



---

# WELCOME TO WAPPING

---

THE HIGH LIFE. 21 WAPPING LANE  
SETS DRAMATIC NEW STANDARDS  
OF LIVING RIGHT ON LONDON'S  
DOORSTEP, PERFECTLY PLACED  
BETWEEN THE CITY TO THE WEST  
AND CANARY WHARF TO THE EAST.



02



---

# 21 WAPPING LANE

---

21 WAPPING LANE HAS BEEN DESIGNED TO OFFER PREMIUM RESIDENTIAL ACCOMMODATION, WITH FIRST CLASS RETAIL, LEISURE AND RECREATION FACILITIES.

THIS IS A BRAND NEW INTERPRETATION OF CANALSIDE LIFE, AN INJECTION OF BRIGHT URBAN VITALITY IN ONE OF LONDON'S MOST HISTORIC DISTRICTS.

ANARY WHARF, LONDON'S HIGHEST  
RISING DISTRICT, DRAMATICALLY  
LIGHTS UP THE SKY TO THE EAST



THE WEST LIES THE CITY OF LONDON,  
A RICH MIXTURE OF ANCIENT AND MODERN



MODERN, SOPHISTICATED CANALSIDE LIVING ADDS A DASH OF UNASHAMEDLY CONTEMPORARY STYLE TO THE UNIQUE CHARACTER AND CHARM OF WAPPING.

# THE COURTYARD

THE IMPRESSIVE ENTRANCE LOBBY SETS THE TONE FOR 21 WAPPING LANE, TO WELCOME YOU HOME AND TO GREET YOUR GUESTS IN STYLE.

# THE LOBBY

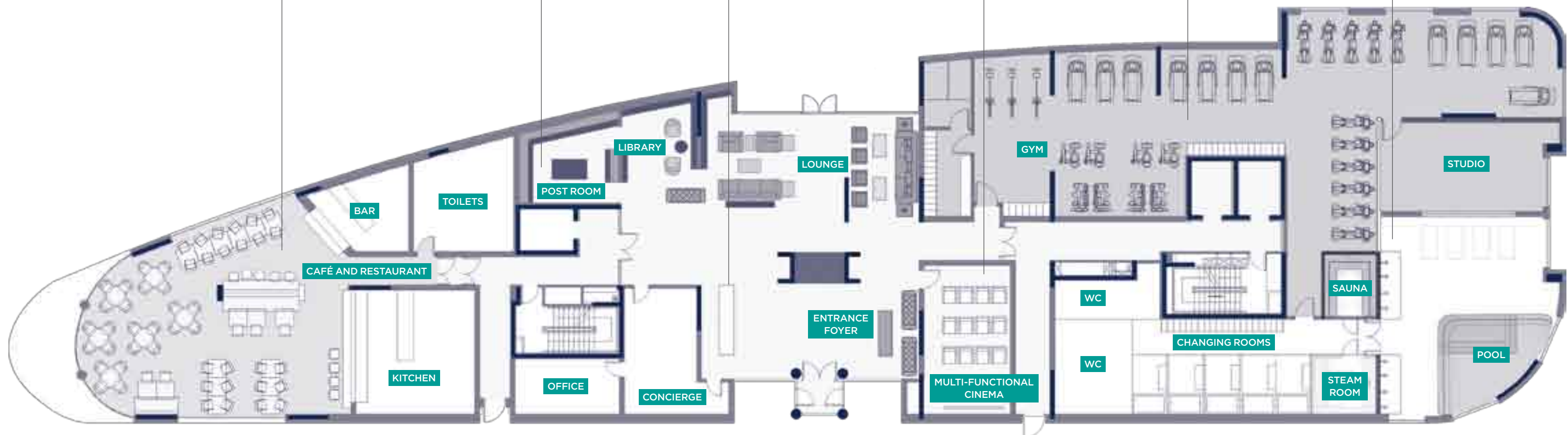


# THE GYM & SPA

EXCLUSIVE TO RESIDENTS, OFFERING YOU THE LATEST, STATE-OF-THE-ART EQUIPMENT FOR WARMING UP, WORKING OUT AND KEEPING YOURSELF FIGHTING FIT.

FULLY EQUIPPED WITH STEAM ROOM, SAUNA AND SPA-HYDRO POOL, TANNING AND TREATMENT ROOMS: RELAX AND UNWIND, PUT BACK WHAT THE DAY TAKES OUT.

# GROUND FLOOR FACILITIES



---

# GOING PLACES

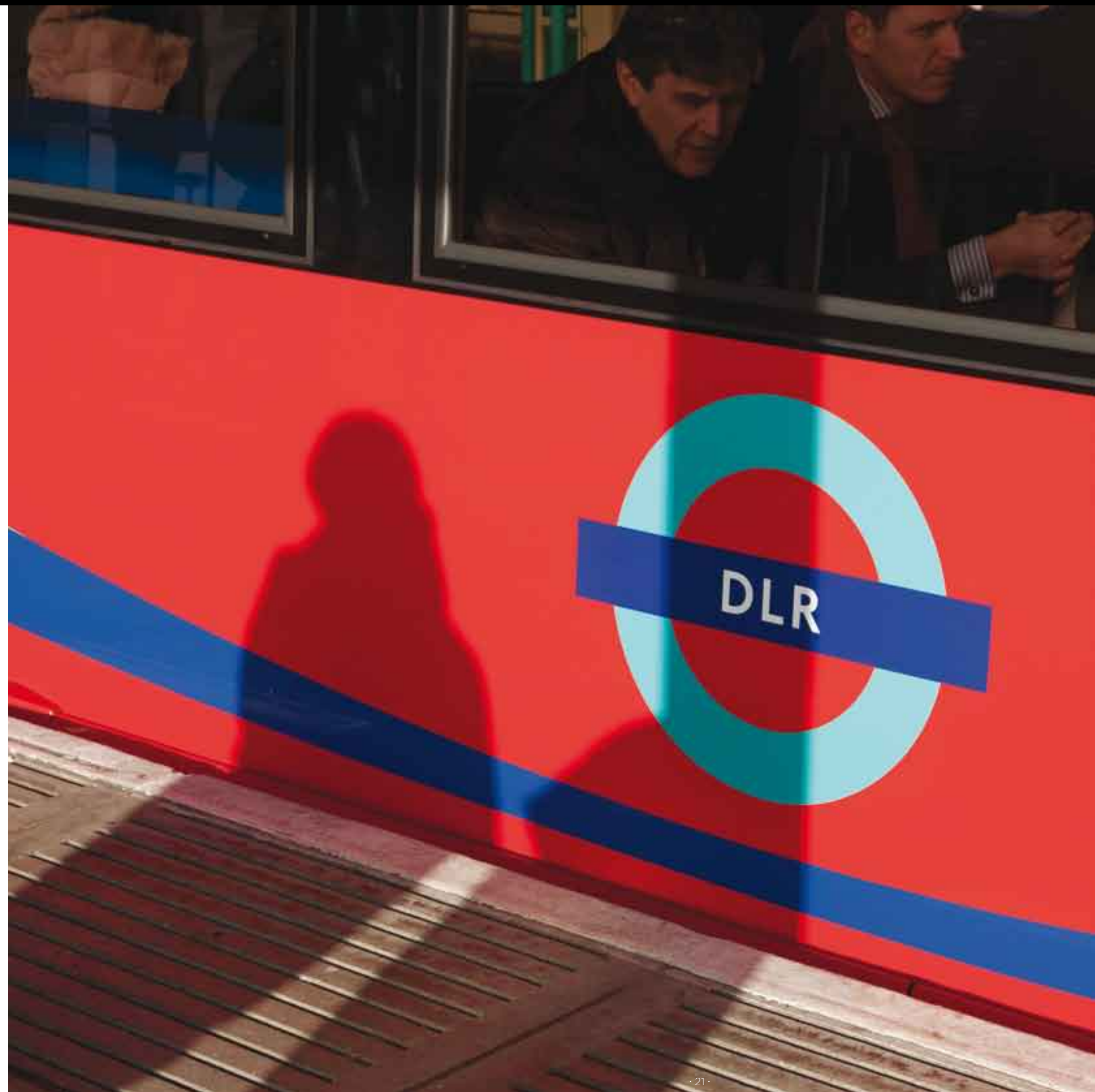
---

Wapping has excellent transport links. It's just six minutes west to Bank station in the City; Canary Wharf is nine minutes east. City Airport, with 15-minute check-ins for international flights to 28 European cities and NYC, is 20 minutes away; Heathrow, Gatwick and Stansted airports can be reached in less than an hour. Paris is three hours away, via the Eurostar international terminals at St Pancras or Stratford, home of the 2012 Olympic Games.

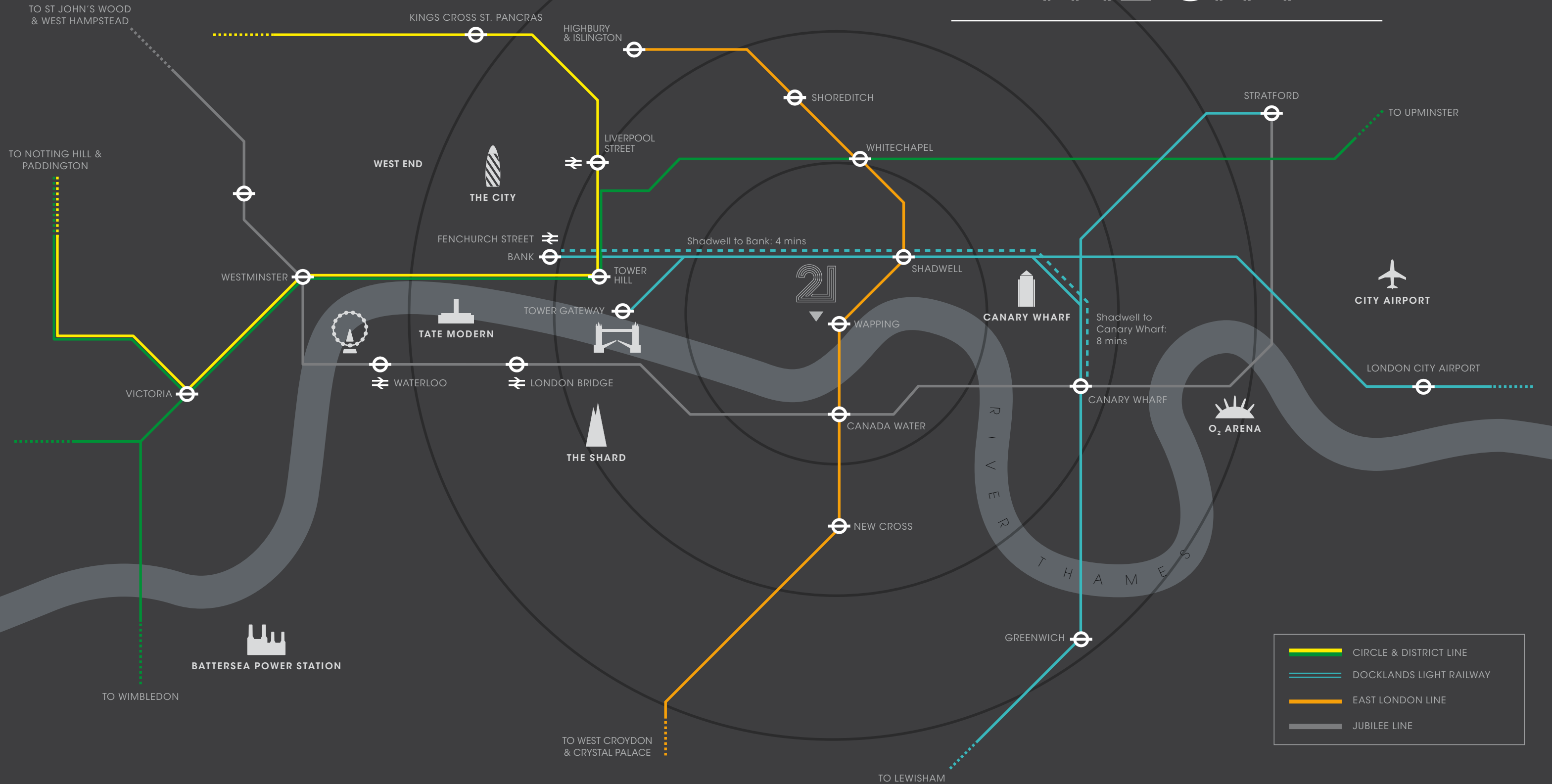
The River Bus, from St Katherine Docks, takes you upstream to the City and Embankment, and downstream to Greenwich and the O2 Arena. And Wapping is well located for the capital's universities: Camberwell College of Arts, Goldsmiths College and Greenwich University are just south of the river, while City, London Metropolitan, Queen Mary, Birkbeck College and UCL are easily accessible to the north.





—  
Shadwell to Bank: 4 mins  
Shadwell to Canary Wharf: 8 mins  
Shadwell to City Airport: 18 mins  
Wapping to Shoreditch: 9 mins

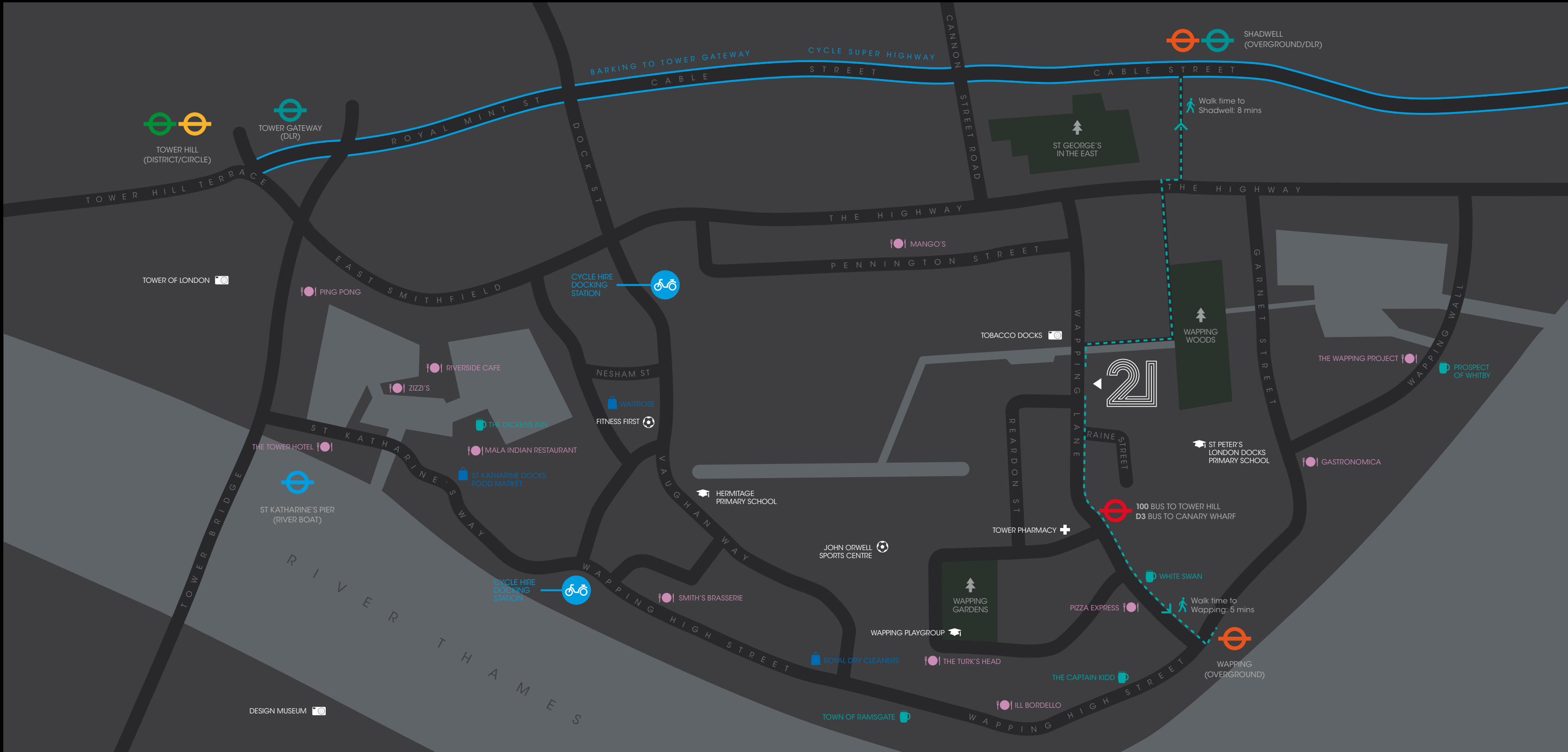
All travel times taken from [www.tfl.gov.uk](http://www.tfl.gov.uk)



# GATEWAY TO THE CITY



-  CIRCLE & DISTRICT LINE
-  DOCKLANDS LIGHT RAILWAY
-  EAST LONDON LINE
-  JUBILEE LINE



# WAPPING AMENITIES

## THE BEST PUBS NEAR WAPPING LANE:

- The Prospect of Whitby – the oldest riverside pub in London
- The Captain Kidd
- The Town of Ramsgate
- The White Swan

St Katherine Docks has an abundance of pubs and restaurants overlooking the marina and is ten minutes walk away.

## RESTAURANTS NEAR WAPPING LANE:

- Smith's Brasserie is a five star fish restaurant
- Il Bordello is an Italian restaurant on Wapping Lane
- The Wapping Project is in the old hydraulic power station

## SHOPPING NEAR WAPPING LANE:

- There are local butchers, bakers and convenience stores in Wapping Village
- The nearest supermarket is Waitrose on St Thomas More St, about five minutes walk away

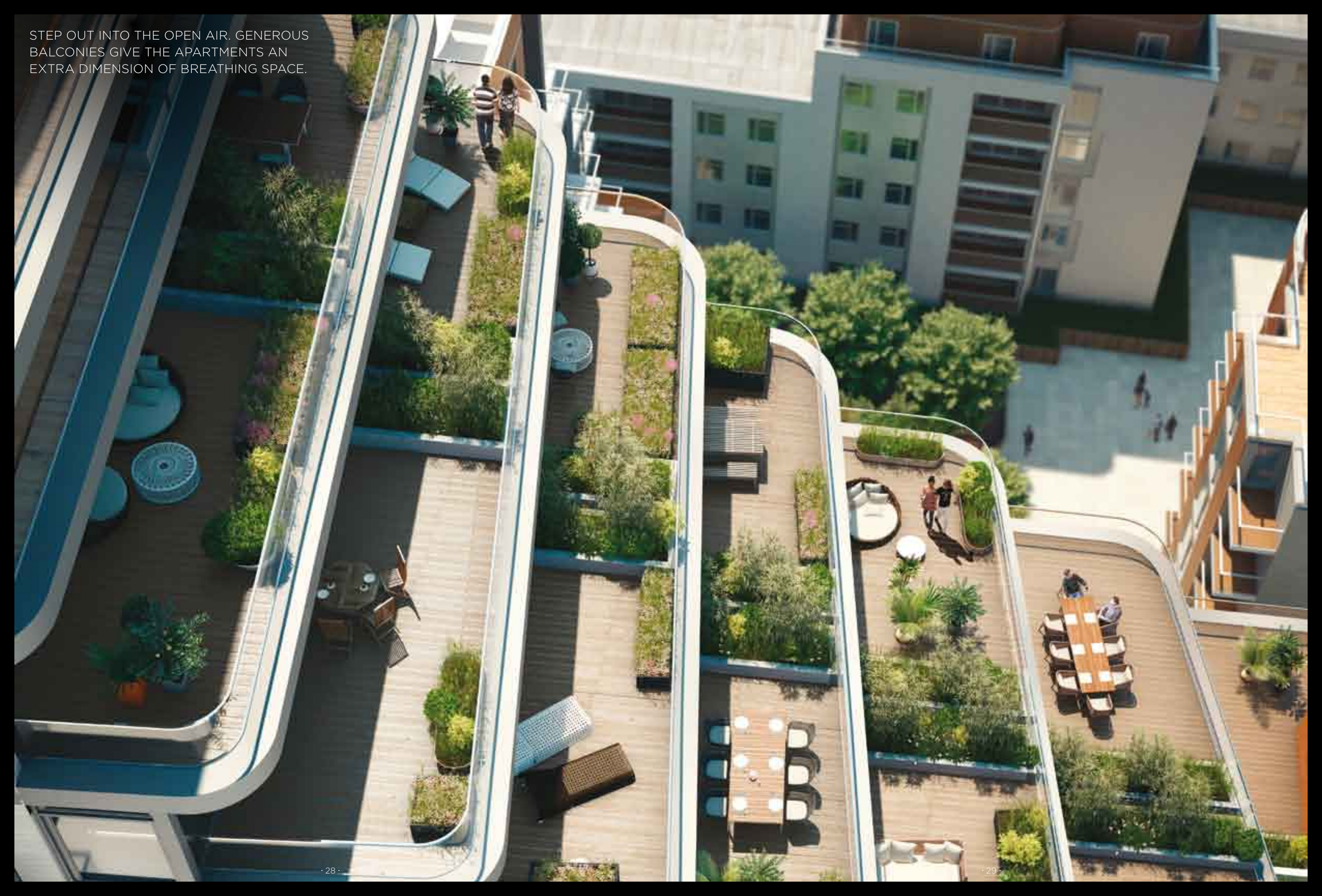


---

THE  
APARTMENTS

---

STEP OUT INTO THE OPEN AIR. GENEROUS BALCONIES GIVE THE APARTMENTS AN EXTRA DIMENSION OF BREATHING SPACE.



# THE LIVING ROOM

CONTEMPORARY, ADAPTABLE LIVING ROOMS CREATE THE PERFECT BACKDROP FOR YOU TO EXPRESS YOUR INDIVIDUALITY, WHETHER YOU'RE PUTTING YOUR FEET UP OR PUSHING THE BOAT OUT.







# THE KITCHEN

CONTEMPORARY DESIGN CREATES A PERFECTLY  
BALANCED SPACE, A PLEASURE TO LOOK AT AND  
TO WORK IN, TO PREPARE DINNER FOR SIX OR  
JUST A FRESHLY SQUEEZED ORANGE JUICE.



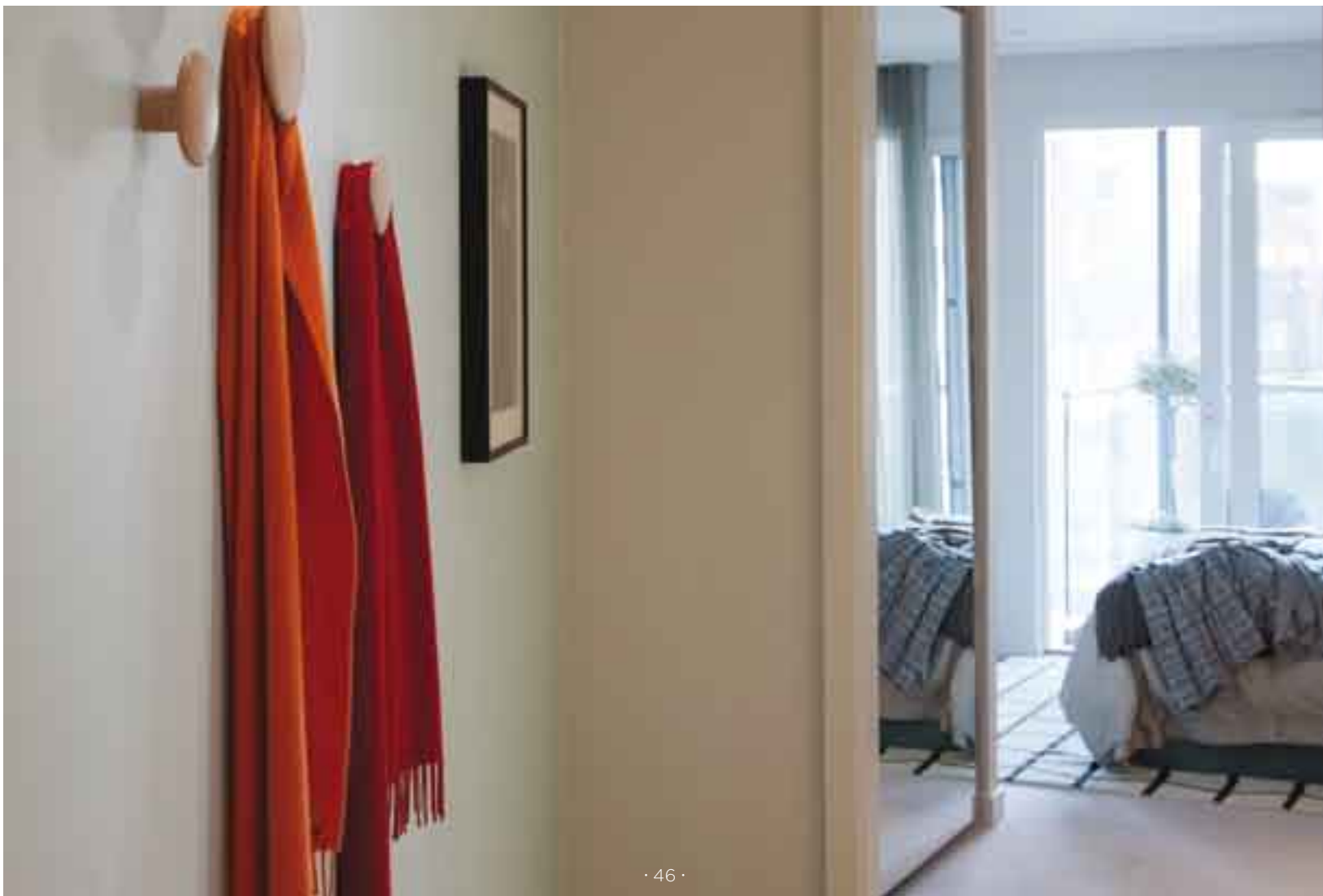




# THE BEDROOM

THOUGHTFUL DESIGN, ATTENTION TO DETAIL AND HIGH QUALITY MATERIALS COMBINE TO CREATE PERSONAL AND INTIMATE BEDROOMS IN WHICH TO REST, TO SLEEP AND PERHAPS, TO DREAM.



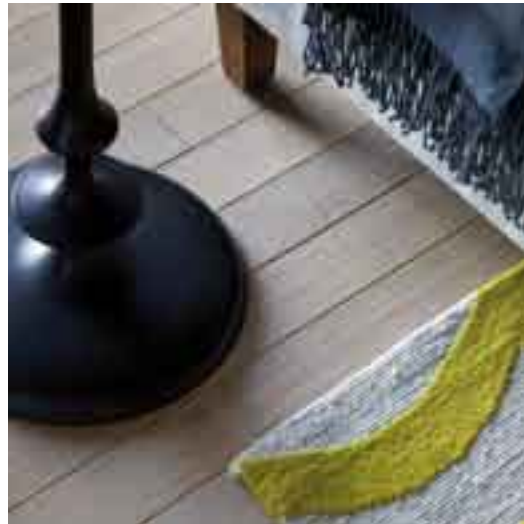




# THE BATHROOM

DESIGNED TO OFFER YOU A LUXURIOUS REFUGE FROM THE OUTSIDE WORLD, PERFECT TO PREPARE FOR THE WORKING DAY AND AN INVITING SPACE TO COME HOME AND RELAX IN.





---

# SPECIFICATION

---

## MAIN STRUCTURE

Reinforced concrete frame construction on reinforced concrete piled foundations.

## BUILDING ENVELOPE

External wall with a quality insulated cladding system and with various architect designed finishes such as insulated render, terracotta, powder-coated aluminium and timber panels.

## FLOORS

Reinforced concrete slab with appropriate floor finishes (see flooring).

## ROOF

High-performance membrane roofing overlaid with pre-cast paving or bio-roofs where applicable.

## WINDOWS

Double-glazed timber composite windows including opening lights, double-glazed timber composite doors to balconies and terraces where appropriate.

## STAIRS

In-situ or pre-cast concrete stairs with steel balustrades in common areas.

## WALLS

Party walls constructed from metal studwork, finished on both sides with sound resistant plasterboard and acoustic insulation between, or structural concrete faced with plasterboard on both sides. Internal walls constructed from metal studwork or modern solid timber panels with plasterboard on each side and with insulation where detailed.

## BALCONIES

Where applicable, a mixture of painted metal and glass balconies constructed with brushed steel handrails and timber composite decking boards.

## CEILINGS

Suspended plasterboard with high level feature recess concealing LED perimeter lighting.

## FLOORING

Slimline oak floor boarding to hall, living areas and kitchen. Natural marble slab flooring to bathrooms, en-suites and shower rooms. Fitted carpet to bedrooms.

## DECORATION

All internal walls painted with warm white emulsion, skirting and door frames painted with warm white eggshell enamel.

## KITCHENS: 1, 2 & 3 BED APARTMENTS

Fitted with custom designed modular cabinets with contrasting matt lacquer finishes in shades of Eau de Nil. Black granite worktops fitted with under-mounted stainless steel sink with chrome single lever pillar tap. Splashbacks in polished white glazed ceramic tiles. Shelving edged in fine-grained, dark-stained walnut veneer. Kitchen wrap-around framing in Ferrara Oak veneer. Concealed LED lighting to underside of storage above worktops. Integrated appliances by Siemens, comprising combination stainless steel multi-function electric oven, touch control ceramic hob and integrated extractor hood, built-in wine cooler, fridge freezer and dishwasher. Combined washing machine/tumble dryer located in separate utility cupboard.

## KITCHENS: SUITES

Fitted with custom designed modular cabinets in pastel Eau de Nil lacquer with contrasting interior colour. Oak veneer timber cupboard doors with contrasting colour to interiors and bespoke profile edge for door pulls. Reconstituted stone and mink glazed ceramic tiles counter work bench with recessed drain detail. Fischer and Paykel fully integrated single dish drawer with bespoke handle in folded brass. 1D bowl stainless steel mounted sink with chrome single lever pillar tap. Splashbacks in Warm Mink bevelled-edge glazed ceramic tiles. Integrated appliances by Siemens, comprising combination stainless steel multi-function electric oven, 2 ring induction hob, concealed extractor hood, fridge freezer and built-in wine cooler. Combined washing machine/tumble dryer located in separate utility cupboard.

## WARDROBES

Integrated wardrobes fitted in all bedrooms with oak timber mirror doors, contrasting colour to interiors and bespoke profile edge door pulls.

## BATHROOMS

Fitted with white enamel bath with chrome thermostatic mixer tap, chrome shower with detachable handset and frameless glass bath screen. White ceramic wall-mounted WC with concealed cistern. Tailor-made white ceramic wash hand basin, with chrome single lever mixer tap. Unique wall-mounted oak vanity unit display storage with concealed LED lighting. Heated wall behind feature polished stainless steel and solid oak timber towel rail. Walls and floors finished with natural marble tiles. Feature metal frame glass screen room divider between bathroom and bedroom (Suites only).

## SHOWER ROOMS

Specification as bathrooms, but fitted with white ceramic shower tray, thermostatic mixer and fixed showerhead with frameless glass shower screen.

## HEATING AND HOT WATER

Individually metered system provides heating and hot water from the development's central plant. Centralised wet heating system throughout.

## ELECTRICS

Energy efficient downlighters fitted in kitchen, hall, bathroom, shower room and en-suite, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV/FM and telephone points for broadband internet access in living room and bedroom; communal satellite dish with connection points in living room and main bedroom. (Purchasers are responsible for their own connections and related

charges for cost of services). Smoke/heat detectors fitted as standard.

## MANAGEMENT AND SECURITY

Management and 24 hour security services located in the central estate management office. Entry phone system connected to main entrance door. CCTV system provided to cover the whole estate.

## PARKING

Limited car parking at extra cost and subject to availability.

## ELEVATORS

Elevators serve all floors.

## EXTERNAL

Ground-level areas laid out and finished with a combination of architect-designed water features, hard and soft landscaping with feature lighting.

## LEISURE FACILITIES

Fully managed health club with Jacuzzi Pool, Steam, Sauna, Gymnasium and exercise areas.



# DIS COV ER WAP PING

Peter Watts takes a stroll through the neighbourhood of Wapping. In what was once the home of the London Docks he finds a restaurant in a power station, a floating artists' community, ancient pubs, an urban wood and the ghost of an escaped tiger.



# WAPPINGNES




To understand Wapping try approaching it from St Katharine Docks, the pretty riverside development that lies adjacent to the Tower of London. Leave St Katharine Docks at the point where it almost touches the Thames and you will arrive at the very western point of Wapping High Street, the charismatic street that runs parallel to the river for almost the entire length of the district. Here, on the corner with Thomas More Street, is a large stone wall, decorated with icicle-like drips of cement. Inside is a large red brick building, which still proudly wears the emblem of the Port Of London Authority,

although this has over time turned the sort of misty green colour you associate with cannons dredged from the ocean floor. This is the old dock house, a remnant of when Wapping was home to London Docks, and it stands next to Hermitage Basin, one of the few parts of the dock complex not to have been redeveloped in the 1970s. Hermitage Basin once offered a way for ships from around the world to get from the mammoth London Dock to the Thames, but now it is a sweet little ornamental lake surrounded by houses, and a home itself to a sedate family of regal swans and the odd mallard.

ABOVE: THE SANDSTONE BRICK STREETS OF WAPPING HIGH STREET

OPPOSITE: A VIEW OF TOWER BRIDGE FROM HERMITAGE MOORINGS





It is another fine example of Wappingness: the way Wapping has come to terms with its past, making sensible accommodation with what has been before. This has not been an easy task. Wapping has been battered by change over the centuries, first when the docks were built in 1805, carving great watery holes throughout the neighbourhood and reducing the population of 6,000 by two thirds, and then when they were filled in again in the 1970s, eradicating what had been Wapping's identity for more than 150 years. The warehouses and docks of Wapping were also heavily targeted by German bombers during World War II. But still it prospers. Signs of Wapping's maritime heritage are everywhere. Before the docks arrived, it was a place of wharves, jetties, warehouses, boatbuilders, sailmakers and pubs, having been originally settled by the Saxons and used by London's sailors for centuries. The building of the docks in reclaimed marshland helped cement these long links with the sea, even if they replaced the bustling village atmosphere with vast warehouses and a more transient population.

They were the closest docks to the City of London, which gave them a significant advantage over those that had recently been built on the Isle of Dogs. In these Wapping warehouses, dockers would unload treasures from right across the British Empire, including tobacco, rum, whalebone, spices, cocoa, coffee, rubber, coconuts, marble and wool.

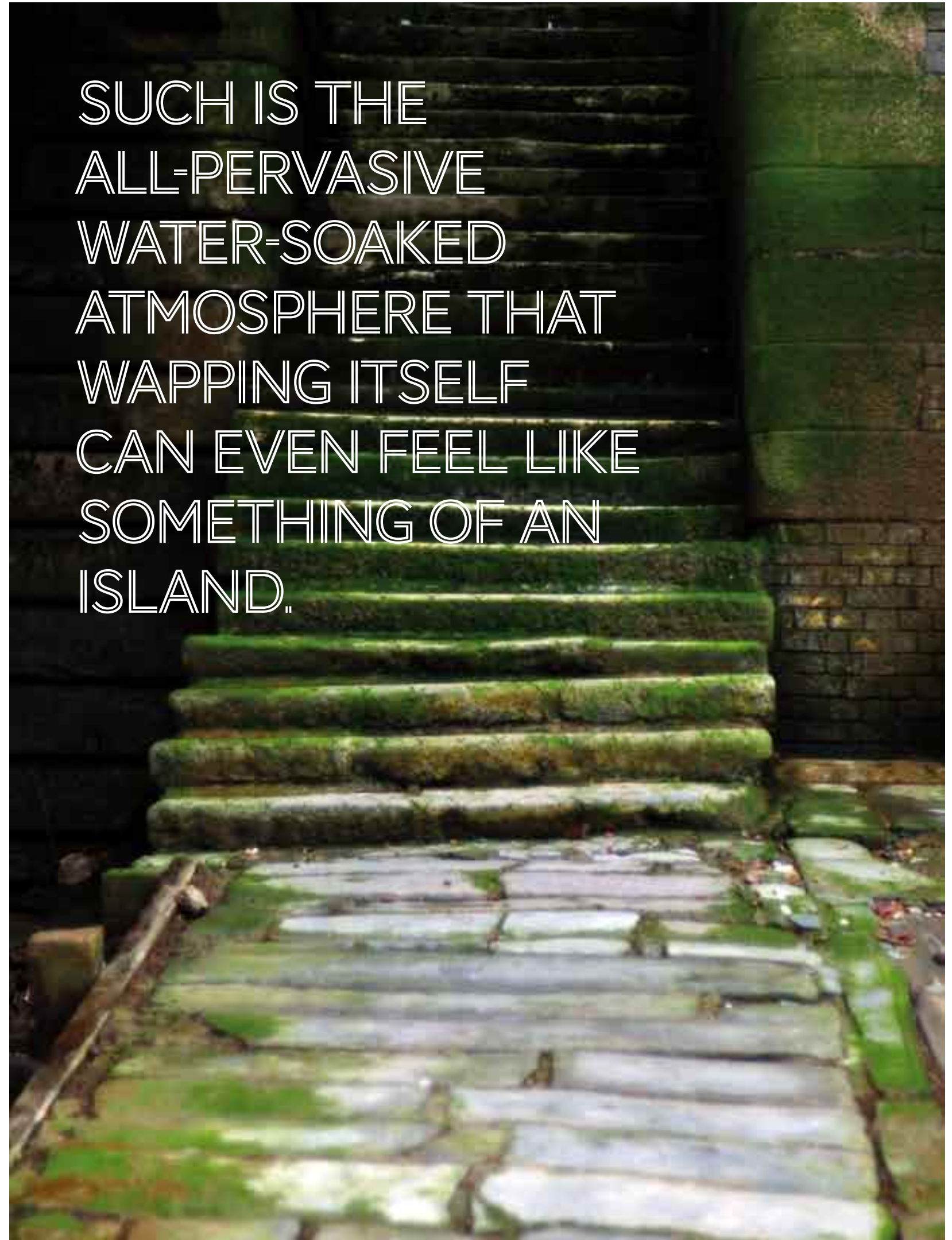
Settlers from overseas lived in Wapping – nearby Limehouse was home to London's first Chinatown and the area is now home to a thriving Bangladeshi community – and artists, writers and poets would come to Wapping to glimpse exotica in the form of both the goods brought from overseas and in the working-class men and women who lived and worked there. They would then disperse around London and the East End, taking some of the essence of Wapping with them across the Highway into Whitechapel, Spitalfields and beyond. Later still in the 1970s, artists set up studios in the derelict warehouses of Wapping, creative communities that lent Wapping a strong artistic character it retains to this day.



The chief attraction, of course, was the river, although the Thames itself can only intermittently be glimpsed between the tall warehouses that act almost like a river wall. But stroll round Wapping for long enough and you'll see signs of its maritime history everywhere in the shape of weathered dock walls, converted warehouses and industrial walkways that allow passageway high above the cobbled streets. Here are restaurants and pubs that pay homage to the past, plus a pretty canal that stretches in a narrow strip from Hermitage Basin in the west to Shadwell Basin in the east, offering a slender shadow of the bustling docks that once stood here. Between buildings on Wapping High Street you can see numerous ancient stone stairs, green with age, that

lead directly down to the river. Such is the all-pervasive water-soaked atmosphere that Wapping itself can even feel like something of an island, bordered on three sides by the liquid barriers of the Thames, St Katharine Docks and Shadwell Basin and with a busy main road, the Highway, to the north, cutting it off from the rest of London. And within this island, there is just as much to explore as there was in Johnson's time. You can find London's oldest riverside inn, the grisly site of pirate executions, a gorgeous listed church, a power station turned art gallery, an historic foot tunnel, London's only memorial to the Blitz, mudlarks searching for Tudor bric-a-brac, Wapping Woods and an escaped tiger. So come, let's follow Johnson, explore Wapping and embrace Wappingness.

SUCH IS THE  
ALL-PERVASIVE  
WATER-SOAKED  
ATMOSPHERE THAT  
WAPPING ITSELF  
CAN EVEN FEEL LIKE  
SOMETHING OF AN  
ISLAND.



OPPOSITE: STONE STAIRS, GREEN WITH AGE, LEAD FROM THE THAMES TO THE HIGH STREET



# NEIGH BOUR HOOD

Few parts of London have been battered by outside forces quite as much as Wapping. The docks have come and gone, as have air raids and a 1980s property boom, all making a tangible impact on the landscape that threatened to split any notions of neighbourhood asunder. But a community spirit has survived and even prospered. For a fine example stroll to the Turk's Head, which sits on the corner of Scandrett Street and Greenbank in a part of Wapping that has remained mostly unchanged by time. Next door you'll find the former church of St James, built in 1764 and damaged in the Second World War but now restored and converted into housing. It sits next to St John's Old School, which was built around the same time. The former school features a beautiful front containing twin alcoves in which sit a statue of a boy and girl and the proud claim that this school was founded by 'voluntary contributions'.

This attitude of helping others to help the area is not confined to the past. The Turk's Head was once a pub – reputedly the last place a pirate on his way to Execution Dock would get a drink – but is now a community café. A board outside explains its colourful past: 'This former public house has a special history. During World War II it was run by its eccentric landlady, Mog Murphy, and stayed open all hours for service personnel seeking news of their loved ones. After a vigorous campaign in the 1980s the Turk's Head Company, a charity set up to improve local life, bought the derelict building from the Council and restored it. The income from the rents of the café and studios above pays for charitable activities.' There is a continuum here, one of local pride, community spirit, people looking after one another: it's a neighbourhood, a vibrant, thriving and artistic one.



**OPPOSITE TOP:** A CAST IRON 73 ON THE WALL OF A WAREHOUSE CONVERSION

**OPPOSITE BOTTOM:** ONE OF WAPPING'S MANY PAINTED WAREHOUSE ADDRESSES

Track west for another, more sombre but still magisterial, example of Wapping's neighbourhood spirit and its collective memory. In Hermitage Riverside Memorial Garden adjacent to St Katharine Docks is a large block of stone, out of which has been carved the Picasso-esque shape of a dove. This proud statue is the work of Wendy Taylor, an artist who has a studio in Wapping, and it is London's sole memorial to the citizens who died in the Blitz between September 7 1940 and May 10 1941. Wapping doesn't forget.

The Hermitage Riverside Memorial Gardens overlook a large group of

boats, 18 of them, that are moored at Hermitage Community Moorings. This is a co-operatively-run mooring that is owned and run by the boat owners. They had to fight to get it built, but were eventually given the nod by Tower Hamlets because it was felt the boats were contributing to the consistent history of maritime Wapping and because they were giving something back to the community – the mooring boasts a community hall that can be hired by locals for events and meetings. The mooring also features in London's Open House weekend, and many locals from the new developments take this annual opportunity to mingle

with their nautical neighbours. The boaters have also encouraged Wapping's Bangladeshi community to use the facility, mainly through nearby Hermitage Primary School. 'The kids come down and we talk to them about the area and the river and its history,' explains Anne Wainwright. 'Many have later brought their parents and even grandparents down.' This is Wapping at its best. It's no coincidence that a lot of the same boat-owners can be spied at the Turk's Head, sharing space with local historians, artists and writers, collectively plotting different ways to celebrate Wapping's past and improve its present.

**THERE IS A CONTINUUM  
HERE, ONE OF LOCAL  
PRIDE, COMMUNITY  
SPIRIT, PEOPLE  
LOOKING AFTER ONE  
ANOTHER: IT'S A  
NEIGHBOURHOOD, A  
VIBRANT, THRIVING  
AND ARTISTIC ONE.**



# A MAGICAL PLACE



# A WAPPING PUB CRAWL



If there's one thing sailors like it's a drink, and for centuries Wapping was legendary for its pubs and taverns. It's said there were once around 50 inns in Wapping. The three that remain are among the best in London – the Town of Ramsgate, The Captain Kidd and the Prospect of Whitby. All are located by the river and spaced at the perfect interval for a low-key pub crawl. Start in the west at the Town of Ramsgate (62 Wapping High Street). The name comes from the Ramsgate fishermen whose boats would congregate nearby and it's easy to imagine Georgian sailors going from pub to river via Wapping Old Stairs, the slimy steps adjacent to the pub. The pub was once known as the Red Cow, a reference to the colour of a barmaid's hair. Grade two listed, it's long, thin and decorated with nautical bric-a-brac: like all Wapping pubs, the Town of Ramsgate hangs its history on the walls. A terrace overlooks the silver-grey sluggish river where Kentish fishing boats once anchored. Judge Jeffreys was caught in the pub in the aftermath of the Glorious

Revolution in 1688. He was dressed as a sailor and attempting to catch a ship from Wapping Old Stairs that would allow him to follow his patron James II into exile in Europe. Jeffreys, known as the Hanging Judge, had brutally reinforced James II's rule with mass executions. He died of a kidney infection in the Tower of London in 1689.

Leave the Town of Ramsgate and stroll past the beautiful Venetian Gothic tea warehouse of Oliver's Wharf – one of the first Wapping warehouses to be converted into housing, trail-blazing the region's regeneration – and on to Wapping Police Station (98 Wapping High St). This is where the Thames River Police were founded in 1798, theft and piracy being a problem even before the docks arrived. Wapping was a lawless place, and drunken sailors, pickpockets and prostitutes made the streets a dangerous place. The Police Station has a small museum that can be viewed by appointment.

Near the police station is the second Wapping pub, the Captain Kidd (108 Wapping High St), named after the famous pirate who met a grisly end at Wapping's Execution Dock. Kidd was a curious fish, a Navy man who was backed by a cabal of English Lords to fight the French, hunt pirates and defend the financial interests of the East India Company in the Indian Ocean in 1696. At some point Kidd turned pirate himself, albeit not a particularly good one. He was captured and after spending a year in Newgate prison, was tried and found guilty of piracy in 1701, before eventually being taken to Wapping's Execution Dock (the exact location is unknown, but it was on the shore near the Captain Kidd pub).



ABOVE: THE CAPTAIN KIDD LIT ORANGE IN THE EARLY EVENING

**OPPOSITE TOP:**  
WAPPING LOCAL  
WHIPLE, A REGULAR  
AT THE CAPTAIN KIDD

**OPPOSITE BOTTOM:**  
THE AFTERNOON  
LUNCH RUSH AT THE  
CAPTAIN KIDD

It was customary for convicted pirates to be led over London Bridge to Wapping in a procession led by the Marshall of the Admiralty, holding a silver oar. Pirates were hanged within the tide marks on a shortened rope that guaranteed a slow and painful asphyxiation. They were left hanging from the noose for three tides, before the bodies were cut down, slung in a gibbet cage and placed along the river at Greenwich or Tilbury as a warning to others. From the Captain Kidd head east past Wapping station, an underground station that marks the north bank entrance of the world's oldest sub-river tunnel. The Thames Tunnel was built by father-and-son Marc Isambard Brunel and Isambard Kingdom Brunel between 1825 and 1843 for pedestrians, but soon became absorbed into the tube network. The cobbles of Wapping High Street give way to Wapping Wall and eventually to the last of Wapping's three pubs, the Prospect of Whitby (57 Wapping Wall). Founded in around 1520, this claims to be London's oldest riverside inn, although that's a disputed title.

The pub, named after a boat that was once moored here, previously went by the more charismatic name of The Devil's Tavern. Turner, Dickens, Whistler and Pepys are all said to have drunk at the Prospect, while a framed picture on one wall features more recent London legends Arthur Daley and Terry McCann, photographed outside the pub for an episode of 'Minder' in the 1980s. Outside is a hangman's noose, a reference to Wapping's grisly past. These are not Wapping's only pubs. Away from the river you can find Turner's Old Star at 14 Watts Street - rumoured to have once been owned by the artist Joseph Turner - and the White Swan and Cuckoo at 97 Wapping Lane. There are restaurants too, most notably the classy Wapping Project, located in a converted old electrical substation on Wapping Wall. All these venues exhibit that instinctive sense of Wappingness, paying respect to the past but not getting lost in it. Wander back along Wapping High Street and you'll see another cheeky example of this in the name of the local pizzeria, Il Bordello, a subtle celebration of Wapping's sinful past.

**TURNER, DICKENS,  
WHISTLER AND PEPYS ARE  
ALL SAID TO HAVE DRUNK  
AT THE PROSPECT OF  
WHITBY, WHILE A FRAMED  
PICTURE FEATURES MORE  
RECENT LONDON LEGEND  
TERRY MCCANN.**





Wapping is a popular haunt. The beach is easy to reach via the numerous stairs that connect the river to Wapping High Street, and a rich maritime past means there's a fair chance something of interest may be found. For the experts, that means pewter badges and medieval arrow heads, but anybody who has a nose on Wapping beach will find shards of Victorian china or the remains of Tudor clay pipes. The latter litter the sand like pebbles and date back hundreds of years. When tobacco was first introduced to London, these pipes were considered disposable so after finishing their smoke sailors and dockers would simply chuck them in the river. Centuries later, they are still washing up in Wapping.

Jane Parker is a mudlark with a particular interest in the pipes. She regularly comes to Wapping to collect some to make into jewellery, which she sells from her website. 'I'm looking for ones that have been pummelled by the tide, and are soft and worn at the ends,' she says. 'I can probably find 500 usable pieces in an hour.' On her trips down here, she'll regularly bump into one local, who brings a deckchair and sits out alone

on Wapping beach watching the river for hours at a time. And why not, it's a beautiful spot and porpoises, seals and dolphins have all been spotted in the Thames at Wapping.

In the 1970s, the nature writer Richard Mabey noted in 'The Unofficial Countryside' how the urban landscape still made room for nature to exist and this holds very true in Wapping, where Mabey once spotted roosting house martins. Away from the river, the key spot is Wapping Woods. This is a pleasant green park of tall trees and shaded spaces that sits right on top of what used to be the eastern section of London Dock. It was planted in 1969 and is now home to goldcrests, goldfinches, mistlethrush, dunnocks, woodpeckers and pied wagtails. You can't lose yourself here, but you can find those sounds and signs of songbirds that help make London living a more rewarding experience.

One hundred and fifty years ago, you may have seen even more extraordinary beasts. On the Highway that borders Wapping was a shop known by Victorians as Jamrach's Emporium. Jamrach was a German-

born dealer of exotic animals. From his shop you could purchase zebras, alligators, rhinos, ostriches, polar bears, kangaroos, monkeys, leopards and lions, as well as every kind of bird from the cockatoo to the black swan. The writer and poet Dante Gabriel Rossetti was a regular customer, purchasing unusual creatures to add to the menagerie he kept at his Chelsea home. Rossetti had wombats, an armadillo and peacocks - the latter are still banned from Cheyne Walk because of the noise they made - and Rossetti was one of many artists who wandered round Wapping, Limehouse and Shadwell, fascinated by the sights, sounds and smells of the sea.

# GREEN & BLUE



Wright recalls:  
'I remember  
vividly coming  
through the  
front door, which  
was a rusty  
piece of metal.  
The guy took

forever to undo the locks. He had this huge bunch of keys. And then it was open. There was no roof, just this structure covered in moss. There were all these metal cups that people used to drink tea from, which had huge fungi growing out of them, as though someone had said, "Cups down, guys. This is the end of the line." In classic Wapping fashion, Wright saw this as a chance to reinvent the past. In 1998, she purchased the building's freehold and began a process that ended with its transformation into the Wapping Project, one of the most distinctive and consistently fascinating galleries in London. This is the one place in Wapping that draws people from all over London - indeed, from all over the world - echoing the cosmopolitan history of the old docks. The Wapping Project is a dramatic space - suitably given that Wright has a background in theatre - that allows imaginative installations to co-exist with the businesslike infrastructure of the power station. It also boasts an excellent restaurant, and in the garden there is a friendly bookshop located inside an old greenhouse.

# ART IN WAPPING





**TOP:** WAPPING'S INDUSTRIAL HISTORY PRESERVED AT THE WAPPING PROJECT

**BOTTOM:** THE WAPPING PROJECT PROMOTES ITS MOST RECENT EXHIBITION

Wapping has always had a creative edge. Whistler and Turner came here to paint the river, while writers enjoyed exploring the streets to savour the sounds and sights of a working-class community. In 1946, the Wapping Group of Artists met at the Prospect of Whitby and agreed to collectively record the changing face of the Thames, which they still do to this day. Membership is capped at 25, the painting 'season' runs from April to September, and their territory stretches all the way from Henley to the Thames Estuary. More esoteric were the artists who moved into derelict warehouses after the end of the docks, turning these huge spaces into squats and studios before they were forced out by developers.

This was an experience that was to be imitated right across London, from Butler's Wharf in the south to Hoxton in the north-east. One of the biggest was at New Crane Wharf, now a residential complex on Wapping Wall, which was occupied by artists in the 1970s and 1980s led by Royal College graduates Ken Oliver and David Brown, who used the semi-derelict warehouse as permanent studios and a space for events. Other warehouses were similarly colonised, and the artists held a number of collective exhibitions as SPACE.

Alumni from the Wapping studios included distinguished artists such as Anthony Whishaw, Chris Orr MBE and John Copnall. The artists were given the opportunity to purchase New Crane Wharf in the mid-1980s, but could not raise the funds, and redevelopment began in 1986. Right at the other end of Wapping High Street from the Wapping Project is another aspect of Wapping's artistic community: the Hermitage Community Moorings.

It can be hard for artists to find and retain a foothold on dry land in London, so perhaps the river offers a solution. Many of the boat-owners are artists – among them is Chris Wainwright, a photographer and Head of Camberwell, Chelsea and Wimbledon Art Colleges – and the moorings were planned by designers and architects drawn from the co-operative's ranks. The group already have the Pier House – a floating community space – but they hope to one day fit out a boat as a permanent floating classroom/studio. They are currently involved in the lottery-funded 'Sense of Place', an oral history project to document the memories of the boatmen who worked on the tugs, barges and sailing boats of Wapping.

# 10

## THINGS TO DO IN WAPPING

### 1

#### EAT INSIDE A POWER STATION

The Wapping Project, Wapping Wall, is a restaurant and art gallery located inside a converted Victorian power station. In the garden outside is a bookshop inside a greenhouse. It's that kind of place.



### 2

#### GO MUDLARKING

The Wapping foreshore can provide rich pickings for beachcombers and mudlarks looking for shards of Victorian pottery, Tudor clay pipes, medieval arrowheads and much more.

### 3

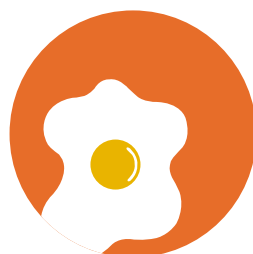
#### EAT CRISPY DUCK WITH A RIVER VIEW

River View, 16 New Crane Wharf, is a Chinese restaurant housed in the New Crane Wharf complex that was home to a community of over fifty artists in the 1970s and 1980s.

### 5

#### A FRY-UP IN THE HEART OF WAPPING

The Turk's Head, 1 Greenbank, is the unofficial centre of Wapping, an old pub saved from desolation and turned into a community café for all locals to enjoy.



### 4

#### DRINK WITH THE GHOST OF A JUDGE

The ghost of Judge Jeffreys, the Hanging Judge, is said to haunt riverside pub the Town of Ramsgate, 62 Wapping High Street, where he was seized trying to flee the country in 1688.



### 6

#### VISIT A POLICE MUSEUM

The Thames Police Museum, 98 Wapping High St, can be visited by appointment only. It commemorates the founding of the world's oldest police force.



### 9

#### GO BIRDWATCHING

Wapping Wood is a large green space that was planted on the eastern site of the old London Dock. It is home to a truly impressive range of birds, including woodpeckers and goldfinches.



### 7

#### MEET THE BOATERS

The impressive Heritage Community Moorings are a permanent home to 18 boats, some more than 100 years old. They can be visited during London Open House in September.

### 8

#### RAISE A GLASS TO THE FUSCHIA

Take your drink into the lovely Thameside beer garden of the Prospect of Whitby, 57 Wapping Wall, and toast the sailor who first brought the fuschia into the country via this pub, selling it to a local gardener for a noggin of rum.

### 10

#### DISCOVER THE OLD LONDON DOCKS

These are everywhere. To take one example, head down the steps by the canal at Hermitage Basin and you'll see Roman numerals carved on the wall: depth markings so vessels would know if the water was deep enough to enter.



# A WAPPING TIMELINE



**600 AD/** SETTLED BY SAXONS AND NAMED WAPPING, 'THE PLACE OF WÆPPA'S PEOPLE' **1701/** CAPTAIN KIDD HANGED AT EXECUTION DOCK **1798/** THE MARINE POLICE FORCE IS FOUNDED **1811/** THE GRUESOME RATCLIFFE HIGHWAY MURDERS TAKE PLACE **1843/** ISAMBARD BRUNEL OPENS THAMES TUNNEL **1860/** WHISTLER PAINTS FAMOUS 'WAPPING' PICTURE **1878/** A BENGAL TIGER ESCAPES FROM ITS OWNER'S CAGE AND RUNS AMOK IN WAPPING **1940/** WAPPING SEVERELY ATTACKED IN THE BLITZ **1969/** THE LONDON DOCKS CLOSE AND ARE FILLED IN **1998/** JULES WRIGHT OPENS THE WAPPING PROJECT



## NOTABLE ARCHITECTURE

---

### ST JOHN'S OLD SCHOOL

Scandrett Street, lovely charity school founded in 1695, the building dates to 1756. There is a similar school round the corner on Raine Street, founded by a local brewer, dating to 1719.

### ST PETER'S CHURCH

Wapping Lane Stunning grade I-listed church still in use.

### THE WAPPING PROJECT

Wapping Wall, a grade II-listed power station converted into a gallery and restaurant by Jules Wright.

### OLIVER'S WHARF

Wapping High Street, the first warehouse to be turned into housing and one of the most beautiful examples.

### TOBACCO DOCK

The Highway Warehouse, converted into a shopping centre by Terry Farrell in the 1980s and now empty.

## PEOPLE OF WAPPING

---

### LEMUEL GULLIVER

The legendary hero of 'Gulliver's Travels' was born and lived in Wapping.

### ALF GARNETT

Star character of 1970s Wapping-based sitcom 'Till Death Us Do Part'.

### JOHN RENNIE

Designer of London Bridge who built the Docks at the turn of the 19th century.

### JAMES MCNEILL WHISTLER

An American-born, British-based artist who painted 'Wapping' in 1860.

### WW JACOBS

Author of The Monkey's Paw, born in Wapping in 1863.

### OTHER WAPPING RESIDENTS

Past and present include; Rod Stewart, Graham Norton, Helen Mirren, Cher.

## A WAPPING READING LIST

---

### DOWNRIVER

By Iain Sinclair

### THE HOLE IN THE WALL

By Arthur Morrison

### JAMRACH'S MENAGERIE

By Carol Birch

### THE MAUL AND THE PEAR TREE

By Pd James

### DAN LENO AND THE LIMEHOUSE GOLLUM

By Peter Ackroyd

### About the writer

Peter Watts first explored Wapping when he spent six years writing about for the Sunday Times in a former wine warehouse that once served London Dock, itself long since filled in. He went on to pursue his love of London history at Time Out as features writer, occasionally returning to the Wapping waterfront in search of pubs, pirates and mudlarks. Peter is now a freelance journalist, and writes for the Observer, the Times, The Sunday Times Travel Magazine, Uncut, Dazed and Confused, New Statesman and Independent on Sunday, covering everything from auctions to zoos, usually with a London angle.

### Commissioning Editor:

Seb Emina

### Design:

marksmithdesign.com



---

# ABOUT BALLYMORE

---





**PAN PENINSULA**  
CANARY WHARF, LONDON

Standing head and shoulders above any other residential development in London, Pan Peninsula is a fine example of how inspired thinking can rise to the occasion. Drawing inspiration from North America and South East Asia, Pan Peninsula is a spectacular building that has become an outstanding London landmark.



**ONTARIO TOWER**  
CANARY WHARF, LONDON

Rising 30 storeys above the river, with spectacular 360 degree views over London, Ontario Tower is already regarded as a landmark of the London Skyline. The residential tower is designed by the same architects who created the Sears Tower in Chicago, the masterplan for Hong Kong harbour and Canary Wharf itself.



**OLD SPITALFIELDS MARKET**  
LONDON

Since our restoration and redevelopment of the grade 2 listed buildings at Old Spitalfields Market, it has become a lively meeting place, with thriving market stalls, shops, bars, restaurants and cafés, and it is now ranked as one of London's top ten visitor attractions.



**BALTIMORE WHARF**  
LONDON

Unusually for a Docklands development, the first phase of Baltimore Wharf has been built using traditional materials to provide a range of generously proportioned, balconied apartments around a tree lined central boulevard. In the second phase, a twisting tower of glass and steel at 150m is planned to give the whole development a dramatic and eloquent contrast of styles.



**HIGH POINT VILLAGE**  
HAYES, LONDON

High Point Village offers everything you'd expect from a new, urban quarter within easy reach of Heathrow, Paddington, the City and Canary Wharf. It has been designed to offer an oasis of calm in an otherwise driven world, giving its residents a sense of community often lacking in more anonymous city developments.



**BEAUX ARTS BUILDING**  
LONDON

An award winning development of 180 loft apartments and penthouses. Originally built in 1909, the Beaux Arts Building has been transformed to offer a range of unique luxury loft apartments and duplex penthouses with a grand exquisitely detailed foyer to the monumental façade.



**EUROVEA**  
SLOVAKIA

Sitting on the banks of the Danube in the Slovakian capital, Eurovea is a 400,000 sq.m mixed use river front development of residential, retail, hotel and office accommodation, adjacent to the historic city centre. With a new public square and a landscaped riverside park, Bratislava has gained a modern, urban sophistication.



**EMBASSY GARDENS**  
NINE ELMS, LONDON

Few development opportunities in London can offer the sheer scope of the Nine Elms project in Battersea. Next to the site of the new US embassy building, we are creating an entirely new district for London, drawing inspiration from the residential and commercial estates which evolved over time in New York and Boston.



**ST. JOHN'S**  
WESTMINSTER, LONDON

Arranged around the ancient gardens of St John's in Westminster, this is an award winning development of superior apartments close to the Houses of Parliament and Westminster Abbey. Originally of Neo Georgian brick and stone construction, St John's is a blend of contemporary style with traditional build quality.



**NEW PROVIDENCE WHARF**  
CANARY WHARF, LONDON

New Providence Wharf, including the Ontario Tower and the Providence Tower, stretches back some 400m from the river, with a depth and a substance few other riverside developments have achieved. It has received worldwide acclaim as a fine example of residential, hotel, retail and leisure development.



**SNOWHILL**  
BIRMINGHAM

From the outset, our plans for Snowhill were ambitious. We were planning both the largest commercial leasing and the tallest residential tower in Britain, outside of London. Phase 1 was fully occupied in just four years, enhancing Birmingham's position as Britain's second city.



**D**  
**Design  
Cube**  
at Ballymore

**THE DESIGN CUBE AT BALLYMORE**

An inspired workplace for our sales and creative teams, fostering fresh thinking and innovation.

We make it our business to take a project every step of the way from the birth of an idea until it's fully realised; and then we take on its management for the long-term.

Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty, and should be treated as a guide only as specification and details are subject to change. For accurate details the interested party is advised to consult the selling agent and/or satisfy themselves by inspection. This brochure and the description therein does not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.



**THE MARKETING SUITE**

21 Wapping Lane  
London  
E1W 2RH

+44 (0) 20 7488 4250  
+44 (0) 800 096 7777

[sales@21wappinglane.com](mailto:sales@21wappinglane.com)  
[www.21wappinglane.com](http://www.21wappinglane.com)

