



BroadwayMalyan^{BM}

**Creating
integrated
mixed use
places**

Mixed Use 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.

RIBA North, Mann Island, UK



Creating
places.
Together.

Integration, cohesion,

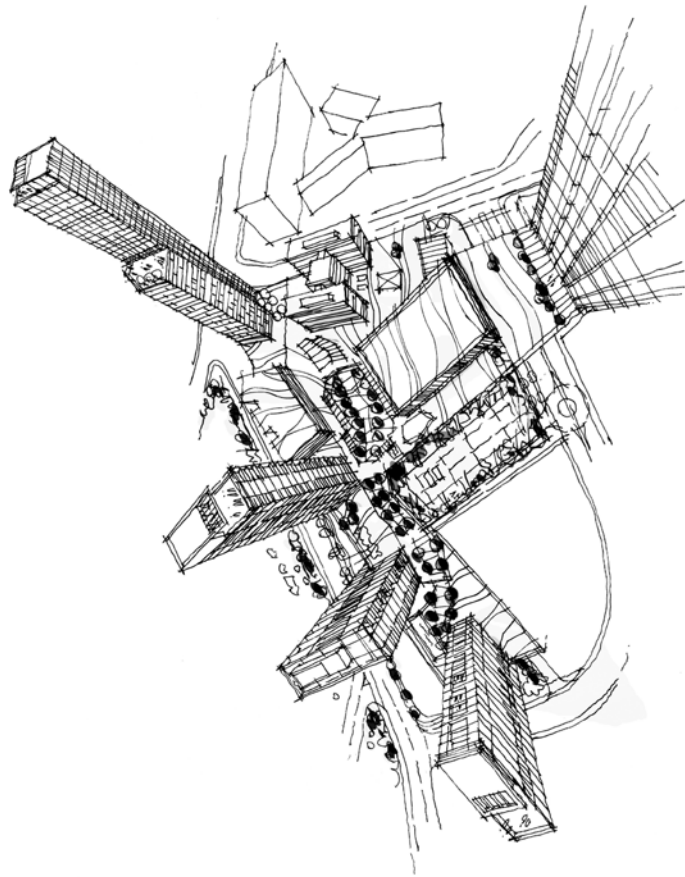
The emergence of mixed-use has been one of the most striking development trends of the past decade. Where previously specific uses, building types and places were distinct, it is now their integration that has become key.

Mixed-use developments are becoming increasingly the norm, offering as they do a range of opportunities from using land more efficiently to providing the right environment for a higher quality lifestyle for those who live or work in them.

Creating cohesive, attractive and successful mixed-use developments is a demanding design challenge with ingenuity and inventiveness required to marry the demands of potentially competing elements into a balanced and coordinated scheme.

Ensuring a project has the right mix of elements and sensible densities while navigating the challenges and complexities of the planning process and safeguarding a project's long term value are all critical considerations and fundamental to Broadway Malyan's approach.

With almost six decades of cross-sector experience, we are able to bring a depth of understanding and proven capability to a transformational sector that is often driving regeneration and creating new communities.



Placemaking with **purpose**

By definition, mixed-use developments need to fulfil a range of functions and appeal to a variety of occupiers and users.

Different people have different expectations and requirements for what makes a successful place.

Our designers focus on understanding and defining the end-user experience – what will bring a place to life, what will make people enjoy the space.

Design is an important component of creating a place but it is not the only factor. Providing connections and access, active uses and economic opportunities are all important factors in creating a successful scheme – these aspects are the glue that binds a successful mixed-use scheme together.

Regardless of its size or scale, placemaking is at the heart of every Broadway Malyan project. This focus ensures we bring an empathy and vision to every project and design places that work – and most importantly we listen to people because first and foremost it is people who we are designing for.

“Great places are created by responding to the site’s character and by creating buildings which relate to each other to define a meaningful space.”

*Stephen McGrath,
Director, Broadway Malyan*



Design that **delivers**

From placemaking and regeneration to the essential economics of the development appraisal, it is an ability to see the bigger picture while stitching the smaller things together that defines our approach and makes us a valued partner for our clients.

There is a complexity to mixed-use place-making and development that goes far beyond the design challenges presented by singular uses and managing the inter-relationships between use and form are at the heart of all successful mixed-use projects.

Our designers target the client's objectives and invest time in a comprehensive understanding of the brief before any design commences and following a robust and proven process enables us to deliver projects that blend function and value without compromising design excellence.

We draw on our multi-disciplinary expertise and our network of global design studios to apply a solution that will unlock value, realise potential and deliver for the client.



Reconnecting the city to its **historic** **waterfront**



OPEN
EYE
GALLERY

PHOTOGRAPHY
EXHIBITIONS
ARCHIVE
EVENTS
SHOP

OPEN
TUESDAYS - SUNDAYS
10.00AM - 5.30PM
FREE ENTRY
www.openeye.org.uk

OPEN
EYE
GALLERY

Mann Island, UK

Sitting adjacent to Liverpool’s world-renowned ‘Three Graces’, the award-winning Mann Island scheme reconnects the city centre to its historic waterfront via a sequence of three new buildings and public spaces.

The innovative, yet sensitively designed, scheme comprises 363 one and two-bed apartments, 13,080m² of office, 7,295m² of retail and leisure space, plus 1,247m² of covered public realm including an internal exhibition space. Two triangulated residential buildings form large sculptural objects on the dock edge, whilst a third linear BREEAM ‘Excellent’ rated commercial building reinforces the Strand’s streetscape, the main thoroughfare along Liverpool’s Waterfront.

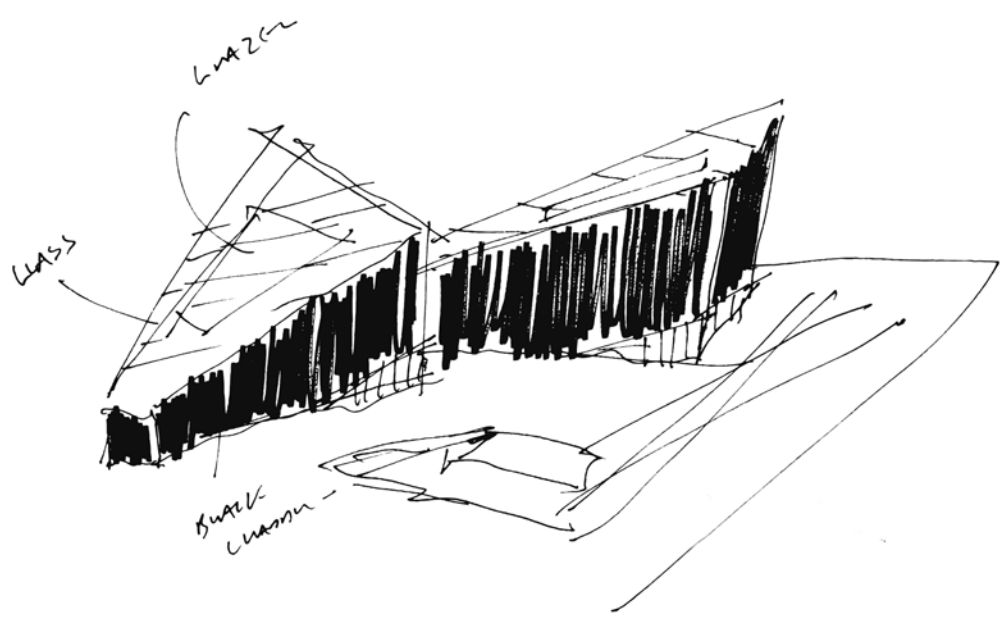
The highly successful project

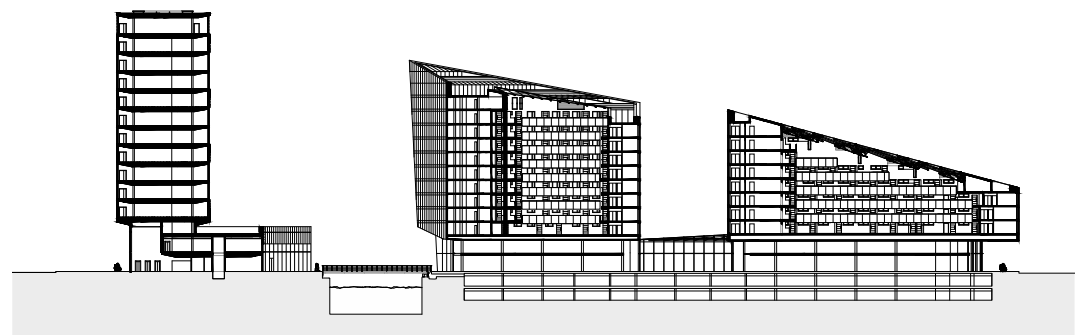
was achieved through Broadway Malyan’s rigorous design approach and by knowing the site, the city and its psyche. A scheme was designed that has not only been commercially successful but has also won many design accolades.

Client
Countryside Neptune LLP

Size
46,666m²

Awards
RIBA Northwest Award



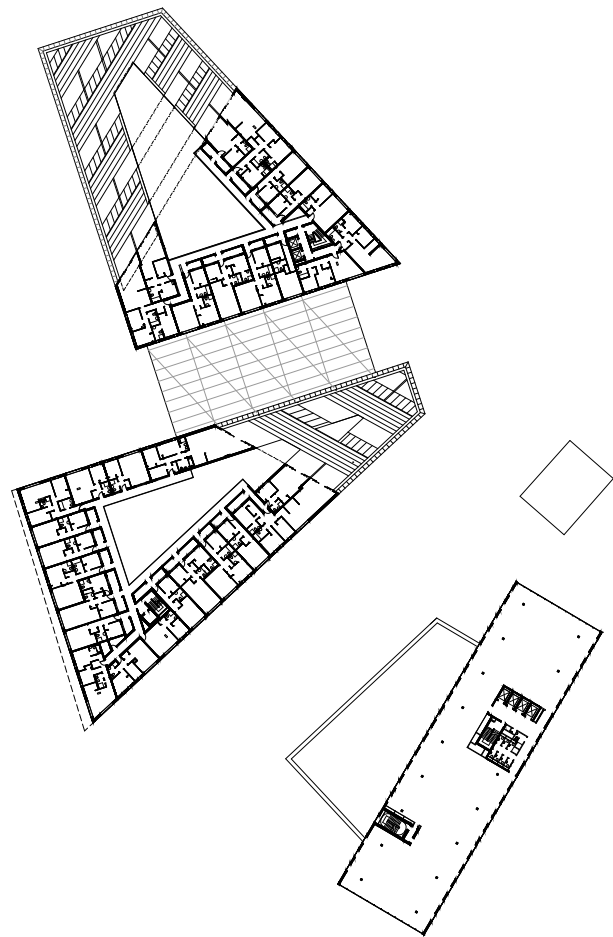


An iconic profile

Mann Island sits at the heart of Liverpool's Mercantile World Heritage site and is a truly mixed use regeneration project.

The geometry of the two residential sculpted wedges relates to Mann Island and the Graving Docks, their profiled roofscapes preserving key views of the historic pier head buildings. Meanwhile, the third linear commercial building relates to the geometry of the Strand and city grid beyond.

Externally the granite facades create a civic scale and the cladding, which is diamond cut polished Shanxi absolute black Granite and glass, ties in with the foreground dock water and maintains a contrast in views with the pale stone historic pier head buildings. As with the dock water, the polished granite also reflects the texture and detail of its surrounding historic setting, providing the building with an ever changing appearance.



A space for community

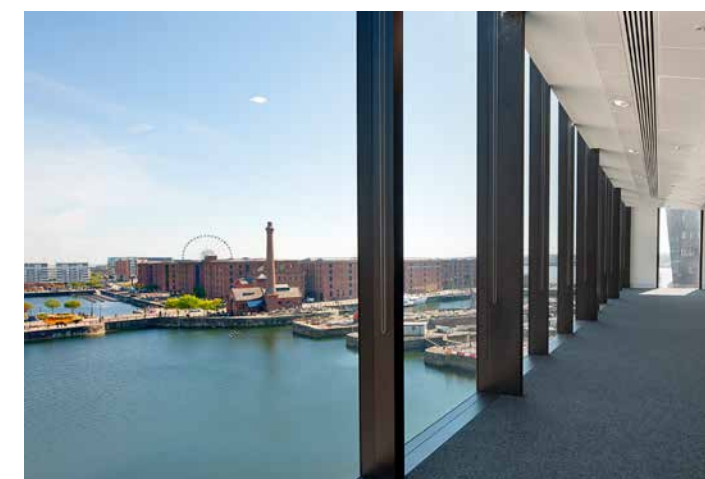
The apartments in the courtyard format residential buildings are all dual aspect and have been designed to suit a wide range of age groups as well as families. Many of the apartments have generous and very private roof terraces whilst apartments facing the courtyard have clearly demarked and defensible balcony areas. The internal balconies within the covered courtyards have been designed to encourage tenants to personalise their space, creating a sense of community and interaction between residents. All the internal balconies and the courtyards are fully overlooked and access is only available to tenants.





Room to work

The fully occupied office building incorporates a generous south facing external roof terrace which provides a secure external break out space. The office accommodation has been designed to allow full accessibility for all potential building users exceeding DDA requirements in many aspects of the scheme's provision.



A sense of place

The scheme incorporates three new major public spaces and a pedestrian footbridge designed to reconnect Liverpool's city centre to its historic waterfront. The third of these new spaces is a south facing canal basin creating a sheltered waterside leisure destination which forms a key part of the re-animation of the waterfront.

Each of the three spaces have been designed to suit a different purpose; the space adjacent to the canal offers a sheltered south facing space for dining and leisure focused activities, the Winter Garden, a covered public realm providing an informal event and exhibition space whilst the third space opens up the George's dock passage and provides an orientation and meeting space.



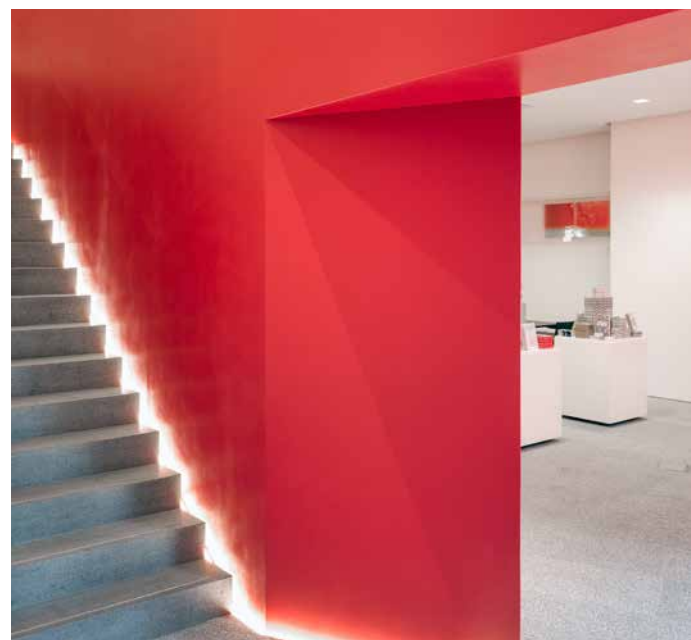


Feature project

Culture at its heart

RIBA North is a new national architecture centre situated within the Mann Island complex. The centre includes the RIBA's first museum standard gallery outside of London, showcasing its world-class collection of drawings, photographs and models.

Accessed via the covered glazed Winter Garden, RIBA North's 1,350m² two-tier design sits within the central block.



Our projects

24	Bhartiya City, India	44	Sunway Iskandar, Malaysia
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A **connected** community

Bhartiya City, India

Bhartiya City is a new city development spanning 125 acres in North Bangalore, India, launched by real estate and infrastructure development Bhartiya Urban, part of the Bhartiya Group. Providing a fully-integrated mix of residential, retail, hospitality and Special Economic Zone uses, as well as schools, healthcare and sports facilities, the development will become the first of its type and scale in India.

The development includes District One, comprising 2,400 residential units which are complemented by a range of community facilities including a resident’s clubhouse and sporting facilities such as tennis and basketball courts and a jogging track. Each tower is connected by a sky garden at the 17th floor which will enable the residents to move between the different buildings and share community spaces.

District Two and Three, which include 460,000m² of mixed use development, comprise six feature office towers, three hotels, a convention centre, shopping centre, cinema, park and major landscape areas, as well as Celebration Square, a public performance area that will accommodate 5,000 people.

Broadway Malyan’s proposals placed sustainability at the top of the agenda with residents set to live in close proximity to workplaces and so called ‘third spaces’, with the entire city being accessible by foot or bicycle and featuring links to major transport networks by road as well as a potential future rail connection.

Broadway Malyan delivered the architectural concept and schematic designs, retail interiors, landscape design and public realm strategy, plus place-making branding, marketing collateral, graphics and way-finding for the entire city.

“Our ambition was to complement the work on the masterplanning and architectural side, by delivering a strong and clear brand identity that would help to bring the scheme together and inspire people to become part of this transformational project.”

*Jon Geaney,
Director, Broadway Malyan*



Client
Bhartiya Urban, Bhartiya Group

Services
**Architecture,
Landscape Architecture,
Interior Design, Masterplanning,
Branding, Graphics and Wayfinding**

Awards
**Best Futura Mega Project – MIPIM
Asia Awards**



Bringing a **new vitality** to the station quarter

Client
Station Road Dev Co Ltd

Size
8000m²
Retail: 259m²
Office: 1,893m²
Hotel: 5,910m²

Services
Architecture

No 1 Reading, UK

No1 Reading will see the redevelopment of a key site opposite the town's railway station into a hotel, restaurant, bar and offices within an elegant 22-storey tower.

As well as a 135-room hotel and five storeys of office space at the top of the development, the proposals include a ground floor café/retail space, a first floor reception and bar and second floor restaurant to add a vibrant and active frontage along one of Reading's busiest thoroughfares.

The façade concept for the building is defined as a two storey modular grid that enhances the vertical proportions of the building while interpreting the different functional uses of the accommodation that sits behind.

The scale and permeability of the lower levels draw on the existing building lines at street level and as the tower rises, increased glazing to the office floors maximises views and crowns the building with more light and transparency.

The building's entrance is set back within a double height colonnade to extend the public realm from the footpath while the proposed clear views into and out of the hotel and retail facilities between ground and second floors will create a multi-level interactive frontage that will bring an exciting new element to this important street.





WELCOME TO THE NEW CITY



CAFE

BAR

HOTEL

BAR

HOTEL

CAFE

WELCOME TO THE NEW CITY



Inspired by **local culture**

“This high-profile scheme has drawn on the diverse skills, expertise and experience of our global design experts, led by our Singapore-based team which is partnering closely with the client to deliver a world-class landmark development.”

*Ian Simpson
Director, Broadway Malyan*

Client
Karya Cipta Group

Inspiration
The ‘alun-alun’ or town squares of Javanese cities

Services
**Architecture,
Landscape Architecture**

7Point8, Indonesia

Located in central Jakarta, 7Point8 is a major mixed-use tower development based around a large central public square. Two towers, the taller rising to 298m, are positioned at right angles to each other, framing the square while the towers’ gentle tapering forms ensure a distinctive profile on the Jakarta skyline.

A nine-storey podium links the two towers while also completing the enclosure of the square. The podium has been cut away at the most prominent street corner, creating a dramatic and generous public access route to the central garden, which forms the heart of the scheme.

The design is inspired by the ‘alun-alun’ or town squares of Javanese cities, where social, economic and leisure activities take place and buildings feature a square or rectangular walled exterior and a courtyard open to the sky – resulting in the centralisation of the proposed public space within the middle of the site and creation of a significant internal courtyard garden.

The development is the first of its kind in Jakarta, which combines retail, commercial, and hospitality uses around an on-site public space, which is open twenty-four hours a day.

It represents a natural evolution in the mixed-use typology for Jakarta, being one of the first schemes to integrate a new MRT station within the development.



A mixed use
vision for the
future

Client
Soma Properties Limited

Size
40,000m²

Services
**Masterplanning, Architecture,
Urban Design**



Sarit Centre, Kenya

The Sarit Centre in Nairobi was Kenya’s first full-format shopping mall and has been trading for over 30 years. Broadway Malyan was commissioned to develop a masterplan vision for the next 30 years, and provide the architectural design for the next phase of works.

A long term strategy was developed for a mixed use scheme which makes maximum use of the 12-acre site and contains residential, hospitality, commercial and leisure components.

The next phase, of a major new retail offer plus a convention centre and leisure component, was designed as a series of extensions which double the amount of retail on site whilst keeping the centre open and trading.

A new rooftop courtyard surrounded by boutique retail and indoor/ outdoor dining sits at the heart of the newly extended scheme.

“Our success is pegged on quality and the experiences created by our spaces which in turn can be related to our business success. In the 1980s, Sarit Centre made it possible for Kenyans to enjoy the mall experience and we will do it again.”

*Sarit Shah,
Director, Sarit Centre*



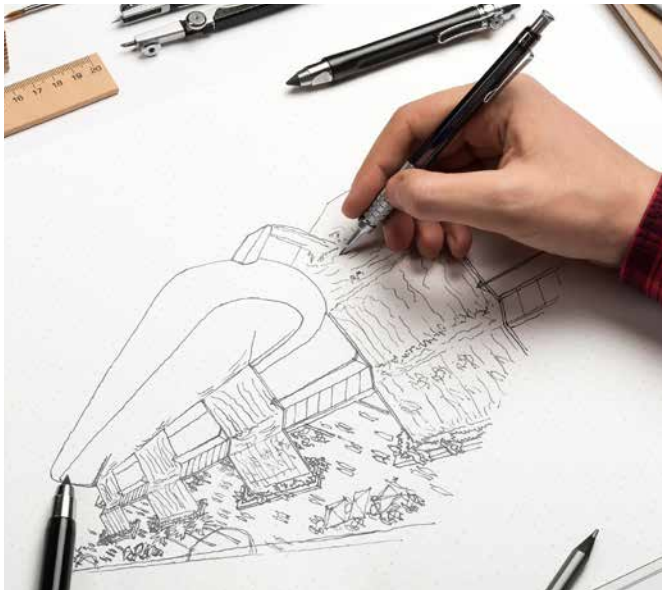
A city oasis

Acqua, Philippines

Broadway Malyan was commissioned to create an environmentally responsive, mixed-use development with the aim of revitalising Manila’s waterfront. The project consists of six residential blocks with striking views of the Pasig River and the city beyond, as well as a retail podium that adds an outdoor promenade along the water’s edge.

The integrated masterplan approach explores a ring formation, with building blocks framing a central recreational deck that offers a place for social amenities nestled within lush landscaping. A sinuous and low energy recreational waterside clubhouse, ‘Pebble’, provides a focal point for the development.

Integrated sky gardens form key features of the buildings, serving as breathing spaces that step up through the levels of the building, terminating in a roof garden that helps to reduce heat and collects rainwater. Other amenities such as a natural pool with bio-organic cleansers, multi-purpose fitness court, gymnasium and tropical gardens have been incorporated to create an active environment to support recreation, health and well-being.



Client
Century Properties

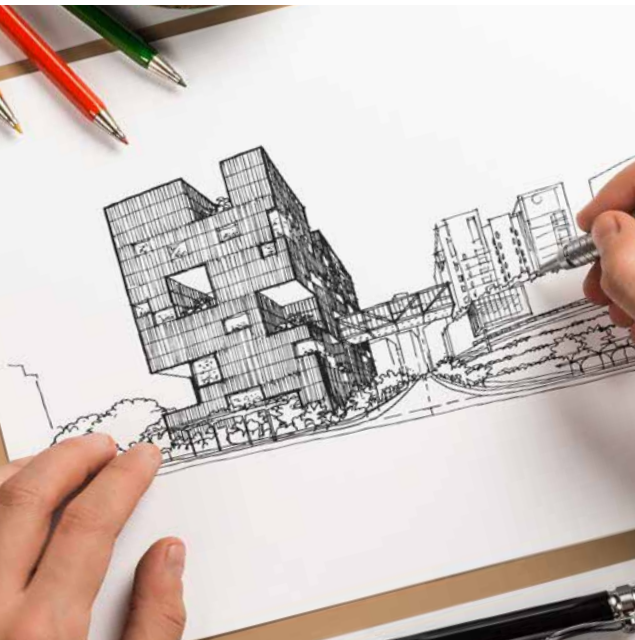
Size
150,000m² residential, 1,500m² retail

Services
Masterplanning, Architecture

Awards
Best Condo Development – Philippines Property Awards,
High Rise Architecture Award
(Highly commended) – International
Property Awards Asia Pacific







A new wellbeing destination

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.

The 17 hectare 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.

Client
Tan Tock Seng Hospital

Inspiration
Integrating community healthcare in a sustainable environment

Services
Masterplanning, Architecture, Landscape Architecture

“Health City Novena will transform the 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 of Masterplanning,
Broadway Malyan*

A sustainable urban vision

Client
Sunway City

Services
Masterplanning

Awards
**Best Township of the Year –
iProperty.com People's Choice
Awards**

“The complete plan draws on the distinctive natural landscape and integrates natural green spaces with modern infrastructure and design to create a unique and cutting-edge township for people to live and work. The focus has been on creating a sense of place for residents, promoting wellness and quality of life through high-quality design and intelligent planning.”

*Ed Baker,
Director, Broadway Malyan*

Sunway Iskandar, Malaysia

Broadway Malyan has delivered the masterplan for Sunway Iskandar, a 1,800-acre new town in Iskandar, Malaysia. Situated on Malaysia’s stunning coastline, the development offers beachside living while being strategically located close to the recently announced 250km/ph high-speed rail link between Kuala Lumpur and Singapore.

The masterplan includes offices and apartments with spectacular coastal and river views, as well as retail units and a new international school. The town is set to become home to a population of 120,000 over 20 years.

Drawing on and working with the distinctive natural landscape, the plan integrates natural green spaces with modern infrastructure and design to create a cutting edge and sustainable community. The Pendas River, which runs through the centre of the development, acts as a focal point for the six distinct villages, which form the township. The design draws on these natural waterways and green spaces to create connected eco parks, green pockets, water bodies and green corridors linked by cycle ways and running routes.

By working with the natural topography of the area, Broadway Malyan has delivered a sensitive design for a world-class township which doesn’t require a radical change to the natural setting – a principle that the practice believes is important in developing sustainable future cities.







Integrated family destination

ID Mall, Hefei, China

Broadway Malyan was commissioned to provide masterplanning and architectural design services for a mixed-use project located in the new city area of Hefei, China.

The landmark retail-led mixed-use project includes a 70,000m² shopping mall on 5 levels, a 15,000m² supermarket on basement level and a 45,000m² office tower which has a cinema, food court and restaurant incorporated on its roof.

The design concept, inspired by the sea, uses the form of wave-tops in the design of the canopies and carefully considers the relationship of the individual buildings while the original layout was inspired by the historic textures of the site's agricultural land.

The site is connected to a Metro station and integrated through well-designed public realm and landscaping that highlights the contours of the site and carefully considers the relationships between the different buildings, creating exciting streets to draw people into the area.



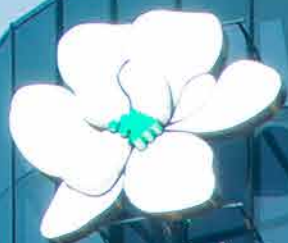
Client
Citic Capital

Size
234,000m² GLA

Services
Masterplanning, Architecture

“It is positioned as a leisure and shopping destination for young families, and the mix of uses and design was carefully thought out to ensure that they all complemented each other.”

*Jeremy Salmon,
Director, Broadway Malyan*



ID MALL
悦方

TIME IMPRESSION
时光印象

A PLACE WHERE TIME SLOWS DOWN

国际滨湖·人文综合住区

环景高层 & 低密洋房 敬请期待

RTW



STARBUCKS COFFEE

Restored and re-energised

Yangshupu Power Plant, China

Broadway Malyan was commissioned to design a concept that would regenerate the disused Yangshupu Power Plant in Shanghai, China. The site, home to one of China's first coal-fired power stations, will be transformed into a high quality mixed-use development overlooking the Huangpu River.

Located in the Yangpu district of Shanghai, the project comprises three towers with a mix of office, retail, residential, hotel and live-work space. A retail mall and lifestyle shopping areas will be developed within the old power station, complemented by food and beverage facilities and significant public realm and landscaping.

Existing features of the power station including two chimneys (110m and 180m), three ash storage tanks and the coal conveyer and unloaders on the riverfront will be retained and form integral features of the design. One of the old warehouse buildings will be refurbished and house a new museum about the history of the site.

“We wanted to combine the heritage and history of the site with something modern and vibrant which would provide a new leisure and retail destination for the community.”

Sean Li,
Director, Broadway Malyan

Client
Tishman Speyer

Size
35,000m² GLA

Inspiration
International best practice

Services
Architecture, Interior Design





A catalyst for creativity

Medini Media Village, Malaysia

Medini Media Village covers an area of 30 hectares of land in Medini, south Malaysia and forms one of the five key flagship zones within the Malaysian government's Iskander development plan aimed at creating a series of office and business clusters as part of a wider new mixed-use community.

Designed to support the new Pinewood Iskander Malaysia Studios, the \$130m film and television production facility project is expected to create over 3,000 jobs and provide a home and catalyst for creative industries in the region.

Broadway Malyan's masterplan is driven by a clear strategy to create a sustainable and livable purpose-built living and working environment which maximises the advantages of connectivity with the future public transport network and includes the design of a network of beautiful open spaces.

The practice has also delivered a concept masterplan for the wider Medini project, which will create a series of mixed-use communities over a 1,000 hectare area, with new residential communities and resort hotels planned in Medini Living, the southern-most development zone in Medini, to maximise the undulating topography and views over the protected mangroves.

Client
Sunway City

Services
Masterplanning

Awards
**Best Township of the Year –
iProperty.com People's Choice
Awards**

"The masterplan will deliver a sustainable business community, and maximise connections with key catalyst projects already underway in the area, including the new Pinewood Iskandar Malaysia Studios, the University of Newcastle's new medical campus, and future transport infrastructure."

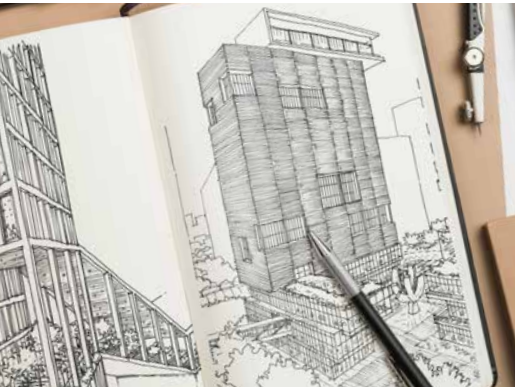
*Ed Baker,
Director, Broadway Malyan*

A sophisticated **social experience**

Kebon Melati, Indonesia

Kebon Melati is an environmentally responsive mixed-use development comprising 21,000m² retail, 72,000m² office, 28,000m² hotel and 38,000m² residential components. Designed to function as a 24-hour active community, the scheme features generous civic squares and accessible waterfront promenades aimed at creating a reference destination for attractive and successful public spaces for memorable entertainment and dining experiences.

A consistent architectural language brings the different uses together, with one family of materials, form and colour, giving the scheme a unified sense of place, all on a dramatic waterside setting.



Client
Initland Development Tbk 23

Size
174,000m² total GLA

Services
**Masterplanning, Urban Design,
Branding, Graphics & Wayfinding**



An urban complex connecting **two vibrant districts**

Client
Wuhan Yi Scene Estate Co Ltd

Size
240,000m² GLA

Services
Masterplanning, Architecture, Landscape Architecture



Wuhan Taihe Plaza, China

‘One Infinite City’ is a large-scale dense mixed-use urban complex located in Wuhan, one of China’s emerging megalopolis, and acts as a link to connect two vibrant districts.

This project represents advancement in Broadway Malyan’s development and approach to complex mixed-use schemes in Asia with the practice providing a concept solution for a combination of residential, office and a variety of retail developments.

Two high end residential towers and a 230m Grade A office tower complete the high-rise cluster, forming a protective grouping of buildings around the retail spaces below. The office accommodation is a high performance workplace utilising technology and building management systems to reduce carbon emissions and reduce life cycle costs.

The retail solution comprises dramatic open air retail over five floors that focuses on a central event space, connecting sunken plaza spaces to below grade convenience retail. Landscaping and architecture design converge in harmony with a planting and water feature strategy designed to create a beautiful atmosphere and cooling environment, with a micro climate to provide user comfort during Wuhan’s hot summers.

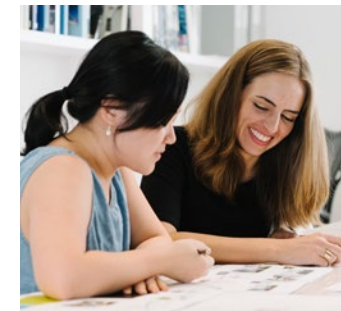


Creating places. Together.

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
Birmingham
Dubai
Jakarta

Lisbon
London
Madrid
Manchester

Mumbai
Reading
São Paulo
Shanghai

Shenzhen
Singapore
Warsaw



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