



L0N

BRUNEL

STREET

WORKS

E16

“

Brick by brick,
bolt by bolt,

**BRUNEL STREET
WORKS**

is engineering
a brighter future

”

“

Some build developments,
this is a whole new

NEIGHBOURHOOD

”



Taking inspiration and its name from the area's industrial maritime heritage, Brunel Street Works is a flagship in its own right. A key element of Canning Town's ambitious regeneration plans, it's set to deliver 975 residences ranging from studios, one and two bedroom apartments to family friendly three bedroom homes.

Not to mention a thriving new neighbourhood, built around its array of gardens, restaurants, cafes, a hotel and creative work hub. You can't engineer a community, but you can give it all it needs to thrive and flourish.



Enjoying a wealth of waterfront locations, a prime location just moments from Canary Wharf and superb connections to the rest of the capital, Canning Town always had a lot of potential. Potential that its £3.7bn regeneration is making a reality, creating one of London's most exciting live/work districts in the process.

New public squares. Opening up of the waterfront. Improvements to parks, the retail offering and just getting about. Start-up hubs. A host of residential options. No detail has been overlooked in the borough's vision. Add to this London City Airport's expansion. The creation of the RAD (Asian Business Port). The rebirth of the Royal Docks. And this is the start of something very exciting.

“
Canning Town's
£3.7BN
 masterplan is
 coming to life
 ”



Everywhere you look, you can see the ambitious plans for **TRANSFORMATION** taking root



THE O2

CANARY WHARF

REPUBLIC

LONDON BRIDGE

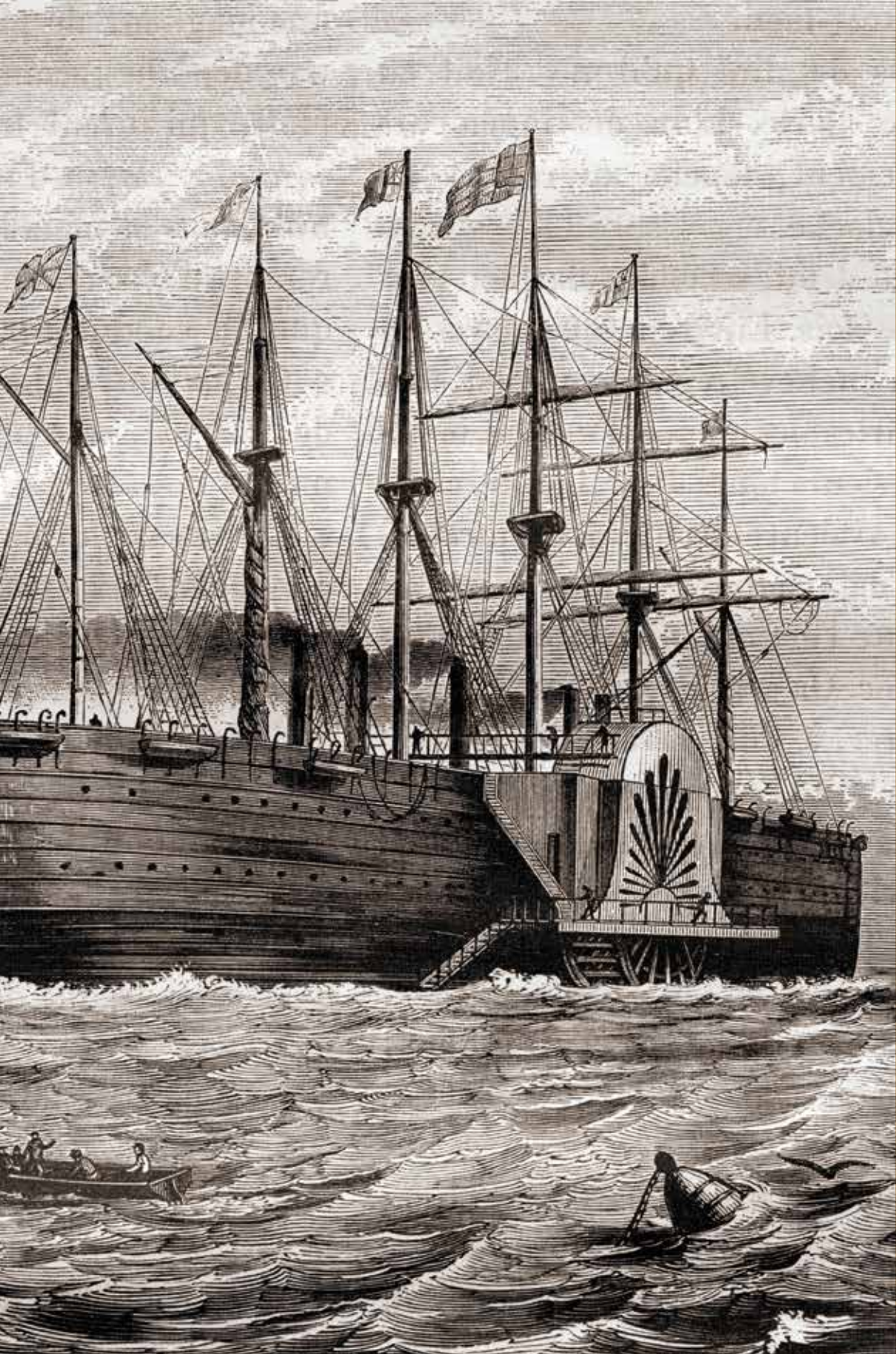
THE CITY

BRUNEL
STREET
WORKS

From new public squares and retail destinations to world class business centres and start-up hubs,

**EVERY ASPECT OF LIFE
IS BEING IMPROVED**





THE GREAT EASTERN

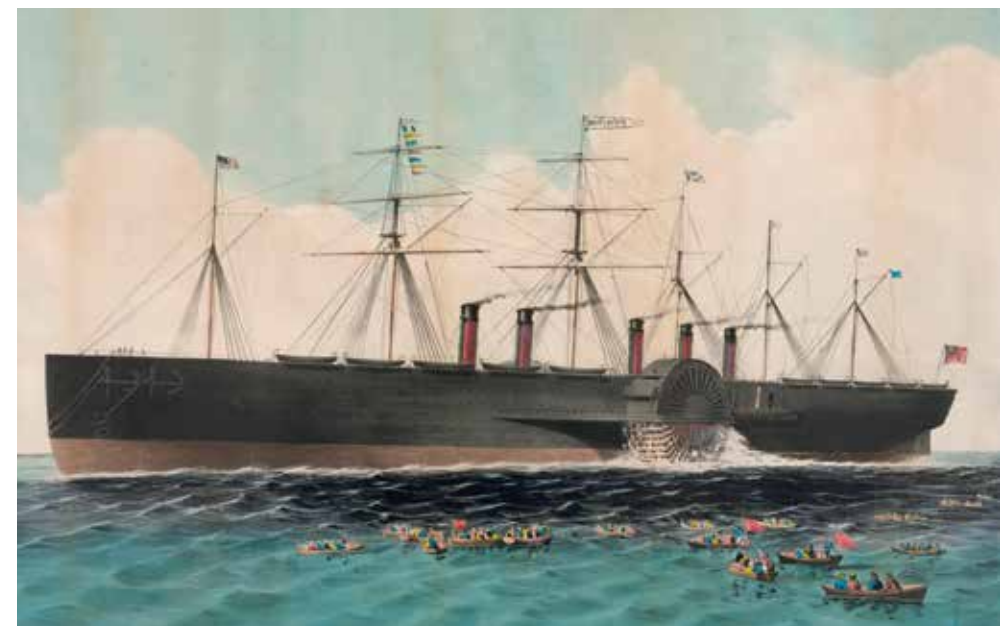
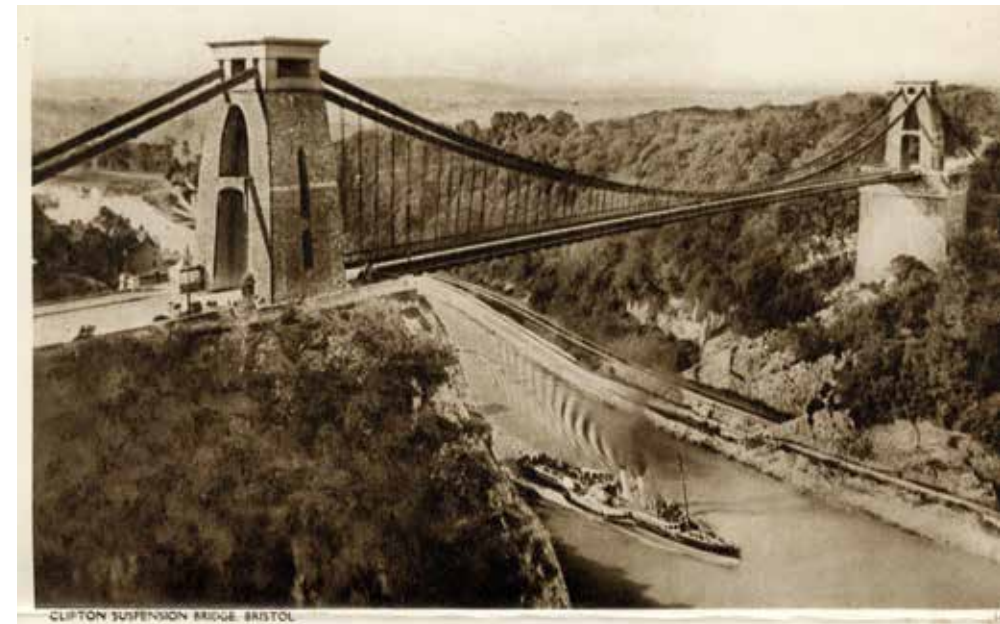


Built in Millwall from parts and iron made in Canning Town, at 211m long Isambard Kingdom Brunel's SS Great Eastern was for 40 years the world's biggest ship. It would have fit many times into Brunel Street Works and offered its 4,000 passengers somewhat more cramped living conditions. It was however an astounding feat of engineering.

Its scale aside, it was the first ship to incorporate a double-skinned hull. It was also capable of navigating around the world without needing to refuel. Similarly Brunel Street Works has all that its residents could ever need in one place, although with so much in the local area a little exploration would be recommended.

“
The biggest
similarity between
the approach
taken at Brunel
Street Works and
ISAMBARD'S
LEGACY
is a shared
belief in quality
”

Engineering monuments created by Brunel, such as the Clifton Suspension Bridge and Paddington station are still here today because he cut no corners. Brunel Street Works has the same unwavering commitment. We want it to be somewhere people are proud to call home from the moment they move in and just as importantly, in years to come.





CANARY WHARF

from 4 mins

THE CITY

from 10 mins

BOND STREET

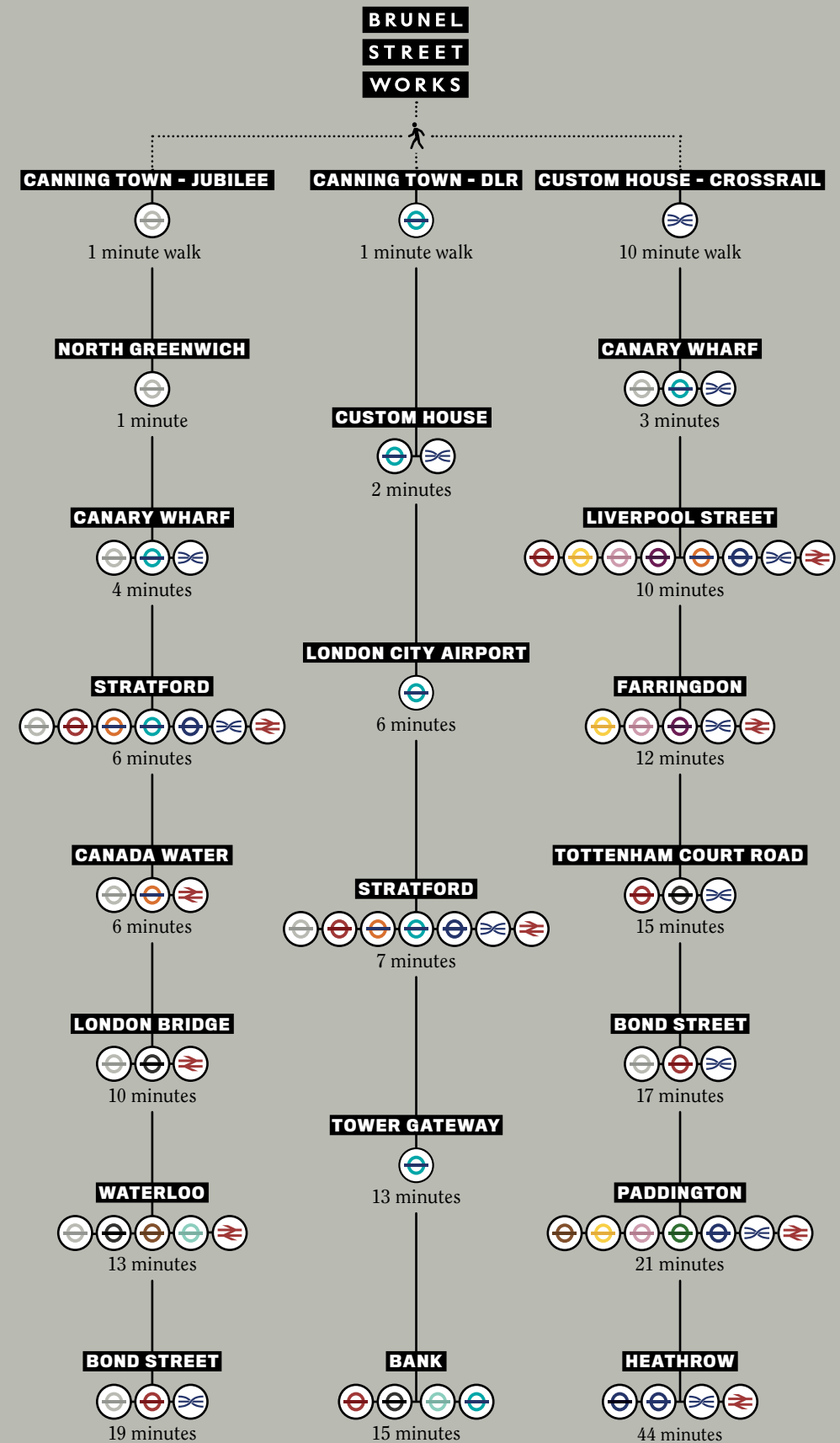
from 19 mins



“
Canning Town’s
CONNECTIVITY
is one of its
greatest assets
”



In one direction, the Jubilee line puts Westfield and the Queen Elizabeth Olympic Park just minutes away. In the other direction, you have Canary Wharf and London Bridge for work. Waterloo for the South Bank, and Covent Garden and Bond Street for the West End. It’s a veritable tour of the best London has to offer. Add to this the DLR, and the arrival of Crossrail at Canary Wharf, and you couldn’t be better connected.



Transport times are approximate, calculated using google.com/maps, tfl.gov.uk & crossrail.co.uk

LOCAL AREA

FOOD & DRINK

1. Chill #08
2. Zzeta Pizza
3. Pepenero
4. The Grocer
5. The Oiler Bar
6. The Crystal Cafe
7. The Good Hotel
8. Sunborn London
9. Tapa Tapa
10. Gaucho
11. Eighteen Sky Bar
12. Bokan 37
13. Billingsgate Market
14. Giant Robot
15. Ivy in the Park
16. The Gun

RETAIL

17. Westfield Stratford
18. Canary Wharf Shopping Centre

PARKS

19. Queen Elizabeth Olympic Park
20. Bow Creek Ecology Park
21. Star Lane Park

LEISURE

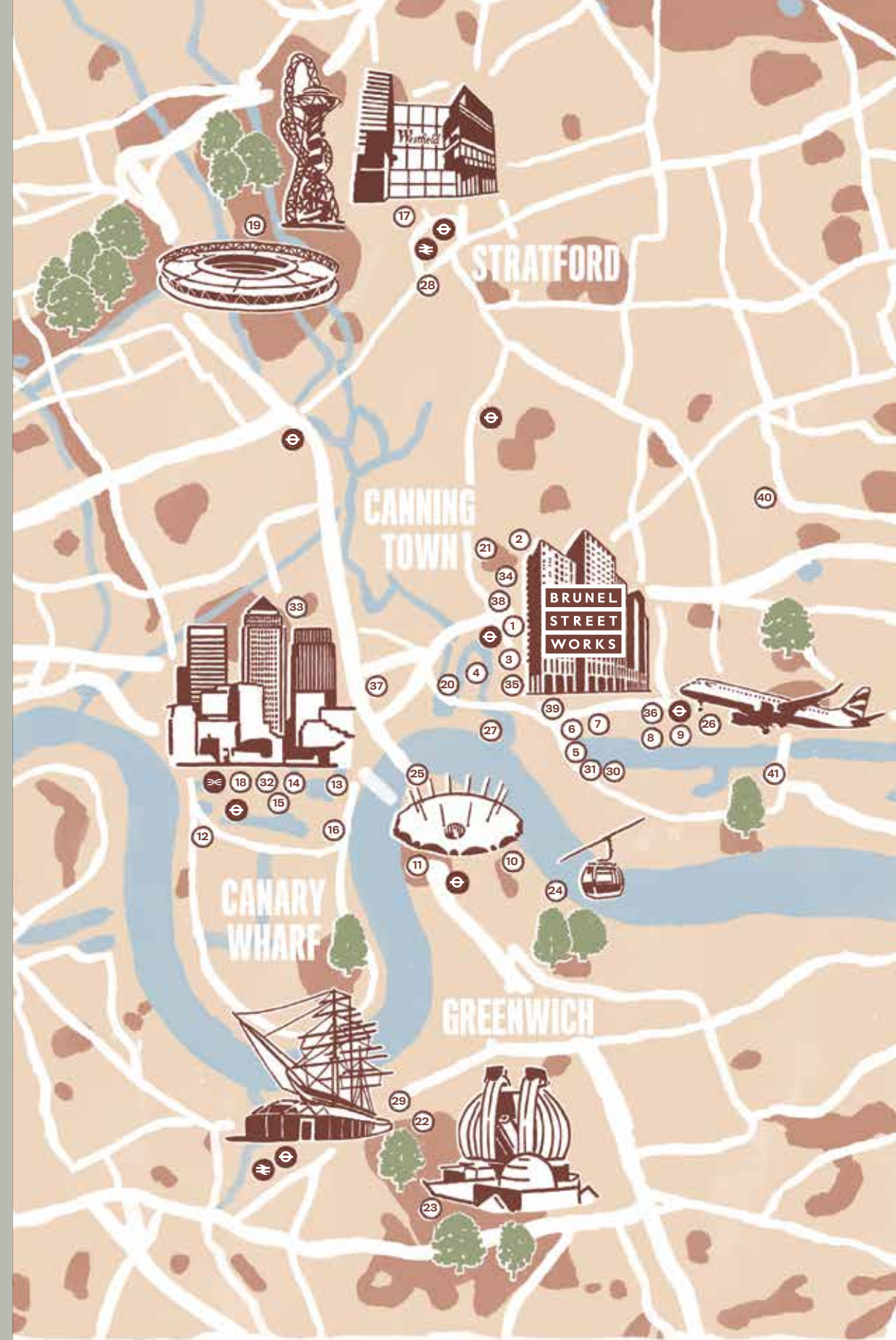
22. National Maritime Museum
23. Greenwich Observatory
24. Emirates Airline
25. The O2
26. ExCel London
27. Trinity Buoy Wharf
28. Discover Story Centre
29. Cutty Sark
30. Dock Beach
31. WakeUp Docklands
32. Everyman Cinema

FITNESS

33. Poplar Baths
34. Fitness4Less
35. Peacock Gymnasium
36. Royal Docks Crossfit
37. PureGym

ESSENTIALS

38. Co-op
39. Appleby Health Centre
40. Newham University Hospital
41. London City Airport



“
Welcome to the
NEW CAPITAL
of East London
”



Historically this corner of London's reputation has been dominated by Canary Wharf and Stratford, but there's so much more to it than just business and shopping. The investment Canning Town is enjoying is giving it new life and creating a new destination in its own right.

Of course, being sandwiched between the aforementioned areas, as well as Greenwich and Royal Docks isn't to be overlooked. Especially not with the speed at which they can all be reached thanks to the superb transport links. After all, who wouldn't want The O2 as their local gig venue or Westfield as their nearest shopping centre?

However, Canning Town is fast stepping out of the shadows of these giants, joining Royal Docks to create London's new hotspot for development and investment. With this new found glory have come an array of bars, restaurants, cafes and work spaces; with more set to follow in the coming years. So you'll have even more choice on where to spend your time.

Fine or fast, cocktails or coffee,
a **TASTE** of what's to come



1. **ZZETTA PIZZA** 48-hour slow risen vegan sourdough bases topped with the finest ingredients to create mouth-watering Neapolitan-Roman fusion style pizzas.
2. **THE GROCER** A one-stop-culinary-shop combining an espresso bar, deli restaurant and grocery store, run by the maestros behind Il Bianco's Canary Wharf and Wapping restaurants.
3. **TAPA TAPA** Offering classic and modern tapas and a fine supporting cast of wines and sangria, this is an authentic slice of Spain in the shadows of the ExCel centre.
4. **FATBOY'S DINER** An all American diner overlooking the Thames which offers a gut-bustingly delicious selection of delights and outstanding milkshakes.
5. **GAUCHO** Carnivores will rejoice at the fact that they will have the choice of two of these revered Argentine establishments so close by.
6. **THE OILER BAR** Sit and watch your worries float away at this converted barge moored up in the Royal Docks.
7. **CHILL #08** Directly opposite Brunel Street Works, this sleek café, bar, restaurant offers a warm welcome at all times of the day.



1



2

Image courtesy of Wake Up Docklands



3

Image courtesy of Everyman Cinema

LEISURE

The trouble with choice is it's hard to choose. Here, your weekends could be filled with the great outdoors, sporting endeavours, retail therapy, artistic appreciation or just bumbling along the river. The options available to you locally are so broad, your diary will never be fuller.

1. **WESTFIELD STRATFORD** Offering 1,910,000 square feet of retail therapy, popping to the local shops has never had so much to offer.
2. **WAKEUP DOCKLANDS** Wake or paddle, whichever board takes your fancy, you can take the plunge at Royal Victoria Dock.
3. **EVERYMAN CANARY WHARF** Forget the usual pick and mix, enjoy the silver screen in style with couple's couches and a Spielburger menu.



THE FUTURE

For the younger members of our community, there's plenty on offer beyond the development's wealth of gardens and play areas to explore. (Although the individual block's podium gardens are particularly handy as they put a run around before bed right on your doorstep.)

The local area is bursting with stimulating and educational entertainment options. The Queen Elizabeth Olympic Park puts 500-acres of parkland and waterways – and a wealth of international standard sports facilities – just moments away. The Bow Creek Ecology Park is even closer and the perfect way to get back to nature.

Other days out can transport you back to days gone by, with a wealth of museums in the local area. Or high above the streets at the exhilarating Up at The O2. A world of stories awaits at Discover, an innovative literature centre in Stratford. And the future is now at The Crystal, a science space in Royal Victoria Docks run by Siemens. Add to this, all central London can offer being just moments away and days out have never been so exciting.



Image courtesy of The O2



Image courtesy of Discover



“
EDUCATION
 is always a key
 consideration
 when choosing a
FAMILY HOME
 ”



From great nursery and daycare settings to superb primary and secondary schools, there are plenty of highly rated options in the local area. For older members of the family, looking at higher education, Brunel Street Works is also perfectly placed to access London's globally renowned collection of universities.

NURSERY & PRIMARY SCHOOLS

- Golden Sparks - E16 1XN
0.3 miles | Ofsted not yet rated
- Abrahams Care – E16 1ET
0.3 miles | Ofsted rated Good
- Mokslukas Childcare – E16 1LN
0.5 miles | Ofsted rated Good
- Busy Bees (London ExCel) – E16 1XL
0.8 miles | Ofsted rated Good
- Tiny Town Daycare – E16 1TU
1 mile | Ofsted rated Outstanding
- St Luke's Primary School – E16 1JB
0.3 miles | Ofsted rated Outstanding
- Hallsville Primary School – E16 1LN
0.5 miles | Ofsted rated Outstanding
- Keir Hardie Primary School – E16 1FZ
0.7 miles | Ofsted rated Good

SECONDARY SCHOOLS

- Brampton Manor Academy – E6 3SQ
2.1 miles | Ofsted rated Outstanding
- Bow School – E3 3QW
1.8 miles | Ofsted rated Good
- Langdon Park Community School – E14 0RZ
1.7 miles | Ofsted rated Good

UNIVERSITIES

- UCL School of Management
4 mins (Canary Wharf)
- UCL East
7 mins (Stratford)
- Birkbeck University of London,
Stratford Campus
7 mins (Stratford)
- Loughborough University London
7 mins (Stratford)
- University of East London
9 mins (Cyprus DLR)
- London Metropolitan University
23 mins (Aldgate East)
- King's College (Strand campus)
24 mins (Temple)
- London School of Economics
25 mins (Holborn)

Distances & transport times are approximate, calculated using google.com/maps & tfl.gov.uk



BRUNEL STREET WORKS

With Canary Wharf on your doorstep and easy access to The City, Brunel Street Works is ideally located for London's two commercial hubs. Their international reputations have attracted a who's who of the finance and business worlds, but there are new challengers on the horizon.

The most notable being RAD, also known as the Asian Business Port at Royal Docks. Designed to be a new home for Asian businesses seeking access to the UK and European markets, and the businesses looking

to work with them, this £1.7bn development is predicted to create c.60,000 jobs and add £6bn to the London economy.

At the other end of the scale is Republic at East India. An architecturally stunning £250m start-up focused co-working environment, it's a creative hotbed of new ideas and innovation boasting some 8,000 high-tech workspaces. Not to mention Europe's longest outdoor freshwater swimming pool and a climbing wall. There's a lot more to East London's business community than finance.



A NEW WORLD



“

Like its namesake's
feats of engineering,

BRUNEL STREET WORKS

has been carefully
designed to stand the
test of time

”



Here though, instead of rivets, it's the people and the community they form that will hold everything together. This is why so much effort has been spent on creating a true neighbourhood rather than just another development.

From the smaller number of apartments on each floor, so you get to know your neighbours, to the podium gardens in which to unwind. The playgrounds where kids can let off some steam. The cafes and start-ups inhabiting the arches and commercial spaces. Our goal was to create somewhere full of life that always welcomes you home. Somewhere that everyone no matter who or how old they are feels ownership of. That's what community is to us.

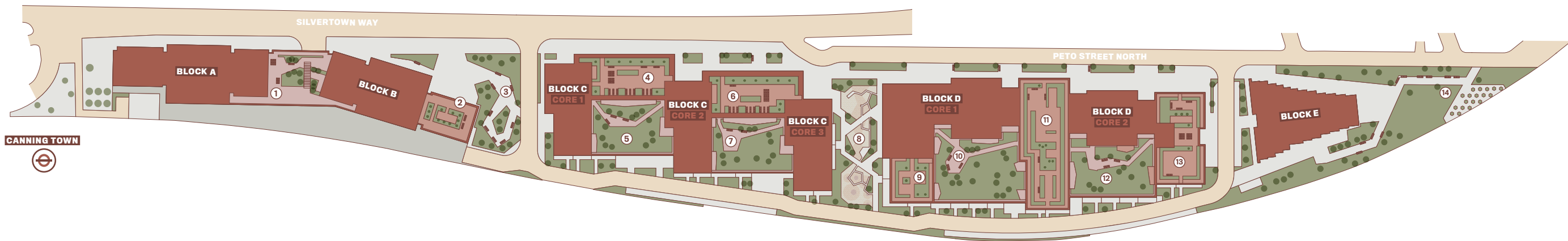
“
Peppered throughout the
development are an array of

PODIUM AND ROOF GARDENS

”

KEY

1. Block A & B podium garden (level 4)
2. Block B roof garden (level 19)
3. Piazza
4. Block C roof garden (level 9)
5. Block C podium garden (level 2)
6. Block C roof garden (level 9)
7. Block C podium garden (level 2)
8. Children's play area
9. Block D roof garden (level 12)
10. Block D podium garden (level 2)
11. Block D roof garden (level 9)
12. Block D podium garden (level 2)
13. Block D roof garden (level 9)
14. Communal gardens



Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only.

The provision of greenery and places to unwind was a key consideration in the design of Brunel Street Works. As well as elegantly landscaped public and play spaces, innovative podium and roof gardens have been included across the development to offer more private retreats.





“

Your own private
sanctuary from the
stresses of London life,
our unwavering

ATTENTION

TO DETAIL

will mean you just
need to sit back,
relax and enjoy your
new home

”



“

With podium
gardens, parks,
playgrounds
and piazzas, the
ability to

RELAX OUTSIDE

was a key
consideration

”







“

Whether you're preparing a special meal for two or a family feast, the kitchens have been designed to be the

HEART OF EVERY HOME

”









“
Perfectly placed
for quick access to the
rest of the capital,
**PERFECTLY
FINISHED**
for those days
when you just want
to stay home
”





BRUNEL STREET WORKS



60

61

ENSUITE & BATHROOM CGI



Computer Generated Image

SPECIFICATION

1 BED KITCHENS

- Contemporary handle-less kitchen in white gloss
- LED undercabinet lighting
- Concrete effect worktops with matching upstands and hob splashback
- Stainless steel sink with draining board & chrome mixer tap
- Bosch brushed steel single oven
- Bosch ceramic frameless hob
- Zanussi integrated extractor hood
- Zanussi integrated fridge freezer
- Zanussi integrated dishwasher

2 & 3 BED KITCHENS

- Contemporary handle-less kitchen in pearl grey gloss
- Silestone worktop, with matching upstands and hob splashback
- Undermounted contemporary stainless steel sink & chrome mixer tap
- Bosch brushed steel single oven to 2 beds, double oven to 3 beds
- Bosch ceramic frameless hob
- Zanussi integrated extractor hood
- Zanussi integrated fridge freezer
- Zanussi integrated dishwasher

BATHROOMS & ENSUITES

- Large format Porcelanosa wall tiles with brushed aluminium edging detail (Full height to bath and shower areas)
- Large format Porcelanosa floor tiles
- Contemporary sanitary ware, brassware & soft close WC
- Tiled bath panel in matching Porcelanosa tiles
- Fixed glass bath screen
- Rain showerhead to ensuites
- Chrome thermostatic mixers
- Single lever chrome mixer tap to basin
- White gloss tall storage cabinet
- Glass bath & bifold shower screens
- Chrome towel rail
- Full size fitted mirror
- White gloss vanity worktop

OUTSIDE SPACE

- Glass balustrade to all apartment balconies
- Exterior light
- Slab paving

GENERAL FEATURES

- Communal bicycle storage in basement car park
- Zanussi washer dryer in storage cupboard
- Soft oak wood effect flooring to halls, living areas & kitchen
- Neutral carpet to bedrooms
- White matt paint finish to all walls & ceilings
- Satin white finish square edge architraves, doorframes and skirting
- Satin white finish internal doors with satin & polished chrome door handles

HEATING

- Underfloor heating throughout
- Hot water supplied by central heating plant via heat interface unit (HIU)

FIXTURES & FITTINGS

- LED downlights to all living & wet areas with pendants to bedrooms
- Built-in wardrobes with soft closing sliding doors in a mirror finish to master bedroom
- TV/satellite/broadband/telephone points to living room & master bedroom

SECURITY & PEACE OF MIND

- Wireless video intercom operated by phone or tablet
- Finish foil with real wood effect front door with three point security lock
- Mains powered smoke/heat detectors with battery back-up
- NHBC Guarantee

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Enhance choices available will vary across homes and developments, all are subject to stage of construction. Please ask your Sales Executive for more information.

“
We work with local
people to create
COMMUNITIES
and we’re passionate
about building
the right homes for
our customers
”

Lime Quarter



All England Tennis Club



Whitelee Wind Farm



**GREAT PLANS,
SUPERBLY DELIVERED**

Linden Homes is the development division of Galliford Try, one of the UK’s leading housebuilding and construction companies. We build award-winning homes across the country in prime locations, striving to create sustainable new developments.

We work with local people to create communities and we’re passionate about building the right homes for our customers. As a responsible developer we are focused on providing new opportunities, support for charity projects, engaging with local actions groups and delivering necessary skills. Since 2010, over £132m has been committed to improving the local communities in which we build.

**FOUNDATIONS
FOR SUCCESS**

Galliford Try is the name behind Linden Homes, and is one of the UK’s leading housebuilding and construction companies, responsible for high-profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Queensferry Bridge in Scotland.

As a business we pride ourselves on our values of excellence, passion, collaboration and integrity – demonstrating strong ethical standards with openness and honesty. These values have laid the foundation for our success and enabled us to earn a reputation as a leader in our field.



CONTACT US

020 3131 9192

brunelstreetworks@lindenhomes.co.uk

lindenhomes.co.uk/brunelstreetworks

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive.

