

GLASSHOUSE GARDENS

STRATFORD LONDON

A DEVELOPMENT BY





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View from Staybridge Suites, Westfield

So many apartments at Glasshouse Gardens offer a view of London.

Incredible...stunning...breathtaking... these are panoramic views of the capital's landscape, from Canary Wharf to the Olympic Stadium then across to the City.

No other residential offering can showcase the best of London's landmarks in this way.



London landmarks viewable from your balcony



O2 Arena



Canary Wharf



Aquatics Centre



ArcelorMittal Orbit



The Shard



Olympic Stadium



The City

open →

The address that addresses it all...

Glasshouse Gardens offers the best of London living.

Glasshouse Gardens is located at the gateway to Queen Elizabeth Olympic Park at the heart of Europe's largest new urban development, benefiting from over £12.5 billion of investment to date.

Stratford London is a vibrant neighbourhood, an area that embraces all that is new but keeps its heritage at its heart. Put on the international map during the London 2012 Olympic and Paralympic Games, this is the place that continues to grow and thrive on a daily basis. This is the place where everything feels fresh and exciting. This is the place to be.

Where would you like to go today? What would you like to do today? From designer shops to browse in, to buzzy cafés to meet in, to award-winning theatres to be entertained in, to Olympic-size pools to swim in. Everything is right here.

And, with the opening of Crossrail services to Stratford in 2019 and excellent transport connections to central London and beyond, Stratford London has it all.

Once upon a time in Stratford London...

History in the making



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Glasshouse Gardens is built on a history far older than that of the Olympics.

The name is inspired by two locally historical enterprises, the first, Bowden's Glassworks – a factory on the edge of the Olympic site. Massive kilns were fired up to a scorching 650°F to bend large window glass panes that often required 20 men to lift them.

And the second, in 1762, John Fothergill, an eminent physician, founded his botanic garden on the estate of Ham House, Newham (less than 200m from Glasshouse Gardens). He built a greenhouse and hothouses to rival Kew Gardens, filling them with 3,400 rare and exotic species from warm countries. A place surrounded by fresh air, light filled spaces and nature. A place with historical roots. A place in which to thrive.



From the late 18th to mid 19th century, Stratford was renowned for railway engineering and family-run industries. In its heyday the Great Eastern Railway employed over 2,500 workers, many of whom also lived here.



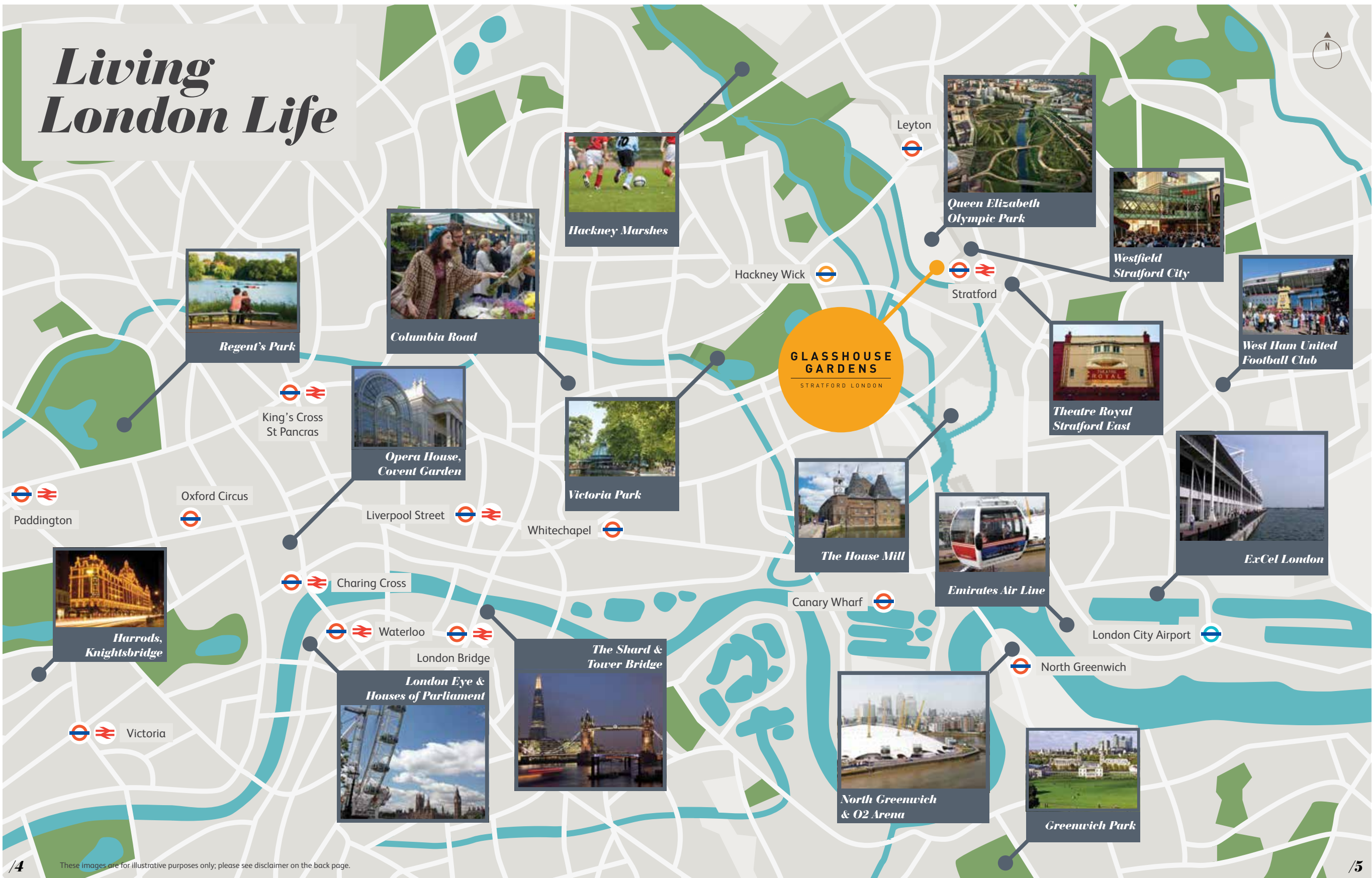
The site is now home to one of the world's most incredible public swimming pools: the Aquatics Centre, with two 50m pools and a 25m diving pool as London's iconic aquatic legacy.



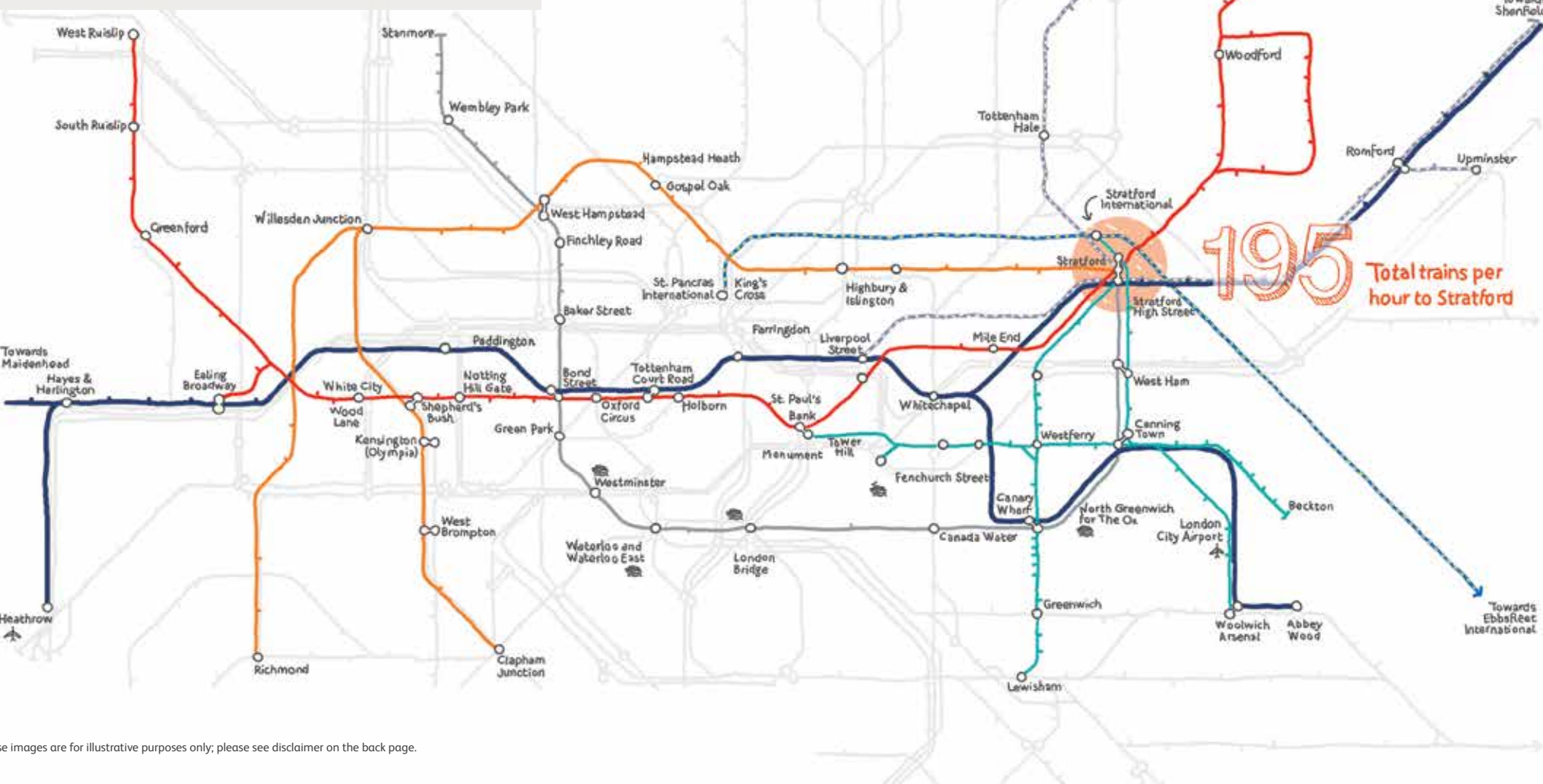
Today, as part of the Olympic development, there are 111 acres of biodiverse wildlife habitat in Queen Elizabeth Olympic Park, including reedbeds, grasslands, ponds and woodlands, with 525 bird boxes and 150 bat boxes.



Living London Life



Easy to get to.
Easy to go from.



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With nine different tube and train lines and 195 trains an hour (more than London Victoria or Waterloo), Stratford offers easy, fast and direct links to key destinations. By 2019 Crossrail will provide a 24-trains an hour service at peak times in each direction between Whitechapel and Paddington. Trains will then run across or connect with the National Rail network on three branches. And it is proposed that the Jubilee and Central line will run 24 hours a day from Friday to Sunday in 2015.

You're just 8 minutes from the City, 15 minutes from London City Airport and less than an hour from London Gatwick, Heathrow or Stansted airports. Road links to central London are also excellent and the car club service is so convenient. But why bother with the car? There are plenty of brand new cycle routes to enjoy, an abundance of buses and black cabs, the scenic routes along the River Lea canals by foot and bicycle and by boat along the Thames using the Thames Clipper from Greenwich.

Tube and train lines

- Central Line
- Jubilee Line
- Docklands Light Railway
- National Rail (Greater Anglia)
- Eurostar International / National Rail (South Eastern HS1)
- Overground
- Crossrail (2019)



Travel by tube and train (from Glasshouse Gardens)

The City 8 mins	Oxford Circus (West End) 19 mins
Canary Wharf 11 mins	Paddington 31 mins
Waterloo (South Bank) 18 mins	Covent Garden 24 mins
King's Cross St Pancras International 7 mins	Piccadilly Circus 24 mins
London Bridge 15 mins	Trafalgar Square 24 mins
Victoria 26 mins	

Source: Journey times from tfl.gov.uk, December 2013

8

minutes to **Liverpool Street**

 via National Rail

It's an easy train ride using National Rail to the City during the week or for visiting the Barbican Centre for theatre and music or discovering independent shops, cafes, Brick Lane and Spitalfield Markets at weekends.

"A shorter commute means a longer lie-in of a morning and more me-time for shopping and meeting up with friends after work"



11

minutes to **Canary Wharf**

 via the Jubilee Line

Canary Wharf looks incredibly close when viewed from Glasshouse Gardens. And that's because it really is. It's quick by the Jubilee line and easy by bike.



7

high speed minutes to **King's Cross**

 via High Speed 1

High Speed 1 is the fastest way to get from Stratford International to King's Cross St Pancras International, the biggest interchange station on the London Underground and gateway to Paris, Brussels and beyond.



19

minutes to **the West End**

 via the Central Line

If you feel like a change from the 300+ leading shops and culture available in and around Stratford London, you can be in Oxford Circus and the West End in no time at all via the Central line.

"Working in the theatre means constant late nights and being able to get to last-minute auditions quickly – Glasshouse Gardens is perfect for London's theatreland."



Learning to grow

Local Schools

From infant day care to primary schools to further education colleges ranked ‘Outstanding’ by Ofsted, Stratford London offers a wide range of options. The area is also home to Chobham Academy, a Lend Lease Harris Partnership, a new school specialising in the performing arts and one of the few in the UK providing education from ages 3 to 19. Two Legacy Development Schools are also planned to be built on Queen Elizabeth Olympic Park.



Primary (4–11 years)

Carpenters Primary School
www.carpenters.newham.sch.uk

Colegrave Primary School
www.colegrave.newham.sch.uk

Gainsborough Primary School
www.gainsborough.newham.sch.uk

Secondary (11–18 years)

Chobham Academy (Nursery, Primary and Secondary)
www.chobhamacademy.org.uk

Sarah Bonnell School
www.sarahbonnellonline.co.uk

School 21
www.school21.org

Sixth Form College (16 years+)
London Academy of Excellence
www.excellencelondon.ac.uk

Further education (18 years+)
Newham College
www.newham.ac.uk



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London Universities

Glasshouse Gardens is close to some of the UK’s top universities, from traditional institutions to highly specialised establishments – there are five major universities within five miles of Stratford.



UAL, Central Saint Martins – Europe’s largest specialist arts and design university comprising six colleges.

Queen Mary, University of London – One of the world’s leading universities, with first-class academics, inspirational teaching and a stunning campus in the heart of east London.

LSE – One of the foremost social science universities in the world.

Imperial College of London – This science based institution is consistently rated one of the world’s best universities.

London South Bank University – One of London’s largest and oldest universities with over 25,000 students.

University of Westminster – The university’s 22,000 students are spread across four central London campuses.

UCL – A leading multi-discipline university with 25,000 students.

SOAS University of London – The world’s leading institution for the study of Asia, Africa and the Middle East.

City University London – Consistently ranked in the top 5% of world universities it is dedicated to business and professions.

University of Greenwich – The university’s 28,000 students are spread across two campuses.

London Metropolitan University – Students from 155 countries study at this university.

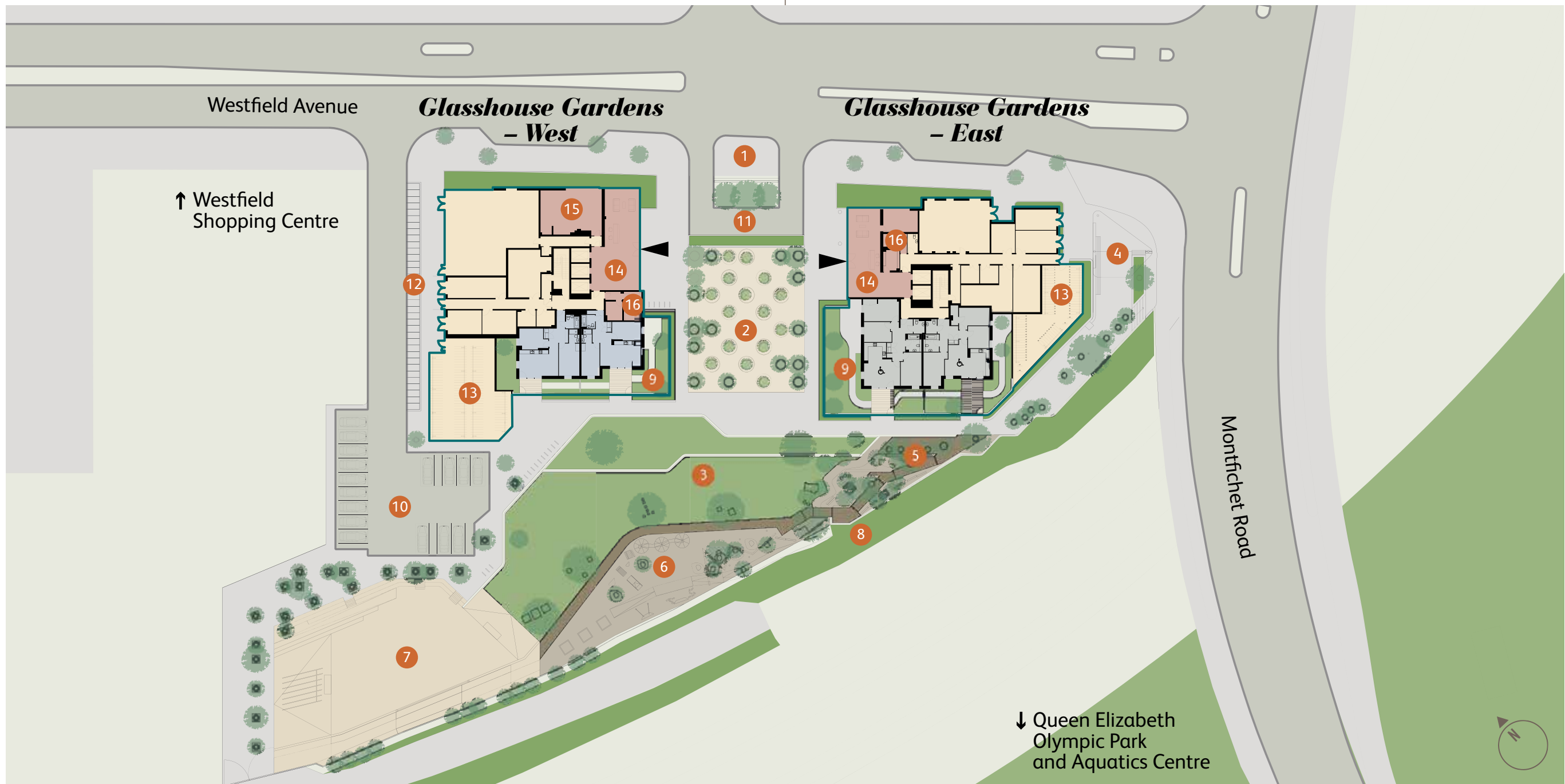
King’s College London – One of the world’s leading research and teaching universities.

University Square Stratford (UEL / University of East London) – Some 3,400 students from UEL and Birkbeck will attend lectures at the new state-of-the-art Stratford campus.



Queen Elizabeth Olympic Park and the local area

- | | | | |
|---|--|---|--|
| 01. Velodrome | 07. East Village (residential) | 15. Apple Store | 23. Stratford International Station |
| 02. Velopark and cycle circuit | 08. Multi-storey car park | 16. Legacy Development Zones (residential) | 24. Stratford International DLR |
| 03. Chobham Manor (residential) | 09. John Lewis | 17. Aquatics Centre | 25. Stratford City Bus Station |
| 04. Queen Elizabeth Olympic Park | 10. Vue Cinema | 18. ArcelorMittal Orbit | 26. Hackney Wick Station |
| 05. Chobham Academy | 11. Westfield Stratford City | 19. Stadium | 27. i-City London |
| 06. Health Care and Community Centre | 12. Stratford City Energy Centre | 20. Kings Yard Energy Centre | |
| | 13. Holiday Inn/Staybridge Suites | 21. Copper Box Arena | |
| | 14. Marks and Spencer | 22. Stratford Station | |



“The horizontal floor strata are a dynamic signature of Glasshouse Gardens, serving to unify the towers and the surrounding landscape. Our designs ensure maximum daylight into the apartments with aspects that take advantage of views across Queen Elizabeth Olympic Park of the City and West End”

Allies and Morrison, Architects

- 01.** Main Entrance
- 02.** The Courtyard
- 03.** The Lawn
- 04.** Glasshouse Gardens Park Entry
- 05.** Upper Ha Ha
- 06.** Active Ha Ha
- 07.** Multi Use Amphitheatre
- 08.** The Embankment
- 09.** Private Terraces
- 10.** Car Park & Service Access
- 11.** Taxi Drop-Off
- 12.** Motorcycle Parking
- 13.** Bicycle Storage
- 14.** Lobby and Concierge
- 15.** Residents' Gym
- 16.** Chilled Delivery Storage

Glasshouse Gardens consists of two contemporary 30 and 17 storey residential towers offering studio, 1, 2 and 3 bedroom apartments. These are set in new landscaped gardens, which overlook the iconic Olympic legacy landmarks of the Stadium, Aquatics Centre and ArcelorMittal Orbit. This new local park is for both families and communities to enjoy, with games and play areas.

The architectural concept of Glasshouse Gardens is based on a layering of strata, creating a three dimensional form. The rectilinear design maximises daylight into the homes. It also creates impressive views from the private terraces and balconies creating generous extensions to the living areas.



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Glasshouse Gardens West, lobby entrance



Lobby

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We will only use 100% sustainably sourced timber certified by the Forest Stewardship Council (FSC) across the development.



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The apartments have truly been designed from the inside out to ensure the best spaces are provided for apartment living.

Materials and colours reflect city life, with wood floors and stone worktops complemented by high quality finishes and fittings. A sense of natural simplicity and informal luxury is created throughout. This is shown in the open plan kitchen, living area, bedroom, bathroom, storage areas and exterior spaces. The outside courtyards create connected spaces to share with your neighbours.

“The towers are prominent within a growing and edgy location and our philosophy towards the design has been to embrace the unexpected characteristics of the area, the people and today’s London. Combined with a focus on layouts and the study of current living, we have sourced industrial finishes and looked to provide the hybrid between modern and warmth.”

Tara Bernerd, Tara Bernerd & Partners, Interior Design



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Sustainability at the heart of our design

Modern, sophisticated living should also provide flexible and sustainable solutions for the future. With this in mind, we have used efficient technologies to save power and money. Each apartment is designed to meet the Code for Sustainable Homes Level 4 – one of the first for a high-rise building of this kind. This means that Glasshouse Gardens is designed to save at least 30 % in CO₂ emissions and energy that would otherwise be used in a conventional London apartment of a similar size*, which is more sustainable but also more cost efficient.

For you, that means the use of alternate energy efficient light bulbs and LED technology, which can save up to 80 % of the electricity used in comparison to standard incandescent light bulbs. Water efficient fixtures and fittings will be installed in bathrooms and kitchens, which provide approximately 30 % saving in water usage when compared to the average London home. Better insulation and ventilation will keep your home warmer in winter and cooler in summer, therefore improving energy efficiency.



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We always aim to exceed requirements. For example, all apartments will emit at least 30% less CO₂ compared to homes built to Building Regulations standards.

In addition to this, the entire building is heated by London’s largest District Heating Scheme located in Queen Elizabeth Olympic Park and Stratford City. The District Heating Scheme uses a combined cooling, heat and power (CCHP) generation system which provides a more efficient generation of both heat and cooling with fewer carbon dioxide emissions than conventional systems.

Health and wellbeing is equally as important, so the walls will be painted with a low ‘VOC’ eco-paint which contains low levels of solvents, emollients or preservatives; therefore it is not only an impressive ecological product (low emissions), but it is especially appropriate for individuals with allergies.



“We design our buildings with people at the core, bringing things from the outside in to make sure we keep sustainability at the heart of our projects.”
Jon Kirkpatrick, Head of Sustainability EMEA, Lend Lease



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Stunning Interiors

Interior Finishes

- Engineered timber flooring to hallway, master bedroom, kitchen and living room
- Two colour palette options available
- Carpet to second and third bedrooms
- Painted plasterboard ceilings
- Painted walls
- Painted solid core doors
- Contemporary high quality ironmongery
- Painted skirtings and architraves
- Built-in utility cupboards
- Built-in coat cupboards (generally as indicated on plan)
- Built-in wardrobe to master bedrooms
- Double glazed windows with casement doors to balconies, terraces and gardens

Kitchens

- Bespoke contemporary kitchen with handle-less doors
- Composite stone worktop
- One and half size under-mounted stainless steel sink with chrome mixer tap
- All appliances Bosch (or similar)
- Stainless steel fronted single oven
- Induction hob with integrated recirculation fan above
- Integrated full-height fridge/freezer
- Integrated stainless steel microwave oven (except in studio apartments)
- Integrated multi-function dishwasher
- Space saving waste and recycling bins

Bathrooms / En-suites

- Sanitary ware generally as indicated on plan
- White bath with bath panel
- White shower tray with glass screen
- Chrome thermostatic bath/shower mixer with shower head
- White semi-recessed basin with chrome monoblock mixer tap
- White dual flush floor mounted WC with concealed cistern
- Large format contemporary wall and floor tiling
- Fitted storage cabinet with mirrored door and side shelves above composite stone shelf
- Chrome towel rail to bathrooms and en-suites

Balconies / Terraces

- Well-proportioned balconies and terraces with glass and metal balustrades
- Decking finish on terraces and balconies
- External light to balconies and terraces

Gardens (Ground Floor Apartments Only)

- Well-proportioned front gardens with paving
- External light and water point to gardens
- Planted hedge to front gardens

Heating

- Combined Heat and Power system providing individually metered heat and hot water to each home
- Underfloor heating to living rooms, bathrooms and bedrooms
- Individual thermostatic temperature controls in all main rooms

Building Fabric

- Reinforced concrete frame and slabs on piled foundations
- Architectural cladding with high performance window system
- Soundproofing of walls and floors separating homes to outperform current Building Regulations
- Environmentally friendly 'Green' roofs

Electrical Fittings

- Energy efficient recessed ceiling downlighters throughout
- Samp lighting circuit in living area and master bedroom
- Television (terrestrial and Sky+) points to living room and master bedroom
- Superfast fibre to the home broadband
- Condensing washer/dryer in utility cupboard (except apartments S8.2-14.03)
- Contemporary white switch plates and sockets
- Mechanical ventilation to outside with heat recovery
- Task lighting to underside of kitchen wall units
- Task lighting to underside and top of bathroom cabinets

- Shaver socket integrated in bathroom cabinets

Management and Security

- Development designed in consultation with 'Secure by Design' officer
- 24hr Central Concierge service on scheme completion
- Electronic access to internal communal areas and each floor
- CCTV system in public realm and building entrances
- Multi-locking point locking system to front door to each home
- Audio visual door entry system to each home
- Interconnected mains supply smoke/heat detection system with battery back-up to each home
- 10 year NHBC warranty to each home

Communal Areas

- Main lobby with feature finishes
- Residents gym
- Residents communal room with kitchenette and communal terrace
- Passenger lifts and stair access from all levels
- Carpeted floors and painted or wallpapered walls to upper level communal corridors
- Ground floor refuse/recycling store
- Ground floor post room, chilled stored room for grocery deliveries

External Communal Areas

- Landscaped gardens including new play area and multi use amphitheatre for events
- Landscaped entrance and central courtyard
- First floor communal terrace

Transport

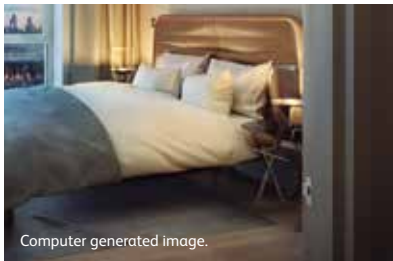
- Cycle space for every home in lockable communal areas
- Car and motorcycle parking spaces available to purchase with selected homes
- Electric vehicle charging points
- Car club facilities available



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For a more luxurious home our premium interiors include:

Premium Interior Finishes

- Three colour palette options available
- Built in wardrobes to Master and second bedrooms

Premium Kitchens

- Stainless steel wine fridge
- All appliances Siemens (or similar)

Premium Bathrooms/En-suites

- All walls fully tiled with large format tiles

Premium Heating & Cooling

- Comfort cooling to principle rooms (floors 26 -29)



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Enjoy
252

*acres of stunning
open space at
Queen Elizabeth
Olympic Park*



LOVE WHERE
YOU LIVE

35

*kilometres of
paths, nature trails
and walkways*



6.5

*kilometres
of rivers and canals
running through the park*

Open space, cycling space, unwinding space, inspiring space, breathing space – acres and acres of fantastic unspoilt natural space available to roam gives you freedom and feel-good factor.

Green space is all around Glasshouse Gardens, from landscaped gardens just outside through to Queen Elizabeth Olympic Park: a haven for wildlife and nature as big as Hyde Park.

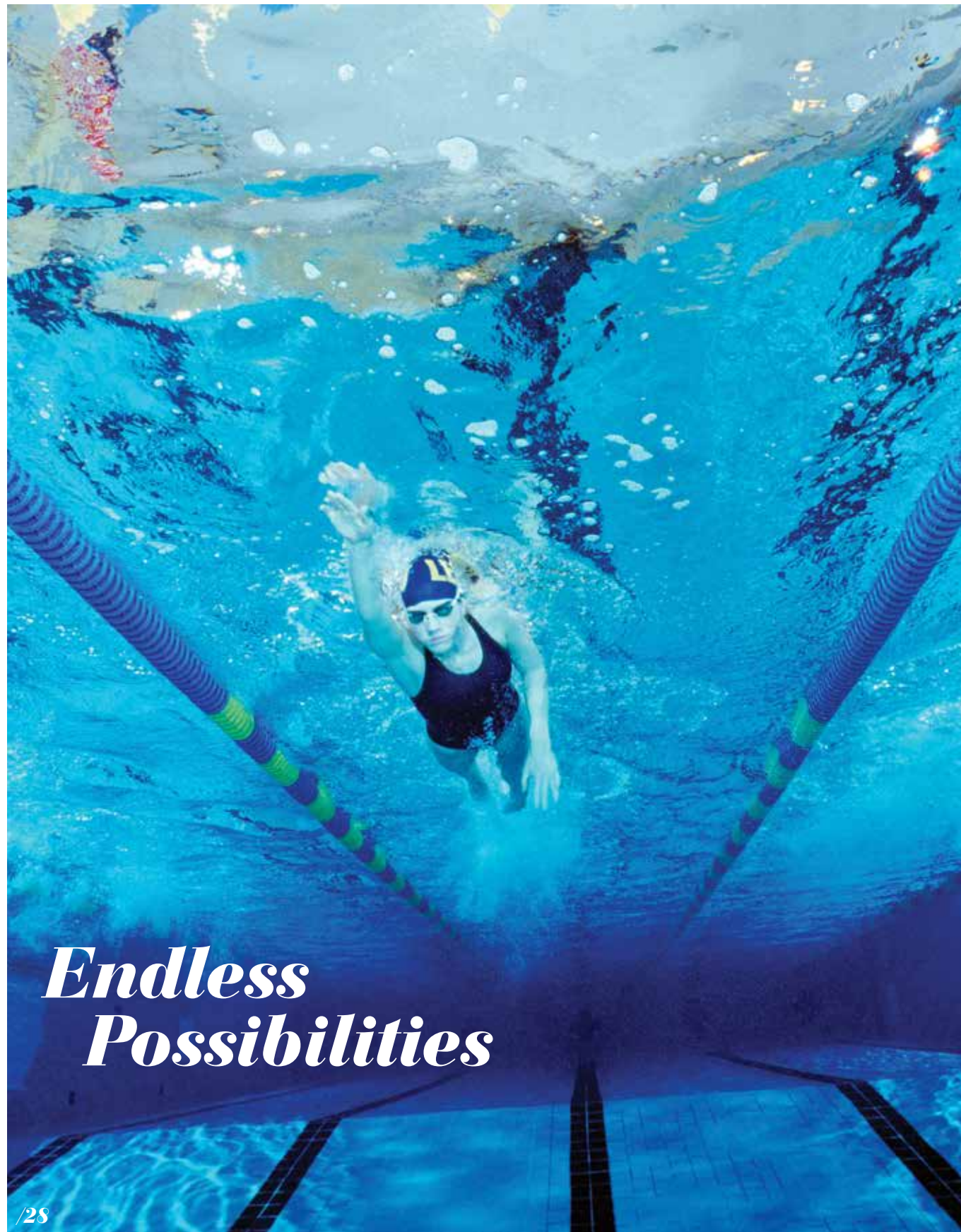
*Queen Elizabeth Olympic
Park will be one of London's
Top 10 visitor destinations
by 2020*



29

*playgrounds
to have fun in*





Endless Possibilities

The Stadium is set to hold Rugby World Cup games in 2015



Queen Elizabeth Olympic Park is London's third biggest park and boasts the UK's biggest adventure playground.

Whether you want to stroll or jog through stunning green spaces or pedal along leafy canal banks, it's all on your doorstep.

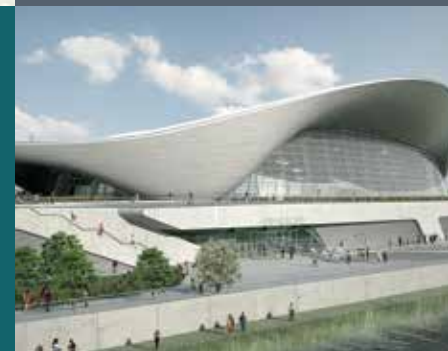
The parklands and wetlands lie adjacent to Lee Valley Regional Park, where you can go horse-riding, boating and even white water rafting.



The amenities already here are Olympic-class. Designed for champions, they are be available for everyone to either use or to enjoy as spectators at international events.

Within Queen Elizabeth Olympic Park is the Lee Valley Hockey and Tennis Centre. First rate facilities include hockey pitches, indoor and outdoor tennis courts available day and evening all year round with a £30 million clubhouse to socialise in.

Cyclists will want to make a beeline for the Lee Valley VeloPark, with four cycling disciplines in one venue.



Copper Box Arena is home to London Lions basketball team



Home to the London Lions basketball team and a perfect arena for pop concerts, The Copper Box Arena is also a leading sports venue. Learn to play badminton or work out in the state-of-the-art gym.

Equally action-packed is the Aquatics Centre with two 50 metre swimming pools. Its wide-ranging programme of activities includes water polo, synchronised swimming, diving and sub aqua – to learn or to watch at world-class competition level.

And what was the Olympic Stadium, will become the home of Premier League football club West Ham United from 2016, as well as a major live music venue.

UK's largest velodrome

SO MUCH TO CHOOSE FROM

*Love shopping?
Or just love having everything
in one easy place?*



Either way, Westfield Stratford is a magnetic emporium housing over 300 retail brands. Sizewise, it's the largest urban shopping centre in Europe. Timewise, it's open until 9pm every single night. Nearby, The Stratford Centre hums with indoor and outdoor market stalls.

At Roman Road, stalls are laden with all sorts of temptations and delights to catch your eye and turn your head. And if they don't, the silt walkers and jugglers certainly will.

Local markets always create a sense of established, time-old community. Columbia Road flower market and Broadway Market, Hackney are no exception. It's also rich in places demonstrating independence of spirit, from a bakery selling jars of Hackney Honey to a shop selling vintage wares as if from someone's very own front room.

Go scouting for treats and have fun.



Out & About

There are tempting foodie places. There are places remaining true to their roots. There are places with established cult followings. And there are places where people know each other’s names and will eventually know yours too.

Those with art in their heart are in for a treat as the area is dotted with cool and contemporary art galleries and inspiring spaces such as The Nunnery, the Elevator Gallery and The Mayor’s Parlour, an arts club situated in the 1930s old Bow Town Hall.



3



1



2



1



4



5



2



6



3



4



5

- 1 John Lewis, Westfield Stratford
- 2 M&S, Westfield Stratford
- 3 Angela Flanders, Columbia Road
- 4 Hugo Boss, Westfield Stratford
- 5 Future Vintage, Columbia Road
- 6 Columbia Road Flower Market
- 7 The Lazy Ones, Shoreditch



7

- 1 Elevator Gallery, Hackney Wick
- 2 The Nunnery, Bow
- 3 Stratford Circus, Stratford
- 4 The Picture House, Stratford
- 5 L'Atelier, Dalston
- 6 Caff  Concerto, Westfield Stratford



6

*My Lend Lease by Kristy Lansdown**

Project Director

Glasshouse Gardens is a truly amazing project for us at Lend Lease.

Stratford is a happening place and Glasshouse Gardens has something for everyone right on its doorstep. It's more than a place to live; it's a neighbourhood to belong to, where you can get to know one another, join in with local events and be part of a community.

We've thought hard about how people live in apartment spaces, so have designed Glasshouse Gardens from the inside out. Working with a renowned interior designer, we've created apartments with fantastic open plan living areas and bedrooms, with ample storage space. The balconies not only extend the living space outdoors but also offer spectacular views.

Glasshouse Gardens offers a lifestyle choice unlike anywhere else.

*Kristy has worked for Lend Lease for 10 years with experience delivering the Athletes Village for the London 2012 Games and large scale residential projects within the regeneration of Elephant and Castle.



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***"With access to parks,
world-class sporting
facilities, Europe's
largest urban shopping
mall and one of London's
busiest transport hubs,
Glasshouse Gardens is
a way of London living
that's totally unique."***

Development Team

Lend Lease

At Lend Lease, our vision is ‘to create the best places’.

Lend Lease has an unparalleled track record in creating sustainable new neighbourhoods. We also have a reputation for successfully turning areas in need of investment and regeneration into flourishing urban quarters around the world.

We work with communities, clients and partners to create positive legacies – from funding projects right through to developing and constructing state-of-the-art buildings and infrastructure, including large scale health facilities, street networks, roads and bridges. We also have a strong track record in creating lively, sustainable residential communities, productive workplaces and retail destinations. In short, places where people want to live, work and visit.

Our commitment to sustainability is shown in projects such as the East Village in London, and JemTM in Singapore, both of which won recognition for their sustainable design and innovative construction.

It’s about creating healthier environments, exceptional design, stronger communities, a sense of belonging and an improved way.

LCR

LCR is a UK Government-owned company whose primary focus is the important regeneration projects at King’s Cross, in partnership with Argent and DHL, and The International Quarter, Stratford London in partnership with Lend Lease, and a range of other property interests alongside the award-winning High Speed 1 (HS1) route.

The King’s Cross and Stratford schemes represent over 100 acres of development on strategically important brown field land, delivering thriving new office districts, homes and £billions of investment to the capital.

In 2010, LCR sold HS1 with its 30 year concession for the track and stations to a consortium comprising Borealis Infrastructure and the Ontario Teachers’ Pension Plan for £2.1 billion. LCR retains a 40 % stake in Eurostar International Ltd.



Find out more

Whether you’re looking for a new home to live in or invest in, or both, for more information about Glasshouse Gardens, please contact:

Phone: 020 3002 6787
Email: ghgstratford@lendlease.com
ghgstratford.com



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