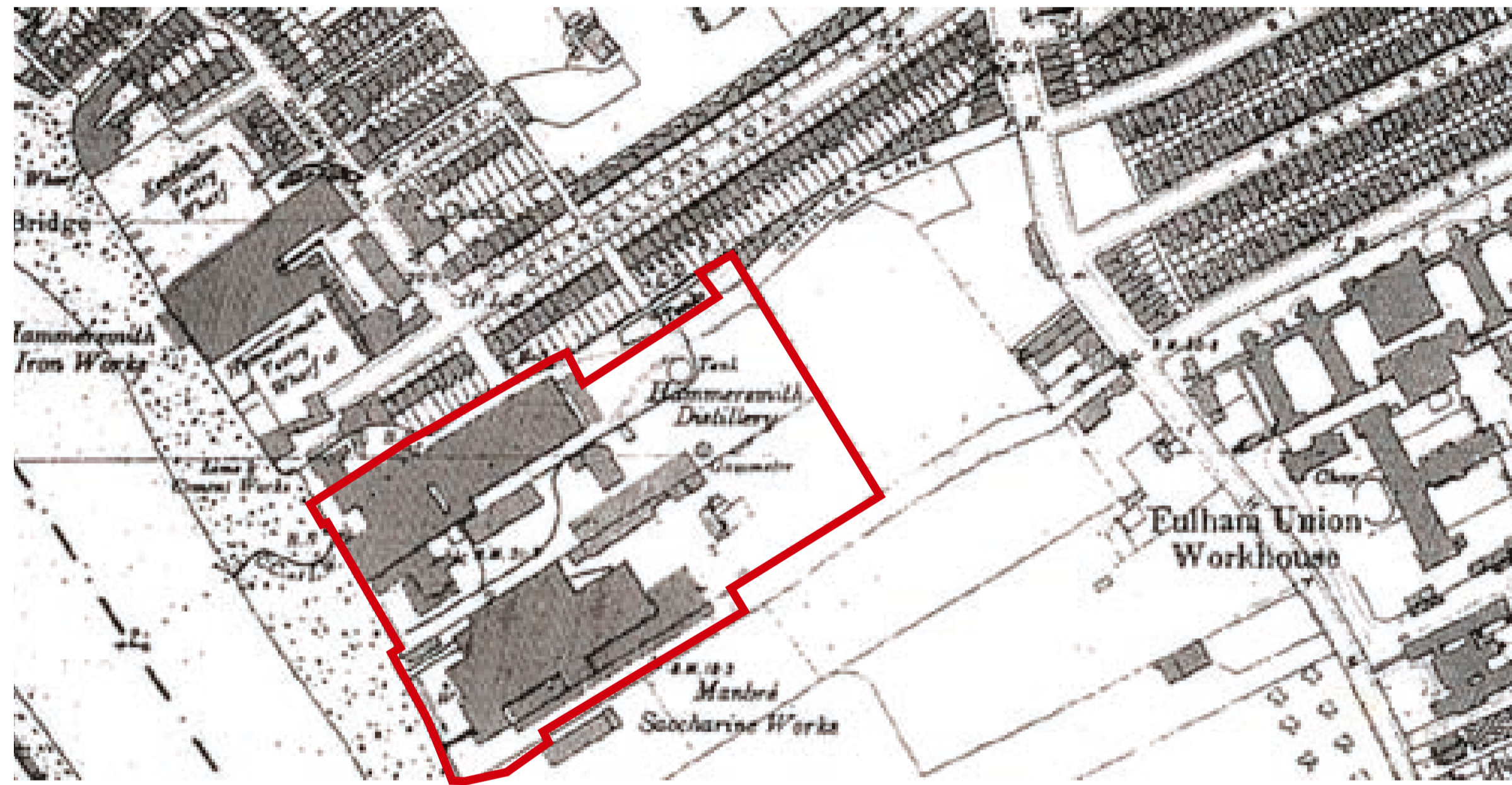
Maps showing previous development:

Rocque map (1756) – showing fields, farm and Brandenburgh House. Area very rural, mostly orchards and market gardens. Fulham Palace Road in existence, also lane leading to a small settlement on river at Crabtree Wharf including Dorset Cottage, which was in the estate belonging to Sir Nicholas Crispe in the 17th century.

Crabtree Hotel (the last of Fulham's riverside inns) was an early inn also known as 'The three Jolly Gardeners'. There was a pottery next to the inn.



OS 1st edition (1866) confirming site of Brandenburgh House, showing location of Distillery (H & J Haig at this time, later bought by Distillers Company). Map also shows Brandenburgh cottage-cum-dairy and fields and orchards belonging to Brandenburgh Farm. On the south of Fulham Palace Road is Brandenburgh House – a private lunatic asylum, across the road from the Fulham Union Workhouse (now location of Charing Cross Hospital). Sussex House lies adjacent to the workhouse – another private lunatic asylum. There is further development at Crabtree Wharf with a malthouse in existence. Dorset Cottage lies to the south of Crabtree farm, surrounded by extensive orchards.



OS 2nd edition (1897) Map shows enlargement of Hammersmith Distillery and the existence of Manbré Saccharine Works which were built on the land belonging to Brandenburgh Farm. Brandenburgh cottage-dairy was retained for offices and accommodation for the works Manager. The Infirmary has been built next to the Workhouse. Further along the riverside the settlement near Crabtree wharf has grown, with an additional two wharfs (Tea Rose and Greyhound). Dorset Cottage was demolished in 1890 with the arrival of industrial uses in the area. Two roads have been laid out in the grounds (Rainville and Petley) in advance of housing development.



OS 3rd edition (1935) Map shows how industrial uses and associated wharves now totally line the river frontage. The Hammersmith embankment site is dominated by Hammersmith Distillery and Manbré's Saccharine Works. The original Brandenburgh cottage-dairy is still there. (Demolished in 1952-54 to make way for Manbré and Garton's main laboratory block.) The Crabtree Farm land has been sold for housing development. There are rows and rows of streets of terraced houses. Elmdale Street and Playfair Street are to the north of the Manbré and distillery site. These were demolished in 1974 and the site is now the Frank Banfield park. A Nurses Home (Brandenburgh House) for the Hammersmith Hospital lies on the site of the former asylum to the east of Winslow Road.

Hammersmith Embankment Historical Context - The Site



HISTORIC CONTEXT

C 3000 BC

Evidence of habitation though discovery in 1970s of neolithic flint implements and pottery

Late Iron Age

Evidence from pottery discovered

4th CAD

Roman coin found

Saxon days

Evidence for the periphery of a previously known and excavated early Saxon settlement was revealed. This included several rubbish pits and a boundary ditch.

Early days

Land that belonged to the Bishops of London. Crabtree hamlet – an ancient settlement on the riverside

1419 First mention of Stockland or Stokeland in Fulham Fields is first mentioned in 1419.

1491 A field called Southcroft, "at the Crabtree," is mentioned in the Rolls for 1491

16th C Fulham Palace built as the summer residence of the Bishops of London. Also home to London's major botanical gardens. Fulham Palace is surrounded by Bishops's Park, an extensive public park.

1582 William Juxon born

1598 Nicholas Crisp born

1600 Charles I born

1625 Charles I King of England

1625 Nicholas Crisp builds The Great House on the riverside at Fulham, at a cost of £23,000.

1630 Charles II born

1630 Margaret Hughes born

1630s Nicholas Crisp pioneered trade with West Africa. He had a patent for making and vending beads and he also obtained a patent for slave trading from Guinea to the West Indies.

1633 William Juxon Bishop of London until 1649

1640 Nicholas Crisp elected to the Long Parliament (MP for Winchelsea) expelled (in 1641) for being a monopolist (collecting and selling beads)

1642 William Juxon granted lease of 86 ¾ acres to Nicholas Crisp so he could extend his estate in Hammersmith

1642 Start of English Civil War – William Juxon resided undisturbed at Fulham Palace, despite Royalist connections

1647 The Great House ransacked by the Parliamentary troops. It was subsequently confiscated by Cromwell and used by General Fairfax during the Civil War, also housing wounded troops.

1649 Charles I executed on 30 January, England became a Republic

Nicholas Crisp exiled as a committed Royalist but raised money and performed secret services for exiled Charles II.

1651 End of Civil War. Charles II defeated by Cromwell's forces and fled to mainland Europe, where he lived in exile

1653 Creation of the Commonwealth of England, Scotland and Ireland, with direct rule by Oliver Cromwell

1658 Death of Cromwell

1660 Nicholas Crisp was one of the committee sent to meet Charles II at Breda when he returned to take the throne

1660 8 December – Margaret Hughes played Desdemona in 'Othello', in the new Kings Company – making her the first professional actress in England

1660 Charles II crowned King of England

1660 Nicholas Crisp returned to his home in The Great House

1660 William Juxon Archbishop of Canterbury

1663 Fishery at Fulham – fishing rights leased by the Lord of the Manor in return for 3 salmon and 400 smelt to be provided annually to the Bishops of London

1665 Nicholas Crisp made a baronet

1666 Nicholas Crisp died, leaving his house to his youngest son Thomas; also £100 to be spent annually on the poor in Hammersmith

1671 The Great House sold to Prince Rupert, cousin of Charles II and cavalry hero of numerous Civil War battles.

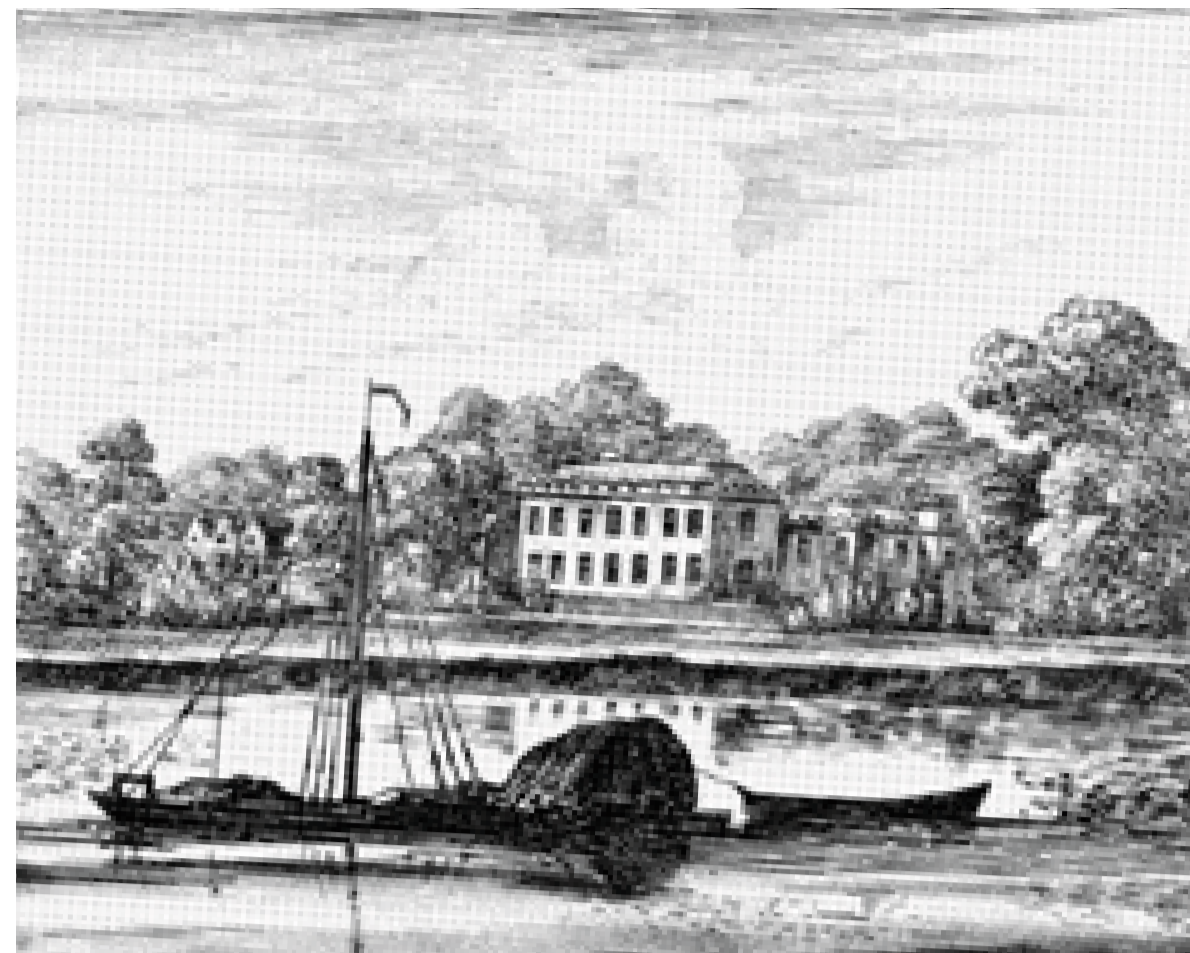
1673 Ruperta born, acknowledged daughter of Prince Rupert and Mrs Hughes, a close couple though they never married

1674 Crab Tree Field was recorded as having 23 inhabitants

1677 Prince Rupert set up Mrs Hughes in The Great House

1682 Death of Prince Rupert who left his estate to Mrs Hughes and their daughter

1691 Birth of George Bubb, son of an apothecary in Dorset, who took on the name of Dodington in compliment to his uncle, whose fortune he inherited



Fulham Palace - 16th Century
www.british-history.ac.uk



Bishop William Juxon - 1582



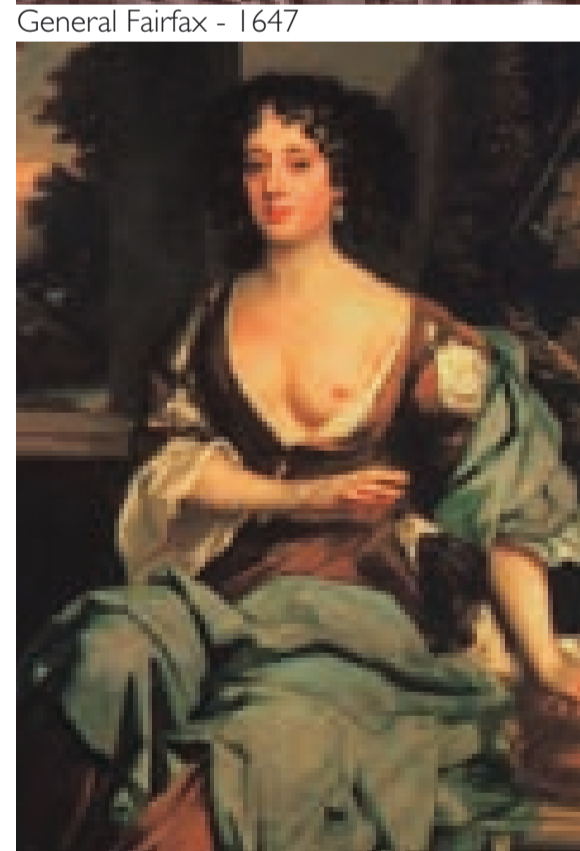
Nicholas Crisp - c1625



General Fairfax - 1647



Prince Rupert - 1761



Mrs Hughes - 1682



George Bubb Dodington - 1746

1705 Contemporary description of The Great House: "a noble seat which stands a very convenient distance from the Thames in a sweet and wholesome air; and has a large spot of ground of several acres enclosed adjoining it. The building is very lofty, regular, and magnificent, after the modern manner; built of brick, cornered with stone, and has a handsome cupola on top. It contains several very handsome rooms, very spacious and finely finished. The foundations and walls are very substantial and the vaults arched in an extraordinary manner".

1715 George Bubb Dodington becomes MP for Winchelsea – remains a politician for nearly 50 years

1719 Death of Margaret Hughes. She left the house to Timothy Lannoy and George Treadwell, both merchants of London.

1724 Last indenture relating to fishing rights

1746 The Great House bought by George Bubb Dodington, after wards Lord Melcombe

1747 The Hon. William Murray of St. James's, Westminster, gave Dorset Cottage to Thomas Scott, who built a property here, which he let to Mr. Joseph Attersoll, the founder of the old brickworks at Crabtree.

1748 The Great House was remodeled to look like a Palladian Villa, with a magnificent gallery inside for the display of statues and antiquities. It was renamed La Trappe.

1758 'Sillybubb' Dodington was the subject of a satirical engraving by William Hogarth, "Chairing the Members"

1761 George Bubb Dodington created Baron Melcombe of Melcombe Regis, Dorset

1762 Death of George Bubb Dodington on 28 July at La Trappe

1760s La Trappe occupied by Mrs Sturt, who threw elaborate parties at the house

1768 Birth of Caroline of Brunswick-Wolfenbüttel, later wife of George IV

1780 Craven Cottage built by William Craven, the sixth Baron Craven and became a royal hunting lodge. At the time, the surrounding areas were woods, which made up part of Anne Boleyn's hunting grounds.

1784 Publication of George Bubb Dodington's diary, after his death, one of the best sources of political life at the time

c1790 Malthouses erected on river front at Crabtree by Joseph Attersoll

1791 Alexander, the Margrave of Brandenburg-Ansbach and Bayreuth married Elizabeth Craven (with whom he had been having an affair for several years) within 16 days of the death of her husband. They settled in England.

1792 La Trappe house was sold to Alexander, the Margrave of Brandenburg-Ansbach and Bayreuth, who lived there with his wife. It was renamed Brandenburg House and was extensively altered. The principal apartments were filled with paintings by Murillo, Rubens, Cuyt, Reynolds, and Gainsborough, and adorned with painted ceilings, Sévres vases, and marble busts. A theatre was built near the riverside, so she could stage and perform in her own plays. The couple lived a busy social life, but Elizabeth was shunned by for her scandalous lifestyle.

1795 Caroline of Brunswick married George III's eldest son, her first cousin, George, Prince of Wales. They had never met but George was heavily in debt. They were both disappointed in each other from the start.

1796 Birth of Princess Charlotte, daughter of Caroline and George. After her birth the Prince and Princess of Wales never lived together and appeared separately in public, both becoming involved in affairs with other lovers.

19th century Crabtree Farm produced vegetables and strawberries for sale at Covent garden.

1805 Craven Cottage enlarged with Egyptian interiors

1806 Death of the Margrave

1809 Rosebank Villa built for the Earl of Cholmondeley

1816 Belle Vue House built at Crabtree Wharf

1817 The Margravine bought a house in Naples and went to live in Italy, having sold most her treasures in Brandenburg House

1818 Sussex House bought by Sir John Sibble, a Civil Servant of the East India Company, and at one time Ambassador to the Court of Hyder Ali Khan

1820 Queen Caroline came to live at Brandenburg House on 3 May, pending her trial at the House of Lords. The government introduced a bill in Parliament, the Pains and Penalties Bill 1820, to strip Caroline of the title of queen consort and dissolve her marriage. The trial caused a sensation but she remained immensely popular, as witnessed by over 800 petitions and nearly a million signatures that favoured her cause

1821 Coronation of George IV, 19 July, from which Queen Caroline was excluded

1821 Death of Queen Caroline on 7 August.

1822 Within a year of Caroline's death Brandenburg House was demolished and the contents of the house sold at auction, presumably ordered by the King in pique at her popularity.

For some time the area was known as 'The Queen's Grounds'



La Trappe - 1748



George Bubb Dodington by William Hogarth



Elizabeth Craven - c1790



Alexander, the Margrave - c1790



Brandenburg House

www.british-history.ac.uk



Brandenburg House & Theatre



Crabtree farm - c 1880



Queen Caroline's divorce trial - 1820



Brandenburg House & lightermen

Hammersmith Embankment Historical Context - Timeline



- 1824 to 1827 Hammersmith Bridge built by William Tierney Clarke as London's first suspension bridge.
- 1828 Death of Elizabeth Craven in Naples, who had remarried and ended her days with the title of Princess Elizabeth of Bohemia. She died on January 13, 1828 in Naples
- 1829-1854 Rosebank Villa used mainly as a nursery by the Marquis of Londonderry
- 1830s-40s Sussex House was occasionally the residence of the Duke of Sussex (Prince Augustus Frederick) when he wanted to escape from the affairs of state. The Duke of Sussex was Queen Victoria's favourite uncle and gave her away at her wedding to Prince Albert
- 1838 Crabtree cottages built
- 1845 The University Boat Race, having previously been rowed from Westminster to Putney, was moved to the stretch of the river between Putney and Mortlake
- 1848 Pugin designed the Convent of the Good Shepherd and the Asylum for Penitent Women (on site of Beauchamp Lodge south side of Fulham Palace Road).
- 1849 Fulham and Hammersmith Union Workhouse opened with accommodation for up to 450 inmates.
- 1857 H & J Haig Distillery built on site of Brandenburgh House
- 1859 Dorset Villa purchased by Mr. Henry Poole, outfitter of Savile Row, who lived here till 1875 and made it famous by the brilliant parties he held
- 1860s to 1900 A house called Brandenburgh House was built on Fulham Palace Road which became a Lunatic Asylum
- 1870s Factories along Hammersmith/Fulham riverside except for remaining part of the Brandenburgh Farm estate next to Hammersmith Distillery, which consisted of a cottage-cum-dairy, shed, yard and meadow.
- 1872 Application by Mr Moseley of Charing Cross to widen an existing street and build 4 new streets on the Brandenburgh Farm land. This scheme was turned down
- 1874 Mambré Saccharine Co Ltd was formed with offices in Lime Street and the factory in 9 Booth Street, Spitalfields. Theodore George Andrae, a principal backer of the company, leased the 4 ½ acres of land, previously Brandenburgh House Farm, for a yearly rent of £400. Most of the shareholders of the new company were brewers, which highlights the success of glucose for use in brewing
- 1874 Work on the new purpose-built factory began in late 1874 and the plant from Booth Street transferred to Fulham. Access was from Distillery Road
- 1876 The new factory for the Manbré Saccharine Company was ready for production. The original cottage-cum-dairy (built on site of stables for Brandenburgh House) remained as offices and accommodation for the works manager.
- 1876 Dorset Cottage was for residential development
- 1877 The Distillers' Company (DCL) was formed by a combination of six Scotch whisky distilleries: Macfarlane & Co., John Bald & Co., John Haig & Co., MacNab Bros & Co., Robert Mowbray and Stewart & Co. This company was born out of a trade association called the Scotch Distillers' Association formed in 1865
- 1879 Fulham Football Club formed, the oldest professional football team in London
- 1884 Fulham Union Infirmary opened. It was built in St Dunstan's Road to the north of the workhouse to provide minimal medical care to the workhouse sick.
- 1884 Representative of Fulham Football Club first came across the land at Craven Cottage, when it was very overgrown due to an earlier fire, after which the site was abandoned
- 1886 First game of Fulham Football Club at Craven Cottage. The ground's first stand was built shortly after. It consisted of four wooden structures each holding some 250 seats, and later was nicknamed the "Rabbit hutch".
- 1890s Grounds of Dorset Villa converted to a wharf and warehouse for the corn merchants, Hood and Moore. As part of this redevelopment scheme, the Anglo-American Oil Company established Dorset Wharf
- 1894 Harrods Depository built on the south bank of the Thames where people working in the colonies would store their furniture until they returned to Britain.
- 1897 Henry Tate used his fortune from the sugar industry to found the Tate Gallery in London
- 1890s The office block on Winslow Road was built
- Late 19th C Water-pump factory built (later Riverside Studios)
- 1900 Fulham Palace Road was developed with low, genteel residential terraces consisting of a mixture of houses and two storey flats
- 1900 Blakes Wharf established
- 1905 A wet milling plant was installed at Manbré Saccharine Co, so that starch could be prepared on site from raw materials. A new access was made at the angle of Winslow Road and Rannoch Street (now Road)
- 1905 A Nurses' Home, called Brandenburg House, was built opposite the Infirmary on Fulham Palace
- 1910 Eternit Wharf built
- 1910 Crabtree farm, Fulham's last farm, was sold to Allen and Norris, local estate agents, who built several streets of houses upon it.
- 1914-18 The Hammersmith distillery participated in the production of acetone using Weizmann's process



Hammersmith Bridge - 1824-1827



The original cottage dairy - 1876 Fulham Union Infirmary - 1884



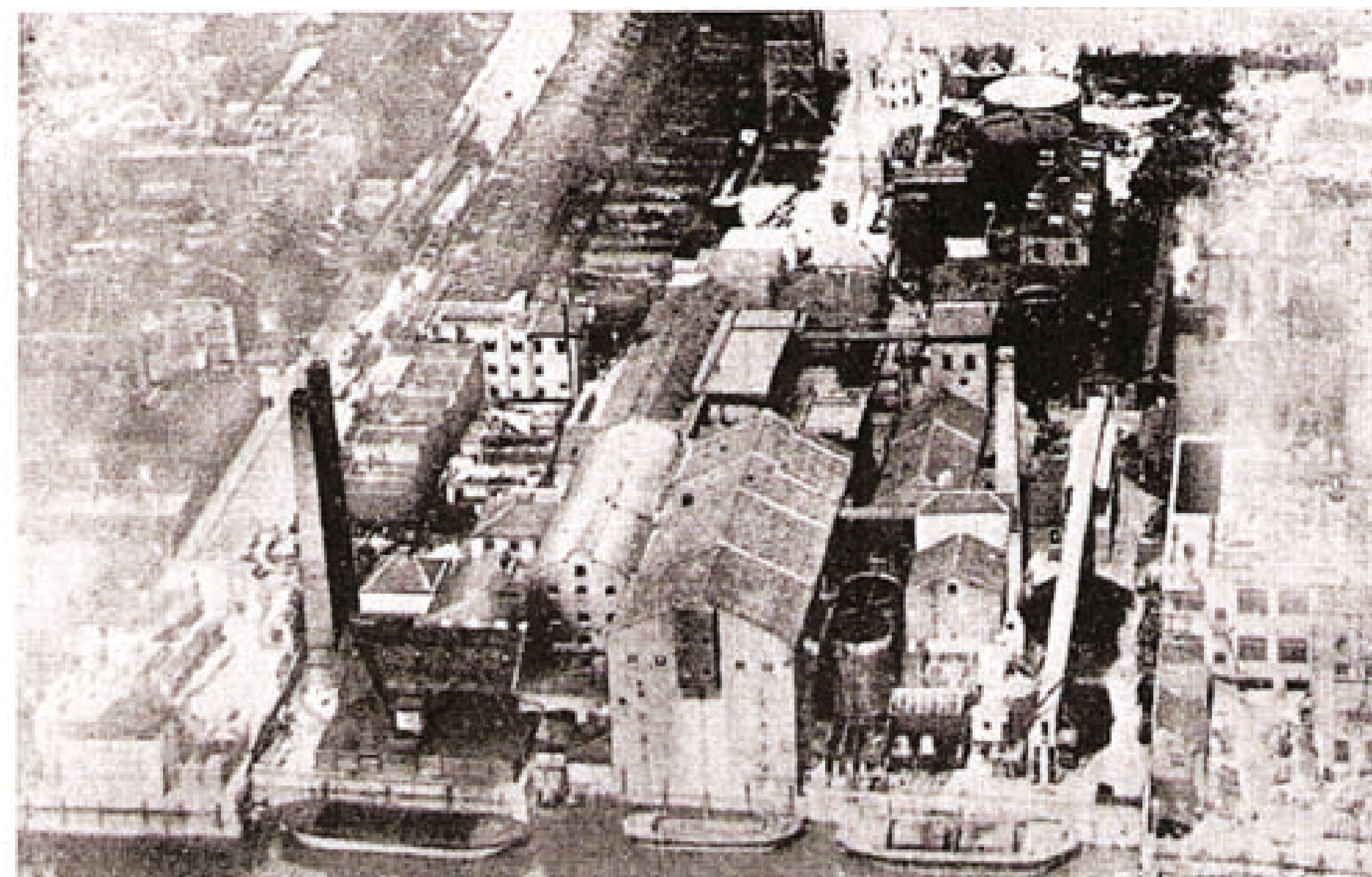
Harrods Depository - 1894



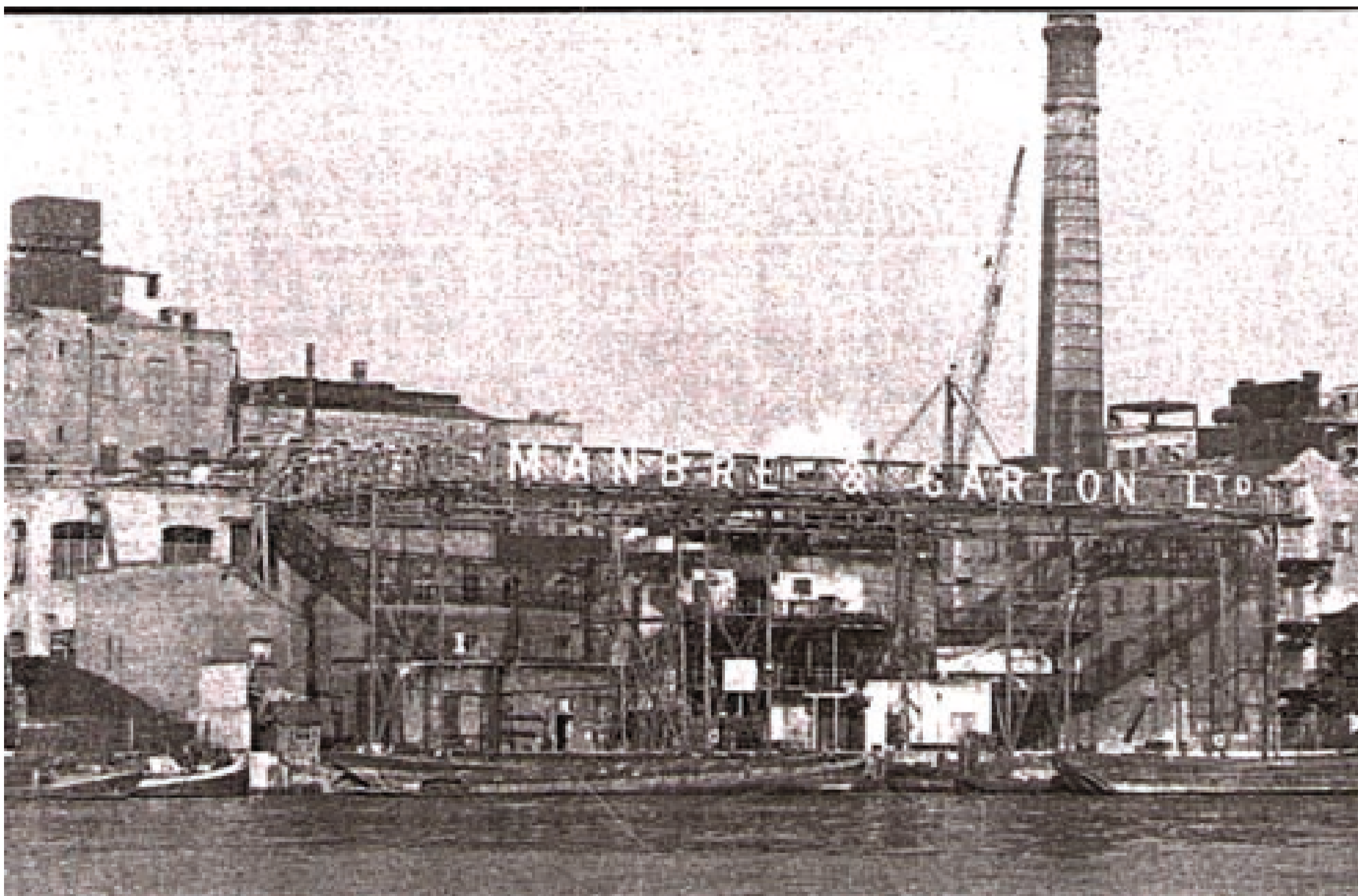
Manbré employees - 1897

Steam Road Wagon - 1905

- 1914-18 Water pump factory (later Riverside Studios) used as munitions factory during WWI
- 1915 The War Office took over the workhouse and Infirmary - became the Fulham Military Hospital
- 1918 Fulham Palace was vacated by the Bishop of London and became a convalescent home for 100 soldiers with shell shock.
- 1919 DCL established its first research laboratory at Hammersmith
- 1919 The Fulham Military Hospital was renamed the Fulham Infirmary.
- 1920-30s The Hammersmith Distillery made industrial alcohol, a product that gave DCL a buoyant market during the inter-war Depression, and an entry into the chemical industry
- 1925 The Fulham Infirmary was renamed, first called 'St Christopher's Hospital', but then became 'Fulham Hospital'. The Fulham workhouse became the Fulham Institution, a hospital caring for the chronic sick and aged
- 1926 The Convent of the Good Shepherd was demolished and became the site for the Peabody Estate
- 1926 DLC purchased a country house in Great Burgh, near Epsom, in 1926, which became the Central research station.
- 1930 London County Council took over administration of Fulham Hospital.
- 1931 Albert Berry (managing director of Manbré and Garton) hit on the idea of supplying liquid sugar in bulk for jam-making and ice cream manufacture. This was the first time sugar had been delivered in bulk in the UK. New large storage tanks were built at Fulham.
- 1934 Fulham Hospital merged with Fulham Institution
- 1934 Water pump factory at Kensington Vestry Wharf were converted into a film studio for the BBC
- 1939 Hammersmith bridge bombed.
- 1939-45 Manbré and Garton had very little bomb damage during WW2. The factory closed for 24 hours for repairs to windows and blackout due to a blast from a stick of bombs nearby
- 1946 Plans to rebuild Fulham Hospital
- 1948 Fulham Hospital joined the NHS, with 394 beds. A converted ward served as an Out-Patients Department.
- 1950s Riverside Studios was Europe's biggest TV studios by the 1950s – the first to broadcast colour TV – where BBC programmes such as Hancock's Half Hour, Blue Peter and Dr Who were recorded.
- 1952 Original cottage-dairy from Brandenburgh Farm was pulled down to make way for the main laboratory and technical block at Manbré and Garton.
- 1957 The workhouse building of Fulham Hospital was demolished.
- 1958-60 Reinforced concrete bulk storage facilities were built at Manbré and Garton, capable of storing 3000 tons of raw sugar. A new 5 ton raw sugar grab was installed on the wharf.
- 1959 Work began on a new building for Charing Cross Hospital to move to Fulham, and the original buildings were gradually demolished
- 1961/3 White sugar production began at M&G, requiring new warehousing facilities
- 1964 A cooling tower was built at M & G, eliminating the need to take water from the river.
- 1963/4 A new prestige office block was built for M & G adjoining the offices built in the 1890s (on Winslow Road).
- 1960s Manbré and Garton were now a multi-national firm, with interests particularly in South Africa. The extensive sugar refinery and works employed some 500 people.
- 1965 Fulham was absorbed by the Borough of Hammersmith
- 1966-9 Land was purchased from the Distillers' Company for major improvements to Manbré and Garton. A new garage was built; a new building to house the affination and treatment stages of the refining process, also a new raw sugar storage warehouse to hold 6000 tons.
- 1970s The sugar refinery was producing various grades of liquid and dry sugar for all uses in the food and drink industries, including sucrose, glucose, treacle and syrup. At that time 80% of employees lived within 3 miles of Winslow Road.
- 1970s Redevelopment of Adams Walk – important archaeological discoveries
- 1973 Fulham Hospital closed and was replaced by Charing Cross Hospital
- 1973 Fulham Palace no longer lived in by Bishops of London
- 1974 Manbré & Garton were threatened with redundancies and the streets were too narrow to cope with the tankers that took away the products from the site
- 1974 Clearance of Elmdale and Playfair Streets
- 1974 Riverside Studio building was converted into the Riverside Arts Centre
- 1975 Landscaping of Chancellors Park as part of the housing clearance of Elmdale and Playfair Streets, adjacent to Manbré & Garton factory. Park renamed Frank Banfield Park in honour of Frank Banfield, Mayor of Fulham, who died on 31 March 1970
- 1979 The Manbré & Garton factory was demolished
- 1979-80 Frank Banfield Park extended across Distillery Lane to Chancellors Road.
- 1980-84 Craven Cottage was also home to Fulham rugby league club.
- 1885-88 Thames Reach in Rainville Road comprises three groups of flats built by Richard Rogers
- 1986 DCL was acquired by Guinness in 1986, forming United Distillers, and the majority of its assets are now part of Diageo



The Hammersmith Distillery -1914 -1918



Manbré Sugar & Malt Ltd - 1926

- 1987 The River Café, founded by Ruth Rogers and Rose Grey opened in the old Duckhams oil storage facility
- 1997 Fulham Football Club bought by Mohamed Fayed, then owner of Harrods.
- 2008 Maggie's Cancer Caring Centre opened, adjacent to Charing Cross Hospital, was designed by Lord Rogers and the garden designed by Dan Pearson. The first of its kind in England.
- 2008 Modernisation of Frank Banfield Park with improved landscaping and new community facilities
- 2010 Ruth Grey, who founded the River Café with Ruth Rogers, died February 28
- 2010 In July Tate & Lyle announced the sale of its historic sugar business

Hammersmith Embankment Historical Context - Timeline





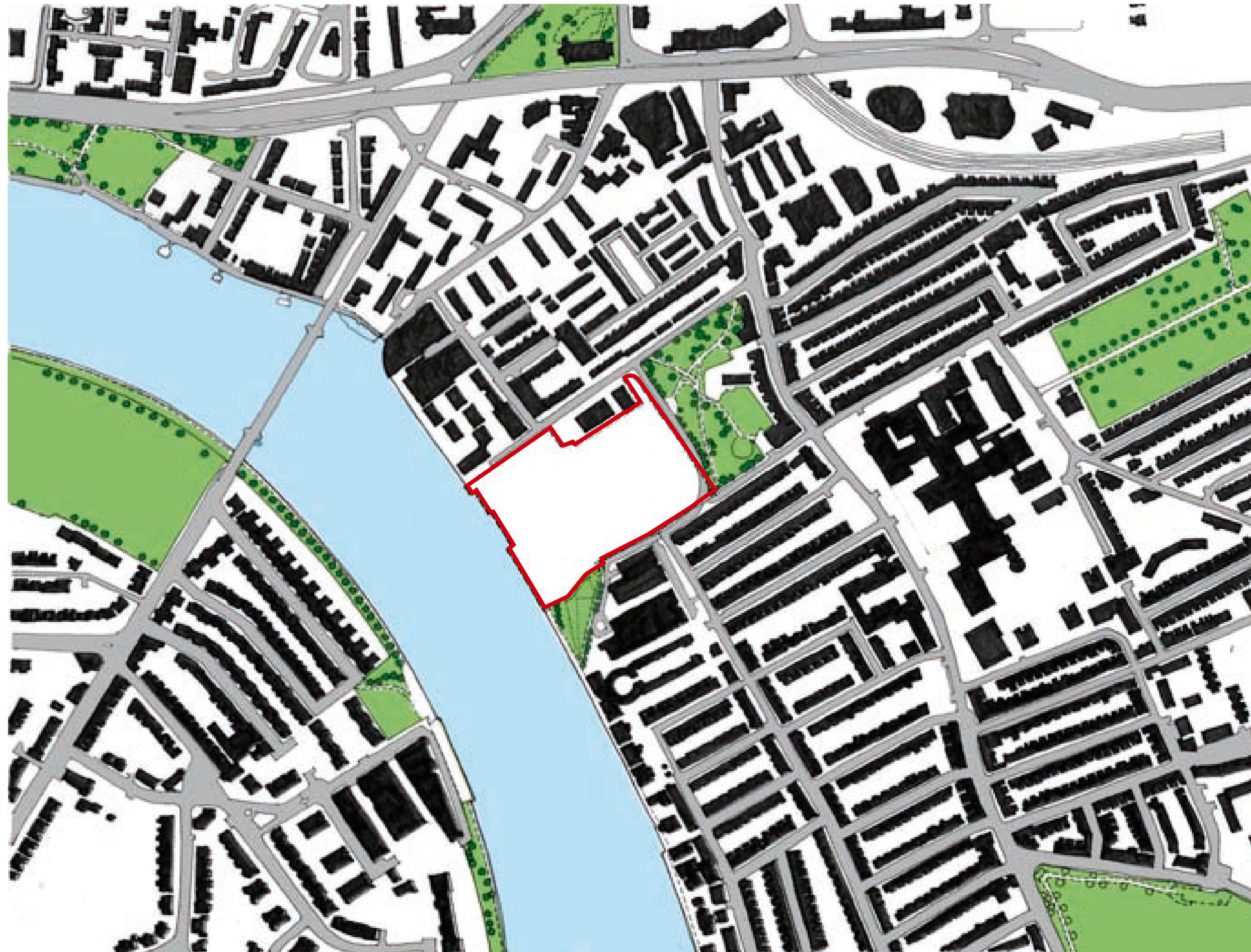
Figure Ground - Built Form



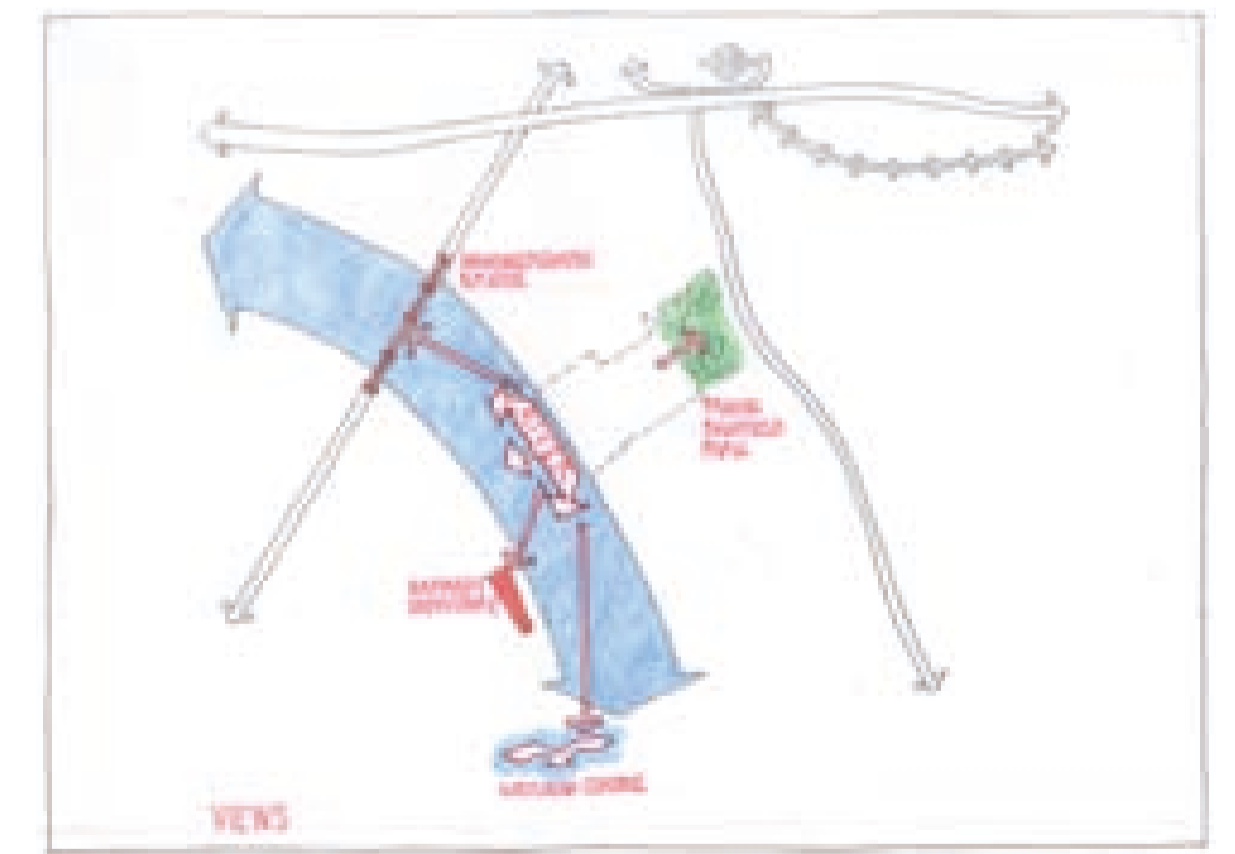
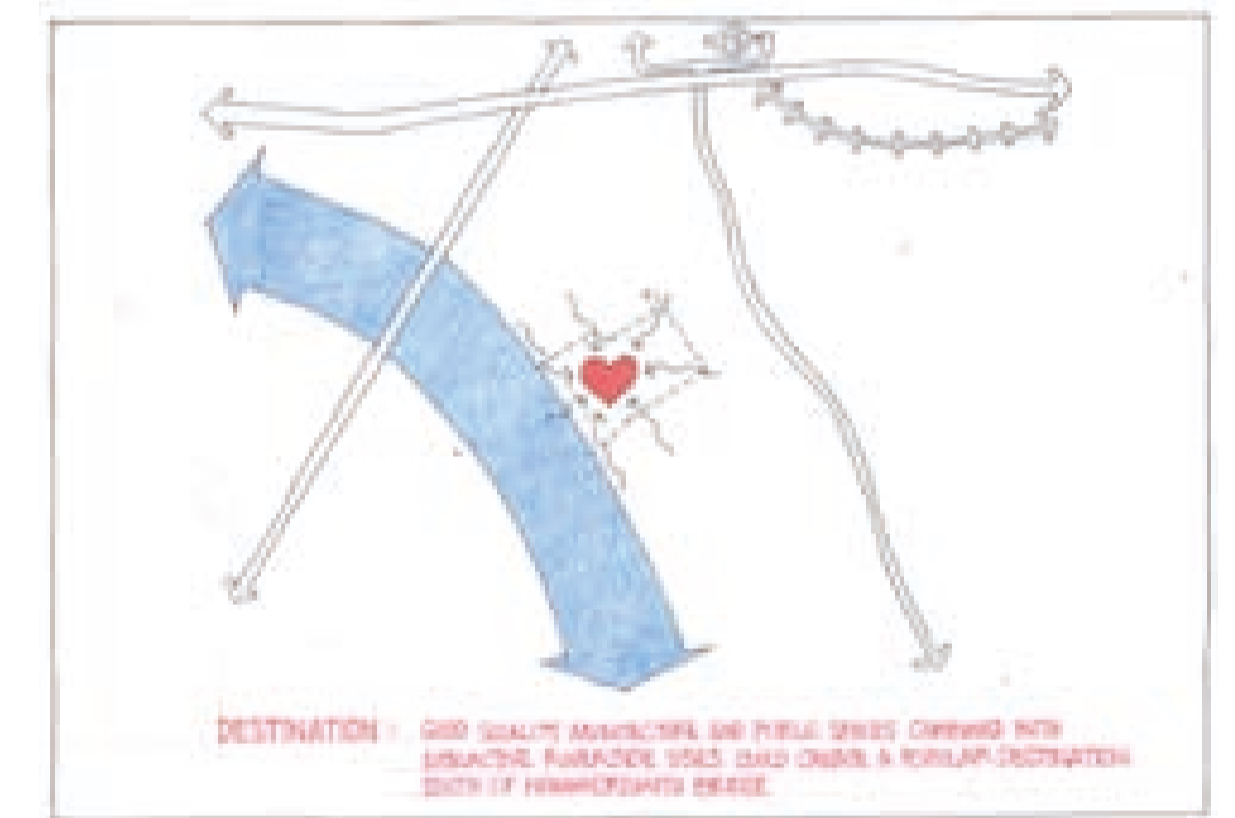
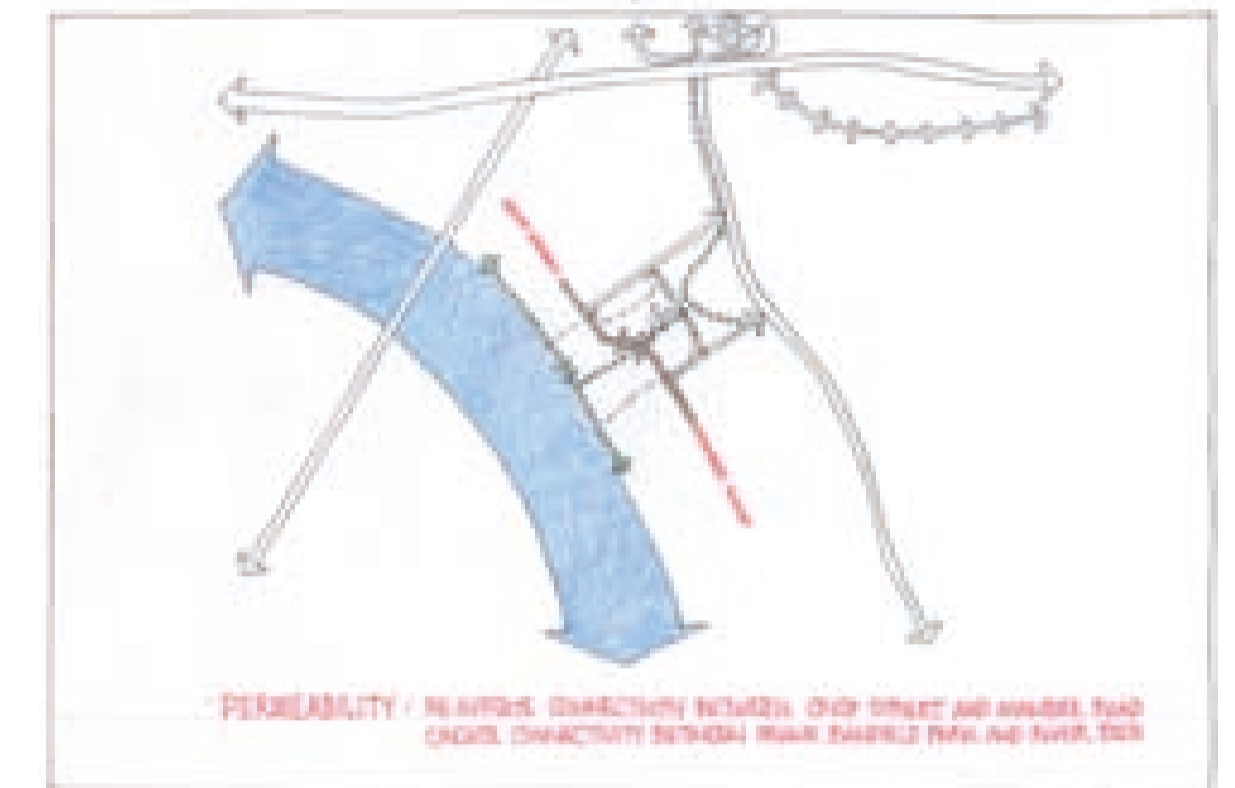
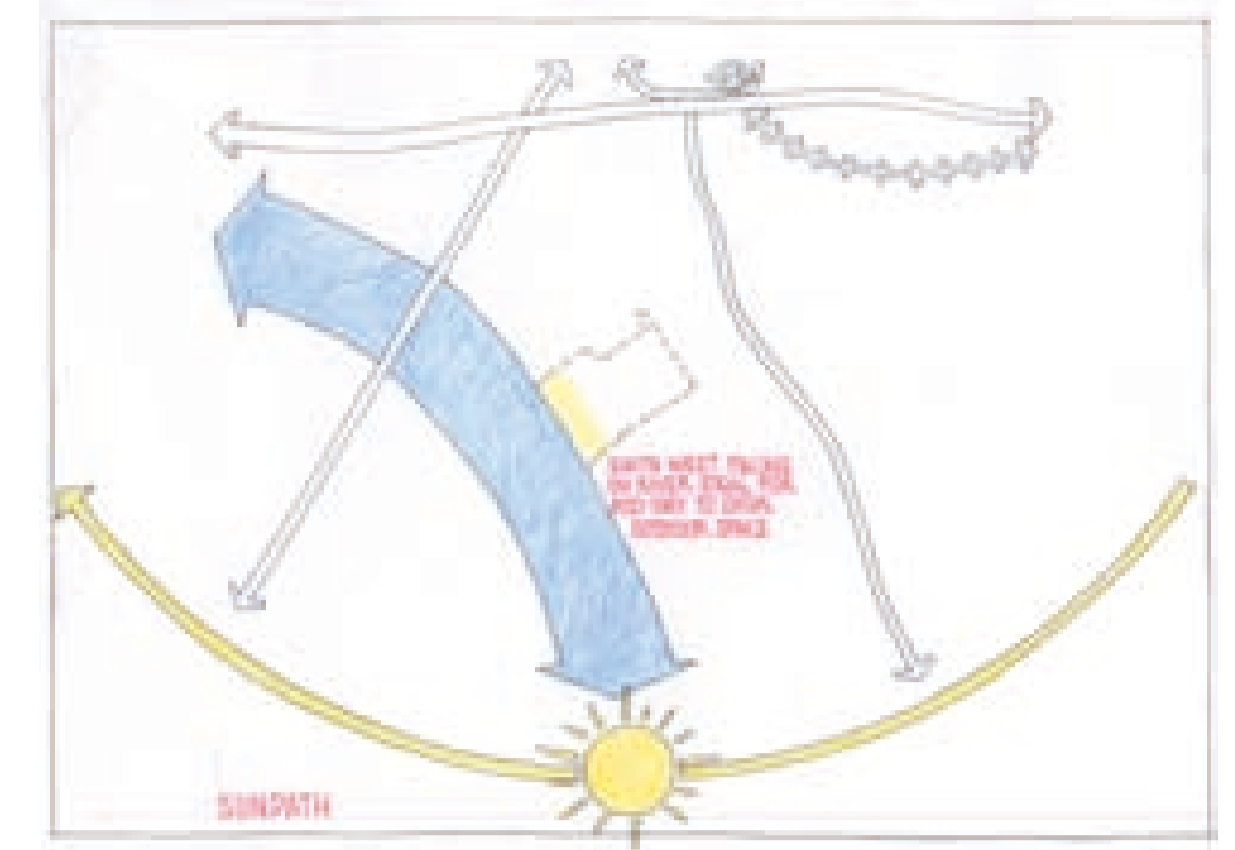
Roads



Green Spaces



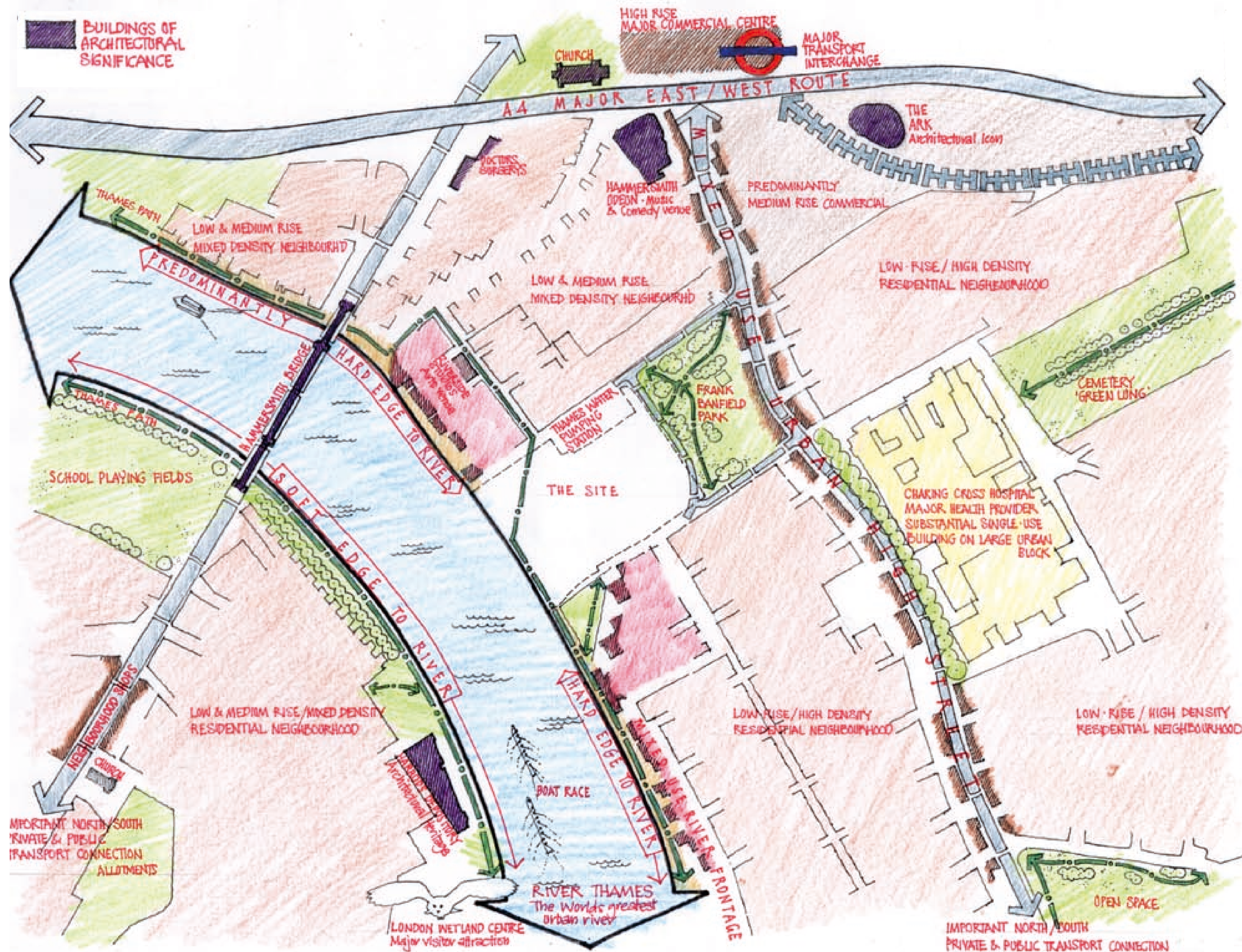
Composite Site Context



Site Analysis

Hammersmith Embankment Analysis - The Site





Hammersmith Embankment
 Analysis - DNA of Place





Looking west along Winslow Road



Looking east along Winslow Road



Play area in Frank Banfield Park



Barn Elms on opposite bank of the River Thames



Thames Water pumping station



Houses on Chancellors Road



Pedestrian cut through towards Chancellors Road



Thames path



Connectivity



View west towards corner of site on Chancellors Road



View of site from opposite river bank

Hammersmith Embankment

Site Context - Surrounding Context





Hammersmith Embankment
Site Context - Surrounding Context





1 - Charing Cross Hospital



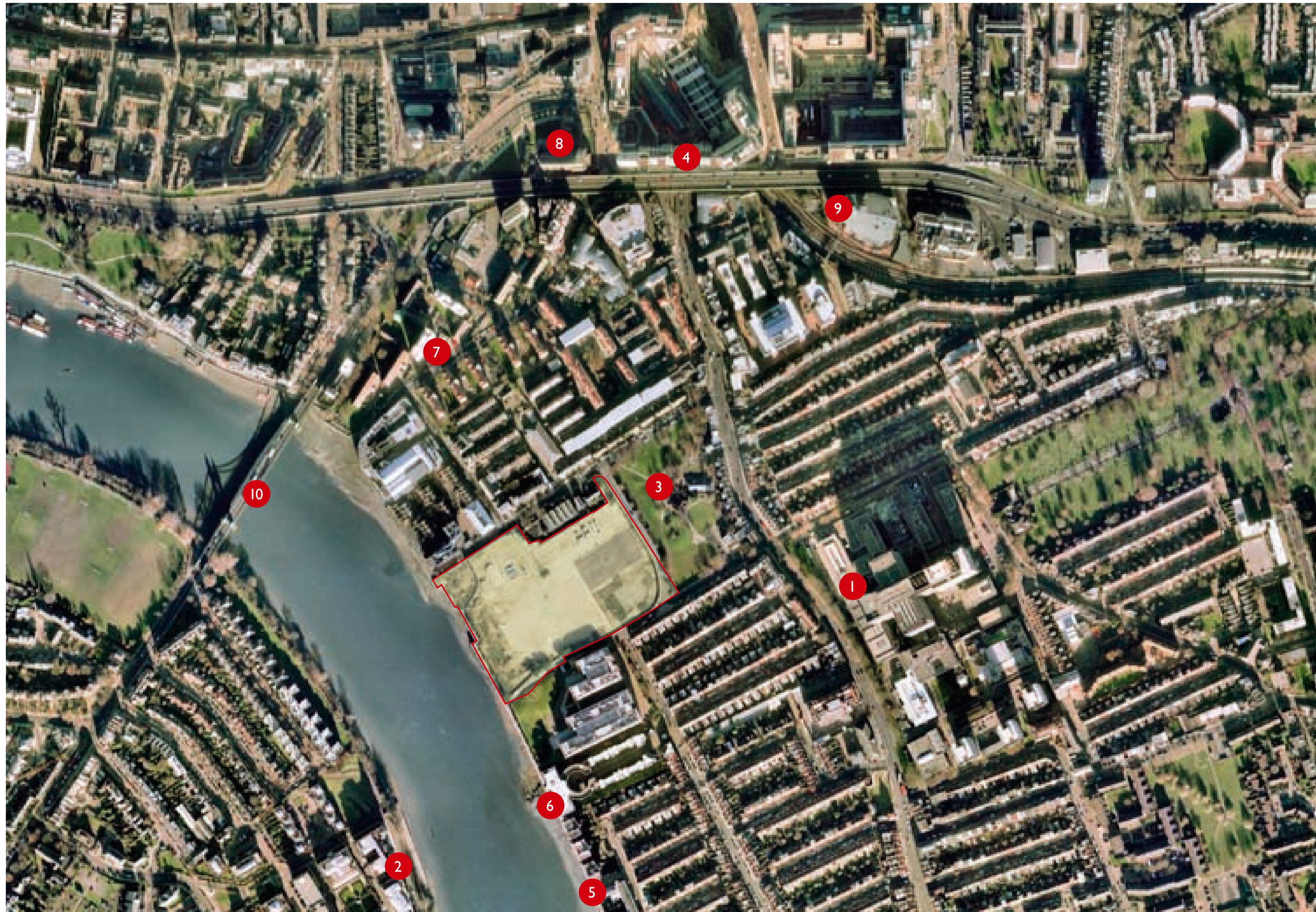
2. Harrods Depository



3. Frank Banfield Park



4. Hammersmith Gyratory



5. Thames Wharf



6. Residential Development



7. High rise 1960's development



8. St Paul's Church



9. The Ark



10. Hammersmith Bridge

Hammersmith Embankment Site Context - Key Local Buildings





'Google Earth' of site with current/updated 'Bing' view overlaid



View 1 - Looking north towards Chancellors Road



View 2 - Looking east towards Charing Cross Hospital, Frank Banfield Park and Fulham Palace Road



View 3 - Looking west towards the River Thames

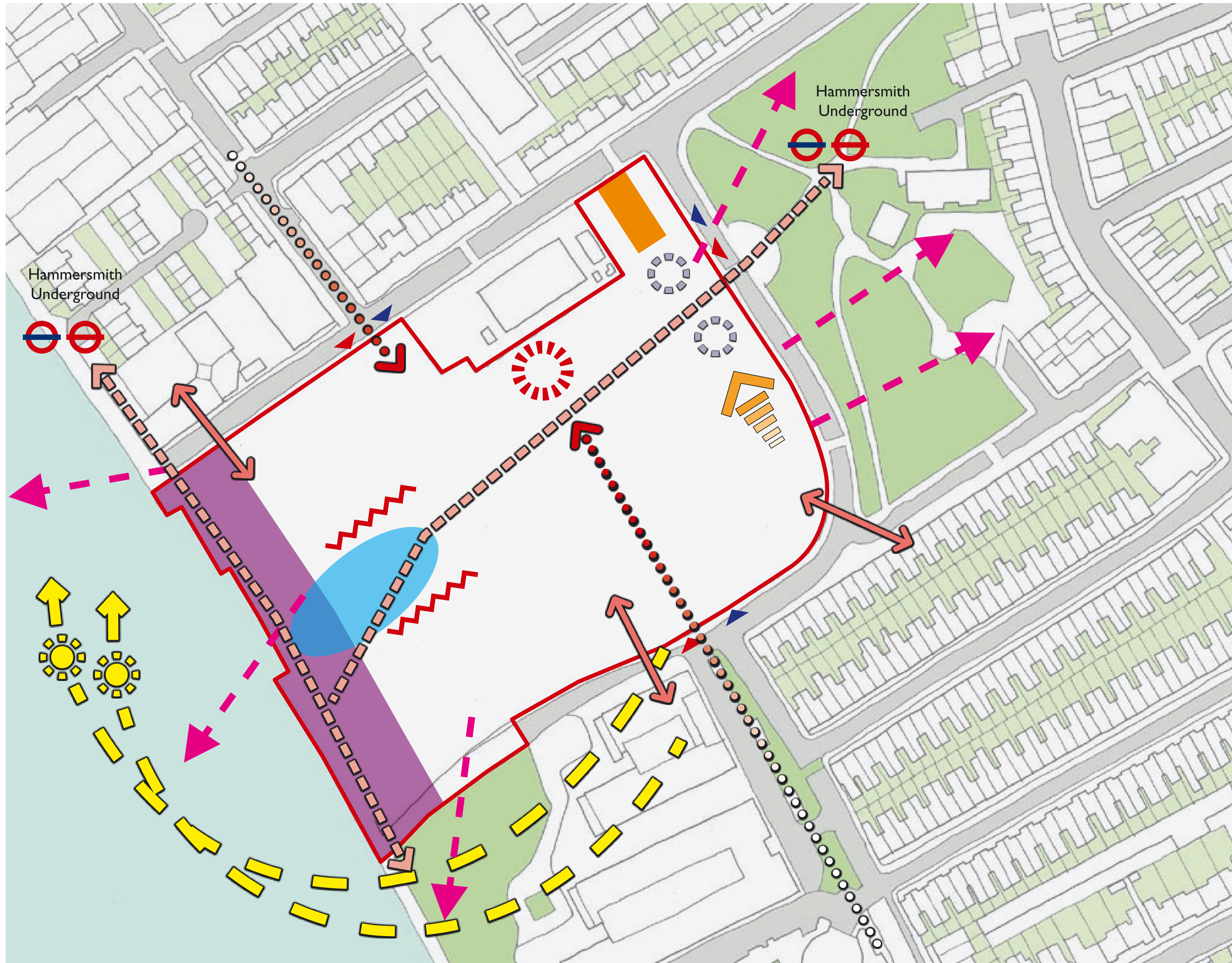





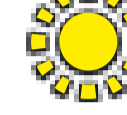











View 4 - Looking South towards Winslow Road and existing office development

Hammersmith Embankment

Site Context - Views out of Site





- KEY**
-  Site boundary
 -  Site Permeability
 -  Park and river views
 -  Sun path
 -  Visual Axis
 -  Contextual Generator
 -  Environment Agency exclusion zone
 -  Easement
 -  Feature building
 -  Pedestrian site access
 -  Potential vehicular site access
 -  Building casade
 -  Site entrance gateway
 -  Active ground floor level use
 -  Piazza

Hammersmith Embankment
Constraints & Opportunities





Hammersmith Embankment
Previously Consented MAKE Scheme



The Customer Experience – Our vision for 2020

“In 2020 customers will continue to demand well-designed, well-built homes where they can live happy, healthy and environmentally-efficient lifestyles. Residents will want homes that are part of a community and provide easy access to work and leisure. The customer will remain at the heart of our business, and their needs will be reflected in the bespoke design of every one of our developments.”

	Our commitment – From May 2010	Our ambitions – From May 2012
Customer satisfaction	<ul style="list-style-type: none"> Survey every customer to measure satisfaction and continue to target that over 90% would recommend us to a friend 	<ul style="list-style-type: none"> Survey every customer to measure satisfaction and target that over 95% would recommend us to a friend Carry out detailed post-occupancy monitoring at 25% of sites in order to measure the success of our designs and to influence the design of future schemes
Selling the benefits	<ul style="list-style-type: none"> Communicate Vision 2020 to all customers Highlight the sustainability benefits of our developments in all sales and marketing materials/handover packs Train all sales and marketing staff in sustainability so that they are able to sell the benefits to customers Ensure that all commercial space achieves BREEAM Very Good or is capable of achieving BREEAM Very Good if the fit-out is to be undertaken by the tenant 	<ul style="list-style-type: none"> Launch ‘Pledge for a better tomorrow’ – a partnership between Berkeley and our customers to make it easier for residents to have a more sustainable lifestyle Install Smart Meters in at least 75% of new homes to help our customers understand their energy use Provide tenant fit-out guidelines to commercial customers enabling them to optimise the environmental performance of the premises they purchase
Driving the market for sustainable homes	<ul style="list-style-type: none"> Undertake market research on at least 25% of purchasers to understand how sustainability influences their home buying preferences 	<ul style="list-style-type: none"> Provide 25% of customers with a ‘sustainability options’ package which enables them to select additional sustainability features for their homes



Our vision for the future

Building Greener Homes – Our vision for 2020

“We will have completed our first zero carbon community and all of our new developments will be low or zero carbon. Our proven track record of delivering high quality, well-designed homes with low environmental impacts will make them desired by customers and will have expanded our market base. Homes built by The Berkeley Group are recognised throughout the industry as innovative and best practice.”

	Our commitment – From May 2010	Our ambitions – From May 2012
Achieving environmental performance standards	<ul style="list-style-type: none"> All new homes to gain certification to Code Level 3 	<ul style="list-style-type: none"> All new homes to gain certification to Code Level 4 Develop (or adopt) a standard equivalent to Code Level 4 to be applied to refurbishment schemes
Improving energy efficiency	<ul style="list-style-type: none"> Achieve at least a 25% improvement in energy performance compared to 2006 Building Regulations 	<ul style="list-style-type: none"> Achieve at least a 25% improvement in energy performance compared to 2010 Building Regulations At least 75% of completed units are supplied with energy from renewable or low carbon technologies
Adapting to climate change	<ul style="list-style-type: none"> Future climate change risks considered as part of development design and construction 	<ul style="list-style-type: none"> Adaptation measures in place on all developments to address future climate change risks
Improving water efficiency	<ul style="list-style-type: none"> All new homes to achieve water use of 105l/p/d (a 30% reduction compared to average home water use) 	<ul style="list-style-type: none"> Implement rainwater harvesting on all high-density schemes
Providing Green transport options	<ul style="list-style-type: none"> All sites situated within 1km of a public transport node Provide cycle storage on all sites Provide home office working facilities to all units 	<ul style="list-style-type: none"> Predict annual transport-related carbon dioxide emissions from our developments once they are completed and set reduction targets
Reducing waste	<ul style="list-style-type: none"> Recycling facilities are provided for every home 	<ul style="list-style-type: none"> Provide composting facilities on every scheme
Enhancing ecology and maximising land use	<ul style="list-style-type: none"> Over 95% of development is on brownfield land All sites employ an ecologist to provide advice and guidance on protecting ecology 	<ul style="list-style-type: none"> Install living roofs on all high-density schemes

Delivering Sustainable Communities – Our vision for 2020

“We will continue to have a strong track record in creating developments which people choose as a place to live, work and spend their leisure time. Our ability to transform sites into thriving sustainable communities will remain considered as sector-leading. Through our ability both to engage and to deliver, we will continue to be the developer of choice for local authorities and existing communities.”

	Our commitment – From May 2010	Our ambitions – From May 2012
Well-designed homes and communities	<ul style="list-style-type: none"> Achieve at least the Building for Life Silver Standard on all new developments Use bespoke design on all developments to create high quality homes and places 	<ul style="list-style-type: none"> Apply minimum design standards on all Berkeley homes which will include standards for sound insulation, space storage and ventilation
Creating safe, healthy and inclusive communities	<ul style="list-style-type: none"> Consult with a Crime Prevention Design Advisor (CPDA) or Police Architectural Liaison Officer (ALO) on all developments Apply the Lifetime Homes principles on all new homes 	<ul style="list-style-type: none"> Ensure all homes meet the Lifetime Homes Standards All developments will be within a minimum distance from facilities that promote healthy lifestyles and well-being
Engaging local communities	<ul style="list-style-type: none"> Apply our best practice community consultation guidelines on all planning applications over 500 units 	<ul style="list-style-type: none"> Develop community engagement strategies on all projects that will be under construction for over five years
Employment opportunities and job creation	<ul style="list-style-type: none"> All developments of 1,000 units or more will create an Employment Plan which includes targets for the proportion of local labour used, plans for long-term job creation and measurement of the success of the plan implementation 	<ul style="list-style-type: none"> All developments will create an Employment Plan which includes targets for the proportion of local labour used, plans for long-term job creation and measurement of the success of the plan implementation
Considerate Construction	<ul style="list-style-type: none"> All sites register with the Considerate Constructors Scheme and continue to achieve a minimum of 32 points 	<ul style="list-style-type: none"> Sites to achieve an average of 34 points in the Considerate Constructors Scheme

Running a sustainable business – Our vision for 2020

“Sustainability will remain fully integrated into our business strategy and operations. Our stakeholders will continue to view us as the leader within the new homes sector, as well as being one of the UK’s most sustainable businesses. We will be able to clearly demonstrate the value of our sustainability strategy and will have continued to generate strong returns to our shareholders.”

	Our commitment – From May 2010	Our ambitions – From May 2012
Improving operational environmental efficiency	<ul style="list-style-type: none"> Reduce annual carbon dioxide emissions by 5% until April 2012 Reduce annual water consumption by 5% until April 2012 Reuse or recycle over 80% of construction, excavation and demolition waste 	<ul style="list-style-type: none"> Put in place new sector leading operational energy, water and waste reduction or stabilisation targets Measure carbon emissions associated with commercial transport movements to and from sites
Managing and preventing pollution	<ul style="list-style-type: none"> Undertake internal environmental audits on all construction sites 	<ul style="list-style-type: none"> Gain ISO14001 certification for all construction operations
Valuing our employees	<ul style="list-style-type: none"> All employees receive sustainability training Measure staff retention rates and benchmark performance 	<ul style="list-style-type: none"> Undertake employee engagement surveys and develop action plans to address any issues raised Have personal development plans in place for all staff
Working with charities and local communities	<ul style="list-style-type: none"> Capture and quantify our work with charities and local communities and benchmark performance 	<ul style="list-style-type: none"> Achieve the Business in the Community Mark Match charitable fundraising by employees Implement a Give as You Earn Scheme
Driving sustainability through our supply chain	<ul style="list-style-type: none"> Communicate our sustainability aspirations and requirements to suppliers through our Sustainable Procurement Policy Sustainability requirements integrated into supplier contracts and management rules 	<ul style="list-style-type: none"> Carry out audits of at least 25% of our suppliers to ensure compliance with our Sustainable Procurement Policy Only use certified timber and timber based products
Being a sector leader	<ul style="list-style-type: none"> Share our experiences with Government and the rest of the industry through representation at steering groups and events 	<ul style="list-style-type: none"> Measure the costs and benefits of sustainability initiatives so that we can demonstrate the value of our approach to stakeholders
Reducing workplace accidents	<ul style="list-style-type: none"> Continue to achieve a RIDDOR reportable Accident Incident Rate (AIR) of less than 4 incidents per 1,000 employees and sub-contractors Continue to achieve a RIDDOR reportable Accident Frequency Rate (AFR) of less than 0.20 	<ul style="list-style-type: none"> Achieve a RIDDOR reportable Accident Incident Rate (AIR) of less than 3.5 incidents per 1,000 employees and sub-contractors Achieve a RIDDOR reportable Accident Frequency Rate (AFR) of less than 0.175
Health & safety training	<ul style="list-style-type: none"> All direct employees receive Health & Safety training 	<ul style="list-style-type: none"> All direct employees to be the subject of an individual Health & Safety training assessment and training to be provided based in their individual need
Health and wellbeing	<ul style="list-style-type: none"> Undertake an internal review of our policy and arrangements regarding employees health & wellbeing with a view to establishing a programme 	<ul style="list-style-type: none"> Make available a health & wellbeing programme to all employees
Measuring performance	<ul style="list-style-type: none"> Undertake work to identify an external benchmarking programme (e.g. CHASPI) to positively measure the Group’s Health & Safety performance Undertake internal Health & Safety audits on all construction sites 	<ul style="list-style-type: none"> Participate in an external benchmarking programme and report at least annually Gain OHSAS 18001 certification for 20% of construction operations (trial before Group wide roll out)
Behavioural safety	<ul style="list-style-type: none"> Further enhance the Group’s ‘Good Work’ programme through active engagement with Contractor’s management and operatives 	<ul style="list-style-type: none"> Set a performance target for our projects and contractors in respect to the ‘Good Work’ programme

Hammersmith Embankment

Vision 20/20 Our vision for the future



BUILDING FOR LIFE

We can demonstrate our successes in delivering quality through our built projects and the awards we have won for them.

The Building For Life awards promote design excellence and are awarded by the Building For Life partnership set up between the Home Builders Federation, CABE, Civic Trust, Design for Homes and the HCA (formerly English Partnerships and the Housing Corporation). This awards scheme has become the UK benchmark for excellence in residential-led development. The Gold Standard does not simply reward good buildings, it rewards the creation of real places for real people.

We have won 4 Gold Standard Awards and 3 Silver Standard Awards for the following projects:

GOLD

- The Village at Caterham, Surrey
- Queen Elizabeth Park, Guildford
- Charter Quay, Kingston upon Thames
- Angell Town, Lambeth, London

SILVER

- The Manor, Lower Earley
- Putney Wharf, Putney, London
- Gunwharf Quays, Portsmouth

Since 2000 our work has achieved recognition at international, european and national levels and we have been the recipient of more than 50 awards.

John Thompson & Partners are currently the only office in the UK to hold Seven Building for Life Awards.



GOLD STANDARD AWARD 2006

Angell Town Estate
Brixton, London

John Thompson & Partners' community-led option appraisal and masterplanning exercise for Angell Town Estate in Brixton was instrumental in the London Borough of Lambeth obtaining Estate Action funding for the £50m regeneration of the 750 home, 1970s deck-access estate. The process also led to the establishment of the resident-controlled Estate Management Board which has played a major role in the implementation of the programme.

The masterplan involves the demolition of most of the unpopular blocks at the heart of the estate and their replacement with low rise houses and flats on a traditional street-based layout. Major refurbishment and adaptations have been carried out to the retained perimeter blocks. The stigma associated with Angell Town has been eliminated and its isolation has been addressed by the introduction of safe and attractive routes through the estate and improved integration with adjacent residential areas.



GOLD STANDARD AWARD 2005

The Village at Caterham
Caterham, Surrey

The Village at Caterham demonstrates how a consensus-led approach can deliver substantial rewards for all stakeholders and help create a new sustainable community. Located on a 16.1 Ha (39.8 acre) redundant army barracks, the project began with a community planning event which provided local people with an opportunity to help create a vision for a new mixed-use neighbourhood. The completed scheme consists of 348 houses and flats, including 96 affordable units. Dwellings are located in sensitively converted barrack buildings, with new build units arranged around a central village green and a number of residential courtyards. Other mixed uses include a supermarket, restaurant, office space, a nursing home, a veterinary surgery, crèche, skate park and community facilities.

Other Awards
Building Awards 2006
Major Housing Project of the Year

The Deputy Prime Minister's Award for Sustainable Communities
2003 Finalist

The European Urban and Regional Planning Awards 2002
Conversion (Joint Winner)

The RTPI National Awards for Planning Achievement 2000:
Award for Planning for the Whole Community,

BURA Community Award 2000:
Caterham Barracks Community Trust



GOLD STANDARD AWARD 2004

Queen Elizabeth Park
Guildford, Surrey

Queen Elizabeth Park is a 23 ha mixed-use development located on a former army barracks, two miles from the centre of Guildford. The project consists of 525 houses and flats of which 35% are affordable units in a mix of tenures including owner-occupier, shared ownership and rental. The dwellings are located within an exceptional landscape setting designed to allow the preservation of over 1000 mature trees. Traffic calming measures and the detailing of the roads help blend vehicular access into the environment.

Amenities include a community centre, doctor's surgery, a crèche, a health and fitness centre, and a supermarket. There are also 25 small business 'starter' units and 4550 m2 of office accommodation.

Other Awards
Housing Design Awards
Highly Commended 2004

Your New Home
Best Development for Family Living 2004

Evening Standard Awards
Best House of the Year 2003



GOLD STANDARD AWARD 2003

Charter Quay
Kingston-upon-Thames

Charter Quay is a high-density, mixed-use development that has regenerated an exceptionally important brownfield site in Kingston-upon-Thames, fronting onto both the River Thames and the historic market square. The project consists of 244 flats and town houses, a business centre, gymnasium, community theatre, a large bookstore, and several bars and restaurants arranged around a new public space overlooking the river. The parking is entirely underground creating a pedestrian environment that includes a wildlife habitat, public art, access to the Thames Path and new moorings along the riverside. The elevation to the market square reflects the scale and character of the existing buildings in a highly sympathetic manner.

Other Awards
National Home Builder Design Awards
Best Mixed-Use Development 2003

The Waterways Renaissance Awards
Commendation for Waterside Regeneration 2002

Association of Town Centre Managers
Awards
Best Town Centre Mixed Use Development 2002



SILVER STANDARD AWARD 2010

Water Colour
Surrey

John Thompson & Partners' Water Colour masterplan for Linden Homes transforms the 27 ha site of the former mineral workings plant at Holmethorpe Quarry in Redhill into a sustainable new community set within a restored and ecologically-balanced landscape.

Almost 500 new homes, including a range of houses and apartments, 30% of which are affordable, are arranged in a series of character areas set within a landscape created by opening a previously culverted brook. The brook is incorporated through a variety of environments including a new canal and a linear wildlife corridor that will form the heart of a sustainable drainage system for the development and provide a natural habitat for wildfowl.

The scheme includes a range of mixed-uses including a convenience store, health and fitness centre, children's nursery, veterinary surgery and workshops. Considerable importance has been attached to encouraging walking and cycling and a new bus service to local shops and amenities will reduce car-dependency.



SILVER STANDARD AWARD 2008

Gunwharf Quays,
Portsmouth

Gunwharf Quays is more than a successful mixed-use housing scheme. It is a collection of experiences that brings together various types of housing in a carefully considered, safe environment, where everything is conveniently located on a unique south-facing waterfront site. The various aspects of the scheme complement one another to create a particular living experience that has proved popular and successful both as a place to live and a destination for a day out.

The planning brief required restoration of the historic structures as well as the boundary walls from the 1870's. Older buildings on the site, which needed to be retained included the Vulcan Building, the Infirmary building and the Board of Ordnance offices.

Other Awards
The National HomeBuilder Design Awards
Best Mixed-use Development
Commendation for Best Use of a Brownfield Site



SILVER STANDARD AWARD 2007

The Manor
Lower Earley, Reading

The site is a former sewerage treatment works bound on to the north by undistinguishable housing and on the south by Lower Earley Way, a busy link road between Reading, Lower Earley and the M4. A major sewer runs under the north of the site creating a no-build zone. The response has been to create a development of distinct character where formal architecture, well mannered urban design and rich landscaping come together to create the feel of homes set next to a park.

The design picks up on the Berkshire vernacular, using the same multi-coloured stock brick and fenestration details for both market sale and affordable homes which bind the social units within the development without "social housing design" marking them out as different tenure. The scheme illustrates the appeal of keeping things simple while spending a little more on landscaping.



SILVER STANDARD AWARD 2005

Putney Wharf
Putney

Putney Wharf is a high-density, mixed-use development that comprises cluster of smaller buildings around a tower. The 'Brewhouse', contains apartments over ground floor commercial units. The larger block containing 80 apartments runs parallel to the Thames to form Putney Riverside Square, also known as the piazza. Set back further from the river and fronting Putney Bridge Road is Castle Court, which extends the shopping streets of Putney High Street eastwards. The space between Castle Court and The Brewhouse includes an internal court garden. There are three internal court gardens across the development including one as a podium over underground parking. Part of the original brewery and warehouse that stood on the site has been retained as a new public house called the Boathouse.

Hammersmith Embankment
Building for Life - John Thompson & Partners



Our vision for the future



GOLD STANDARD AWARD 2003

**Charter Quay
Kingston-upon-Thames**

Judges Evaluation:

'This development fulfills many of the criteria of an excellent development. It provides high-density, mixed-use accommodation adjacent to an existing centre of activity. It has created new jobs, and provides accommodation for both those working locally and further away.

New shops and several restaurants bring life right down to the edge of the river. The absence of traffic, clutch of decent venues, and public art has made the pedestrian square a high quality environment and turned Charter Quay into a new destination in Kingston'.

Other Awards

National Home Builder Design Awards
Best Mixed-Use Development 2003

The Waterways Renaissance Awards
Commendation for Waterside Regeneration 2002

Association of Town Centre Managers Awards
Best Town Centre Mixed Use Development 2002



Hammersmith Embankment
Building for Life - Gold Standard





SILVER STANDARD AWARD 2005

**Putney Wharf
Putney**

Judges Evaluation:

'Like most Building for Life schemes, housing is the overwhelming driver for development, but the casual visitor would not sense they were arriving at a new-build residential scheme: the mix of architectural styles, renovated buildings and landscaping combine as a quarter with a distinctive character, rather than as a new development.'

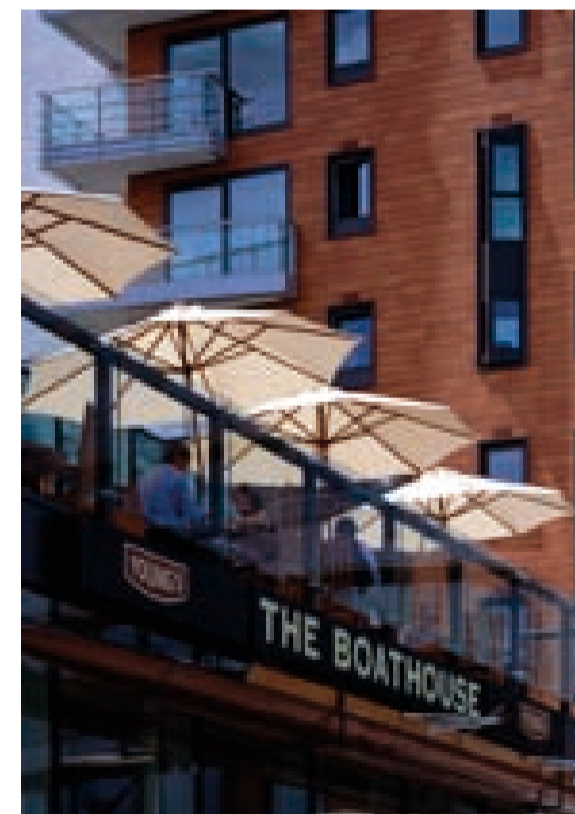
Putney Wharf is in a fantastic location for public transport with bus stops outside the site entrance, and Putney railway station and Putney Bridge tube station within easy walking distance. As a result, minimal car use by residents is encouraged.

The scheme has a range of tenure with both private and affordable housing, with one, two and three-bed apartments along with four-bed townhouses.

The scheme's central location, as well as a mixed-use provision on site, ensures close proximity to bars, restaurants, local schools and shops'.

Other Awards

Planning for London Awards 2004
Best Planning built project contributing to London's Future.



Hammersmith Embankment
Building for Life - Silver Standard





AWARD WINNING RIVERSIDE SCHEME

Kew Riverside, London

John Thompson & Partners project for St James Homes on the site of a former sewage treatment works adjacent to the River Thames has rapidly established itself as one of the most prestigious residential developments in London. Almost 400 new houses and apartments are arranged in a series of distinct character areas with a strong emphasis on creating a 'sense of place'.

The entrance space incorporates a 100m water feature that acts as a reflecting pond, surrounded by newly-planted mature trees. The central 'village green' space connects through on to the Thames Path and is overlooked by large detached houses. Crescents of terraced houses face towards the river across Metropolitan Open Land that has been landscaped with over 10,000 native trees and shrubs in a scheme endorsed by the Director of the Royal Botanic Gardens at Kew.

Awards:

What House? Awards 2003
Best Development Gold Award Winner

Bentley International Property Awards 2003
Best UK Development
Best Architecture (5 star rating)

Hammersmith Embankment Award Winning Riverside Development





SILVER STANDARD AWARD 2005

**Gunwharf Quays
Portsmouth**

Judges Evaluation:

A massive regeneration of a former naval depot in Portsmouth, this long-term project has had a tremendous impact both locally and regionally.

Gunwharf Quays is more than a successful mixed-use housing scheme. It is a collection of experiences that brings together various types of housing in a carefully considered, safe environment, where everything is conveniently located on a unique south-facing waterfront site. The various aspects of the scheme complement one another to create a particular living experience that has proved popular and successful both as a place to live and a destination for a day out.

The 'mixed-use' includes housing, restaurants, the Aspex gallery and leisure facilities such as cinemas, health clubs and bowling. Moreover, its location – alongside Portsmouth Harbour – provides waterside views and a marina facility. This scheme had a master plan that incorporated existing historic structures that had been part of the original storage area of Gunwharf, and important waterfront features including a canal and marina. The various buildings were designed by a variety of architects over a period of 10 years.

Awards:

The National HomeBuilder Design Awards
Best Mixed-use Development
Commendation for Best Use of a Brownfield Site



Hammersmith Embankment
Building for Life - Silver Standard



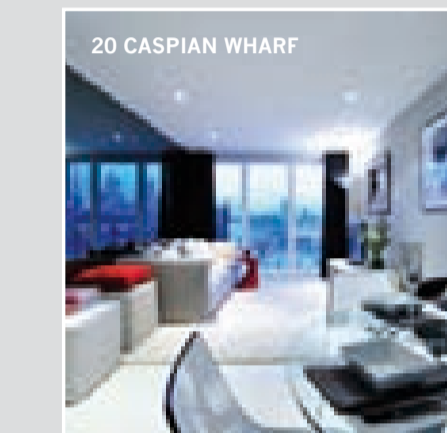
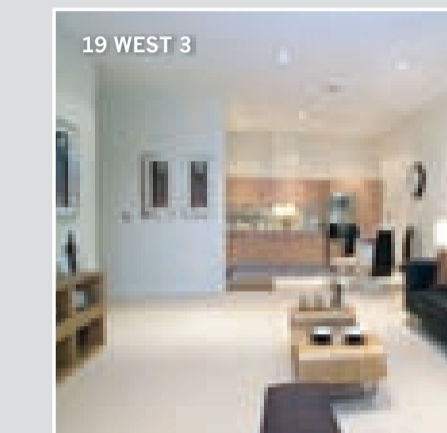
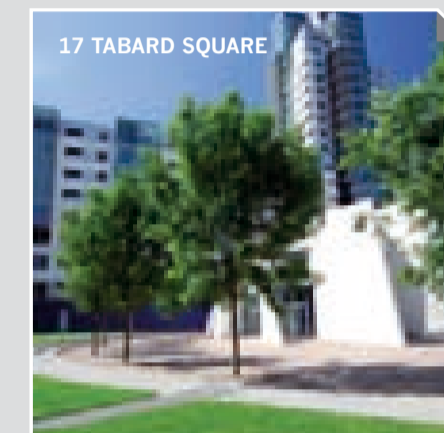
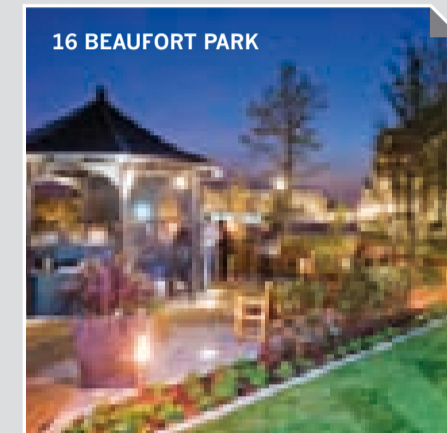
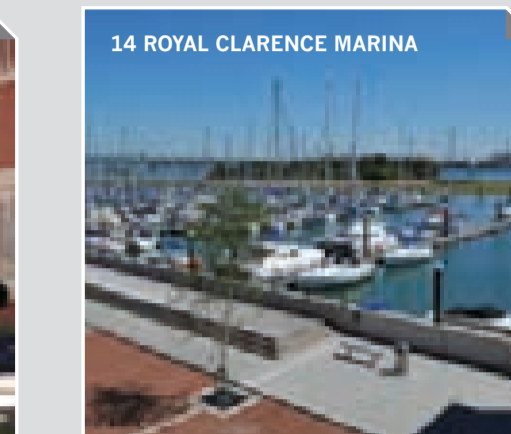
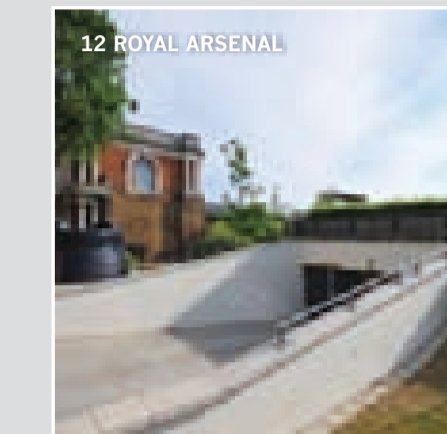
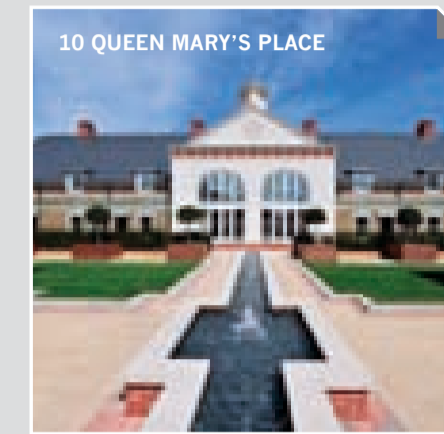
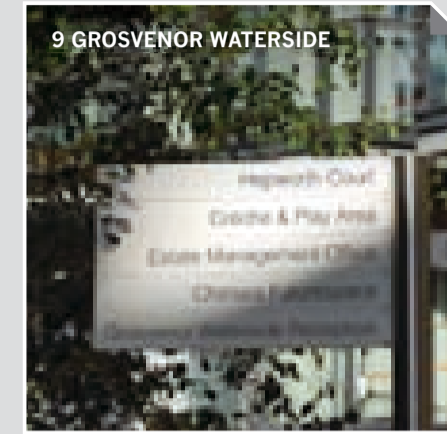
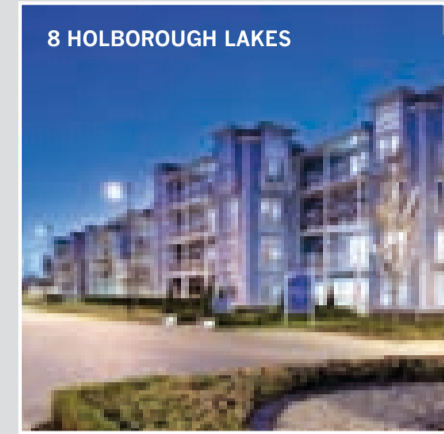
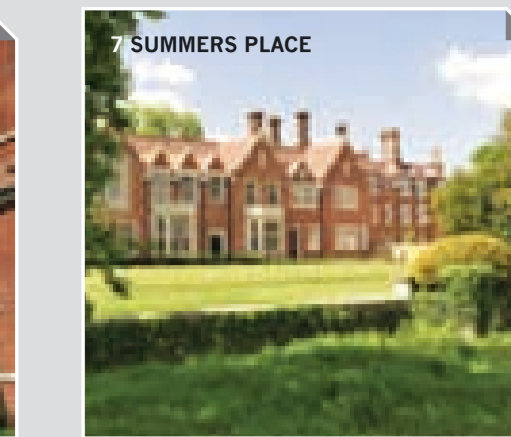
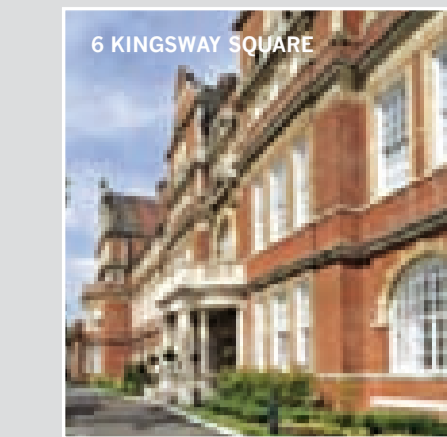
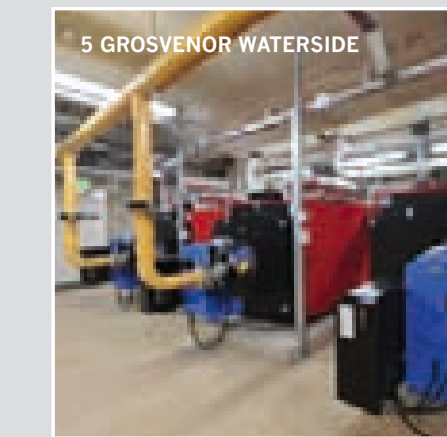
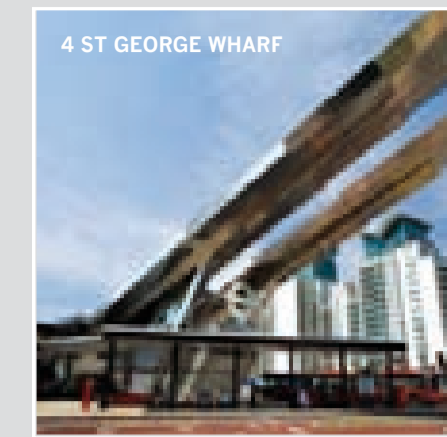
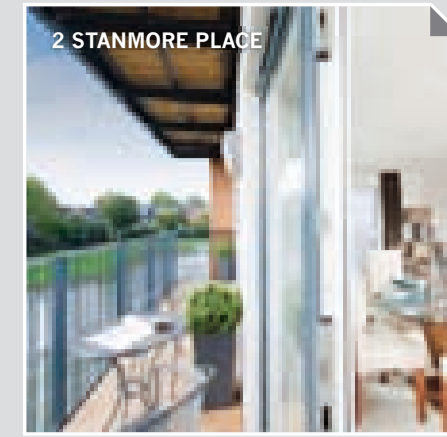
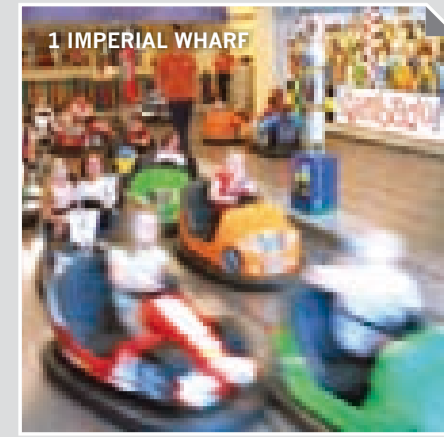
BUILDING FOR LIFE

We have used examples from across all our developments to demonstrate how they meet each of the 20 Building for Life Standards – the most recognised scheme for assessing sustainable communities in the UK.



The 20 Building for Life Standards

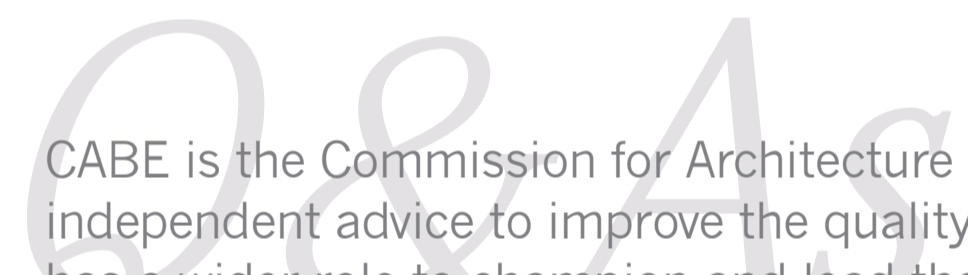
- 1 Provision of community facilities
- 2 Accommodation mix that reflects the needs of the local community
- 3 Tenure mix that reflects the needs of the local community
- 4 Development easy to access by public transport
- 5 Reduced environmental impacts
- 6 Design specific to the scheme
- 7 Reflects existing buildings and landscapes
- 8 Has a distinct character
- 9 Navigation around the development is easily understood
- 10 Clear layout of streets and buildings
- 11 Roads do not dominate
- 12 Car parking well integrated so it does not dominate
- 13 Streets are pedestrian-cycle- and vehicle-friendly
- 14 Scheme integrates with existing paths and roads
- 15 Public realm is overlooked to give a sense of security
- 16 Well designed public space
- 17 Architectural quality
- 18 Well designed internal layouts
- 19 High quality, innovative construction
- 20 Buildings outperform minimum standards



Berkeley is proud to currently hold the most Building for Life Standards in the sector



Richard Simmons, CABE



CABE is the Commission for Architecture and the Built Environment. It provides expert independent advice to improve the quality of what gets built in England. CABE also has a wider role to champion and lead the public and professional debate about how to create great places. CABE, in partnership with the Home Builders Federation, runs Building for Life.

Can you explain a little more about what Building for Life is?

Building for Life started in 2001 and has become the national standard for well-designed homes and neighbourhoods. Building for Life promotes design excellence and celebrates best practice in the housebuilding industry. The standard is based around 20 criteria set out in full on page 42 of this report which embody a vision of functional, attractive and sustainable housing.

New housing developments are scored against the criteria to assess the quality of their design. Building for Life standards are given to all entries to the Building for Life Awards that score more than 14/20. Schemes that score 14/20 or 15/20 receive the Silver Standard while schemes scoring 16/20 or more receive the Gold Standard.

Building for Life Awards are then given on an annual basis to exceptional projects

Do you believe that good design can create sustainable communities?

Not on its own. It's the people that make a place sustainable. But good design creates an essential context in which that can happen. Creating sustainable residential areas is about much more than just homes. It's about creating public space where people can meet, a neighbourhood with jobs and services, and somewhere with room for sport and cultural activities. What I like about Building for Life is the way it creates a consistent framework for developers and planners to talk about how you deliver these things through good design.

Berkeley is the first large housebuilder to commit to achieving Building for Life Silver on all developments – how significant is this commitment?

This is very significant and shrewd move by the Berkeley Group. Over the years Berkeley has delivered many exemplary schemes from Gunwharf Quays and Royal Arsenal to City Quarter and Imperial Wharf. But what this new commitment demonstrates is that it is possible to deliver commercially viable developments that are also well designed on all schemes, not just the exemplary ones.



Building for Life winning Projects with John Thompson & Partners



GOLD STANDARD AWARD 2003

Charter Quay Kingston-upon-Thames

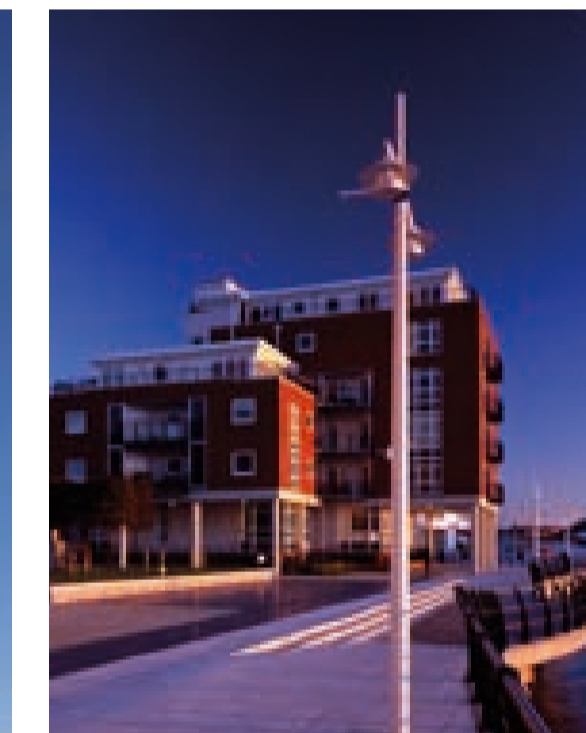
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Other Awards

National Home Builder Design Awards Best Mixed-Use Development 2003

The Waterways Renaissance Awards Commendation for Waterside Regeneration 2002

Association of Town Centre Managers Awards Best Town Centre Mixed Use Development 2002



SILVER STANDARD AWARD 2008

Gunwharf Quays, Portsmouth

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Other Awards

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SILVER STANDARD AWARD 2007

The Manor Lower Earley, Reading

The site is a former sewerage treatment works bound on to the north by undistinguishable housing and on the south by Lower Earley Way, a busy link road between Reading, Lower Earley and the M4. A major sewer runs under the north of the site creating a no-build zone. The response has been to create a development of distinct character where formal architecture, well mannered urban design and rich landscaping come together to create the feel of homes set next to a park.

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Hammersmith Embankment
Building for Life

