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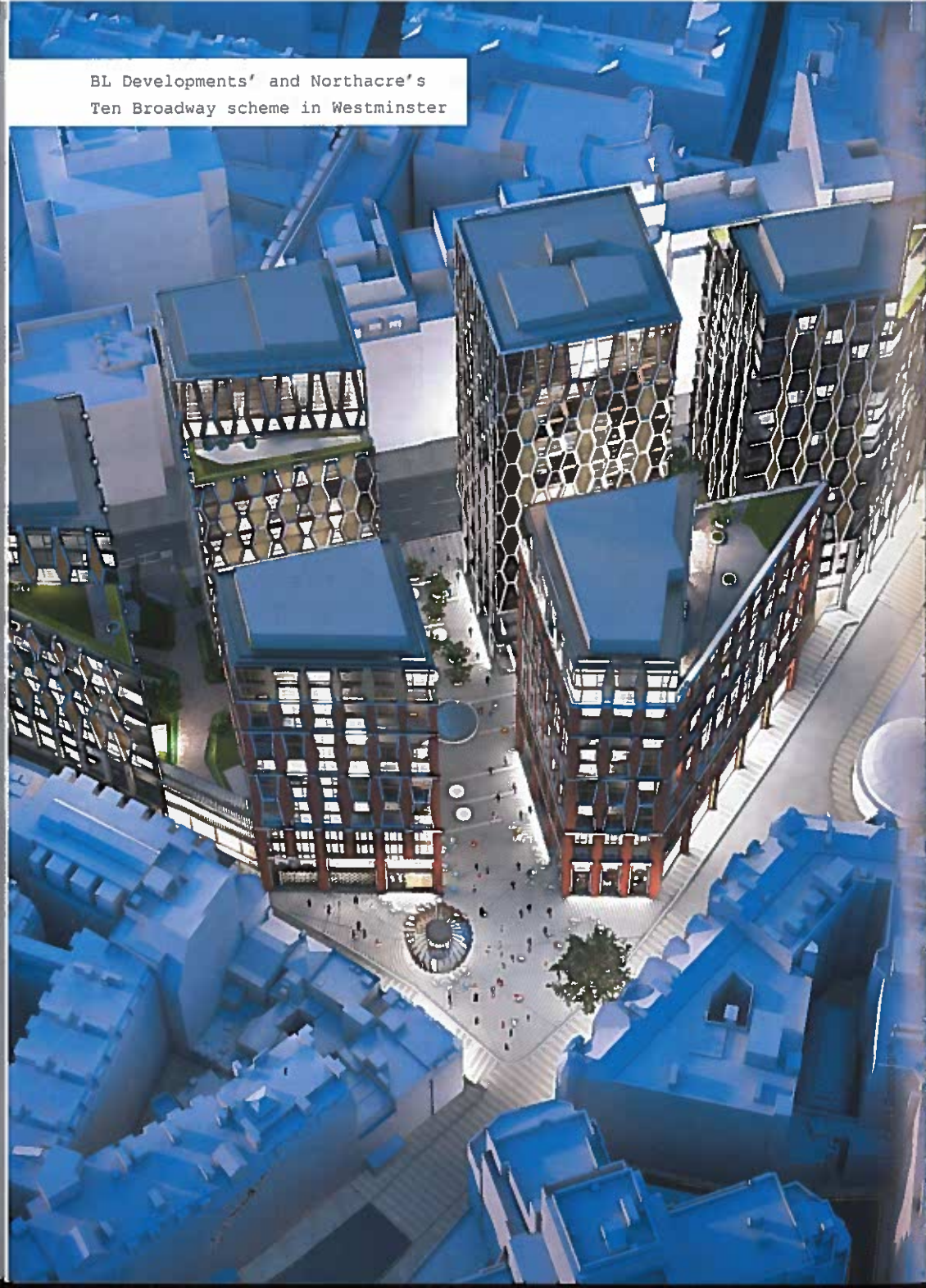
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BL Developments' and Northacre's
Ten Broadway scheme in Westminster

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OFFICERS TO RESI

GREEN LIGHT FOR ULTRA-PRIME NEW SCOTLAND YARD DEVELOPMENT

Westminster planners have given Abu Dhabi-owned BL Development Ltd the green light to knock down New Scotland Yard and build its hyper-luxury Northacre-managed scheme, Ten Broadway.

The developer (owned by Abu Dhabi Financial Group LLC), which bought the site in late 2014 for £370m (a solid £120m above JLL's original asking price), won approval despite a fair amount of opposition to the plan, and is now in line for a £10m off-site affordable housing contribution.

Squire & Partner-designed plans to demolish all three existing 1960s buildings (of seven, nine and 21 storeys) on the 1.78-acre triangular site just south of St James's Park, and replace them with a six residential-led buildings ranging from 14 to 20 storeys, were submitted last summer. The scheme, now approved, will deliver 246 apartments with a total residential GIA of 44,456 square metres (plus another 3,990 square metres for resi facilities).

Northacre, developers of The Lancasters and One Palace Street, were brought on as Development Managers last September.

The whole development is carved broadly into two halves, and will sit on two four-storey "podiums" housing retail units on the ground and three storeys of office space, with the resi buildings coming in three-a-piece on top. There'll also be four basement levels for parking, plant and residents' facilities including a gym, pool and spa.

Resi units will range from one to five-beds, with ten being allocated as affordable and the other 236 going at market prices. Squire's designs show a bronze hexagonal mesh covering the new building façades – which the architecture firm says are "inspired by Art Deco research".

www.tenbroadway.com



Squire & Partners' bronze hexagonal mesh covering the new building façades is 'inspired by Art Deco research'



**Ten Broadway
development teamsheet**

- OWNER: BL Development Ltd
- DEVELOPMENT MANAGER: Northacre plc
- ARCHITECT: Squire & Partners
- LANDSCAPE ARCHITECTS: Gross Max
- EIA PROJECT MANAGEMENT: AECOM
- PLANNING CONSULTANT: Bliffinger-GVA
- PROJECT MANAGEMENT / COST & CONSTRUCTION CONSULTANT: Tower 8
- STRUCTURAL ENGINEER: Robert Bird
- POLITICAL CONSULTANT: Bell Pottinger
- TRANSPORT ASSESSMENT / TRAVEL PLANNING: Transport Planning Practice
- WIND MICROCLIMATE: RWD Anemos
- DAYLIGHT / SUNLIGHT / OVERSHADOWING CONSULTANT: Anstey Home
- TOWNSCAPE / VISUAL IMPACT: Peter Stewart Consultancy
- VERIFIED IMAGERY: Miller Hare