

# THE DUMONT

ALBERT EMBANKMENT

*Classic London Living*





Computer-generated image of The Dumont on Albert Embankment, indicative only

# *Welcome*

Welcome to The Dumont, an exclusive collection of 186 suites, one, two and three bedroom luxury apartments within a modern classic building on the south bank of the River Thames.

As the centrepiece of the exclusive Albert Embankment Plaza comprising The Corniche and Merano Residences, the apartments in the final phase of The Dumont enjoy extraordinary views towards the Houses of Parliament, the London Eye and the City.

This new riverside address boasts an enviable central London location in Zone 1, enriched by the very best in architecture, interior and landscape design delivered by St James, a member of the Berkeley Group. The Dumont is named after the highly collectable work of Royal Doulton, which was once based in the area.

Designed by the internationally recognised David Walker Architects, The Dumont is oriented to maximise its unique views, the design enables residents to feel truly part of this great city, whilst also creating an oasis from its hustle and bustle. The elegant, contemporary style of the architecture flows into the interiors to create stylish apartments designed for modern living.

Residents have access to luxurious health and well-being facilities, including a gym, infinity pool and spa along with ten-pin bowling, games room, private cinema and exclusive spaces for socialising, relaxing and entertaining on-site, with a private roof terrace and residents' club lounge on the 12th floor.



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# THE DUMONT



Computer-generated image of The Corniche, The Dumont, and Merano Residences on Albert Embankment, indicative only



*A view like no other*





# *A unique curve of the River Thames*

SITUATED ON CENTRAL LONDON'S LONGEST NORTH TO SOUTH STRETCH OF THE RIVER, THE DUMONT IS ORIENTATED TO ENJOY THE BEST VIEWS IN THE CAPITAL. FROM THE CITY AND THE SHARD LIT BY THE RISING SUN IN THE EAST, TO THE NEARBY WORLD-RENOWNED LANDMARKS OF THE HOUSES OF PARLIAMENT AND LONDON EYE.



THE CORNICHE

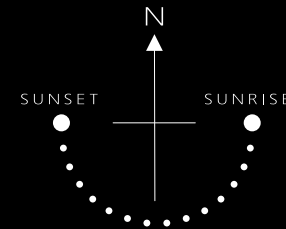
THE DUMONT

MERANO





Map is not to scale and shows approximate locations only



● RIVERLIGHT

# A perfect beginning to any journey

London is one of Europe's largest cities, yet its range of transport options means that world-class shopping and entertainment, global commerce and key transport hubs are just moments away.

Many of the city's best cultural and culinary hotspots are within walking distance, while business hubs and historic landmarks are a short journey by car or taxi.

There are a wide range of convenient transport links close to The Dumont including Vauxhall Underground Station (7 minutes walk), Westminster Underground Station (20 minutes walk) and the new Nine Elms Underground Station on the Northern Line Extension opening 2020, which will allow easy access to Crossrail at Tottenham Court Road. The new Crossrail Elizabeth line opening 2019 will shrink journey times between key parts of the city, essentially creating a shortcut between Canary Wharf, the City, the West End and Heathrow Airport, putting the whole city at your fingertips.



## ROAD



## WALK



## UNDERGROUND

FROM VAUXHALL STATION

BUCKINGHAM PALACE 7 minutes
SOMERSET HOUSE 9 minutes
COVENT GARDEN 11 minutes
THE SAVOY 12 minutes
ROYAL OPERA HOUSE 12 minutes
HYDE PARK 12 minutes
TATE MODERN 12 minutes
SAATCHI GALLERY 13 minutes
SHAKESPEARE'S GLOBE THEATRE 13 minutes
NOBU 13 minutes
DINNER BY HESTON BLUMENTHAL 13 minutes
HARRODS 13 minutes
VICTORIA AND ALBERT MUSEUM 15 minutes
LOU LOU 15 minutes
KENSINGTON ROOF GARDENS 19 minutes

CHINO LATINO 3 minutes
VAUXHALL UNDERGROUND STATION 7 minutes
NEWPORT STREET GALLERY 7 minutes
PHARMACY 2 7 minutes
ST GEORGE WHARF PIER 9 minutes
TATE BRITAIN 14 minutes
IMPERIAL WAR MUSEUM 16 minutes
HOUSES OF PARLIAMENT 17 minutes
LONDON EYE 17 minutes
SKYLON 22 minutes
SOUTHBANK CENTRE 22 minutes
BATTERSEA POWER STATION 24 minutes
BFI 24 minutes
ST JAMES'S PARK 26 minutes

VICTORIA 4 minutes <small>Victoria, Circle &amp; District lines, National Rail</small>
GREEN PARK 6 minutes <small>Victoria, Jubilee &amp; Piccadilly lines</small>
WESTMINSTER 10 minutes <small>Jubilee, Circle &amp; District lines</small>
EUSTON 11 minutes <small>Victoria &amp; Northern lines, National Rail</small>
KINGS' CROSS ST PANCRAS 12 minutes <small>Hammersmith &amp; City, Victoria, Piccadilly, Circle, District &amp; Northern lines, National Rail, Eurostar</small>
LEICESTER SQUARE 13 minutes <small>Piccadilly &amp; Northern lines</small>
BOND STREET 13 minutes <small>Central &amp; Jubilee lines, Crossrail Elizabeth line</small>
KNIGHTSBRIDGE 14 minutes <small>Piccadilly line</small>
COVENT GARDEN 14 minutes <small>Piccadilly line</small>
CHARING CROSS 15 minutes <small>Bakerloo, District &amp; Circle lines, National Rail</small>
PADDINGTON 18 minutes <small>Hammersmith &amp; City, Bakerloo, Circle &amp; District lines, National Rail, Heathrow Express, Crossrail Elizabeth line</small>
CANARY WHARF 24 minutes <small>Jubilee line, DLR, Crossrail Elizabeth line</small>



## RIVER

FROM ST GEORGE WHARF PIER

CADOGAN PIER 8 minutes
EMBANKMENT PIER 8 minutes
BLACKFRIARS PIER 13 minutes
BANKSIDE PIER 16 minutes
LONDON BRIDGE CITY PIER 20 minutes
CANARY WHARF PIER 28 minutes



## RAIL

FROM VAUXHALL STATION

CLAPHAM JUNCTION 4 minutes
LONDON WATERLOO 5 minutes
WIMBLEDON STATION 12 minutes
EPSOM 29 minutes
HAMPTON COURT 32 minutes



## AIR

FROM VAUXHALL STATION

LONDON CITY 38 minutes
HEATHROW 41 minutes
GATWICK 46 minutes



# *A location without equal*

**A**lbert Embankment, on the south bank of the Thames, is set to become one of London's most exciting new neighbourhoods. Covering a stretch of the Thames between Lambeth Bridge and Vauxhall Bridge, Albert Embankment affords some of the most famous views across London, most notably the Houses of Parliament and the London Eye.

Given its central location in Zone 1, excellent amenities and riverside aspect, Albert Embankment is becoming one of London's most sought-after residential areas. Together with some of the world's leading architects, designers, artists and developers St James is transforming the area into a visionary new place to live, work and play.

The area known as the South Bank is a short walk from Albert Embankment and has been synonymous with world-class arts and culture for many decades, with venues for cutting edge art, theatre and music. This unique combination of modern and classic art is what makes the South Bank a watchword for thought-provoking and inspiring culture.

The famous Southbank Centre occupies a 21-acre site and includes the Royal Festival Hall, a 2,500-seat concert venue which serves as the home of the London Philharmonic Orchestra and the Hayward Gallery, which presents work by the world's most adventurous and innovative artists, and is revered for making contemporary art accessible

Underground, train and bus links from nearby Vauxhall station connect the area to the West End, the City and key transport hubs in a matter of minutes. Meanwhile local restaurants, shops and green spaces make Albert Embankment an enjoyable new neighbourhood of its own, located in the heart of the city.



The London Eye



# Albert Embankment Plaza



Computer-generated image of the restaurant in The Dumont, indicative only

Albert Embankment Plaza is the new landscaped space at the base of Merano Residences, The Dumont and The Corniche which has been designed by world-renowned landscape architects, Townshend.

The design includes a line of trees which will guide residents through the plaza, from the riverfront entrance, towards experiential artworks, patches of green, seating areas and into the lobby of The Dumont. "The trees are a wayfinding element, because they tell you that there's something to discover," says Carola Enrich, Senior Associate landscape architect at Townshend's.

Within the plaza and designed to be welcoming all year round are peaceful mini-parks framed by fragrant, verdant planting and enhanced with lush lawns. Planting is an informal mix of evergreen shrubs, ferns and grasses with seasonal touches of colour, whilst the organically shaped lawn areas offer space to recline and relax.

Townshend's and St James have a shared philosophy focused on the importance of placemaking, creating beautiful and lively places. This idea was reflected in the landscape design. "For us the key thing is always about creating a strong sense of place."



Computer-generated image of The Corniche, indicative only



Computer-generated image of Merano Residences, indicative only



# Designing a modern classic

“YOU CAN'T DEFINE A CLASSIC BUILDING, OR SET OUT TO MAKE ONE, BUT YOU KNOW A CLASSIC WHEN YOU SEE IT”

DAVID WALKER, ARCHITECT



The Dumont completes the new Albert Embankment Plaza which is revitalising this extraordinary location on the bank of the River Thames. The architecture of The Dumont complements the dynamic and stylish character of its neighbours – The Corniche (designed by Foster + Partners) and Merano Residences (created by Rogers Stirk Harbour + Partners) – with a distinctive contemporary style of its own.

Designed by the renowned David Walker Architects, responsible for the London headquarters of Merrill Lynch, Bank of America as well as several RIBA award-winning properties across the City, this elegant building comprises four elements of varying heights and orientations, which offer some of the most spectacular views in London. David Walker's vision respects the context of the site, creating sophisticated new riverfront homes along this newly invigorated stretch of the embankment.

“The challenge for architects is to create buildings that live up to that river frontage,” says Walker. “Buildings along the Thames are very visible, which sets the bar high in terms of design.”

“When we set out to design a building, we consider what could be, rather than what it is,” says Walker. For his team, the location's potential was all about the exceptional views it could offer, making residents feel truly part of London. The outlook of The Dumont has been designed to maximise views of the iconic and historic Palace of Westminster, “the best view in London,” according to Walker.

The slim and graceful design and its position in the trio of buildings at Albert Embankment Plaza, references the work of artist Alberto Giacometti, whose groups of elongated figures facing in different directions echo The Dumont, The Corniche and Merano Residences – buildings with different outlooks, yet cohesive in design.

Whilst the building reaches 30 storeys, its form remains elegant, thanks to the architects' clean, refined and linear approach. The windows have double-height frames to create more vertical lines, while the exterior is clad in a ceramic faience. “We were keen to have a delicate but three-dimensional frame for the building, which ceramic allows.” The exterior colour palette is a modern take on classic monochrome, with warm grey and white paired with a softened black, which Walker likens to “the colour of Americano coffee.” The material was chosen for its “subtle variations in surface, highlights and reflectivity,” which lend both delicacy and solidity to the building.

“You can't define a classic building, or set out to make one, but you know a classic when you see it,” says Walker. He contends that the best buildings are not those trying to be iconic, but that “good architecture is about suitability, materials and scale,” as well as creating a “resonance for residents that is magic”. In the case of The Dumont, Walker believes that the magic element comes from its breathtaking views across the river and the great city beyond. “It's a ‘wow’ view. It makes people feel part of the city.”



# Life at The Dumont

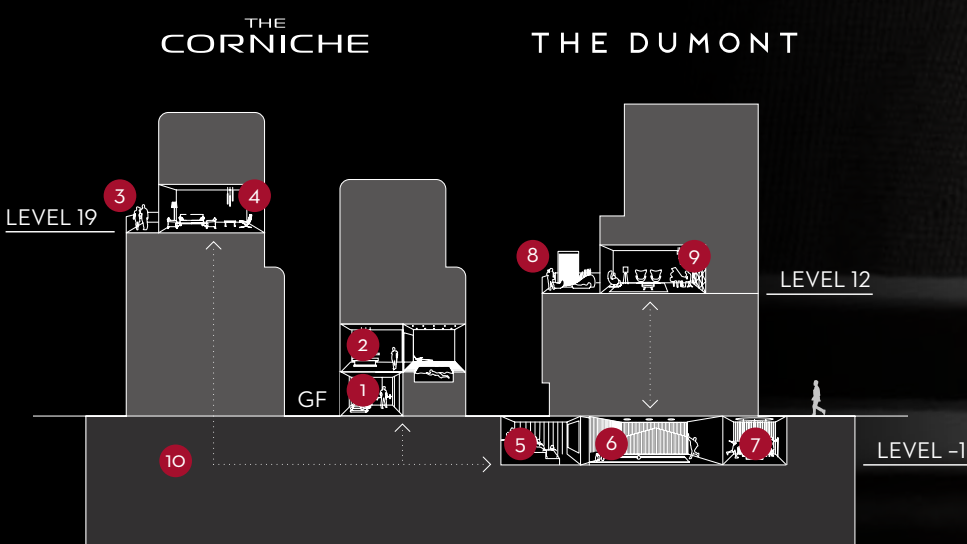
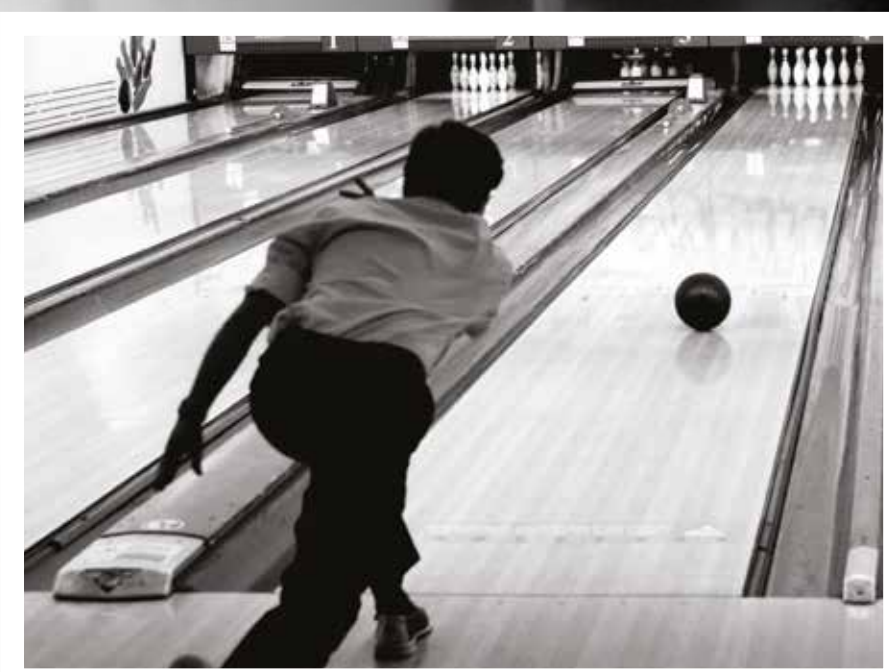
Aside from the central Zone 1 location, amazing views, classic architecture and beautifully appointed interiors – St James has created a comprehensive range of facilities, designed to give busy residents everything they need, from health and fitness to exclusive bars and dining spaces and even on-site entertainment facilities such as ten-pin bowling and a cinema.

The Dumont offers residents access to luxurious health and well-being facilities such as a gym, infinity pool and spa. It also incorporates a range of leisure spaces and activities that give residents an extension to their living space. St James' vision is to create a relaxing, revitalising and entertaining experience through a unique collection of carefully managed spaces.

For residents, time is often the greatest luxury, inspiring the range of in-house entertainment facilities. The amenities allow residents to unwind, without ever having to leave the building, or to invite friends and family over for a movie, a games night or elegant dining experience.

Facilities include a relaxing social space with a pool table, a stylish ten-pin bowling lane, an in-house cinema, a quintessentially British secret roof garden, a residents' lounge and private dining space located on the 12th floor, with spectacular views across the River, as well as historic and iconic landmarks London has to offer.

Each space seamlessly combines the best of contemporary and classic style, with intimate but social spaces creating a private members club feel. Whether you want to meet up with friends and family or take a moment away from the city, The Dumont's combination of peaceful corners and social spaces can offer residents space to relax.



- 1 Gym
- 2 Pool & Vitality Rooms
- 3 Skyline Club lounge terrace
- 4 Skyline Club lounge
- 5 Private Cinema
- 6 Ten-pin bowling
- 7 Games room
- 8 Secret garden roof terrace
- 9 Observatory & Private Dining
- 10 Residents parking

Site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.





# Observatory

Located on the 12th floor, the Observatory is a feast for the eyes offering truly unique views of the London skyline. Serving as The Dumont's own private club space, residents can find corners for quiet contemplation or social gatherings, whether congregating in the inviting chairs and loungers inside, or taking a breath of fresh air from the terrace.

Computer-generated image of the Observatory, indicative only



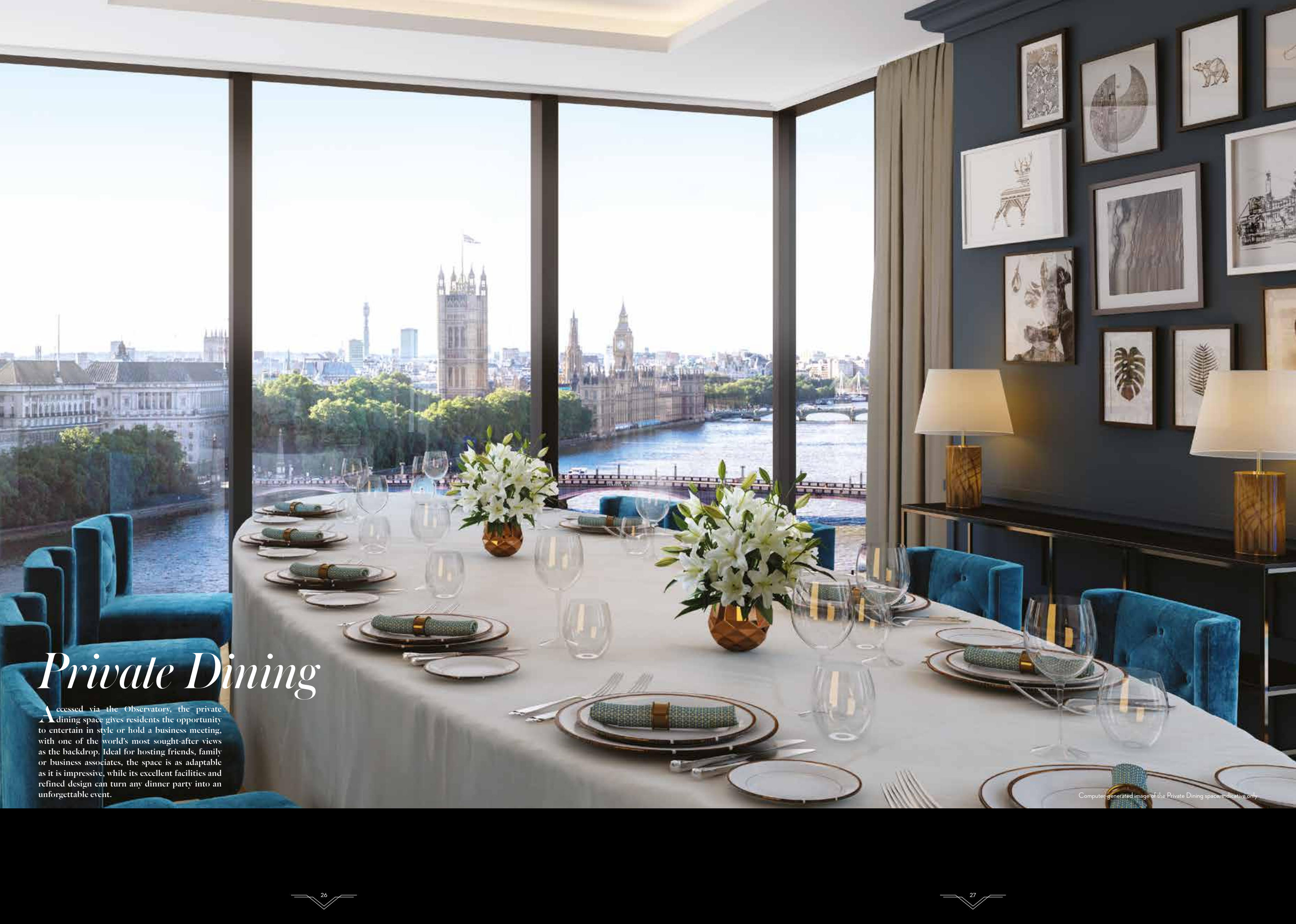


Computer-generated image of the Secret Garden, indicative only

# Secret Garden

The terrace is a sanctuary from the hustle and bustle of the city. The garden is largely hidden from view, yet is filled with the verdant and fragrant planting typical of an English courtyard garden. Accessed via the Observatory, your exclusive and tranquil garden also includes serene seating areas and perfectly framed views of London's finest landmarks.



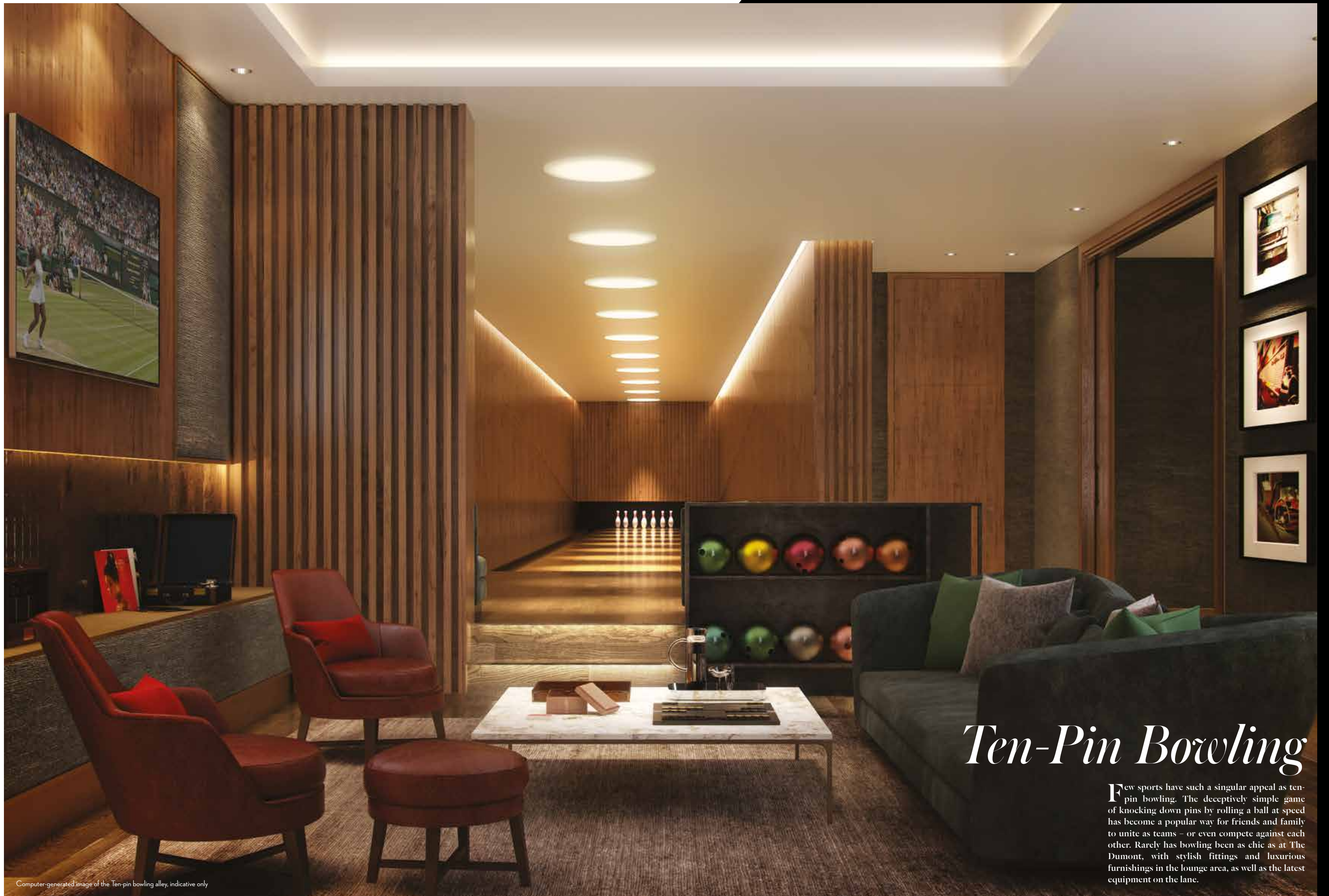


# *Private Dining*

Accessed via the Observatory, the private dining space gives residents the opportunity to entertain in style or hold a business meeting, with one of the world's most sought-after views as the backdrop. Ideal for hosting friends, family or business associates, the space is as adaptable as it is impressive, while its excellent facilities and refined design can turn any dinner party into an unforgettable event.

Computer-generated image of the Private Dining space, indicative only



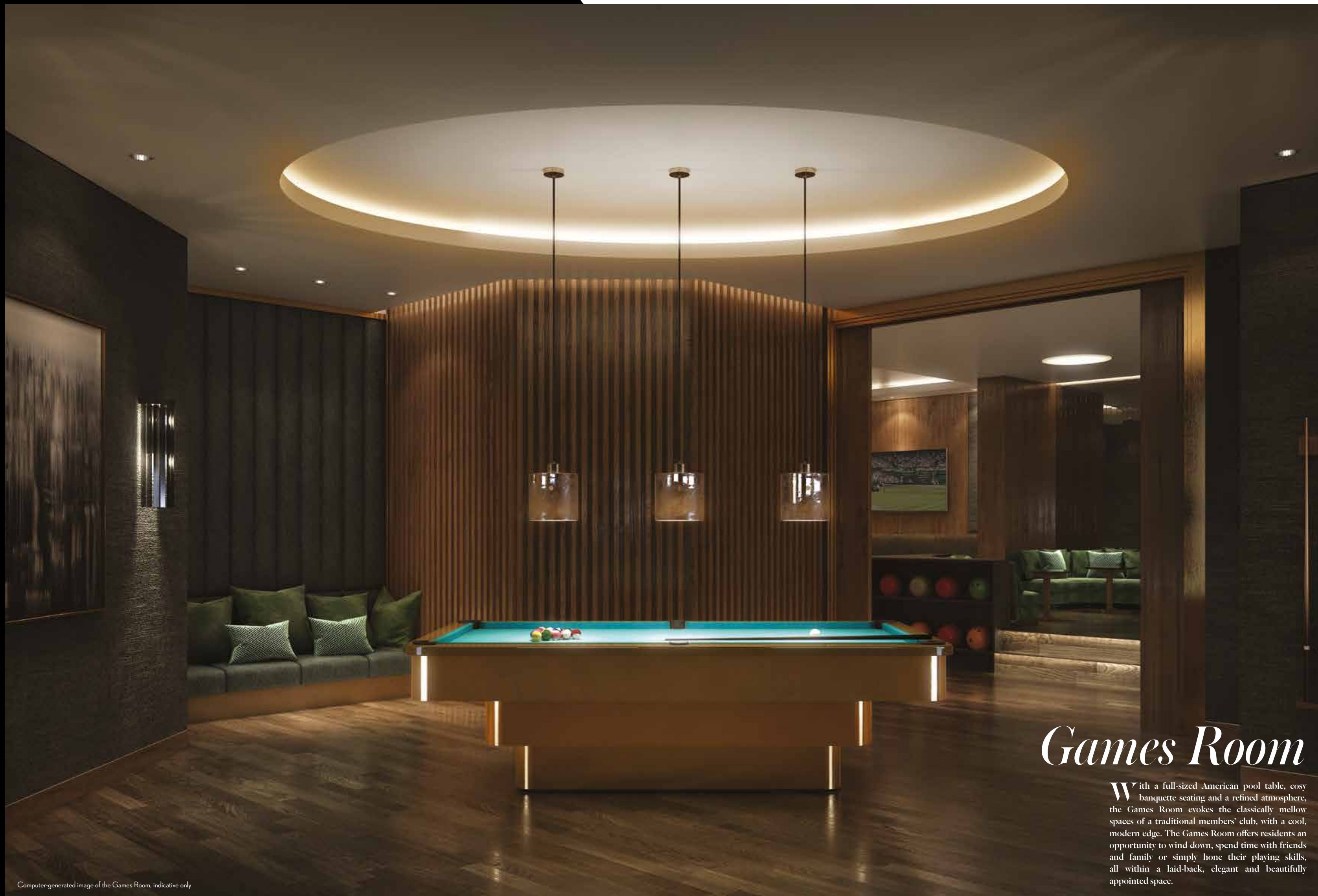


Computer-generated image of the Ten-pin bowling alley, indicative only

## *Ten-Pin Bowling*

Few sports have such a singular appeal as ten-pin bowling. The deceptively simple game of knocking down pins by rolling a ball at speed has become a popular way for friends and family to unite as teams – or even compete against each other. Rarely has bowling been as chic as at The Dumont, with stylish fittings and luxurious furnishings in the lounge area, as well as the latest equipment on the lane.





## *Games Room*

With a full-sized American pool table, cosy banquette seating and a refined atmosphere, the Games Room evokes the classically mellow spaces of a traditional members' club, with a cool, modern edge. The Games Room offers residents an opportunity to wind down, spend time with friends and family or simply hone their playing skills, all within a laid-back, elegant and beautifully appointed space.





Computer-generated image of the Private Cinema, indicative only

## *Private Cinema*

The residents' cinema at The Dumont provides all the glamour of the silver screen just a few steps from your door. Luxurious seating is complemented with foot rests and side tables, keeping snacks and drinks in easy reach, while the latest screening technology ensures a clear, rich picture and crisp sound, whether you are indulging in a classic or modern movie of your choice.



# *Skyline Club Lounge*



Computer-generated image of the 19th floor Skyline Club Lounge at The Corniche, indicative only

Residents of The Dumont can enjoy the luxurious surroundings and extraordinary views of the Skyline Club Lounge, on the 19th floor of The Corniche. Whether you are entertaining friends or clients, or simply taking a moment for yourself, this is the perfect place to relax in style. London's skyline provides the backdrop, but the interior spaces are just as impressive, combining luxurious materials with elegant furniture and stylish lighting all complemented by a terrace which allows you to feel part of this great city.



# *Vitality Rooms*

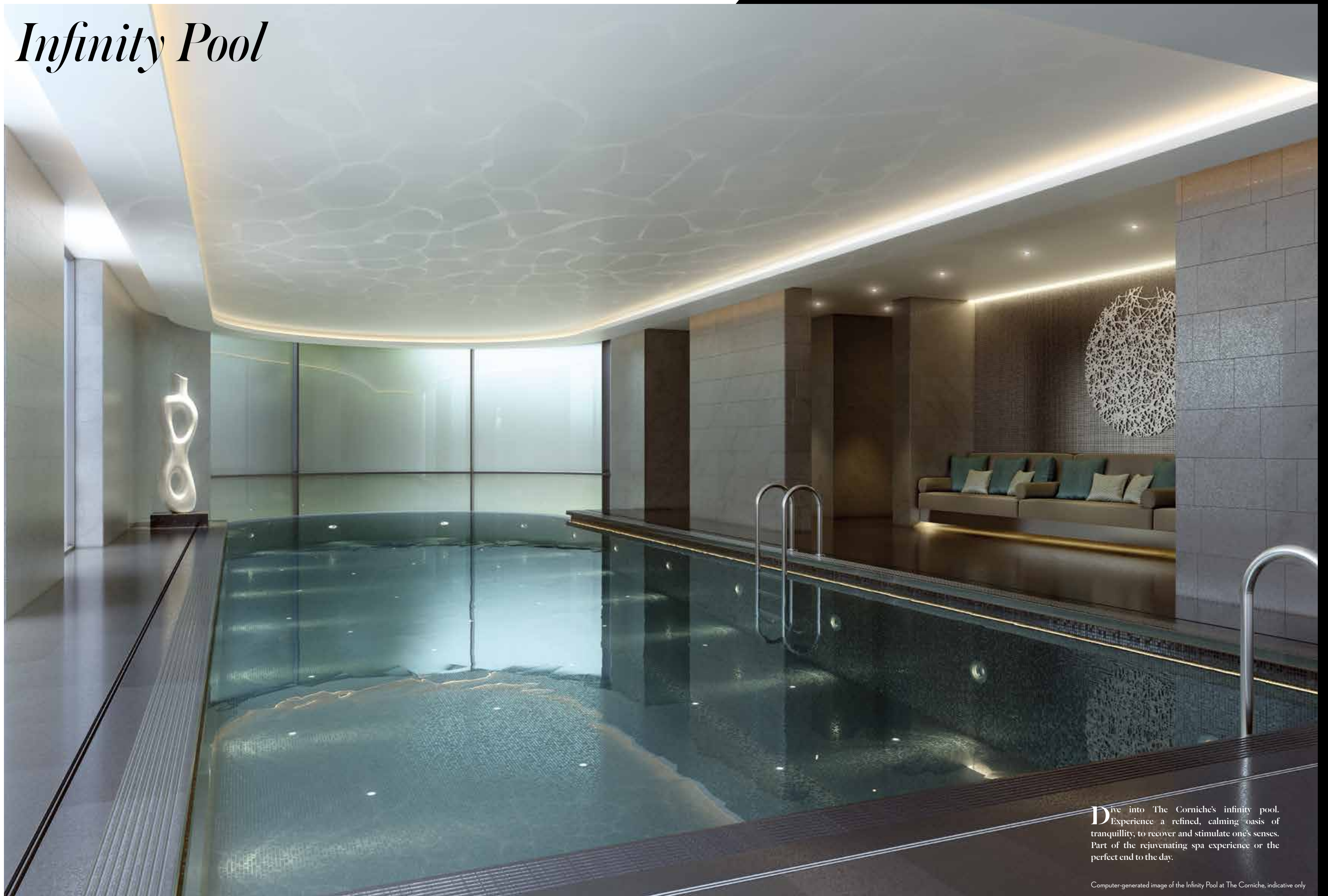
The spa, gym and pool at The Corniche are available to all residents of The Dumont. The Vitality Rooms provide a place for residents to wind down, work out or be pampered, with a menu of luxurious spa treatments, an indoor infinity pool and a state-of-the-art fitness centre, with personal trainers available by appointment.



Computer-generated image of the Vitality Rooms at The Corniche, indicative only



# *Infinity Pool*



**D**ive into The Corniche's infinity pool. Experience a refined, calming oasis of tranquillity, to recover and stimulate one's senses. Part of the rejuvenating spa experience or the perfect end to the day.

Computer-generated image of the Infinity Pool at The Corniche, indicative only



# *Design at The Dumont*

**C**reated by Spinoecchia Freund, a company that has introduced new levels of boutique luxury and originality to the interior design world, The Dumont's interiors are soft and sumptuous, reflecting the designers' vision of luxury as comfort. "We have created a look that is completely unique for The Dumont and a lifestyle unparalleled to any other," says Brigitta Spinoecchia Freund. "It's a fusion between New York and London – very stylish, fashionable and timeless, but with a twist."

Residents are invited into the building by a glamorous lobby that recalls the refined atmosphere of the world's grandest hotels. An incredible salt glaze has been applied to the fluting detail on the reception desk, reminiscent of a private members' club.

For The Dumont, Spinoecchia Freund has created two exquisite colour palettes to ensure that "every apartment has its own unique qualities and feel," according to Brigitta Spinoecchia Freund. Contemporary mixed metals, sleek glass and soft interior finishes are knitted into an elegant whole, enhancing the emphasis on comfort the design articulates.

No detail is overlooked in the kitchens: chamfered and expressed edges run around the stone worktops and breakfast bars, while bespoke metallic features and mirrored splashbacks evoke Manhattan's effortless cool.







Living area from a two bedroom apartment. Computer-generated image is indicative only





Kitchen from a three bedroom apartment. Computer-generated image is indicative only





Dining area from a three bedroom apartment. Computer-generated image is indicative only





Bedroom from a two bedroom apartment. Computer-generated image is indicative only





Bathroom from a two bedroom apartment. Computer-generated image is indicative only



# The art of placemaking

ALREADY A MAGNET FOR ART AND CULTURE, THE SOUTH BANK IS SET TO BE FURTHER ENRICHED BY NEW ARTWORKS COMMISSIONED FOR ALBERT EMBANKMENT, BY PIONEERING LONDON-BASED ART COLLECTIVE RANDOM INTERNATIONAL.

The group specialises in sculpture, performance and experiential installations, staged in galleries and museums from London and New York to Shanghai and Dubai.

Working in conjunction with cultural curators Futurecity, Random International has been commissioned to develop unique artworks for Albert Embankment Plaza, the grounds surrounding The Dumont and its neighbours, Merano Residences and The Corniche. The installations will create a new art destination on the bank of the Thames,

“St James is one of the few developers taking risks by working with artists. They’re unusual in commissioning art as part of the building process,” says Random International’s Hannes Koch. Indeed, art is central to St James’ placemaking aims, and the company has previously worked with award-winning artists such as Kate Davis and Peter Newman. Rather than buying art “off the shelf” to simply decorate the development, St James is working with Futurecity and Random International to create installations that are uniquely embedded in the environment of Albert Embankment Plaza.

The installations are intended to enhance and animate the riverside. “Our approach to art has always been intuitive and instinctive,” says Koch. “Our work has a degree of responsiveness – an invitation to audience participation”. The group’s Rain Room project, which has been exhibited in the world’s key cultural capitals, is a prime example. It creates a cube of artificial rain, through which visitors can walk without getting wet, described as a “carefully choreographed downpour that responds to your movements and presence”.

The collective has proposed several works for Albert Embankment. Turnstile, which will be situated in front of The Dumont, is a labyrinth of metal turnstiles that evokes the classic English garden maze, rendered in industrial materials. “Traditionally, public art is quite static,” says Koch, “but this takes a playful approach – something to make people stop in their tracks and get involved”.

Random International’s creations work on many levels, creating moments of astonishment as much as personal discovery: while Turnstile is designed so that many people can engage with it at the same time, another installation planned for Merano Residences is more intimate in scale, allowing only one or two people to interact with it at once.

“The area is extending and expanding its cultural credentials,” says Nicky Petto of Futurecity. “The works at Albert Embankment are a key part of establishing a new cultural tradition in the area.”



The Thames Stone by Elkehard Altenburger at Grosvenor Waterside



Computer-generated image of the piazza at The Corniche, indicative only





# Only in London

STEEPED IN HERITAGE BUT UTTERLY MODERN, LONDON'S MOST FAMOUS BRANDS ARE A REFLECTION OF THE CITY ITSELF.



The iconic British brand of Burberry was established in 1856 by Thomas Burberry and has built a reputation for craftsmanship, design and innovation, supplying luxury clothing, signature bags, scarves and accessories all round the world.

London's creative energy and entrepreneurial spirit has helped shape culture the world over and is home to some of the world's most iconic stores, brands and restaurants.

Steeped in heritage but utterly modern, London's most famous brands are a reflection of the city itself. Burberry is perhaps the most famous London-born global brand: it may date back to 1856, but it is a distinctly modern company, reworking the classic

trench coat every season to give it a new edge, and seamlessly blending luxury products with innovative technology.

One of the most fascinating parts of London shopping is discovering stores like James Smith & Son (at the eastern end of Oxford Street) which has been supplying Londoners with high-quality umbrellas since 1830, and still has its original shopfront to prove it.

Likewise, Swaine Adeney Brigg has been resident in St James's Street since 1836 and has been equipping connoisseurs with fine leather goods and accessories since 1798. In Savile Row, a distinctly British tailoring tradition that dates back to the 18th century continues to draw people for bespoke suiting from long-standing residents such as Gieves & Hawkes and Dege and Skinner, to more contemporary tailors like Alexander McQueen and Richard James.



From hand-made umbrellas of distinction, to luxury leather goods, Swaine Adeney Brigg has been hand-tooling, shaping and stitching the finest materials in the traditional way for the past 250 years.

London's greatest department stores are landmarks as well as world-renowned shopping destinations. Fortnum & Mason has stood on Piccadilly since 1707, supplying royalty, travellers and foodies with delicious treats from teas and gin to its famous hampers. Liberty's atmospheric store may look like a Tudor building, but the products inside are distinctly modern, with a selection of sought-after fashion, furniture and beauty brands.

The original Selfridges store on Oxford Street continues to offer an enviable selection of timeless and innovative brands, as well as a constantly-changing roster of exciting events. Harrods' Knightsbridge store is something to behold, from its extraordinary Egyptian-themed escalators to its celebrated food hall.

London isn't just famous for its shopping – it's now one of the world's leading cities for fine dining, with

a wide range of Michelin-starred restaurants from famous names such as Gordon Ramsay, Hélène Darroze, Alain Ducasse and Heston Blumenthal as well as a new generation of creative chefs.

London boasts many more places combining the finest traditions with latest ideas, from hotels and bars to members' clubs, museums and galleries. The city is just waiting for you to discover them...



HÉLÈNE DARROZE

Two Michelin-star restaurant at the  
Connaught, Mayfair



THE GREENHOUSE

Two Michelin-star restaurant,  
Hay's Mews, Mayfair



Established in 1875 on Regent Street by Arthur Lasenby Liberty, his legacy continues in the store today with their in-house collections of scarves, accessories and fabrics and the finest designer fashion and homeware from all over the world.





# Creators of London's residential riverscape

ST JAMES CREATES NEW PLACES TO LIVE, WORK AND PLAY. WORKING WITH LEADING ARCHITECTS, DESIGNERS AND CELEBRATED ARTISTS ON UNIQUE EXTERIORS AND ART INSTALLATIONS.

Photograph of Riverside, indicative only

For over twenty years St James, part of the Berkeley Group, has been creating sought-after, sustainable and beautifully designed homes across London and the South East.

The company specialises in revealing the potential of new locations, transforming them into vibrant and desirable neighbourhoods and delivering high quality homes with excellent customer service.

St James has grown to become one of the most admired developers in the UK, with a reputation for placemaking – the art of creating new places to live, work and play. “We take great pride in our

placemaking ability,” says Sean Ellis, Chairman of St James. “It’s about creating a place where people want to invest time and money, as well as giving something back to the local community.”

Central to the company’s ethos is its focus on great design, working with leading architects and designers to create exceptional buildings and stylish living spaces, as well as collaborating with celebrated artists on unique exteriors and art installations.

The creation of considered landscaping is also central to St James’ approach, with dedicated gardens and attractive features woven into each new

neighbourhood. “The spaces between buildings are as important as the buildings themselves,” says Ellis.

Having already revitalised several riverside locations across the capital, St James is now focusing on transforming Albert Embankment, a key stretch of the Thames in central London, through three new landmark developments – The Corniche, Merano Residences and The Dumont. Each offers St James’ signature combination of regeneration, distinctive design, desirable living space and sustainable environments, all with the added benefit of a highly desirable central riverside location.

We want to ensure that you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated St James Customer Relations Team will help with any questions you may have.

Here is what you can expect:

- We will contact you throughout your buying journey to ensure that everything progresses smoothly and you are kept up to date with regular information.

- On the day you reserve – until the day you complete – we’ll update you regularly on progress.

- Sustainability is high on our agenda. We promise to fully communicate the environmental features of our developments to all of our customers.

- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style.

- We’ll meet you at the development to demonstrate all the functions and facilities of your new apartment and will present you with your own bespoke guide to your new home.

- We personally hand over your key on completion day and make sure everything is to your satisfaction.

- The two-year warranty with 24-hour emergency service has a dedicated customer service telephone number. From the 3rd to the 10th year you’ll have the added warranty protection of NHBC.



# Designed for life

WHEN YOU BUY A HOME FROM BERKELEY YOU CAN BE SAFE IN THE KNOWLEDGE THAT IT IS BUILT TO VERY HIGH STANDARDS OF DESIGN AND QUALITY, HAS LOW ENVIRONMENTAL IMPACT AND THAT YOU WILL ENJOY AN EXCEPTIONAL CUSTOMER EXPERIENCE.

## Our customers are at the heart of all our decisions

We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

## Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from St James they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

## Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy-efficient white goods.

## Quality is at the heart of everything we do

At St James, quality takes precedence, from choosing the right location and style of home, to the construction processes we practise, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, St James operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

## Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

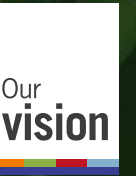
## A commitment to creating sustainable communities

St James' homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

## Our commitment to sustainable living. Homes at The Dumont benefit from:

- Energy-efficient appliances provided to lower the running costs and carbon footprint of the home.
- Centralised energy centre with electricity generation.
- Homes designed for low water consumption to preserve the water resources.
- 100% low energy lighting and PIR lighting in communal areas.
- Wi-Fi in the reception, residents' lounge and club room.
- Covered cycle storage facilities provided to enable use of sustainable transport modes.
- Residents' Gym, Pool & Spa.

# A commitment to the future



Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments. Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously. Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

## Our Vision

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

## An Exceptional Customer Experience

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

## High Quality Homes

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

## The Berkeley Foundation

Berkeley takes social responsibility very seriously. In 2011 The Berkeley Foundation was established, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

## Great Places

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

## Efficient and considerate operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

## A commitment to people and safety

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.



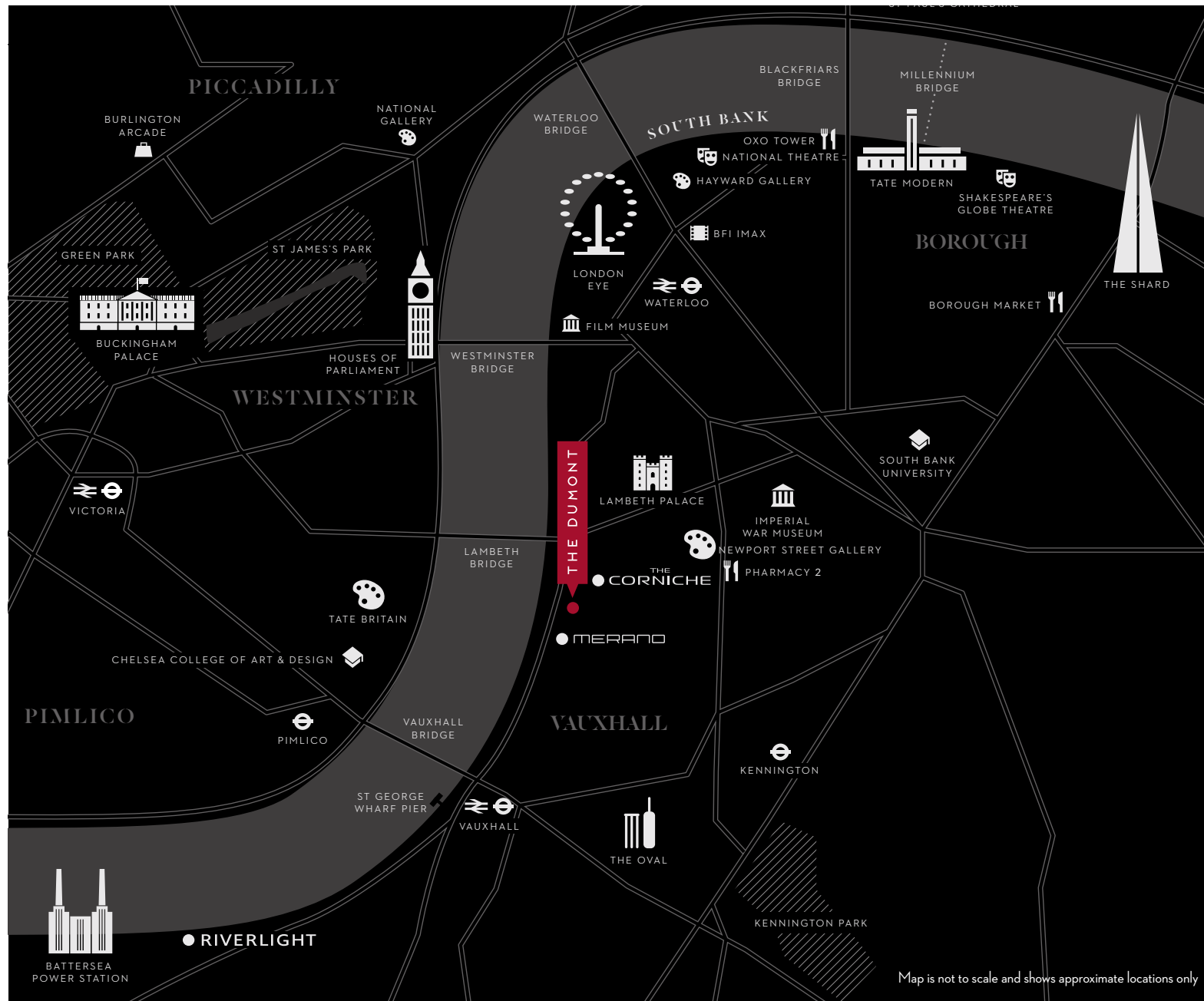
[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)



Proud to be a member of the Berkeley Group of Companies







www.thedumont.co.uk  
 +44 (0) 20 8246 4190



**The Dumont Sales and Marketing Suite**  
 21 Albert Embankment  
 London SE1 7TJ

**Walking from Vauxhall station**  
 Exit Vauxhall station following the signs for Albert Embankment, turn immediately right and cross over the road (via the footbridge) to walk along Albert Embankment, keeping the River Thames on your left. The Sales and Marketing Suite is situated within The Corniche located on your right, prior to the Park Plaza Hotel and is approximately a 10-minute walk from the station.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St James' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Dumont is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St James to ascertain the availability of any particular property. Computer-generated images are indicative only and subject to change. Lifestyle images are indicative only. The Dumont site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St James reserves the right to make these changes as required. Maps are not to scale and show approximate locations only. Design by Totality UK Ltd. www.totality.co.uk



**St James**  
Designed for life