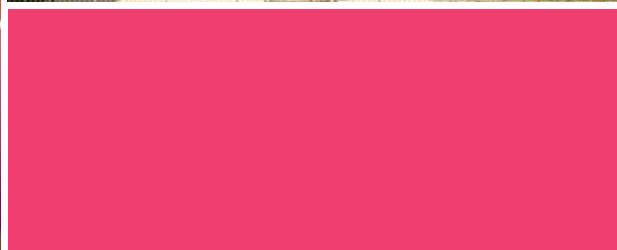




# FIRST BASE PROJECTS





First Base is a mixed-use developer focused on delivering long-term social value for communities across the UK.

First Base believes places, like people, are never static and is passionate about collaborating with local communities, stakeholders and emerging sectors to reshape town and cities.

We place significant emphasis on delivering social value alongside homes and workspace; and as such, we prioritise jobs, community facilities and additional benefits to the places that we work in. We also work to ensure that we design future enabled places; embedding in technology and innovation throughout.

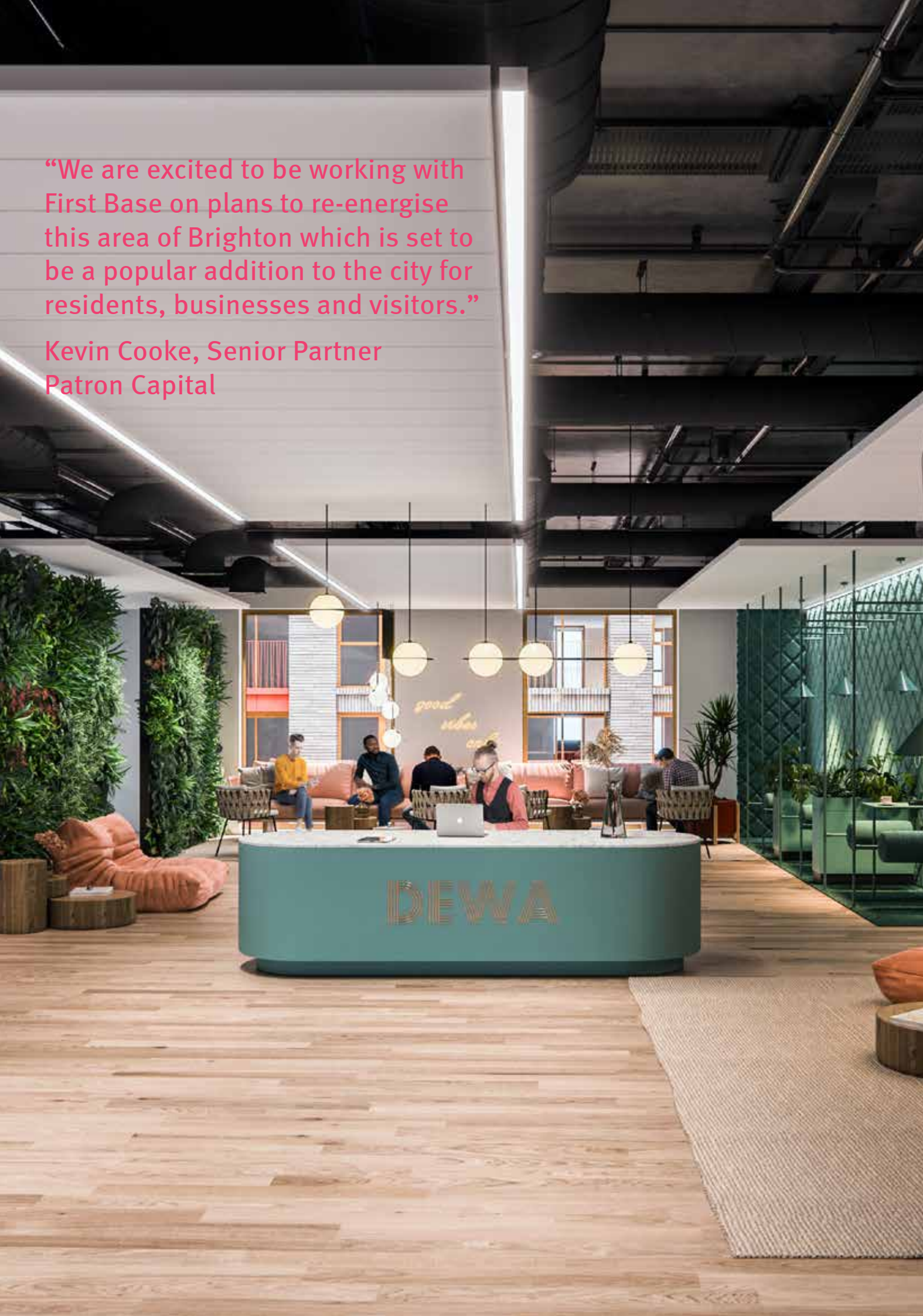
First Base is committed to reducing its environmental impact and has made bold commitments in its operational business and delivery of new places.

Current projects in Brighton, Bristol, Milton Keynes, Cambridge and London will deliver over 1m sq ft of workspace and over 1,000 new homes.



“We are excited to be working with First Base on plans to re-energise this area of Brighton which is set to be a popular addition to the city for residents, businesses and visitors.”

Kevin Cooke, Senior Partner  
Patron Capital



## Edward Street Quarter

BRIGHTON, BN88

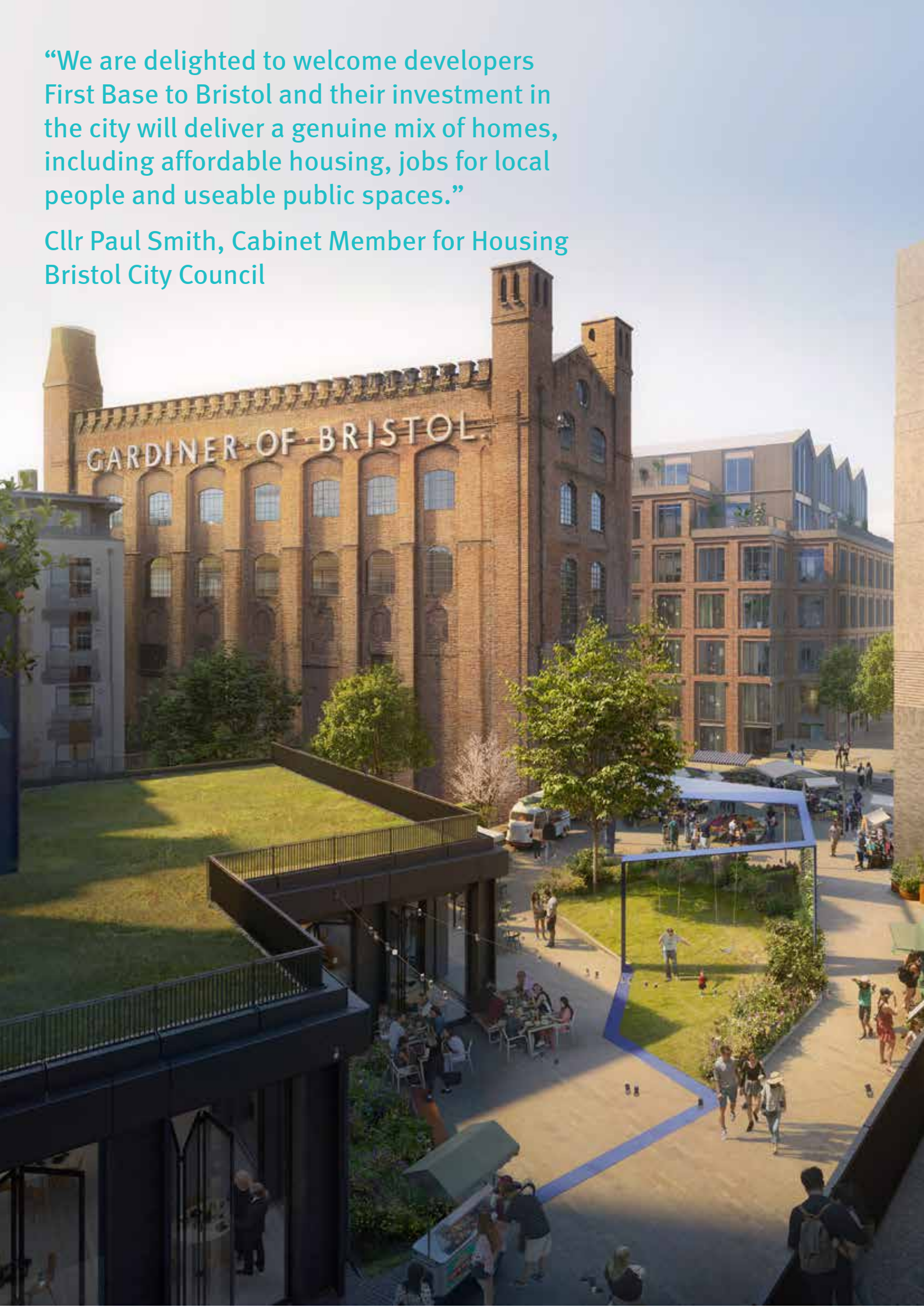
Our plans for Edward Street Quarter will transform the former American Express site in Brighton and Hove into a first class business and residential district characterised by high quality modern buildings, active ground floor commercial and cultural uses and well-designed public realm. This part of Brighton will start to deliver more for the city, with 2,000 new jobs, 168 homes and approximately £380million of social value over a 20 year period.

<b>Scheme</b>	168 residential homes and 160,000 sq ft of commercial space
<b>GDV</b>	£120m
<b>Partners</b>	Patron Capital
<b>Architects</b>	BuckleyGrayYeoman
<b>Status</b>	Construction commenced in 2019



“We are delighted to welcome developers First Base to Bristol and their investment in the city will deliver a genuine mix of homes, including affordable housing, jobs for local people and useable public spaces.”

Cllr Paul Smith, Cabinet Member for Housing Bristol City Council



BRISTOL

# Soapworks

BRISTOL, BS2

Soapworks comprises 165,000 sq ft of existing buildings within a 2.25 acre site and is located on the edge of Bristol City Centre. First Base acquired this landmark site to create a mix of modern workspace, homes, generous public spaces, cafes and restaurants. Our vision is to revitalise the area, working closely with Bristol City Council and architects, Woods Bagot, to deliver a vibrant new district for local people and visitors, boost the city’s economy and bring up to £200m in social value over a 20 year period.

Scheme	250 homes, 150,000 sq. ft. and 35,000 sq. ft. of retail and leisure
GDV	£175m
Partners	Ares
Architects	Woods Bagot
Awards	Shortlisted for Future Place Awards, Pineapple Awards
Status	Detailed Planning Submitted



“Joining our existing portfolio in Cambridge, this acquisition is one which allows us to further Railpen’s significant investment into the infrastructure and future of the city. While providing high quality public realm for the community, the mixed-use scheme also holds environmental and sustainable credentials which seamlessly align with our investment values. Working closely with First Base and local stakeholders, we are pleased to play a role in driving this long-term vision forward.”

Richard van Lente, Senior Asset & Development Manager  
Railpen



CAMBRIDGE

## Devonshire Gardens

CAMBRIDGE, CB1

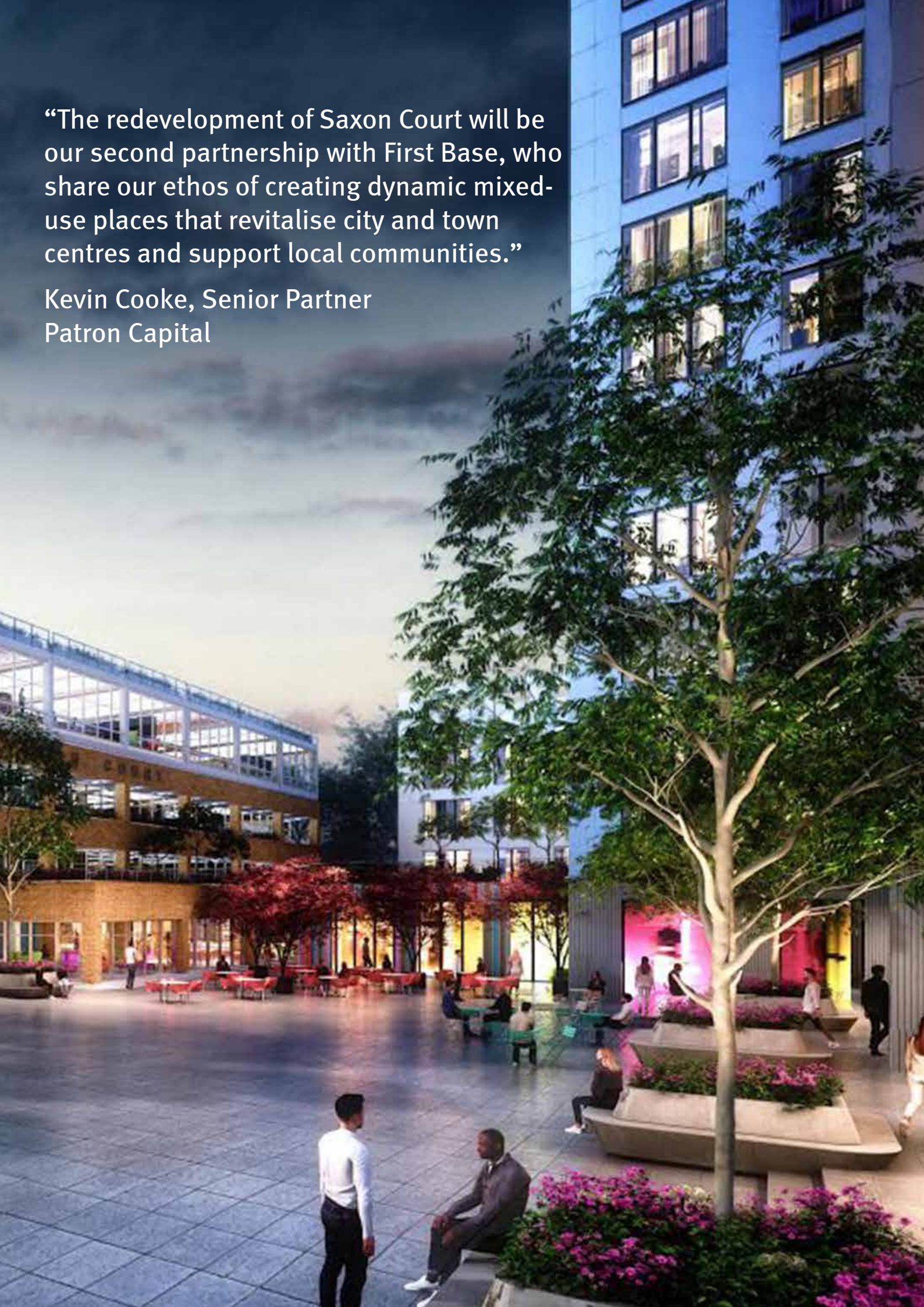
Devonshire Gardens will be a modern mixed-use quarter comprising workspace, Build-to-Rent apartments and community spaces set around new public gardens in central Cambridge. One of the UK’s fastest growing cities and the epicentre of the UK’s biotechnology, software and electronics sectors, Devonshire Gardens will meet the growing need for high quality workspace and homes. The proposals will deliver over 1,500 jobs and social value in excess of £100m.

<b>Scheme</b>	200 homes and 90,000 sq ft of commercial space
<b>GDV</b>	£155m
<b>Partners</b>	Railpen
<b>Architects</b>	BuckleyGrayYeoman
<b>Status</b>	Pre-planning



“The redevelopment of Saxon Court will be our second partnership with First Base, who share our ethos of creating dynamic mixed-use places that revitalise city and town centres and support local communities.”

Kevin Cooke, Senior Partner  
Patron Capital



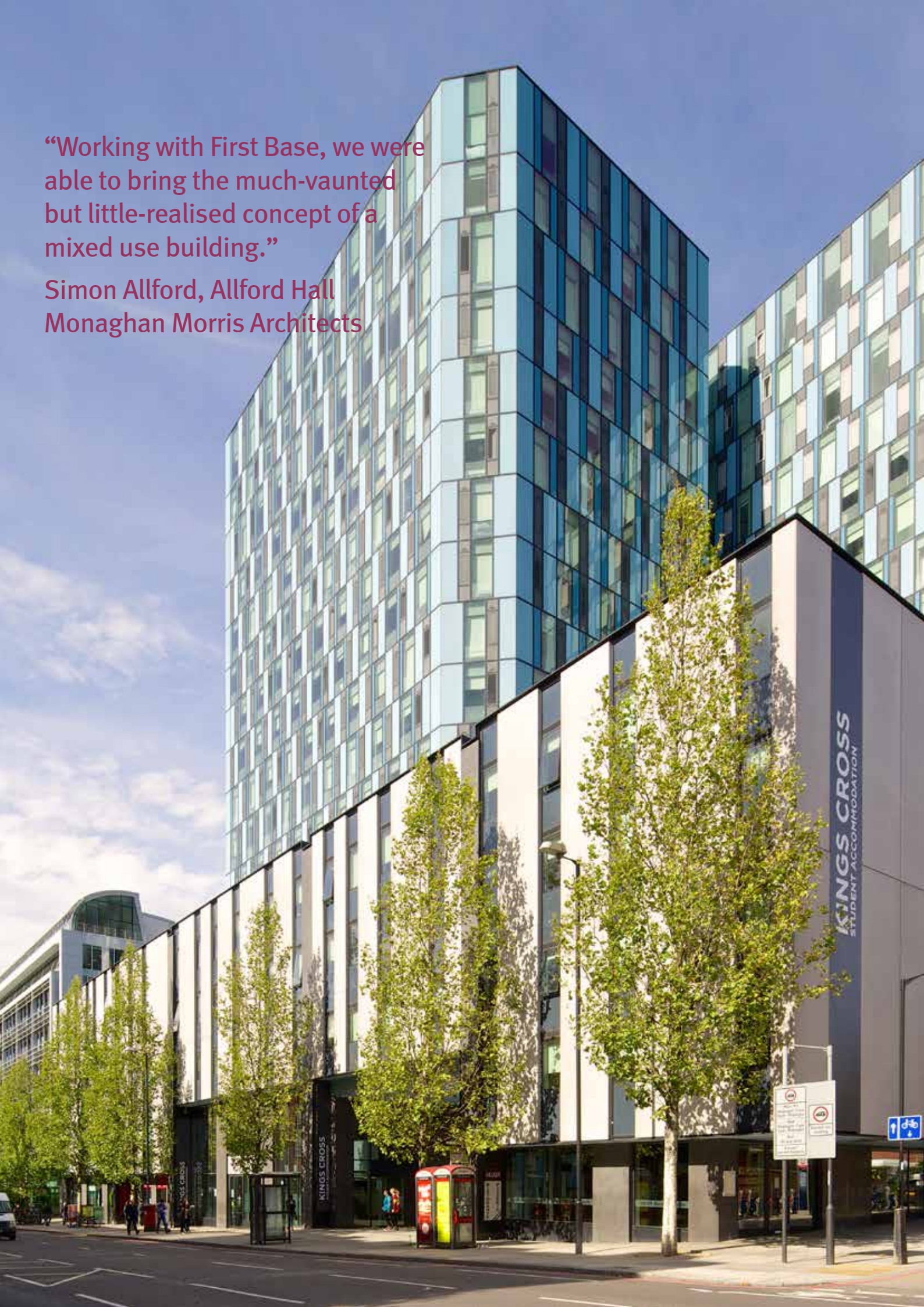
## MK Gateway

MILTON KEYNES, MK9

MK Gateway is First Base’s initial project in one of the country’s fastest growing cities. Repurposing an existing building to provide workspace alongside new homes, this new mixed-use district will bring over 1,500 jobs and deliver in excess of £100m in social value over 20 years. Situated minutes from the £150m Santander Digital Hub and the proposed MK:University, MK Gateway will be designed to be future focused; 5G enabled and explore the possibility of designing in autonomous vehicles and drones (UAVs).

Scheme	285 homes and up to 200,000 sq ft of office space
GDV	£190m
Partners	Patron Capital Partners
Architects	Rogers Stirk Harbour + Partners
Status	Pre-planning





“Working with First Base, we were able to bring the much-vaunted but little-realised concept of a mixed use building.”

Simon Allford, Allford Hall Monaghan Morris Architects



## KX Nido

ISLINGTON, N1

KX Nido refurbished a former bank HQ building transforming it into a thriving community in a rapidly improving part of London. One of London’s largest and most prominent mixed use buildings, KX Nido is one of the only buildings in London that has multiple uses - student, private, affordable, retail, commercial and leisure.

Scheme	Residential accommodation for 950 students, 64 private and affordable apartments, retail homes & commercial amenities
GDV	£180m
Partners	Blackstone Group
Architects	Allford Hall Monaghan Morris
Awards	RIBA Award Housing Design Award London Planning Award – Best Place to Live Housing Design Award – Exhibition of Excellence
Status	Completed in 2008



“East Village - a new neighbourhood  
....a rare example of a planned housing  
development that shows more thought  
and quality than most things comparable  
built in recent decades.”  
The Observer



# East Village, Olympic Park

NEWHAM, E20

East Village is London’s newest neighbourhood in the Olympic Park. According to The Observer Newspaper , its “A rare example of a planned housing development that shows more thought and quality than most things comparably built in Britain in decades”

Scheme	2,818 private and affordable homes, health centre and retail homes
GDV	£300m
Partners	Barclays Bank, European Investment Bank, Southern Housing and East Thames
Architects	Multiple architects including Fletcher Priest, AHMM, Eric Parry, dRMM, DSHDA
Awards	Best Development of the Decade – RESI 2016 2014 Resi Awards: Development of the Year, What House? Awards: Best Sustainable Development 2014 London Planning Awards – Winner in Best New Place to Live and the Mayor’s Award for Planning Excellence Field Marketing and Brand Experience (FBME) Awards, Immersive Event (Mass Consumer) Category – Gold RIBA Awards 2013 – Shortlisted
Status	Completed in 2014



“The confirmation of this deal with The Silvertown Partnership to return Silvertown Quays to its former glory will bring thousands of new homes and jobs back to east London. It will make the Docklands a must go visitor destination helping to unlock the economic potential of surrounding areas.”

Boris Johnson, Mayor of London (2008 - 16)



## Silvertown

NEWHAM, E16

Silvertown is a 62 acre site at the heart of the Royal Docks in London’s only designated Enterprise Zone. The Silvertown Partnership - a joint venture between First Base, Macquarie Capital and Chelsfield Properties brought forward a vision to deliver a vibrant new destination in London with up to 21,000 new jobs, many for local people, up to 3,000 homes and contribute £260m each year of gross value to the London economy. TSP successfully secured planning consent for 7.2million ft2 of mixed-use development and invested significantly to safeguard the long-term future of Millennium Mills at Silvertown.

<b>Scheme</b>	7 million sq ft of 3,000 residential homes and flexible commercial space
<b>GDV</b>	£3.5bn
<b>Partners</b>	Chelsfield Properties and Macquarie Capital
<b>Architects</b>	Fletcher Priest & West 8 - Masterplanners
<b>Awards</b>	Planning and Placemaking Award for Economic Growth
<b>Status</b>	Outline planning consent





## 360 London

SOUTHWARK SE11

Following the success of Printworks in Southwark, First Base continued to lead the early regeneration of Elephant and Castle with the ambitious 360 London scheme.

Working with Rogers Stirk Harbour and Partners, First Base designed a high quality 44 storey building with striking detailing that acted as a landmark for the area.

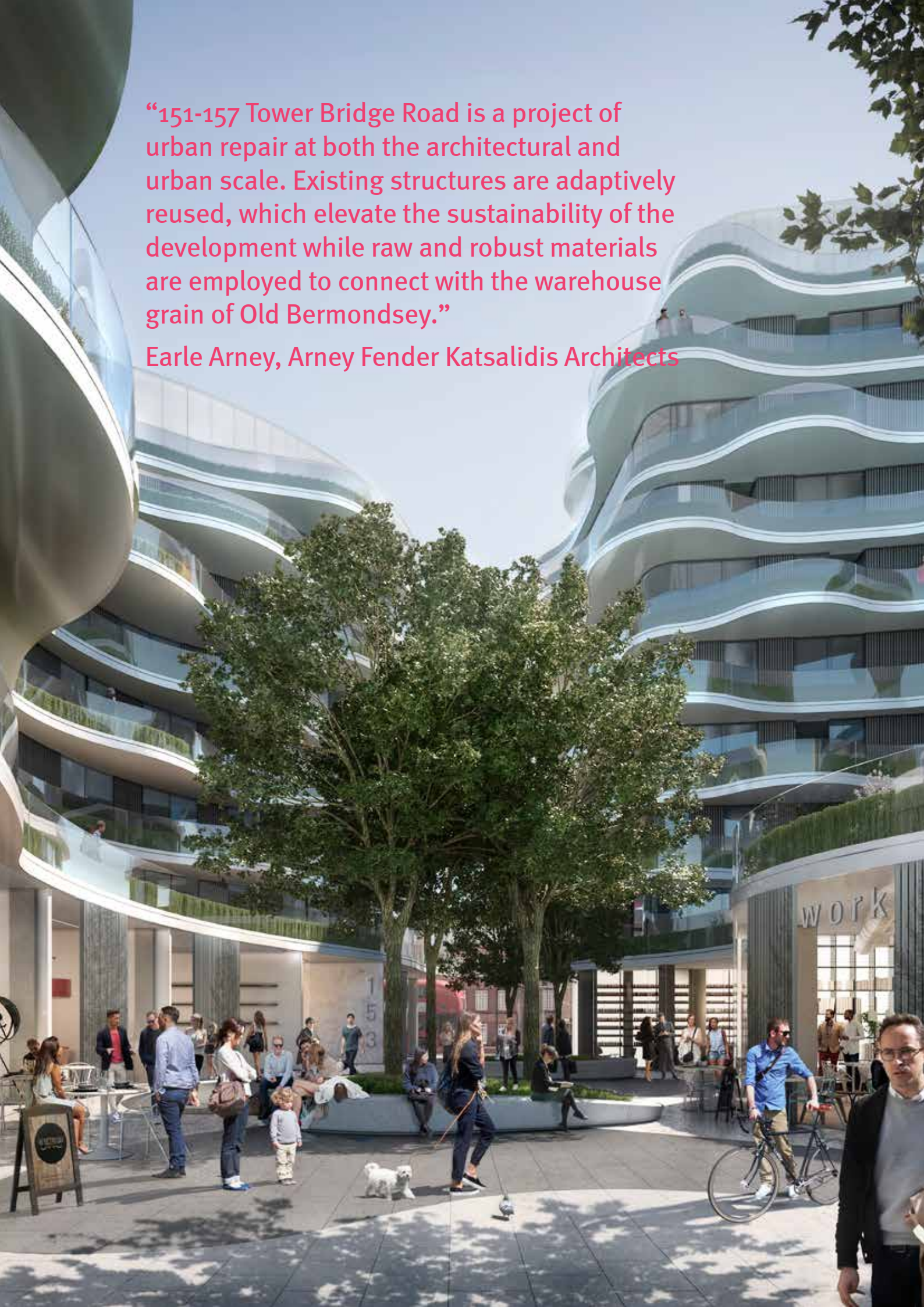
The 470 homes; included 40% affordable homes and the building also included community facilities including a café, a gym and a theatre.

<b>Scheme</b>	470 homes and community facilities including a café, a gym and a theatre
<b>Partners</b>	English Partnerships
<b>Architects</b>	Rogers Stirk Harbour + Partners
<b>Status</b>	Consented in 2008



“151-157 Tower Bridge Road is a project of urban repair at both the architectural and urban scale. Existing structures are adaptively reused, which elevate the sustainability of the development while raw and robust materials are employed to connect with the warehouse grain of Old Bermondsey.”

Earle Arney, Arney Fender Katsalidis Architects



## Tower Bridge Road

SOUTHWARK, SE1

Tower Bridge Road is in the heart of Bermondsey with its thriving arts, culture and independent scene. Intelligently designed to draw people in with a new public square as well as workspace for creative businesses, the building will create a new marker in the area that will be celebrated and welcomed.

<b>Scheme</b>	69 residential homes and 137 bedroom apart-hotel
<b>GDV</b>	£130m
<b>Partners</b>	Starwood Capital
<b>Architects</b>	Arney Fender Katsalidis
<b>Status</b>	Planning consent



“Adelaide Wharf combines sophisticated urban intervention, emerging efficient construction technologies and the latest thinking in residential development.”

Simon Allford, Allford Hall Monaghan Morris Architects



## Adelaide Wharf

HACKNEY, E2

First Base’s initial scheme, Adelaide Wharf, helped to regenerate a disused industrial site and created a community of residents and businesses that helped to drive the prosperity of Shoreditch. The scheme was welcomed by London Borough of Hackney and was 100% sold before completion. Adelaide Wharf has been the recipient of numerous awards and was featured as an exemplar scheme at the World Architecture Festival.

<b>Scheme</b>	147 private and affordable apartments including commercial space for up to 50 people
<b>GDV</b>	£38m
<b>Partners</b>	Bovis Lend Lease
<b>Architects</b>	Allford Hall Monaghan Morris
<b>Awards</b>	RIBA Award, Housing Design Award, London Planning Award – Best Place to Live Housing Design Award – Exhibition of Excellence Resi2016 – Development of the Decade Shortlisted for Best Development of the Decade, RESI 2016
<b>Status</b>	Completed in 2007



“The scheme managed to integrate successfully with the local area to create a genuinely sustainable community, and also looked great, with apartments arranged around an attractive courtyard.”

London Evening Standard's Homes  
& Property Editor



## Highbury Gardens

ISLINGTON, N7

Highbury Gardens marries the best of neo-classical architecture with modern design. Described by the London Evening Standard as “a genuine sustainable community, with the apartments arranged around an attractive courtyard”; the scheme was fully sold before completion. HRH The Prince of Wales visited Highbury Gardens and commended First Base for delivering such a quality development.

<b>Scheme</b>	119 private and affordable apartments and commercial space
<b>GDV</b>	£35m
<b>Partners</b>	Homes & Communities Agency
<b>Architects</b>	Porphyrios Associates
<b>Awards</b>	London Planning Awards, Best New Place to Live 2011 London Planning Awards, '5 years on' – Finalist
<b>Status</b>	Completed in 2011





## Printworks

SOUTHWARK, SE17

Printworks combines innovative construction with brilliant design and exemplary sustainability standards. The nine storey building, which kickstarted the regeneration of Elephant and Castle is clad in striking bronze aluminium which gives it a sharp contemporary finish and keeps the building fresh.

<b>Scheme</b>	164 private and affordable apartments and commercial space
<b>GDV</b>	£50m
<b>Partners</b>	Partnered with Morgan Stanley and Uberior with debt from HBOS
<b>Architects</b>	Glenn Howells Architects
<b>Awards</b>	British Homes Awards 2011 – Apartment Building of the Year
<b>Status</b>	Completed in 2010





“Now that London is home to more people than ever before, bold and innovative schemes such as these are even more crucial.”  
New London Quarterly



## Vivo

TOWER HAMLETS, E1

Vivo is an example of how estate regeneration can be done well. Previously one of the oldest estates in Tower Hamlets, our plans refurbished some existing homes and delivered new apartments that were generously sized with large outdoor spaces. The result was high levels of resident satisfaction and significant improvements in local aspiration.

Scheme	462 private and affordable apartments and commercial space
GDV	£100m
Partners	East Thames Group
Architects	Levitt Bernstein
Awards	Sunday Times, Apartment Building of 2013 – Winner What House?, Best Apartment Scheme – Silver London Planning Awards 2015 – Best New Place to Live
Status	Completed in 2014



“Developments like these help to drive growth  
and support ambition across the city.”

University of Sussex



## Anston House

BRIGHTON, BN1

Anston House is in a significant location in Brighton. Adjacent to Preston Park, our plans will create a marker with high quality architecture, extensive landscaping that complements the Park and homes and workspaces that evoke collaboration and will contribute to Brighton's economic future.

### Scheme

229 homes and 17,000 sq ft of commercial space to accommodate up to 283 employees

### GDV

£90m

### Partners

Hyde Housing Group

### Architects

Conran & Partners

### Status

Planning consent





“The design approach is a modern take on the traditional villa architecture of the area and features modernist proportions and generous sized internal spaces.”

PTE Architects



## Ashchurch Villas

HAMMERSMITH & FULHAM, W12

Ashchurch Villas is set within Ravenscourt Park and applies a modern twist to the traditional London vernacular. With each home over 2,000 sq. ft, space is truly celebrated to provide solutions to modern London living.

<b>Scheme</b>	25 three, four and five bed homes; private and affordable
<b>GDV</b>	£30m
<b>Partners</b>	Starwood Capital
<b>Architects</b>	Pollard Thomas Edward Architects
<b>Awards</b>	Hammersmith Society Award for exemplar community engagement
<b>Status</b>	Completed in 2016





## West Ham Lane

NEWHAM, E15

West Ham Lane is a state of the art open plan office designed to accommodate East Thames, one of London and the UK's largest housing associations. The building includes offices over five floors, as well as meeting and conference facilities, a marketing suite and a roof terrace.

<b>Scheme</b>	Commercial offices accommodating over 600 staff
<b>GDV</b>	£40m
<b>Partners</b>	East Thames and Laing O'Rourke
<b>Architects</b>	Fletcher Priest
<b>Status</b>	Completed in 2008



“The development will be a boost to the borough’s economic future, in line with the Council Leader’s aspiration for Merton to become ‘the most business friendly borough in the UK.’ ”  
Merton Chamber of Commerce



# Ravensbury Terrace

MERTON, SW18

Ravensbury Terrace is set within the tranquil, yet rapidly modernising Earlsfield. The modern neighbourhood with homes, commercial space and a new pocket park has been designed to provide an emotional and physical connection between Earlsfield and the River Wandle.

Scheme	129 residential homes with 1,177 sqm of commercial space to accommodate up to 200 employees
GDV	£70m
Partners	Savills Investment Management
Architects	Ben Jones Architect
Status	Planning consent





## Anne Mews

### BARKING & DAGENHAM IG11

Anne Mews was delivered in partnership with London Borough of Barking and Dagenham with a clear vision to deliver high quality homes using best in class architecture and design using a social housing budget. These were the first new council homes to be developed in Barking for a quarter of a century.

A mix of 31 family homes – including four, three and two-bedroom houses – are enlivened by large ground-floor windows which look out onto the shared surface street designed for kids to play in and residents to park on.

First Base worked with AHMM and Maccreanor Lavington Architects to deliver a traditional terraced house typology which focused on the simple application of high-quality materials and a generosity of scale not often experienced in local authority buildings.

Anne Mews was completed in 2008 and is the initial phase of a wider masterplan for the King William Street Quarter to redevelop the site previously occupied by the notorious Lintons Estate.

<b>Scheme</b>	A mix of 31 family homes – including four, three and two-bedroom houses
<b>Architects</b>	AHMM & Maccreanor Lavington Architects
<b>Status</b>	Completed in 2011





## Greenwich Square

ROYAL BOROUGH OF GREENWICH SE10

First Base led the regeneration of the £250m complex Greenwich Hospital site.

First Base worked with Make Architects to create an award winning scheme with 645 apartments, high quality public realm and community facilities including a new leisure centre and local convenience retail.

Working with English Partnerships, the masterplan placed sustainability at the heart of the scheme to ensure that residents would live cleaner and greener lifestyles, and importantly have cheaper bills.

<b>Scheme</b>	645 apartments, public realm and community facilities
<b>Partners</b>	English Partnerships
<b>Architects</b>	Make
<b>Status</b>	Consented in 2009





**FIRST BASE**

November 2020  
Version 8

**Contact**

First Base Limited  
91 Wimpole Street  
London W1G 0EF

tel: 020 7851 5555  
email: [info@firstbase.com](mailto:info@firstbase.com)