

# THE NEW CLAPHAM



The Library Building, Clapham High Street, SW4





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# THE LIBRARY BUILDING. CLAPHAM HIGH STREET. 136 NEW APARTMENTS. NO VICTORIAN CONVERSIONS. 12 STOREYS OF AWARD-WINNING ARCHITECTURE, INCLUDING A NEW LIBRARY AND HEALTH CENTRE. A NEW LEISURE CENTRE OVER THE ROAD. CLAPHAM IS EVOLVING. THE LIBRARY BUILDING IS AT THE HEART OF THIS CHANGE. WELCOME TO THE NEW CLAPHAM.



# #1

## THE NEW CLAPHAM

First-hand accounts of life at the heart of SW4, from the team who first envisioned The Library Building, to those enhancing the experience of living in it. This is what it's like to be connected to here, now.

# THE VIEW FROM HERE

A 12-storey building which offers unobstructed panoramic views across the capital, The Library Building was conceived, and is already established, as a landmark in London's evolving skyline.

## NEW Outlook

"Most buildings in Clapham are three or four storeys tall, which means you don't have to go much higher to get 360° views. From The Library Building, you can see right the way from Clapham Common through to Battersea Power Station, Vauxhall and Nine Elms, then all the way over to the City, Canary Wharf and Greenwich, then towards the south east and Crystal Palace and Dulwich.

"All the homes in the building have fantastic views, and are dual aspect, which is very unusual in a modern building. What we've tried to do is learn from the old Clapham so that we could be part of The New Clapham. The Library Building takes the qualities of the most popular homes into a modern aesthetic.

"There's a new wave of creativity coming up in Clapham, adding to the area's vibrancy, and the building works as an outlet for that. It's one of the few non-commercial premises on Clapham High Street and its unusual architecture sends out a positive message to people living, working or just visiting the area.

"Take the public library at the foot of the building: you've never seen one like this before. It delivers a new community space, a new focus for social events beyond the area's bars, and gives people a space to meet and be creative. As it sits at the absolute apex of the high street, halfway between Clapham North and Clapham Common Tube stations, you can sense it from the street and it almost invites you in. It's very visible and inspiring.

"The idea of The Library Building was born of a desire to give the area something it's currently lacking: contemporary living spaces. Clapham is famous for two-bedroom apartments and Victorian terraced houses that have quite small rooms and low ceilings. While we respect the old, it's very exciting that Clapham has this injection of something new to go alongside it.

"I know that everyone lucky enough to have a home in The Library Building will enjoy living there, but more than that, it will lift the spirit of the area and the community as a whole."

*DAVID WEST is a planner and urban designer who, in partnership with Christophe Egret at Studio Egret West, designed The Library Building. [www.egretwest.com](http://www.egretwest.com)*





## NEW Menu

"Just over a year-and-a-half ago, I was looking to open a bakery-patisserie but I couldn't find the right place. Someone told me to look in Clapham, because they said it had a good feel round there. That's how I ended up with my bakery, Le Petit Boulanger, on Abbeville Road.

"I would hear my customers moaning about not having somewhere good nearby to eat in the evenings, and that led me to open a restaurant, The Abbeville Kitchen. I eventually got the finance for it through some of those customers. I'd been dropping hints for a while, and people could see what the bakery was like and what my work ethic is, so now me and three former bakery customers are backing the restaurant.

"We launched in September, and we've been full every night since. Some great reviews have helped. That does mean you have to book all the time, apart from lunchtime in the week. The menu changes every day, and that also helps with people coming back. But people seem to like what we do, and that's all I can ask for.

"The restaurant's strapline is 'Clapham's best-kept secret' and Clapham as a whole doesn't really know about Abbeville Road. There are 12 restaurants, antique shops, two interior design shops, and the bakery, of course. For all of us who work there, The Library Building is great, because it's only a few minutes away. I love architecture, and I think Clapham High Street needed a building like that. Hopefully it will be the start of something great for the area.

"Clapham has definitely changed a lot, even the time I've had the bakery. It's just improving in the right way. Attracting young people, an eclectic mix. Something for everyone. I came here because of a business opportunity and I'm very glad that I did."

*KEVIN HASTINGS is the owner of The Abbeville Kitchen and Le Petit Boulanger, both a 10-minute walk from The Library Building (quicker if you're hungry). [www.abbevillekitchen.co.uk](http://www.abbevillekitchen.co.uk)*

## EATING OUT

In the immediate surroundings of The Library Building, new restaurants and eating places offer a dining experience as high-quality and downright delicious as any in London.



## NEW Supplies

"There are a lot of things going on in Clapham – good restaurants, good pubs, good transport – and there are more creative businesses in Clapham than people think. I've had Case, my furniture business, here for two years.

"We design prototypes and outsource the manufacturing to companies around the world. We have products from independent designers, such as Robin Day, Matthew Hilton, Shin Azumi, and we have guys in-house who design and develop, do the hard bit and work out how you actually make things. We sell to retailers like John Lewis and also sell direct from the shop.

"At the minute we're doing a project with Marks Barfield, an architects firm in a studio 100 yards around the corner from us, who designed the London Eye and the tree-top walkway in Kew Gardens. They designed a shelving system and we're working with them to manufacture it.

"Money is clearly being spent on the surrounding area – the street parallel to Case was recently pedestrianised. That's obviously good for us, because people find out where we are from our website, then come and buy from us. Delivery notes from our online orders tell us that there are quite a few local people buying from us.

"When we came to Clapham, we were just looking for a secondary location for the business. We weren't expecting to retail from it, although we do. It's been a pleasant surprise. I had a retail furniture business called Aero, in Notting Hill and the King's Road, for 15 years. I sold that, and Case started in 2005.

"Clapham has always had the common, which is beautiful, but now it has interesting shops, gastropubs, butchers: more and more little places dotted all over, and of course The Library Building, which looks interesting and contemporary, and that's great. I've lived around here for 30 years, and there's always been something attractive here."

*PAUL NEWMAN runs Case, a designer and maker of furniture, accessories and lighting, with a Clapham showroom five minutes from The Library Building. [www.casefurniture.co.uk](http://www.casefurniture.co.uk)*

## AT NEARBY SHOPS

The New Clapham is defined by its workplaces and shops, as well as its leisure and residential opportunities. Close by The Library Building are businesses that enhance the experience of living in it.

# FEED YOUR MIND

At the foot of The Library Building is an inspiring new public library, a dynamic 21st-century learning and meeting space. The coffee's good, too.

## NEW Thinking

"It's easier now than ever to romanticise libraries, because they are conspicuously in retreat. It's not just cutbacks and austerity measures, it's a matter of historical process. We're living through the Information Revolution – a time of social and cultural upheaval every bit as important as the Agricultural and Industrial Revolutions before it.

"Libraries no longer play their ancient role as repositories of knowledge, to which one must pay pilgrimage in order to learn. Much of the world's data now exists in 'the cloud', and within my lifetime I expect Google and their collaborators to have placed every book ever written up there, too.

"Building a new library, in that context, seems quite potty. Why house in a building what could be quite easily kept on a server? The answer, perhaps, is that some of us still believe that genius – or learning, at any rate – loves company. The library is about more than simply assimilating information. It is about the physical environment, the company, and, if we're being really gooey, the smell of books old and new.

"The idea of a library is as ancient as the idea of knowledge itself, and the idea of a public library dates back at least 2,300 years to the ancient world. The Ancient Library of Alexandria, built some time between 323BC and 246BC, was not one of the seven wonders of the ancient world, but given its legacy to civilisation, it perhaps ought to have been.

"When I leaf through the pages of my memory, I recall some of the best times of my life in libraries. Reading Richmal Crompton stories as a child, curled up on scratchy carpet against the radiator in a public library in Oxfordshire. Studying the racing form in the daily newspapers kept by our school library. Sharking for girls outside the Seeley Library in Cambridge. Snapping shut my laptop in the reading room of the London Library after finishing my first book. Good times they were, and all the better for being around other people. Even if, for some of the time, actually speaking to them was forbidden."

*DAN JONES is a writer, historian and Evening Standard columnist.*





## NEW Place

"Living in a new build has always appealed to me and my husband. Before we moved here, we lived in a one-bedroom flat in Strata, the high-rise in Elephant and Castle with the three wind turbines built into the roof. When we needed somewhere bigger, we thought about moving out to somewhere more suburban, but we decided to stay closer to the action.

"As we were thinking about having kids, we wanted to move to a new neighborhood, one with more options for restaurants and cafés, as well as more green space - the urban lifestyle, but in a friendly environment.

"We were among the first people to move into The Library Building, and were lucky enough to get a two-bedroom apartment on the fourth floor. It's really quiet up here.

"The walls are curved, and there's an incredible view of the London skyline. We can see the City, Canary Wharf, St Paul's, the Shard, the London Eye. It's pretty amazing.

"There's the health centre in the building, the secure bike storage area and the leisure centre literally over the road. Having a library is great, too. All these things promote the idea of living well. It's a place where you could bring up a family without sacrificing the vibrancy of living in the capital.

"We're very excited to live in such an iconic building - it's unlike anything else in London - and we really liked the idea of a 'plug and play' living environment. You move in, and then suddenly you've got all this stuff immediately available to you."

*ALICE PHILLIPS lives in The Library Building.*



## NEW Journeys

"I find riding around London exhilarating. Cycling is becoming the best way to travel around a heavily congested capital. Over 1m Londoners now get on their bikes. Figures published last year by Transport for London show that London's roads are the safest they've been since records began.

"When I talk to people about cycling here, the first thing the non-believers say is that they think it's dangerous. There are now more safe cycle routes in London, and with the recently introduced cycle 'superhighways', cyclists have a higher profile in the city than ever before.

"When I strap on my helmet (always wear a helmet, and never wear headphones) and head out onto the roads, I'm joining the pulse of the city, actively moving through it rather than being shunted around it. It's a great feeling to engage with London like that.

"More and more people are cycling to beat congestion and higher transport costs. A Tube journey to work can often be done on a bike in the same time, but in the open air and not in a packed train carriage. Plus, every time you ride, you're burning calories and improving your cardiovascular fitness. Research shows that cyclists enjoy a level of fitness 10 years younger than that of their non-cycling counterparts.

"People often argue against cycling by saying, 'I've got nowhere to put it, and anyway, it'll get nicked.'" No one living in The Library Building has these problems. There's a purpose-built storage area in the basement, which is totally secure: no need for bikes in hallways or apartments. Getting a bike free when you buy a place here is a great idea. All new buildings should have something like this.

"And don't worry about having to wear Lycra. Cycling clothing companies such as Rapha create stylish technical garments that look good off the bike as well as on."

*WESLEY DOYLE is a writer and personal trainer who has been cycling around south London, and beyond, for many years.*

## I LIVE HERE

Central to The Library Building are its residents, who immediately reap the benefits of living there: the transport connections, Clapham Common, the bustle, the quiet and the fantastic living space itself.

## GETTING AROUND

Every apartment in The Library Building comes with a free bicycle, which can be stored in the secure bike parking facility in the building's basement. Keep fit, beat traffic, see London differently.



# THE SOCIAL LIFE

Living in The Library Building means being within walking distance of a series of top-class bars and pubs. A social life on your doorstep, not a late-night train or taxi ride away.

## NEW Leisure

"The owners of Aquum realised there was demand for a bar like this on Clapham High Street. The kind of bar and restaurant venue that wouldn't look out of place in central London, but not one that would charge central London prices.

"In the 20 years I've been familiar with Clapham, it has changed, most definitely. There are a lot of professional people living here, and it's ideally situated for getting into central London and the City, which is where I'd say the majority of the people living here are working.

"The High Street has changed a lot, too. The Library Building only enhances it, particularly when you think of the old square grey building that was on the site before. It took us 14 months to reconstruct the properties that became Aquum.

"From day one here, our belief in a bar like this was proved right: it just took off. At the London Club and Bar Awards, Aquum won Best New Bar in London in 2010 and was runner-up in the Best Bar in London in 2011.

"All our bartenders are fully trained – they're flair bartenders in the same style as the film *Cocktail*. Our bartenders compete in international competitions, and the cocktail list here would pass for anything you'd find in the West End.

"Some people might look at us and think we're more upmarket, but when people come here they realise it's not stuffy or pretentious. People come from all over London to have a night out in this part of town. Clapham is somewhere people want to be. It's just a great place to have a night out."

*TERRY GEORGIU is the managing director of Aquum, just across the road from The Library Building, [www.aquum.co.uk](http://www.aquum.co.uk)*



# HOW TO LIVE WELL

A stone's throw from The Library Building, and built by the same developers, is a new leisure centre with swimming pool, gym and sports courts. A one-year free membership to the leisure center is available for each apartment in The Library Building.

## NEW Vitality

"As someone who keeps fit for work and for pleasure, I think that the leisure centre built along with The Library Building has everything it needs to become a focal point for the community's energies. Everyone knows about the importance of recreational fitness – even if everyone isn't doing something about it. People living in and around The Library Building can't use the old excuse about the gym being too far away.

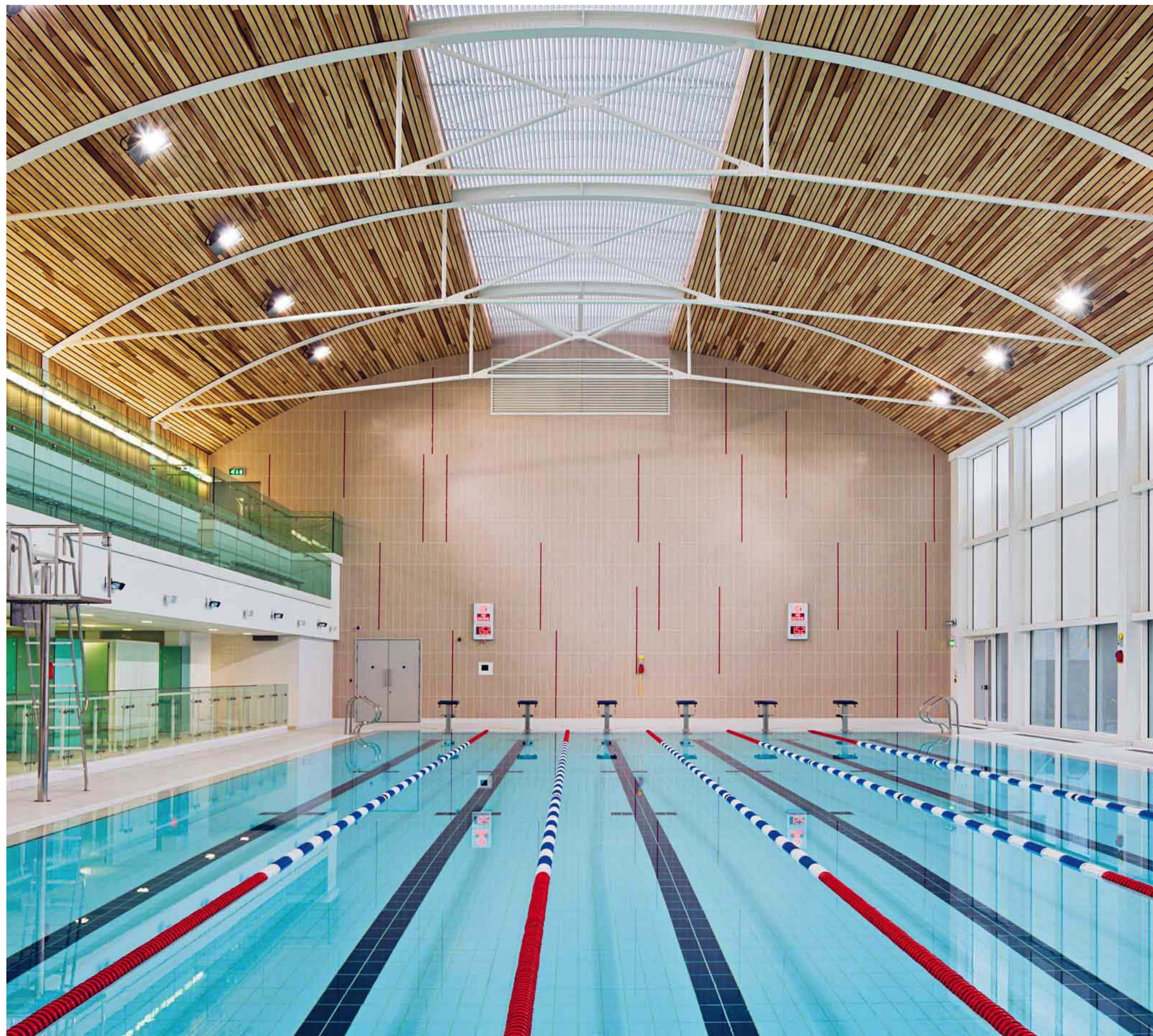
"At the centre of the new complex is a six-lane 25m swimming pool. As I tell my clients, swimming is one of the best ways to stay in shape: it's easy on the joints, uses most of your muscle groups and burns about 600 calories an hour. It's a great way to maintain general fitness, especially if it's been a while since you've seen the inside of a changing room. There's also a teaching pool: ideal for starting off future Team GB swimmers.

"New clients often tell me that the main thing that kept them away from the gym is overcrowding. Any good gym will be busy at certain times (first thing, lunchtime and straight after work) but this new complex has 100 gym stations – twice the number you'd find in an equivalent gym elsewhere. So whatever time you train, you'll be able access the equipment you need to build strength, lose weight or just stay just as you are.

"If gym training isn't your thing, there are studios for dance, yoga, martial arts and exercise classes. Many people find an exercise regime easier to stick to if they're working out as part of a group. If competitive sports are your thing, there's a four-court sports hall for racquet and ball games.

"The Department of Health says that to stay fit and healthy, adults should get 30 minutes of moderate exercise five times a week. Now, if everyone stuck to this, I'd be out of a job, but the fact is regular exercise does make you healthier, reduces stress and positively affects your life. In my experience, finding 30 minutes to train makes you more efficient during the day's remaining 1,410 minutes (and yes, that includes the time you spend asleep). Looking better is just a bonus."

*WESLEY DOYLE is a writer and personal trainer.*



# #2

## HIDDEN ART

A construction site is an ever-changing, dynamic environment. To celebrate the interior evolution of The Library Building, four artists were invited on site to create work that was woven into the fabric of the building before it was completed.

# PAINTING WITH LIGHT BY LUKE HAYES

"I call it 'painting with light,'" says Luke Hayes, of his photographs that use the effects of different exposures to stunning effect. Up in The Library Building one night during its construction, Hayes created images that add a bright and futuristic dynamic to the building's stark skeleton.

"It has an amazing view, a unique view over the city," says Hayes. "Just having those lines and columns going off - photographically it was a great subject. It's a fascinating space, even with scaffolding throwing shadows all over the place. Especially at night: it's dark, there's no one there, you're up away from the street."

The street is where Hayes does most of his work. An architectural photographer who has worked all over the world for magazines and directly for architects, the 32-year-old first experimented with exposures at art college, "literally lighting up buildings and painting them with light." His method is relatively simple.

"They're multiple layered images," he explains. "I take the shot of the architecture, then take shots with five, ten or 15-minute exposures where we paint with torch light and LEDs. Normal torch light is quite yellow; the blue we got using the sort of tool an electrician would use to look in a loft."

"You've got time to walk around, literally painting with the light source in your hand. To get the big spot of light, I stand still and beam the torch at the camera lens. The people holding the lights don't show up in the long exposures, so I don't have to take them out of the images later. It feels like painting when I layer them together afterwards on the computer."

The series of images he created in SW4 provide a record of moments that can never be repeated.

"It's always interesting going into somewhere like this when it's in mid-construction," says Hayes, "because they're never going to be the same when they're finished. I always go back to see them when they are." So if you see a man with a torch and a camera in The Library Building, you'll have a good idea who it is.

To view the full gallery, go to: [WWW.THENEWCLAPHAM.COM](http://WWW.THENEWCLAPHAM.COM)









# THE FLIP SIDE BY ADAM BRASHAW

Photography [David Clerihew](#)

London is the world centre of freerunning and parkour, and one of the scene's leading lights found a one-night-only performance space in SW4.

"From a freerunner's perspective, it was just raw," says Adam Brashaw, of his time in The Library Building, "a mass of concrete and scaffold. To experience the architecture at the early stage of the building's life was just great."

But which of the urban acrobatic disciplines was he doing in there? Was it parkour or was it freerunning?

"Essentially, in my mind, it's all movement, but there are people who do one or the other, or both. I'm one that calls it 'movement'. Whatever my body wants to do, I do it, and I wouldn't put a label on it, but people do ask.

"Parkour is no flips, no acrobatics, no tumbles. It's getting from one place to another as efficiently as possible, more about efficiency than style. Freerunning is like it says - free. You can do whatever you want creatively: flips, twists, turns."

In his creative life, Brashaw has flipped and twisted and turned in music videos, live shows, competitions and, most notably, the penultimate Harry Potter film.

"I played a snatcher, in a scene where we had to chase the three kids in a forest. The stunt team set up logs and all kinds of things, so as Daniel Radcliffe ran under them, I would jump on them and go over them. It was very technical. We worked for two months just on that scene, for about a minute or two of time in the film."

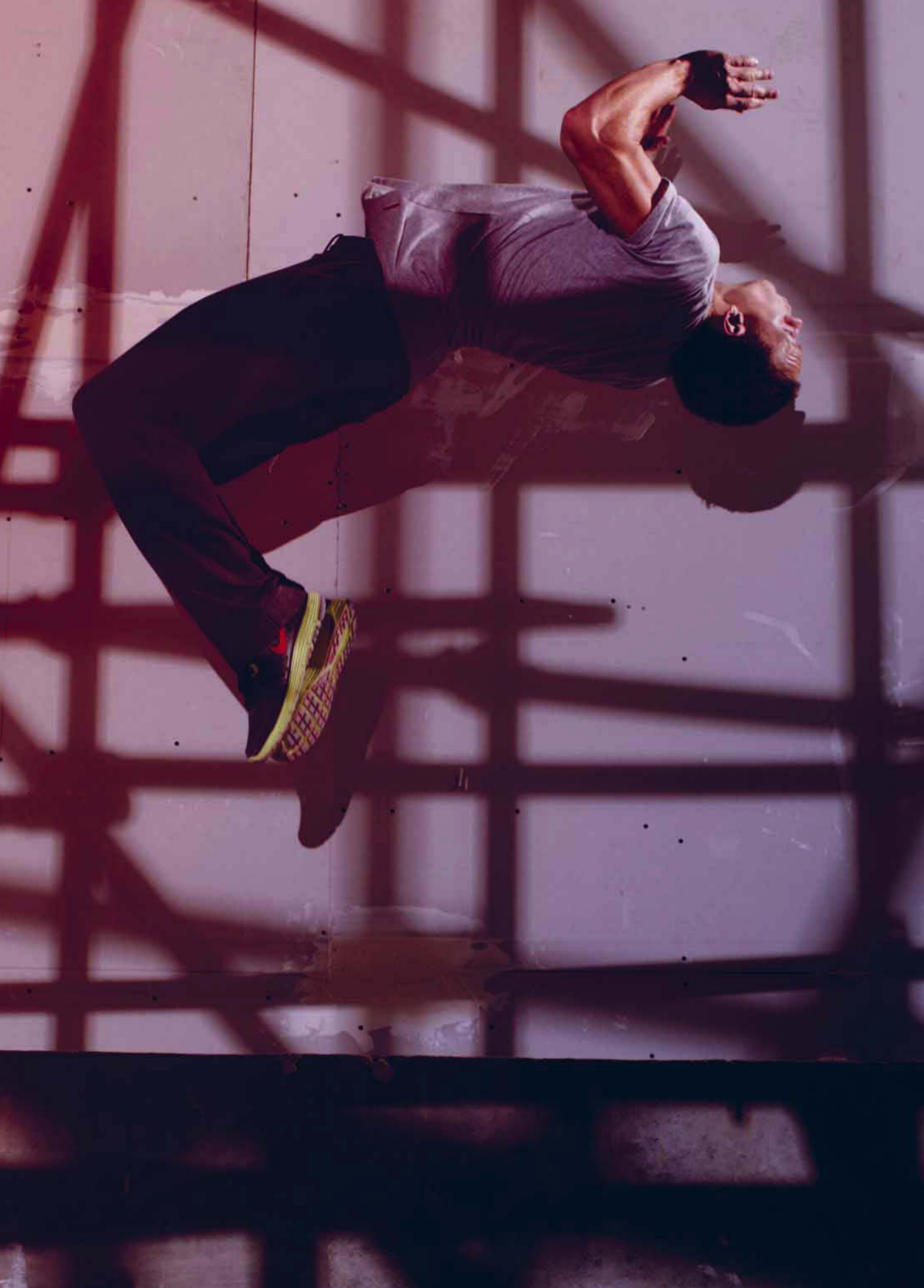
Parkour and freerunning have been the 27-year-old's work since 2008, and his passion for almost a decade. When he and his teenage pals would mimic the stunts in Hong Kong action films, there wasn't a name for what they were doing. When the film *Jump London* came out in 2003, it made them prime movers in parkour. Now, he says, there is, "almost too much work" for himself and his fellow members of the 3RUN performance team.

"I am living my dream. We're constantly working towards what we love. That's why I enjoyed doing this so much. You could understand the thought that had gone into deciding what the building should be."

To view the full gallery and film, go to:  
[WWW.THENEWCLAPHAM.COM](http://WWW.THENEWCLAPHAM.COM)







ADAM BRASHAW, 2011  
Photo: David Clerhew



# MIGHTIER THAN THE SWORD BY PAUL DAVIS

Photography [Thomas Butler](#)

There are secrets in The Library Building. On walls now covered in plaster, on tiles fixed into ceilings, there are drawings that will become part of the fabric of the place. They're the thoughts and work of artist and illustrator Paul Davis, and he's been doing this sort of thing for a while now.

"When I was a kid of 17, 18, 19, I worked as a builder's mate," says Davis, 49, "and I couldn't help doing drawings on walls. I won't tell you what my workmates thought of it at the time."

Three decades on, and he can work without a chorus of labourers giving him grief. He has worked in sculpture and photography, and exhibited everywhere from the Tokyo underground to New York City lofts. But his main output comes from simply wielding pen in hand. "It's just the joy of drawing, it really is. I love to draw."

On one Library Building pillar, Davis drew 'Never Run Out Of Ideas'. He's unlikely to. "As my hero Saul Steinberg said, boredom is the enemy. Growing up in Somerset, I'd look out of the back window at the Mendips and the Levels together, the hilly and the flat, and thought, 'What's going on here?'"

"I'd look at those landscapes, trying to understand them. It fascinated me. I'd say to myself, 'Wouldn't it be great if a big toaster dropped on it?'" he says, laughing. Along with the natural world and giant domestic appliances, music inspires his work, especially The Fall, as does performance poet John Cooper Clarke - hardly surprising for a man whose visuals are infused with words.

Less obvious was what happened when Davis entered his one-night-only SW4 workspace. "I took loads of notebooks, because I make ideas all the time, but I didn't use them in the end, I just responded to the place. You look at the view, which is amazing up there, then it was a case of reacting to the stuff around me. It was a blast."

"It's going to be plastered over," he says, thoughtful for a moment, "but the photographs exist, of course."

To view the full gallery and film, go to:  
[WWW.THENEWCLAPHAM.COM](http://WWW.THENEWCLAPHAM.COM)



I WISH  
I WAS  
A WINDOW



LOOK  
BEHIND  
↓

CLEANER  
↓



ORGANIC

SILVA BEATIS

CARL ANDRE  
2011  
X



# WORKING AGAINST TYPE BY O.TWO

Photography [Thomas Butler](#)

James Carey loves graffiti, but he spends much of his time creating works that knock down its building blocks.

"Graffiti culture is based on a lot of self-imposed rules: lettering must look a certain way, the style must look a certain way," says Carey, also known as Fade To Gloss, and known by his graffiti tag of O.Two. "I work hard to ignore those rules."

After learning and replicating the classic New York style of graffiti, both in his sketchbooks and on the streets of east and north London, Carey studied Graphic and Media Design at what is now the London College of Communication. There he developed the style he displays in his art and commercial illustration, and which is writ large in the piece he created in The Library Building.

"I describe it as abstract typography, taking typography from its information status to its aesthetic expressive mode," says the 31-year-old, born, bred and based in London. Over ambient layers of cloudy colour, he layers black components inspired by specific letters and type. He uses spray paint, and, he says, "a little bit of emulsion and brush work, to add a bit of hardness."

Many painters put their initials in the corner of a work; Carey here used a 'J' and a 'C' as the central black type components. If you can't see that now, then you never will: like the other 'hidden art' projects in The Library Building, this piece was consumed in the construction. Its maker could not be more delighted.

"This was such a cool project to be a part of," says Carey, "and I hope this sort of thing happens more in the future. I really, really like the idea of the work being covered up. I like finding unreachable or invisible spots and putting my work there."

"My dad told me about a nuclear bunker near where he lives in the countryside, so I researched it online and found it. It was a small room, about 40ft underground, in the middle of a field. I put a piece in there. Maybe someone will find it and see it, maybe they won't, but, like my piece in Clapham, it means more to me that it's just there."

To view the full gallery and film, go to:  
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# #3

## THE LIBRARY BUILDING

Everything you need to know: what's in it, where it is and what's available. Including full specifications and vital statistics for anyone living or spending time in SW4's iconic new landmark.

# THIS IS LIVING

A stunning new architectural landmark in south London, The Library Building has 136 apartments, no Victorian conversions, and is situated at the heart of The New Clapham.

## NEW Build

The Library Building is on Clapham High Street, four minutes' walk from two Tube stations – with direct lines into the City and central London – and five minutes' walk from Clapham Common. It has already won several accolades, including a Housing Design Award and a UK Property Award.

The inside of the building is as stylish as its exterior. One- and two-bedroom apartments across 12 floors represent the very best of modern living in London. Villeroy & Boch fixtures and ceramic floor tiles in the bathrooms. Siemens or Bosch appliances and mirrored splashbacks in the kitchens. Low energy lighting throughout. Some of the best views in all of London – certainly the only ones like it in this part of town, because The Library Building is the tallest building in the area. Shared spaces are as important here as the apartments. At the foot of the building, there's a library and a health centre, both state-of-the-art. Across the road, built by the same developers, a new leisure centre with a swimming pool, fully-equipped gym and four-court sports hall. Mind and body totally catered for, moments from your front door.

It's a striking new building in SW4, an area previously only known for Victorian conversions. But this place is changing. New shops, restaurants and bars, and the demands of the people living here, are together forging The New Clapham. The Library Building is very much at the centre of this revolution.

## NEW Highlights

London's most stylish and desirable new apartment building.

Already winning awards for architecture and design.

Full-spec, high-finish, one- and two-bedroom apartments.

State-of-the-art library and health centre in the building.

Free bicycle for every apartment; bespoke basement bike park.

Communal spaces include meeting area and two roof terraces.

Concierge services; video entry system; dedicated reception.

Residents' car club; secure basement parking for cars and motorbikes.

Free membership of the development's neighbouring leisure centre.

Four minutes' walk from two Underground stations.

Five minutes' walk from the green spaces of Clapham Common.







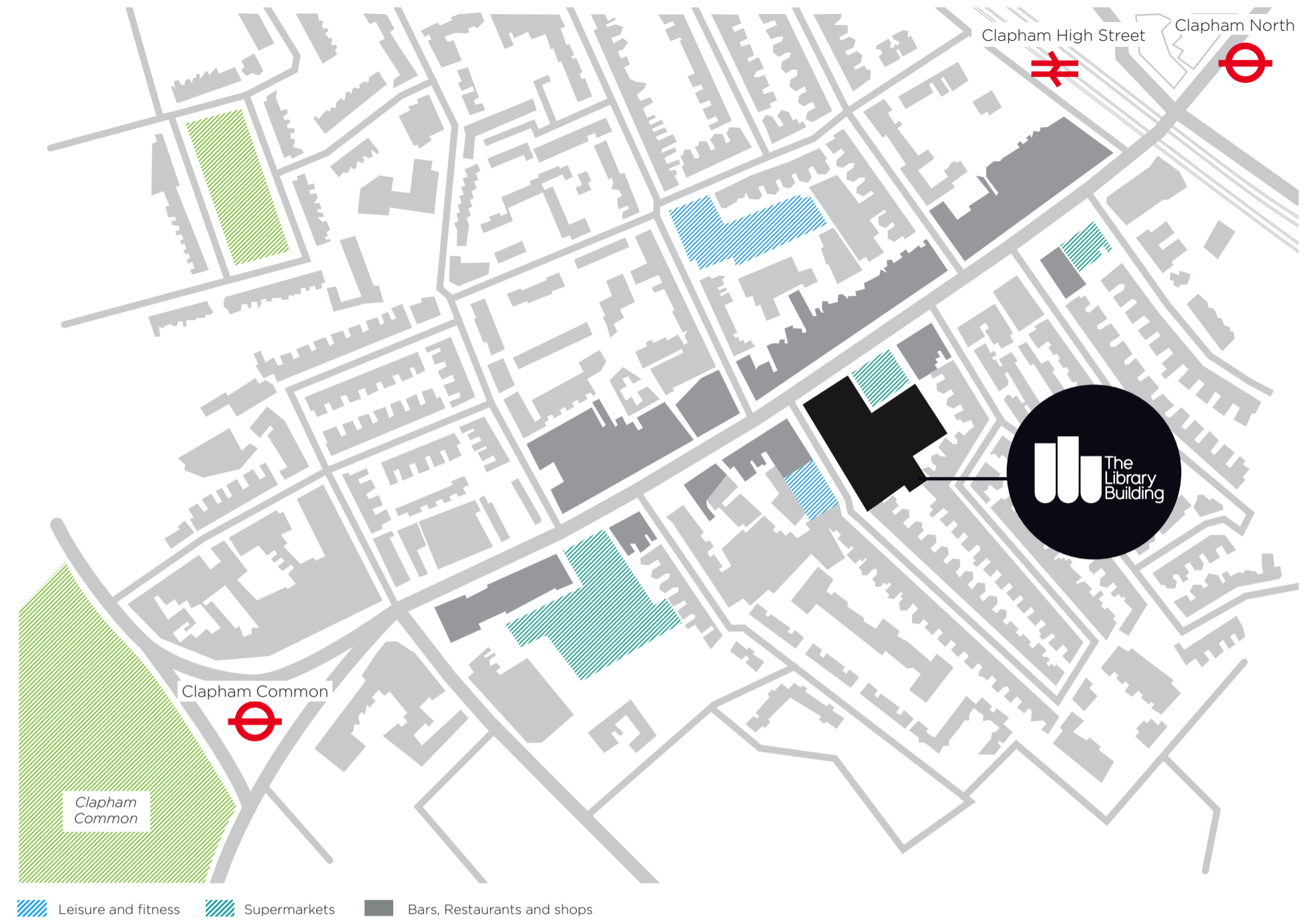
## COMMON INTERESTS

Walk out of The Library Building, turn left and walk five minutes to find yourself in the restful parkland on Clapham Common, one of London's largest communal green spaces.



## NEW Space

Living the city life is all well and good, but now and then those living it need to get away from it all. The Library Building is only a five-minute stroll from Clapham Common (with shops en route for Sunday papers and something cold to drink). The common is one of London's great communal parks, with 220 acres of tree-lined grassland and three ponds - two of which can be fished. It's one of those parks in which you can always find a quiet space, but also a place where people congregate. In the summer, the area around The Windmill pub on the common's South Side becomes a huge temporary beer garden, a fine place for a drink in the sun. In recent years, the common has hosted weekend festivals, including the electronic music event South West Four and the more eclectic Ben & Jerry's Sundae Festival. Festival weekends aside, Clapham Common is an urban oasis, a place to escape to only moments away from The Library Building.









## NEW Connections

There are few places in London as well connected to the capital's key central locations than The Library Building. From Clapham North Tube station - one of the two Tube stations less than five minutes' walk from The Library Building - Waterloo is only 11 minutes away, Westminster 12 minutes, Oxford Street and central London only 14 minutes. The City, via Bank Tube station, is only 14 minutes away. Clapham Junction train station, a gateway to the south of England, is only 17 minutes away by bus. Oh yes, the buses: six bus routes stop at the St Luke's Avenue stop, just 20m from The Library Building, including the N155 night bus, running to and from central London. If you're planning a slightly longer journey, St Pancras and the Eurostar is only 30 minutes away by Tube; Victoria station, for Gatwick Airport and elsewhere, is just under half-an-hour away by Tube, or an eight-minute train ride from Clapham High Street train station, which itself is only four minutes' walk from The Library Building. If neither walking nor public transport are your thing, then The Library Building's car club will help you get to where you want.

## WHERE YOU'RE GOING

Four minutes' walk from two Tube stations, three minutes to the overground train and with numerous buses: The Library Building is ideally situated for a short commute into The City and central London, or further trips beyond.

BY TUBE OR TRAIN FROM CLAPHAM, YOU CAN REACH:

-  WATERLOO IN 11 MINUTES
-  WESTMINSTER IN 12 MINUTES
-  THE CITY IN 14 MINUTES
-  OXFORD STREET IN 14 MINUTES
-  LONDON BRIDGE IN 14 MINUTES
-  VICTORIA IN 8 MINUTES



## NEW Neighbourhood

The Library Building is the most visible sign in SW4 of The New Clapham, and on its doorstep are many thriving new restaurants, bars and other cultural entertainments. On Abbeville Road, a short ride away on the number 55 or 155 bus, there is an enclave of delicatessens, coffee shops and restaurants to rival any in north or south London. The recently opened Abbeville Kitchen and Bistro Union rank among London's best new restaurants, Le Petit Boulanger is a top place for coffee and cake, while The Abbeville pub does fine food and has excellent ales and guest beers. Even closer to The Library Building is Aquum, a bustling bar that won London's Best New Bar award in 2010. On the other side of Clapham Common, the Northcote Road market, from Monday to Saturday, is one of London's most varied street trading sites, with everything from flowers to furniture. Film fans, meanwhile, can enjoy the big screens five minutes walk away at the Clapham Picturehouse, an independent cinema with a bar. And just down from Clapham North Tube station is The Landor Theatre, a hidden gem of a pub with a theatre on its first floor. Living in The Library Building means you can never be bored.

## IN THE AREA

The streets around The Library Building are full of bars, restaurants and leisure opportunities. This is The New Clapham, a dynamic, evolving environment with so much to see and do.



## NEW Horizons

The Deptford Project is a £60m regeneration of the former Deptford train yard in SE8. A mixed-use space of 138 private homes, public spaces, live-work spaces and offices for creative businesses, it will be anchored by world-renowned architect Sir Richard Rogers's design of the residential building. The Deptford Project will be built in conjunction with Network Rail's complete overhaul of the near by Deptford High Street railway station. Since 2008, instead of hoardings around an inaccessible site, the former train yard has been the home of The Deptford Project. At its heart is a café inside an old train carriage, which has become a much-loved spot on Deptford High Street, and the place where on-site workers take their tea breaks (the café is being integrated into the final design). There have also been public art exhibitions and outdoor cinema seasons there. Jamie Oliver and Vogue magazine have paid their respects, but more importantly, the community have engaged with this space far more than they would have done with a traditional building site. It's this interaction with the local area and local people, as well as a commitment to invigorating a south London borough with a new outlook and new ideas, that The Library Building shares with The Deptford Project.

# THE DEVELOPERS

The Library Building is just one of the collaborations between development companies Cathedral Group and United House. Across south London, they are infusing another neighbourhood with new ideas.



## NEW Creativity

"It's wonderful that public art is part of The Library Building. Every public building should have some, to reflect its uses and the community. The more art is rarefied and becomes a business interest, the less connection it has to real people. The mind needs to be nurtured as much as the body, and I'm just trying to help in my own little way.

"The huge letters spelling out the word 'LIBRARY' are arranged in a semi-circle at the entrance of the library, echoing the building's unique external and internal curves. They're made from steel and concrete, and covered in glass, mirrored at the front and coloured at the back.

"I find most public sculptures are just plonked down by committees without much thought for public discussion. This is a community project, so I wanted the work to reflect the area and create a dialogue between the building and the people who are going to be using it and living in it.

"So, embedded into the letters are artifacts and mementos donated by members of the community - keys, cutlery, crockery, sunglasses, cameras, binoculars, phones, skateboard wheels, toys, badges, all kinds of things. When people go to the library, or just walk past, they'll see the funny little items that make up everyday life.

"I find it fascinating that people are immediately going to find a relationship with these pieces, because they are reflective and people can actually see themselves in the work. Some of the letters have a practical use - the 'A' and the 'L' have been designed so that they can be sat on. There are several levels of interaction. I think it should cause quite a stir.

"I also created the sculpture in the leisure centre: a great big, fat, luscious heart that you see as you walk in to the reception. It's made of fibreglass covered in resin and red, red, red glass. It's an unashamedly feel-good piece about health and love and self-expression - a nice, welcoming sign for the kind of place that doesn't usually feel that way."

*ANDREW LOGAN is a sculptor, painter, jewellery maker and performance artist.*

# THE ART OF THE MATTER

One of England's leading artists is adding a measure of creative enjoyment to The Library Building's environment with a bold public art project.



## NEW Construction

"With The Library Building, we wanted to create an architecturally memorable moment for The New Clapham. New construction technologies and computer-aided design made it possible to devise a steel frame on which we could build a curved façade. A curved building is not as imposing as a straight one.

"The taller a building is, the lighter it should be, so we chose a white masonry brick with a single rough surface. Called a split-face brick, it has an edge of reflection that plays well with the light. This gives a gradation of light and shadow, as well as breaking down the building's mass.

"Inside the building, many of the living room spaces also have curved walls. Not only does this give panoramic views of the London skyline, but the façade follows the sun, so apartments get daylight in the morning and in the afternoon.

"Stainless steel-framed windows capture the lights of the streets at night and the blue sky and clouds during the day. The balconies and the terraces step down to the scale of the Georgian houses at the back of the building, making a smooth transition between the lower scale and higher scale, the old and the new.

"From a design point of view, we wanted to create a new public space in the centre of Clapham High Street. I think of the library as the indoor equivalent of a town square, where people meet and co-exist. Libraries are traditionally quiet, but this one will be lively and vibrant, although there are alcoves of retreat for serious study. What's unique about it is that we made it into a spiral and covered the walls with the books, so that the library encircles the public space. This leaves it open to be used for performance, exhibition, music - anything at all, really.

"The library shares the same entrance as the health centre, so there's a real cross-fertilisation of usage in The Library Building. It is a fantastic place, enhancing the community, and the minds and bodies of its residents and anyone who comes here."

*CHRISTOPHE EGRET is an architect who, in partnership with David West at Studio Egret West, designed The Library Building. [www.egretwest.com](http://www.egretwest.com)*

# WHAT IT'S MADE OF

The Library Building was devised and created to be at the heart of The New Clapham, using new materials, new ideas and a new approach to apartment living and public space in SW4.

STUDIO EGRET WEST, the architect practice behind The Library Building, was formed by Christophe Egret and David West in 2004. Before they set up shop together, Egret managed the design of the Peckham Library, which won the Stirling Prize, Britain's highest architectural award, in 2000, and West worked on urban planning projects in Brazil, Bradford, China, Leicester, United Arab Emirates and New Cross Gate.

THE LIBRARY BUILDING HAS ALREADY WON SEVERAL AWARDS:

- Project Winner, Housing Design Awards 2010
- Best Housing Project, The Daily Telegraph British Homes Awards 2011
- Best Mixed-use Development, UK Property Awards 2011
- Highly Commended, Public Services Development, UK Property Awards 2011
- Shortlisted, Best Mixed-use Development, International Property Awards 2011
- Shortlisted, Building Awards 2012

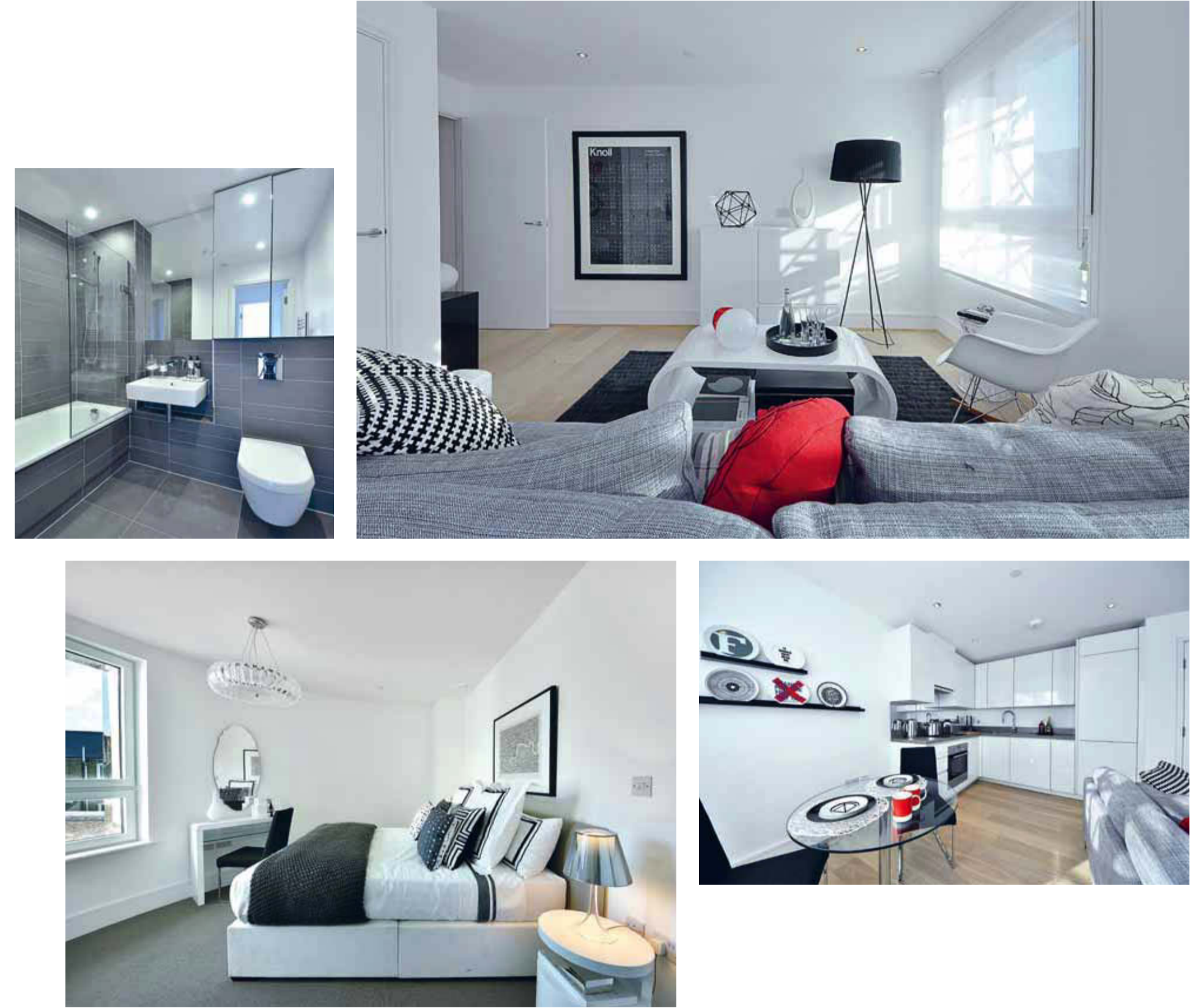


## NEW Community

Residents of The Library Building do not have to leave the building to enjoy fresh air and fine vistas in the company of others. On the seventh and eighth floors are two communal terraces with south-facing views, over Clapham Common and looking north-east into central London. The terraces are fully landscaped, and can be directly accessed from the building's main entrance - no need to head home and drop your bag off to enjoy the last of the evening sunshine. The two terraces offer plenty of room for residents. Inside the building, there are seated room-like spaces in the lobby, ideal for meetings.

## OUTSIDE SPACE

An apartment building's shared spaces are as important to its feel and flow as the apartments, perhaps even more so. Unusually, The Library Building has two communal roof terraces for its residents to enjoy.



## NEW Home

Every apartment in The Library Building is finished to a top-quality contemporary specification, in keeping with the building's striking exterior. Stylish fixtures and amenities include kitchen appliances by Siemens or Bosch and sanitaryware by Villeroy & Boch, with finishes selected by award-winning interior designer Honky. Sustainable features are included where possible: energy-efficient heating and hot water systems, low-energy recessed down lighting, underfloor heating controlled by Zoned Digital room thermostats. Every apartment is expected to achieve an energy performance rating between grade B and C, which will massively help reduce running costs. Bedrooms have fitted wardrobes, bathrooms have chrome-and-glass showers, living areas have oak floors. All apartments are light-filled - some feature bay windows, balconies or timber-decked terraces with dazzling views across London. Many are dual aspect, which is rare in a tall new building like this. There is also a commitment to connectivity throughout, with hidden wiring and recessed wall supports for all your home entertainment needs. Plus, there's a video phone entry system.

## LUXURY APARTMENT LIVING

At the heart of The Library Building are the 136 new one- and two-bedroom apartments. High-spec and fully equipped for contemporary London life, these are stunning luxury living spaces.



# THE LIMITED EDITION

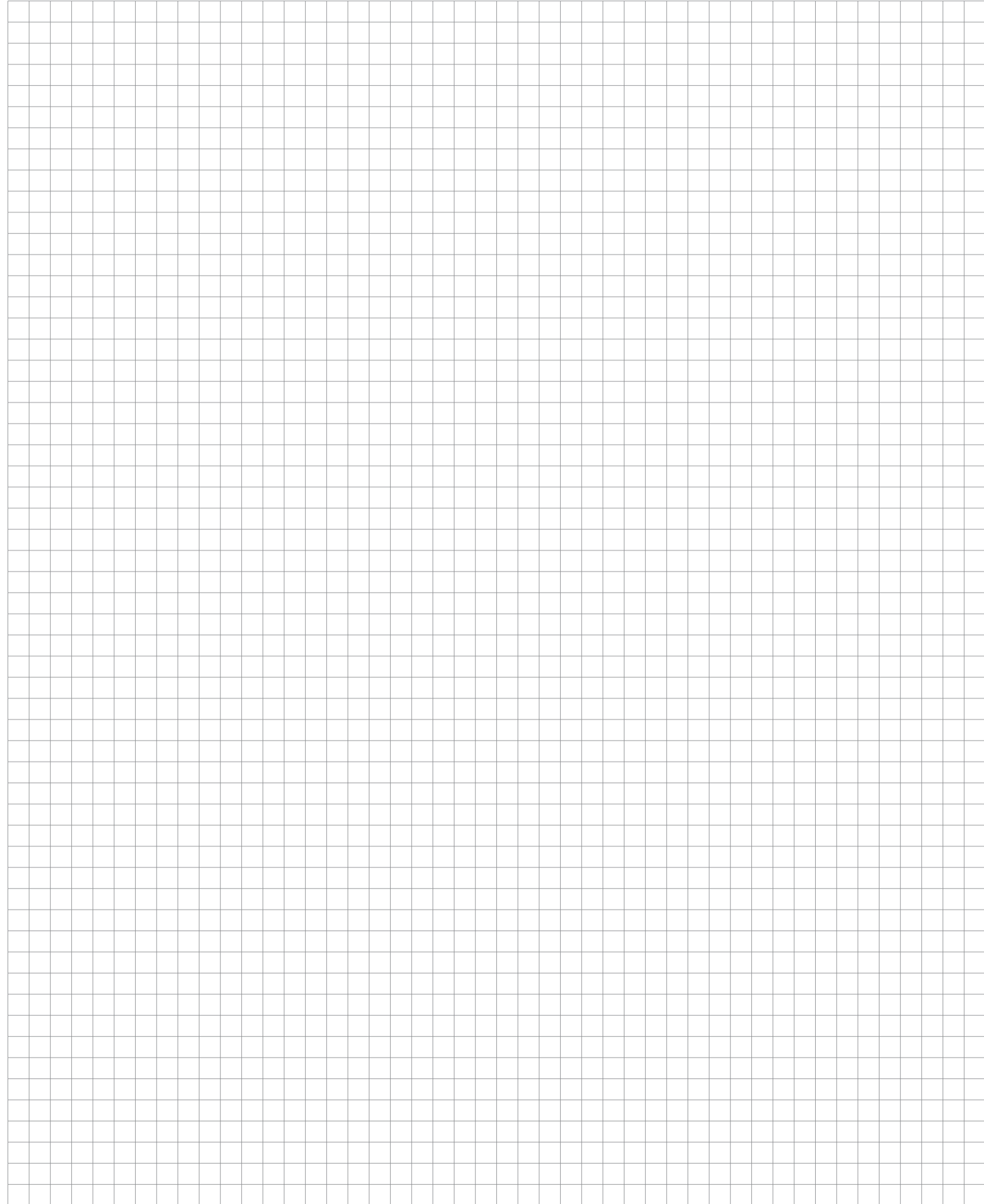
There are nine Limited Edition apartments in The Library Building, each offering a high-end luxury living experience.

## NEW Heights

The nine Limited Edition apartments in The Library Building are more spacious than the other apartments. Each one has a private terrace, two bedrooms and a comfort cooling system, for total temperature control, that is not featured in the other 127 apartments. Six of the nine Limited Edition apartments are duplex, over the 10th and 11th floors, and because of the unique design of The Library Building, there are also Limited Edition apartments on the fifth, eighth and ninth floors. The living areas have curved walls (as do some of the bedrooms), with full-height bay windows with inward-opening doors, which allows the bay to be used as an external space. Owning one of these luxury Limited Edition apartments gives you the prestige of living in the best spaces in The Library Building, and fantastic views across London.



# NOTES



# NOTES

