

An aerial photograph of a city model made of wooden blocks and painted paper. The model shows a grid of streets, buildings, and a river. A white rectangular box is overlaid on the center of the image, containing text.

BroadwayMalyan^{BM}

**Creating
future
cities and
communities**

Masterplanning Expertise

Broadway Malyan is a global architecture, urbanism and design practice dedicated to creating buildings and places that will provide a lasting legacy. Through a shared design ethos, we work together to create places with a strong sense of identity where people and communities want to live, learn, shop, work and relax.

Our collaborative approach to integrated sustainable design has enabled us to deliver award-winning projects at all scales across the world. Every project, from a strategic city plan to the craftsmanship of a balustrade, reflects our passion for quality design and place-making.

Our global reach gives us the versatility to bring together inter-disciplinary teams to design solutions for the most complex projects whilst our local presence across world centres ensures a personable and responsive client service.

Every day, our talented designers apply their creativity, commercial acumen and sector insight to produce designs that meet the aspirations of our clients and create a strong sense of place.

Luanda, Angola



Creating
places.
Together.

Urban intelligence

for future urban horizons

The ability to transform our environment and our need to sustain more people from young to old has never been greater. The predicted impact of urbanisation is vast; by 2050, global population growth will require building the equivalent of 250 Londons.

With this comes the challenge of ensuring that existing and future metropolitan areas fulfil their potential as generators of prosperity and platforms of sustainability.

Simultaneously, the 20th Century work and lifestyle patterns that have been used as the blueprint for many urban environments no longer match our future needs, meaning that we must rethink and reshape our urban areas to perform better for a new set of expectations. This requirement is nuanced to each urban area, but with the same aspiration: neighbourhoods and communities that are great places to live in, support healthy lifestyles and are aligned with their context.

Our experts combine innovation in urban analytics and creative design to reveal the hidden relationships and potential of an urban area from the tangible, such as its development value, to the intangible, such as a quality sense of place. Our responses need to be ubiquitously smart, reflect more agile lifestyles, be beautifully dense while not necessarily high, provide seamless connectivity and ensure lasting place quality and adaptability. These factors are reshaping suburbs, city centres, towns and settlements.

Our urbanism work looks to bring development and places to life, looking beyond the expected point of view, bearing creative added value and delivering compelling urban narratives backed by expert urban intelligence and insight.

*Photograph by Mark Eleven.
Extended in courtesy by Calgary
Municipal Land Corporation.*



8 trends in urbanism

As cities adapt to new rates of growth, new patterns emerge to differentiate various parts of the globe. The ‘developed’ world is showing signs of stress in terms of urban development and density, placing emerging economies in a better position. Europe and North America have an aged demographic profile, with older populations but fewer people to undertake the productive tasks that drive the economy. By contrast, African countries tend to exhibit a younger age profile, with rapidly rising future consumers to drive their domestic economic demand patterns.

Emerging economies have an in-built agility and resilience that can allow them to adapt to meet new trends and demands. They show potential to change and enhance their training and skills induction programmes to serve a diversified economy featuring multiple sectors. It means that our cities of the future must be designed with flexibility in mind.



Bigger cities

It is estimated that by 2050 there will be 55 cities in emerging countries with a population of over 10 million people as opposed to 28 in 2014.



More homes needed

The world needs to build 30 million homes by 2030 to meet population growth.



Growth but with boom bust volatility

Urban resilience is key as growth will be accompanied by volatile economies, political disruption, climate change, and technological changes.



Young and old

In Europe and North America the majority of the population is older than Africa and Asia, requiring more care homes and jobs. On the other hand, Africa and Asia require facilities to cater for the young, such as education and leisure facilities.



Overrun cities

Expanding urban footprints mean urban services have to grow and stretch further to reach communities, resulting in higher costs, more resource use and reduced natural landscape.



Keeping up with change

The global economy is shifting from traditional sectors, focused on low skilled manufacturing and agriculture, to a diverse economy that needs to adapt to emerging change.



Engines of change

The top 750 cities globally create over 50% of wealth and their influence on GDP keeps growing.



Population increase

There will be 9 billion plus people by 2050, over 60% of which will be living in urban centres.

Graphic Data Sources:
World Urbanization Prospects, UN DESA's Population Division, 2014
UN-Habitat Urban Data, City Data, 2017
Cities of Opportunity, PWC, 2015
McKinsey Global Institute, Urban world: Mapping the economic power of cities, 2011 / Urban world: Meeting the demographic challenge in cities, 2016
World Economic Forum, The Future of Jobs and Skills in Africa, May 2017
Oxford Economics – How the global urban landscape will look in 2030, September 2015

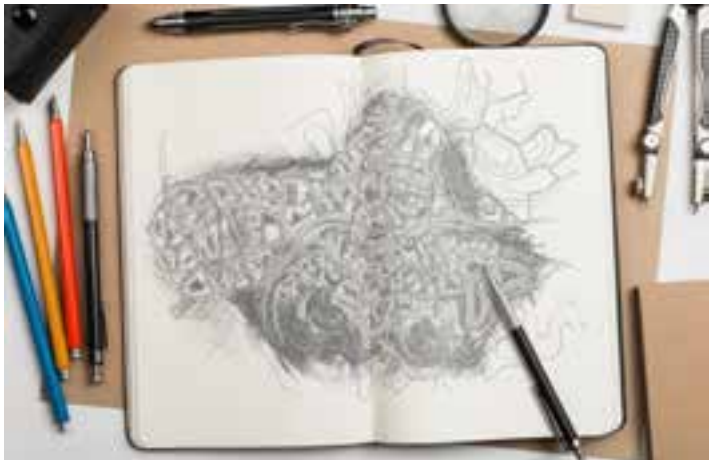


Smart placemaking

Smart placemaking is the creation of high quality, imaginative, sustainable and memorable places that not only meet the needs of society today, but also those of future generations.

Today's new and regenerated urban environments face a complex set of issues. These include balancing: the infrastructure to support an ever growing global population alongside the environmental impacts of climate change; the major advances in technology and its integration with the historical character and context of an area; and the creation of wonderful and beautifully designed spaces and places that are deliverable and viable both now and in the future.

Drawing from years of leading-edge thinking, policy knowledge and applied global experience, Broadway Malyan's masterplanners and urban designers seek to address these issues and ultimately unlock the power of place to effect positive change. Working closely with our clients and embracing the views of stakeholders, we create uniquely inspired, relevant solutions from our analytical understanding of the locality and the bigger picture. We offer a fresh strategic, joined-up perspective, without bias, conflicts, or preconceptions to determine a best-value approach.



We have the capability to map and model our sites' geographic attributes, microclimate, ecology and heritage to understand the capacity for land use, access, services, built form, and technological innovation.

Applying benchmark thinking we visualise the potential a site may have to accommodate a diverse range of uses and activities, and evaluate the options by which this may be achieved, while also understanding the need to be open and flexible to trends and market change.

Our spread of studios mean that most places are within easy reach, enabling us to bring in the necessary skills to make the smart places of tomorrow.

Data driven planning

The desire for smart data and its management is spreading and urban professionals have access to more data than ever before. The ability to process and interpret it is an essential planning skill today.

Cities have a growing amount of data available and local authorities and planners are coming to terms with how to focus their data and digital needs. A Geographic Information System (GIS) is a way of capturing, storing, checking and displaying this data related to positions on the Earth's surface.

Traditionally, urban planners have operated in a two-dimensional world where factual information has not always been presented in a user-friendly way. Now, using GIS we can communicate complex issues more easily to a wide range of stakeholders. This powerful tool can show a range of data on one single map, allowing us to visualise and analyse complex, overlaid information and understand relationships, patterns and trends, across research areas of particular interest such as optimising Transport Oriented Developments (TOD). The majority of our masterplanning and development projects are now delivered through a GIS platform which supports multidisciplinary collaboration, allowing partners such as economists, transport planners and infrastructure engineers to

contribute to the same model. The use of intelligent planning tools are allowing us to better shape our client's schemes, in particular across the following themes:

People & Environment – real-time data collected via social media, mobile surveys etc. illustrates how people use cities, spaces and infrastructure.

Integrated Understanding – gathering data across multiple technical fields allows us to read the connections between different areas.

Scenario & Solution Testing – urban data and modelling tools enable us to test ideas against complex scenarios, delivering effective solutions.

Engagement & Transparency – with more available data it is easier to engage communities and users in planning and development processes.

“More data has been created in the past two years than in the entire previous history of the human race.”

Big Bang Data Exhibition, UK

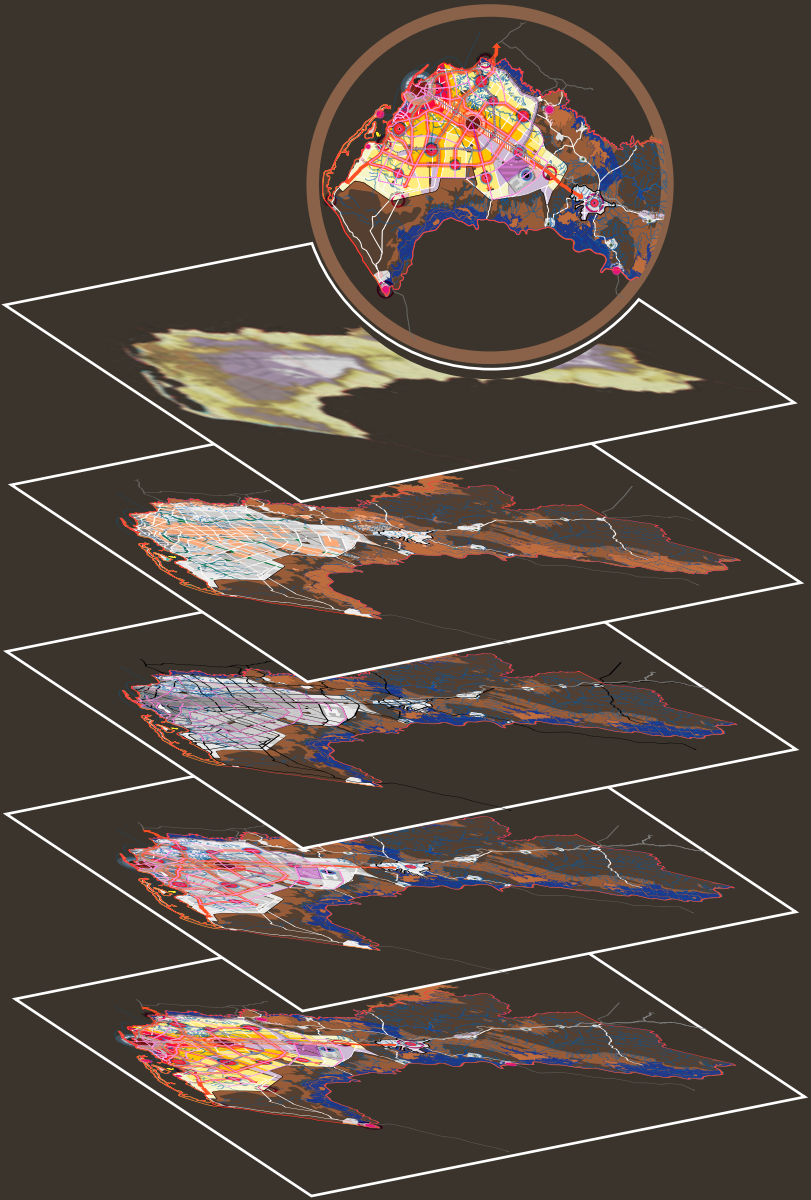
Geological Mapping

Natural and Physical Risk Areas

Provincial Connectivity Road Hierarchy and Infrastructure

Development Corridors and Major Employment Hubs

Land Use Distribution



Transit Oriented Developments



Research suggests that 66% of the world's population will be living in urban areas by 2050. For this to happen a number of new infrastructure projects will need to be delivered around the world, particularly in developing countries where demographics are rapidly changing.

Transport connectivity is a major catalyst for successful development and city regeneration across the world. Our expertise brings together the interrelated disciplines of masterplanning, urban design, public realm design and landscape architecture to create liveable, pedestrian-friendly places. Our deep philosophy dedicated to the creation of better communities and our comprehensive, context-led approach delivers a return on design, adding value, attracting inward investment and creating lasting places to live and work. Our ability to evaluate site constraints and opportunities enables us to establish solutions that are both visionary and deliverable.

Our work on TOD ranges across urban scales from neighbourhood developments that stitch urban fabric to major city district hubs and act as economic catalysts, to transit and public strategies which unlock potential, fuel economies and play a central part in millions of citizen's lives, every day.

Key principles for TOD



Quality transport service

Ensure the level and quality of transit service is attractive and affordable so that it becomes the de-facto means for mass movement. This will create not only quality built transit infrastructure but also frequent, reliable and well maintained services over the life of the infrastructure.



Integrated land use and transport planning

Ensure that land-use and transport planning work hand in hand so that any planned transit services can act as a catalyst for the development of higher density and highly liveable communities.



Mixed use focus

Allow the transit hub to be a focus for complementary mixed use development where it is convenient to work, live and play. This will decrease the need for extended travel on a day to day basis. Community facilities such as healthcare, education and childcare should also be considered.



Transit at the heart

In new transit hub developments ensure that a highly accessible, attractive hub is at the heart, which is well connected to the adjacent community.



Excellent access and walkability

Make sure that the transit hub is at the heart of a comprehensive, comfortable, high quality network of pedestrian priority streets, plazas and places. Parking must be managed so that it does not congest streets and places near the hub.



Quality placemaking

Transit and land-use work must be underpinned by highly attractive, valuable, high density places, pedestrian priority streets and plazas, activated by a diverse range of mixed uses and providing a platform for vibrant communities to develop.



Density gradient and opportunity

Create a range of densities with the highest at the transit hub, tapering down into surrounding neighbourhoods.

A new transit hub to **transform the city**





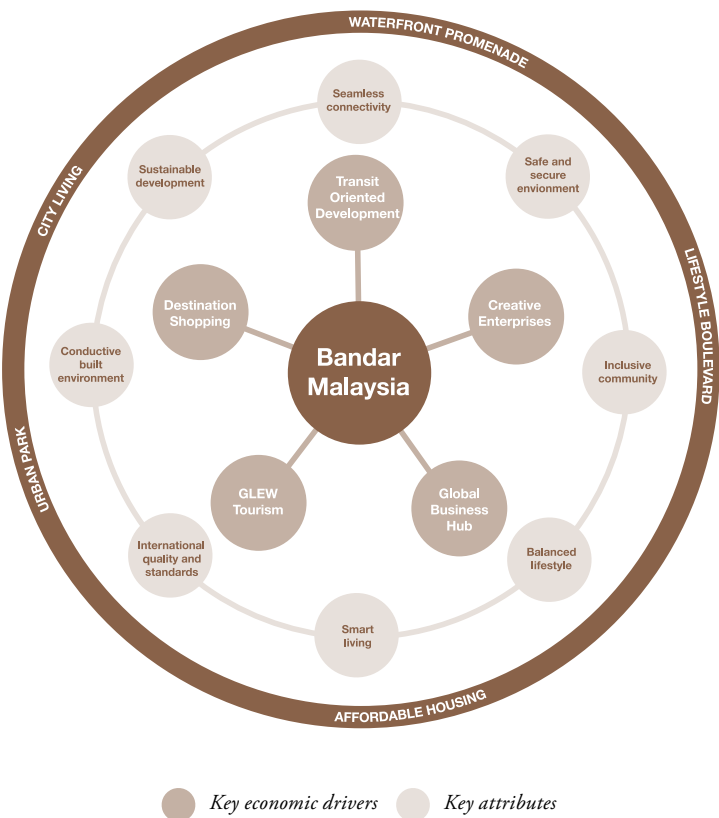
Bandar Malaysia, Malaysia

Broadway Malyan has developed the proposals for a mixed-use city district at the terminus of the proposed Singapore to Kuala Lumpur high-speed railway. This ambitious strategic project aims to transform Kuala Lumpur into one of the world’s most liveable global cities.

With residential, community, office, retail, leisure, cultural and hospitality space all included, it will completely transform the community, both in terms of opportunities and living standards, and successfully link Kuala Lumpur to the wider region.

It is hoped that it will become an international destination for culture and the arts, showcasing Malaysia’s diverse culture, whilst setting a benchmark for sustainable and affordable urban housing within the country.

Our plan aims to balance these two identities; a vibrant cultural and entertainment district in the heart of Kuala Lumpur alongside a commercial side designed to foster creativity and innovation, creating opportunities in emerging industries. These new working communities will support entrepreneurs and SME enterprises and successfully link education and industry.

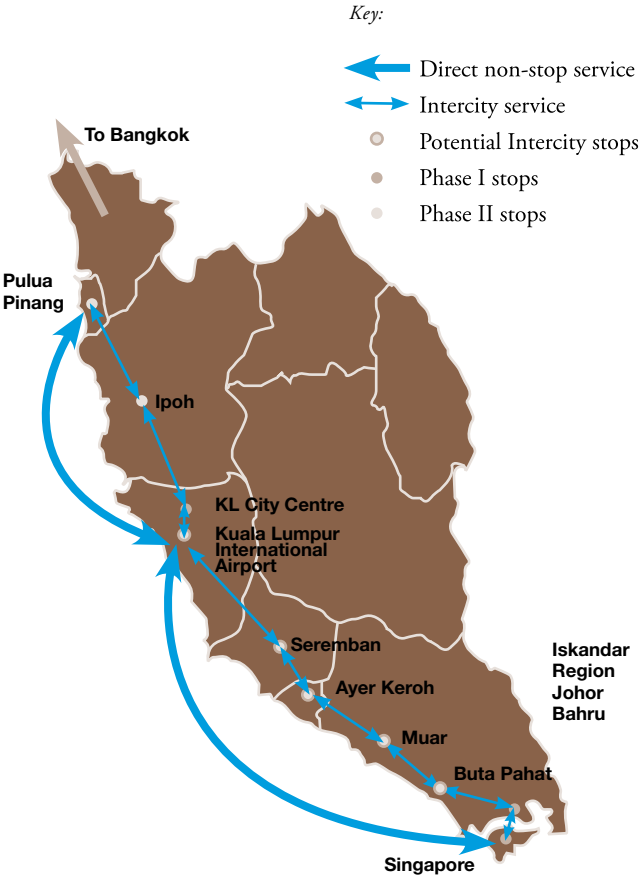


A catalyst for growth

In Asia Pacific, one of the key transport debates is around the continued growth and expansion of high speed rail (HSR) networks. This is typified by some of the more developed networks in Japan, Taiwan and China, but also more recently announced proposals in Thailand, Malaysia and Indonesia. For urban planners, the challenge is understanding what opportunities these networks and their new stations create and the potential for a Transit Oriented Development (TOD) approach to planning.

Bandar Malaysia is planned as a multi-modal transit oriented development with proposals for high speed rail (HSR) but also connected to wider regional and local rail lines, metro (MRT), bus rapid transit (BRT), cycle ways and a cool, shaded pedestrian network. Opportunities for automated vehicles are also being investigated.

The vision is to create a sustainable development where a complementary mix of uses and careful transport and movement strategy are combined to deliver a city that caters for a range of activities for visitors and residents, that works as both a global business hub and a shopping, leisure and cultural destination.



- 1 Malaysia's first Islamic centre for spiritual education and culture
- 2 Largest integrated market place with state-of-the-art smart features
- 3 World-class aviation museum and modern library
- 4 Floating Boutique Hotel
- 5 1km parade ground with park and lake view
- 6 Sky ribbons boardwalk – an interactive art feature in the park
- 7 World-class urban park with waterfront promenade
- 8 Malaysia's first national / international rail terminal and HSR



Client
1MDB RE

Size
196 Ha – 27,000 new homes

Vision
Create a catalyst for the transformation of Greater Kuala Lumpur

Services
**Masterplanning,
Landscape Architecture,
Graphic Design & Branding**

Creating places through gateway districts

When bringing a vision like this to life it is essential that a place is created where people want to live and visit. The proposals focus on the creation of a ‘gateway district’ around the high-speed rail station, with landmark buildings integrated within vibrant, green public spaces.

A public park at the heart of the development will include a national library, café, waterfront promenade, water sports and world-class performance venue. Together, they will create an attractive proposition for both tourists and locals, and provide both a community feel and an iconic welcome to the city.

This wider experience, which considers both journeys and social needs, is just one example of how urban areas can successfully integrate transport solutions with the wider requirements of residents.

We are in the era of smart cities which fully consider the health, wellbeing, security and mobility of the people they are designed for. The challenge is for masterplanners to deliver designs that fulfil these needs and leave space for future developments as the world’s cities continue to evolve. The technology should always be an overlay; it is by making great places that we can deliver great cities.

“We recognise that transport connectivity is a major catalyst for successful development and city regeneration across the world.”

*Ed Baker, Director,
Broadway Malyan*

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Striking urban regeneration project

East Village, Canada

On winning an international design competition, Broadway Malyan was appointed by Calgary Municipal Land Corporation to regenerate East Village, a neglected neighbourhood located on a brownfield on the downtown edge by the Bow River. Their vision proposed a sustainable mid-rise cultural community combining arts, civic and commercial activities within a distinctive contemporary downtown urban quarter.

The masterplan preserved the historic street grid, while forging a diagonal pedestrian link connecting Stephen Avenue with the riverside promenade and a new park linking with surrounding communities. The plan sought to diversify Calgary's economy to attract emerging tech and creative activity while broadening its tourism appeal and sense of liveability. Sustainable district heating systems and storm-water flood ponds help improve the neighbourhood's environmental performance and resilience.



Client
Calgary Municipal Land Corporation

Size
50 Ha – 11,500 residents

Vision
Sustainable urban living

Services
**Masterplanning, Architecture, Landscape
Architecture, Graphic Design & Branding**

Awards
**Outstanding International
Masterplanning Project (Shortlisted)
at British Expertise Awards 2015,**
Highly Commended in the 'Urban Design
and Masterplanning' category at the
Landscape Institute Awards 2014,
2012 National Urban Design Awards;
Best Overall Project – Large scale at the
2011 CUI Brownie Awards.

(Left) Photographs courtesy of CMLC





An environmentally responsive coastal development

Iskandar Development Region, Malaysia

The Iskandar Development Region (IDR) is a major new town development strategically placed next to a coastal highway and close to the recently announced 250km/h high speed rail link between Kuala Lumpur and Singapore. Overlooking the Straits of Johor, the development offers direct access to Singapore.

The masterplan is characterised by a series of new, linked settlements, set within a verdant green landscape and maximising their waterfront location. With a strong commitment to sustainability, IDR will encourage the application of SMART technologies. A Green Tech hub promoting green industries and SMEs forms a key part of the development.

Drawing on and working with the distinctive natural landscape, the plan integrates natural green spaces with modern infrastructure and design. A diverse range of communities is created within the broader masterplanning framework, including the Mangrove, Riverside and Waterfront villages, the Educational cluster and Town Centre – the DR’s entertainment hub.

Client
Iskandar Regional Development Authority (IRDA)

Size
1,250 Ha

Vision
A sustainable new town in harmony with its natural landscape

Services
Masterplanning, Architecture, Landscape Design

Awards
Best New Township in Malaysia iProperty Awards



Reimagining the public realm **in the heart of Birmingham**

“Broadway Malyan’s creative flair in approaching urban design is enabling us to take our place-making role as a Business Improvement District to a whole new level. Working across a multi-sectoral partnership hasn’t fazed them and problem-solving has been a particular strength.”

Mike Mounfield, Project Manager, Colmore Business District

Snow Hill Square, UK

Currently one of the largest urban realm projects in the UK, this ambitious £10m scheme will transform the public realm of the Snow Hill District in Birmingham’s City core. A key aim of the project was to “detune” the highway character of the Snow Hill area, putting pedestrians and cyclists first and providing them with a flexible and adaptable public realm able to host various activities. A healthy streets approach aligned with community-led placemaking will deliver the highest quality public realm adding value for tenants and attracting further inward investment. The framework includes the introduction of new public spaces and pedestrian first areas, green infrastructure, pocket parks and street furniture, encouraging businesses to occupy the streetscene, and positioning the Snow Hill area in a global market.

Client
Birmingham City Council

Size
16 Ha

Vision
An internationally recognised pedestrian-friendly destination, rooted in the local historical context

Services
Lead Designer, Lead Consultant, Urban Design, Public Realm Design



A new village with a distinctive sense of place

The Village, Malaysia

Broadway Malyan was appointed by Gamuda Land to design the main commercial area of the Bandar Serai scheme, located to the north-west of Kuala Lumpur.

Comprising 105-acres of a wider 800-acre site, the aim of the development is to create a village feel which has a distinctive sense of place and utilises the natural environment.

The proposals have a large focus on how people will want to utilise the space, with various ways of encouraging movement and activity around the planned site. This includes designing social spaces and areas for sport and leisure that are flexible and can be used in multiple ways.

Core to the masterplan is the inclusion of a variety of green spaces, walkways and cycle paths, and community facilities. The main goal of the landscape masterplan is to establish a high performance ecological waterscape that sets a new standard for livability in Malaysian residential planning.



“Our vision is to create something that reflects its natural setting and will encourage people to explore the outdoors and take part in activities and relax.”

*Ernesto Zabarte,
Director of Architecture,
Broadway Malyan*

Client
Bandar Serai Development Sdn. Bhd

Size
105 Acres

Vision
An attractive destination deeply rooted in its natural context

Services
Masterplanning, Architecture



Development guidance for a new coastal city



Client
Lusail Real Estate Development Corporation (LREDC)

Size
500 Ha – 200,000+ residents

Vision
Guarantee high-quality, consistent developments throughout the city

Services
Masterplanning

Lusail Design Guidelines, Qatar

Broadway Malyan was engaged by the Lusail Real Estate Development Corporation (LREDC) to develop a series of planning and design guidelines to enhance the quality and consistency of development across the city. This major new urban hub aims at accommodating and balancing the rapid urban growth of Qatar and the capital city of Doha. One of the major challenges arisen from this large-scale project was coordinating all parts and ensuring that all developer, investor and stakeholder interests cooperated to ensure a highly liveable place, a great community and a development that supports the economic and cultural growth of Qatar.

Broadway Malyan prepared urban design frameworks for six major districts from the CBD, marina, mixed use neighbourhoods and residential areas with a complete range of supporting guidelines and codes from urban block, building typologies (high, mid and low rise) to public realm interfaces. The work was undertaken over a 3-year period, involving many client and stakeholder meetings and workshops to refine and test the guideline approaches and their usability. The guideline documents are now in use and have become a template for the other Lusail districts as well as wider development projects in Qatar.

Wider Masterplan by LREDC



A vibrant new community **focused on innovation**

Emprasa Smart City, India

Emprasa Smart City, located in Bangalore, will provide accommodation and workspace for 5,000 people. Targeted at start-up companies and entrepreneurs, the 48-acre masterplan incorporates a range of residential options, small business space and community-focused facilities.

Both the residential units and workspaces will be fully serviced and the plans are focused on providing everything residents need onsite. Facilities include a business school, convention and exhibition centre, training facilities, 5-star hotel, 3-star serviced apartments, hospital, theatre and multiplex, over 100 retail units (with restaurants, pubs, and nightclubs alongside shopping), and leisure facilities including spa, salon, gymnasium, swimming pool, cricket and football pitches.

To help developer ARCL meet its smart city aspirations there will be Wi-Fi connectivity throughout the site, green energy generation through solar panels, energy storage, smart metering and intelligent heating and lighting systems. A fleet of onsite electric vehicles will help to discourage car ownership, reducing congestion and environmental impact.



“The aim of Emprasa is to encourage the growth of a community of like-minded people who are focused on building new businesses and want to work in a collaborative and vibrant environment.”

*Suresh Rangarajan,
Managing Director, Emprasa*

Client
Artha Real Estate Corporation Ltd

Size
48 Ha – 5,000 Residents

Vision
Deliver a high-tech, modern Smart City

Services
Masterplanning, Architecture



Applying Transit Oriented Development principles

Minhang Waterside Regeneration Masterplan, China

Located on the north of Minhang waterfront, between Shanghai to the south and Xuhui Binjiang to the north, the area is 2km south of the city's outer ring and approximately 16km from the city centre.

The site will serve as a start-up zone for the whole Minhang riverfront area and Broadway Malyan's design will create a convenient and enjoyable landscaped network with streets, parks, water banks, and community green spaces, to increase the walkability of the urban area and value of the properties.

A legible urban image for the whole start-up zone was created through carefully planned landscape nodes, green edges, and landmarks as well as a rational density hierarchy across the site based on TOD (Transit Oriented Development) principles, making the most of city infrastructure, service facilities and landscape resources.

Key Success Factors for smart planning:



Connected



Innovative



**Diverse
mix of uses**



**Engagement of
the end users**



Sustainable

Client
Confidential

Size
50 Ha

Vision
**Create a livable, sustainable,
Transit Oriented Community**



A vision for the redevelopment of a major city district



Client
**Dubai Multi Commodities Centre
(DMCC)**

Size
10 Ha

Vision
**Re-integration of the built
environment with the Burj 2020**

Services
Masterplanning

JLT Master Plan, UAE

The approach to the masterplan for the Jumeirah Lakes Towers (JLT) district set a new vision for the redevelopment of this growing, dynamic and major city district, serving the growing area around the Maktoum International Airport. With a population of over 85,000, JLT is well-positioned to become one of the catalyst communities in activating Dubai South with DMCC's Burj 2020 at the very heart of the area.

The masterplan acts as an impulse for future development, ensuring the district a coherent growth while maximising its relationship with the Burj 2020 as a destination focus integrating with it as a seamless piece of best practice urban development.

The approach clearly establishes a long-term view of the client's land bank, and their wishes to significantly improve the overall living and working environment across the JLT district.

Key components of the vision involved the regeneration of the current masterplan through strategic public realm and placemaking interventions, including partial lake reclamation, whilst also fundamentally improving the connectivity between the primary open space network and retail systems. This was achieved through developing better transport connections and enhancing the relationship of retail to an improved open space offer.

Transforming farmland into a **new sustainable community**

Client
Grupo Tactao

Size
164 Ha

Vision
**A sustainable community leveraging
existing green spaces**

Services
Masterplanning

Plateau d’Or masterplan, Goiania, Brazil

Plateau d’Or is a new sustainable community located in Goiania, Brazil. It is being built on land previously used for farming, and there are two large protected forest masses that define part of the boundary.

To that end, the masterplan seeks to protect and enhance the existing waterways and biodiversity, within a high quality residential environment.

There are six principles underpinning the plan:

- Clearly defining spaces so that they have their own identity
- Creating a sense of community
- Promoting mobility and connectivity
- Creating an exclusive feel
- Providing a secure environment
- Designing a network of green spaces

The proposals include 600-700 homes, a commercial centre with up to 150,000 sqm of space, retail and leisure offer, community facilities including healthcare and schools, and heliport.

Green spaces are incorporated throughout, offering residents and visitors outdoor spaces to explore and relax in. These include areas dedicated to fitness, recreation and social activity, to help create a sense of community.

Three areas are defined within the masterplan; First Community, Second Community, and Neighbourhood Centre, each with their own complementary uses, alongside residences.





Setting the standards for **sustainable development** in China

Size
500 Ha

Vision
An exemplar sustainable development in China

Services
Masterplanning

Nanjing South New City, China

Nanjing South New City is a major strategic project in China, with a new high-speed train station creating a catalyst for economic growth. Broadway Malyan’s competition winning design builds on Nanjing’s reputation as one of the most liveable cities in China and creates a sustainable framework for future development.

Based on smart planning and design principles, the masterplan will become a model for sustainable development in China and provide a home to over 1 million residents. The masterplan is designed around a series of self-sustaining urban villages with quality places of work, housing, retail, leisure and community uses. These communities will be connected by an advanced public transport system into the wider Nanjing Metro network.

This is a beautiful new public park for the town located on the site of the old airport runway. It has been designed as an active ‘green lung’, bringing together the surrounding communities and bringing fresh air and wellbeing to the city’s residents. It will become the centre of life for the new city and the playground for Nanjing South New City. It will include a range of leisure experiences ranging from the active to passive, comprising a skateboard park, quiet seating areas among the wetlands and retail with cafés and restaurants areas.



Masterplanning a new lifestyle city district

Size
1400 Ha – 100,000 residents

Vision
Create a high-quality, livable and well-connected community

Services
Masterplanning, Architecture, Landscape Architecture

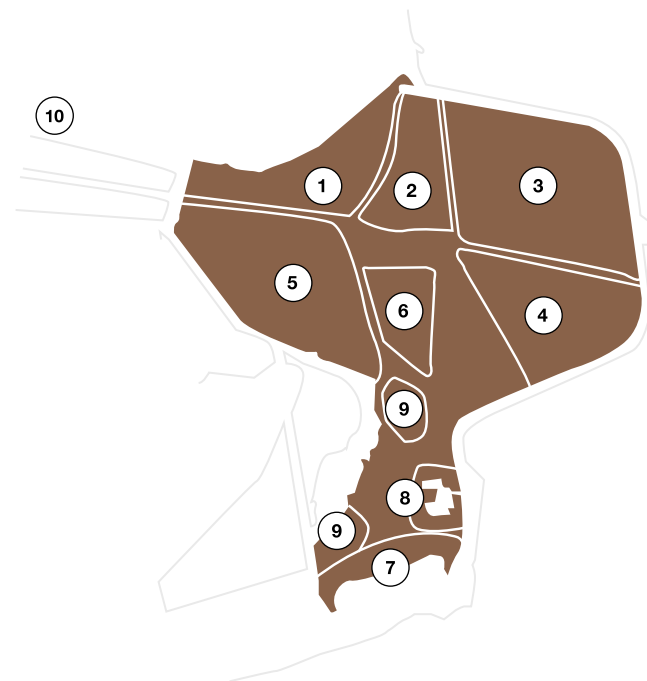


Yas Island, UAE

Yas Island has become a global brand and destination, promoted by the F1 race each year. It is much more than a race circuit. Broadway Malyan have been involved with Yas from the earliest concepts to transform this part of Abu Dhabi’s coast into a major new leisure, entertainment, mixed and lifestyle district.

The innovative community masterplanning approaches have touched all parts of Yas Island, covering plans for new marinas, media and business quarters to new waterfront villages, urban centres and town centres to entertainment and theme park destinations. Broadway Malyan have worked in partnership with Yas’ major developers and Abu Dhabi’s Urban Planning Council to help bring to life this major new growth point. Resulting from over 10 year’s involvement and repeat commissioning, many parts of Yas Island are now built or under construction. Broadway Malyan’s aim is to continue to be part of shaping this major and strategic development in the UAE and help to create an exemplar community that will have a lasting and successful future.





**Broadway Malyan Yas Island
project locations:**

- ① *North Shores Community*
- ② *Yas Acres Community*
- ③ *North Yas Community*
- ④ *Media and Business Zone*
- ⑤ *Garden Community*
- ⑥ *Theme Park Zone*
- ⑦ *Southern Marina Community*
- ⑧ *Marina Enhancement*
- ⑨ *Apartment Zone*
- ⑩ *Yas Reaches*

Maximising the benefits from **major city transit projects**

Integrated City Transit and Development Plan for Dar Es Salaam, Tanzania

Dar Es Salaam is going through a rapid period of change creating huge challenges for the city. The Presidents Office and World Bank through the Metropolitan Development Plan initiative (DMDP) is aiming to transform Dar Es Salaam over the next 10 – 15 years. A key part of this work is ensuring an integrated transit and development approach. Broadway Malyan were selected to lead an international consultant team to prepare Transit Oriented Development (TOD) frameworks and guidelines for the network of seven new Bus Rapid Transit (BRT) routes and their 1km catchment zones.

This work provides a management and planning tool and channel development toward station areas with higher development densities along each corridor. These will feature mixed use developments benefiting from reliable utility services, frequent and rapid transport links and proximity to good schools, healthcare, employment and choice of housing accommodation. The corridors will be intensified to accommodate Dar’s rapid urban growth rising from 4.4M (2012 census) to 12M by 2030.



Size
250km²

Vision
**Help cities to prosper through
Transit Oriented Developments**

Services
Masterplanning





Creating a **new community** in a strategic location

Maldon Garden Suburb, UK

Maldon is an historic coastal settlement in the East of England, with a distinct and well preserved town centre. The development site, located on the edge of the existing town, was identified as a strategic opportunity to deliver much needed new housing and employment.

As part of this process, our masterplanning and landscape team produced planning guidelines for the local authority and the developers. This set out an exciting vision and development framework for a completely new community based on a Garden Suburb concept comprising of a range of housing offers, new employment, multifunctional open space and community facilities.

Broadway Malyan also prepared the detailed masterplanning and planning submissions for the developer including technical support. Close engagement with stakeholders has been a fundamental part of the success of the project, which has now secured planning consent.

“The proposal is about developing a new community with easy access to employment in a well-planned and contemporary environment that preserves natural features and addresses the needs and aspirations of the residents – creating a place for everyone!”

*Stephanie Cowley,
Associate Landscape Architect,
Broadway Malyan*

Client
Commercial Estates Group

Size
105 Ha – 1,350 new homes

Vision
Deliver a new community based on the Green Suburb concept

Services
**Masterplanning,
Landscape Architecture**

A strategic masterplan to
accommodate population growth

Client
**Futungo de Belas and Mussulo
Tourism Development Management
Gabinete**

Size
3,500 Ha

Vision
**Preserve Mussulo’s natural landscape
and protected habitats**

Services
**Masterplanning, Urban Design,
Landscape Architecture**

Mussulo Peninsula, Angola

Broadway Malyan was appointed to prepare a strategic masterplan for the area of Mussulo, as part of the wider plan for the Province of Luanda (the PDGML) encapsulating a vision for the city’s growth.

Covering a substantial area of almost 3,500 Ha, the vision for Mussulo is to create a place of refuge from the hassle of the capital, a place to celebrate natural landscape and protect the beauty of the Mussulo Bay. The area is currently a predominantly residential enclave of Luanda, consisting of a mixture of dispersed informal settlements, lagoon fronting villas and limited commercial developments.

The team strived to achieve a set of goals while designing the plan, such as preserving and enhancing Mussulo’s environmental and heritage assets, facilitating sustainability and prioritising developments with greatest fiscal benefit.





A growth strategy to reshape the city

Luanda City, Angola

Broadway Malyan, on behalf of the Luanda City authorities and the Angolan Government, led an international team responsible for developing a strategy to accommodate the projected population growth with improved infrastructure, transport and housing provision for the capital city of Angola. Luanda is a world city in the making; its wider metropolitan area is currently home to over 6.5 million inhabitants and set to accommodate up to 12.9 million people by 2030.

The city's geography, socio-economic conditions, morphology, transport, infrastructure and environmental context have been analysed, and complex development scenarios tested, leading to the preparation of a sensitive and sustainable long-term urban renewal and growth plan.

Following consultation, The Plan will be used to create policies for governing land-use allocations and planning controls across the city's municipalities over the next 20 years.

Client

Provincial Government of Luanda

Size

526,000 Ha

Vision

Develop a future-proof model for urban growth in the African capital

Services

Strategic City Planning and Masterplanning

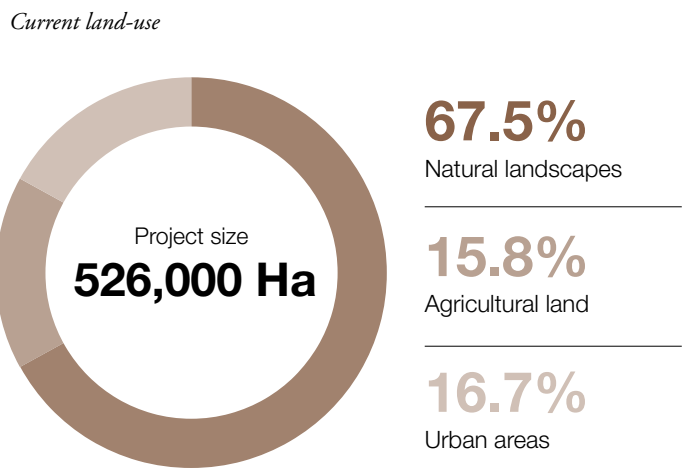
Awards

Luanda PDGML, Outstanding International Masterplanning Project, British Expertise International Awards 2016, RTPI Awards: Luanda Masterplan Excellence in Planning Award 2017 (shortlisted), Smart Cities UK Awards 2018: Luanda Masterplan, Transport Category (shortlisted)

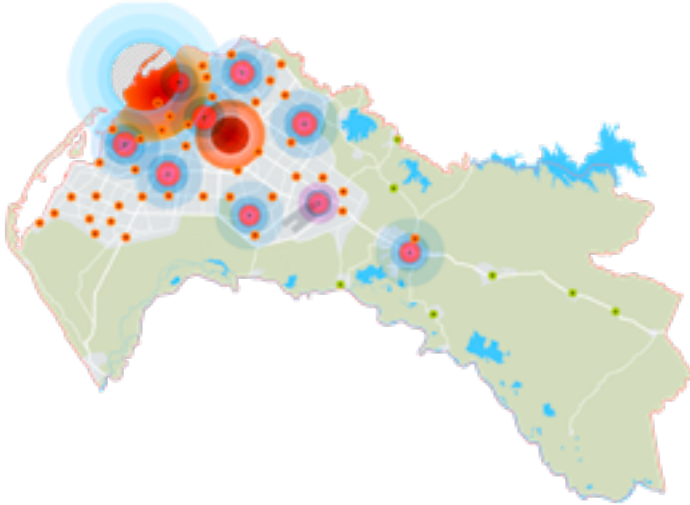
The result is a plan that offers a new model for urban growth in Africa and elsewhere. It provides a fully integrated and costed framework, which complements or replaces prior legislation, policies and programmes to guide government spending. It also responds to economic challenges that emerged during the project by providing a focused road map for phased, prioritised implementation.

The strategy allows the city to embrace the natural context of its verdant river basins and sandy coastal beaches as major assets integral to its revitalised green network.

The aim of the masterplan is to establish Luanda as a major economic force in Africa, as well as transforming it into one of the continent’s most liveable cities.



De-Centralisation and Limiting Expansion Strategy



Integrated Open Space Strategy



Economic Diversity Strategy



A contemporary
village in the
**London
Metropolitan
Green Belt**

“Longcross Village has the potential to create a wonderful living and working environment in a stunning location with easy access to central London.”

*Jeff Nottage,
Director, Broadway Malyan*

Client
Crest Nicholson and Aviva Investors

Size
123 Ha – 1,750 new homes

Vision
Deliver a sustainable masterplan for a livable countryside neighbourhood

Services
Architecture, Masterplanning

Longcross Village, UK

Broadway Malyan was appointed by a major national developer to prepare a masterplan for a modern and sustainable new lifestyle settlement in a sensitive countryside location.

Situated in Surrey, to the south west of London and in close proximity to Heathrow Airport and the main motorway and rail network, the site comprises a disused Government military research and evaluation centre. It is currently a fascinating mix of undulating woodland, flat open areas and historic buildings, surrounded by wonderful, ecologically rich countryside.

The development vision was to bring together the site’s wonderful assets with the attributes that make living in existing Surrey villages so special. It also sought to combine these with current consumer demands: light and airy open-plan housing; green multi-functional spaces; sports facilities; food and beverages; and good transportation links, to create a 21st century version of the traditional Surrey village.



Masterplan for a new **Green City in Brazil**

Client
**Moura Dubeux Engineering
/ Cone Suape**

Size
500 Ha – 25,000 new homes

Vision
**Design a livable and cosmopolitan
Smart City**

Services
**Masterplanning, Architecture,
Landscape Architecture**



Convida, Brazil

Broadway Malyan was appointed to prepare the master plan for a ‘Smart City’, providing a liveable and cosmopolitan environment on a site in Cabo De Saint Agostinho, Brazil. Designed to accommodate the workforce for the expansion of Port Suape, the scheme is to be built over 4 sequential phases of development over the next 15 years.

The name Convida translates as ‘welcome invitation’ and the masterplan provides a range of social and community facilities, natural spaces and civic amenities to improve the perception and offer of this inland suburb for both new and existing residents. Key features of the master plan include a university, city hospital, arena stadium, industrial and business park facilities, as well as new homes with a forecasted population of over 100,000 people.

“Broadway Malyan gave us innovative ideas and a global perspective. Their contribution was indispensable and their application has helped this exciting future city to become a reality.”

*Marcos Roberto Dubeux,
CEO, Cone Suape*





Building a digital future for Thailand

Digital Park Thailand, Thailand

Aimed predominately at digital and technology industries, Digital Park Thailand will be developed over the next 10 to 15 years and will eventually provide homes and workplaces for 58,000 people.

Modelled on a campus style, the aspiration is to create a complete digital ecosystem with clusters focused on Digital Media and Immersive Content; Applied Digital, IOT and ICT; Medical, Healthcare and Wellness; Data Centres; Robotics; Automotive and Aviation; and a specialist Digital University.

A 'digital boulevard' and green connector will link the different clusters and a sizeable living zone will offer a range of quality housing designed within a lush, landscape setting, in close proximity to community facilities.

The mix of uses within the park will also support and complement existing industries in the area, including automotive, agriculture and manufacturing.

The Thung Suk La Road runs alongside the site and the proposals suggest a direct connection to the proposed high speed rail link and new station at Sri Racha, providing further connectivity that will significantly boost the success of the development.



Client
CAT Telecom Public Company Limited

Size
100 Ha

Vision
Help Thailand to meet its Digital Thailand 4.0 strategy

Services
Masterplanning, Urban Design, Landscape Architecture

A new wellbeing destination

Client
Tan Tock Seng Hospital

Size
17 Ha

Vision
Integrate community healthcare in a sustainable environment

Services
Masterplanning, Architecture, Landscape Architecture

“Health City Novena will transform patient experience, providing a range of high quality, accessible healthcare facilities and ensuring that care provision is aligned with the changing demographics in Singapore.”

*Monique Suksmaningsih,
Director, Broadway Malayan*

Health City Novena, Singapore

Health City Novena is an integrated healthcare mega-hub to be built around Tan Tock Seng Hospital in Singapore for the National Healthcare Group and the Singapore Health Ministry.

This ambitious scheme links existing healthcare facilities and the Lee Kong Chian School of Medicine to create the largest healthcare complex in Singapore, serving the daily needs of patients, visitors, staff, students and residents.

The masterplan has been designed around a cluster concept comprising commercial and transport hubs, ambulatory, integrated learning, intermediate care, healthcare and private healthcare with a community park and significant public realm tying the elements together.

With approximately 30,000 people expected to use the facilities daily, the design ensure that all users can access the facilities efficiently and effectively. This is achieved by linking the buildings at three levels; street level, basement and via sky bridges, operating a dedicated shuttle bus service and locating outpatient facilities next to the MRT station.



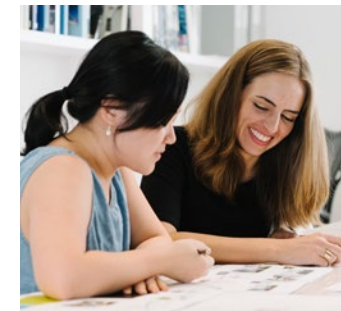


Creating places. Together.

Project locations

Albania	Malta
Angola	Mauritius
Argentina	Monaco
Armenia	Morocco
Australia	Mozambique
Azerbaijan	Netherlands
Bahrain	Nigeria
Bangladesh	Oman
Brazil	Paraguay
Canada	Peru
Cape Verde	Philippines
Chile	Poland
China	Portugal
Colombia	Qatar
Denmark	Romania
Egypt	Russia
France	Saudi Arabia
Germany	Singapore
Ghana	Spain
Gibraltar	Tanzania
Hong Kong	Thailand
India	Tunisia
Indonesia	Turkey
Iraq	Ukraine
Italy	United Arab Emirates
Kenya	United Kingdom
Korea Republic (South)	USA
Libya	Vietnam
Malaysia	

A global practice



Studios

Abu Dhabi
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Manchester

Mumbai
Reading
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Shanghai

Shenzhen
Singapore
Warsaw



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