

Apex 1

New Covent Garden Market site, Nine Elms

July 2021

Delivering Apex 1

VSM, a joint venture between Vinci and St Modwen, is bringing forward development of the surplus land at New Covent Garden Market as part of the Masterplan – which ultimately envisages the creation of a new food destination and Food Quarter.

Apex 1 forms part of the wider Masterplan for the New Covent Market site, which will eventually deliver a new Fruit and Veg and Flower Market, 3,000 new homes, retail and commercial space, and attractive public realm.



View of Apex 1 from the north of the site.

Apex 1 sits within Nine Elms Grove. It is the first building within this vibrant new 'Food Quarter' and plans to deliver 203 high-quality homes and new public realm. This will include a new pedestrian access across the site to the viaduct connecting the market side and Nine Elms Station with Embassy Quarter and the Thames pathway on the northern side of the viaduct.

VSM are applying to bring forward this site as a standalone building and will submit a reserved matters application to agree the design, layout and landscaping details, including the materials of the building.



Apex 1 (outlined in red) forms the northernmost segment of Nine Elms Grove (outlined in blue). It is located to the north of the new Food Exchange, close to Nine Elms tube station.

Our proposals:

- New, high quality public realm and better links to the local area.
- Unique pavilion building with ground floor active retail uses to bring the space to life.
- Elegant brick tower offering 203 high quality homes over 26 storeys.
- Revitalised railway arches.
- Meanwhile uses, such as pop ups and mobile food courts.
- Low carbon, sustainable building.

Consultation



View across public realm and route through the site towards the pavilion building.

Our commitments:

- Deliver a design which is influenced by and references the heritage and culture of the site, using brick, engineered steel and urban greening.
- Increase green space and trees across the site with new, high quality public realm.
- Improve connections to the surrounding area including a new pedestrian route linking north and south of the viaduct.
- Create an active and pleasant place to live and visit.
- Provide meanwhile uses with longer term opportunities for permanent space enabling local businesses, including those within the market, and artisans to showcase local produce and skills.
- Provide opportunities for community involvement, such as events, hoarding artwork or sculptural features produced by local artists.
- Create spaces where events and cultural activities can take place.
- Deliver a scheme reflective of the goals and design ambitions of the New Covent Garden Market Masterplan.

We want to hear from you

We are committed to working with the local community and welcome any feedback. Please visit our website www.newcoventgardensites.com for further information and to leave your comments.

On the website, you can view our online presentation, which presents the proposals in more detail, and complete a feedback form.

Get in touch

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