
Journal
Title

Pavilion
Type

NEO Bankside

Pavilions A & B

Project Overview

NEO
BANKSIDE

NEO Bankside will soon become one of the most desirable residential addresses in the world.

The irrepressible re-generation of The South Bank has been a major catalyst behind London's meteoric rise and its justifiable claim to be the world's premier capital city.

The South Bank from Tower Bridge to Westminster Bridge forms the cultural hub of the city, it is London's number one destination and boasts some of the world's leading cultural institutions.

For the first time The South Bank will be able to claim a world-class residential development. NEO Bankside, designed by the international, award-winning architects Rogers Stirk Harbour + Partners and being developed by Native Land and Grosvenor, will provide 197 stunning, luxury apartments and penthouses.

Sitting adjacent to Tate Modern and close to the iconic Millennium Bridge and St. Paul's Cathedral, NEO Bankside offers an opportunity to live at the very heart of London's cultural quarter.

Project Overview Contents

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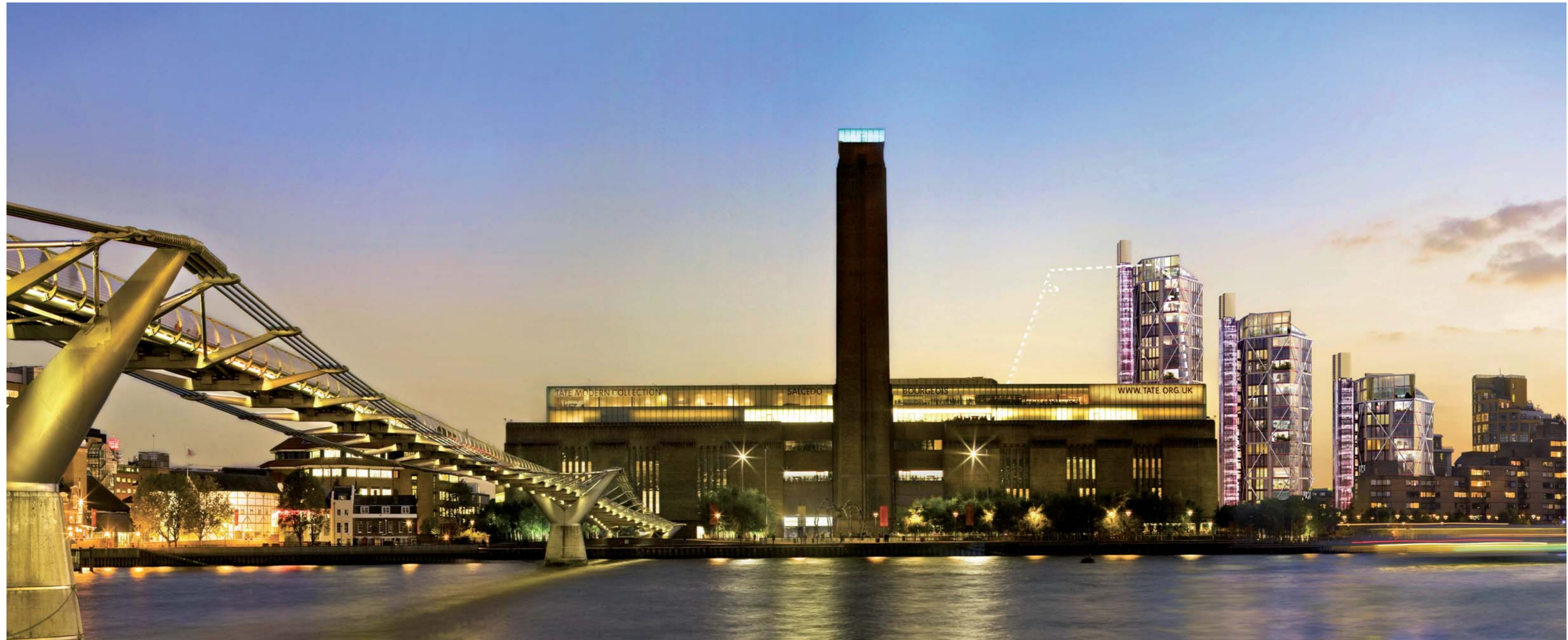
“The most exciting waterfront
in the world”

The Daily Telegraph



01

01



02



01
A view of The Millennium Bridge, Shakespeare's Globe Theatre, Tate Modern and NEO Bankside from the north bank of the River Thames.

02
A view from the West Garden of Tate Modern, showing (from the right) Pavilion A, B & C at NEO Bankside.

02

The Developer

The development is being undertaken by GC Bankside LLP, a joint venture between Native Land and Grosvenor.

The management team, led by Alasdair Nicholls, Chief Executive of Native Land, has extensive experience in the development of the highest quality residential projects. Native Land and Grosvenor have previously collaborated on one of London's finest new developments at 10 Montrose Place, Belgravia.

Native Land

Formed seven years ago by the former senior management of Taylor Woodrow Capital Developments, Native Land has swiftly established itself as one of London's leading residential and mixed-use developers.

In partnership with prominent names in the property world, such as Hammerson, Land Securities and Grosvenor, the company has delivered some of prime central London's highest-quality, design-led apartment schemes. Its portfolio includes the award-winning development of 14 apartments at Twenty Bishops Square in The City and one of the capital's most exclusive addresses, 10 Montrose Place in Belgravia, a development of ultra-luxurious, Manhattan style apartments.

Grosvenor

Grosvenor is one of the world's most respected and experienced property groups, with total assets worth £12.6 billion. Its expertise in the prime London residential market stretches back over three hundred years, giving it a profound understanding of the needs of owner-occupiers and investors. With a portfolio that includes Belgravia and much of Mayfair in London, its global reach is now such that it has offices in 17 of the world's most dynamic cities, including Paris, Hong Kong, Tokyo, Shanghai, San Francisco and Vancouver.



01



02



03



04

The Architect

Leading architectural practice Rogers Stirk Harbour + Partners has received international acclaim for many of its buildings over the years including Lloyd's of London, the Millennium Dome and Terminal 4, Madrid Barajas Airport. Established in 1977, the practice is recognised for its innovative approaches to urban planning and sustainable development and the creation of high quality, distinctive architecture across the world.

01
Montevetro, Battersea SW11

02
Twenty Bishops Square, E1

03
Eaton Square, SW1

04
10 Montrose Place, Belgravia SW1

05
National Assembly of Wales, Cardiff

06
Lloyd's Register of Shipping, London

07
The Leadenhall Building, London



05



06



07

03

Bankside Masterplan

NEO Bankside represents the final piece of the Bankside masterplan. It completes the residential quarter of a campus made up of cultural institutions; Tate Modern and Shakespeare's Globe Theatre and Land Securities' office development Bankside 123.



04

Tate Modern

On the doorstep of NEO Bankside are the galleries of the spectacular Tate Modern, home to the famous Turbine Hall installations and major exhibitions from Warhol to Picasso.

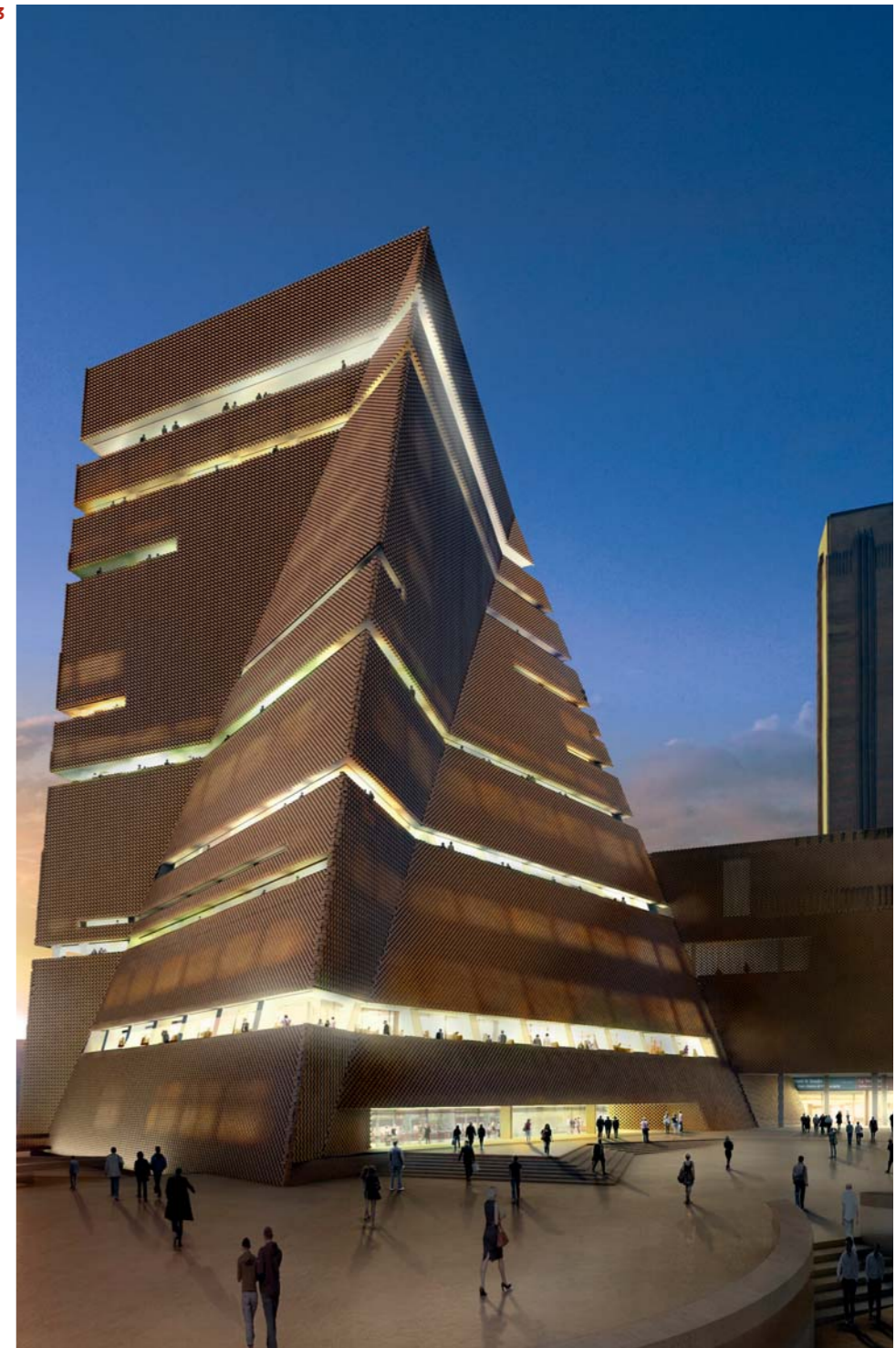


01 Tate Modern
02 National Stadium in Beijing, designed by Herzog & de Meuron
03 Tate Modern 2 proposal
For more information visit www.tate.org.uk

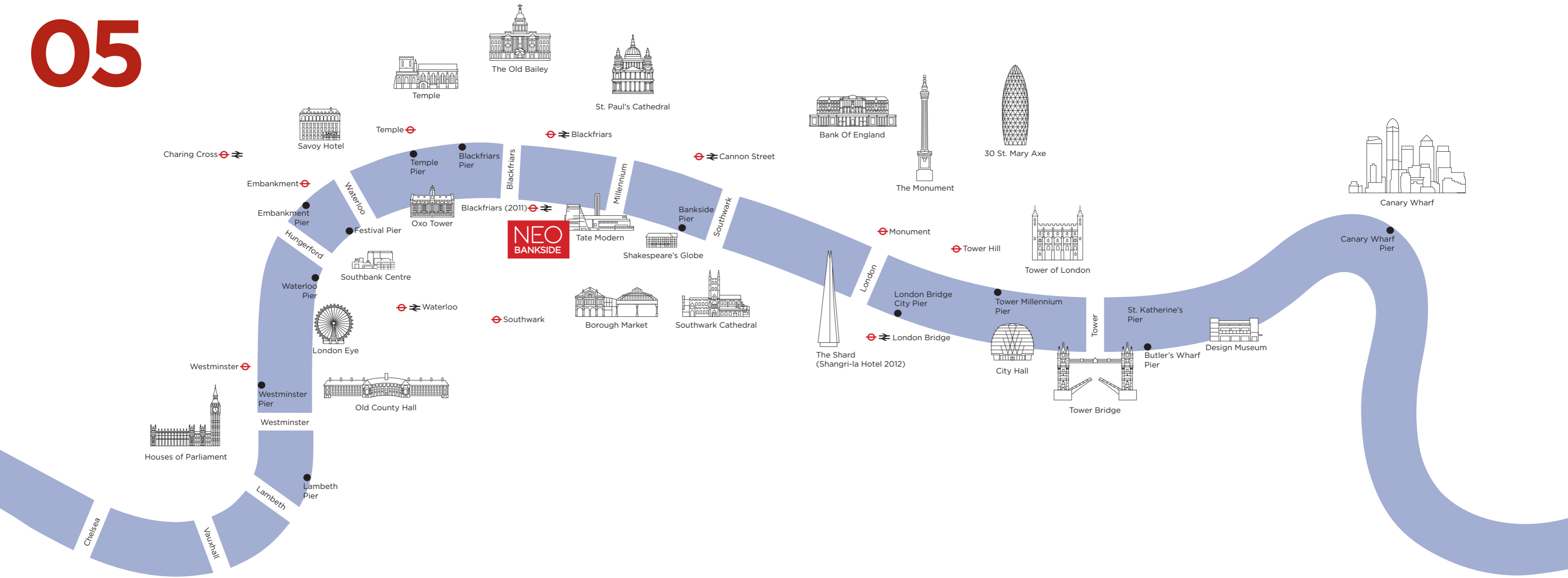
Tate Modern 2

Herzog & de Meuron is one of the world's most influential and respected architectural practices, responsible for some of the most iconic buildings. In 1997 they won the international competition to convert the former Bankside Power Station into Tate Modern.

The building has since become one of London's most recognisable landmarks and in 2003 they were commissioned to design an extension which will become the world's first museum designed to show the full breadth of contemporary art in the 21st Century. Completion of Tate Modern 2 is scheduled for early 2012 and, once again, Bankside will become the catalyst for the further regeneration of The South Bank.



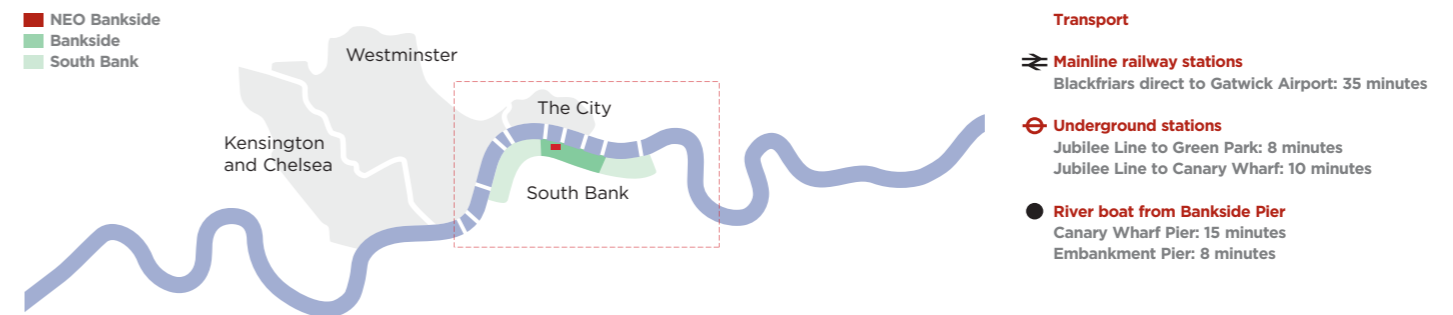
05



Another Landmark for London

NEO Bankside will be the newest addition to London's star-studded skyline. From the Houses of Parliament and the London Eye to Tate Modern and Tower Bridge, the Thames riverside has long boasted more iconic landmarks than any other worldwide city.

Prime Central London Residential Areas Source: Knight Frank



06

The Neighbourhood

The capital's most vibrant waterfront community is an area like no other and blends the style and sophistication of Kensington and Chelsea with the cultural edge of Notting Hill. London is the cultural capital of the world: at NEO Bankside, you will live at its very heart.

South Bank
Bankside

Lifestyle

Arts & Culture

- Galleries
- Museums
- Theatres

Shopping

- Speciality Shops

Entertainment

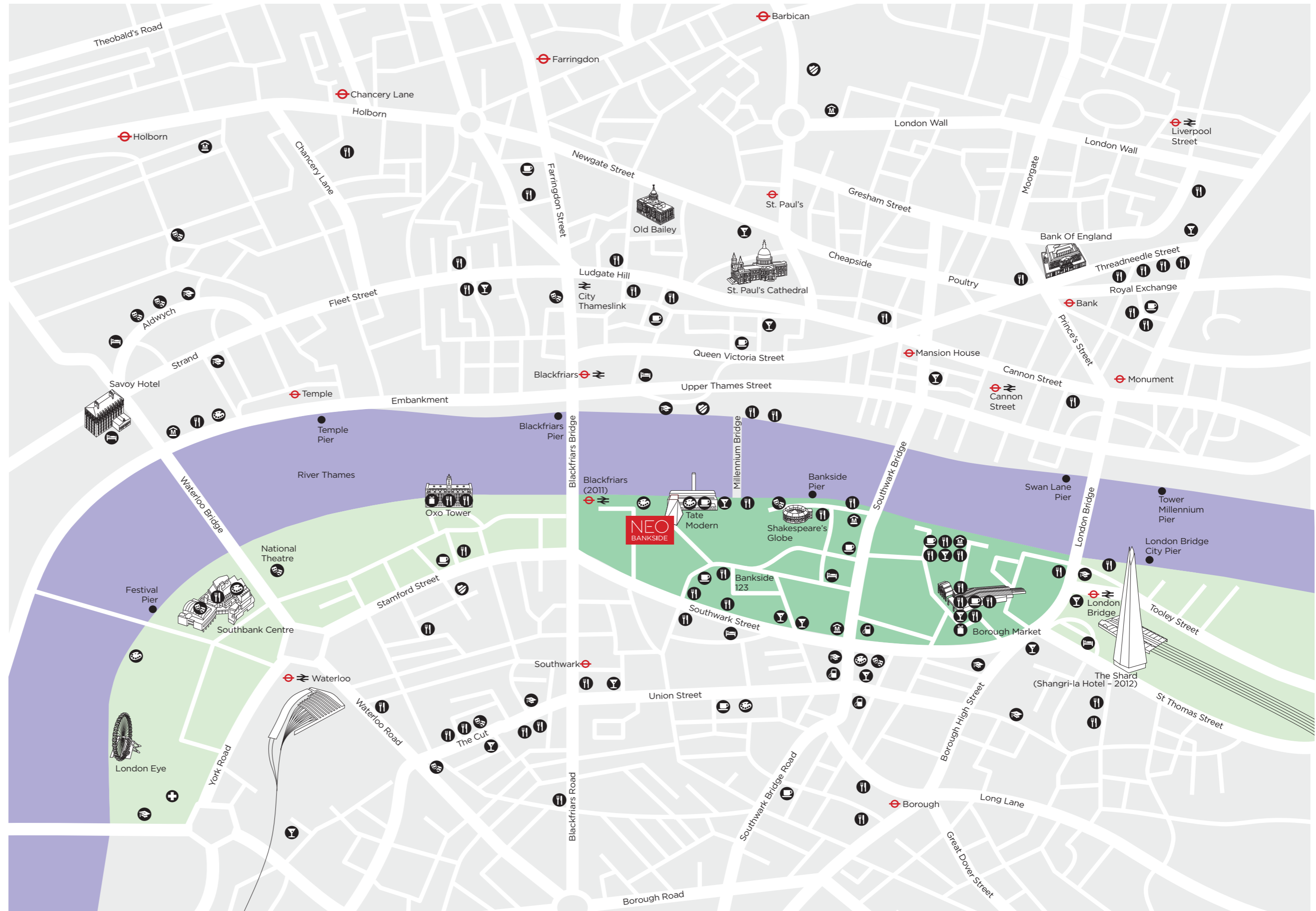
- Cafés
- Restaurants
- Pubs/Bars

Education

- Secondary Schools
- Colleges/Universities
- Teaching Hospitals

Hotels

- Hotels
- Shangri-La Hotel at The Shard (opens 2012)
- Savoy Hotel
- 1 Aldwych Hotel



07

Bankside & The South Bank

London's standing as a global capital has been further enhanced by the irrepressible emergence of The South Bank as its cultural playground.

Bankside's spectacular rebirth began in 2000 when Herzog & de Meuron transformed the riverside's derelict old power station into a gallery dedicated to international modern art.

At the same time the Millennium Bridge was built, bringing Bankside within a short walk of St. Paul's Cathedral and The City. In the same year the Greater London Authority moved to Potters Field and the first flights were taken on the London Eye.



More recently the Royal Festival Hall has re-opened after a £100 million refurbishment, the National Theatre's monumental home is being refurbished and improved after over 30 years of intensive use, planning consent has been granted for Tate Modern 2 and work has started on the Blackfriars South Bank entrance.

The South Bank is already one of the world's leading cultural destinations and is inevitably considered as one of the most exciting places to live in London.

- 01** Tate Modern 2
www.tate.org.uk
- 02** The Millennium Bridge connecting Bankside with St. Paul's Cathedral and The City
- 03** Borough Market
www.boroughmarket.org.uk
- 04** The Turbine Hall at Tate Modern
www.tate.org.uk
- 05** Shakespeare's Globe Theatre
www.shakespeares-globe.org
- 06** Royal Festival Hall
www.southbankcentre.co.uk
- 07** The London Eye
www.londoneye.com
- 08** National Theatre
www.nationaltheatre.org.uk
- 09** Greater London Authority City Hall
www.london.gov.uk
- 10** OXO Tower Wharf
www.colinstreet.org/shopeatdrink

08

Blackfriars South Bank Entrance

With its spectacular, £350 million extension, due to open in 2011, Blackfriars Station will be London's first to span the Thames and will have a dedicated entrance on The South Bank, less than a minute's walk from NEO Bankside.

Its improved Thameslink rail service will run direct to Gatwick Airport in 35 minutes.



Getting Around

Travelling around London is an effortless exercise from NEO Bankside.

The capitals essential business, education, shopping and entertainment destinations are all within easy reach.

Underground
Blackfriars South Bank Entrance (Circle and District Lines) - 1 minute walk
Southwark (Jubilee Line) - 5 minutes walk
Southwark to Bond Street - 10 minutes
Southwark to Canary Wharf - 10 minutes

Riverboat
Bankside Pier - 2 minutes walk. Services run every 20 minutes.
Bankside Pier to Waterloo Pier - 11 minutes
Bankside Pier to Canary Wharf Pier - 20 minutes

Walking
Stroll across the Millennium Bridge to St. Paul's Cathedral and within a few minutes you will be in the thick of London's financial heartland.

Walk along the scenic South Bank to Waterloo and across the Thames at Hungerford Bridge and Westminster, theatreland and all the West End has to offer will be minutes away.



“A sequence of the most glorious
city views anywhere in the world”

Richard Rogers
Rogers Stirk Harbour + Partners



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Architecture

NEO Bankside compliments and enhances the surrounding area. Its external design subtly reflects Bankside's industrial heritage, with the oxide reds of the Winter Gardens echoing the industrial browns and reds of Tate Modern and nearby Blackfriars Bridge, whilst timber clad panels and window louvres provide a residential context.

Each of the 197 apartments and penthouses is a unique and flexible living space. The pavilions' support structure is external, avoiding the need for internal structural walls, and the maximum amount of daylight will flood through the floor-to-ceiling glazing in each apartment.

Each pavilion has its own large lobby area, an informal, sociable space where residents and visitors can meet. The scenic glass lift connects to the upper floors, providing spectacular panoramas of the surrounding neighbourhood.

Pavilion A
Images are taken from Rogers Stirk Harbour + Partners design concept and are for indication purposes only.



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Winter Gardens

NEO Bankside is a place to relax and enjoy life. The majority of apartments offer the perfect retreat in its Winter Garden, an internal glazed balcony offering an all year round amenity to enjoy the spectacular views.

Suspended from the main structure, the spectacular Winter Gardens act both as enclosed terraces and extensions of the interior living space.



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Landscaping

The richly landscaped gardens at NEO Bankside have been designed to integrate with their wider surroundings, in particular around Tate Modern, so as to create a significant, new public realm.

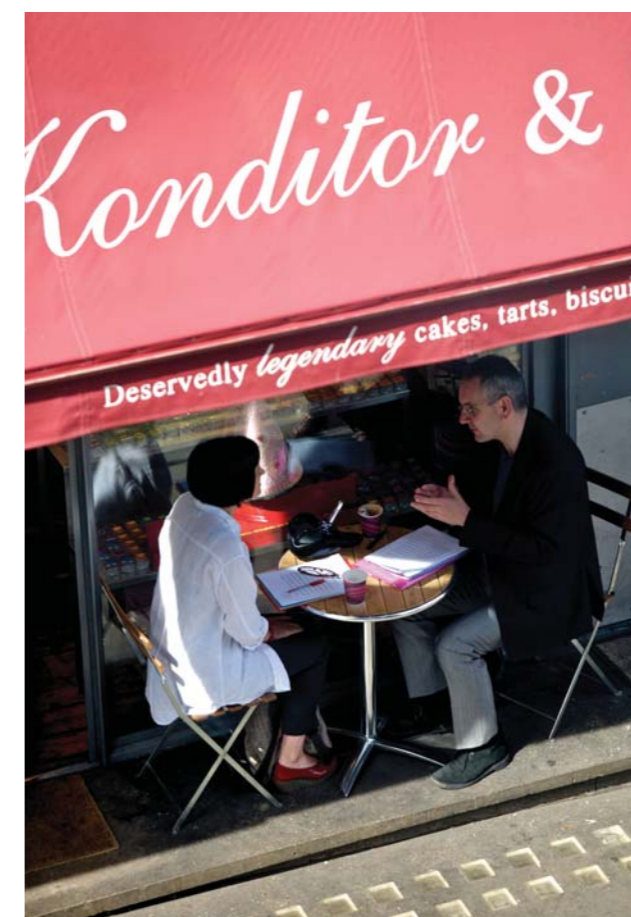
To improve ecological diversity in the area, the gardens at NEO Bankside will include a number of fruit trees and bee hives in addition to a series of linear tree groves comprising Aspen and Birch. This will provide residents with a quality, secure environment as well as public access to Tate Modern and the riverside during the day.



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Local

At ground level a vibrant mix of premium brand shops, restaurants and deli's, some familiar and some less familiar names from the great cities of Europe, will spill out onto the concourse on sunny days to create a cosmopolitan, buzzy atmosphere. Local shops such as newsagents and general stores, will service daily needs conveniently.



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Interior



Apartments are spacious and open with some living areas leading into large Winter Gardens via sliding, folding doors. Winter Gardens are glazed to all sides and provide a temperature controlled, flexible environment in which to enjoy the spectacular views. All apartments feature lofty, full height ceilings, floor to ceiling windows, generous wardrobes and warm timber flooring.

Kitchens are open plan and designed by Bulthaup with units in matt lacquer. Also featured are granite worktops and appliances by Siemens.

The bathrooms feature contemporary, architecture specified sanitary ware and fittings with stone flooring and wet area walls. Master bathrooms have separate bath, generous walk-in shower and scene set lighting.

These images are for indicative purposes only and are provided to give a generic indication of the intended styling of the interior finishes. GC Bankside LLP adopts a policy of continuous design development and all items of the interior specification are subject to change without prior notice.

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Lobby & Services

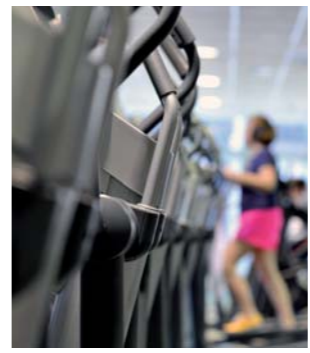
The development will be managed and maintained discreetly behind the scenes matching the quality you would expect from a top hotel.

Each pavilion has its own large, informal and sociable lobby space, where residents can meet, read a newspaper and enjoy a cup of coffee.

A main concierge will cater for the needs of residents 24 hours a day, and can be reached direct from each apartment via video entry phone.

A security guard will be on duty 24 hours a day. Residents gain access to the pavilions via a swipe card system through perimeter gates, which are closed at night. CCTV monitoring is provided in the public areas to ensure residents feel safe at all times.

A private, state-of-the-art gym will be housed in the basement for residents to use at any time of the day.



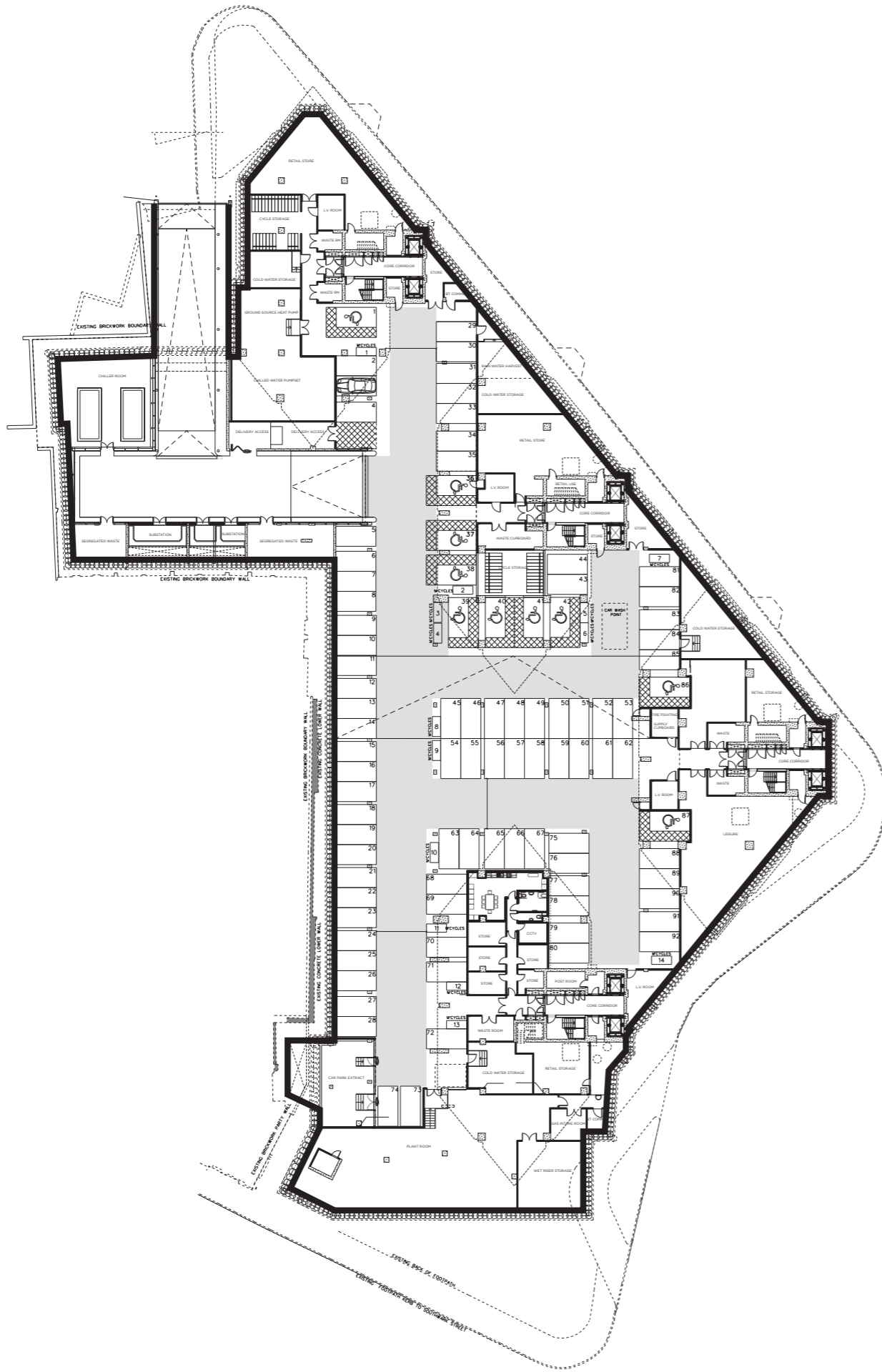
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Basement

The single level basement will provide secure parking and storage for residents, in addition to space for essential building services and retail unit storage.

A residents leisure facility is to be provided under Pavilion C, accessed via the central reception area.

Access to the basement will be security controlled at all points.



Specifications & Amenities

Important Note

Please note that design development of NEO Bankside is still ongoing and certain items of the specification may be liable to change without further notice.

Structure

Reinforced concrete frame building with external steel bracing frame structure.

Unitised high quality curtain walling system, principally constructed from anodised aluminium and double glazed glass. Solid panels include timber cladding behind glass.

External doors and windows are integrated into the unitised curtain walling system.

Flat soffit concrete floor structure with finishes as described below.

General Internal Specification

Walls, floors, ceilings

Screed floors throughout to allow for underfloor heating and sound insulation.

Internal high specification stud partition walls, skim coated and painted. Acoustic quality to exceed building regulations.

Suspended plasterboard ceilings, skim coated and painted.

Floor to ceiling windows, some of which are screened by internal timber louvres.

Finishes

Timber floors to entrance hall and reception rooms.

Carpets to all bedrooms.

Floor to Ceiling Heights

Entrance halls: 2400 – 2500mm
 Reception rooms: 2600mm
 Kitchens: 2400 – 2600mm
 Bedrooms: 2600mm
 Bathrooms: 2400mm

Note: the above figures are approximate.

Joinery

Doors

Front doors: substantial, thick leafed doors with natural timber veneer finish and designed door furniture.

Internal doors: full height or with over panels in white.

Recessed skirting and architraves with shadow gaps to architects design.

Wardrobes

Doors (where applicable) spray finished in matt lacquer.

Down lighters set within top shelf.

Fitted Cupboards

Full height doors in white.

Ironmongery

High quality fittings throughout in brushed stainless steel.

Heating And Cooling

Independent, thermostatically controlled underfloor heating system to all principal rooms and hallways.

Independent comfort cooling system to each apartment, with fan coil units to reception rooms and principal bedrooms.

Electrical

5 amp and 13 amp circuits.

White metal electrical sockets and switch plates.

Lighting

Low voltage downlighters to kitchens and bathrooms.

Low energy lighting provided to bedrooms.

Provision for table and floor lamps to be connected to 5 amp wall and floor sockets in reception rooms.

Terminations in walls and ceilings for future fit out.

Multi function lighting control by Lutron Homeworks.

Recessed lighting to fitted wardrobes.

External lighting to terraces in penthouses only.

AV, Telephone and Data Systems

Cabling to satellite TV outlets is provided to all principal rooms.

Pre-wired for multi room audio and keypad control using System Line.

Wiring to telephone points is provided to all principal rooms.

Pre-wiring to data sockets in principal rooms enabling multiroom broadband connection.

General Kitchen Specification

Bulthaup B1 system with wall units and tall units in matt lacquer.

Granite worktops each with inset sink.

Open plan kitchens to match reception floor finishes.

Appliances by Siemens include flush mounted ceramic hob, stainless steel single oven and microwave, canopy hood and fully integrated dishwasher and fridge/freezer.

Also provided is a Wastemaids waste disposal and freestanding washer/dryer.

Note: Variances occur between apartments. Please refer to individual apartment appliance schedules.

General Bathroom Specification

Contemporary architect specified sanitary ware and bathroom fittings.

Master bathrooms have separate bath and generous walk in shower.

All bathrooms have stone floors and wet area walls.

Scene set lighting in master bathrooms.

Heated mirrored cabinets for storage with intergrated vanity lighting.

Winter Gardens

Included within the apartments are large Winter Gardens which provide a temperate semi-external environment.

Glazing is provided to all sides and joined to the living area by sliding folding glass doors.

Floor finishes continue from living area through to the Winter Gardens.

Underfloor heating is provided.

Juliette Balconies

Full height, inward opening glass doors with Juliette balconies provided in one bedroom apartments.

Security and Amenities

24hr security and concierge.

Card access to pavilions.

Perimeter fence closed at night with entry by non-residents only via main concierge.

Direct call to concierge from apartment video entry phone.

Panic alarms.

CCTV monitoring in public areas.

Private gym and exercise area in basement.

Communal gardens for residents.

Limited underground parking and storage.

999 year leases.

Journal Title	Pavilion Type
NEO Bankside	Pavilions A & B Project Overview

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Contact Details

For more information

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Knight Frank
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Design Development

Please note that all aspects of the design for NEO Bankside are continuously reviewed and GC Bankside LLP reserves the right to make alterations to the design without notice.

The Lease

The new lease is for a term of 999 years.

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NEO
BANKSIDE

A Joint Venture Development By

Sales Representation



Misrepresentation Act

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March 2010