

Chelsea Waterfront by Farrells: Integrated Urban Approach Regenerates the Historic Lots Road Community

The Award-Winning Project Earns New Double Recognition at The Architizer A+ Awards

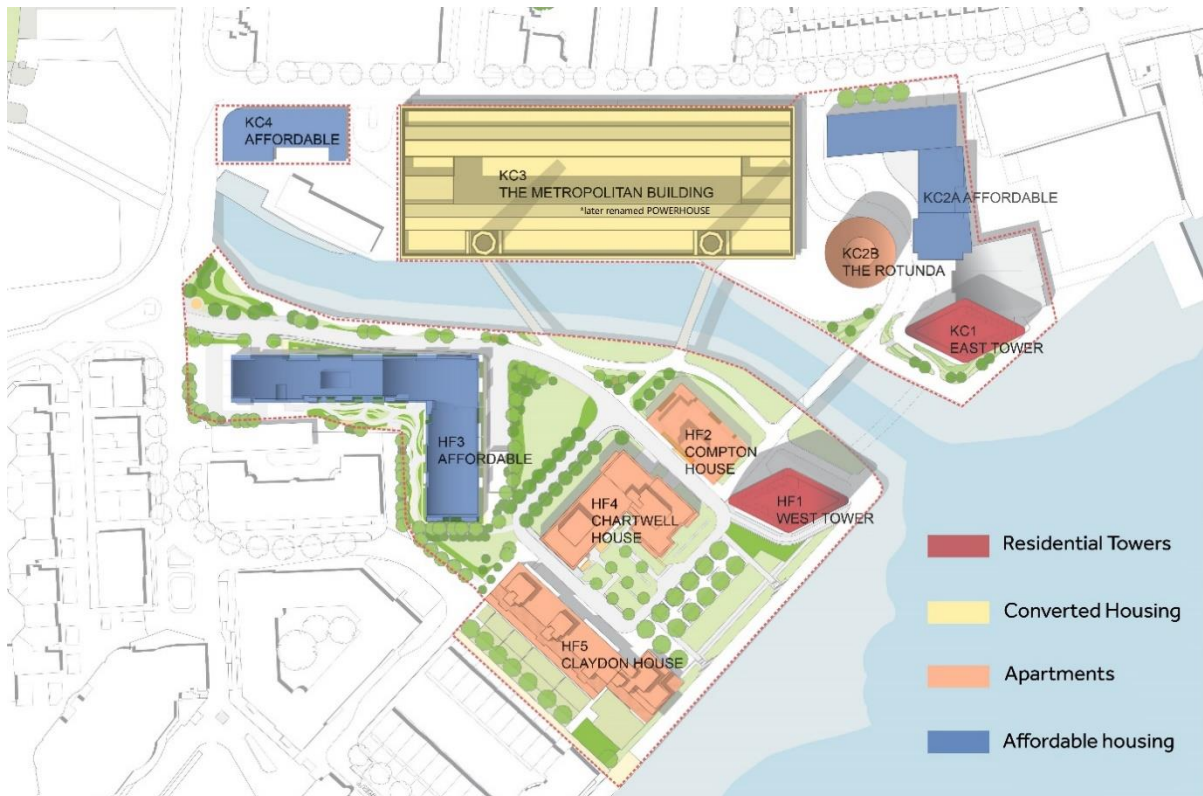


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Farrells' urban planning and architecture project, Chelsea Waterfront, has been awarded the Jury Winner in both the Urban & Masterplan and Architecture + Urban Transformation categories of the Architizer A+ Awards! The prestigious recognitions once again showcase Farrells' leading capability in delivering projects that demand comprehensive and contextually sensitive urban planning and flawless implementation.

Over 25 Years of Redevelopment on the Thames

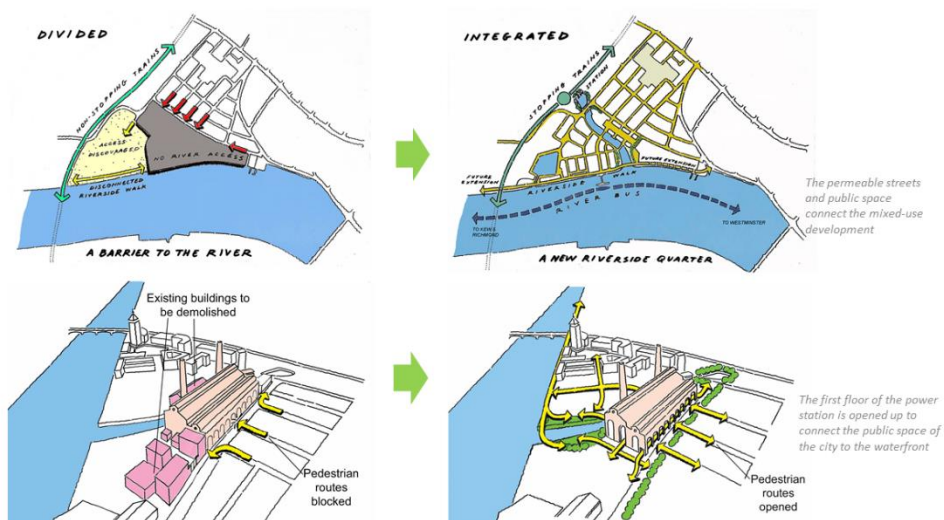
Chelsea Waterfront is a luxurious residential complex situated in the upscale neighbourhood of Chelsea, on the North Bank of the Thames in London. This redevelopment is a significant milestone for waterfront residential projects, offering an exceptionally rare supply of waterfront residential properties. The mixed-use project spans a vast 4.58-hectare site that covers two boroughs of Chelsea Bay. It comprises over 700 apartments, with nearly 40% designated as affordable housing. The complex includes two landmark towers of 37 and 25 stories and mid-to-low-rise apartments on the river's edge surrounded by landscaped gardens. Additionally, the historic Lots Road Power Station will be regenerated into a residence with retail and dining functions. The redevelopment also provides 600 meters of waterfront access for the public and enhanced public facilities.



Masterplan ©Farrells

Creating A New Urban Village for London

The holistic urban approach illustrates how high-quality design and urban planning can make the best of limited industrial land resources. The master planning principle is to create a new 'village' connecting the Lots Road neighbourhood on one side of Chelsea Creek and with the Chelsea Harbour and Imperial Wharf on the other. The need to open up the site and establish pedestrian links in the surrounding neighbourhoods has fundamentally informed Farrells' proposals and the key driver has been the purpose to enhance integration and permeability and connectivity across the development.



Urban Design Thinking ©Farrells

Revitalisation of the Century-old Power Station

The Lots Road Power Station, originally constructed in 1904 as the first steel-framed building in the British Isles, once provided power to London's underground system for a century and was known as the "nerve centre of the London Underground".



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The central focus of the redevelopment is the preservation of the prominent historic brick façade, complete with terracotta detailing and imposing brick chimneys, which form an exceptionally unique exterior. At the ground level, the brickwork between the columns was removed to form a covered arcade. Various shops and businesses with full-width full-height glass fronts facing the street will enliven the streetscape and maximise the visual connection towards the waterfront. Above ground level, the newly glazed three-storey high openings combine with steam-cleaned brickwork and terracotta detailing to present a vibrant, welcoming facade to the community. The existing engine hall was transformed into a full-height atrium space, crossed by two streets connecting through from Lots Road to the new public open spaces and the river beyond.

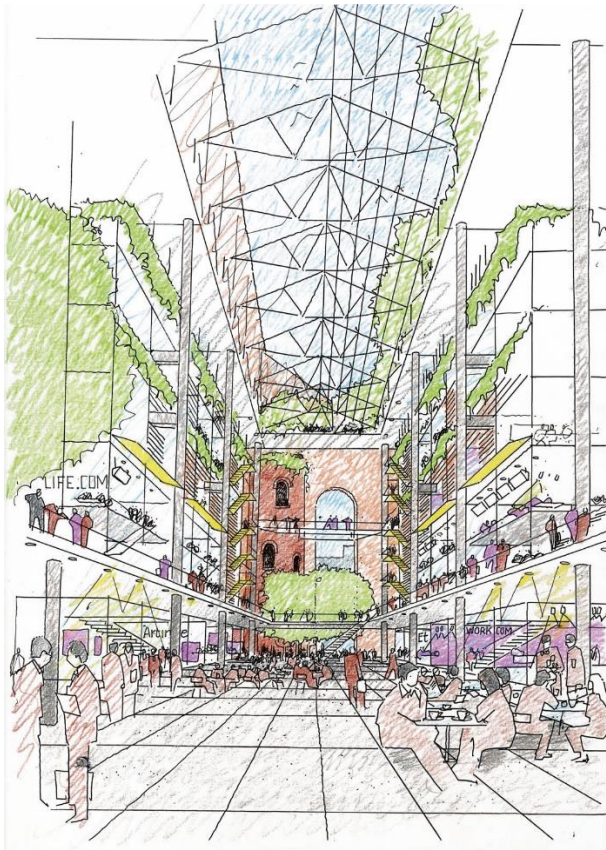
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Sketch ©Farrells



Rendering ©CK
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Bringing High-quality Residential to the Formerly Industrial Land

Located on either side of the creek entrance, the two new residential towers have been carefully conceived within the Thames-side neighbourhood context to form a powerful visual grouping. The power station and the mouth of the re-generated creek are framed by uniquely slim towers, containing a mix of apartment types and spectacular penthouses under sloping glass roofs. The lozenge-shaped plans for the towers are organised along an east-west axis in parallel with the power station, maximising internal views of the riverscape. The optimum orientation allows all facades a good aspect for light and sunshine, also allowing the residential units to enjoy a panoramic view.

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The towers create a pair of dynamic symbols like a dancing couple when seen from different viewpoints. Organic materials have been carved into minimal forms, metals moulded and finished into bespoke pieces, and reflective surfaces used to play with light and emphasise the view.

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Diversified mid-to-low-rise apartments with lower density are surrounded by landscaped gardens, creating a peaceful and liveable community for residents of all kinds.



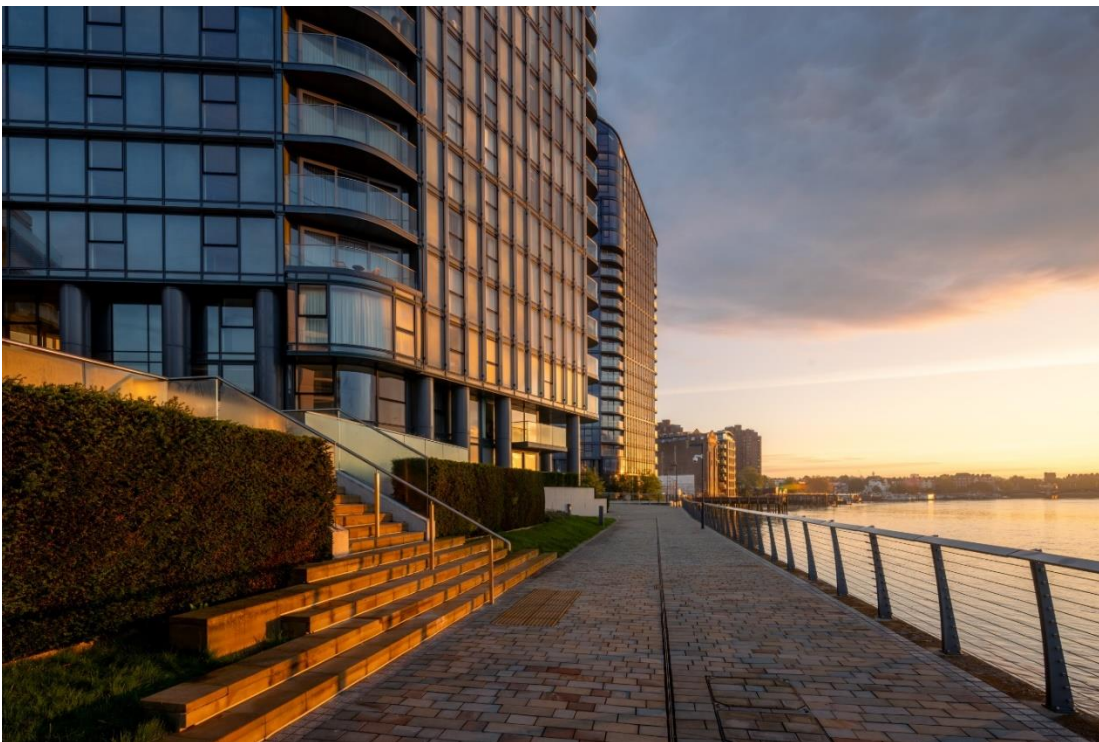
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Through a series of planning strategies such as integrating urban networks, enhancing permeability and creating mixed-use villages, Farrells successfully transforms the constrained and fractured site into a vibrant waterfront community. The award-winning project is also significant in terms of social welfare, economic benefits, and environmental sustainability.



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Farrells is pleased to see that this significant development is being acclaimed by the architecture community around the world. As an international architecture practice founded in London, Farrells is committed to supporting our clients' vision of redefining urban lifestyle that preserves its cultural characters while bringing diversity and vibrancy to cities.



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About FARRELLS

Farrells is an international firm of architects, urban planners and designers, founded in 1965 by Sir Terry Farrell, an architect-planner and a leading proponent of urbanism. With offices in London, Hong Kong, and Shanghai, the firm is a group of diverse talent that has delivered a broad range of projects worldwide. Its international studios combine urban planning, architecture, and design, providing end-to-end services for projects of all sizes and industries, from concept to completion. The Farrells approach to design draws upon a 60-year heritage of leadership within the built environment industry to create places that work for the users, the environment and investors. Farrells puts people at the heart of its goal to create places that truly make a difference in how people live their lives.

Farrells' projects are renowned for capturing the unique essence of their surroundings, opening up new possibilities for all those involved. From London's Chelsea Waterfront and Vauxhall Cross to Korea's Incheon Airport GTC, Cambodia's Vattanac Capital, Beijing's China Zun and Chaoyang CBD, and Shenzhen's KK100 and One Excellence, to the recent award-winning M+ Museum in Hong Kong, Farrells' work spans diverse disciplines and scales. Farrells is dedicated to creating transformative architecture that fosters sustainable connections between people, community, and the environment.

Please visit www.farrells.com for more information.

Contact Marketing & Communications: marketing@farrells.com.hk

Project Information

Time: 1996 - 2024

Client: CK Asset Holdings Limited

Location: Lots Road, London, UK

Type: Residential-led Mixed-use, Regeneration

No. of Homes: 710 (275 affordable homes - 39%)

GEA: 1 million sq ft

Site Area: 4.6 hectares

Farrells Services: Master planning, Full Architectural Services, Interior Design, Contract Administration and Compliance Monitoring.

Chief Planner: Sir Terry Farrell

Farrells Team: Shevaughn Rieck, Claire Downen, Sangsoo Kim, Megan Jones, Russ Hamilton, Mindaugas

Jerumauskas, Natalia Bieszke, Francesco Speranza, Alec Backhouse, Simon He.

Awards:

- Finalist, Housing – World Architecture Festival 2024
- Jury Winner, Urban & Masterplan – Architizer A+ Awards 2024
- Jury Winner, Architecture + Urban Transformation – Architizer A+ Awards 2024
- Gold Winner, Planning & Design – CREDAWARD 2024
- Second Winner, Urban Design – Rethinking the Future Awards 2024