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**FORGED**

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**FROM THE**

**ENDURING  
SPIRIT**



**OF**

---

**LONDON**

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GOODLUCK HOPE



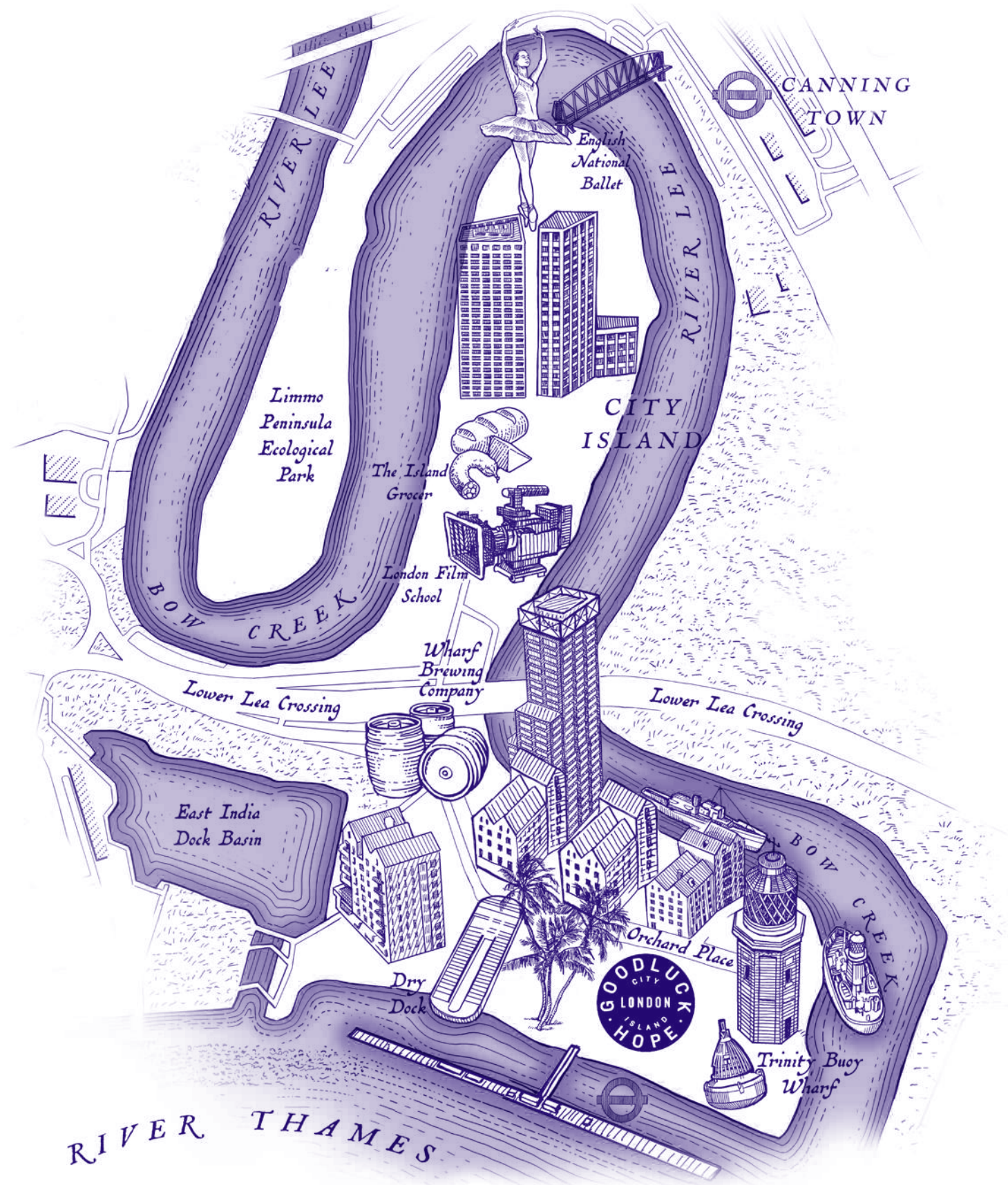
## F O R E W O R D

Goodluck Hope has been forged from the enduring spirit of London, built on the fabric of the city's great industrial heritage. Returning to its roots of industry, ingenuity and community, it begins a new chapter. It offers a welcoming neighbourhood and a meeting place for makers, traders and pioneers – a platform for the dynamic exchange of ideas and innovation. Made in the image of the great wharves and warehouses, Goodluck Hope's robust, refined industrial aesthetic is built in brick and steel, dressed with timber and lined with trees. Rising from the pathway of an ancient street, townhouses look onto secluded gardens and beautifully designed open spaces, as slips and walkways criss-cross and lead to the shore. Above them, the Island's towers give a magnificent aspect across and beyond the city and its outer boroughs, as sunlight shimmers on the waters of the two rivers as they meet. On the banks of the mighty Thames, Goodluck Hope is a beacon, marking the gateway to the world's most vibrant city, on the edge of its eastern hub, in a unique island haven.

A handwritten signature in blue ink, reading "Sean Mulryan".

S E A N M U L R Y A N  
*Chairman & Group Chief Executive*  
*Ballymore Group*

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THE ISLAND  
1

# A TRUE LONDON ISLAND

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# RE DISC OVERED

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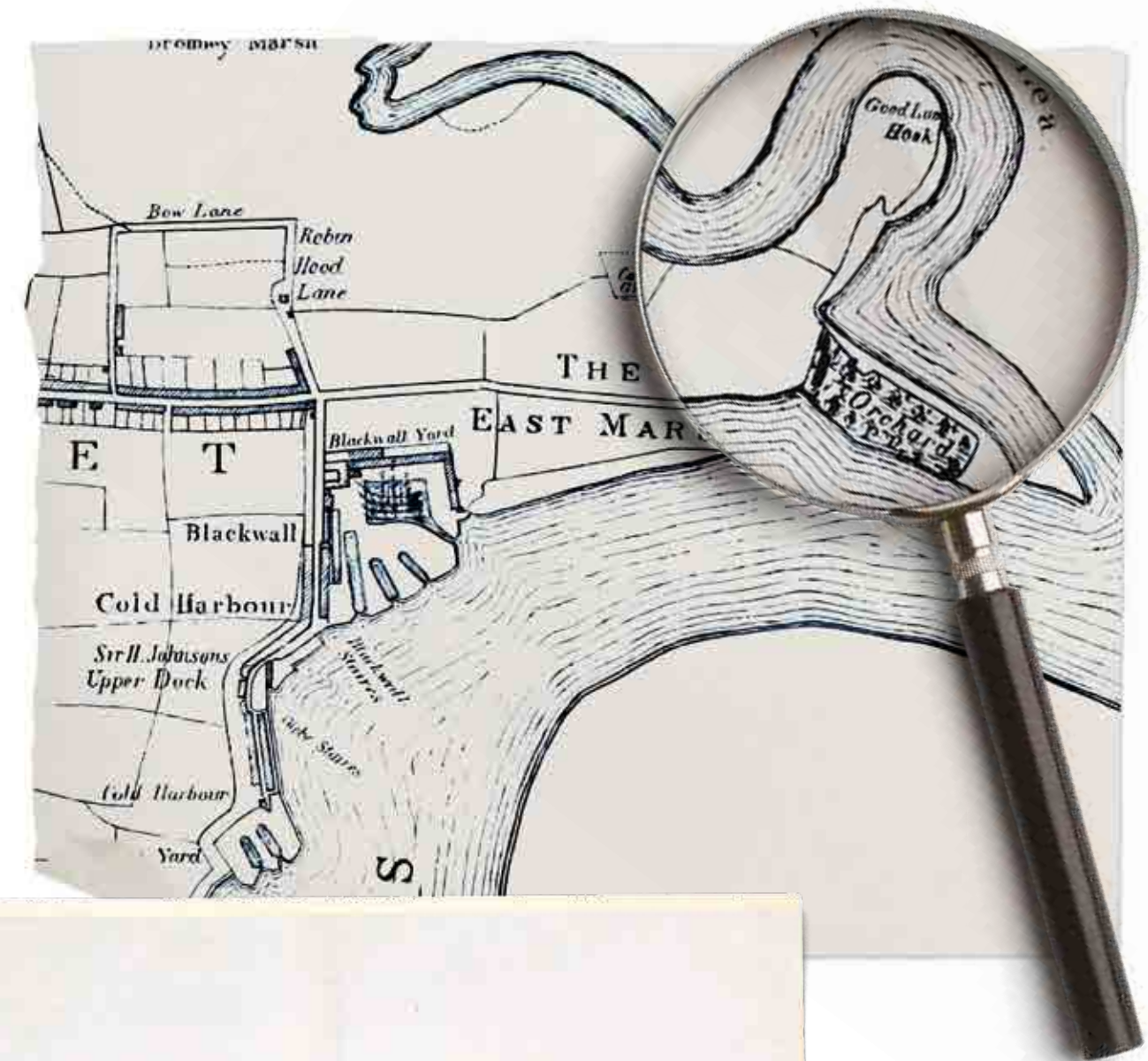
In the heart of London, an undiscovered island shaped by history has become home to a burgeoning community of creators and cultural pioneers.



# LIVE ON HISTORIC LONDON

Before the city reached out to the east, the Island was an orchard, overlooking marshes to the north and south across the Thames. This green peninsula was regarded as an undiscovered part of London until a multitude of enterprises from coopers to shipbuilders and the East India Company took advantage of its unique location. From the dawn of the 19th century, the Island was a hive of industry.

## THE ISLAND'S PAST IS CHARTED BY ITS EVER CHANGING LANDSCAPE AND THE MARCH OF HUMAN PROGRESS



1595

Merchant Tailor John Churchman's Orchard



1808

East India Docks  
painted by William Daniell

Pioneers in industry and manufacturing have left a powerful legacy on the Island, none more so than James Douglass, one of the 19th century's most celebrated civil engineers. Born within a stone's throw of the Island, Douglass developed the design of the Bow Creek Lighthouse at Trinity Buoy Wharf. Once described as 'artificial suns', this great building stands as a monument to the Island's connection to the sea.



**1882**  
Designed by Sir James Douglass the Eddystone Lighthouse, modelled after his prototype at Trinity Buoy Wharf was first lit



**1864**  
Trinity Buoy Wharf Lighthouse built by Sir James Douglass

**1898**

Japanese battleship 'Shikishima' being launched from Thames Iron Works



**1880**  
Engine component workshop Thames Iron Works (circa 1880)

**1903**  
Facade of the general office at Thames Iron Works, and a ship under construction in its yard



**1966**

Trinity Buoy Wharf lay dormant after numerous attempts to modernise it and was then bought by the London Docklands Development Corporation



GOODLUCK  
HOPE

L O N D O N

The  
Lantern  
Room

The  
Ecology  
Park

ISLAND  
*Grocer*  
by Ballymore

English  
National  
Ballet



mbna  
thames clipper

The 1595 Club

WHARF  
BREWING  
C:OMPANY

THE LONDON  
FILM SCHOOL

The  
Arts  
Club

Trinity  
Buoy  
Wharf

Faraday  
School



Canning  
Town

THE ISLAND

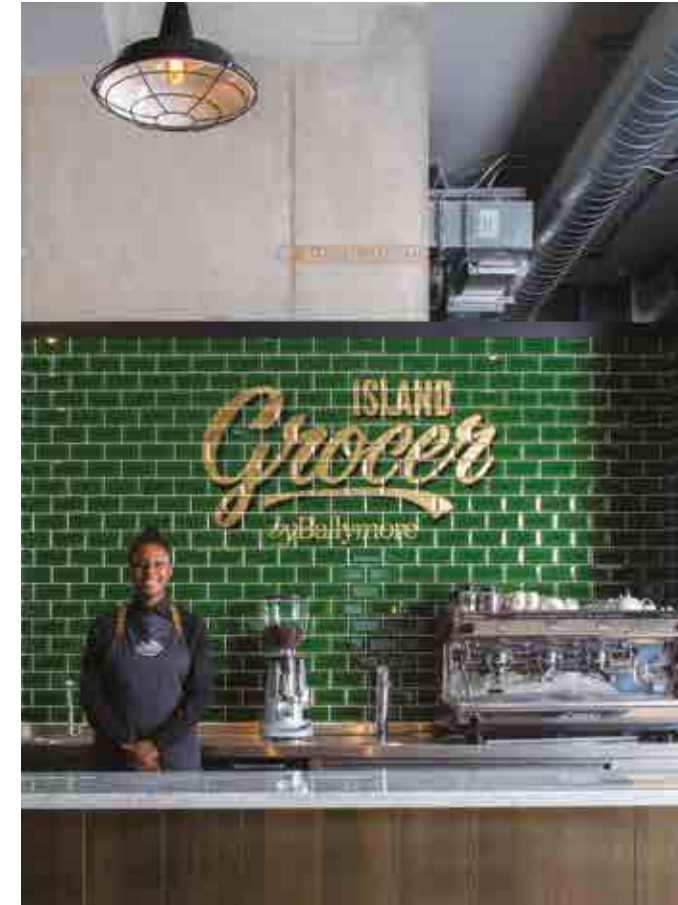
### ISLAND ARRIVAL

Commute by water along the Thames' greatest meander to the heart of the city.



### LOCAL AMENITIES

Every resident at Goodluck Hope owns full access to an abundance of additional living experiences.



### WORLDLY PROVISIONS FROM THE ISLAND GROCER

Globally inspired, fresh produce at the Grocer, a coffee for the stroll, wine for the evening.



# AN ISLAND RICHLY APPOINTED & CONNECTED TO THE WORLD,



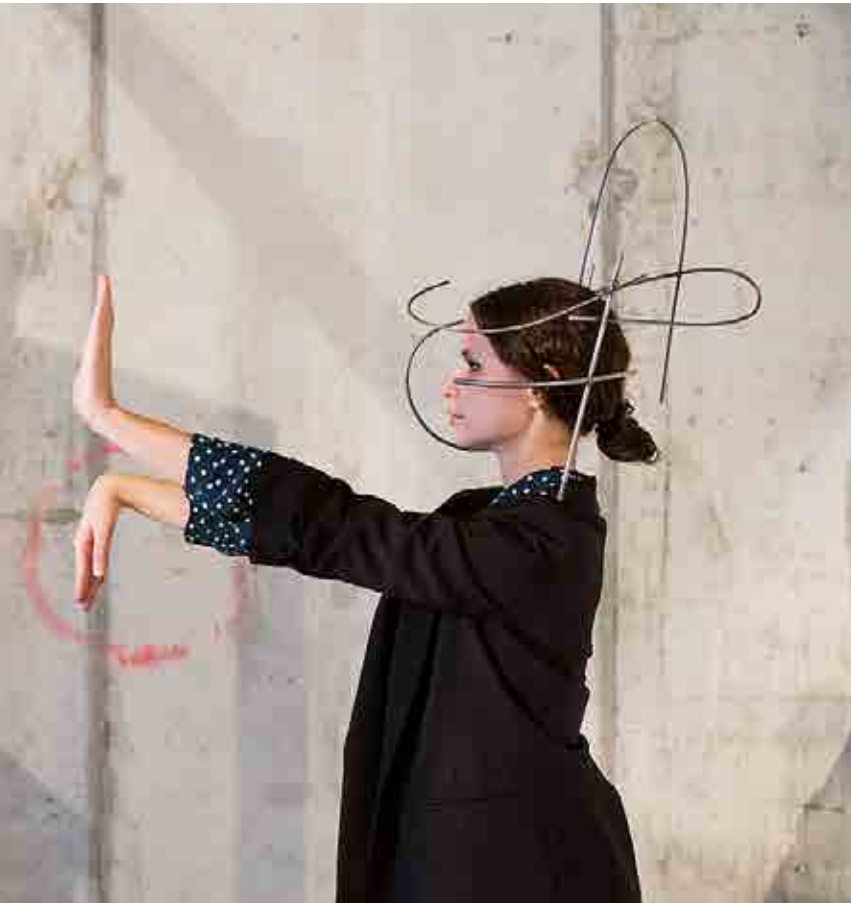
### ENJOY A BEER AT WHARF BREWING CO.

Craft beers brewed and served at the Island's own brewery.



### TRAIN, RELAX AND ENTERTAIN

Spaces to exercise, unwind, take in a film along with the skyline across the Island.



**INSPIRING EVENTS AND EXHIBITIONS**

At the forefront for showcasing local and international artists and exhibits.



**CAFÉS, DELIS AND RESTAURANTS**

**FROM DAWN 'TIL DUSK**

Vibrant spaces to start and end your day, meet, collaborate, dine and socialise.



**A HOME WITH A WEALTH OF AMENITIES ON YOUR DOORSTEP,**



**FUTURE HOME TO ENGLISH NATIONAL BALLET**

Ballet dancers, musicians, set builders, seamstresses and artists allow passers by a glimpse of their craft, rehearsing and performing in their new home on the Island.



**THE FUTURE OF FILM AT LONDON FILM SCHOOL**

The new generation of British film-making talent, create and collaborate, showcasing their work to residents and visitors.



**ARTISTS IN RESIDENCE**

**AT TRINITY BUOY WHARF**

Once a beacon for commerce and trade now home to an eclectic mix of artists, studios and creative institutions.

### ICONIC ARCHITECTURE

The variety of style, size and character displayed by the Island's contemporary architecture is unrivalled in the east of the city.



### FOCAL POINTS FOR THE COMMUNITY

The Island's squares are the focal point of the community, neighbourhood spaces of inspiring performance and creative energy.



### INVITING VARIED SOCIAL SPACES

From landmark spaces like the Lantern Room, to The 1595 Club and Arts Club, home to the Grocer, clubhouse, gymnasium, spa, treatment rooms, outdoor 25m pool and gardens with the services of our expert concierge team.



# BRIMMING WITH PERSONALITY, CREATIVITY AND DISCOVERY.



### A NEW GENERATION AT THE FARADAY SCHOOL

A growing independent primary school located within the inspirational setting of Trinity Buoy Wharf.



### VIBRANT SOCIAL AND WORK SPACES

The iconic Island architecture, including Douglass Tower, provides unique environments to live, work and socialise.



### THE ECOLOGICAL PARK

A linear park on the bend of the River Lea, featuring streams, ponds and meadows – abundant in wildlife.



**BUILT FROM**

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**THE FABRIC**

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**OF LONDON**

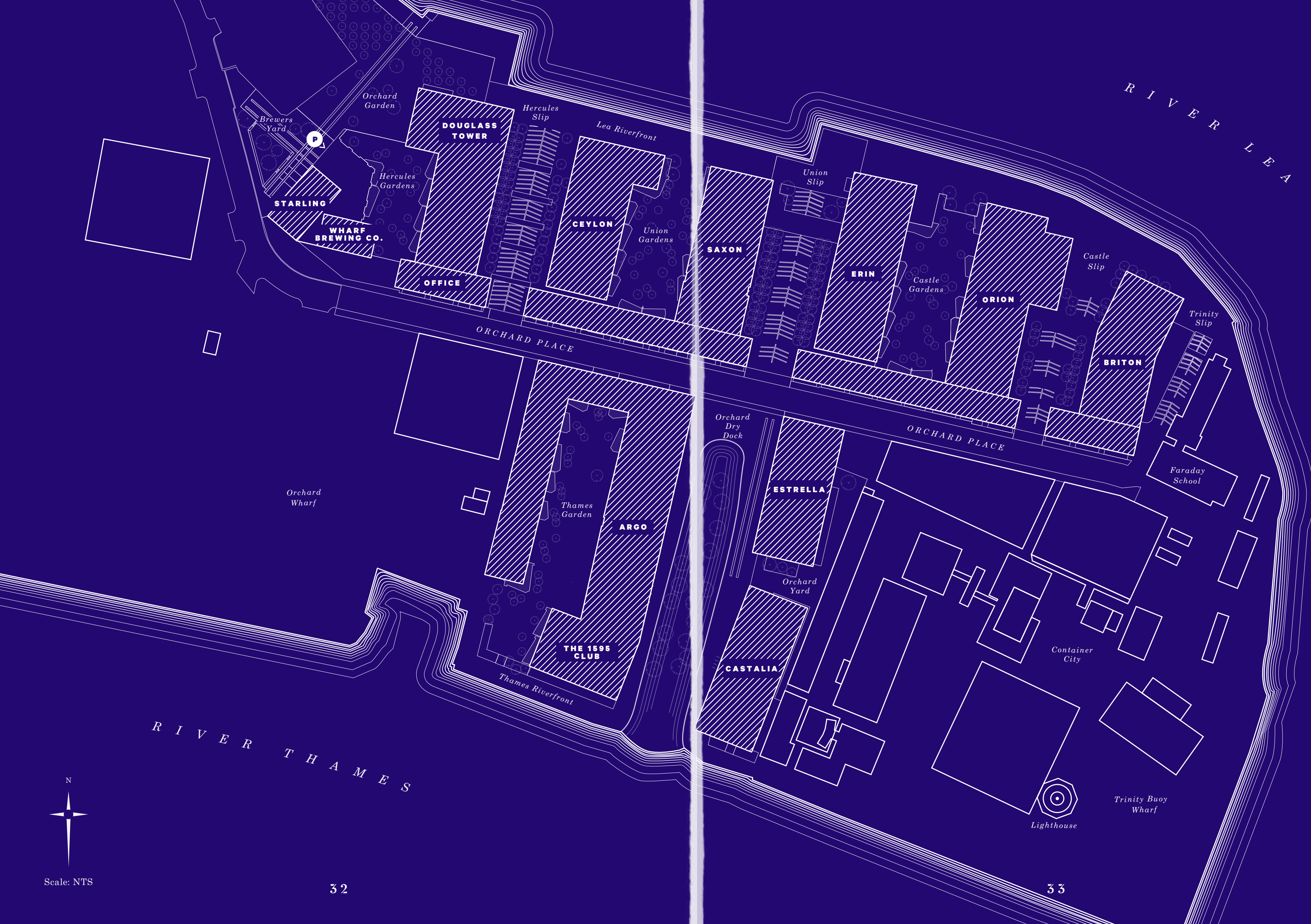


*Goodluck Hope looking towards Canary Wharf*

# OUT OF INDUSTRY & ENTERPRISE

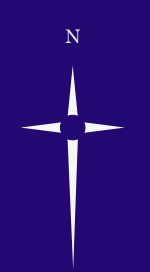
Goodluck Hope is an industrially inspired island development, forged from London's enduring spirit, founded on a heritage of industry, ingenuity, craft and creativity.





R I V E R  
T H A M E S

R I V E R  
L E A



Scale: NTS

1986  
The original Orchard Dry Dock



# RE-MAKING GOODLUCK HOPE TO CHAMPION A CONTINUED HISTORY OF TRADE



*Orchard Dry Dock, view towards the river*



*Approaching the Island by boat*

Connecting the main street to the riverfront with dramatic views both east and west along the Thames, Orchard Dry Dock references the historic purpose of the Island. Where mighty ships were built and repaired, Orchard Dry Dock has been re-imagined as an open, accessible place in which to meet friends and neighbours. Stood at its southern edge you have a stunning overlook of the Thames, the entire structure has been re-made to the outline of a great vessel, with surfaces and materials that will weather and gain character over time.

# PEOPLE



*Orchard Dry Dock, view towards the river*



*Orchard Dry Dock*

# PLACES

The re-imagined streets, slips and wharves echo their historic purpose, leading residents down to the water's edge at every turn, where they once held ships set for distant shores. Riverside promenades take in the panoramic city in every direction, with landscaping that reveals the Island's history. The river's natural meander creates room to breath and distance from the rush, yet is always at the heart of Island life.



**WARMTH RADIATES  
FROM OPEN FRONTED  
TOWNHOUSES BRINGING  
OLD STREETS TO LIFE**

The architecture is drawn from the great heritage of the makers of the past and the life of the industrial river: from the bustling central street of Orchard Place to the re-discovered dry dock, robust yet refined townhouses and towers, the forms, patterns and colours of the brick itself speaks of a continued history. It is a design evolution that complements the unique structures around which the neighbourhood is built.

1926  
Orchard Place



*Orchard Place looking east*

**A COMMITTED AND SINCERE  
ACKNOWLEDGEMENT OF  
THE INDUSTRIAL PAST**

**IF CLAIMED  
MADE  
LAW AWAKENED**

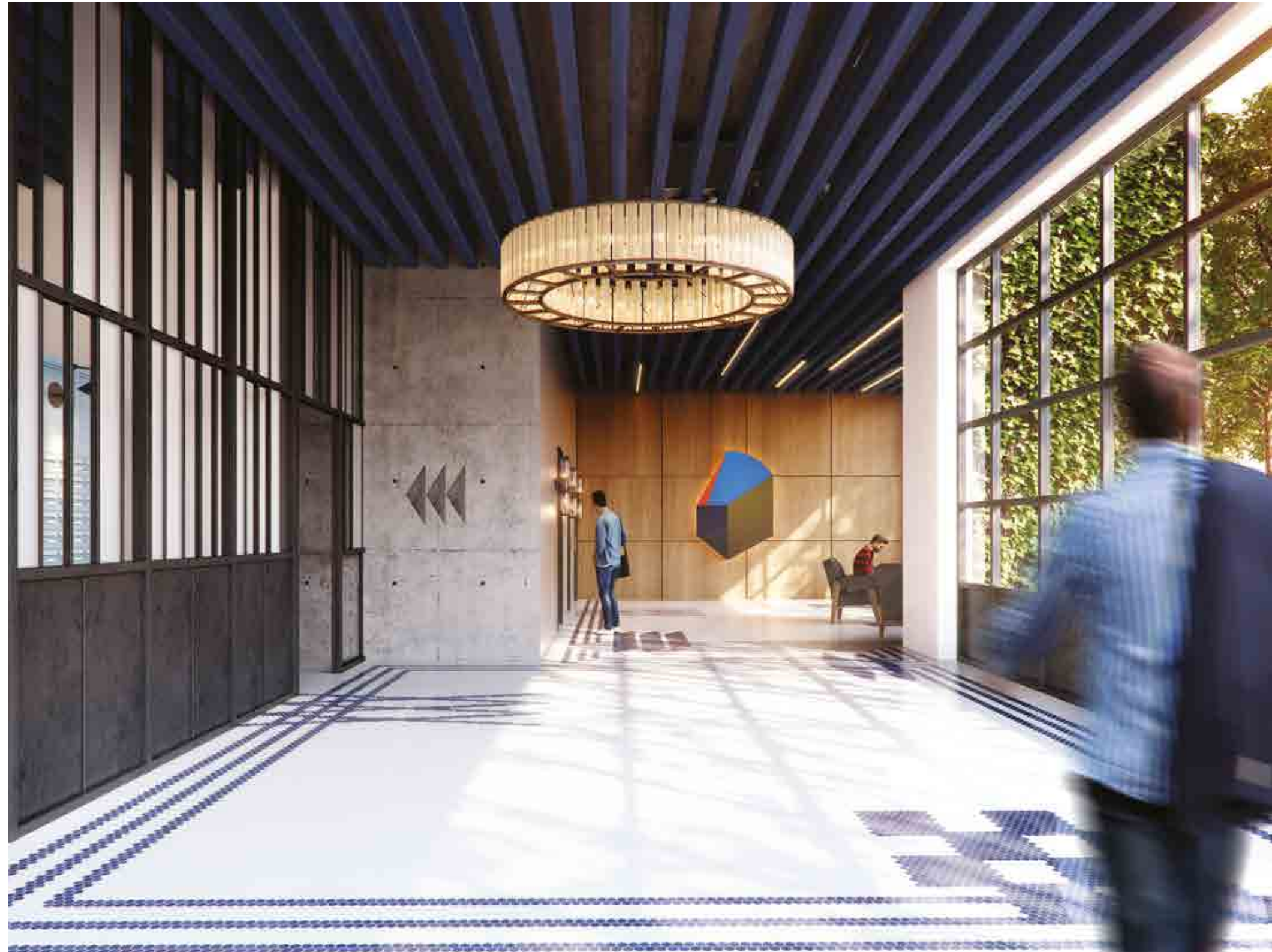
The Wharf Brewing Company opens the door to the skill and craft of the brewmaster's art in this vibrant bar and brewing school.



*The Brewery*



**A NEW BREWERY WHERE  
PEOPLE CAN LOOK DIRECTLY  
INTO THE PROCESS**



**INDUSTRIALLY  
INSPIRED, ECHOING  
THE ISLAND'S HISTORY**





Office Block

**FLOODED WITH NATURAL LIGHT,  
A PURPOSE-BUILT AND FLEXIBLE  
WORKSPACE FOR ENTREPRENEURS  
AND CREATORS**

A home to diverse creative talent and the platform for a thriving community, the Island's architecture champions the spirit of collaboration and cross pollination between residents and entrepreneurs alike through flexible studios and working spaces.

**COLLABORATE  
WORK  
COMMUNITY**





A **VARIED** AND **VISUALLY**  
**ENGAGING SKYLINE** FROM  
**TOWER** TO **TOWNHOUSE**  
**SHAPED** BY THE **SHORE**



*English National Ballet*

# PIONEERS — O F — CULTURE & TRADE

Where London once established its reputation as the world's greatest trading hub, today the Island is home to a new generation of creative pioneers – a constantly evolving family of cultural traders demonstrating and sharing their craft and creativity.

To continue a long tradition in the east, the Island welcomes Wharf Brewing Company, a thriving London enterprise that puts simple craft at the heart of its work.

## WHARF BREWING CO.

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*Leonard Honscheid, Brewer*

There is a great tradition of brewing in East London, and a growing resurgence of breweries in the capital. But it takes skill and time to get the process right. Building on the experience of Brick Brewery in South East London, the Wharf Brewing Company is committed to de-mystifying the craft by creating a very special brewhouse at Goodluck Hope where people can look directly into the process, learn more

about it and even participate in it. The beers that will be created on site are a celebration of the place, its history of import and export and its connection to the sea. The brewhouse will become a place for people to gather, for different reasons, throughout the day; a drink with friends, a quiet hour with a good book, or a birthday celebration.





“THE BEERS  
WE BREW AT  
GOODLUCK HOPE  
WILL CELEBRATE  
THE HERITAGE  
OF THE PLACE, ITS  
HISTORY OF IMPORT  
AND EXPORT AND  
ITS CONNECTION  
TO THE SEAS”

From daily bread to classic provincial Italian dishes, The Island Grocer's focus is on fresh, carefully selected, delicious food.

## THE ISLAND GROCER

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*Maurizio Gallo, Pizza Chef*

*“We’re here to provide the daily essentials, as well as to be a welcoming place to take morning coffee, a light breakfast, long lunch or dinner with friends”*

The Island Grocer uses the freshest ingredients, sourced with great care from local markets and beyond by a team of talented and imaginative chefs. The approach, of both the choice of dishes and the atmosphere, is to bring a taste of Italy to

the Island: fine food, paired with great wine and with a typically Italian ambience – relaxed, conversational and convivial. All this bound by an appreciation of great food, and a respect for great produce.







The craftspeople, performers, musicians and artists of one of the world's leading ballet companies have a new state-of-the-art home on the Island.

## ENGLISH NATIONAL BALLET

*Serena Fusai, Costumier*

Having English National Ballet on City Island will give the company a chance to open up to artists and arts organisations from East London, and to the communities of Newham and Tower Hamlets. It will be a new space that allows the company to produce and rehearse amazing work, a space that will echo to the sound of creative Britain.

The aim, in designing this state-of-the-art and almost translucent building, has been to establish a welcoming setting that gives the immediate and surrounding communities visibility of the training and the work that goes on every day. It will be a focus for creative energy – enough to warm the Island on a cold winter evening.



**IT'S AN ENORMOUS  
OPPORTUNITY <sup>TO</sup> GIVE  
ACCESS <sup>TO</sup> CULTURE**



**<sup>TO</sup> LOTS <sup>OF</sup> PEOPLE  
WHO MIGHT NOT  
OTHERWISE THINK  
ABOUT IT**



*Al Riches, Technical Director*



Gary Hume 'Liberty Grip' 2008

London's first dedicated modern and contemporary art walk. The route runs through the Island from the Queen Elizabeth Olympic Park to The O2, following the waterways and the line of the Meridian.

## THE LINE

*Megan Piper, Co-Founder of The Line*

*"A place where ideas are shared"*

The Line's inclusion on the landscape is part of the project's ambition to introduce art into spaces that are free and accessible for people to enjoy, becoming part of a dynamic and changing environment at the heart of London's urban regeneration. The Island also connects the existing works on The Line across the Thames to follow the

flow of the water along the Meridian. The Island embraces the project as part of a wider cultural destination where the three disciplines of film, art and dance inform and inspire each other. City Island is a place where ideas are shared within a thriving artistic community now opened up to the neighbourhood and wider audiences.

From a riverside workshop Richard Bragg and his team will weave their magic using the structure and palette of nature as their raw material.

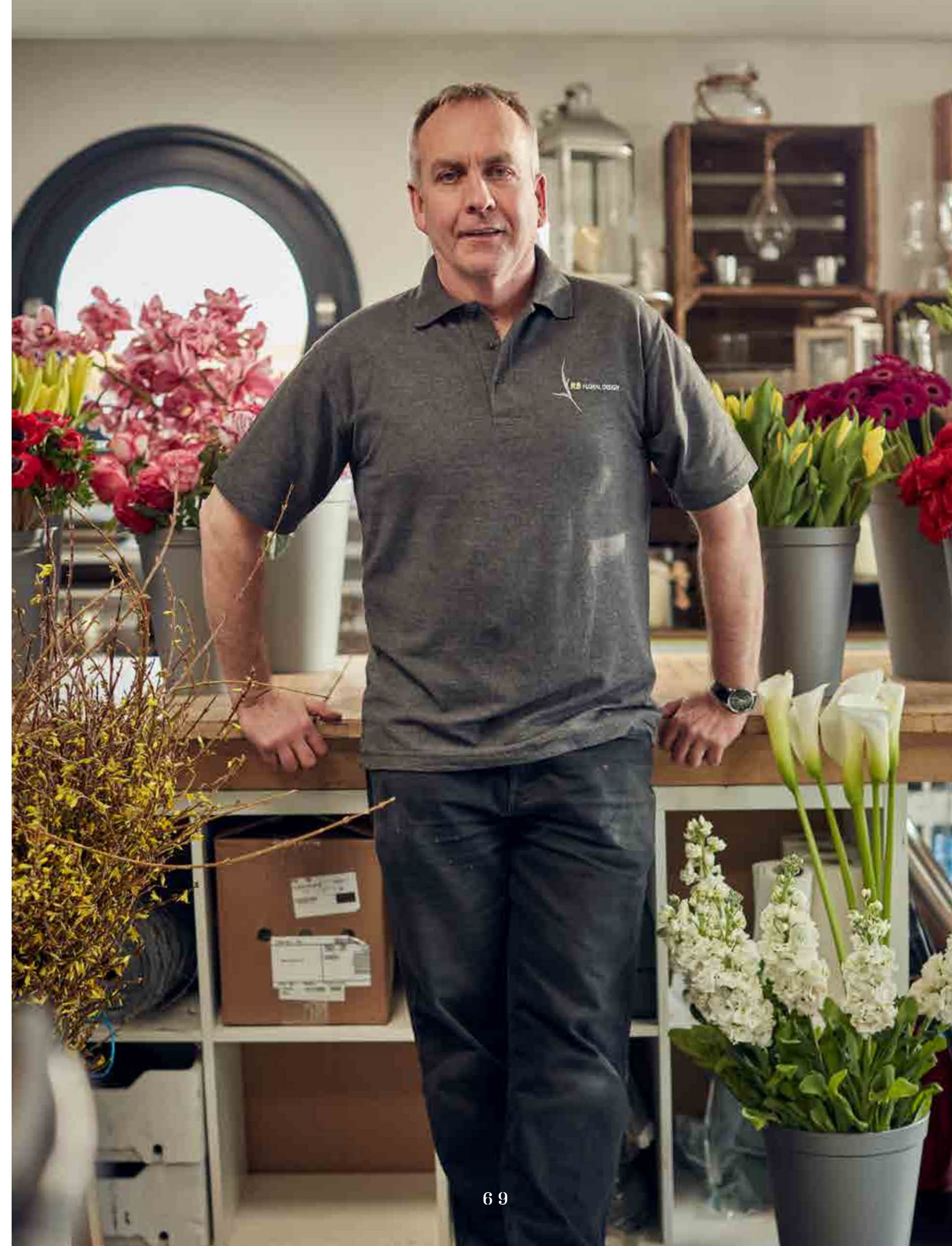
## THE ISLAND FLORIST

*Richard Bragg, Florist*

*“We’ll open our workroom  
and share some of the craft  
and creativity of floristry  
with the community”*

Florists have always played an important function in a neighbourhood. They help people mark significant occasions. They are a place that’s full of freshness, nature and the most intense colour, every day. They also help people introduce the unique shapes and patterns of nature into their homes with plants as well as flowers.

A riverside location is a reminder of how flowers move through the world, and how the raw material of the florist’s craft reflects the seasons from summer field flowers to the muted colours of autumn. Working with nature, surrounded by water, Goodluck Hope is a fitting home for their art and science.





The London Film School is an integral part of East London's growth into a centre of excellence for the creative industries. Island residents will be at the heart of that growth.

## LONDON FILM SCHOOL

*Teniola King, Masters Student*

*“Light and space moves you: it’s not just great film-makers that know and use this, but great design in all forms, especially in the design of our everyday environment”*

London Film School will be a welcoming, open access hub for everyone who wants to learn about the art and craft of film-making: from story idea to watching films on the big screen, and every stage in between. Residents and local communities will be invited into the space to share the joys of working with the moving image. As part of a creative hub the School will take this practice to the next level, engaging

with local communities to champion and nurture diverse locally grown talent. Links are already being built with local partners in and around the Island, including English National Ballet, to combine efforts and make sure the school continues to take inspiration from other creative disciplines and seize on opportunities for collaboration.

A photograph of a film set in a workshop-like environment. A camera operator is seated on a dolly, operating a professional video camera. Several other people are standing around, some looking at the camera. The scene is lit with dramatic, low-key lighting, with a bright light source visible in the upper right corner. The background shows various pieces of equipment and materials.

**BEING PART OF A CULTURAL  
AND CREATIVE HUB MEANS  
WE CAN BUILD ON WHAT OUR  
STUDENTS ARE ALREADY GOOD AT:  
FORGING LINKS, WORKING  
COLLABORATIVELY, AND  
EXPLORING NEW AND FRESH  
WAYS TO BE VISUALLY CREATIVE  
AND TELL GREAT STORIES.**



# AT THE GATEWAY<sup>TO</sup> LONDON

A magnificent riverside location overlooking the Thames' most stunning panorama, Goodluck Hope is secluded from the rush yet directly connected to the world.

# Map of LONDON

NORTH LONDON

WEST LONDON

VICTORIA PARK

Limmo Peninsula Ecological Park

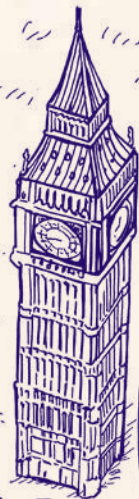
EAST LONDON

St Paul's Cathedral

The Gherkin

London City Island

Trinity Buoys Wharf

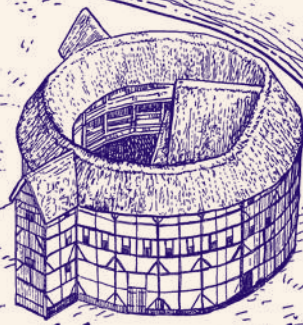


Big Ben

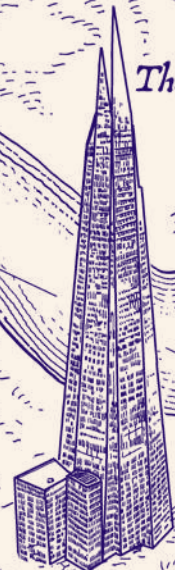
RIVER



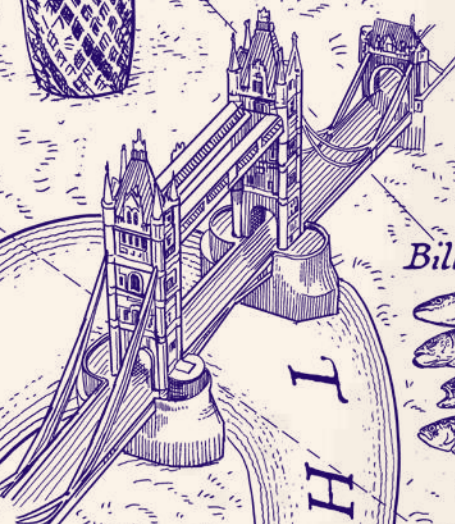
London Eye



Shakespeare's Globe



The Shard



Tower Bridge

Billingsgate Market



T H A M E S



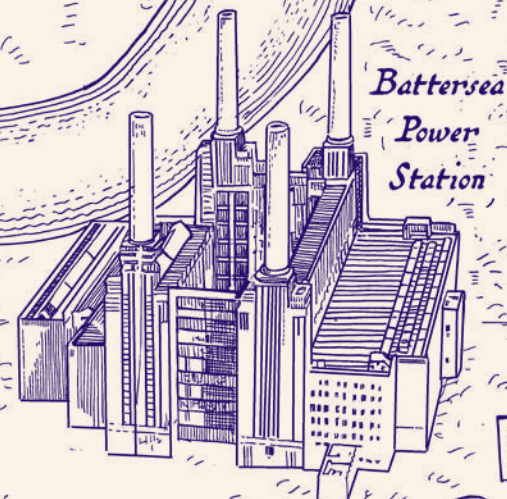
Canary Wharf



The O2 Arena



London City Airport



Battersea Power Station



Borough Market



SOUTHWARK PARK

SOUTH LONDON



Cutty Sark



Greenwich Observatory



GREENWICH PARK

BATTERSEA PARK

SCALE

Within view along the Thames to the west, and on Goodluck Hope's doorstep, Canary Wharf has become the biggest employer of bankers and financial professionals in Europe and a shopping and entertainment hub as diverse and exciting of any other part of London. Once a thriving port, the area is now home to a wealth of businesses and brands, boutique shops and the finest dining with a diversity and energy that shows no sign of slowing.



MOMENTS FROM CANARY WHARF THE

**CENTRE** OF

**FINANCE**

GLOBAL TRADE, MEDIA AND TECHNOLOGY

**97**

ACRES OF HIGHLY SPECIFIED URBAN ARCHITECTURE

**200,000**

PEOPLE TO BE EMPLOYED OVER THE NEXT TWO DECADES

**16**

MILLION SQ. FT. OF RETAIL AND OFFICE SPACE

**3** MALLS

**300**

STALLS

BOUTIQUES, BARS AND RESTAURANTS



THE

# CREATIVE ECONOMY

UK CREATIVE INDUSTRIES GROW BY

# 8.9% P.A

ALMOST DOUBLE UK ECONOMY AS A WHOLE

# £10.5 MILLION PER HOUR GENERATED

There's a new creative vibrancy to the wider area. This eastern enclave will welcome the next wave of tech innovators, thanks to some of the best data connectivity in the world, and space for entrepreneurs to expand into. Space sharing projects like Here East are leading the way, and the level of activity in fashion, music and the arts is unprecedented.

## EAST LONDON IS A GLOBAL CENTRE FOR CREATIVITY, INNOVATION AND CHANGE

UK CREATIVE INDUSTRIES ARE WORTH

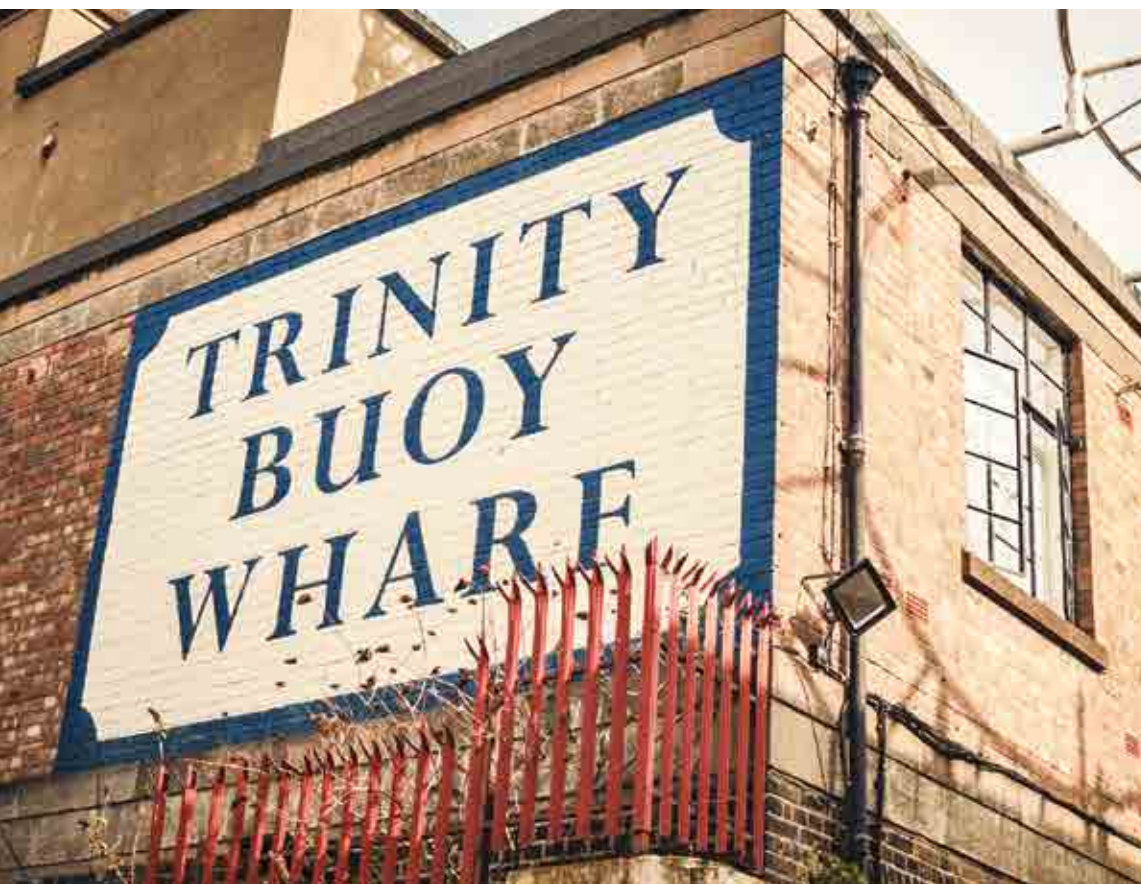
# £91.8 BILLION PER YEAR TO ECONOMY

Statistics collected from gov.uk



# A CREATIVE

Conceived as an environment that will inspire and nurture London's unbridled creative energy, the streets, shared spaces and remarkable buildings of the Island are already home to English National Ballet and the London Film School – globally renowned institutions that have brought with them world class performers, future superstars and the behind-the-camera and backstage talent central to the collaborative effort which enables true greatness. Even as you head home, through the landscaped spaces you will pass by the kinds of craftspeople, providers and characters that add richness to a thriving neighbourhood - from the grocer, butcher and florist to boutiques, restaurants, cafés and pop-ups.



## TRINITY BUOY WHARF

Bustling with inventiveness, artist studios, makers, workshops and galleries, Trinity Buoy Wharf is an unrivalled creative enclave on the doorstep of Goodluck Hope.

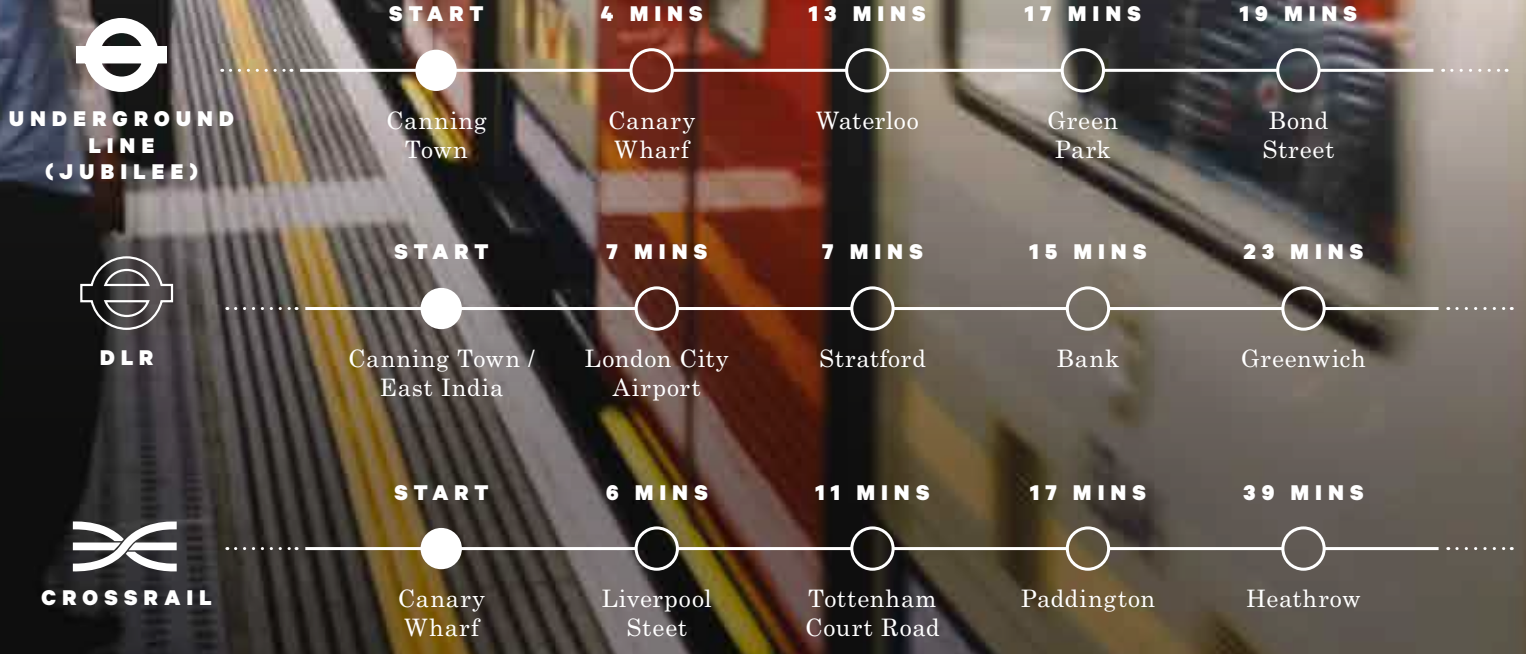


# VIEW

## GREENWICH

To the east of the Greenwich meridian, our neighbours across the Thames provide some of the world's most exciting entertainment and offer dramatic new perspectives on London's skyline.

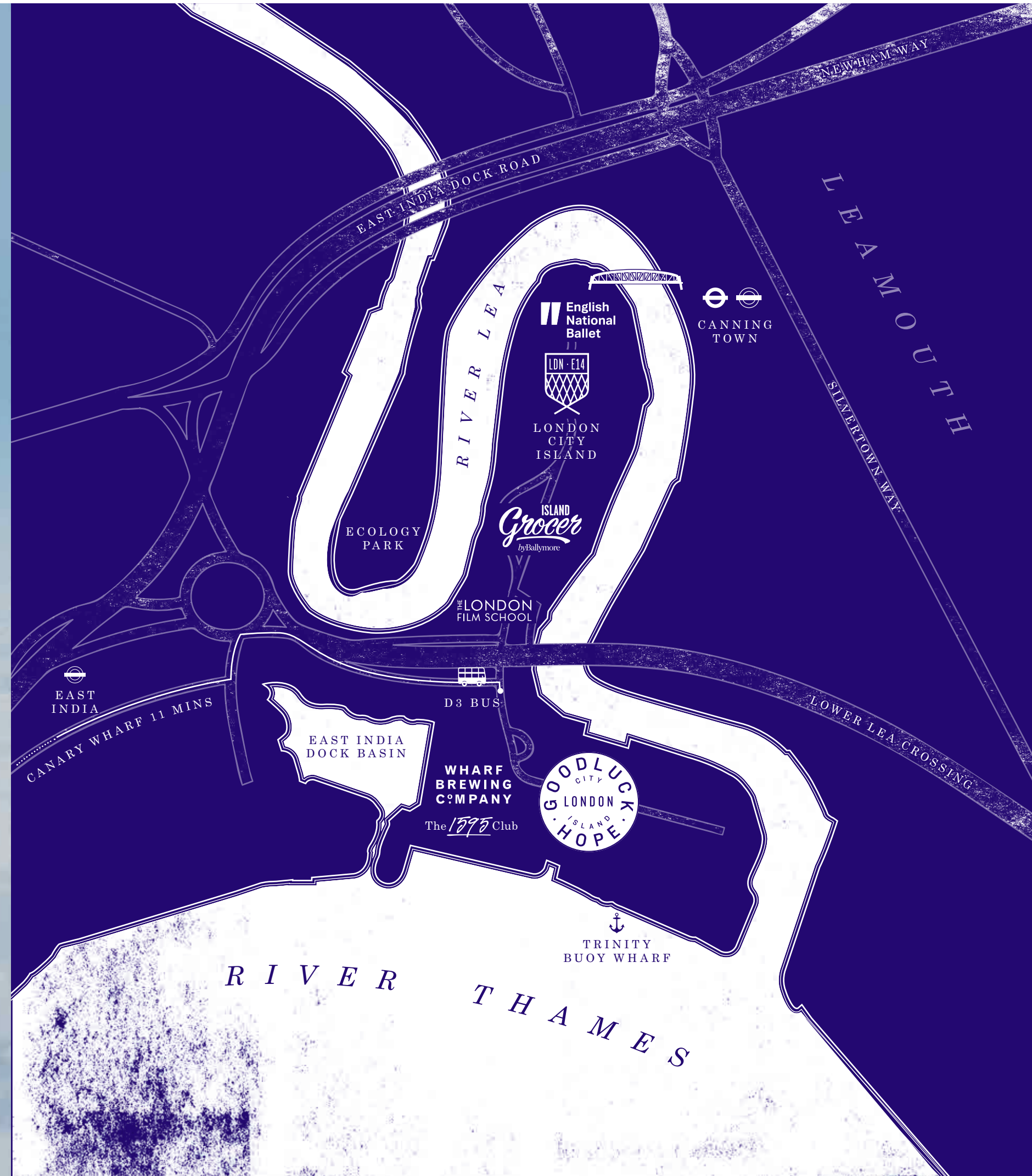
# CONNECTED TO THE WORLD BY ROAD, RAIL, RIVER AND PLANE



Connected to the new eastern city, to the rest of London and to Europe. The road network provides easy access into or away from the city. London City Airport – with connections to the UK and mainland Europe – is within easy reach. Rail lines are a short walk from the northern edge of the Island and Thames Clippers depart from the jetty at Goodluck Hope right into the heart of London and all stops in between.



Non-Direct (1 Stop) .....  
 Direct Flight —————



# THE WHOLE OF LONDON ON YOUR DOORSTEP



 Underground
  Overground
  DLR
  National Rail
  Crossrail
  Eurostar
  Boat

  
 ROYAL  
 OBSERVATORY

  
 GREENWICH  
 PARK



*The Work House*

## THE INVENTORY 5

1595

*The Courtyard*  
*The Water House*  
*The Steam House*  
*The Sweat House*  
*The Work House*  
*The Spice House*  
*The Picture House*  
*The Arts Club*  
*The Lantern Room*

The equal of any of the great private clubs in its design and members' only amenities, 'The 1595 Club' at Goodluck Hope offers a retreat from the outside world, where residents and guests can enjoy first-class facilities, purpose-built and beautifully designed to provide the finest in wellness, co-working and entertainment. For catching up or unwinding, putting in the hard-yards or kicking-back on easy afternoons, the Club gathers the best of the best in one spectacular inter-connected space.

THE SPICE HOUSE

THE WATER HOUSE

THE SWEAT HOUSE

THE COURTYARD

THE PICTURE HOUSE

THE PUMP HOUSE



## PLACES TO WORK, EAT, SOCIALISE, EXERT YOURSELF AND RELAX

'The 1595 Club' is a network of globally inspired exceptional amenities under one roof where residents can connect, friends can relax and hours can just simply disappear.

THE WORK HOUSE

THE STEAM HOUSE

THE POST ROOM

At the heart of Goodluck Hope, 'The 1595 Club' offers residents a range of carefully curated experiences delivered impeccably just for them. Everyone who steps inside is assured a warm welcome and a supremely comfortable environment in which to spend time: for a morning swim or a warming sauna, a light-lunch or an afternoon-matinee with friends, 'The 1595 Club' is always just a short stroll from home.



*The Reception*



*Looking onto the Courtyard*



— THE COURTYARD —

A SANCTUARY AND A MEETING PLACE DRESSED WITH PLANTS FROM AROUND THE WORLD, THE COURTYARD IS A CORRIDOR OF NATURAL COLOUR, DAPPLED IN LIGHT, OFFERING A TRANSITION BETWEEN INDOOR AND OUTDOOR SPACES





*The Steam House*

— THE WATER HOUSE —

A brisk pre-work swim or an impromptu get-together at the poolside on a balmy summer's day, the restorative benefits of water are the central theme of time spent within the elegant design of The Water House.



*The Sweat House*

— THE SWEAT HOUSE —

An austere New York backdrop of steel, glass and timber is the setting for the best in cardio and impact gear and all the latest fitness accessories, meaning residents get the best workout possible, any time of day.



*The Water House*



— THE WORK HOUSE —

**A PLACE IN WHICH TO THINK, WORK  
AND SHARE IDEAS, WITH A DISTINCTLY  
BRITISH PERSONALITY**





*The Picture House*

— THE PICTURE HOUSE —

Whether it's a local film-maker's premiere, or a private screening for friends using state-of-the-art sound and image technology, sinking back in one of the Picture House's plush purpose-designed seats is guaranteed to put the outside world well out of reach (at least until the credits roll).

— THE SPICE HOUSE —

**ONCE YOU TAKE YOUR TABLE WITH A SWEEPING VIEW OF THE THAMES, THE SPICE HOUSE MENU DAZZLES WITH INGREDIENTS AND CULINARY PHILOSOPHIES FROM ACROSS THE GLOBE**

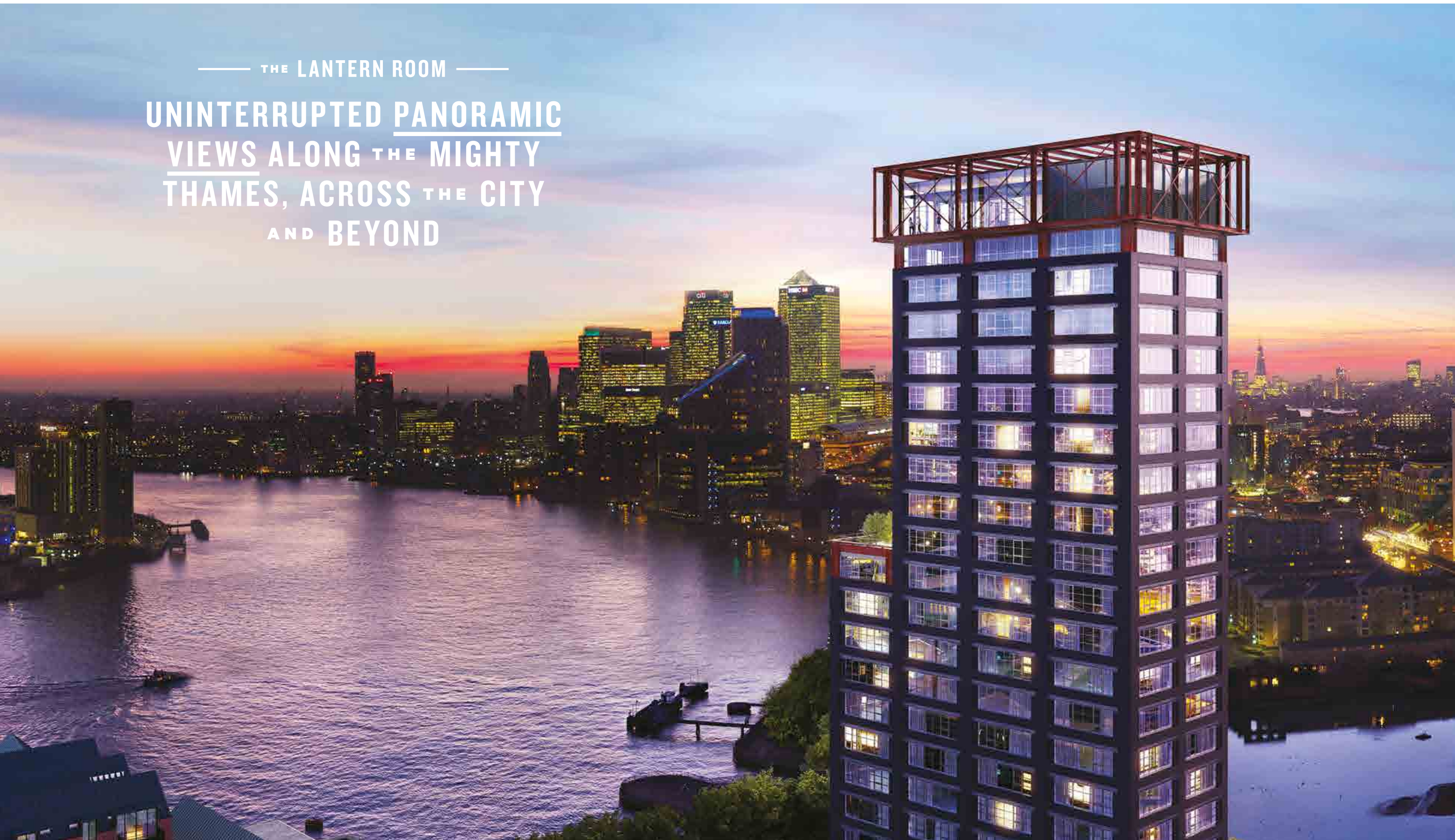
## THE ARTS CLUB

Every resident also enjoys full access to the City Island Arts Club. This includes the Grocer, clubhouse, gymnasium, spa, treatment rooms, outdoor 25m pool and gardens with the services of our expert concierge team.



— THE LANTERN ROOM —

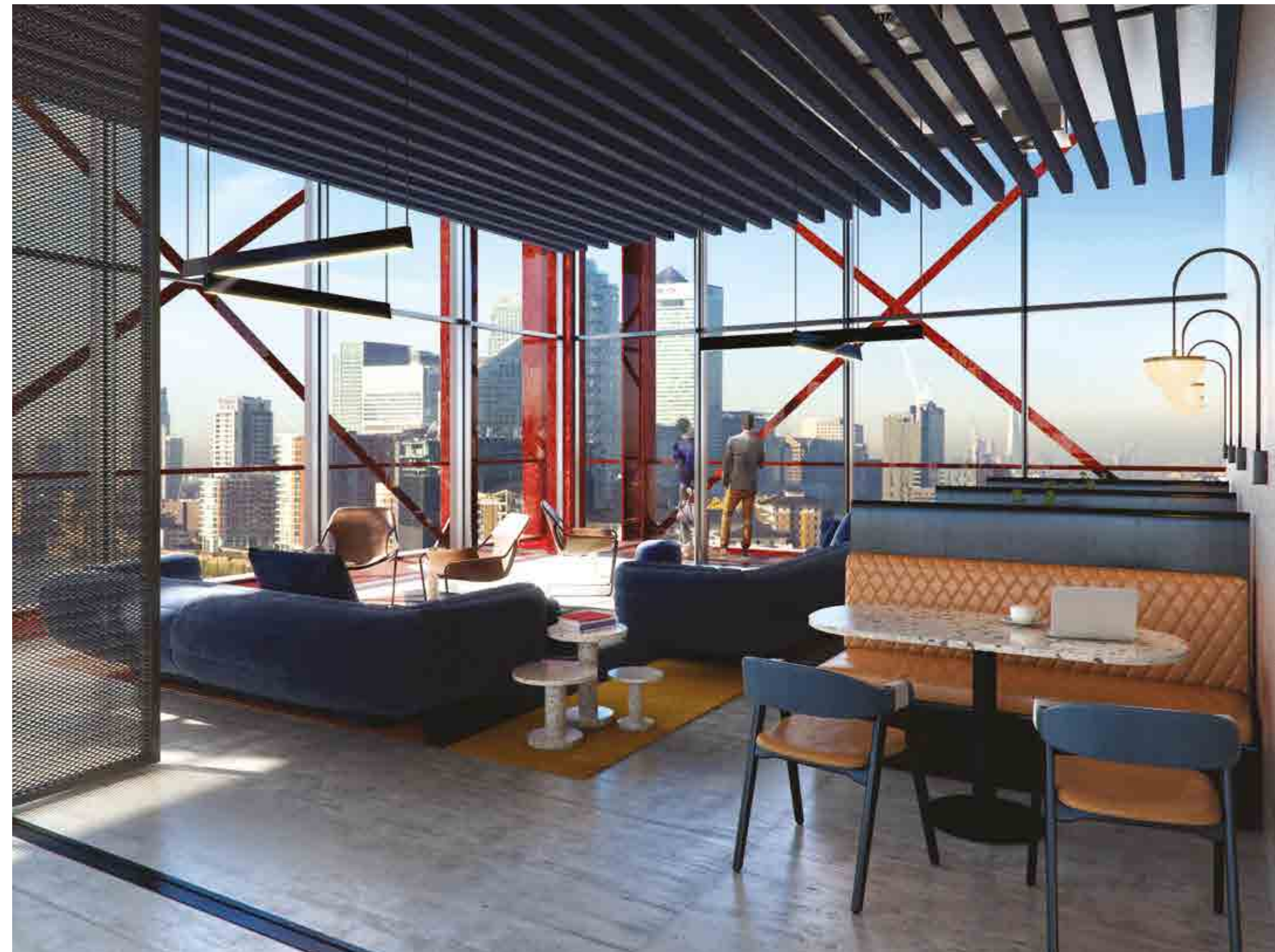
UNINTERRUPTED PANORAMIC  
VIEWS ALONG THE MIGHTY  
THAMES, ACROSS THE CITY  
AND BEYOND





— FLEXIBLE WORKSPACE —

The heart of the Lantern Room is a purpose-built flexible workspace for creators and collaborators with a spectacular panorama of London as its backdrop.



**MAKING THE MOST OF LIFE**  
**ALLOWING RESIDENTS TO SHIFT**  
**FROM WORK MODE,**  
**TO LIFE MODE ALL IN A SINGLE**  
**ICONIC SPACE**



— **social event space** —

At the Tower's highpoint, The Lantern Room is a unique whole-floor shared work-life space, exclusive to residents, with all the facilities to transform it into the perfect place to entertain and celebrate. Outside, an industrial mesh platform gives residents and guests a truly breathtaking bird's eye view of the Island's streets, the turn of the Thames and the City skyline to the west.



THE QUARTERS  
6

# A REFINED INDUSTRIAL AESTHETIC

Goodluck Hope's living spaces are a contemporary exploration of the design aesthetic of warehouse and wharf.



— TYPICAL TWO BEDROOM —

Living spaces at Goodluck Hope are a re-interpretation of the warehouse aesthetic, where the industrial past has been transformed. The design of living spaces throughout acknowledges the texture and strength of raw natural material resulting in a universally refined aesthetic and a welcoming, familiar atmosphere.



**INSIDE, A STRIPPED BACK PALETTE  
ALLOWS YOU TO MAKE THE SPACE  
YOUR OWN; OUTSIDE, YOUR  
BACKDROP IS THE SKYLINE OF THE  
GREATEST CITY IN THE WORLD**



**CONTEMPORARY FORMS ARE THE  
HALLMARK OF GOODLUCK HOPE  
AND TRANSFORM THE ESSENTIAL  
FUNCTIONS OF EVERY APARTMENT**



Carefully chosen features, including uniquely designed faucets, machine-made in brass and carrying the Goodluck Hope maker's mark, are symbols of craft and ingenuity and the development's attention to the smallest detail.



**CREATE INTIMATE  
SPACES WITHIN  
LIGHT AND OPEN  
LIVING AREAS**



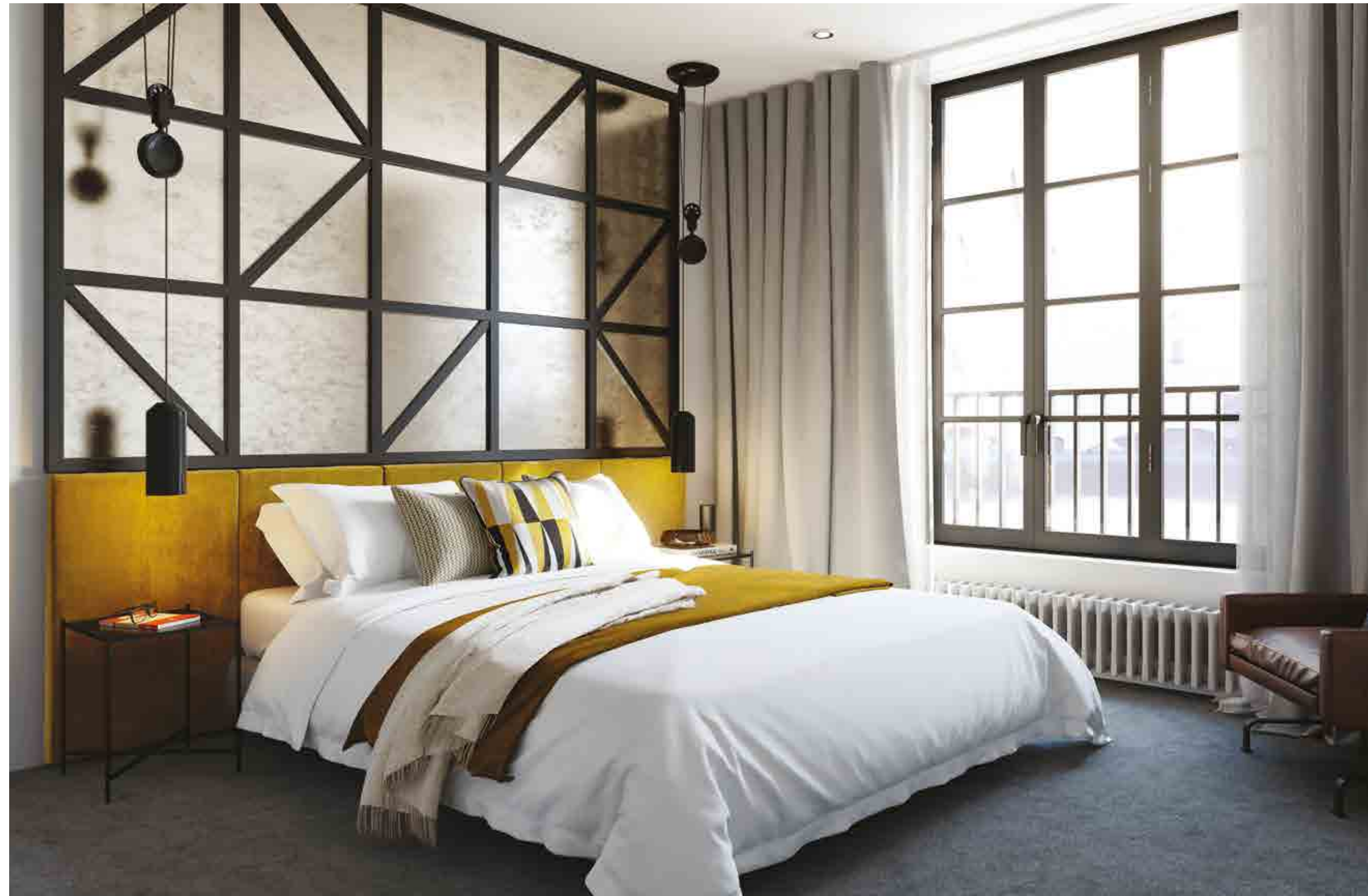
— THE WINTER GARDENS —

In the Douglass Tower, 1, 2 and 3 bedroom apartment interior spaces can be divided by the use of custom glass and metal panels. These Winter Gardens can be closed off to form a study space, a discrete area for dining and entertaining, or simply take you closer to the light and open sky.

The use of deep, rich indigo is an acknowledgment of its first arrival on these shores as part of Goodluck Hope's trading past. Features and functionality are not hidden but brought forward. Specially commissioned details and carefully sourced decorative elements add a unique signature to each space and room.



*En-suite bathroom*



**FROM DEEPEST INDIGO TO THE RAW  
BEAUTY OF CONCRETE AND STEEL,  
EACH LIVING SPACE HAS ITS OWN  
UNIQUE TEXTURE**

ROOFTOP TERRACE

Sunlight permeates the dramatic outline of the pitched rooftop apartments, and with it, a new form of outdoor space springs to life on London's skyline.



**PRIVATE GARDENS**  
**ARE NESTLED IN THE**  
**PITCHED ROOFS**

— TYPICAL ONE BEDROOM —



**LIVING SPACES WITH HEIGHT,  
SCALE AND GRANDEUR ARE  
PERFECTLY BALANCED WITH  
INTIMATE PLACES TO RELAX  
AND UNWIND**



**IN THE KITCHEN, SURFACES ARE INTELLIGENTLY EXTENDED AND SHAPED INTO DINING SPACES THAT PUT GATHERINGS AND CONVERSATIONS OVER DINNER AT THE HEART OF THE HOME**

**TYPICAL SUITE**



# FULL HEIGHT WINDOWS LET THE SHIMMERING LIGHT OF TWO RIVERS DANCE ACROSS THE WALLS



*Douglass Tower suite*



*Standard shower-room*

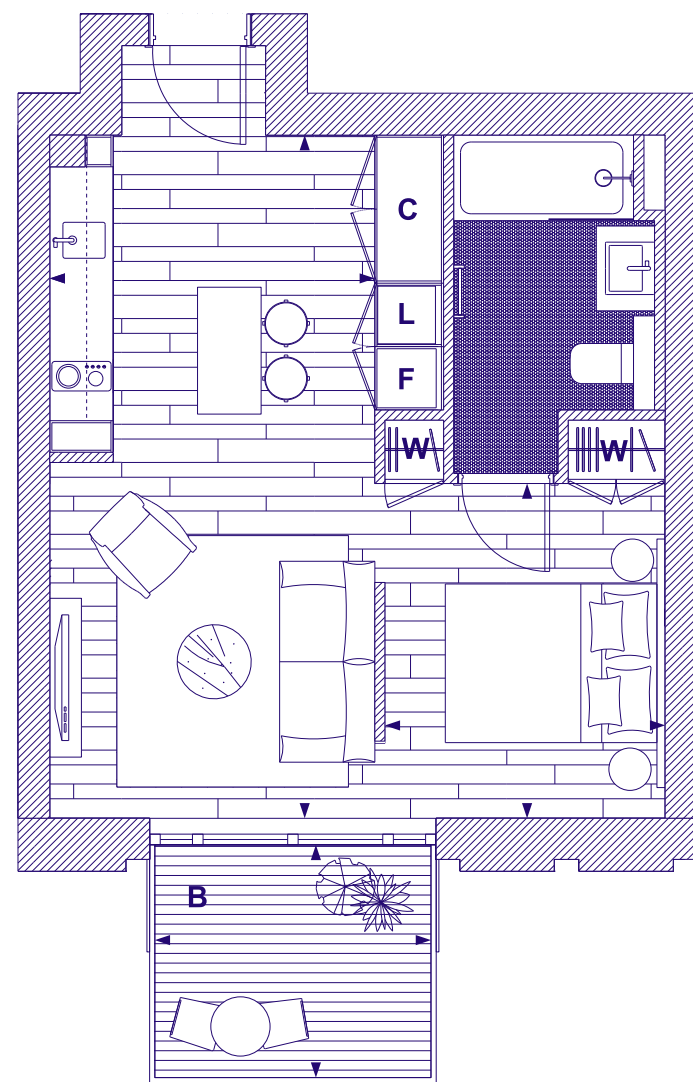
The restrained design of the bathrooms focuses on their functional elements.



**TYPICAL SUITE**

Internal: 38.7 sq m / 417 sq ft  
 Living Area: 3074 × 6459 mm  
 Bedroom 1: 2650 × 3165 mm  
 Balcony: 5.7 sq m / 61 sq ft

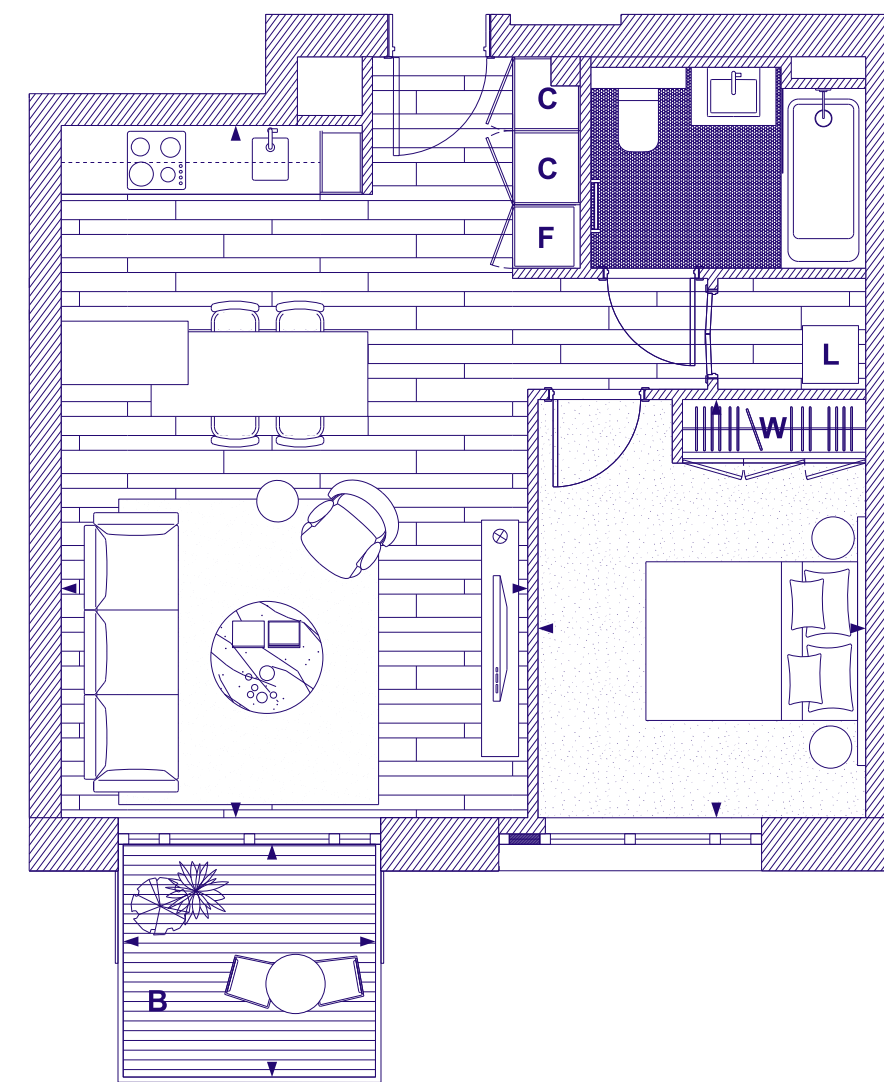
- B** Balcony
- C** Cupboard
- F** Fridge
- L** Laundry
- W** Wardrobe



**TYPICAL ONE BEDROOM**

Internal: 53.2 sq m / 573 sq ft  
 Living Area: 6545 × 4412 mm  
 Bedroom 1: 3100 × 3955 mm  
 Balcony: 5.2 sq m / 56 sq ft

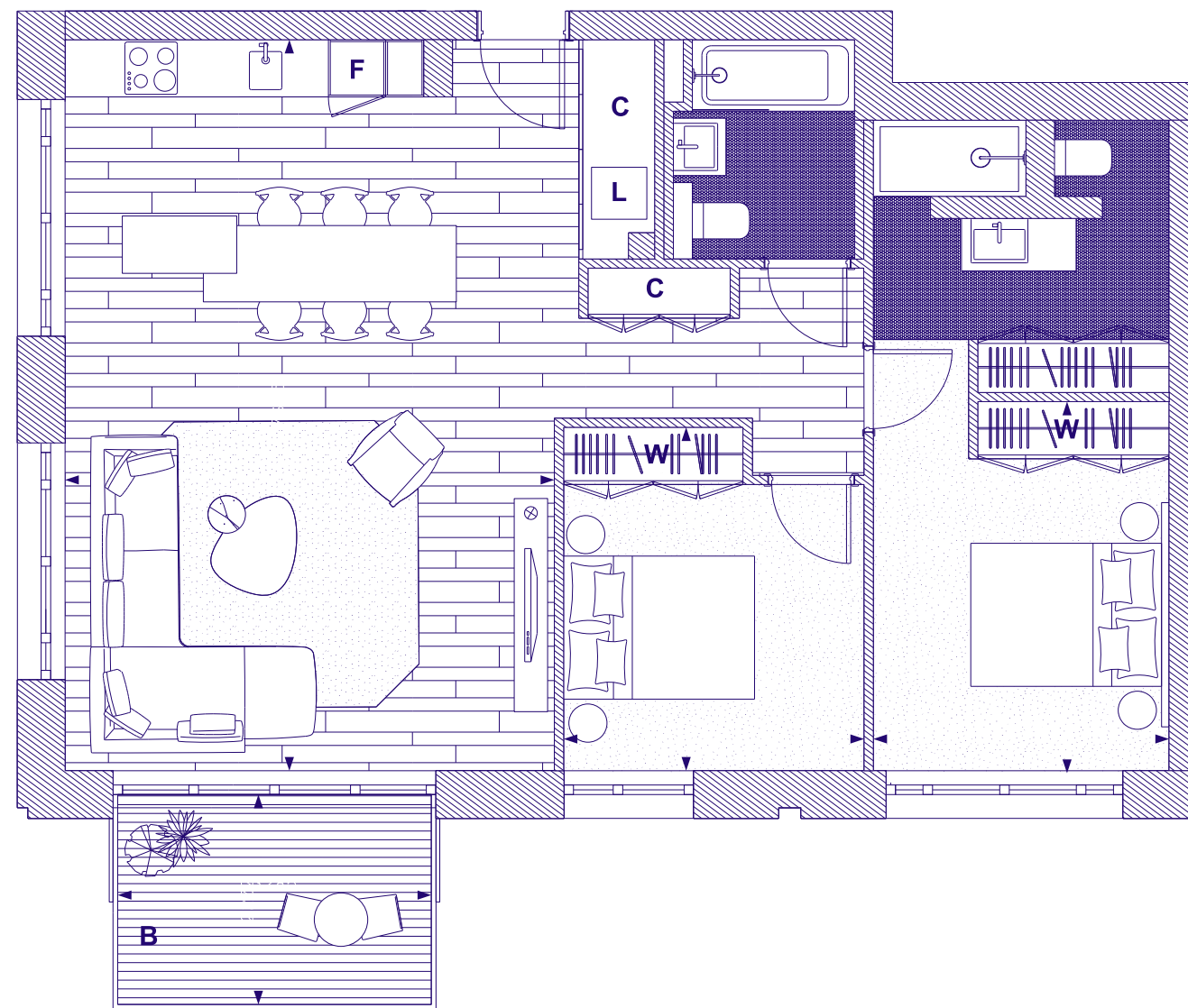
- B** Balcony
- C** Cupboard
- F** Fridge
- L** Laundry
- W** Wardrobe



TYPICAL TWO BEDROOM

Internal: 85.9 sq m / 925 sq ft  
 Living Area: 5127 × 7665 mm  
 Bedroom 1: 3100 × 3895 mm  
 Bedroom 2: 3150 × 3600 mm  
 Balcony: 7.2 sq m / 77 sq ft

**B** Balcony  
**C** Cupboard  
**F** Fridge  
**L** Laundry  
**W** Wardrobe



**MAIN STRUCTURE**

Reinforced concrete frame on reinforced concrete piled foundations.

**BUILDING ENVELOPE**

External wall with quality brick finish.

**FLOORS**

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

**ROOF**

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

**WINDOWS**

Double-glazed aluminium windows with durable powder-coat paint finish.

**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 generally constructed from metal studwork with plasterboard on each side and acoustic insulation where detailed.

**BALCONIES**

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

**CEILINGS**

Suspended painted plasterboard ceiling. Feature exposed concrete ceiling area with coffer detail in living room.

**FLOORING**

Engineered oak floor boarding to hall, living areas and kitchen. Ceramic tile flooring to bathrooms, en-suites and shower rooms. Fitted carpet to bedrooms.

**DECORATION**

All internal walls painted with washable emulsion. Skirtings, doors and frames painted with an eggshell paint finish.

**KITCHEN**

Suite, 1, 2 and 3 bedroom apartments fitted with custom designed modular base and wall cabinets with lacquer paint finish and contrasting interior colour. Brass pull handles. Feature brass mesh to wall units. Concealed LED lighting to underside of overhead cupboards. Worktops fitted with under-mounted stainless steel sink and industrial look single lever deck mounted tap in natural brass. Worktops in concrete effect technical stone. Integrated appliances, Siemens multi-function electric oven and hob. European Manufactured integrated extractor hood, integrated fridge freezer and dishwasher. Combined washing machine/tumble dryer located in separate cupboard. Concrete effect technical stone clad island with feature integrated dining table are fitted to selected 1, 2 and 3 bedroom apartments and all of the 3 bedroom apartments.

**EN-SUITE**

Master en-suite to selected 2 and 3 bedroom apartments. Industrial look natural brass thermostatic mixer tap shower fitting to shower. White shower tray. White porcelain WC with concealed cistern. Timber vanity top with mounted ceramic hand basin, and single lever industrial tap in a natural brass finish. Wall mounted oak shelving with mirror and recessed LED lighting. Bathroom walls finished in white ceramic tiles and feature wall tile. Wall mounted heated towel rail.

**BATHROOM**

Premium acrylic bath with industrial look natural brass bath filler, with overhead shower. White porcelain WC with concealed cistern. Timber vanity top with mounted ceramic wash basin with single lever industrial tap in a natural brass finish. Wall mounted oak shelving with mirror and recessed LED lighting. Bathroom walls finished in white ceramic tiles and feature wall tile. Wall mounted heated towel rail.

**BALCONIES AND WINTER GARDENS**

As stated for balconies. Winter gardens have a single glazed screen to enclose it with flooring and wall finishes to match the adjacent living room.

**SHOWER ROOMS**

Industrial look natural brass thermostatic mixer tap and overhead shower. White shower tray. White porcelain WC with concealed cistern. Timber vanity top with mounted ceramic wash basin with single lever industrial tap in a natural brass finish. Wall mounted oak shelving with mirror and recessed LED lighting. Bathroom walls finished in white ceramic tiles and feature wall tile. Wall mounted heated towel rail.

**HEATING, COOLING AND HOT WATER**

Thermostatically controlled comfort cooling to all bedrooms and living spaces with radiators throughout the apartment. Individually metered system provides heating and hot water from the development's central plant.

**ELECTRICS**

Energy efficient down lighters fitted in all rooms, where appropriate. Switch plates and sockets in accordance with IEE regulations. TV/FM and telephone points for high speed broadband internet access in living room and master bedroom. Communal satellite dish with connection points in living room and main bedroom. (Residents 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**

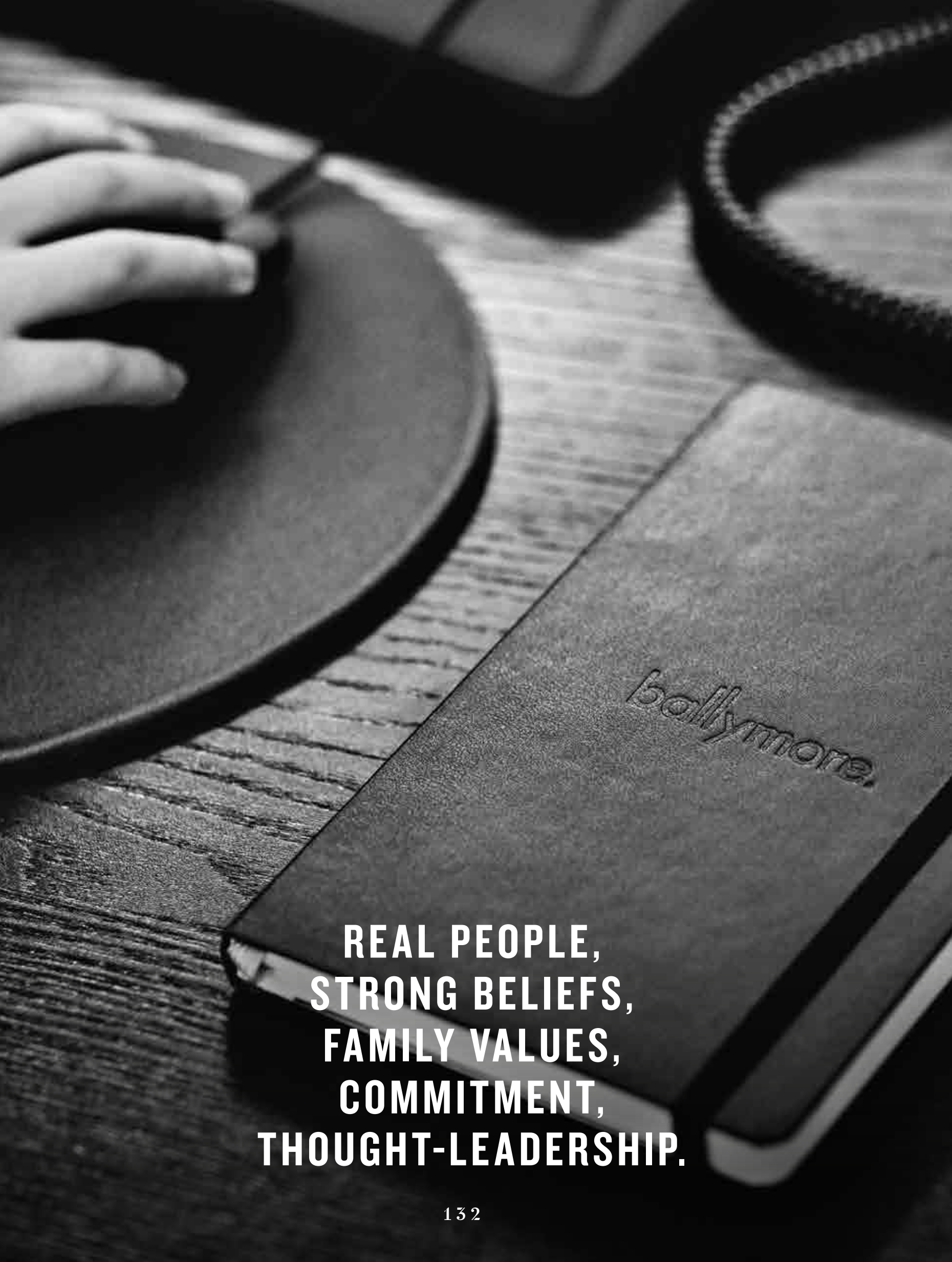
Limited car parking at extra cost and subject to availability.

**ELEVATORS**

Elevators serve all apartments.

**NOTE**

Natural materials will mature and develop a patina over time.



**REAL PEOPLE,  
STRONG BELIEFS,  
FAMILY VALUES,  
COMMITMENT,  
THOUGHT-LEADERSHIP.**



**WITH  
VISION  
AND  
PRIDE**

Goodluck Hope is the vision of a global company that innovates,  
pushes boundaries and energises cities.



**THE SCALE OF  
A HEAVYWEIGHT  
DEVELOPER, WITH  
THE INTEGRITY OF A  
FAMILY BUSINESS**

Our development vision is creative, carefully executed and broad in scope. We take our responsibility as a place maker very seriously, putting quality of life and a connection to arts and culture at the core of our work. As the scale and ambition of our work grows, we never forget the importance of working to the highest standards on every individual element of every development, creating places in which people, business, culture and society can thrive.

We create more than just bricks and mortar - we create real places and communities. In London, Dublin, Prague, Bratislava and beyond, Ballymore have identified outstanding redevelopment opportunities and then had the conviction to translate them into reality. In doing so we have transformed perceptions of often-overlooked city sectors.

**£2.6  
BILLION IN  
FORWARD  
SALES**

**1 MILLION SQ.FT  
COMMERCIAL  
PROJECTS  
UNDER  
CONSTRUCTION**

**3280  
HOMES  
COMPLETED  
SINCE 2016**

**c. 7000  
HOMES  
CURRENTLY  
UNDER  
CONSTRUCTION  
IN LONDON**



*New Providence Wharf, London*

Ballymore is a developer with vast and varied experience, acknowledged as pioneers of some of Europe's largest regeneration projects. Today, we remain 100% owned and managed by Sean Mulryan and his family, who founded the business, in Ireland, in 1980. We work in complex urban settings both new and old. In emerging markets, we create transformation and opportunity with ambitious mixed-use developments and we carry out sensitive modernisation in established and historic cityscapes.

It all started with a single house. Sean Mulryan's first property, which he personally designed and built, was launched in 1982 in Ballymore Eustace - the Irish town after which he named his company. A year later, Ballymore had built twenty houses; a year after that, it was forty.



*The Sky Pool, Embassy Gardens, London*



*Wapping Lane, London*

**WE CREATE  
DEVELOPMENTS  
THAT IMPROVE,  
ENRICH AND  
ENHANCE  
PEOPLE'S LIVES**



*Dublin Landings, Ireland*

Ballymore does not work with off-the-shelf design, preferring to create a new vision for every development. We lead our projects every step of the way, from the conception of a scheme right through to its delivery, by way of our dedicated, expert in-house teams, and we remain fully committed to our buildings, through our estate management teams, long after the last unit has been sold. By maintaining creative and practical control of our sites, we aim to produce projects that not only break records but set new standards in placemaking, construction, design and urban planning.



*Pan Peninsula, London*



*Europea, Slovakia*

**A REPUTATION  
FOR INNOVATIVE  
PROJECTS THAT PUSH  
BOUNDARIES AND  
ENERGISE CITIES.**

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