

Plans go in for 246-unit redevelopment of New Scotland Yard

Plans have gone in to Westminster Council for the £1bn residential redevelopment of New Scotland Yard (or Ten Broadway, as it will be rebranded).

BL Development Ltd, which is owned by the Abu Dhabi Financial Group, is seeking permission to demolish all three existing buildings (of seven, nine and 21 storeys) on the 1.78-acre triangular site just south of St James's Park, and replace them with a six residential-led buildings ranging from 14 to 20 storeys.



The Squire & Partner-designed plans deliver 246 apartments with a total residential GIA of 44,456 square metres (plus another 3,990 square metres for resi facilities).

The whole development is carved broadly into two halves, and will sit on two four-storey “podiums” housing retail units on the ground and three storeys of office space, with the resi buildings coming in three-a-piece on top. There’ll also be four basement levels for parking, plant and residents’ facilities including a gym, pool and spa.

As reported back in June, [super-prime specialist Northacre](#) has been brought on as [Development Manager](#) to deliver the luxury scheme.

Resi units will range from one to five-beds, with ten being allocated as affordable and the other 236 going at market prices.

› **Ten Broadway proposed residential mix**

<i>Unit Type</i>	<i>No. of Market Units</i>	<i>No. of Affordable Units</i>	<i>Total</i>
1 bed	65	5	70
2 bed	102	5	107
3 bed	55	-	55
4 bed	7	-	7
5 bed	7	-	7
Total	236	10	246

Squire’s designs show a bronze hexagonal mesh covering the new building facades – which the architecture firm says are “inspired by Art Deco research”.