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METRO Property New-Build News



SOUTH QUAY PLAZA

SOUTH QUAY Plaza, by Berkeley Homes, is set to change the London skyline by becoming one of the tallest residential towers in the UK. The mixed-use development will include a 68-storey, 220m glass tower and a smaller 36-storey glass tower. Marking the first time that British practice Foster + Partners will complete both the architecture and interior architecture, South Quay Plaza's stepped tower structure will be built at a 45 degree rotation to maximise water views and dual aspects. Each apartment will have floor-to-ceiling glazing to provide uninterrupted panoramas of the city's skyline. Health facilities span almost 5,000sq ft and include a swimming pool designed as an infinity pool looking on to the Thames, and a thermal suite. There will be 2.6 acres of public space and communal gardens. The 56th floor is dedicated to a residents' club lounge, with a bar, screening room and library. Prices from **£746,000**. southquayplaza.com



THE BEACON

LUMIERE Developments, the creators of the Beacon in Home (Homestead) Wells, Essex, from £279,950 are both seeking Home certification. Vyas, principal architect at Lumiere Development, says: "Glass is playing a major role at the Beacon. We have a spectacular atrium with a glazed roof and full-floor glass lifts allowing residents to see over the beautiful green hillsides when coming in and out of their apartments. We also have glazed balconies with winter gardens to enjoy the outside space, even during the cold winter months. All windows are triple glazed which helps reduce noise pollution, as well as reflecting returning heat within each home and reducing excessive solar gain. Another great aspect in the 57 one-bedroom units we have installed double glass, which becomes double with the push of a button, increasing privacy. The Beacon Development.co.uk



CONSIDERING our densely populated capital city, it's no surprise many people crave space and light. To achieve it, many of us choose high-rise apartment living. But, necessarily, more of us want a home with personal outdoor space, such as a garden or patio. One solution is a new or renovated house that extensively uses glazing. Michael Holmes, who is the privacy spokesperson for the Homebuilding & Renovating Show (homebuildingnews.co.uk), says: "Large areas of glazing create a relationship between the spaces inside and outside the house. This can make a home feel more spacious, to open up views and allow in more light, all of which are beneficial to our sense of wellbeing. However, there are areas where too much glazing is not appropriate – and some views both inside and out are best obscured. Not only can glazing be inappropriate, the use of it can also be prohibited for reasons governed by building regulations. Holmes adds: "Providing it can be demonstrated that the house will be no less energy efficient as a result of large areas of glazing, there is no limit

in terms of meeting regulations on carbon dioxide emissions. There will be certain limitations on side-facing glazing at first-floor level to protect neighbours' privacy. This can be overcome with obscured glazing and by ensuring window frames are fixed and not opening." Rebecca Clayton of IQ Glass, an architectural glazing company that works on a lot of new-build homes, focusing glass, notes that the main issues are overheating and thermal insulation. Solutions include building orientation, optimised design, shading and transuclerance glass.

VIVER GREEN

These issues were all faced by the developer of Viver Green, near Kendall in the Lake District. Ashley Reece, managing partner at Egg Homes, says: "Natural light was one of the principle factors for the design of our egg homes. The houses we build have been through rigorous scrutiny to deliver the maximum benefits with respect to wellbeing – and the choice of glazing was key. We considered how to maximise the natural light to not only wow architecturally but also to flood the area with light. Glazed roofs and roof

Homes hot off the Press

IN FASHIONABLE Shoreham, Hooton Press is a collection of 198 high-quality one, two and three-bed apartments, set over two towers, one 16-storey and one 27-storey, with a community café at ground level. Designed by architects Karakusovic, Colson and Owsy, Shaggerfields, the homes within Hooton Press have been praised with the building's ecological design in mind. "The 'backless' design of the towers means that views in and out of the building are unobscured from any angle and flood light to hit every corner of each of the 178 properties. Within the homes, the lounge area features floor-to-ceiling windows which stretch across the width of the room. This use of glass across a large wall

space was carefully considered to maximise the views across Shoreham Park from the south-facing homes on the development. The glass fittings of the café allow the building to effortlessly meet and blend into the ground. The use of glass was inspired by some of the famous 19th buildings in Chicago. Guide prices from £615,000. vintrolite.com



The glass makes a real difference

THE key glazing and light features of the homes at Viver Green are glazed roofgates, light wells, balcony glass balustrades, floor-to-ceiling windows, skylights and interior glass partition doors. The flip side of the design is that potentially too much sunlight warms the houses. Ashley Reece explains: "Two ways Egg have set about countering excessive solar gain. First, the use of Anvic (CF) for the property shells is the main player. The concrete collects solar heat and stores it in 'thermal mass', which then radiates the heat into the houses during cooler periods – meaning interior temperatures don't fluctuate too much. "Three-metre panes of glass span the front of the house, allowing us to enjoy the wonderful panoramic views of the Cumbrian countryside. There is also a deep skylight in the roof space, and a lot of glass at the back of the property, meaning we can enjoy watching the wildlife in the open field. "The triple and double glazing dispelled our initial concerns about noise and energy loss and the building retains heat very efficiently. The use of glass really makes a difference to the general feel of the property, maximising daylight and creating a calm atmosphere."



BEVEDERE GARDENS

On London's South Bank, the apartments at Bevedere Gardens include floor-to-ceiling windows to let in as much light as possible, and its designers have also included back-it curtains, so the development will still be lit up in the evening even when the curtains are closed. The windows are triple glazed and set in bronze-anodised aluminium frames. From **£1,050/ft²**. workbank-place.com

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SOUTH QUAY PLAZA
South Quay Plaza by Berkeley Homes, is set to change the London skyline by becoming one of the tallest residential towers in the UK. The mixed-use development will include a 33-storey, 270m glass tower and a smaller 16-storey glass tower. Working the first floor that boasts private Patisserie Patissiers will be connected into the architecture and interior as a blue cafe. South Quay Plaza's elegant tower structure will be built at a 45 degree rotation to maximise

THE BEACON
LUMIERE Developments, the creators of the Beacon in Hemel Hempstead, Herts, are now seeking HQM certification for their new 160m tower. The Beacon is a 160m tower with 160 flats, 160 parking spaces, 160 sqm of office space, 160 sqm of retail space, 160 sqm of community space, 160 sqm of amenity space, 160 sqm of gym space, 160 sqm of cinema space, 160 sqm of lounge space, 160 sqm of bar space, 160 sqm of restaurant space, 160 sqm of cafe space, 160 sqm of shop space, 160 sqm of bank space, 160 sqm of post office space, 160 sqm of travel agency space, 160 sqm of hair salon space, 160 sqm of beauty salon space, 160 sqm of spa space, 160 sqm of gym space, 160 sqm of cinema space, 160 sqm of lounge space, 160 sqm of bar space, 160 sqm of restaurant space, 160 sqm of cafe space, 160 sqm of shop space, 160 sqm of bank space, 160 sqm of post office space, 160 sqm of travel agency space, 160 sqm of hair salon space, 160 sqm of beauty salon space, 160 sqm of spa space.



Homes hot off the Press

BERKSHIRE Homes, across London, has recently completed the construction of a new 16-storey apartment building in Canary Wharf. The building is a prime example of modern architecture, featuring a glass facade and a curved design. The building is set to be completed in the next few months. The building is a prime example of modern architecture, featuring a glass facade and a curved design. The building is set to be completed in the next few months.

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THE BEACON

LUMIERE Developments, the creators of the Beacon in Hemel Hempstead, Herts, (prices from £217,950) are both seeking HQM certification. Nik Vyas, principal architect at Lumiere Developments, says: 'Glass is playing a major role at the Beacon. We have a spectacular atrium, with a glazed roof and full-floor glass lifts, allowing residents to look over the beautiful green interiors when coming in and out of their apartments. We also have glazed balconies, with winter gardens to enjoy the outside space, even during the cold winter months. All windows are triple glazed, which helps reduce noise pollution, as well as effectively retaining heat within each home and reducing excessive solar gain. Another use of glass is in the Skyline apartments, where we have installed electro glass, which becomes clouded with the push of a button, increasing privacy.'

thebeacondevelopment.co.uk