



THE PENTHOUSES



## *A cut above.*

Designed with nature and your comfort in mind, this stylish collection of penthouses offers a fresh perspective on the London skyline and uninterrupted Thames views.

Promising city living of the highest standard, expansive windows allow you to admire the best of the outside world, while inside is a combination of spacious design and high quality, impeccable craftsmanship.



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# WILDLY PRIVATE

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Penthouse roof terrace overlooking the Thames



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*Complementing the budding natural environment, outside is a private sanctuary of beautiful proportions, perfect for relaxing and entertaining.*

*Private roof terraces designed with your wellbeing in mind. Unwind in an oasis of calm, inspired by nature and with uninterrupted views of the London skyline.*

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Indie by the aerial CGI, penthouse roof terrace

Penthouse roof terrace overlooking the Thames

# S M E V



Penthouse living space

*Set in West London on the north bank of the River Thames, Hurlingham Waterfront combines the tranquillity of waterside living with unparalleled elegance.*



Penthouse study

# GREAT INDOORS







Three bedroom apartment living space





# CREATE



Indicative CGI, penthouse kitchen

The open-plan living areas designed by FLINT have been built with residents in mind. Floor-to-ceiling windows and a colour palette inspired by the natural world help to celebrate the inspirational surroundings and create a conversation between the exterior and the interior. Warm natural materials and organic textures also help to create a calm and sumptuous sanctuary in the heart of the city.



Three bedroom apartment kitchen

*Inside out, up top and on the edge.  
Designed to let the light through, the  
fresh flow, and the views that never end.*



Indicative CGI, four bedroom apartment living space



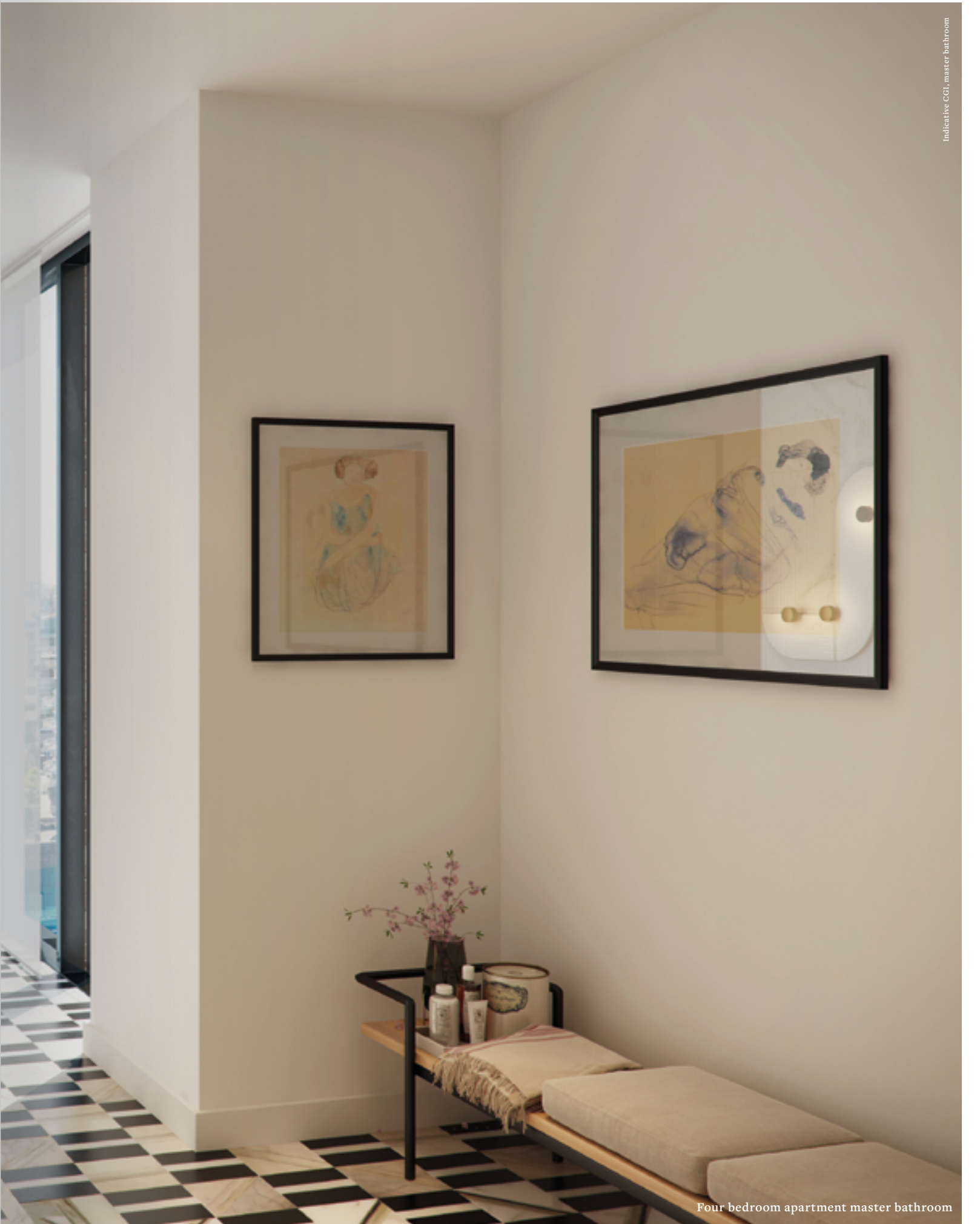
Four bedroom apartment living space

# I N N E R

*Warm timbers and sumptuous textures help to create a strong dialogue between the inside and the outside, whilst showcasing the abundance of available interior space. A stylish and spacious backdrop for residents to put their stamp on.*



# B E A U T Y



Four bedroom apartment master bathroom





Indicative CGI, penthouse wardrobe

Penthouse wardrobe

The inlaid terrazzo in the entrance lobby sets the luxurious tone of the thoughtfully designed penthouses. From the coffered ceilings to the chevron timber flooring, every detail has been considered to create a home that's as elegant as it is comfortable. The standards and views set the bar high.



Indicative CGI, penthouse hallway

Penthouse hallway showing inlay flooring and joinery





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LIVING

SPACES

34  
35



*A meticulously designed development, unlike any other along the River Thames.*

With an intricately detailed form, Hurlingham Waterfront is a development that confidently asserts its presence in the surrounding townscape whilst providing a stunning living experience on the banks of the River Thames.

Carefully considered design ensures that breathtaking views of the river and verdant garden areas are enjoyed from all sides of Hurlingham Waterfront.

This is a bespoke development where there is no place for the formulaic.



Herland Gardens entrance



Indicative CGI, master bathroom

Master bathroom in four bedroom apartment

## PENTHOUSE SPECIFICATION

### *Oak timber floors*

IN LIVING SPACE,  
BEDROOMS AND KITCHEN

### *Marble worktops*

AND SPLASHBACK  
IN THE KITCHEN

#### KITCHEN

- Contemporary timber kitchen
- Undermounted stainless steel sink with contemporary single lever mixer tap
- Marble worktop and splashback
- Under cabinet continuous linear LED strip lighting
- Integrated Gaggenau (or similar) appliances including:
  - Induction hob with full extract system
  - Oven
  - Microwave oven
  - Fridge/freezer
  - Integrated dishwasher
  - Integrated extractor fan over hob
  - Integrated segregated under-sink waste bin
  - Wine cooler
- Washer/dryer in separate utility and services room

#### BATHROOMS & ENSUITE

- Porcelain large format wall tiles
- Porcelain feature wall tiles behind basin and mirrored wall cabinet
- Graphic quality patterned marble floor tiles
- Underfloor heating
- Brushed nickel finish brassware
- Bespoke black framed mirrored wall cabinet with heated mirror and built-in shaver socket
- Brushed nickel finish heated towel rail and robe hook
- Double ceramic washbasin and separate bath/shower to master bedroom en-suite
- White ceramic washbasin and wall mounted WC with solid surface enclosure
- White enameled steel shower tray with brushed nickel finish thermostatically controlled fixed rain shower and handheld shower
- Glass shower screen

#### WALL & FLOOR FINISHES

- Oak chevron timber floors to hallway, living space, bedrooms and kitchen
- Inlaid terrazzo tile flooring to entrance area
- White painted walls and ceilings to all rooms
- White painted skirtings, doors and architraves to all rooms
- 2.7m ceiling heights to living rooms and bedrooms, and raised coffer ceilings with living rooms and master bedrooms

#### DOORS

- Solid core timber veneered entrance door
- Solid core timber veneer internal doors
- High quality brushed steel lever handles

#### WARDROBES

- Bespoke fitted wardrobes with integrated LED lighting and accessories to all bedrooms

#### HEATING, COOLING & HOT WATER

- Mechanical ventilation and heat recovery system to the full apartment
- Air conditioning provided to living rooms and all bedrooms

#### OUTDOOR PROVISIONS

- Balustraded balconies and terraces to apartments
- Paving to outdoor balconies
- Paving to outdoor terraces
- Outdoor wall lighting
- Water and electrical supplies to terraces
- Optional Jacuzzi provided to main external area

#### LIGHTING

- Recessed energy efficient LED downlights throughout
- Dimmable recessed energy efficient LED downlights to living rooms and master bedrooms
- Two way light switching in bedrooms
- Integrated lighting system
- Electric power provision for blinds /curtains

#### AV, DATA & TELEPHONE SYSTEMS

- High speed internet with BT Openreach and alternative fibre provider connection available
- Television point to living room and all bedrooms (Sky Q enabled)
- Data points in living room and utility cupboard

#### LIFTS

- Passenger lifts to all floors and undercroft car park

#### SECURITY

- Secure access control to all building entrances
- Video entry to all apartments with direct link to concierge
- Mains supply smoke and heat detectors with fire suppression system to all apartments and communal areas
- Multi-point high security door locking system to entrance door with spyhole and security chain

#### RESIDENTS' FACILITIES

The amenities will include but are not limited to:

- 24hr on-site concierge
- 19m swimming pool
- Large spa pool
- Steam room & sauna
- Changing rooms
- Treatment rooms
- Gym and fitness studios
- Private cinema room
- Residents' reception lounge
- Residents' co-working space
- Residents' informal and private meeting rooms
- Pet grooming room
- Residents' private podium garden
- Residents' wellness garden lounge

#### CAR PARKING & ELECTRIC CHARGING

- Allocated undercroft car parking space with further car parking available to purchase by separate negotiation
- Charging points for electric cars will be installed within the undercroft car park
- Secure cycle storage

#### GENERAL

- All apartments will be sold with a BLP warranty



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# REFINED HOMES

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41

# HERLAND GARDENS

Looking to the past for inspiration for the present, Herland Gardens honours the respected royal architect Hugh Herland, a distinguished Hurlingham Club member and master carpenter who worked on Windsor Castle and the Palace of Westminster.

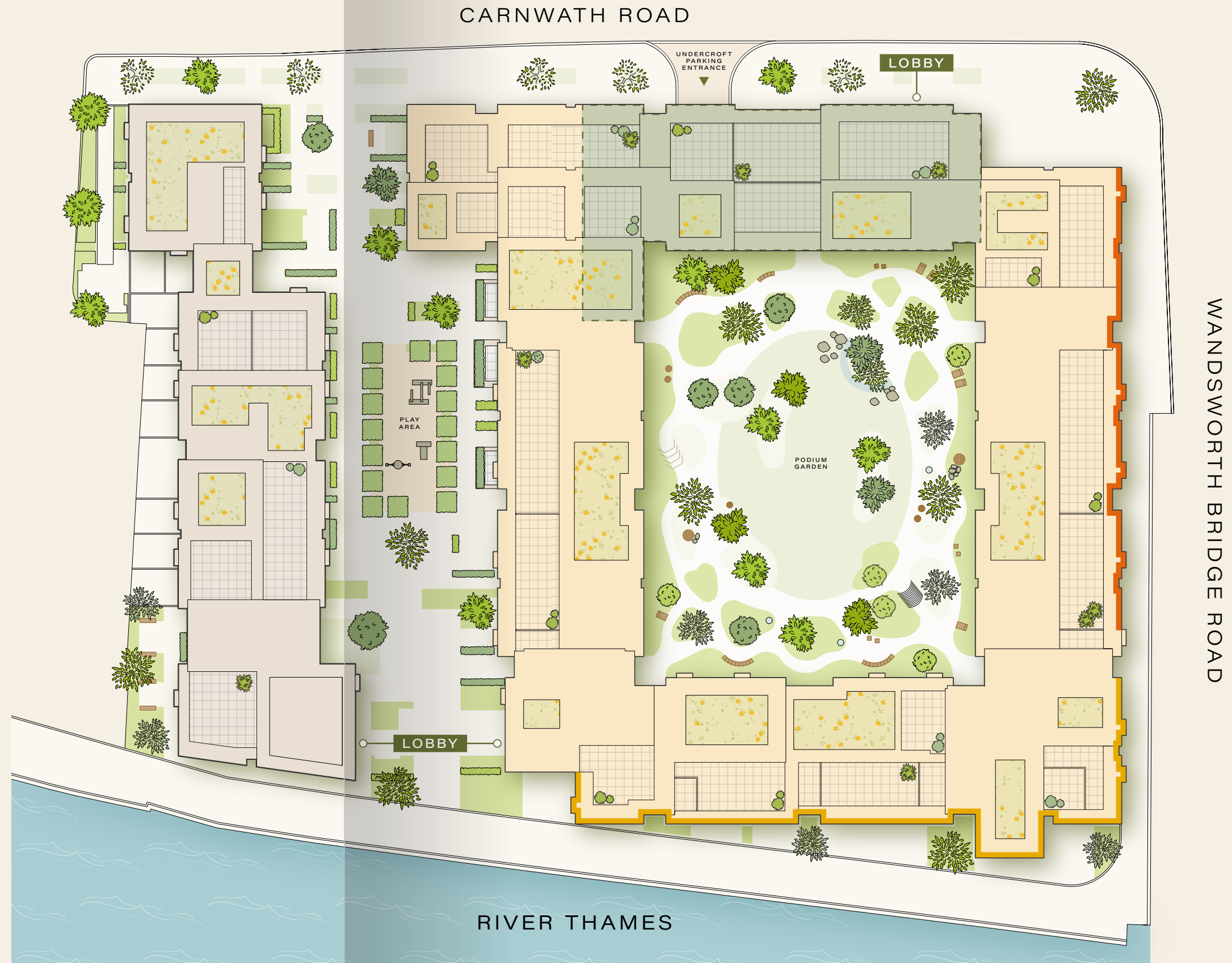
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# ADMIRAL POINT

Hurlingham Waterfront's riverside location influences every aspect of its design, down to its names. Just as an admiral commands their fleet, it commands attention on the north bank of the River Thames.

## LEGEND

- Herland Gardens
- Residents' Facilities
- Admiral Point
- Ground Floor Retail
- Café, Restaurants & Walkways



WANDSWORTH BRIDGE ROAD

CARNWATH ROAD

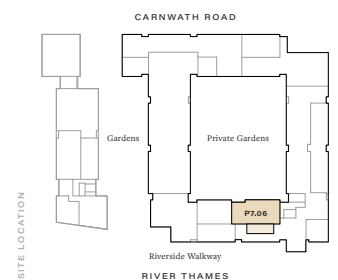
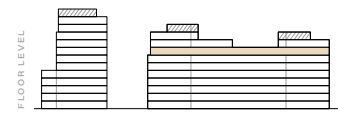
RIVER THAMES

42  
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# 3 BED P7.06

194 sq m | 2,086 sq ft

Floor seven  
Dual aspect podium garden and river views  
Expansive south facing terrace



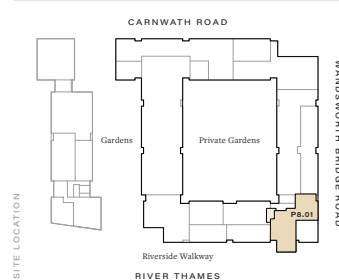
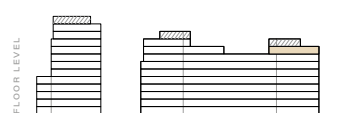
LIVING/DINING	8.2 m x 9.0 m	26' - 9" x 29' - 7"
KITCHEN	3.3 m x 4.9 m	10' - 9" x 16' - 0"
MASTER BEDROOM	3.3 m x 5.1 m	10' - 11" x 16' - 9"
BEDROOM 2	3.6 m x 4.6 m	11' - 8" x 14' - 11"
BEDROOM 3	3.2 m x 4.5 m	10' - 7" x 14' - 11"
TERRACE	59 sq m	632 sq ft

Plan is for illustrative purposes only.

# 4 BED P8.01

284 sq m | 3,052 sq ft

Floor eight  
Dual aspect river views  
Expansive south facing terrace



LIVING/DINING	7.5 m x 11.9 m	24' - 8" x 39' - 1"
KITCHEN	7.1 m x 3.8 m	23' - 5" x 12' - 4"
MASTER BEDROOM	6.2 m x 4.4 m	20' - 2" x 14' - 4"
BEDROOM 2	8.7 m x 3.0 m	28' - 5" x 9' - 10"
BEDROOM 3	7.2 m x 3.4 m	23' - 6" x 11' - 2"
BEDROOM 4	3.5 m x 5.5 m	11' - 6" x 18' - 0"
TERRACE	42 sq m	452 sq ft

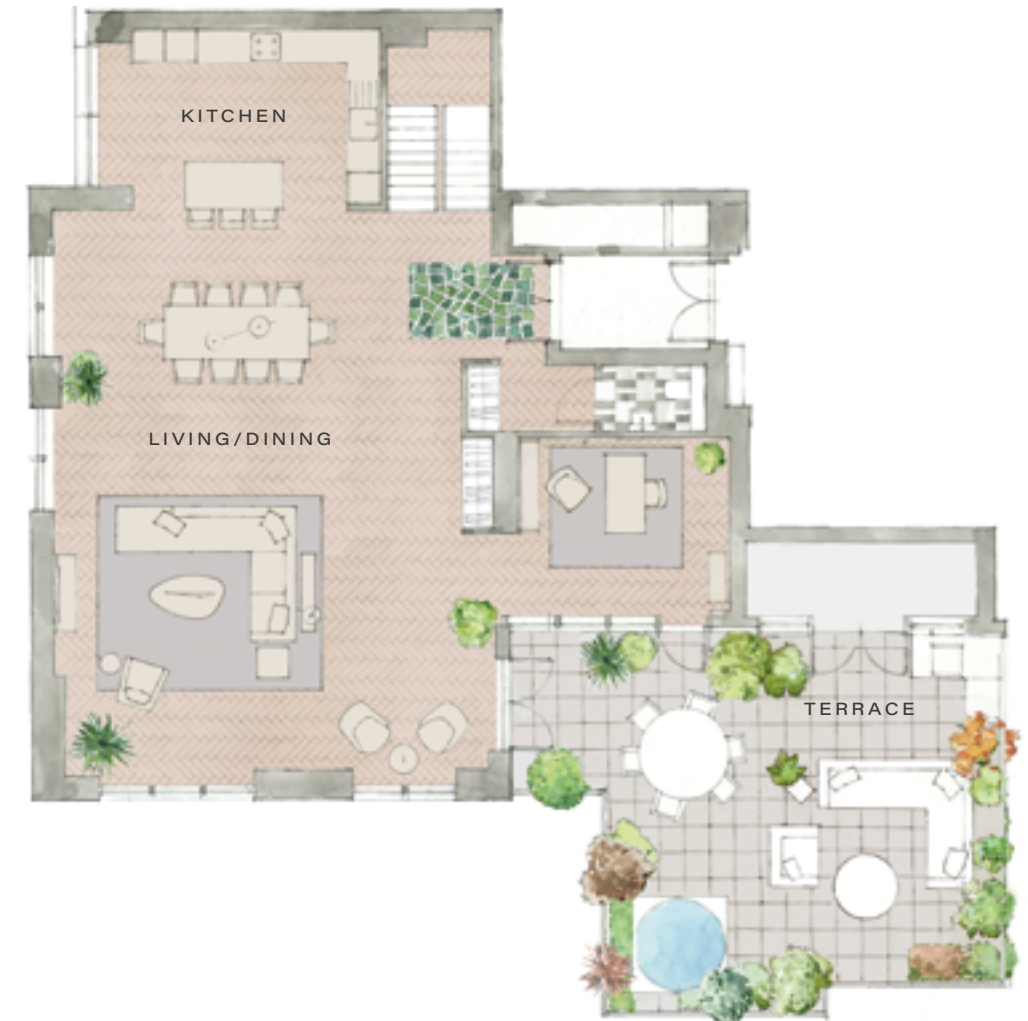
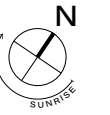
Plan is for illustrative purposes only.

# 4 BED DUPLEX

## P8.03D

387 sq m | 4,161 sq ft

Floors eight + nine  
Dual aspect river views  
Expansive south facing terrace



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### Lower level

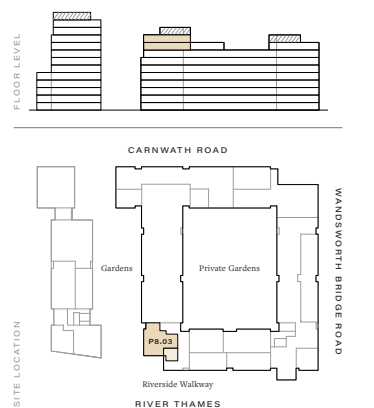
MASTER BEDROOM	11.0 m x 6.6 m	36' - 1" x 21' - 9"
BEDROOM 2	6.3 m x 6.5 m	20' - 6" x 21' - 2"
BEDROOM 3	4.5 m x 7.6 m	14' - 10" x 25' - 0"
BEDROOM 4	3.1 m x 4.4 m	10' - 4" x 14' - 5"
BALCONY	5 sq m	50 sq ft
TERRACE	11 sq m	123 sq ft

Plan is for illustrative purposes only.

### Upper level

LIVING/DINING	8.4 m x 10.6 m	27' - 6" x 34' - 10"
KITCHEN	5.3 m x 3.4 m	17' - 7" x 11' - 3"
TERRACE	59 sq m	639 sq ft

Plan is for illustrative purposes only.





# 4 BED DUPLEX

## W10.01D

425 sq m | 4,578 sq ft

Floors ten + eleven  
Dual aspect river views  
Expansive south facing terrace



### Lower level

LIVING/DINING	11.2 m x 12.2 m	36' - 9" x 39' - 11"
KITCHEN	4.7 m x 6.0 m	15' - 7" x 19' - 7"
TERRACE	78 sq m	835 sq ft

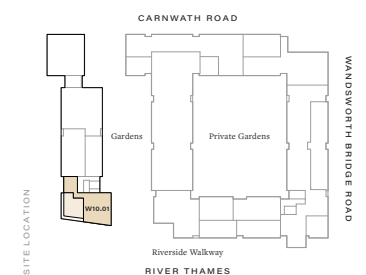
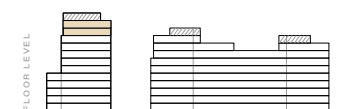
Plan is for illustrative purposes only.



### Upper level

MASTER BEDROOM	5.7 m x 5.3 m	18' - 7" x 17' - 4"
BEDROOM 2	5.2 m x 5.4 m	17' - 2" x 17' - 10"
BEDROOM 3	4.0 m x 5.8 m	13' - 0" x 18' - 11"
BEDROOM 4	5.7 m x 4.7 m	18' - 7" x 15' - 4"

Plan is for illustrative purposes only.



# Upping the game

*Whether you're entertaining or enjoying a moment of quiet reflection, Hurlingham Waterfront raises the bar on **waterside living**. The social and living spaces anticipate every need you could think of, and even some you didn't. There's inspiration at every corner too, from the workspaces to the extensive wellness facilities.*





### Swimming pool

Nature is our biggest inspiration. The surroundings, the river, and parks all feed into our tranquil vision.

# THE ALL TIME

Fitness centre





**Lobby and concierge**  
The interiors celebrate natural materials and textures to create warm and inviting spaces.



**Residents' lounge**

Organic materials and rooms flooded with natural daylight help to bring the outside in.





Residents' co-working space with meeting rooms

*Whether you want to focus on work or your wellbeing, there are a variety of resident spaces to help you achieve your goals.*

Sound-proofed quiet zones and cosy corners are perfect for moments of reflection and concentration. You'll also find bookable meeting rooms in the onsite co-working space, fully equipped to accommodate your next team meeting or conference, plus a 24-hour concierge on hand to help you manage your day-to-day life.



When the work day is done, there are a number of areas designed with your relaxation in mind. You can put your feet up while watching the latest release in the Cinema Room, soak the day away in the jacuzzi, sauna and steam room, take advantage of the state-of-the-art equipment in the resident gym, or retire to one of the lounges where your comfort is the priority.



Residents' cinema room, designed with comfort in mind



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Private podium garden



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Indicative CGI, private podium garden



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*The seeds of something incredible. Importance is placed on evergreen species that provide year-long beauty and year-round habitats for wildlife.*

Designed with biodiversity at the forefront, planting species have been chosen to provide colour, scent and texture, as well as a diverse ecological habitat. Residents will be able to admire a mix of native and evergreen flowering, fruiting, and pollinator species that change colour with the seasons and provide year-round habitats for wildlife.

In addition to creating a variety of 'outdoor rooms' for residents and visitors to enjoy, herbaceous species and high-value pollinators such as lavender, thyme, geraniums, crab apples, wild garlic and snowdrops will provide pollen, nectar and fruits to attract neighbours of a wilder nature.



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Proximity to water is linked with many positive physical and mental benefits. Even on your most stressful day, it's hard not to feel a sense of calm wash over you living by the River Thames and taking a waterfront walk to Putney or Wandsworth. At Hurlingham Waterfront, we've prioritised the outdoor spaces as much as the interiors, and designed the building to offer you the best views of the river.



Hurlingham Waterfront is your new, stylish destination in SW6. The ground floor cafés and restaurants will be a leisurely haven on the waterfront. Even on stressful days, it will be hard not to feel peaceful living by the River Thames, with ample opportunities to stroll along the walkway and enjoy a drink or meal with tranquil views.

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# CONNECTION



Indicative CCI, waterfront development

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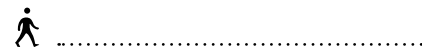
*2 minutes*

TRAIN TO CLAPHAM JUNCTION



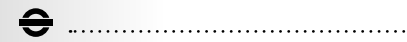
*10 minutes*

WALK TO WANDSWORTH TOWN TRAIN STATION



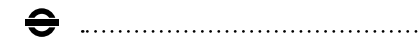
*16 minutes*

TRAIN TO BOND STREET



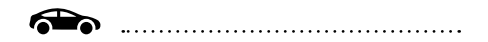
*20 minutes*

TRAIN TO BANK



*30 minutes*

DRIVE TO HEATHROW AIRPORT



F I

*The most luxurious names in food, art and fashion have all settled in SW6 and the neighbourhoods of Parsons Green, Fulham and Chelsea. New names are constantly arriving and exciting palettes, too.*

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P A N N Y



**AROUND HURLINGHAM**

**RESTAURANTS & BARS**

- |                             |                                 |
|-----------------------------|---------------------------------|
| 1 Maria G's                 | Unit 4, 20 Central Ave          |
| 2 FENN                      | 194 Wandsworth Bridge Rd        |
| 3 Bonbon                    | 129 Wandsworth Bridge Rd        |
| 4 Brinkley's                | 130 Wandsworth Bridge Rd        |
| 5 The Waterside             | Imperial Wharf, The Blvd        |
| 6 The Ship                  | 41 Jews Row                     |
| 7 The Waterfront            | Baltimore house, Juniper Dr     |
| 8 Konnigans                 | 344-346 Old York Rd             |
| 9 Little Frenchies          | 354 Old York Rd                 |
| 10 London Stock             | 2 Bubbling Well Square          |
| 11 Sambrook's Brewery       | 1 Bellwether Ln                 |
| 12 Sushi Moka               | 8 Bellwether Ln                 |
| 13 Schooner Bar             | The Ram Quarter, 13 Barley Walk |
| 14 The Copper Club          | 29 Brewhouse Ln                 |
| 15 The Boathouse            | 32 Brewhouse Ln                 |
| 16 The Half Moon            | 93 Lower Richmond Rd            |
| 17 Fulham Palace Cafe       | Fulham Palace                   |
| 18 Ta'mini Bakery           | 801 Fulham Rd                   |
| 19 Naive                    | 75 Parsons Green Ln             |
| 20 The White Horse          | 1-3 Parsons Grn                 |
| 21 Cocoette                 | 271 New Kings Rd                |
| 22 Aragon House             | 247 New Kings Rd                |
| 23 West 4th                 | 65 New Kings Rd                 |
| 24 Brook House              | 93 Lower Richmond Rd            |
| 25 Restaurant Gordon Ramsey | 68 Royal Hospital Rd            |
| 26 The Harwood Arms         | Walham Grove                    |
| 27 Fulham Kitchen           | 228 Munster Rd                  |

**RETAIL**

- |                                      |                            |
|--------------------------------------|----------------------------|
| 28 Fin + Bone                        | 303 New Kings Rd           |
| 29 Katie & Jo                        | 253 New Kings Rd           |
| 30 Bayley and Sage Gourmet Groceries | 34 New Kings Rd            |
| 31 Bayley and Sage Gourmet Groceries | 509 Old York Rd            |
| 32 One World                         | 41-43 Parsons Green Ln     |
| 33 The Palace Gardener               | Bishop's Ave               |
| 34 Crumbs and Doilies Cupcakes       | 5 Morie St                 |
| 35 Lockdown Bakehouse                | 6 Ferrier St               |
| 36 Un-Common Clothing                | 366 Old York Rd            |
| 37 Bramble & Willow                  | Bramble & Willow           |
| 38 Marlo Wines                       | 13 Ferrier St              |
| 39 Kate Thurlow   Tony Bunzl         | 1A Ebner St                |
| 40 Whole Foods Market                | 2-6 Fulham Broadway        |
| 41 Kenrick's Wine Merchant           | 275 Wandsworth Bridge Rd   |
| 42 Neptune Furniture                 | 87-93 Wandsworth Bridge Rd |
| 43 Zadig & Voltaire                  | 164-166 King's Rd          |
| 44 Waitrose                          | 116-128 North End Rd       |
| 45 Vivienne Westwood                 | 430 King's Rd              |
| 46 King's Road                       | King's Rd                  |

**SPORTS & LEISURE**

- |   |                   |
|---|-------------------|
| 47 Harbour Club Chelsea                   | Watermeadow Ln    |
| 48 The Parsons Green Sports & Social Club | 31 Broomhouse Ln  |
| 49 London Rowing Club                     | Putney Embankment |
| 50 Hurlingham Yacht Club                  | 43A Deodar Rd     |
| 51 Chelsea Golf Club Chelsea Creek        | 29 Imperial Rd    |
| 52 Queen's Club                           | Palliser Rd       |
| 53 Stamford Bridge   Chelsea FC           | Fulham Rd         |
| 54 Craven Cottage   Fulham FC             | Stevenage Rd      |

**CULTURE & ARTS**

- |                                      |   |
|--------------------------------------|---|
| 55 Fulham Palace                     | Bishop's Ave                            |
| 56 The Hurlingham Club               | Ranelagh Gardens                        |
| 57 Kristin Hjellegjerde Gallery      | 533 Old York Rd                         |
| 58 Sands End Arts & Community Centre | Peterborough Rd                         |
| 59 Northcote Gallery                 | 110 Northcote Rd                        |
| 60 Putney Arts Theatre               | Ravenna Rd                              |
| 61 Roca London Gallery               | Station Court Rocket House, Townmead Rd |
| 62 Royal Academy of Dance            | 188 York Rd                             |
| 63 National Army Museum              | Royal Hospital Rd                       |
| 64 Battersea Arts Centre             | Lavender Hill                           |
| 65 Saatchi Gallery                   | Duke of York's HQ, King's Rd            |
| 66 Box Galleries                     | 402 King's Rd                           |

Map is for illustrative purposes only.

# THE S T A T E



*From long-standing institutions to cutting-edge dining, you'll find some of the best restaurants in the city on your doorstep.*

You can satisfy your taste for riverside restaurants and find the best Sunday roast in London, all without leaving SW6.

As well as being home to the only Michelin-starred pub in the city – The Harwood Arms – this corner of London is home to several Michelin star eateries including Chez Bruce, River Cafe, Claude Bosi at Bibendum and Restaurant Gordon Ramsay. A walk along the Thames Path will also reveal waterfront favourites, Maria G's and The Waterside.

# SS LA C



*SW6 has a long-standing tradition of inspiring and nurturing minds of all ages.*

**EARLY YEARS**

The capital leads the way in educational excellence, from its impressive nurseries and primary schools all the way up to its world-leading universities. Thomas's Fulham and The Roche School aim to inspire future generations with their broad and stimulating curriculums.

**SECONDARY SCHOOLS**

The boroughs of Kensington & Chelsea and Hammersmith & Fulham have two of the country's highest percentages of schools ranked "outstanding." Among its high achievers are Chelsea Academy and The London Oratory School.

**UNIVERSITIES**

With more than its fair share of the world's best universities, including Imperial College, King's College and the London School of Economics, London is one of the best cities in the world to study in and consistently tops global rankings for higher education.

THE ROCHE SCHOOL  
1.1 MILES

THOMAS'S FULHAM  
PRIMARY SCHOOL  
0.3 MILES

CHELSEA ACADEMY  
1.2 MILES

THE LONDON ORATORY  
SCHOOL  
1.5 MILES

IMPERIAL COLLEGE  
2.7 MILES

KING'S COLLEGE  
5.1 MILES

LONDON SCHOOL  
OF ECONOMICS  
5.3 MILES



**GOOD SPORT**

Hurlingham has a rich sporting history. As the home of Hurlingham Park and the Hurlingham Club, a centre for sporting excellence dating back as far as 1869, it has hosted two Olympic Games, and even seen Lord Sebastian Coe set an 800m record on the Park's cinder track.

*Hurlingham Park hosted the polo final of the 1908 Olympics when England won gold.*



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# Rockwell

*Transforming places transforms lives. That's something we're committed to. At Rockwell, we build to a different beat. We move past the ordinary to make places that will last beyond a lifetime. Vision and insight lead us. Confidence and diligence define us. We build boldly, for the better.*

Bringing together a stellar team, we are at the forefront of creating landmark multi-use developments, with expertise spanning land acquisition, planning, development management and construction. Rockwell is a true believer in London, both as a unique opportunity for development and due to its status as a cultural melting pot on the world stage. This confidence in the capital has underpinned Rockwell's involvement with a variety of development projects worth over £1.5 billion, such as Vetro and Quay House in the Canary Wharf area, 101 Newington Causeway and 1 Battersea Bridge Road.

The way we deliver visionary concepts through considered execution sets us apart. We embrace ambitious thinking with a meticulous focus on every detail. The results are not just transforming people's lives but are leaving a positive impact on the wider community, instilling pride in places that will leave a lasting legacy.

At Hurlingham Waterfront, we are committed to delivering a landmark, best-in-class mixed-use development on the banks of the River Thames.

Founded by Donal Mulryan, Rockwell represents something vital – a way to build with purpose, and passion, with a clear vision for the future. Rockwell is testament to this highly successful and trusted property professional with over 30 years' experience in the UK development and construction industry.

To date Donal has conceived and delivered over £8 billion worth of various award-winning schemes across the UK and Europe, having worked in Joint Venture Partnership with Cerberus, Morgan Stanley and other global institutions such as Aviva Investors.

Donal has poured his expertise into Rockwell, laying the foundation for our company's unwavering standards of excellence. Working in conjunction with renowned architects, he continues to deliver exemplary developments, designed and executed to his exacting standards.



Quay House



Donal Mulryan: Founder of Rockwell



Vetro



Vetro

# Legacy & community

Providing opportunities to those without

*Rockwell is committed to building and enhancing local communities, whilst bringing investment to the neighbourhood. It believes that long-term partnerships, carefully designed to bring tangible benefits to local people, can transform communities for the better, much in the same way that its buildings do.*

*Rockwell has built relationships with charities and organisations at both national and local levels with the intention of creating a legacy of economic and social benefit around its developments. Community and charity are central to the Rockwell ethos, and it is committed to providing opportunities to those without, primarily through education, training and sport.*



Donal Mulryan with Rockwell team members and Patchwork Cohort

## Rockwell Hospitality Skills Initiative

The Rockwell Hospitality Skills Initiative began in 2019, during the planning phase for the recently completed landmark scheme in Westferry, Vetro. The initiative saw Rockwell partner with the London Training Centre to deliver skills training and qualifications to local people and help them to access jobs in the hotel and hospitality sector. To date, the initiative has delivered over 300 training and skills qualifications, free of charge, to those from the communities in which they work.

The initiative has since been recognised as an example of industry best practice by local authorities, civil society organisations, and the media, and subsequently expanded to all hospitality/hotel projects delivered by Rockwell, with a commitment to take over 1,000 people from communities across London into targeted training and apprenticeship schemes. Abdul Hoque Habib ACIEH BSc Hons, Managing Director of the London Training Centre: “I would like to thank Rockwell for the passion and leadership which they have shown in going above-and-beyond to ensure that local people are supported in their search for jobs and training. This is a clear testament to the importance Rockwell places on community.”



Donal Mulryan at The London Training Centre

## Patchwork Foundation

Rockwell is passionate about levelling the playing field, and through its partnerships seeks to help as many people as possible have access to the great opportunities in London. This is why it is a Corporate Patron of the Patchwork Foundation, a UK-based charity focussing on increasing participation by communities and individuals traditionally under-represented in British politics.

As a Corporate Patron, Rockwell personally sponsors a cohort of 30 ‘Patchworkers’ every year, funding their pathway through the programme. But its support of Patchwork doesn’t end there – Rockwell’s Management Board regularly give up their time and energy to help support Patchwork and. In a recent ‘Patchwork Masterclass’, Rockwell’s Founder, Donal Mulryan, delivered a presentation and Q&A session, sharing his life and career in property and offering advice to Patchworkers on how to face up to challenges and seize opportunities – both inside and outside the work environment.

*“We are extremely grateful to Rockwell for its continued support over the years, helping us to ensure young people – irrespective of their background or start in life – have the same opportunities to excel within public life. Rockwell is extremely hands-on with its support, assisting in interviewing and shortlisting candidates for our Patchwork programme, in addition to the delivery of informative and engaging Masterclasses from Rockwell’s Founder, Donal Mulryan.”* Esmat Jeraj, Chief Operating Officer, Patchwork Foundation

## Enriching lives and communities through sport

### Westferry FC

Westferry FC is not only an impressive youth football side, but also a tight-knit community group, committed to supporting its players, on and off the pitch. The club actively encourages its members to adopt a healthy, balanced lifestyle through regular training sessions and workshops, helping young people develop important life skills through football.

The team trains just a stone’s throw away from Rockwell’s £151m regeneration scheme, Vetro. When Rockwell heard about Westferry FC’s inspiring mission to foster inter-community connections and peer-to-peer care through sport, they sought ways to support the club, its players, coaches and fans. In addition to a head-to-head fundraising charity match, Rockwell committed £6,000 in a new sponsorship deal, helping Westferry FC to continue benefiting young people from the local community.



Matt Hampson Foundation Event

### Matt Hampson Foundation

Sport plays a significant role in so many people’s lives, often providing them with a great sense of belonging and achievement.

This means that, for those who suffer serious injury or disability from participating in sport and can no longer take part, causing their lives to change unrecognisably. This is why Rockwell is working closely with The Matt Hampson Foundation, which offers social, physical and emotional support to those who have been injured whilst participating in or training for sport.



Rockwell team members with Westferry FC

### The Kerslake Robshaw Foundation

The impact of music and sport on young people’s overall wellbeing cannot be overstated, and Rockwell is well aware of the potential benefits both can deliver to young people’s lives. In 2022, it was proud to support the Kerslake Robshaw Foundation’s inaugural fundraising dinner. As a key sponsor for the charity’s fundraising dinner, Rockwell helped the Foundation – founded by classical singer Camilla Kerslake and former England captain Chris Robshaw – raise funds for various initiatives supported by the Foundation, all aiming to transform less advantaged children’s lives through access to either sport or music.

# Sustainability

Sustainability is at the heart of Rockwell's approach to the places we create and this thinking is embedded in the Hurlingham Waterfront development, which brings together new life, generous green spaces and a diverse range of new homes, with many health and living related facilities.



*Sustainability refers to the respect and care for the environment, minimising the depletion of natural resources and considering the needs of future generations to meet their changing lifestyles. Hurlingham Waterfront proactively embraces these.*

#### **Biodiversity – Flora and Fauna**

*For the public* – The regeneration of the river frontage and the enhanced permeability of the site with the introduction of a comprehensively landscaped boulevard will provide a much improved public realm for the local residents. The introduction of trees, hedging and planting to create a series of gardens, access routes and play spaces will be a welcome addition to the local neighbourhood.

*For residents* – The landscaped courtyard to Herland Gardens at level 3 creates a private garden, in keeping with the traditional London landscaped squares originating across the capital from the 17th century to provide quiet, green spaces. This courtyard has an informal layout, is extensively landscaped with trees, planting and secluded areas. Biodiverse roofs have been created wherever possible to enrich views from the apartments, support wildlife and create a healthy habitat.

*For insects, birds and bats* – The green roofs are attractive to pollinators and provide a biodiverse, colourful and drought-tolerant range of wildflowers, herbs and flowering perennials to visually create a meadow and encourage insects and birds to the surroundings.

Specialist studies identified enhancement opportunities, including incorporating bat boxes within the building facades. Bird nesting boxes create additional habitats for sparrows and swifts, which are both priority species within the City of London Biodiversity Action Plan. The development will deliver an increase in tree cover across the site comprising native and naturalised species with complementary tree planting continuing along the Carnwath Road frontage.

#### **Climate**

Microclimate studies have been undertaken to ensure that the development delivers comfortable conditions for pedestrians and users throughout the scheme. These studies have informed the landscaping design at ground level, and the design of the roof terraces.

Flood risks have been assessed, considering the next 100 years, and the development increases the height of the river wall to provide a long-term defence barrier for the site.

#### **Energy efficiency**

Renewable energy is used in the form of air-source heat pumps for heating and cooling and eliminates the use of any combustion appliances. This is a very green, and environmentally responsive development. The homes incorporate mechanical ventilation with inbuilt heat recovery, to reclaim heat and minimise losses. The buildings are well sealed and highly energy efficient, incorporating the use of low energy LED fittings for the lighting throughout.

#### **Water**

Efficient use of water is built into these new homes. Taps and fittings have flow restrictors to ensure they achieve the very latest standards to limit domestic water consumption. This is combined with dual flush WCs and controlled capacity baths. The separate metering of water supplies to each home ensures that owners are in full control of their consumption. The rainwater harvesting for the development also helps to reduce the need for mains-supplied water.

#### **Waste and recycling**

Bulk waste is managed centrally with separate recycling storage within the apartments themselves and the central store rooms, encouraging as much recycling as possible. Dedicated compaction equipment reduces the volume of waste, which helps minimise transport requirements and resulting energy use.

Rainwater is attenuated within landscaped areas for gradual release. A large proportion of the roof areas are green roofs and the majority of the external paving is permeable. The below-ground attenuation tank also provides storage during tidal locking events.

#### **Air quality and pollution**

Clean air technologies are adopted throughout and as there are no combustion appliances, no exhaust gases pollute the environment. To assist with filtering the air from adjacent streets, the intensive landscaping provides a barrier and improves the local air quality. The home ventilation includes filtering to assist with air quality.

#### **People and lifestyles**

The scheme caters for all ages and levels of mobility. Homes incorporate features to enable them to be adapted through the residents' lifetime to suit their changing requirements. Generously sized residential lifts, ensure that all upper floors are accessible to less

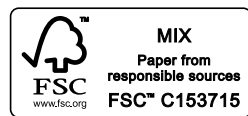


mobile users and an evacuation lift enables their safe exit from any floor to a point of safety at ground level. This is combined with a refuge area within the lift lobbies with a linked communication system assisting with the safety of wheelchair users.

With the increasing requirement for greater flexibility in our lifestyles, and many overlapping living and working functions from home, the development provides, within a single hub, all of the facilities required. The residents' fitness centre and pool provide health and wellbeing facilities including treatment rooms. The business centre gives residents a separate workspace to support their business needs very close to home. The residents' lounges also create comfortable break-out spaces to allow them to meet with family members and friends.

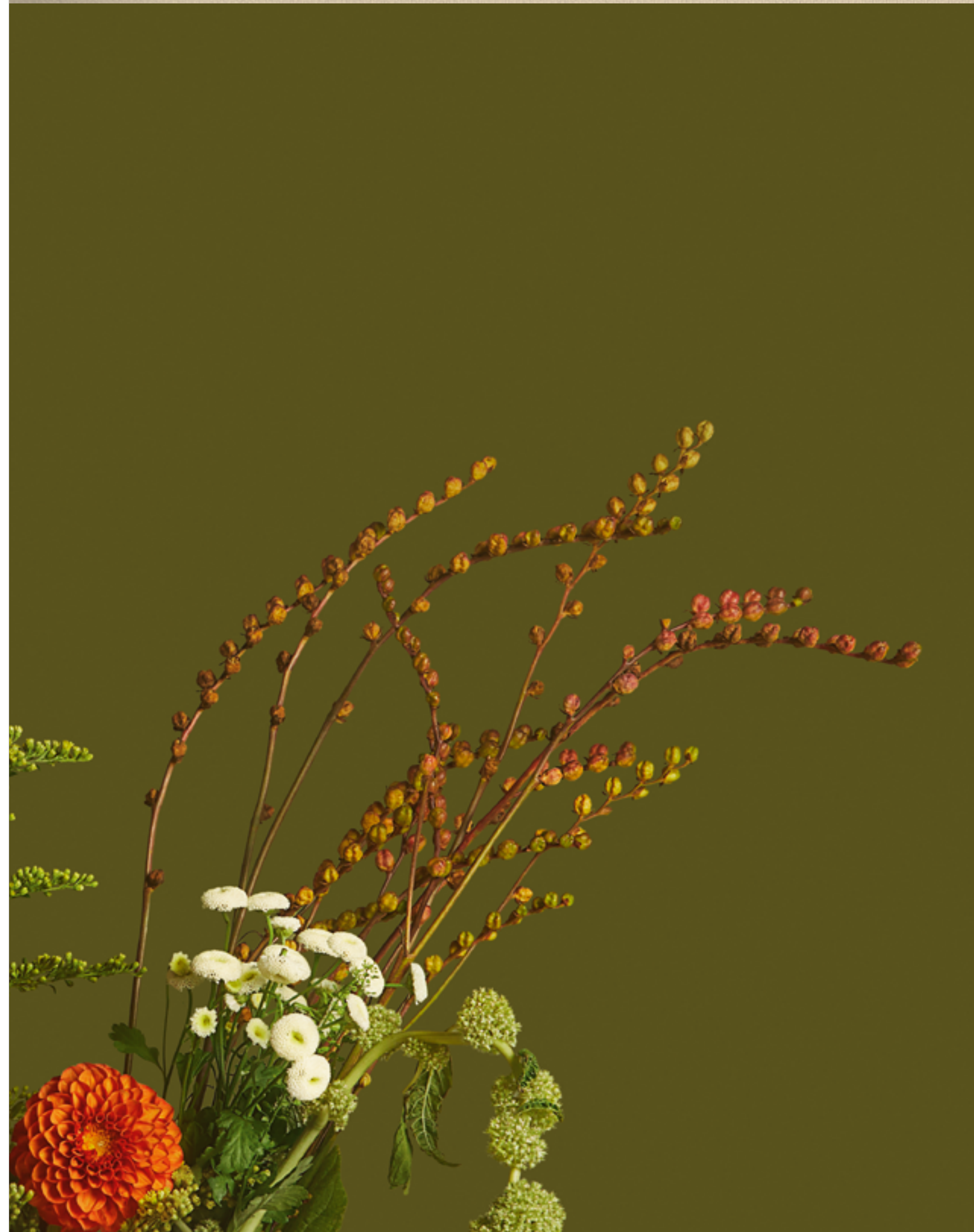
#### **Transport**

Various public transport modes are within easy reach for residents; including the London underground serviced from Parsons Green, Overground services from Imperial Wharf and Southwestern railway routes from Wandsworth Town. Multiple bus routes can also be accessed from the immediate road network. Cycling is encouraged as a healthy and green form of transport, with over 500 cycle storage spaces included within the scheme. Electric car charging is included, with additional future provisions to cater for the increasing transition to electric vehicles.



Our brochure is a sustainable choice as it is printed on FSC™ certified paper using vegetable-based inks and produced in a zero-waste factory.

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