

# NEW LONDON

# QUARTERLY

**ISSUE THIRTY-THREE**  
**WINTER 2017/2018**  
**£10**

Nickie Aiken | Grimshaw | Donald Insall Associates  
Rob Tincknell | The International Quarter



**£10 off**  
over £30  
Discount code 10OFFNLQ  
Online or in store. T&C's apply.

# Architectural monographs Inspirational buildings and design Construction contracts Building regulations Legal guidance

## Bookshop Gallery Cafe

RIBA 66 Portland Place, London

RIBA  Bookshops

[ribabookshops.com](http://ribabookshops.com)

## NEW LONDON QUARTERLY

### New London Quarterly

26 Store Street  
London WC1E 7BT

The magazine of New London Architecture –  
Bringing people together to shape a better city  
[www.newlondonarchitecture.org](http://www.newlondonarchitecture.org)



Editor

**David Taylor**

Editor-in-chief

**Peter Murray**

Group editorial director

**Debbie Whitfield**

Editorial director

**Catherine Staniland**

Sub editor

**Julia Dawson**

Editorial support

**Jess Cronin; Mark Cox;  
Merry Arnold; Aurelia Amanitis**

Publisher

**Nick McKeogh**

Head of marketing

**Michelle Haywood**

Production director

**Martin Page**

Photography

**Agnese Sanvito**

Design and art direction

**401**

[info@fourzeroone.co.uk](mailto:info@fourzeroone.co.uk)

### Enquiries

[enquiries@newlondonquarterly.com](mailto:enquiries@newlondonquarterly.com)

### Advertising and New London Development Directory

[aurelia.amanitis@newlondonarchitecture.org](mailto:aurelia.amanitis@newlondonarchitecture.org)

### Front cover

Nickie Aiken, by Agnese Sanvito

© 2018. All rights reserved.



Welcome to the first issue for 2018 of your newly-crowned IBP Magazine of the Year NLQ. 2018 promises to be a significant year for the capital. The new London Plan, now issued in draft form for consultation, has underlined Mayor Sadiq Khan's commitment to protecting the green belt and the drive to get more affordable housing built in the capital, all in a new, more 'concise' package for Londoners.

And with a completely different political background, that is also a key inspiration for our New Londoner this time, Westminster leader Nickie Aiken. She talks affordable housing, politics, and pedestrianising Oxford Street in our interview in this issue.

Two other profiles in this edition consider perceptions – first, Donald Insall Associates and the often inaccurate vision of the conservationist as the fusty, dusty, bearded consultant putting a spanner in the developmental works. Not so, says the firm celebrating its 60th anniversary this year and its role as a catalytic, positive impetus for projects across the capital. Then there is Grimshaw, which is spreading its wings from its transport expertise into other areas,

growing here and abroad under a multi-centred body of expertise after 'nailing' its own succession plans.

Rogers Stirk Harbour + Partners, meanwhile, which celebrated its 10th anniversary this quarter, is the architect behind our Building Review this time – the first building at the International Quarter, Stratford, and one which makes great strides in the wellbeing debate.

We're proud to announce a new feature – Update – devised to bring Londoners up to speed on large, long-burn projects such as our first example, Battersea Power Station.

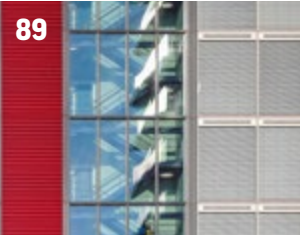
And there's plenty more besides – a look at Jestico + Whiles' new offices in The way we work, a Portfolio display of the Bloomberg building, all the highlights from NLA's events and conferences, and a special on the London's Towns series underlining the polycentric city.

And then, of course, there's the year ahead. We speak to the key players in our Viewpoint section and include a Sounding Board discussion on the London Plan's new, more 'muscular' way of looking at the city and setting down the way to get 'good growth', going forward.

Enjoy the issue. Let's hope it's a Happy New Year.

**David Taylor, Editor**

# ISSUE THIRTY-THREE



**Need to know** 4

The quarter – our potted summary of all the key news events this term

**Portfolio** 6

Bloomberg’s City HQ – hailed by Dan Doctoroff as ‘one of the most spectacular buildings, anywhere, ever’

**Viewpoint** 9

We ask: What are your hopes for the year ahead?

**Soundbites** 12

Who said what at the main NLA events this quarter

**Opinion** 15, 27

Opinions this time from One Works’ Dean Bové and AHMM’s Dr Craig Robertson

**The way we work** 16

Moved on by HS2, Jestico + Whiles have settled on Clerkenwell for its new offices

**Murray Mint** 19

Peter Murray on his recent cycle expedition to Myanmar

**New Londoner** 20

Westminster Leader Nickie Aiken on housing, politics, and Oxford Street. By David Taylor

**Sounding Board** 24

The NLA Sounding Board deliver their verdict on the new draft London Plan

**Profile** 31

Keeping cities alive – conservation ‘regenerators’ Donald Insall Associates, by David Taylor

**London’s Towns special** 37

The polycentric city – our special feature on the NLA Insight Study and events

**From the team** 43

Green shoots – NLA’s Barbara Chesi on this year’s sustainability programme

**Top of their game** 44

Transporting themselves – Grimshaw is pushing new boundaries. By David Taylor

**Letter from the boroughs** 50

Cath Shaw, deputy chief executive at Barnet Council, extols the virtues of the borough

**NEW Update** 53

The first in a regular look at long-duration projects. This time: Battersea Power Station

**Project preview** 59

Greenwich Peninsula’s Design District, by Knight Dragon’s Matthew Dearlove

**Briefing notes** 62

The low-down on all of NLA’s conferences and events this quarter

**Coffee break** 88

Old Oak Common head of design Eleanor Fawcett answers the questions

**Building review** 89

Lendlease and LCR’s International Quarter London gets the building review treatment

**The directory** 99

Our guide to the companies and properties in London, complete with agents’ views on specific areas

**My London** 172

PegasusLife’s John Nordon on ‘Uncle Barb’ – the Barbican



## CLOUDS

### WE KNOW WHERE TO FIND THE SILVER BITS

When the forecasts get gloomy, our national Planning & Development team can draw on years of expertise to provide enlightening wisdom.

Silver linings are as sure as rain, when you know where to look.

[carterjonas.co.uk/planning](https://carterjonas.co.uk/planning)

Carter Jonas



# THE QUARTER

A quick compendium of the more important stories affecting London development over the last few months

## Buildings

Mayor Sadiq Khan gave permission for **One Lansdowne Road** in Croydon, the 68-storey and 41-storey connected towers designed by CZWG (pictured). In a busy time for the south London borough, Croydon Council approved the £1.4bn **Westfield** development. The **European Medicines Agency** announced it was leaving Canary Wharf for Amsterdam in what was seen as one of the first Brexit moves. WeWork unveiled its 30th UK location – **No 1 Poultry**. The refurbishment completes next March. The V&A acquired a three-storey section of **Robin Hood Gardens**. Plans were unveiled for consultation on part-pedestrianising **Oxford Street** in time for December 2018. MoD plans to sell off £500m **Hyde Park Barracks** have been shelved following terrorist attacks. **The Dulwich Pavilion** designed by IF\_DO, part of the London Festival of Architecture, found a new home at Goose Green Primary School playground in Dulwich. Lendlease was appointed to redevelop **One Triton Square** at Regent’s Place for British Land. Mayor Sadiq Khan helped to break ground at **Google’s HQ** at King’s Cross. Marks Barfield Architects won planning permission for the 23,000 sqm **Stephenson House** development in Euston for Lazari Properties (pictured). The scheme contains office space alongside 17 homes, cafés, restaurants and shops. Foster + Partners designed

a state-of-the-art children’s playground for Ashburnham Community School in Chelsea, west London in conjunction with playground designers Made from Scratch (pictured).

## Awards/competitions

NLA’s New Londoner of the Year and last issue’s cover star Sadie Morgan’s dRMM won the **Stirling Prize** for its Hastings Pier – although the charity client later revealed it had gone into administration. Previous New Londoner and cover star of NLQ 31, David Adjaye won the competition to design the **UK Holocaust Memorial**, with Ron Arad Studio, next to the Houses of Parliament (pictured). The jury praised the winning team’s proposal to create ‘a living place, not just a monument to something of the past’.

## Government

London Mayor Sadiq Khan unveiled the draft new **London Plan**, including a commitment to ensure that design quality is not lost between planning and delivery. The document, which the Mayor launched at Barking Riverside – ‘a great example of the kind of sustainable planning London needs to grow’ – also says that many housing sites near public transport should be car free, with no allocated parking on site. Chancellor Philip Hammond unveiled a package of measures to stimulate the housing sector in his **Autumn Statement**, including an abolition of stamp duty for properties up to £300,000

and the first £300,000 in those costing up to £500,000. The statement also included a 100 per cent council tax premium on empty properties, an urgent review on the gap between planning permissions and starts, and a total of £44bn of capital funding and loans to support housebuilding over the next five years. **Enfield Council** announced it is working with new preferred bidder Pacific Century Premium Developments from Hong Kong at Meridian Water after rejecting Barratt. **Public Practice** launched with the first cohort of 16 planners and urbanists on year-long placements with councils. Finn Williams is its CEO.

## People/companies/events

**Sir Terry Farrell** was awarded urban planning’s top honour, the Royal Town Planning Institute’s Gold Medal. Marks Barfield Architects co-founder **David Marks** died aged 64, following a long illness. The practice paid tribute to Marks, as ‘an architect whose work was founded in innovation, excellence of design and close collaboration with other disciplines, in particular with engineers’. **The London Festival of Architecture 2018** is inviting proposals for the Festival’s theme for 1-30 June: Identity. Zaha Hadid Architects, China’s Arcplus and Wilson Associates announced a ‘strategic alliance’. NLA chairman **Peter Murray** was named as one of the most influential people in the Build and Design category of Progress 1000.



One Lansdowne Road, Croydon



Marks Barfield in Euston



Adjaye's UK's Holocaust Memorial win



Foster's playground



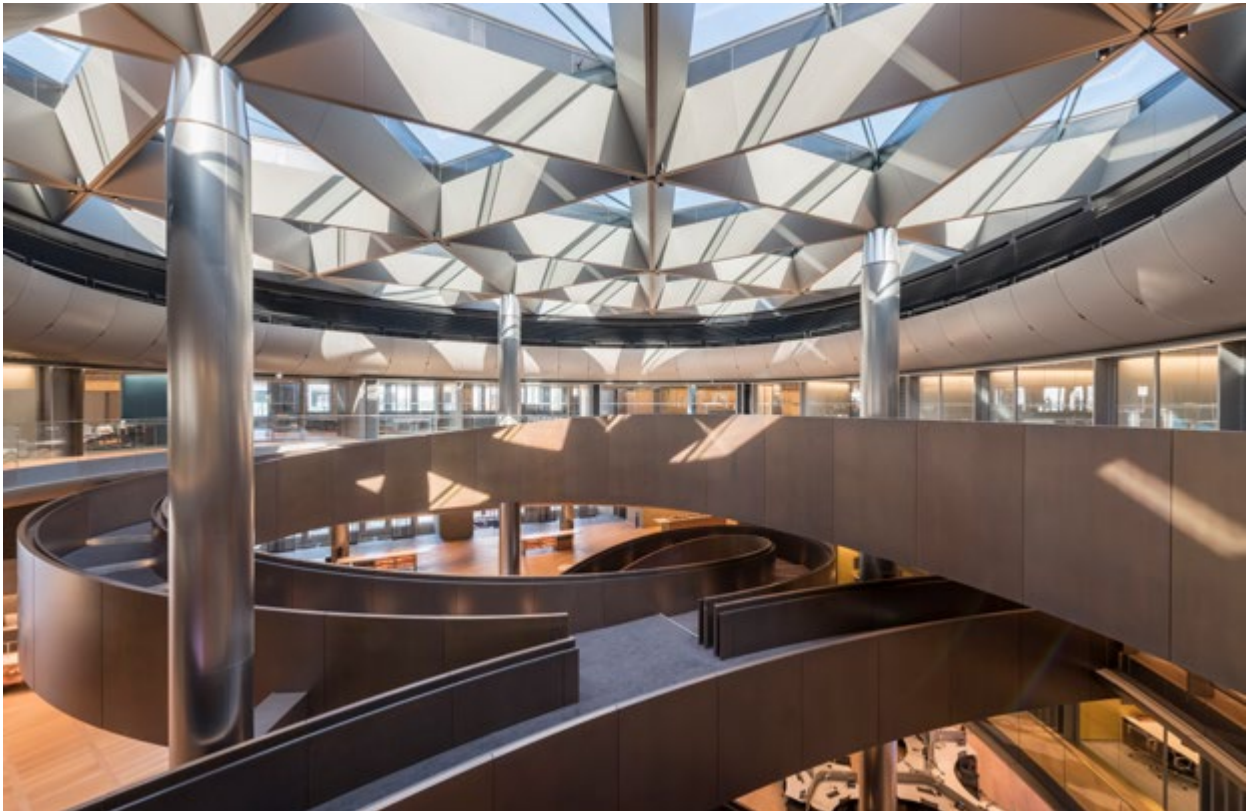


# CITY IN BLOOM

The world’s most sustainable office building opened in London earlier this quarter. Bloomberg’s new European headquarters scored 98.5 per cent against the latest BREEAM sustainability rating scheme, thus gaining it an ‘outstanding’ design stage rating. This was largely due to innovations including environmental strategies that help it to deliver a 73 per cent saving in water consumption, and 35 per cent saving in energy and associated CO2 emissions. At 600 tonnes per annum, this CO2 reduction is the equivalent of driving a domestic car around the globe – 120 times.

‘We believe that environmentally friendly practices are as good for business as they are for the planet’, said Bloomberg founder Michael Bloomberg. ‘From day one, we set out to push the boundaries of sustainable office design – and to create a place that excites and inspires our employees. The two missions went hand in hand, and I hope we’ve set a new standard for what an office environment can be.’ Designed by Foster + Partners in the City of London between the Bank of England and St Paul’s, the 3.2 acre scheme will be home to 4,000 Bloomberg employees, providing 500,000 sq ft of sustainable office space, and with an emphasis on collaboration, innovation and productivity. This includes desks arranged in circular pods around a central table, allowing employees to easily swivel round and convene. The stone-clad project with bronze fins also includes two new public piazzas, a restaurant arcade and an ‘anticipated cultural hub’ that will restore the ancient Roman Temple of Mithras to its original site. Norman Foster said that the scheme’s deep-plan interior spaces are naturally ventilated through a ‘breathing’ facade, combined with a top-lit atrium edged with a spiralling ramp at the heart of the building that ‘ensures a connected, healthy and productive environment’.

The scheme opened with a ceremony hosted by Michael Bloomberg in the company of Lord Foster and Mayor of London Sadiq Khan. ●



↑  
A ramp for meeting on



→  
The Vortex – three inclined, curved timber shells

↓  
Two buildings separated by a ‘pedestrianised dining arcade’



←  
City vision



# Digital solution



As market leaders in digital technology, Schueco have used their technical expertise to produce a Parametric 3D Façade that can be designed as a straightforward system solution, delivering the affordability and cost certainty of a series product. Highly insulated with  $U_f$  values down to  $0.5 \text{ W/m}^2\text{K}$ , the surface elements can be transparent or opaque. Planning tools include 'intelligent' façade modules for CAD programs that deliver a 99% reduction in detailing time. For German engineering made in Britain, there's only one name. [www.schueco.co.uk](http://www.schueco.co.uk)

# SCHÜCO

## VIEWPOINT

### What are your hopes for the year?



**Anna Bond**  
Director, London  
estate development,  
Grosvenor Britain &  
Ireland

The West End is London's cultural and economic powerhouse. But its success isn't guaranteed. London's growth is putting enormous pressures on our infrastructure, communities and quality of life. Oxford Street is at the focal point of these pressures. The West End will need continual investment if it's to host more jobs and fundamentally better places in the face of fierce national and international competition.

As a business, we want our London estate, at the heart of the West End, to help tackle these pressures. We think it can work harder for Londoners by adapting, with better streets, greener spaces and more active and enterprising places that appeal to all. So in that context, the ambitions of the Mayor and Westminster City Council to transform Oxford Street with cuts in traffic and increased pedestrianisation are hugely welcome. But traffic reduction won't be enough to secure the West End's success. We think the Oxford Street district will have to become a more integrated and commercial district of varying uses, with a better retail and leisure proposition, improved public realm and an expanded cultural offer. It will need to adapt to the changing face of London, at the same time as it enhances its unique character.

This year I would hope to see a new, stronger alignment between the Mayor and Westminster City Council to project a compelling public sector vision for growth and an honest depiction of the trade-offs. Growth is a route, not a barrier, to the funding of better amenities and the creation of a better experience for residents, workers and visitors to this and other districts across the West End.

The opportunity to regenerate the West End, driven by more than just traffic change in Oxford Street, is too great to ignore.



Loyal and honest  
- 2018 is the  
Chinese year of  
the dog





**Ivan Harbour**  
Partner,  
RSHP

To be an architect you have to be perpetually positive and optimistic for the future. You have to be relentless in your pursuit in achieving the best result, however long it may take. This necessary staying power, riding the ups and downs no matter how big or small, to deliver projects that are frequently many years in gestation, makes it a little difficult to express any particular hopes for the coming year.

Having said that, of course I hope with Brexit looming, that my children will be able to engage with the world as freely as I have been lucky enough to do, and that as a country, we remain forward-looking and active participants in that world.

In my industry I am very interested in the rapidly expanding use of BIM in the role of the architect. With our unique understanding of space yet to exist, architects are able to exploit the power of this technology to connect directly with the maker, simplifying process and making construction more economical. We have witnessed a steadily decreasing role throughout my years of practice. Now I feel it is time to reverse that decline.



**Kat Hanna**  
Insight associate,  
Cushman & Wakefield

The launch of the draft London Plan sets an ambitious tone from Mayor of London Sadiq Khan in terms of delivering affordable housing across the capital. At the heart of a series of changes is a concerted attempt to encourage more even development in the boroughs, particularly around transport hubs. If successful, proposed changes to density guidance will result not just in a step change in the amount of housing delivered, but promote comprehensive opportunities to improve town centres, public realm and transport infrastructure.

2018 will see a number of exciting major schemes continue to take shape, including Canada Water and Elephant and Castle. It's important that such developments take an ambitious approach to mixed use, creating neighbourhoods with a diversity of functions. Co-ordination between developers, local authorities, new and existing communities will be key to ensuring not just high standards of design, but management and curation of place – in particular the public realm. Finally, we can also ensure that these tools of design and place management are applied to London's more established areas, for example, through the planned investment in culture in the City of London.



**Chris Langdon**  
Group director  
national development  
projects, Keepmoat  
Regeneration

After a year of debate and discussion around industry disruption and innovation, especially in respect of housing procurement, smart design and offsite production, we need 2018 to see an increase in the speed and scale of implementing the best and most practical ideas that have come forward.

I think that we will see a consolidation in the public sector of the growing confidence and capacity to take a leadership role in enabling and delivering the right type of housing – housing that is demonstrably affordable and accessible to people who want to live and work in London.

The Greater London Authority has been promising greater intervention in the land market alongside support for innovation and strategic partnering – both measures that will support estate regeneration alongside smaller scale and repeatable projects.

New technologies have now also made efficient services and energy management of buildings increasingly achievable and we are pushing for a greater roll-out of these, especially in the Build to Rent and social housing sector where the biggest differences will be felt. I think this approach incentivises longer term thinking and investment and will lead to more and better use of procurement methods that support project collaboration and integration.



**Emily Gee**  
London planning  
director, Historic  
England

I feel optimistic about the power of heritage to build resilience in London this year. Historic England will work hard to ensure London's character is respected and enhanced in making places that bring communities together and stimulate the economy through their success and vitality. The role of heritage in the Good Growth agenda is informing our emerging placemaking strategy this year, which will demonstrate the importance of heritage in bringing public value to places and people. We are positive about continued good working with the GLA on a heritage strategy that will support the implementation of robust policies in the new London Plan, and I am hopeful that London's cherished views will be protected through a strengthened View Management Framework with stakeholders considering London as a whole and ensuring that development does not harm the historic views and significance of our capital. I hope we can persuade developers to invest in heritage at risk, fascinating sites which can stimulate regeneration. And, in the women's suffrage centenary, we will work with others to draw out the narrative of how women have shaped London's history. Working together with a clear understanding of the significance of London's historic environment, I am confident we can keep London special, for the benefit of all.



**David Barwell**  
Chief executive, UK  
and Ireland, AECOM

In 2018 it is critical that we deliver on planned infrastructure projects to ensure that we can take full advantage of the competitiveness of British business, as well as London as the leading global city. This is an opportunity that we cannot afford to miss, especially during this period of uncertainty as the UK prepares to leave the European Union.

In order to deliver the trajectory for growth that is so desperately needed to keep our economy going, and for London to maintain its leadership position, we must retain London's best talent. This remains a key issue that extends beyond the Brexit negotiations. In support of our architect and planning colleagues, we will embrace 2018 as the Year of the Engineer as a great opportunity to address the gender imbalance in the profession, which in turn will improve diversity and also help address the skills shortage.

London remains uniquely poised to lead in creative design, planning and placemaking. We look to support Sadiq Khan's vision for London and encourage all to be bold in delivery, especially with respect to green infrastructure.



**Deborah McLaughlin**  
Managing director,  
Capita Real Estate  
Projects

My hope is that we will see the implementation of the London Plan; meeting the Mayor's aspiration of accelerating brownfield site use and moving towards delivery in opportunity areas.

We desperately need to bring many of our brownfield sites back into productive use, the potential for unlocking brownfield sites around Tube stations is particularly compelling. Thousands of new homes could be developed around just three Tube stations, over a third of which could be affordable. There are incredible placemaking opportunities in greater London, new town centres, employment opportunities, as well as new homes in sustainable locations to reinvest some of our post-industrial underutilised sites.

For example, in just one new town centre around the Old Kent Road, there's an opportunity for 20,000 new homes, including new council houses. The revitalised high street will be supported with improved public transport, including an extension to the Bakerloo line and two new Underground stations. This will create jobs and support economic growth, and kickstart the development of new social infrastructure such as schools, open space and public realm, health and other community facilities.

Ambitious regeneration of post-industrial sites is the big opportunity I hope to see realised – with policy frameworks already in place, the challenge now is to move into the delivery phase and get spades in the ground.

# WHAT THEY SAID

Some of the best quotes and facts from NLA speakers and via hashtags across the twittersphere

## #MIPIMUK

**‘I don’t think the community understands the planning process at all’**

Kingston’s Charlie Adan

‘Canary Wharf’s new phase sees residential as a key part of workspace’

Fred Pilbrow, senior founding partner, Pilbrow & Partners

**‘We have to do better than CIL; that’s not working’**

Sadie Morgan, dRMM, on getting value from transport

‘This whole industry is tied down by old ways of doing things’

Yolande Barnes, Savills, on property

**‘In a place like Old Oak there is no reason why anyone needs a car’**

Liz Peace, chair, OPDC, keen for transport innovation

**‘The biggest problem we all face is the referendum result’**

GLA’s Fiona Fletcher-Smith on Brexit and London’s growth

‘The term “affordable” has begun to be applied to products the public don’t think are genuinely affordable’

James Murray, GLA

## #londonatmipim

**‘The future is cities, and city regions’**

Tony Travers, LSE

**‘Placemaking is much easier when you own the spaces between the buildings’**

David Lockyer, British Land

‘Stamp duty has been the biggest killer of the market’

Nickie Aiken, Westminster leader



## #LDNTowns

‘TfL is already much more than a transport organisation. It could and should be the most important engine for growth’

Graeme Craig, director of commercial development, Transport for London

## #NLAWork

‘We created buildings so that people would not be distracted. We are now creating buildings to encourage collision & collaboration’

First Base @FirstBaseUrban

**‘We’ve noticed that, following Grenfell, there has been a hardening of opinion against tower blocks’**

Enfield’s Peter George

‘In London we face an accommodation crisis. We are running out of all kinds of space’

Fiona Fletcher-Smith, GLA

‘We’re seeing the beginning of the rejection of the commuter society’

@thetrampers’s Charles Armstrong on changing patterns

## #NLAHotels

**‘We are opening a new hotel approximately every 10 days’**

Whitbread’s Jonathan Langdon

‘Airbnb’s key supply is equal to that of the global top 5 hotel brands’

Bennetts Associates @BennettsAssoc

## #TheCity0L

**‘Bank junction is already becoming a place that people can enjoy rather than battle through’**

Christopher Hayward, City of London

‘10k finance jobs will move out of Britain if the UK is denied access to Europe’s single market’

Rob Harris, Ramidus Consulting

**‘You can’t be a building of this size and forget about the city you’re in’**

Harry Badham, AXA, on 22 Bishopsgate

**‘Everyone wants to use their workplace to get more out but put less in’**

Harry Badham

**‘The City aims to be an early adopter of 5G’**

@CarolynDwyer1

‘The city has so many layers of talent’

CPA president Mark Ridley on why the Square Mile is attractive around the globe for business



For more live tweets and quotes from NLA events, follow @nlalondon

For write-ups, go to [newlondonarchitecture.org/news](http://newlondonarchitecture.org/news)





## A PERSONALISED BATHROOM COLLECTION

Roca presents Inspira, a new system that revolutionises the traditional concept of a bathroom collection. With three basic shapes that can be effortlessly combined, you can create a space with ultra-modern, harmonious and above all unique results.

Discover Inspira - a bathroom collection with a personal touch.

## KEEPING LONDON OPEN

*Dean Bové*, head of marketing and communications at One Works, looks at what's needed to keep London design to the fore in a post-Brexit UK

London has established itself as one of the most prominent international design hubs in the world, attracting talent from every corner of the globe to work on projects at home and abroad. Walk into any large or medium-sized practice and you will meet professionals from all continents, united by common design goals and the chance to work on some of the best projects in the industry. There's no denying that the UK's EU membership has played a huge role in this, thanks to the free and easy movement of practitioners of the highest standard. Not only that, but Europe is currently the most important export market for our design services. We are wedded to our continental partners and we must maintain links to mainland Europe if we are to continue to thrive.

The capital is highly regarded for its openness and cultural diversity, creating a melting pot of talent and ingenuity. The 'scene' that has been created in London, across many sectors, is the product of a multitude of different attitudes and approaches to business and creative problems. Therefore, there is no single solution to the challenge of maintaining our global standing in a post-Brexit world. We will have to rethink how we operate on a day-to-day basis, accept some compromises and work together beyond political limitations. The industry must adapt but that is not going to be easy as architecture has a tendency to respond to change slower than any other profession.

One of the defining characteristics of London throughout its chequered

history is its resilience during difficult circumstances. Our industry must adopt this strength and build on our current international reputation while we are still EU members. We can shore up existing relationships and build new ones that can weather the storm of the approaching divorce. More recently, London has also become known for a growth in entrepreneurship, with more confidence in SMEs that can act more nimbly and more collaboratively than established corporate bodies. We're seeing a major change in the 21st century, where thinking big while acting small can deliver the best results. One Works is an Italian practice, but it has grown into a global design and consultancy firm by forging international relations and creating partnerships with local businesses on the ground.

Collaboration will be the key to London's success in the future, with opportunities likely to be found through foreign partners that care little for the machinations between governments. Finding new cooperative relationships that work for everyone will involve grit and energy, but luckily that's something the city was built upon. The London that is recognised around the world today is not made of buildings and infrastructure, it is the product of the people that live and work here. We must continue to attract the best talent and give them a good reason to stay here if we are to preserve our role as one of the leading cities of design in the world. ●

**'We are wedded to our continental partners and we must maintain links to mainland Europe if we are to continue to thrive'**



# MOVING ON

Jestico + Whiles managing director *Heinz Richardson* explains how the practice found a new home in Clerkenwell that matches its ethos



After 30 years in our own mixed-use conversion in Euston we were required to seek a new home by the compulsory purchase of our building demanded by the HS2 project. The building we had bought and sensitively converted was originally a stable, locally listed with a fascinating history and full of character – a perfect showcase for our architectural pedigree. At that time, the practice was 30-strong but quickly grew to our current size of more than 100. This necessitated renting a local satellite office to accommodate us all as the mothership was no longer big enough. This split-site arrangement presented many challenges, particularly for our interactive working style organised loosely around different sector-based studios. It meant we had to work harder to integrate everyone into the collaborative model of working, born

**‘The new office has become a showcase of our shared vision of the future’**

out of our employee-owned structure and our wide range of project types. The forced move presented an opportunity to address this. The search for a new home began over 18 months ago and proved long and arduous. Eventually, after discounting over a hundred widespread options, we found an appropriate fit in the vibrant design quarter that is Clerkenwell. Just off the Goswell Road, Sutton Yard – a fresh, light-filled and elegant upgrade of a concrete and brick 1960s office building – turned out to have the ideal space for us on the second floor. The building is robust and airy internally, with exposed services, concrete soffits and columns and is planned around a small tranquil courtyard, which provides a retreat from the bustle of street life. A large welcoming entrance area is shared with other creative

users of the building, including Future Games of London, which generates computer games. The floor plan of the workspace naturally forms three distinct studios and making spaces around a central communal area, which we have likened to a ‘town square’. We have created deliberately non-corporate workspace that enables many of the things we do and make to co-exist seamlessly.

Our ‘town square’ space is the real innovation for us. Through the introduction of custom-designed plywood benches and mobile tables – coupled with a linear ‘working wall’, designed to accommodate a range of uses, and touch-down surfaces – more interaction among the team is encouraged. This space is buzzing and is actively being used for practice-wide meetings and serendipitous gatherings, client workshops and informal lunches. A new coffee station acts as the magnet for exchanging ideas. Dotted throughout the workspace are S, M, L and XL meeting spaces, as well as private workspaces, which offer the option of temporarily retreating from the open-plan office if needed. A visible model shop and making bench allow us to create models, test, craft and to prototype in-house.

The flexibility of the studio spaces is key and we consciously provided fewer desk spaces than people to encourage more agile working. Workspace is now allocated based on need, not status – an approach ingrained in our ethos.

The new office has become a showcase of our shared vision of the future, which relies on collaboration, flexibility and a desire to promote excellent design and an inspirational working life. Euston already seems a distant memory. ●



Model behaviour:  
The making bench



Making an  
entrance



Flexibility is key,  
with more staff  
than workspaces  
to encourage agile  
working



A coffee station  
acts as a magnet  
for ideas exchange





Since 1947

Professional  
lighting solutions

Mills &amp; Reeve refurbishment project

## Modern, innovative and green

“Help us create a bright, modern and innovative workspace”. This was the brief Glamox received when the law firm Mills & Reeve wanted to bring their landmark building in Norwich up to date. The result is well received by both customers and employees.

Visit our website [www.glamox.co.uk](http://www.glamox.co.uk) or contact us on 0208 953 0540


Please refer to our website for information about our 5 year warranty.

## THE ROAD TO MANDALAY

*Peter Murray* on what he learned from his trip to Myanmar, and plans for the Yangon Centre as an NLA-like ‘urban room’

It is said that travel broadens the mind, and few journeys give greater opportunities of increasing one’s understanding of our own urban predicaments than those to developing economies where problems like the provision of housing, infrastructure and placemaking are so much starker.

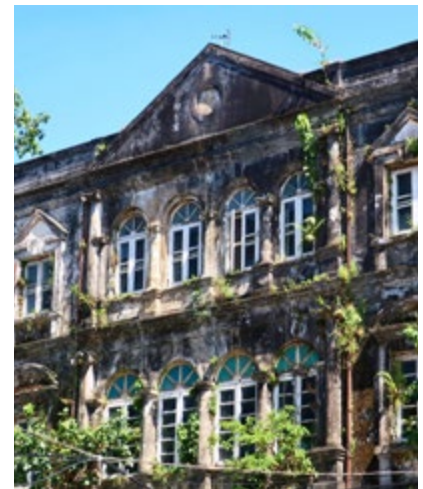
I visited Myanmar recently on behalf of Article 25, the charity that delivers design and construction services to countries in need, as part of a group of architects who cycled around the country to raise money for the charity but also to study healthcare buildings in rural areas. The project is part of a body of work the charity is carrying out which includes the ‘reinvigoration’ of the Rangoon General Hospital, a fine colonial edifice designed by the head of the Public Works Department Henry Hoyne-Fox in 1904. Today the building and its site are in poor shape, newer buildings have been inserted between the originals, creating complex and inefficient relationships between departments with some patients having to be transported across a busy road; the fabric is in need of repair, the drains are hardly functioning and the whole place needs a good clean. The wards are overcrowded while public areas have to accommodate the families of patients from rural areas with nowhere else to stay.

Next door to the impoverished hospital is Junction City, a new shopping centre boasting a wide range of luxury brands. The contrast is shocking. The mall is one of the many signs of the impact of the 2015 elections when Aung San Suu Kyi’s democratic party won a landslide victory, ending the sanctions that have stifled the economy and blocked

international investment for so long. Glossy new buildings are under construction across the city and the historic core is under threat.

The Yangon Heritage Trust has been set up ‘to promote and integrate Yangon’s unique urban heritage into a 21st-century vision of Yangon as one of Asia’s most liveable cities’. Many of the older buildings in the downtown area are in poor condition, often sprouting with self-seeded foliage – easy victims of the rush to build. One such was the old ‘Tourist Burma’ building, which last functioned as the Ministry of Hotels and Tourism and was originally built as the country’s first department store. The government decided to save it and asked Turquoise Mountain – the charity set up in 2006 by Rory Stewart (now minister for international development) with a remit to refurbish historic buildings and encourage local crafts – to take on the project. In charge is Harry Wardill – an engineer, formerly with Alan Baxter and a Society for the Protection of Ancient Buildings Scholar; architects are Feilden Clegg Bradley with Geoff Rich as project architect. Rich came up with the idea that the city needed an ‘urban room’ similar to NLA where a scale model of the city, exhibitions and events could illustrate the impact of new development. Rich’s plans suggest placing the model in a large, high-ceilinged room overlooking the Sule Pagoda, the main landmark of the downtown area – it is a spectacular location which will attract tourists as well as professionals.

Since I was already in Yangon for Article 25, Wardill suggested I spread the word about NLA as an example of what might happen in Yangon. A letter



One of Yangon's tree-sprouting buildings

from deputy mayor Jules Pipe to the chief minister of Yangon, Phyo Min Thein, led to a meeting with Mr Thein where I presented the work that we do. The charismatic minister, a close ally of Aung San Suu Kyi and flagged as a future president, gave the project his full support.

Wardill also asked me to address a workshop attended by architects, representatives of the Heritage Trust and others involved in local environmental issues. I gave a presentation on the work of NLA and how we engaged with the planning debate. At the end of the afternoon’s discussions there was unanimous support for the concept.

Turquoise Mountain will now push the project forward with a planned completion date of early 2019. NLA will continue to advise on how best to create the centre and how to set up a sustainable operation. This continues our policy, which has been strengthened since the Brexit referendum, to engage with other cities around the world, to share experience and skills. The new Yangon Centre will be an exciting part of that programme, and will provide important insights into the development of a city that is in a different stage of the process than our own. ●



# A CITY FOR ALL

Westminster leader Nickie Aiken tells *David Taylor* of her mission to create a fair, mixed and equitable place enriched by affordable housing across the borough



‘One thing you can say about Westminster – we’re never complacent.’

So says Westminster leader Nickie Aiken, who describes herself as a ‘one nation Conservative’, with a strong leaning towards making her borough one for all of its citizens. And if that means putting a few developers’ noses out of joint on their affordable housing duties in order to create a more equitable, mixed society, so be it.

We meet on the morning of the launch of the Draft New London Plan, at Aiken’s offices on the Strand near to Trafalgar Square. Aiken, a friendly but no-nonsense 48-year-old, is about to launch a community cohesion report to ‘bring people together and celebrate our neighbourhoods’. This came about following the Paris and Brussels terrorist attacks, which demonstrated how parts of those communities were seemingly sidelined and divided, and fits with her stated aim, resolutely not a ‘vacuous’ sloganistic piece of PR, to create a ‘City for All’. But it is clear that her reign as leader will mostly be about housing to that end, and more particularly affordable housing. The Airbnb phenomenon, she feels, is partly to blame in ‘hollowing out’ some of the borough’s neighbourhoods. But there’s also an issue with too many foreign developers coming in and ‘flipping’ property for short-term gain and not much more, with too many luxury two-beds being an unfortunate result. Something, she says, needs to be done, to avoid a polarisation between the multi-million pound properties for oligarchs and council-run estates, with not much in between.

The council has to be pragmatic and avoid cutting off its nose to spite its face, of course, but Westminster’s direction of travel is clear – build in the borough, and you build on-site affordable, where possible, says Aiken, echoing her words at the opening of LREF last summer. It had simply gone too far the other way in just accepting a cheque. Developers who pay too much for their land will be given short shrift, Aiken says, having

already had two in trying to convince her to allow them to drop their on-site requirements. No dice; they don’t last long, she shrugs. At least 30 per cent of new homes must be affordable, and this will be ‘rigorously applied policy’. One and a half per cent of housing supply across the borough is affordable and 25 per cent social, so again there has to be a rebalancing, says Aiken. ‘People who work and want to live in Westminster should be able to.’

She’s also concerned about air quality, Oxford Street’s future as the ‘high street of the UK’, and, in the light of Grenfell, that some of the principles and actions she has put into place will ensure that such a tragedy will never happen again.

Aiken was born in Cardiff, south Wales, surrounded by Labour supporters from her comprehensive schooling onwards, including her grandfather, who was a Communist.

**‘It’s about trusting the people and giving them the tools and the power to do what they want to do’**

She has been head of PR for Bradford and Bingley and was William Hague’s press officer for the Welsh Conservative Party. How did all those experiences help and prepare her for the job in hand? ‘My history is about debate’, she says. ‘I always remember going to see my grandparents on a Saturday morning, and my grandfather was very much a union man. We’d always have a political debate, from the age of 12, 14. He was a great socialist, because of his background – but was always a fan of Mrs Thatcher.’ Aiken’s parents-in-law, Westminster born and bred, met in the Young Communist Party in the 1950s, but they too have been Young Conservatives. ‘So I think [Thatcher] was a huge catalyst for the Conservative Party with the lower class, the C2s. I do think passionately that, from where I come from, it is conservative with a small c.’ It is the Conservative Party that gives people the aspiration to move

on, Aiken goes on, whereas the Labour Party, perhaps not under Blair but particularly now, is about no change, she feels. ‘It’s about trusting the people and giving them the tools and the power to do what they want to do.’

Today though, Aiken is concerned that the Reds are not just under the bed, as she puts it, but ‘Marxists at the door’, knocking at local authorities. And she’s anxious that what is happening to Claire Kober in Haringey with Momentum might well happen elsewhere, Kober having been the subject of a (failed) plot to deselect her after her support for the Haringey Development Vehicle.

When it comes to social mobility, though, Aiken is proud that Westminster is top of the table. She’s also confident about winning the local elections in March, and that Westminster will remain blue, but she’s also wise enough not to take her electorate for granted. In fact, as a council, Aiken says, Westminster has more in common with its Labour-run central London neighbours than Conservative outer boroughs, not least on subjects like air quality. It’s all, in a sense, above politics.

Where former leader Simon Milton made education a priority and Colin Barrow continued that thrust, Philippa Roe made jobs and training her big impetus – and now Aiken has made it housing. Why? Because she has seen some of the problems close at hand. Where she and her husband live in Pimlico, she says, friends are moving out because they can’t afford the next step up. ‘They’re working; they’re earning very good money but they still can’t afford to buy that third bedroom.’ Other friends living on council estates can’t find housing for their kids so are having to move miles out. ‘So things have got to change’, she says. ‘We’ve got to ensure that we keep Westminster that close community that we’re very proud of.’ The streets have always been ‘paved with gold’ in places like Belgravia and Knightsbridge, but there has also always been Queen’s Park and Church Street, while parts of Pimlico



are also very deprived. ‘That’s what makes Westminster special and that’s what we have got to protect. And that’s why I’ve made housing my priority.’ ‘City for All’ is about proving to residents that they take their concerns seriously, says Aiken, who was ‘bowled over’ by the number of people who came to a community day in the borough the Sunday after Grenfell. ‘It really proved to me that Westminster is a community and we’ve got to really ensure that we keep it that way and listen to residents.’ A ‘My Westminster’ fund will encourage residents to bid for cash to do work in their own communities, from the grass roots up. But talk of Grenfell brings back that terrible incident. Aiken says there are six towers similar to Grenfell in look, but with Rockwool cladding. They all failed the tests, however, and Aiken visited the estate the Tuesday after the fire, holding one of the hardest meetings she will ever likely hold. ‘People were scared, and I get that’, she says. Aiken went up to the 22nd floor of a neighbouring block – she’d been before in her role as children’s

services leader – and it was ‘terrifying’ to see Grenfell close up. The council has taken all of the cladding down in all the blocks, despite the tenants of social rented blocks begging her not to, remembering well how cold and damp their buildings were before. Leaseholders did the same, worried they might have to foot the bill. But this was Rockwool. ‘I seriously question those tests and the pressure

**‘We’ve got to ensure that we keep Westminster that close community that we’re very proud of’**

on local authorities to take down cladding, when Rockwool doesn’t burn. It’s the tenants who will have to live with it, not those who have made the decision.’ Westminster will install sprinklers in every block over 11 storeys, but again most people don’t want them in their flats. They have also gone round, checking fire doors, but again, can’t go into privately owned

homes – ‘there has to be a change in the law I think on that’. Whatever happens will be a huge game-changer for local authorities, but serious tragedies should not garner knee-jerk reactions from politicians. ‘They’ve got to stop worrying about headlines and concentrate on what’s required.’ More positively for the development community, Aiken says Westminster is open to the idea of adding an extra storey to schemes coming forward, though is clear this will not lead to a skyscraper borough anytime soon. It will be publishing the results of some consultation on this with its City Plan, and Aiken points out that an extra storey along Oxford Street is equivalent to a Shard. ‘We’ve got to think about density and we’ve got to think about sensible growth.’ A model here is the Crown Estate’s work behind Regent Street, she says. Although she is not a fan of City Hall’s inability sometimes to see the detail on issues such as public toilets – one of the early trailed elements of the Draft London Plan – she is of the work of James Murray, who she



←  
The Church Street  
regeneration  
scheme

→  
Aiken believes  
Oxford Street is  
'on the cusp of  
something special'



feels is ‘a breath of fresh air’. But she would ask the Mayor’s viability team to understand the nuances local authorities have to deal with when looking at planning applications. ‘Again, we have to be pragmatic; 35 per cent of something is better than 50 per cent of nothing.’ Developers are not charities and have to deliver shareholder value, but there has to be some ‘tweaking’, says Aiken. ‘We have to deliver more on site or in the city. But the last thing we need is a mallet to crack a nut.’ Oxford Street is on the cusp of something special, says Aiken, who recognises the growth of online retail and need to respond. People’s attitudes to public transport are also changing, and there are too many empty buses, she feels. In the first consultation, the message was very loud and clear that no change was not an option. In the second, there is a big debate between 24/7 and 10am until 10pm, Aiken’s personal preference being the latter when it comes to closure to motor vehicles.

Some 90 per cent of deliveries are done in the day, she says, and Westminster’s officers have gone through every single street and corner to know who gets their deliveries and when, although mobility issues are something that have not been addressed thus far. And then there is the Elizabeth line, with all the concerns about movement of people that might entail. So, what are Aiken’s hopes for the year ahead? The number one priority is to get elected, which she feels is ‘on the cards’, without being complacent. Then she can get back to work on driving through priorities on housing, affordable, air quality and being an ‘open and transparent local authority working for its residents’. As for Brexit, Remainer Aiken has been lobbying hard to get a good deal for Westminster’s EU citizens. ‘But my gut feel is we’re going to do a deal, and it’s going to be fine, because the EU has as much to lose as we do. I wish it wasn’t happening, but it’s happening!’

One thing that is clear is that Aiken has no plans to become London Mayor. ‘Me? No, I don’t think so’, she says. London is a very Labour city, she says, despite Boris, ‘but only because we had four years of Ken’. She’s happy where she is, in one of the greatest jobs in politics already, thanks very much. In any case, Aiken’s housing plans will be at least a 10-year project before any green shoots appear, despite early wins like the Church Street regeneration. ‘I want Westminster to remain the cohesive, united local authority city that we are. I want to make sure we deliver an Oxford Street that our residents want; I want to ensure we deliver the housing stock our residents want, and continue to ensure that our schools remain outstanding and that anybody who is born in Westminster has got a great future in Westminster. The important thing is that the city of Westminster is a city for all. It’s not a vacuous statement. It is a clear message that anyone who wants to live in Westminster is part of our community and they will remain so.’ ●



# LONDON’S NEW PLAN: THE VERDICT

Sounding Board applauds London Plan goal to ‘urbanise the suburbs’

The NLA Sounding Board gave a broad welcome to Sadiq Khan’s Draft New London Plan as an attempt to ‘urbanise the suburbs’ and proof positive that the GLA was listening to the industry.

But there was criticism that, although the Plan has shown more ‘muscle’ in changing ‘oughts’ to ‘musts’, is more ‘concise’ and appears to broaden the scope of planning, it needs a greater clarity on how the housing shortfall will be delivered, while more needs to be done to ensure that the London Plan is fully accessible to Londoners. The Board responded with a number of observations including a call for the use class system to be reviewed, recognising that the policy is often an obstruction to good, mixed-use city-making.

The Board assigned key advisors to look at certain sections of the 524-page document that has recently gone to public consultation. But first NLA chairman Peter Murray gave a broad overview, noting its 50 per cent affordable homes target, the way it explained tangible policies with greater clarity than before, and pointing out policies such as the Plan’s point that design reviews should be held on tall buildings – which should have a ‘top, middle and bottom’ – before they are submitted for planning.

The first section was on Spatial Development Patterns, with a response from Savills’ director of world research Yolande Barnes. ‘It does make sense if you see this Plan as an attempt to start urbanising the suburbs’, said Barnes, signalling her pleasure that a density matrix had been ‘put to one side’, in line with a recommendation Savills made in a report on densifying transport nodes. Barnes also expressed joy that the word ‘streets’ had been used and attention

paid to it, but things will only work if they do at a fine-grain, human level. Barnes suggested there was a contrast between the micro and the big map of corridors, and the way you get between may be beyond modern-day planning parlance – it was all very well declaring Opportunity Areas, quite another in making sure they happen.

Design’s response was by Ben Derbyshire, President of the RIBA and managing partner of HTA Design. Derbyshire was happy to see that the RIBA’s point made when A City for All Londoners was released – that not a page was deliverable without the contribution of designers – had clearly fed through. This is a good thing at a time when only 10 per cent

**‘It does make sense if you see this Plan as an attempt to start urbanising the suburbs’**

Yolande Barnes

of housing in the UK is procured with any involvement of an architect, and that figure drops to less than 1 per cent when taken globally. ‘It’s fundamental that this document enshrines the role of designers’, he said. Also welcome was the spatial implication of plans locating appropriate positions for tall buildings, rather than opportunism, and the conclusion that design review is good if managed and resourced adequately. Derbyshire said he was happy to see a modal shift inherent in car-free developments and an increase in cycle parking, recognition of the need for design continuity in projects, and Supurbia’s findings showing how architects could influence policy.

A lot was already embedded in the Housing Strategy, but Marcus Bate, investment director at Mount Anvil, said it was lacking on execution – the ‘how’ to deliver the 65,000 homes needed per year, and it was not clear who this was speaking to. On affordable housing, the 35 per cent threshold applies to normal sites of which there will be increasingly fewer, 50 per cent for public sector, and 60 per cent for strategic partners, which will be delivering some 60 per cent to the affordable housing programme to 2021. ‘It’s ambitious’, said Bate. Perhaps the most surprising policy, though, was on diversification and the amount of emphasis the Plan puts on small sites and encouragement of a broader range of developers. The document gives a thumbs-up to build to rent, but a thumbs-down to co-living, added Sounding Board chair Robert Evans.

If housing numbers are to be met, then social infrastructure will be needed to match. Haringey director of regeneration, planning and development Lyn Garner welcomed this subject having its own chapter, perhaps driven by shifting politics in light of Grenfell and changing attitudes to regeneration, although there were no ‘teeth’ in terms of ‘the how’, she said. It also highlights problems in primary care in the NHS and the difficulty in planning for places and planning for service delivery. Where is the funding that helps primary care, for example, make that leap into revenue funding?

Heritage and culture is another area in the Plan with its own new separate section, showing its importance in driving good growth and welcomed as a ‘really positive’ step by Historic England’s London Planning Director Emily Gee, as was a new heritage KPI.

Also welcomed are requirements for positive action for positive action for Heritage at Risk assets and considering significant archaeology in development, greater strength for local views, and an appreciation of context and character for new tall buildings. We need to investigate more fully the implications for heritage in small sites and Opportunity Areas. Publica director Lucy Musgrave added that the Plan’s requirement for boroughs to think holistically about existing cultural activity as well as strategic visions for clusters and quarters for the future was welcome. But the Plan only talks about the night-time economy, rather than issues like safety, environment and transport; again, holistically and ambitiously, how to get the city to work harder from 6pm to 6am.

British Land’s head of sustainable places Sarah Cary looked at the Green Infrastructure, natural environment and sustainable infrastructure section of the Plan. ‘Overall, there is a turning of the dial one notch to reduce environmental impact further’, she said. Policy is simpler, with less ‘waffle’, said Cary, but on achieving zero carbon buildings the word ‘construction’ has snuck in - this would be a major step to include, while perceptions over carbon offsetting need careful attention. Could we have a better framework for this that stands up to scrutiny? asked Cary. An Urban Greening Factor (UGF) will now become part of a ‘score’ for applications for new buildings, based on a system used in Europe called Green Space Factor.

Transport for London’s director of strategy and planning, surface transport Ben Plowden said there was a ‘very clear policy alignment’ between its draft transport strategy and the Draft London Plan, highlighting particularly its ‘pretty clear’ thrust towards 80 per cent of trips being sustainable – walking, cycling or public transport. Plowden commended too the Plan’s healthy streets agenda and modal shift, putting transport



← Snapshot of a city – one of the London Plan’s illustrations

alongside housing as potential beneficiary from Section 106s, the need to consider freight and significant tightening of parking standards for residential, retail and office.

Finally, Croydon’s director of planning and strategic transport Heather Cheesbrough welcomed the general promotion of tourism across the whole of the city, the Plan’s recognition of the loss of industrial land, specific mentions of the contributions from arts and creative industries, and the ‘bit of a booting’ that permitted development rights get throughout the economic chapter and the claim that the residential that results is not intensive enough.

Design Council Cabe chair Pam Alexander said that what was new about this Plan was that planners had shown they had actually listened, but Daniel Moylan, councillor at Kensington and Chelsea, sounded a cautionary note. While he welcomed what purports to be a densification of the suburbs, this has to sit alongside the latest TfL business plan of reduction in buses when the suburbs actually need increased bus services if they are to take the sort of densification mentioned, he said. And on Crossrail 2, Moylan suggested that the ‘slightly wobbly’ wording on the green belt in the Plan is designed to accommodate the new line. What Crossrail 2 really needs to deliver its housing objectives is not so much

conversion of green belt to residential, but Strategic Industrial Locations to residential, he suggested. ‘The SIL is the real issue the Mayor has not grasped.’ Finally, Moylan suggested that unless there was anything to encourage developers to think of new methods of construction, they would not pursue it to any great degree. ‘We’re not going to get take-off in modular construction that will make some of these housing numbers more realisable’, he said.

Other points raised included the need to think in a national context, particularly in terms of London’s relationship with HS2 and the northern cities, not just a strategic alliance with the rest of the south east; the night-time economy; and 3D modelling.

Finally, use classes. Fred Pilbrow said that in discussions on a project that he is working on with the music sector, it often felt like the use classes applied more to 1950s definitions of meat packing and tin bending. In clusters, it is often the co-location of some companies that is key to their success, but some don’t fall into the right planning class. Robert Evans said: ‘The crossover in use classes is becoming ever more complicated’; this might be the document to address that. ●

The new draft London Plan will be the focus of The Big Debate on 5 February at Friends House, before the consultation on the London Plan closes on 2 March.



# London property consultants

A unique and unparalleled range of integrated consultancy services

Karen Jones | Operational Director | T: 020 7280 3300 | E: k.jones@rpsgroup.com

- Planning Consultancy
- Heritage Advice
- Transportation Assessments
- Contaminated Land
- Flood Risk & Drainage
- Architecture & Landscape Design
- Environmental Impact Assessments
- Air Quality & Noise Assessments
- Energy & Sustainability Assessments
- Project & Cost Management

## ENDING THE TICK BOX

AHMM's head of sustainability *Dr Craig Robertson* argues that the wellbeing agenda must drive a new collaborative approach to designing buildings



AHMM's Google offices at 6 Pancras Square used wellbeing as a design driver

© Tim Soar

Architecture has always been about people's wellbeing – creating a space in which people can live, work, learn, think, exercise or be entertained in comfortable conditions that would not exist without a protective structure. Keeping them cool in hot places, warm in cold places and sheltered from the rain and wind.

Architects have always sought to create spaces that respond to the needs of occupants as well as those around a building; overlaying other drivers such as technology, townscape, expression, materiality, environmentalism and others.

As buildings have become more sophisticated, developing from

basic shelters to complex mixed-use structures, the environmental and human impacts of buildings have also changed.

To capture performance and provide a comparable benchmark across industry, certification schemes such as BREEAM describe environmental and other criteria. These certification schemes have in some cases driven innovation and created demand for better performing buildings.

Certification can enforce consideration of some aspects of buildings that perhaps have not previously been given enough attention.

The new focus on wellbeing in the construction industry opens

the opportunity for a similar drive in innovation and standards by generating a similar market for benchmarked buildings.

However, the narrow focus of this thinking risks engendering a new stilted way of thinking about the built environment.

While the quality of the internal environment is important – as above, it is the whole point of building buildings – to focus on the technical delivery of a rigid set of wellbeing derived parameters risks reducing building design to yet another list of boxes to be ticked.

What I advocate is that the wellbeing agenda is used to drive a new collaborative process in the way we design buildings. As an industry, we should embrace the chance to widen our focus and reduce our environmental impacts using wellbeing as the driver.

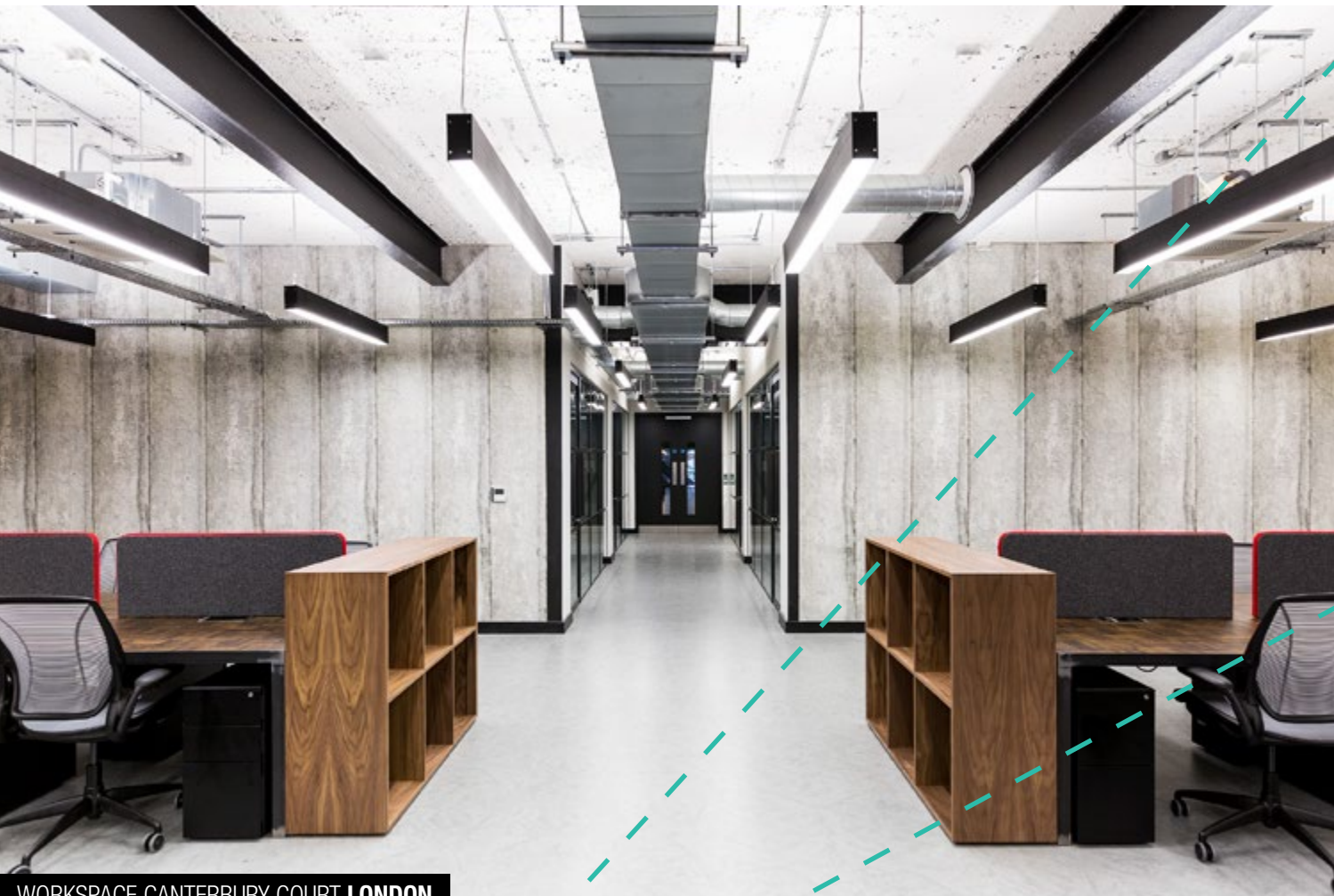
We should not allow our thinking to be hijacked by a certification scheme, but use this new lever to encourage others to think like we do: there are new aspects to integrate into our designs, such as high levels of IEQ and low levels of toxins in specified materials.

But buildings are so much more than this. As architects, we instinctively know that an amazing space is uplifting – great cathedrals always lift my spirits, despite my lack of religious belief. Better quality environments help schoolchildren learn quicker and hospital patients heal quicker.

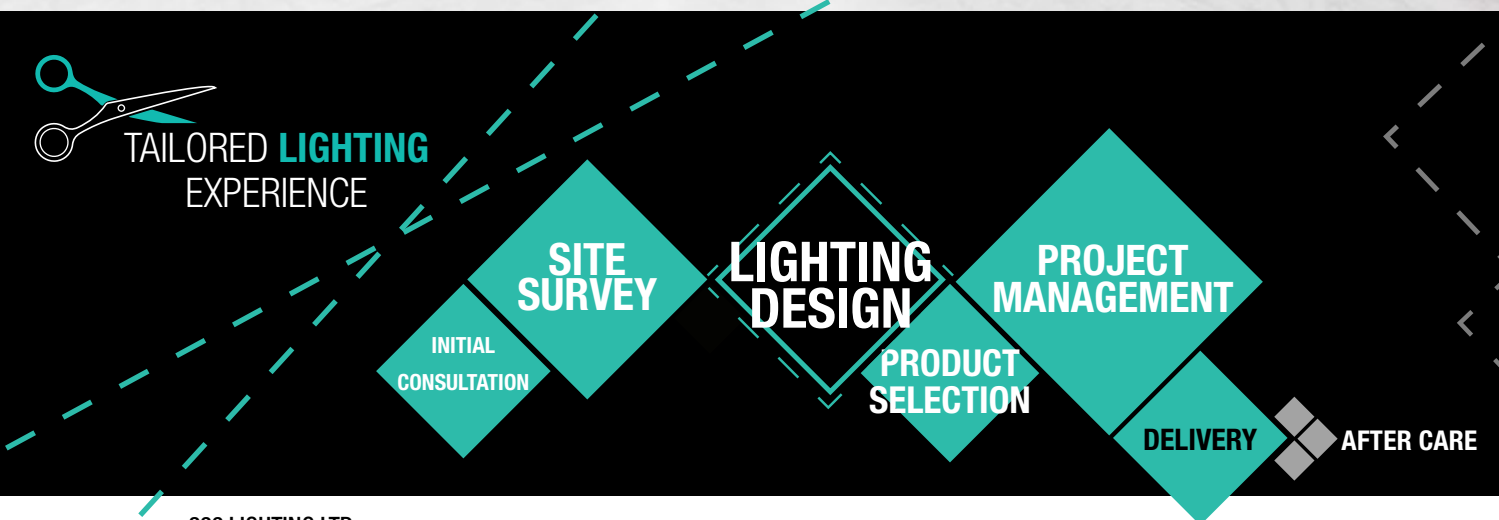
This is not simply about measurable VOCs in the atmosphere (although this is important), or the height of a column of water beneath an installed tap, but the integration of all of these important aspects and much more into an architectural solution that retains the delight of composition, materiality, promenade and spatial organisation as well the technical requirements of a wellbeing agenda. We must always strive for buildings that improve people's lives, but remember that architecture is a complex art that can achieve this in many ways, not just the immediately quantifiable. ●



## CREATIVE ARCHITECTURAL AND OFFICE LIGHTING



WORKSPACE CANTERBURY COURT LONDON



299 LIGHTING LTD  
86-90 Paul Street  
London EC2A 4NE

T: +44 (0)203 7737530

W: 299lighting.co.uk

#tailoredlighting

## THE SOCIAL HOTEL

By *Nicholas de Klerk*, associate architect, Aukett Swanke

Hotels are by definition social spaces, where people who don't necessarily know each other share spaces that they are using, typically, on a temporary basis. This tends to happen in the 'public' areas of hotels, including the lobby, restaurants, gyms and spas. Guest rooms tend to be private, used only by their occupants, while long, repetitive corridors are simply designed for circulation and to connect guest rooms to the rest of the hotel.

As technology starts to reshape how people travel – through everything from the booking agents and systems to 'disruptors' such as Airbnb – the accepted divisions between public and private spaces are dissolving. It's possible to check into your room from before you start your trip, right up to the moment you step into the hotel. The lobby is increasingly redundant as a central point of contact and ever more disaggregated throughout the hotel. The idea of a 'borderless hotel', which I first came across in a white paper by Chris Grundy of Cundall, has been taking shape through tech, not by design.

Hotel rooms are not typically designed for group travel, and in our design for a 'sensation-oriented' concept guest room created for the 2016 Sleep Event, we incorporated a space within the room that could seat as many as 10 people in a typical 26 sqm key. The room could also be arranged in iterative patterns (radial or rectilinear), grouping rooms in such a way that they could be occupied collectively or communally around a socially activated 'street' or courtyard/atrium. Using the room size created for the Sleep Event, we can achieve similar room densities as we would for a more conventionally

arranged hotel layout. It might be that these are smaller rooms, given that they can be combined, in which case higher densities are possible.

This begins to address the growing demand for more group-oriented or 'social' travel, be it families (nuclear or extended), groups of friends, pilgrimages or corporate travel. The rooms could also be designed to function as flexible work, education or other spaces, lending a far more urban character to the hotel. While the rooms can still be utilised in a traditional single or double occupancy, in this scenario, the guest, in how they book, and how they stay, decides just how borderless their experience will be. ●

↓  
An end to the long, dark, hotel corridor?

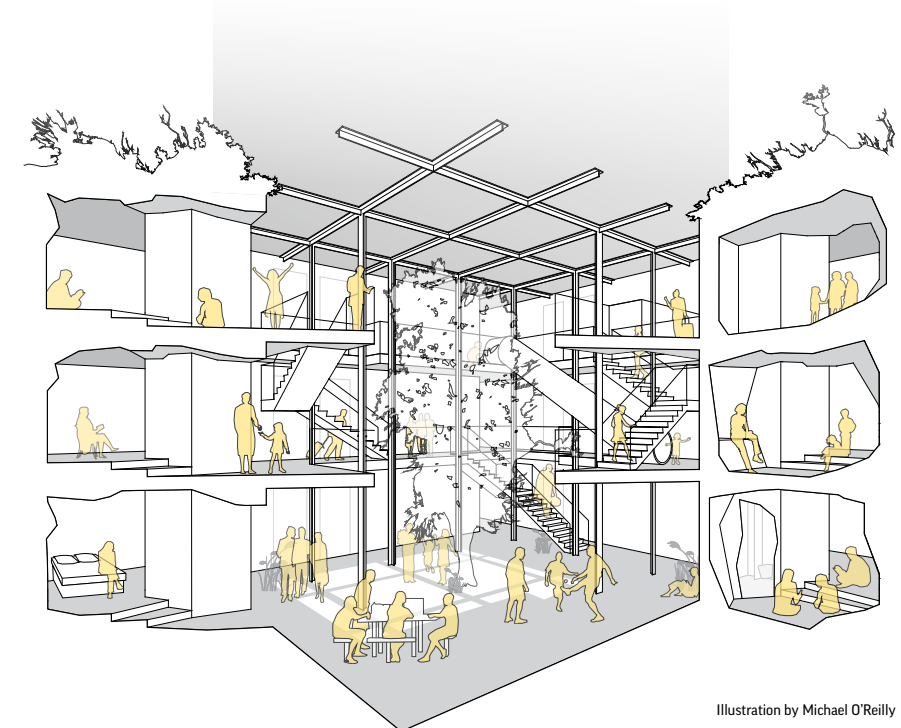


Illustration by Michael O'Reilly



# BOLD IDEAS FOR LONDON



Image by Fotohaus Ltd

Drama and sensitivity combine at Old Marylebone Town Hall, creating a new home for the London Business School.

SHEPPARD ROBSON  
www.sheppardrobson.com

## LIVING CITIES

Donald Insall Associates has been at the vanguard of conservation for 60 years. Perhaps it is time for the firm – and sector – to get some of the credit where it is due. By *David Taylor*



Directors Frances Maude, Robin Dhar, Tanvir Hasan, Patrick Duerden and Hannah Parham

When it comes to architectural and property publications – even public perception – conservation gets a raw deal.

The flashy CGIs and glossy completed photography associated with new-builds rather puts the important background work of those charged with our historic fabric in the shade. As to the heritage consultants themselves, well they're rusty, dusty, bearded anti-development fogies that simply present a barrier to getting on and building, right? Wrong, wrong, wrong, says the firm's deputy chairman Tanvir Hasan.

The practice has been providing high quality advice to catalyse positive regeneration and renewal for 60 years next year, though with

little recognition for the sector in general, says Hasan, compared with 'trophy' architecture.

'As conservation architects, we do not get enough credit for what we do', says Hasan, drumming the desk as she speaks. 'Not by the media, not by the architectural press. We just don't.'

She points to the Neues Museum, which was originally known as the creation of David Chipperfield and Julian Harrap. 'Now it's Chipperfield's Neues museum. It's a reality that conservation architects are being looked upon as technical facilitators for contemporary architects.'

As architects this can be a little 'crushing'; the firm is clear that it is rooted in the three-dimensional, making

buildings that are good to be in; rather than the two-dimensional – those which photograph well.

'We all feel very strongly about that', says Hasan. 'I think [conservation] is being pushed to one side. The more important buildings, the iconic buildings, of course, are not. Yet the bulk of the fabric which constitutes the city is something that is loved when it is restored and redone, but it is always a problem during.'

Developers always see listed buildings as 'an issue' but the value that they add is always much appreciated, Hasan adds. One such is Sir Stuart Lipton, a 'thinking developer' and big fan of the practice, its design ability and expertise on buildings and areas. 'They have





© Timothy Soar

absolute forensic knowledge of not only older buildings but more modern ones too, and the context of old and new, which I think is often the issue’, says Lipton. ‘They give very open and honest advice, advice which is unbiased, independent, and they do a very thorough job.’ Lipton, who has been working with the firm for some 15 years, says they have an ability to find information about buildings and are, incidentally, very nice to deal with. ‘They are for architecture. They are for quality, and they are not in any way restricted on style.’

**‘They are for quality, and are not in any way restricted on style’**  
Sir Stuart Lipton

There are other restrictions, however. When Donald Insall Associates was working on Regent Street, ‘enabling’ the buildings along it, the process was a difficult one, partially because procurement of projects doesn’t happen the way it once did. Traditionally, the architect and contractor would work together, but many of the larger projects have gone to design and build, meaning the builder is in charge rather than the client or the architect. ‘And that is a problem because it is a craft’, says Hasan. ‘It needs time and careful thinking’, she adds, but is more often than not now about the cost. The responsibility has also been shifted more and more towards the developer, so guarantees become more important. No contractor would keep an old, perfectly good sash window, says Hasan, because their window supplier can guarantee a new one for 20 years. And this exemplifies one of the other big issues close to the practice’s and Hasan’s heart – embedded energy. Slow-grown pine used by the Edwardians in their



Modern intervention –  
the new atrium at SOAS,  
Senate House

windows, for example, is a much better material than the fast-grown that would be in that replica. And these are the issues that practices such as DIA are constantly fighting against.

If this sounds like they’re moaning and bleating, they are not. It’s just that heritage is at risk if it is not considered properly. Hasan’s colleague Hannah Parham, director of Historic Building Consultancy at the firm, describes herself as being ‘optimistic and positive’ because some of DIA’s beliefs are now gaining common currency. Partly this is because of the environmental and sustainability agenda, but also because of aesthetic considerations – the more ‘varied’, ‘ad hoc’ and ‘textured’ spaces people like to inhabit are encouraging conservation. But the industry and regulatory system was set up in a different time when a more sophisticated approach wasn’t necessarily taken. ‘The philosophy and practice of architecture is doing one thing and the way that stuff is manufactured and procured in the real world is doing another.’ The two were together far more in the 19th and early 20th centuries, when there was an aesthetic that was ‘medievalising’, ‘Gothic’ and rich, with a manufacturing and industry base to support it. ‘Heritage has become very rarefied’ since then, Parham contests, ‘very expensive; just for rich areas and clients, whereas in fact it should be much more democratic than that, because its value is held across society.’

Vocational training is also an issue. When the firm worked on the five-year Windsor Castle restoration following its fire 25 years ago, the project was large enough to allow training people and craftspeople to some extent ‘subsidise’ the job because they viewed it as a learning tool. Some of the younger ones then came back and worked on the Regent Palace Hotel (Quadrant 3) and at the Café Royal. The training mechanism is thus dependent on large conservation projects rather than traditional vocational training. ‘The whole industry of heritage is much wider than just conserving old buildings; it’s conserving traditions,

and knowledge’, says Hasan. The positive spin, says Parham, is that they are passionate about the human quality – people making things – that architecture can bring to a community. Not that they prioritise handmade over machine made, but DIA is keen that something of the grain and care people brought to buildings is transferred to the modern age.

Some contemporary architects have this zeal, such as Dixon Jones at the Regent’s Palace Hotel where fence repair and new construction were viewed as the same craft. There is also a ‘fashion’ for much of what DIA does, including exposed brick and crumbling columns. But quite often a developer adopts a shell and core approach where a historic building is stripped, only for a new interior designer to come in and ‘re-historicise’ with a warehouse or Victorian aesthetic. This is absurd and wasteful, says Parham, and counter to the firm’s ethos.

Some of the best jobs DIA has worked on are those where you can’t necessarily see what they have done. Projects such as Café Royal or Quadrant 3 – including Brasserie Zédel, for instance. But it also ‘enabled’ Sheppard Robson to do the Apple Store on Regent Street, within a wider estate scheme it considers an archetypal DIA project because it looked at the heritage of a set piece and had different, pragmatic solutions for each building.

Many developers talk of heritage in a way in which their scheme can be distinguished by the buildings they inherit – such as at Silvertown with the Millennium Mills building. Sir Stuart Lipton, says Hasan, is an exception to the general rule of developers in that he understands about the importance of heritage, although the Great Estates are also enlightened over keeping hold of their stock.

Sir Donald Insall founded the firm in 1958 with Peter Locke at a time when there was a need for conservation to be put on the map. It was postwar, buildings were being pulled down and there was a different approach in

society of ‘new everything’, says Hasan. But the great thing about London is that its buildings are not ‘ossified’ or ‘put in aspic’ as the hackneyed phrase goes, changing depending on what the use is. ‘If a building doesn’t live, then it doesn’t exist’, she says. Insall’s philosophy was that buildings are organisms like a human body which, if cared for well, are able to adapt to different circumstances. It is almost Darwinian, says Parham. Today, there are very few contemporary architects the growing practice – 120 across the country in seven offices – does not work with, appreciating DIA’s ability in assessing what can be kept and removed in the name of progress.

‘That is our skill’, says Hasan. ‘We understand buildings. We understand aesthetics.’ Indeed Conservation Areas emerged out of studies on historic towns such as Chester that Insall carried out, spearheading their inauguration through an act in 1967. Bath was another key case study, where listed buildings were being saved but other historic elements such as stables and mews and working-class housing were being demolished because they weren’t individually listed.

Really the whole country should be a conservation area, adds Parham, not because it should not be changed, but

**‘Heritage is part of our memory; it is part of our city’**

because the care that goes into them and considering a new building there should be the same everywhere. ‘Chronology is not necessarily a value judgement’, adds Hasan. ‘Heritage is part of our memory; it is part of our city. And if you lose it you can’t really recreate it.’

Hasan studied at the Architectural Association when Zaha Hadid was teaching alongside Rem Koolhaas and others such as Léon Krier and Nigel Coates. It was a very buzzy, contemporary kind of architecture. But Hasan, who left Pakistan as a child, was always interested in old buildings and wrote a thesis on pre-Islamic





© Morley von Sternberg



Going up in the world – the stair at Cafe Royal



John Nash's Regent Street, updated for 21st century



© Morley von Sternberg



Portrait gallery – the team includes 40 architects, and as many technical staff



© Damian Griffiths

architecture. The state of heritage in the country is ‘beyond difficult’, she says, having survived only through neglect. Looking at 14th-century buildings made her want to save them so she joined a conservation practice, and after marrying an Indian it was never an option to return to Pakistan, she laughs. ‘This is our colonial heritage, we said, so we stayed.’

Today the practice is working on the restoration and refurbishment of the Palace of Westminster but is sworn to secrecy on it (even though the extent of the works or decamp is not yet established but will be debated in the House of Commons on 11 January). The Great Estates are big users of its advice in particular, with conservation plans and portfolio assessments advising on which buildings have potential.

Insall himself remains a consultant, a very rigorous editor, promoter and ‘fantastic man’ who at 91 is still very much on the ball. ‘To conservation he was what the Smithsons were to ideas about social housing’, Parham says. Parham’s own background is as a listings

inspector at the then English Heritage, having trained as a historian. But really it stemmed from being surrounded by old buildings in her youth in the Yorkshire Dales. While she says she was too junior to have been ‘leant on’ by central government on listing issues, she believes it went on. Buildings like Robin Hood Gardens, adds Hasan, could have prospered had more effort been made on maintenance, and the industry should make a massive shift of development into preservation mode simply because of resource issues, says Parham. ‘There should be a presumption in favour of retaining everything because of the embodied energy it represents, unless it is so energy inefficient and the way it can be replaced is sustainable itself ... I just think that should be a straightforward principle.’

Local authorities are unevenly governed and economics mean conservation officers will be lost, and as the skills are lost it will be a different world, Hasan adds. She doesn’t want to be pessimistic, but conservation is still too often cast as that barrier to change.

‘It’s fusty old people, men in tweed, looking worried about all these young people, and I hope that the practice doesn’t give that image across any more’, says Parham. ‘I don’t think it ever did, but there’s a tendency for conservation to be dominated by bearded men.’ It’s also white, adds Hasan, but DIA is ethnically mixed, with gender figures more balanced than the rest, and most in their 30s. The last batch of retirees had been with the firm for 40 or 50 years, a ‘cadre’ replaced by younger, fresher people who’ve risen up the practice. ‘They’re impossible to keep under control’, laughs Hasan. ‘They’re a bunch of anarchists, but it’s good. We’re a very educated bunch of people.’

Ultimately, good design is not about collecting trophy names, or like buying a painting by a famous painter says Hasan. ‘Architecture is not always like that’, she says. ‘It’s about good design, not just a fancy statement.’ And the ambition for Donald Insall Architects? ‘To do more, and to enable the city to regenerate without losing its memory. And to enable buildings to live.’ ●



# LONDON'S TOWNS SPECIAL

The NLA's latest insight study on London's Towns unveiled their crucial role in reshaping the capital. The following are highlights of the story so far...

66%

By 2050, that's how many of us will live in urban areas. In partnership with visionary clients, we're turning challenge into opportunity, and fusing diverse disciplines to create smarter, more competitive cities.

**aecom.com**

World Urbanization Prospects, 2014, UN DESA's Population Division

London's towns must put the best possible design standards at the top of their agendas if the capital's steep rise in population can be successfully accommodated and the city be allowed to flourish.

That was the view of TfL's director of property development Lester Hampson as he opened the NLA exhibition *London's Towns: shaping the polycentric city*.

'It's so important that, as London goes through probably the largest housing surge since the Second World War, we have an absolute responsibility to ensure that we create an outstanding architectural legacy', he said. 'That is a challenge that we must all rise to.'

The projected population rise to 11 million by 2050 represents a serious challenge, said Hampson, not least in

preserving the individual character of each of London's towns while allowing them to stay connected at the same time. But TfL will itself make a 'material difference' to London's housing challenge with its pledge to build 10,000 new homes by 2021. Last year TfL brought through 1,000 homes to market at 50 per cent affordable housing – this year that figure will be 3,000 at the same ratio. But it is also interested in the polycentric city because much of London's growth will come in its outer areas. Because of this interest, it was keen to support the idea of a charrette, which it undertook alongside NLA looking into the potential of station sites across London in supporting growth – exploring conceptual design responses to unlocking such complex sites. What impressed Hampson and

gave him confidence that London might rise to the challenges was the energy and creativity that came out of that charrette process, across a wide range of interdisciplinary teams. 'They produced, I think, something quite outstanding', said Hampson.

The exhibition explores the key role that town centres are playing in accommodating London's population growth, and showcases the results from NLA's latest Insight Study – showing how they are being reshaped to provide not only great places to live, but also to work, to serve the needs of local communities while supporting London as a whole. To ensure good growth the study makes a number of recommendations, including the need for more orbital links in public transport, so that people do not have



←  
We'll build 10,000 homes by 2021, pledges TfL's Lester Hampson



to travel in and out of the centre, and better use of local character as the foundation for new development.

The exhibition also features developments, ideas and initiatives currently under way across outer London – from masterplans, mixed-use buildings, workspaces and public realm improvements, to retail, leisure and community interventions.

London's Towns – the polycentric city

NLA's Insight Study on London's Towns examines the future of the capital's outer urban centres, exploring the next wave of development taking shape and looking ahead to how the capital could be strengthened as a truly polycentric city. The Study was conducted over a series of months, with in-depth research, interviews with key experts and industry-focused roundtables, alongside a major design workshop that explored future visions for the development of five public transport hubs in the TfL estate.

The study makes a number of suggestions on what London's towns need in order to ensure 'good growth'. These are:

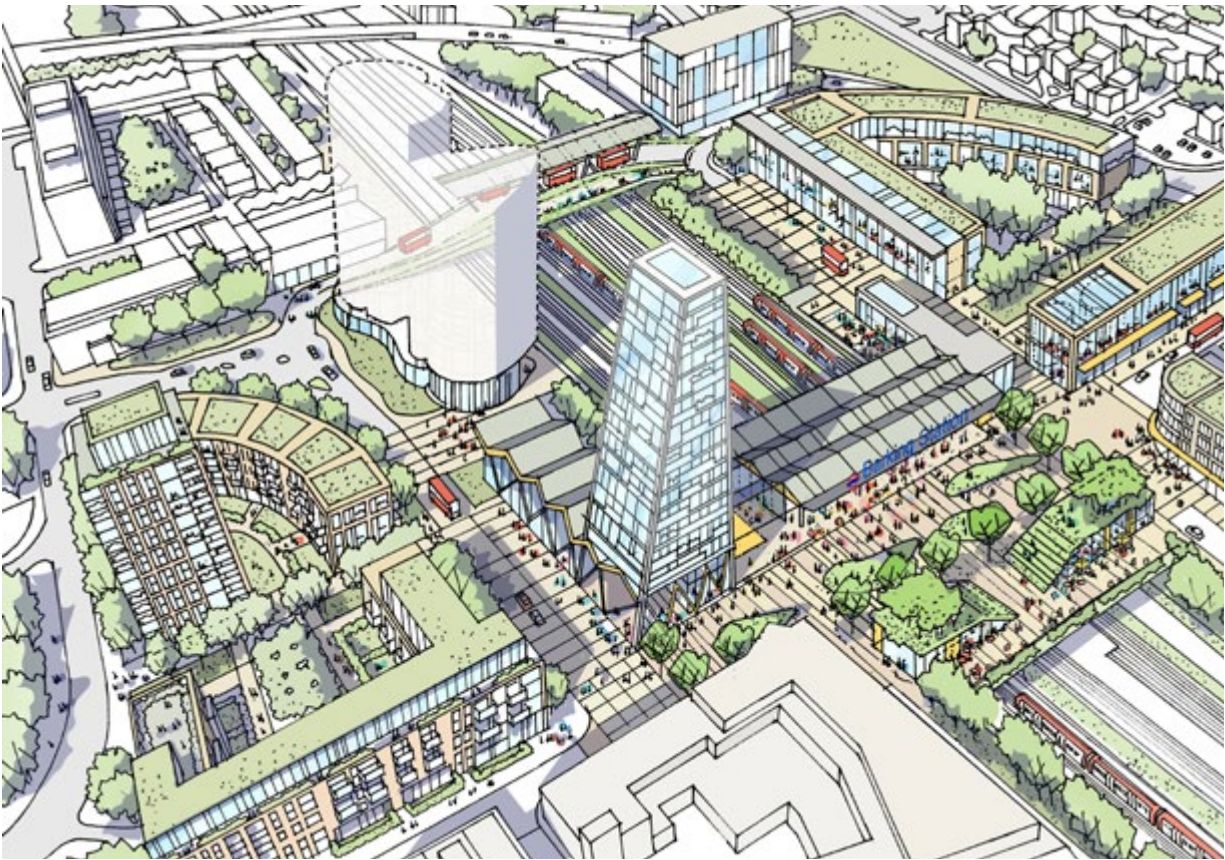
- Better physical and digital connectivity: London's towns have to be highly accessible and connected in multiple ways to all other parts of the city. We need more orbital links in public transport, so that people do not have to travel in and out of the centre, as well as a robust digital and energy infrastructure. Nevertheless, good public transport access to the centre will still be vital as so much business happens there.
- Robust shared visions and plans: a shared and clearly articulated vision, clear decision-making process and coordinated leadership for the town are vital to ensure long-lasting change is successful. This means that policymakers, the industry and the community should work together through considered engagement, communication and collaborative

working from the earliest stages.

- Better use of local character as the foundation for new development: as each place is different, change in London's towns needs to be based on a profound understanding of local character and identity, what the priorities for the community are, and how the town functions socially, economically and culturally at everyday street level.
- Innovative, high-quality mixed development: towns also need to anticipate wider changes to ensure that they remain resilient. A mixture of types of employment, housing, retail and leisure spaces will help to support this. While local uses are important, it is also essential to consider how the town fits into the wider urban context.
- Incremental, phased growth: mixed-use development in urban areas is most successful where it is delivered in multiple phases, so that change is incremental and can be embedded gradually, and where opportunities for temporary and small-scale projects allow the testing out of ideas and concepts.
- Denser development that respects local character: building at higher densities can help make better and more efficient use of constrained and complex sites in town centres. However, this should also be sensitively integrated with the existing context.

**London's Towns: Shaping the polycentric city is part of NLA's Boroughs programme**  
**Programme Champions:** Access Self Storage, Arup, CBRE, Countryside, Genesis, Keepmoat Regeneration and Transport for London  
**Programme Supporters:** Child Graddon Lewis, International Quarter London, MICA, Stitch, Tobermore and WSP

A full copy of the report can be downloaded from the NLA website [newlondonarchitecture.org](http://newlondonarchitecture.org)

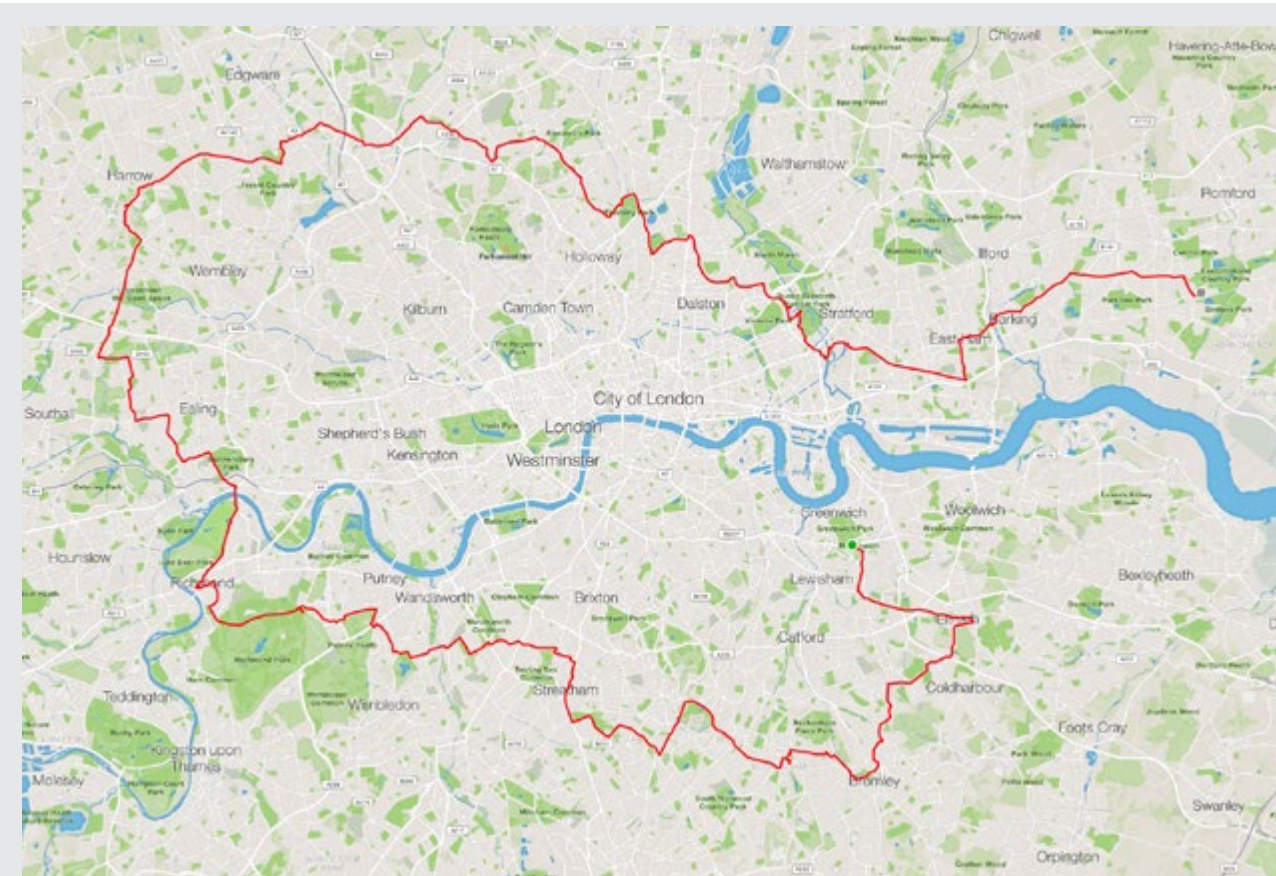


Multi-disciplinary NextGen teams explored future visions for five transport hubs in London, examining new approaches to creating denser, more mixed-use places. Those illustrated above include, clockwise from top left: Turnpike Lane; South Harrow; and Barking Town Centre. Illustrations by Adriette Myburgh

All illustrations © Adriette Myburgh

© Juliana Vasquez





© Mapbox © OpenStreetMap



London by bike

The London's Towns series of events included one particular unusual event – cycling round them. A group of invited riders led by Pitman Tozer's Andy Matthews and including NLA chairman Peter Murray took part in a 10-hour, 118km loop of outer London, exploring development and regeneration across London's Towns.



TfL's strategic planning advisor, commercial development, *Stuart Robinson* on the future for London's outer London station sites and the opportunity they can present to unlocking growth

One of the common themes in planning is a constant striving for integration. Creating a city where everything hangs together as part of a coherent and attractive thread is something planners dream will happen on their watch. So when I was asked to work with TfL's property development team on their portfolio of 270 sites and 5,500 acres, focused around London's public transport network, it was a challenge that I found irresistible! Eight months in, I am still in awe of the opportunity.

Working with the King's Cross team at Argent in the early noughties, we set ourselves a challenge. At a time when the area was synonymous with vice, drugs and crime, how could you persuade people to dwell awhile after they disembarked from the train? How could you change the image of place from one where visitors were frequently mugged, to somewhere they volunteered to part with their cash and enjoyed the experience?

The success of King's Cross has been down to creating a place which is firstly 'clean and safe'. That's what the locals first asked for, but that's only a basic need; a hygiene factor. Now it's so much more than that. As the sliding doors of the Eurostar train open, you marvel at the vastness of the cavernous train shed. You catch the sight of the uniquely elongated champagne bar. You then hear the curious sound of random members of the public playing pianos; the unique juxtaposition of brick, iron and glass, and the market stalls and shops! Looking outside there's a quirky old building, then a long boulevard, a triangular space with a restful fountain surrounded by cool bars ...

This is the sort of placemaking we need to bring into every public transport node, because these will be

the foci of the polycentric city. We need our Tube stations and bus stands to be at the centre of community; even more so as we switch mode from the car. So we must do all we can to make them places where we want to be.

As with King's Cross, we need to think about the whole experience. Placemaking is a holistic exercise because it's the overall experience which affects our perception. Architects have an important part to play but theirs is only one part.

In remodelling stations and developing schemes around them, we need to think seriously about how we create environments which are firstly clean and safe but also provide delight and stimulus. The range and presentation of services at these focal points will be crucial and we have an opportunity to service a new set of lifestyle choices offered to us by the digital age. Even the old railway arches are no longer the provenance of the metal-bashers, but are being given funky new uses.

In developing these new community hubs, we must be constantly aware of the importance of the public realm. The way they integrate into the existing urban fabric, the uses provided around the new civic spaces, need to provide opportunities for serendipitous encounters as well as allowing the important art of people watching.

This is a challenge for TfL as it provides 10 million sq ft of commercial and residential floor space and new homes for 10,000 more households in the next few years. We have to weave the places of tomorrow into the streets of yesteryear. To develop identity, create new destinations and not to forget that in this age where people can be anywhere, can work anywhere, can live anywhere, they want to be *somewhere*. ●

**'We need our Tube stations and bus stands to be at the centre of community; even more so as we switch mode from the car'**



# Ryder

## Everything architecture

www.ryderarchitecture.com  
Newcastle London Glasgow Liverpool Hong Kong Vancouver

Our goal is simple – to improve the quality of the world around us and, in doing so, improve people's lives. An approach embedded in the origins of Ryder which remains a touchstone today.

Everything architecture is based on principles of simplicity, usefulness and elegance. It connects people to places, from the room to the city. It defines a responsibility to society and to the future of our planet. It is embedded as much in the pioneering application of science and technology as in art, and is the foundation for the collective journey from the vision through designing, making and beyond into use. Learning from each project for the benefit of the next.

Everything architecture relies on strong leadership to transcend the professional silos. It requires talented people with a passion for collaborative project working to deliver the best return on investment for our clients.



## GREEN SHOOTS

*Barbara Chesi*, Programme Curator at NLA outlines this year's crucial programme theme for the planet – sustainability

London is a magnet in attracting talents from all over the world. It has a unique cultural offer and thriving nightlife, it is home to the most advanced research and innovation institutions and it is a leading centre for businesses. A growing population, expected to reach over 10 million by 2030, can be seen as a sign of its success. Yet, the challenges to accommodate growth – and at a very fast pace – become even more onerous when environmental pressures on resources and energy demands couple with climate change. What steps are we taking to cut carbon emissions? How can we develop a sustainable use of resources? And how can we move away from fossil fuels? Ultimately, how are we future-proofing our city for a changing climate?

At NLA, we are very excited to launch a new programme this year that focuses on environmental sustainability. It will be a stimulating platform bringing together the built environment community to share knowledge and lessons learnt while championing innovative design solutions to ensure London meets ambitious low-carbon targets. We will start from the works and ideas of architects, engineers, developers, urban planners and local authorities that promote sustainable design, and develop a full series of events throughout the year to discuss what needs to be done and how.

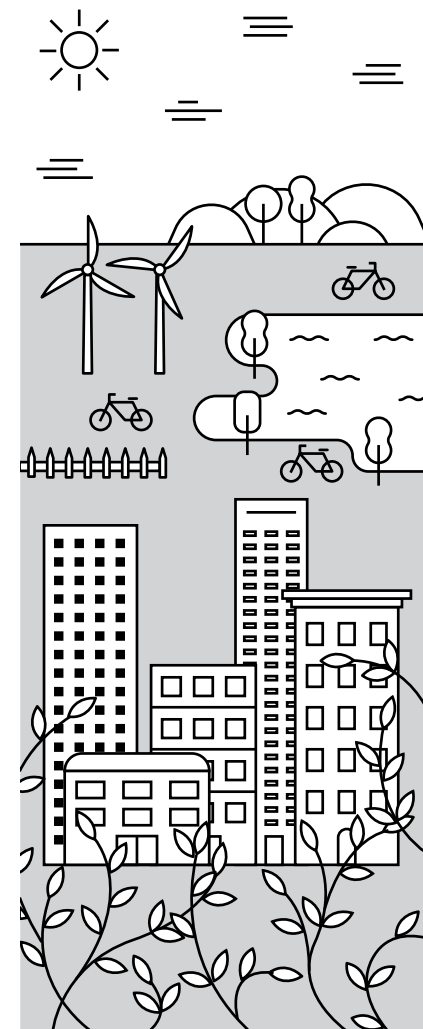
The recent announcements from Sadiq Khan to make London the first National Park City and increase the green cover to 50 per cent seem a step change in recognising the

importance of green infrastructures. But what does it mean in practice when the pressure on land is at its highest? Equally, interventions to reduce the worrying level of air pollution in the capital, such as with the introduction of the T-charge, are proof of the Mayor's commitment to take the issue seriously, but is it enough? When 9,000 Londoners die prematurely every year, as noted by deputy mayor for environment and energy Shirley Rodrigues at an NLA breakfast talk on air quality in January 2017, it seems the work is not yet finished.

In another recent talk at NLA, Alex Lifschutz talked about the need for a 'long-life, loose-fit, low-energy' approach to make sure our building stock will last in the future, with Simon Allford presenting the White Collar Factory as exemplar in being a low-energy, fit-for-the-future building and Simon Sturgis suggesting we start shifting our thinking of energy away from light or heating and more towards materials and embodied energy. Today we're seeing more sustainable methods of construction, certifications (ie, Passivhaus) and standards (ie, BREEAM, WELL Building Standard), but there is still a lot to learn from each other on how different approaches work and how to overcome the cost.

With lots of exciting plans for this year, and many things to talk about, NLA is launching the new Sustainability programme, encouraging discussion and best practice to shape a better, sustainable city. ●

**'Ultimately, how are we future-proofing our city for a changing climate?'**





# SPREADING THE WINGS

Despite being on 'speed dial' for all the major transport projects, Grimshaw is diversifying both geographically and sectorally following 10 years as a partnership. *David Taylor* catches up with London managing partner Mark Middleton

'Trying to do different things in architecture is really difficult – I guess it's like being an actor.'

So says Grimshaw's managing partner Mark Middleton of the typecasting and pigeonholing that faces many practices up and down the land. Try to break into education buildings, and potential clients will want to see your track record in that area. The same is true of health buildings or laboratories, say. But, while no one will shed a tear for a big firm like Grimshaw, says Middleton, it has still been difficult to spread the wings. So it has taken the view that doing smaller, low-cost buildings in places such as Southampton, Bristol, Cambridge and Belfast is a way to prove itself in workplace and other areas, break into new markets and get some time with the Derwents of this world. And it appears to be paying off.

For a practice of its worldwide reach, impact and quality, Grimshaw doesn't shout about what it does, but what it does is without question changing cities around the globe. And, the firm is keen to point out, this is a broad church, not just aviation, metro and rail design – although that is a deep area of expertise that will be most visible soon in London across the entire Crossrail network, wholesale revitalisation of London Bridge and an eye-opening idea for Heathrow.

I met up with Mark Middleton, managing partner of the firm's London office, one of 17 partners around the world bringing a new 'international dimension to the firm', including founder Sir Nicholas Grimshaw. Middleton flashes up an image of the group during a portfolio run-through and is prepared for the observation that there is only one woman, saying that the practice as a whole is around 50:50, around 30 per cent of senior leaders outside the ownership of the company are female and it is working on gender mix as an issue that won't be solved overnight. It is 10 years since the firm moved to becoming a partnership, so a good time to see how it moves on.

'We all have equal votes, equal say, and we try and work as a network of partners', Middleton says.

The firm was once associated with High-Tech, which Middleton describes as more of an analytical approach from which the design emerges. 'We don't like to do handbag architecture', he says, 'those ones where clients just want to see five or six things and then say: "that's the one I'll have"'. We like to have a dialogue with our clients and work within constraints and try and come up with something unusual.' This has led to complicated projects like transport networks, but there is a broad range from arts to sports and the practice makes a conscious effort to mix the scale of projects it works on. That way they don't fall off the radar once the really big schemes like London Bridge reach completion.

Middleton joined in 1996, since when its growth to around 500 staff has been fuelled by international practice

## 'We don't like to do handbag architecture'

– opening offices around the world including in the US and Australia – with 200 staff in Sydney a particular focus of quick growth, predominantly because of a realisation that light rail is needed to curb too much of a car-based culture. But it is also doing a lot of commercial and educational projects in Melbourne and Sydney. It has a very clear succession plan based on what Nick Grimshaw calls the 'naked in, naked out' idea – finding the best architects regardless of whether they could 'pay in' to the firm. And it is clearly paying off – the firm's turnover is £50m a year at present but Middleton expects that to get up to £75m inside three years. That is not to say it has a target-setting culture, because that affects the kind of projects it might take. 'We just try and win the best projects we can and then the net revenue and profit and the staff numbers increase as a consequence. I'm sure that breaks every business plan in





Dulwich College  
Laboratory's James  
Caird Hall



Solid platform –  
London Bridge



Housing for the  
future? Grimshaw's  
modular solution



Inside/outside at  
Heathrow Airport

the world, but it's working for us. We're kind of insatiable in our pursuit of new opportunities and meeting some great clients around the world.'

Grimshaw has been at the forefront of forging good relationships with the best engineers – the Arups and the Motts – because they get called first for the transport projects and then clients realise later that they need architects. But many make the mistake of pushing architecture 'with a hard A' too quickly, too early in this process, Middleton believes.

London Bridge, a project that has been going on for the last five years but always remained open 'like a puzzle with one piece missing', is about releasing capacity. The station had nine terminating and six through-tracks, and Grimshaw has helped to make that six terminating and nine through, cutting a 75m-wide space like a 'giant cheesewire' through the brickwork, putting the concourse in the middle of the station and loading either side equally, rather than at one end. The daylit concourse now has retail and connections through to the Underground, using humanising timber rather than the usual grey sterile treatment some architects are fond of. 'It will be one of the nicest under-track spaces', says Middleton. 'Typologically this is very different for London.' On the exterior on Tooley Street, Grimshaw has used precast and brick panels.

On HS2 it has won the project at Manchester Airport and Manchester Piccadilly, drawing on projects like Reading station. But at Crossrail, Grimshaw's work will be very visible at an earlier stage for Londoners. From the ticket halls down, the practice has designed all of the platforms in all of the central area stations. For this, they devised a new cladding system working with tunnelling engineers to round off corners for better sight-lines and people flow. It has also designed all of the signage and wayfinding totems, and this will add to the feeling of a 'brand' for the Elizabeth line rather than the different characters of the Jubilee line, for example. The practice has devised a full mock-up in Leighton Buzzard

and has designed seating, roundels and information systems too, utilising its in-house industrial design team (which has also designed a table for a casino, for example). It has worked too on the Northern line extension and an oversite development for 250 homes above Nine Elms.

Then there is aviation. Wednesday in the London office is 'Heathrow day', says Middleton – the firm is looking at the entire airport, how the third runway might be served, and how an expanded T5 might work. Although the project is politically 'at risk', the need is there, says Middleton. But one of the eye-catching things in Grimshaw's work is on a 'third space' idea for the airport. This envisages using a cost-effective ETFE system to create a kind of inside/outside space, with baggage reclaim 'outside' and the potential to decentralise airport processing elements, making them more interactive and 'greened', with hotels, offices and so on adding up to more of a 'community'.

But beyond transport it is working in Istanbul after winning a competition to design the Koç Contemporary gallery, a building that is almost bigger below ground than it is above, and is currently on site, designed from the London office by Kirsten Lees. It is making further forays into sport with schemes like the Curragh Racecourse in Ireland, featuring a soaring, vertiginous linear cantilevered roof, while in rugby Grimshaw is working with Newenham Mulligan at Leinster in Dublin and following another competition win at Bath Rugby club. Bath has not been a wholly happy hunting ground for Grimshaw with the initial 'chequered' birth of its Bath Spa project. But, says Middleton, 'the stink has fallen off it', people enjoy the facilities, and the rugby job shows there is no stigma.

Further evidence of the breadth of Grimshaw's work comes in the form of the Oman Botanic Garden just outside Muscat – two showcase desert habitats in biomes for the Sultan that will aim to attract tourists and local families for a day out. It starts on site next year on

a two-year build and is unconnected to Grimshaw's work to extend the Eden Project concept on sites in China. Back in England, Grimshaw was 'surprised' to win an interiors job – going back to that pigeonholing idea again – for the Yoox Net-A-Porter technology centre in west London near to the Westfield shopping centre. The project emerged out of what Sir Nicholas Grimshaw brands 'deep discussions' with the charismatic Federico Marchetti, a client they felt champions quality design. The scheme features an 'arbour' and concentrates on new ways of working including a 'town square', and the practice's Plexal project at Here East came off the back of that. It is also refurbishing some of its own early buildings, including Herman Miller in Chippenham, which it is turning into a school of design, in line with Nick Grimshaw's firm belief in flexible space.

In housing it is working with SAM Architects, manufacturer Tufeco and the Carbon Free Group on a building panel made of recycled glass whose fire resistance will be of interest in post-Grenfell construction. It has set up a company called Atelio to use this in modular low-cost mass housing up to three storeys.

But in London, a busy office of around 235 staff, over 50 per cent of its revenue is still from transport projects. 'We are on speed dial for all the major projects', says Middleton. 'That's great, but people go: 'oh, you only do that', and that just isn't the case.' The other offices don't suffer quite this way – New York does a lot of higher education and is seen as a 'bijou design practice' rather than an established 'behemoth'. So, that is one of the advantages of international practice, to provide all these other opportunities, hence the network of partners.

Middleton likes to think Grimshaw is now in the kind of place where being considered by, say, Derwent to do the White Collar Factory is not out of the question given its ability to analyse the issues. Higher education had also been an issue because of a prevailing, perhaps risk-averse culture. 'It's: "how many





Grimshaw's directors – the next job is greater gender equality

libraries have you done?” Because the world is run by procurement. “How many health centres have you done?” “Well, I haven’t done any, but I’ve got a different idea about it.” Happily, the firm is successful in this world with its work at Dulwich College and for Lloyd’s Register of Shipping and the University at Boldrewood in Southampton.

“This practice has been built on ingenuity”, says Middleton. ‘Nick always had a slightly different way of looking at something, and that’s what we always say. Is there a slightly different way of looking at this? Where’s the extra value?’

Grimshaw’s own recently refitted London office in Clerkenwell is a busy hub, complete with a cushioned-stair that doubles as a place for presentations and events. It was ‘an early adopter’ having been in the area for 10 years now after being in Fitzroy Square, and has just signed a new lease. It is a ‘quirky’ space, mostly below ground, and is the practice’s ‘spiritual home’ because Nick is based in London three days a week helping design reviews. Nick is sage-like, very knowledgeable, approachable, generous with his time, and connected, says Middleton. ‘He’s very into the practice and its ethos.’ However, succession as an issue, Middleton believes, is something they have absolutely ‘nailed’, with the brand being the important thing, above any pretence that a named top individual

does everything. One time, Middleton laughs, he offered to introduce a client to Grimshaw, only for them to say they thought he was a mythical figure ‘like Walt Disney’. But Nick provided the general enduring ethos: ‘you analyse, you look at a problem logically; you’re practical; you work with what you’ve got and you try to be ingenious. It’s beyond style’. There is, however, a crisp, engineering backbone with an honesty about it, rather than the ‘hand-wringing’ Modernist Presbyterianism, as Middleton calls it.

The studio is tight – Middleton is glad for those that are working on site at London Bridge and in Mott’s office in Croydon for the Northern line extension. The Australian part of its business – Melbourne and Sydney – has grown significantly, the latter having moved into a building it designed, with flexible space to play host for things like university courses. Melbourne work includes a 42-storey building called Olderfleet House for Mirvac that came about through Grimshaw persuading the client to look at different schemes presented by all of its separate offices, rather than go to an open international competition. The advantage of that was twofold, says Middleton: you get an honest presentation, and you own the IP on each one of the designs, meaning you could mix and match elements from, say, New York and London. ‘If

you’ve got Herzog & de Meuron and Grimshaw you can’t do that’, says Middleton. From four schemes the resulting design for the spec offices is more London, a bit of Sydney and a bit of New York; not so much the Melbourne option. The practice has also won a 17-storey vertical school project in Parramatta in Sydney; New York is designing the sustainability pavilion in Dubai for the Expo in 2020; then there is the masterplan for JFK Airport with some of the London team going over to add their aviation expertise following their ‘quart out of a pint pot’ work at Heathrow. That’s to add to a new recital hall in Miami and massive engineering campus in Arizona. Busy.

Middleton’s own position as managing partner is, like the others, an elected role and he is coming to the end of his second three-year term, after which a further vote will be held for the new man or woman. This is a good system, says Middleton, because it means you can still carry on doing architecture rather than getting sidelined by management.

‘We’ve all come through the finishing school with Nick and we’ve all worked with him. He trusts us.’ To prove the point Middleton points to 38 films the practice has now completed on its website, using Middleton’s MA in film after he persuaded Sir Nick to show its ethos through its buildings, against the stereotype of empty buildings and ‘archibollocks’ used to describe it. ‘We wanted real people, real users to talk about it, our clients would talk about it and people would make up their minds about it.’ The filmmaker they used said that all the same descriptors came up across the firm, underlining that there was a shared ethos that they all believed in.

Next, says Middleton, it is time to be a bit more vocal about the work that they do and become more ‘present’ in the London scene. ‘We want to stay at the top of our game’, he says. ‘We want to get shortlisted for the Stirling Prize; we want to do those projects – do a Maggie’s Centre, not just do the big projects but the smaller ones as well. We’re slowly changing our nature.’ ●

# 20 YEARS SUPPLYING AND INSPIRING DEVELOPERS, ARCHITECTS AND INTERIOR DESIGNERS



Dollar Bay Penthouse - Mount Anvil design by Suna Interior Design

Premier Contract Supplies is the largest independent bathroom supplier in the UK, known for its bespoke service that starts with design and specification and continues right up to delivery on site. Supported by the most renowned brands in Europe, Premier Contract Supplies can offer the right solutions to contracts projects.

*‘They assist with the initial product selection, budget control and technical support, which is invaluable to allow us to respond to all our client’s requirements. I have worked with PCS for many years on a variety of high profile residential developments and look forward to continuing to collaborate with them in the future.’* (Helen Fewster - Director of Suna Interior Design).



[www.premiercontractsupplies.co.uk](http://www.premiercontractsupplies.co.uk)  
[sales@premiercontractsupplies.co.uk](mailto:sales@premiercontractsupplies.co.uk)

FARNBOROUGH | SEVENOAKS | BRIGHTON | BRISTOL | ST. HELENS | BURY ST. EDMUNDS | DUNFERMLINE



# DELIVERING FOR BARNET

Deputy chief executive at Barnet Council, *Cath Shaw* outlines the authority’s approach to delivering growth at scale in outer London

Delivering for Barnet is a programme of regeneration and development that explodes two popular myths about housing growth in London: that ‘outer London isn’t delivering’, and that ‘east London is where the opportunities are’. The programme will see 27,000 new homes built and provide the investment needed to create thriving communities. We have already delivered more than 6,000 of these homes in award-winning schemes including Dollis Valley, West Hendon, Mill Hill East, Stonegrove, and Colindale, with a further 14,000 in the pipeline. A joint venture with Argent Related will deliver around 7,000 new homes in a new town centre at Brent Cross.

Our regeneration team facilitates the physical delivery of the larger projects through direct liaison with private developers, supporting them to deliver schemes. The team is part of Re (Regional Enterprise), a joint venture between Barnet and Capita plc, who provide the service on the council’s behalf.

We all know that communities need well-designed and integrated infrastructure and facilities to thrive. The programme to date has already delivered a new college, schools, community spaces, libraries, transport improvements (for pedestrians, cyclists and drivers) and green space enhancements; with much more still to come.

We’re also helping to create thousands of new jobs, as many as 30,000 during the regeneration programme and beyond, and doing

more to support residents to access employment and skills training, getting more local people into work.

Our most high-profile project, Brent Cross Cricklewood, will see one of Europe’s largest regeneration schemes delivered over the next few years. The redevelopment and expansion of the iconic Brent Cross Shopping Centre will deliver critical infrastructure to support a new town centre. Our approach revolves around creating a great place for people of all ages, which will include

**‘The Delivering for Barnet programme shows that outer London can continue to play a major role in meeting London’s housing challenge’**

substantial residential and office space south of the North Circular and an additional Thameslink station, connecting the area to St Pancras in less than 15 minutes.

Colindale will see sustainable housing growth and a new neighbourhood centre with major infrastructure improvements: a newly built college campus, community health facilities, replacement library, Tube station, community centre, high quality public open space and new council offices.

Moving forward, we want to involve local communities more fully in the design of new places. A good example is our innovative

and collaborative approach to the regeneration of the Fosters Estates in Hendon. Here, a community co-design model involved us in developing the masterplan alongside estate residents, neighbours and local community stakeholders. Existing homes will be retained as far as possible and currently underused land will be optimised to develop additional units.

The programme reaches almost every corner of the borough with numerous smaller infill schemes delivered by our trading company, The Barnet Group.

Growth and regeneration also creates opportunities for us as a council. As the funding that councils receive from central government reduces to zero over the next few years, we will become reliant on revenue generated locally. Delivering for Barnet will support the move to financial sustainability by maximising local sources of revenue, including council tax and business rates. These will generate £17 million of additional income annually for the council by 2020 and one-off income of £55 million from capital receipts.

Barnet already has the largest population of any London borough. The Delivering for Barnet programme shows that outer London can continue to play a major role in meeting London’s housing challenge. It will create better places to live and work while focusing on protecting and enhancing the things our residents love about the borough for future generations. ●



Barnet Council’s new Colindale HQ



Beaufort Park in Colindale, where 2000 homes have been delivered



Brent Cross Cricklewood





# POWERING AHEAD

*David Taylor* gets an update on the Battersea Power Station development, marking the first in a new series looking at major, long-programme schemes that are traditionally viewed at the outset and on completion, but with little in between.



ARCHITECTURE  
URBAN DESIGN  
LANDSCAPE  
INTERIORS  
ENVIRONMENT

London  
Sheffield  
Manchester  
Cardiff  
Glasgow  
Belfast  
Plymouth  
Dubai  
Abu Dhabi  
Johannesburg

[www.hlmarchitects.com](http://www.hlmarchitects.com)  
[london@hlmarchitects.com](mailto:london@hlmarchitects.com)



After all the promises, Battersea Power Station is now delivering. And it has a critical mass of items already complete that it can begin to shout about.

Rob Tincknell, Battersea Power Station Development Company chief executive, is bullish about what has been achieved so far in the £8 billion redevelopment, certainly in comparison with the decades of failed ventures such as John Broome’s theme park or Chelsea FC’s stalled plans to build a new stadium in the station’s capacious confines. In fact, he points out, there are now three books that have been written about things that have not happened at Battersea. Backed by the Malaysian SP Setia and Sime Darby, the group has already built two significant schemes in the Circus West Village residential blocks by Simpson Haugh and RIBA Stirling Prize winner dRMM, each served by a ‘rammed’ communal residents’ club (essentially the ‘village pub’, says Tincknell) open to every resident and overlooking the river in prime space. Alongside it sits a line of restaurants including Wright Brothers, a Battersea Power Station memorabilia shop and a general store that Tincknell invited a local retailer to launch.

The general attitude to retail and food and beverage is towards independents like Copenhagen pizza joint Mother, and away from chains. And, crucially for the footfall across the entire site and its credibility, BPSDC got Apple to sign on the dotted line in the station itself, being honed by Wilkinson Eyre, with the American Embassy completing the US enclave further up the Nine Elms opportunity area. ‘I think it has been fundamental to underpin the project as a commercial location, as a place to work’, Tincknell says of the Apple deal. ‘Bringing in the largest and most powerful company in the world really does underpin that entire section of the project. I think it’s a perfect blend of uses, and we’re thrilled that they chose Battersea Power Station ... It was a big announcement. It was great.’ Retail leasing on around 90 shops inside will start in the new year.

Wilkinson Eyre’s founding director Jim Eyre says his practice has had 30 people working on Battersea for the last four years. Work under way includes raising the ground level around the whole building, and the practice’s work extends to everything within the envelope as a base build. Inside will include leisure likely to involve cinema screens, an event space for more than 1,000 people, residential, office space and Apple’s own office space, which will be fitted out by Foster + Partners for its move in 2021.

But one of the great complexities of the scheme is its multi-use nature, Eyre adds, with the need for lobbies and services passing through the different uses. ‘It’s a very, very complicated building’, he says. Inside the turbine hall it will be a ‘light touch’, introducing walkways, shopfronts, stairs and the occasional escalator, to try to avoid the sense of a conventional

**‘We’re spending £1.2 million a day inside the power station. It is absolutely motoring.’**

shopping centre, and a ‘slight industrial aesthetic’ including on the balustrading. The practice is exposing brickwork and ceilings and introducing sun tubes in place of ceiling vents in the other, much more spartan turbine hall, and a glass box as a VIP area into the events space. ‘In a way, the power station is like a small town centre’, Eyre adds, in a city with few examples of a full mix of uses. ‘They are going to be extraordinary spaces, unlike anything else in London. You could imagine that you could live in this building and never have to leave it.’

Phase One at Battersea is nigh on complete after all the pledges that the developers enshrined in documents like the Placebook.

‘That’s now changed from being on paper into reality’, says Tincknell. ‘And you can actually see it and feel it now.’

He tells a story of one of the female residents in her early 60s having planted

a kiss on Tincknell’s cheek for the fact that she has met more people in the last four months on site than she did in the last 10 years living in London. This, and a 75-strong WhatsApp group of young residents, Tincknell says, is testament to the kind of ‘place’ they hope they have created, with the BPSDC as long-term custodians of a ‘genuine community’. ‘They are having an absolute ball’, says Tincknell. ‘That’s what it’s all about, and we have to bring people down and show people all about it.’

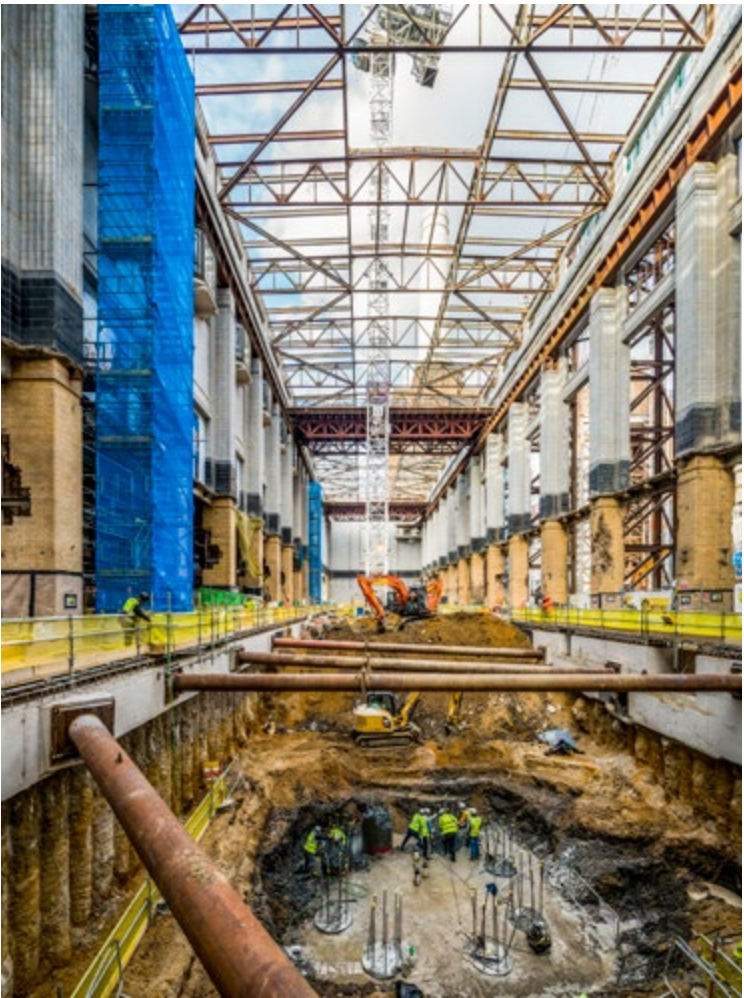
On the day Tincknell showed NLQ round, there were 1,700 workers on site, busy preparing inside the station’s now roofless void. ‘We’re spending £1.2 million a day inside the power station’, he says. ‘It is absolutely motoring.’ The developers have completed work on the chimney restoration, overseen by Historic England, silencing some of the doubters who felt they would never return. The chimneys, after all, are the brand of Battersea Power Station and more valuable than the cost of replacing them. One of them will include a lift inside to zip paying customers to the peak, from where they will get a good view of the capital, assuming the chimney’s tapering forms (9m at bottom, 7m at the top) present no obstacle to the engineers. This element is on track for opening in 2021, potentially as a rentable space. And in front of the station, work is ongoing on a district energy centre – the biggest in London – all buried beneath the park and involving ‘massive, massive civils’.

Despite holding a huge number of consultation sessions, creating a ‘Placebook’ full of pledges and even their own employment services business, BASE, which is a model the government is keeping an eye on for possible replication on Heathrow Airport and HS2, Tincknell feels they are in a bit of a bubble when it comes to telling London what is going on. ‘We are revving it up again because we’ve now got something to show’, he says. ‘It’s there; it’s not a joke. We’ve done everything we said we would do and significantly more.’

↓  
Brand new – one of the restored chimneys



→  
Men at work – one of the two turbine halls under construction



←  
Night vision – Battersea after dark





Making a place: how the Battersea Power Station Development will look

The developers have not had an easy ride, however. Unfavourable headlines greeted the announcement that there would be no affordable housing provision, but Tincknell is clear that now 386 dual-aspect units are being brought forward to designs by Patel Taylor after deferring the delivery of some of the affordable housing until financial returns improved. ‘Something had to give’, he says, or else the financial sums would not have added up and work would have ground to a halt. ‘We’re going to do our very best to put them back in’.

The public realm will be blessed with sculpture in 26 locations, which will make it the biggest sculpture park in London, done in association with the Cass Sculpture Foundation.

On construction, large-scale design and build contracts proved impossible,

says Tincknell, forcing the developers to change the procurement methodology of Phases Two and Three – representing a considerable task of changing halfway through a total of 3.5 million sq ft of construction at £2.4 billion of cost. ‘Which is not ideal’, smiles Tincknell. ‘But we’ve done it really well and the team has done an amazing job’, with Mace doing Phase Two and Sir Robert McAlpine working on Phase Three. The next phases will include the residential created in Phase Three by Foster + Partners to the rear of the station, opposite another by Gehry Partners, the latter of which Tincknell says was hired after he and his team were impressed by the low churn rate in a rental scheme Gehry designed in New York at 8 Spruce Street. ‘It has the lowest turnover of any rental building

in New York’, he says. ‘The reason for that is not because it is cheap, because it isn’t. The reason is that people are very proud about living there, and it’s a great community they’ve created in there – that they’re proud of living in a Frank Gehry building.’

Back in London, the developers are looking at creating office space over a working wharf on the site, rather than residential, with conceptual designs by Rafael Viñoly. The next ‘massive’ milestone for Battersea is 2020 when the power station and the Tube open (tunnelling is complete for the latter). ‘And we’re on track for that’, says Tincknell, with an eye to the future for this rapidly changing area of London. ‘We’re creating long-term investment in Battersea Power Station, long-term value, and long-term success.’ ●

# lan(d)skeip

land, meaning home  
territory, or a place where  
people belong  
scape, meaning to create

Landscape is about how people and place belong together, and about how each has shaped the other.

What does this mean for planners and designers?

Masterplanning is a social endeavour. If you lead with the landscape, you can create places where lives overlap. It is our best chance to shape a place that works for everyone: a place of common ground.

LDÄ DESIGN

[www.lda-design.co.uk](http://www.lda-design.co.uk)



By combining our bespoke digital design expertise with our industry leading offsite construction experience we collaborate with architects to take our clients further, faster. Our digital design toolkit provides visualisation and insight to empower clients to make informed value decisions.

## COMBINING DIGITAL DESIGN AND OFFSITE CONSTRUCTION (TO CREATE REAL VALUE)

[www.ramboll.co.uk/transforming-industry](http://www.ramboll.co.uk/transforming-industry)

# TIME FOR GREENWICH

Knight Dragon's head of design *Matthew Dearlove* outlines the developer's plans for the Design District on Greenwich Peninsula



The Design District is the next phase in the transformation of Greenwich Peninsula by Knight Dragon, part of its 20-year plan to create a new piece of the city. Made up of purpose-designed workspaces for the creative industries, it will occupy one hectare of land at the heart of the development, in a highly accessible location next to both the O2 and North Greenwich Tube station.

The aim of the Design District is to place creativity right at the heart of the new Peninsula, at the same time as addressing the dire shortage of affordable workspace for creatives in the capital.

As well as being priceless to our way of life, our character, identity and success as a city, the creative industries contribute billions to London's economy, so it is crucial that our makers aren't displaced by the growth of our city. It's a pressing concern within the industry, echoed by the Mayor, by the Culture and Creative Industries Unit within the GLA, and by the Creative Industries Federation.

The Design District will provide a permanent base for more than 1,800 of London's creatives, in custom-built workspace ranging from workshops to artists' studios and flexible desk space. To ensure the initiative answers the call for more affordable workspaces in the capital, rents will average £25



High ideals: The Design District from above





Glazed expression: inside the planned food market

per sq ft and start from £10 per sq ft for workshop space. Crucially the district will offer a permanent base for creative businesses – across design, art, technology, craft, music, food and digital – to trade, interact and grow.

Of equal importance to its role for those that chose to move or to build their business there, is the role the Design District will play in the life of the city. The district is designed very much as a new cultural destination for all Londoners, a place that is accessible and welcoming for those who want to meander, explore and discover the creative output that will originate here.

In this fully pedestrianised car-free zone, open workshops and studios will be set around a series of open courtyards, streets and lanes, and in

its centre will be a large public square with a transparent glass-and-steel food market. Visitors will be able to explore open-house workshops, rooftop terraces and retail design studios exhibiting work by those based in the district. Features such

**‘It is crucial that our makers aren’t displaced by the growth of our city’**

as a rooftop basketball court will serve as both an amenity for people working in the district and an integral part of the public realm.

Perhaps the boldest and most innovative part of the project has been the design process behind it. Knight

Dragon selected eight emerging architectural practices from across Europe, and assigned to each a pair of buildings to design independently and ‘blind’ from each other. As well as creating a provocative diversity of colour and form within the project, it is hoped this juxtaposition of architectural voices will in turn encourage diversity among occupiers, and in the use of spaces.

The eight selected practices who have worked on the project are: 6a Architects; Mole; Architecture 00; Barozzi Veiga; SelgasCano; Assemblage; Adam Khan Architects and David Kohn Architects, with landscape architects Schulze+Grassov designing the public realm which binds the district together.

The 16 unique and highly architectural buildings are united by a set of key values; the masses and spaces are intimate, low cost and human-scale, and as they are built for purpose, natural ventilation and daylit interiors are key, along with direct access to rooftop, courtyard or terrace spaces wherever possible. Workshop spaces are on the ground floor to support heavier machinery

and vibration, while studios sit at the top floor level to exploit the natural light. Ground floor units are designed to be easily converted to retail use and to actively engage with the public.

Ultimately, the district will hold a distinctive place within the wider Greenwich Peninsula masterplan, one of the largest regeneration projects in the UK. Over the coming years the

Peninsula will provide 15,720 new homes in seven new neighbourhoods, alongside a new transport hub, new schools, and new parks and public spaces, all wrapped by 1.6 miles of the River Thames.

In an ambitious move, the Design District will be delivered in a single phase. Work is due to start on site in early 2018, and the district is due to open in early 2020. ●



First glimpse: the Design District's elevation opposite North Greenwich Tube Station



One of four working courtyards; open to all



Light industrial workspace



# BRIEFING NOTES

Our regular round-up of conferences and events at NLA



ON LOCATION

# Haringey unveils ambition for ‘people and place’

*NLA on Location event in association with LB Haringey*

Haringey Council is determined to match its strong ambitions for growth and physical change across the borough with economic and social benefits for local people and communities.

That was one of the key threads to emerge in an NLA On Location visit and conference in Wood Green, at which Haringey leader Cllr Claire Kober set out her stall in a keynote address.

‘For me it boils down to the fact that for too many residents in the borough it doesn’t matter that this is the greatest city on earth because actually this city provides very little for them’, she said. ‘That’s not a situation that any of us can be comfortable with, that any of us can tolerate, and it has to be something that we seek to tackle.’

Kober said that the fact that Haringey has 3,000 families living in temporary accommodation, that a third of residents earn less than the London wage, and a quarter of children are living in poverty were ‘all reasons why we are ambitious for this place’. But this was an ambition founded on having a strategy for people and place that is as much about education as it is about the quality of the borough and ‘general liveability of the place’. But it is also difficult to deliver on a range of outcomes unless you have a physical strategy, Kober added. Crossrail 2 will offer ‘huge’



potential for the area, and Wood Green should be the ‘next chapter in the story of London’, the council confident that it will be designated an Opportunity Area in the next iteration of the London Plan. Other key projects include the on-time Tottenham Hotspur FC stadium, with is sliding pitch above an artificial surface, the High Road West with Lendlease next door, homes in Tottenham Hale, a new residential tower with Grainger on the

## ‘It’s a win-win situation for town centres and London as a whole’

Apex House site in Seven Sisters, and a hotel, residential, arts facilities and a greater cultural offer in Hornsey. ‘There’s a lot going on in the borough’, said Kober.

Haringey’s strategic director of regeneration, planning and development Lyn Garner underlined that commitment, emphasising that from the outset on schemes in Wood Green and north Tottenham, regeneration is about people, using physical development to stimulate social

and economic change. Developers who have the ‘privilege’ of working in the area are asked to go beyond S106 to work with schools and apprenticeships, and in the Haringey Development Vehicle it has structured a joint venture where significant income will come from the first tranche – £28m – while ensuring there is 40 per cent affordable housing provided and full replacement of council homes that are demolished.

Other particular projects include the regeneration of Wood Green town centre itself, which Fluid founding director Christina Norton said was built on an aspiration for change it found with locals, providing that people were at the heart of that. Crossrail 2, meanwhile, was conceived as an ‘enabler for growth’, said TfL policy manager Gareth Fairweather, and, crucially, supports the role of town centres as being places and destinations in their own right. ‘It’s a win-win situation for town centres and London as a whole’, he said.

Alexandra Palace is another focus for change. Feilden Clegg Bradley Studios associate Matt Somerville showed how his practice has adopted an approach of ‘arrested decay’ in retaining the patina of the place while updating its east



Rainbow regeneration – Blue House Yard; Wood Green’s creative workspace



wing with ‘surgical interventions’ to its theatre. And, back in Wood Green, Jan Kattein, director of Jan Kattein Architects, showed how his practice’s Blue House Yard meanwhile space has acted not just as cheap workspace but as a ‘precursor for positive change to come’, its most visible element being a series of colourful timber-frame ‘huts’ that has involved skills transfer in their production. ‘A project like this isn’t just about doing buildings’, said Kattein. It’s about training people, civic space, events, about people taking ownership.’

Other speakers included Argent Related partner Robert Evans, who said that the public realm and the retail – which will be ‘an eclectic mix’, rather than ‘brand chasing’ – were key elements for his company’s work in Tottenham Hale as well as the predominant residential use. ‘One of the things that attracted us, though, was that it wasn’t just about housing’, said Evans. Finally, LDA Design director Bernie Foulkes said his main concern was to echo Jan Gehl’s words of ‘first life, then spaces, then buildings’, focusing on people against

the challenge of intensification, and trying to create streets and landscape – spaces where people can talk to each other. ‘Those are all massive challenges that need to work’, he said, ‘at every level.’

## HOUSING

# Lose the ownership ‘obsession’ and embrace rent, London told

*Part of NLA’s Housing programme  
Programme Champions: GL Hearn, Peabody  
Programme Supporters: AECOM, Countryside, MSMR, Pegasus Group, Virgin Media*

London has undergone a ‘seismic shift’ in its build to rent sector, but must still work hard to lose its ‘obsession’ with home ownership if it is to make a dent in numbers toward housing its growing population.

That was one of the key messages to emerge from a half-day conference on delivering more homes, kicked off by deputy mayor for housing and residential development, James Murray. Private renting, said Murray, is an important part of the overall supply picture in the capital, and there had been a ‘seismic shift’ in the sector, going from 11 per cent five years ago to 28 per cent today and projected to grow to 40 per cent of the total by 2040. The last 20 years represented an economic and jobs success but a housing failure, Murray added, so the GLA was working hard to prioritise and set out clear support for build to rent and give councils a ‘steer’ in new tenure, appreciating the distinct economics involved while undertaking viability assessments on affordable. Mayor Sadiq Khan will shortly be publishing a publicly



accessible ‘name and shame’ database on rogue landlords, said Murray, and it was important to develop build to rent ‘the right way for London’, with genuinely affordable schemes part of that picture. ‘It’s very easy to say this is the answer’, he said. ‘It is part of the answer, and it is a big part of the answer. It has a vital role to play.’

Mark Williams, interim managing director at Hera Property Management Services, showed how Swan is developing a new factory in Basildon to meet demand in this area, with a target of producing up to 400 homes a year at schemes such as Beechwood or Laindon Shopping Centre in Essex. Offsite could mean 50 per cent quicker builds with reduced defects and 10 per cent cheaper than traditional methods, he added, without compromising on quality. Knight Frank’s head of residential capital markets James

**‘Build to rent is a big part of the answer. It has a vital role to play’**

Mannix, meanwhile, said investors were keen to make inroads in the UK, with this market for ‘multihousing’ set to treble in size over the next five years. Investors were being attracted to its long term/secure income potential. But, contrary to popular opinion, the biggest area of growth for build to rent will likely be in the 35-64 year old demographic, rather than the millennials. ‘This is where the story is at for the next 10 years’, said Mannix. There has been a ‘massive’ amount of money coming into the market to cater for a ‘fundamental shift’ in the way people live, Mannix added. Around one in five people will be renting by the year 2022, he said.

Grosvenor’s executive director of major projects Simon Harding-Roots is another believer in build to rent to provide homes for Londoners and support the city’s growth, creating

homes that people actually live in rather than use as a bank in which to park money. Build to rent schemes are easier to integrate into existing communities, he said, but we need to get rid of the owner occupation ‘obsession’ in the UK, perhaps learning from what Europe has done for many years. The sector will also be aided by a new focus in the next London Plan, said GLA’s head of the London Plan Jennifer Peters.

The conference also heard from CallisonRTKL director John Badman, who compared the UK to the US model, where an ‘amenities arms race’ was still raging, and Greystar’s James Pargeter, who believes that the ‘Holy Grail of tenure blindness is almost upon us’. Pargeter showed his firm’s Greenford Green project on the former Glaxo site, while Quintain strategic finance and investment director Catherine Webster detailed how its £1 billion investment in Wembley Park will rise to £3 billion in predominantly build to rent schemes. Woods Bagot associate principal Simon Saint said he and colleagues were seeing the ‘death of the first-time buyer’ and birth of the ‘last time renter’, with older people wanting to return to the city centre, where the action is. Finally, AKT II director Rob Partridge showed how research-based design had helped it to create a tower and eight-storey terrace block in Elephant and Castle after the market forced it to go from for-sale units to rent, installing accelerometers to measure sway and feed back information into future schemes. Ultimately, though, said Broadway Malyan director Peter Vaughan, it was ‘absolutely disgraceful’ that there is no proactive agenda for local authorities on build to rent, with 55 per cent not engaged, policy-wise, and there needs to be more flexibility over unit sizes. But there was hope, too. ‘There has been a paradigm shift’, said Vaughan. ‘Rental is the future.’

**HEALTH**

# 100 more beds per year needed to future-proof healthcare estate

*Part of NLA’s Education and Health programme*

London needs to drastically increase its funding of healthcare projects in order to provide sufficient care for the capital’s growing population.

This was one of the key messages to emerge at an NLA breakfast talk looking at the future of health buildings in London.

John Cooper, architect, health strategist and former chair of Architects for Health, stressed the importance of increasing funding for development projects to future-proof the healthcare sector. With just 2.5 beds per thousand people, the UK falls significantly behind our European neighbours, with France achieving 6.4 beds per thousand, and 8.3 in Germany. The world leader, Japan, offers an impressive 13.6 beds per thousand people. With the capital’s population rising, London needs to provide ‘an additional 100 beds per annum’ Cooper explained.

With shifting trends in healthcare and new models being explored internationally, future funding must focus on traditional healthcare, but also community care, healthy towns and villages, and the incorporation of local healthcare into mixed-use developments. ‘The London healthcare estate is worth approximately £12 billion’, said Cooper, and warrants significant continued investment.

The event, chaired by NLA director Catherine Staniland, then heard three case studies of key healthcare projects under way in London, examining the importance of innovative design.

At UCLH, the new Proton Beam Therapy Centre designed by Scott Tallon Walker, in collaboration with Edward Williams Architects, stands to offer life-saving cancer treatments to some 700 patients per year when it opens in 2020. ‘The complex site on Tottenham Court Road, in a conservation area and within the London View Corridor’, explained Scott Tallon Walker director Kevin Bates, ‘offered some extremely complex challenges’. A 28.5m deep basement structure, one of the largest open digs at the moment in the UK, will house four large 10m diameter gantries, requiring high levels of protection and shielding. With a particular focus on light, materials and art, the building sensitively deals with the transition from above ground to basement, with careful design improving the holistic quality and function of the spaces.

‘Don’t lose the joy of living in the fear of dying’, was the key message from Chris Watson, property director, Maggie’s, whose portfolio of 19 centres across the UK offers support to those living with cancer. With a dedication to high-quality architecture, each Maggie’s Centre is individually designed to ‘reduce stress and anxiety for visitors’, with award-winning buildings designed by Frank Gehry, Zaha Hadid, Rogers Stirk Harbour + Partners and others. The new centre at St Bart’s, located on a small site with a rich history, uses ‘open floor areas, stained glass and a generous staircase’ to create a peaceful space, centred around the essential Maggie’s kitchen table.

Finally, Liz O’Sullivan, arts manager at Guy’s and St Thomas’s NHS Foundation Trust, stressed the importance of art in health buildings. With an investment of £1.7 million, the world-class arts programme at

Guy’s & St Thomas’s new Cancer Centre improves the patient environment, increases wellbeing, and ultimately reduces hospital stay lengths. Mariele Neudecker’s Hanging Gardens: Parallel Lives transports patients into the Ecuadorian Amazon rainforest, one of the most biodiverse forests in the world, while ‘The Living Room’ by BAT Studio in collaboration with The Workers, creates a space which provides moments of escape for patients and carers, using bespoke sound technology.

**CONSTRUCTION**

# The time is right for long life, loose fit

The UK construction industry needs a fundamental rethink over how it funds buildings if it is to reap the benefits that could be gained from a long life, loose fit approach.

So said AHMM’s Simon Allford as he addressed a conference on the subject at NLA.

Allford’s contention is that in the main, developers and housebuilders have a financial model which results in buildings built in the ‘cheapest, dumbest way possible’ and only care about short-term profits at the expense of providing flexible, thoughtful schemes like AHMM’s White Collar Factory. That scheme, said Allford, involved 10 years of research and a three-year build, including a £1 million prototype built to test some of its low-energy principles. ‘And yet all anyone wants to talk about is the running track on the roof’, Allford joked.

Architects though, said Allford, are being ‘marginalised as decorators’ and have to engage and rethink

their role. They tend to face the challenge of ‘designing our way out of spatial problems, but probably don’t get involved enough in financial problems’. It was ‘absurd’ to have the waste involved in building offices for, say, £200-300 a foot, only to have another consultant come in, rip out the interior and do a ‘horrible fit-out’ in its place. And the prevalence of Brookside-type housing cul-de-sacs is a result of a financial product, not how clever buildings are but how housebuilders can hold back stock and build ‘rubbish’ at an inflated price.

The White Collar Factory has been designed to be ‘infinitely flexible’, and where ‘everything does more than one thing’ with the robustness of a simple frame and openable windows. ‘Don’t give anyone the chance to value engineer your building’, advised Allford. ‘Know, in essence, that there is nothing that can be stripped out.’

The conference was opened by Lifschutz Davidson Sandilands director Alex Lifschutz, who said that ‘long life, loose fit’ dated back to Alex Gordon and Cedric Price’s Fun Palace, but was a relevant issue for the housing crisis today. Lifschutz’s experience of working on the Oxo Tower – once a power station and then a meat warehouse – proved they could turn it into something ‘ready for tomorrow’. ‘It’s important to remember when you convert something that it’s not the last step but one on the way’, he said.

**‘Don’t give anyone the chance to value-engineer your building’**

But statistics on permissions show that today’s housing crisis is not caused by the planning system – what is needed is a way to build fast, where a ‘step change’ is required. Lifschutz proposes that we use the Mayor’s £3.1 billion fund to build 90,000 affordable homes, occupying brownfield sites with a ‘new sort of pioneer’ – people



who will make them socially active. The schemes can be reverted to the market at a later point if necessary. Lifschutz’s second proposition was to build faster using more modern techniques – building apartments by hand meant 22 weeks, but that could be reduced to one week if kitchens went down the flat-pack route. ‘We have a craft arrangement where we need an industry’, he said.

In discussion, Alexi Marmot, founding director of AMA Alexi Marmot Associates, said that the best test of a building in education or any other sector could be to ask how it is going to become housing. That is the most common change of use, she argued. Simon Sturgis, meanwhile, the managing director of Sturgis Carbon Profiling, said that it was important to shift our thinking of energy away from light or heating to more about materials and embodied energy. ‘It makes sense to have buildings that are adaptable and durable’, he said. ‘It reduces lifetime energy costs and means that architects need to think slightly differently. We tend to think to practical completion. Actually, we need to think of buildings as a process.’

But regulations – such as those from the BCO – were also causing headaches, said Allford – especially over temperatures; wasn’t it a better idea to simply wear a T-shirt in summer or a jumper when it gets cold?

Perhaps it might even be a good move to adopt an idea put forward by Paul Finch, said Lifschutz, that applicants are awarded planning permission only when they can show in another design, how buildings can be changed to housing. Without due attention to building in more of a ‘long life, loose fit’ way, added Lifschutz, the housing issue will continue to cause ‘immense grief’. ‘We have to be smart about solving it’, said Lifschutz. ‘I really think the time has come.’

AWARDS

# Fish Island and Wickside showcase Olympic Legacy

Fish Island and Hackney Wick are showing encouraging signs of regeneration, five years on from the London Olympics.

That was the key message from a breakfast talk at NLA kicked off by Hannah Lambert, senior designer at the London Legacy Development Corporation. Lambert said that the reach of her organisation stretched across 480ha and four borough boundaries, with the most visible signs being the Olympic Park now having attracted 17 million visitors, six permanent venues from the Games, Here East, and the nearly complete International Quarter. But the next phase of adding a ‘cultural mix’ was ‘really exciting’ with organisations such as Sadler’s Wells and UCL set to put down firm roots in the area. ‘We see a new piece of city emerging and are really keen to make sure it’s one that connects back into London’, she said.

The area of Hackney Wick is of particular interest as one of three neighbourhood centres around the park with – from its 2006 research – its 600 studios, each with around six artists making this the densest concentration of artists in Europe. A townscape framework seeks to support 850 new homes and 35,000 sqm of employment space. Lambert added that key lessons of its work in the area included valuing the heritage of the area, testing ideas early, and delivering public realm and infrastructure to support future development – it has aspirations to have 55,000 people living in 10,000 homes on the park by 2031.

Some of that number will call Wickside home. Ash Sakula founding partner Cany Ash presented the multi-NLA-Award-winning scheme, describing it as representing a move ‘towards a biophilic neighbourhood’. ‘We were really excited with this scheme to splice more green with the architecture’, she said, drawing on the ‘gift’ for placemaking of a linear park connecting Victoria Park to the Olympic Park. This allowed the designers to ‘hijack’ every horizontal surface for the park, not just at ground level, but in creating ‘intimate’ and different kinds of spaces throughout the plot including roofscapes. The 3D park could nurse the passage of rain from rooftop to the SuDs in the ground, said Ash, buffering against the A12 with trees and even including basement parking where the ‘deep green’ could be recreated with more planting. BUJ Architects partner Freddie Heaf added that a key early move in its work in the area was to ‘cast a net on Fish Island’ to determine the kinds of businesses that might want to move there. This helped to instil a sense of ownership and enabled the architects to better design spaces, spreading activity over as much of the site as possible and clustering uses together. ‘Engagement with tenants early on can really inform the design process’, said Heaf.

At Fish Island Village, meanwhile, said Haworth Tompkins associate Ken Okonkwo, the plan is for 508 new units with the first set of blocks complete next spring, with a brief from Peabody to help improve the quality of the employment offer, enhance elevational treatment and provide better housing quality. The challenge had been to connect with the existing community and keep workspace accessible and affordable, but Peabody’s agreement with The Trampery was a big help in making the place active from day one. Discussion of the project included issues such as planning, live/work units and how the area could retain its ‘rugged’ aspect rather than anything ‘twee and precious’.



↑  
Ash Sakula’s NLA  
award-winning  
Wickside

**‘We were really excited with this scheme to splice more green with the architecture’**



# DELIVERING EXCELLENCE, QUALITY AND INNOVATIVE SOLUTIONS

@BUROFOUR | #B4  
WWW.BUROFOUR.COM

LONDON | CAMBRIDGE | BOURNEMOUTH  
BIRMINGHAM | LEEDS | MANCHESTER | ABU DHABI

**B4**  
BURO FOUR

Image courtesy of  
Fletcher Priest Architects

## AFTER THE GARDEN BRIDGE

### Tackle procurement, Mayor's design advocates urged

*Part of NLA's Placemaking and  
Public Realm programme  
Programme Champions:  
Broadgate Estates  
Programme Supporters: LLDC*

Mayor Sadiq Khan's new design advocates should look at ways of improving the procurement of 'Grands Projets' in London and beyond if some of the key lessons of the Garden Bridge saga are to be taken on board.

So said Architects' Journal managing editor Will Hurst, speaking at 'After the Garden Bridge – the future for innovative infrastructure' at NLA. Hurst, whose campaign of news stories about the project was initiated, he said, in order to establish whether the competition behind it was true or, as it turned out, bogus, said that the Mayor should look at finding new ways of procuring key projects which involve good public consultation. They could also perhaps harness a new, city-wide virtual model to get more public engagement. Former Mayor Boris Johnson could have got the Garden Bridge project that he wanted so much built 'directly' if he had simply presented its designer, Thomas Heatherwick, in the light of his work at the Olympics and told the public he had a 'fantastic idea for a bridge', said Hurst. Instead, though, 'for some reason they decided to go down the route of a competition' which was proved not to be 'real' but 'prejudged'. The other lesson was that there was no vehicle to deliver the

scheme on the public sector side, in the absence of bodies like the Millennium Commission or the LDA. The only one left to Johnson was TfL, and this was 'a fundamental flaw', because this wasn't really a transport or infrastructure project. 'The Garden Bridge is really a lesson in how not to do a Grand Project', said Hurst. But one of the key problems it threw up was highlighted in a conversation Hurst had with Sunand Prasad in which the former RIBA president estimated that architects spend around 30 per cent of their turnover chasing new work – a huge waste in the system. Good ideas need to be better recognised and rewarded, said Hurst.

Indeed, said Nik Randal, managing director of ReForm Architects and the designer of the proposal for a bridge at Rotherhithe, 'we have generated a whole industry of procurement', but one which is slow and expensive compared with elsewhere in Europe. 'We need to be encouraging people to come forward with ideas. As a profession we need to fight back and we need to have a voice', he said, adding that in an uncertain post-Brexit economy, London and the UK need to show 'we are at the forefront of enterprise and initiative'. Perhaps, said Allies and Morrison partner Artur Carulla, there was a place for ideas and provocations which are just 'for the city', such as his own practice's 'open sourced design' to include landscaping and 'wonderful planting' to Blackfriars Bridge. 'We believe we should consider the idea of intensifying existing infrastructure.' For Simon Pitkeathley, chief executive of Camden Town Unlimited, the best method of procurement is 'bottom up', which is the way he has gone about trying to create the Camden Highline, a park on disused railway at Camden that links Kentish Town and York Way. 'There's a lot of support for this', he said of the idea that he hopes might generate the kind of value created by its New York cousin, the High Line. Pitkeathley believes that legislation will be required

to create a new financial package in which similar projects can borrow against future uplift and value. Iain Tuckett, group director of Coin Street Community Builders, said that the issue of who would have paid for the maintenance of the Garden Bridge was ultimately what 'killed' it, along with poor consultation and an 'arrogance' that created a 'storm' against the project. London does need its Grands Projets, Tuckett went on, but needs to be clear about what model is used for it, whether that be the London Eye model or that created for, say, the Millennium Bridge. There need to be mechanisms to allow good ideas that improve the city to come forward, said London Eye architect Julia Barfield in notes read in her absence by chair Peter Murray, and for the initiators to be protected while their ideas are scrutinised. This scrutiny could ascertain whether the project was a

### 'The Garden Bridge is really a lesson in how not to do a Grand Project'

good idea, value for money, on public land, who pays and what the public benefit is. There is only an issue where public land is involved, Barfield says, and there may be a case for a public/private commission.

During questions, Eric Sorensen from the floor said that the invention of the National Lottery had produced a stream of key schemes that showed imagination and public benefit and meant that London was a better place today for it, but whose era had 'died away'. Other points included observations about how expensive it is to build bridges in London, relative to abroad, the whole question of what public land is, and the amount of work architects do for nothing. But perhaps, said Carulla, London did not need so many Grands Projets at all, and should not be like a theme park having to produce a new 'roller coaster' every year.



ON LOCATION

# Croydon ‘blazing a trail’ for £5bn regeneration

*NLA on location event in association with LB Croydon*

Croydon is ‘blazing a trail’ for other authorities to follow in the pioneering way it is pushing forward with a regeneration programme worth over £5.25 billion.

That was one of the key messages to emerge from ‘Croydon: growth zone to culture club’, an On Location event held at the town’s tech hub TMRW, where delegates heard about the authority’s innovative approaches to the creation of housing and cultural projects.

Croydon’s chair of the planning committee, architect Paul Scott, said that the town had gone some way to dispelling a lot of the myths around the area, where a ‘hell of a lot is happening’, but where the potential for growth is just as strong – in fact six times the capacity of Earls Court opportunity area, for example. By 2030, said Scott, Croydon will be a ‘taller, denser, and more mixed-use’ place which

works as well as a place to live in as it does to visit or work in. The area will be home to 33,000 more homes before 2036, with 30 per cent stipulated as the minimum level of affordable, with intensification a key plank of the policy. Around a third of those homes will be in the town centre, a third on allocated sites, and the final third ‘integrated into the suburban landscape’. But there will also be space for new offices to balance those lost through permitted development and a focus on increased culture in the borough. A large part of this strategy is in the Growth Zone, essentially a partnership with central government, TfL, GLA and the council to finance £495 million to facilitate growth in the central area. This allows the council to borrow up to £309 million to allow infrastructure investment to commence from next April, with Croydon allowed to retain 50 per cent of growth in business rates in the Growth Zone for the next 20 years to repay the loan.

Reimagining Croydon is something Piers Gough says he has been doing for some time, but that delight is now ‘made manifest’ by getting permission – now ratified by the Mayor – for a new addition to the town’s skyline, One Lansdowne Road. His new 68-storey tower – which would make it Britain’s second tallest – draws inspiration from Matisse cut-outs and Gough’s own professed ‘love of femininity’. It will feature sinuous forms on its north and south elevations, a public

viewing gallery at its peak, along with 10 levels of ‘stonking’ Grade A office floors, restaurants and bars. Importantly though, said Gough, it draws on Will Alsop’s ideas about improving pedestrian routes across the city and has a ‘celebratory element’ to its peak as seen in New York, rather than a flat roof. ‘Cities need to celebrate their fabulousness’, said Gough. ‘And Croydon’s future is going to be quite extraordinary.’

The conference also heard from developer HUB’s managing director Steve Sanham, who showed his firm’s scheme for four AHMM-designed towers at Taberner House and crucial reworking of the park they sit on, Queen’s Gardens, through close dealings with local stakeholders. ‘It wasn’t a consultation, it was a full-on engagement’, said Sanham. Croydon’s culture director Paula Murray signalled the importance of the Fairfield Halls as a ‘central mothership space’ for Croydon after its ‘beautiful refurbishment’ by Rick Mather Architects next year. RMA’s Stuart Cade said this will include a new art gallery and flexible studios. Housing’s key push is from the council’s own Brick by Brick initiative led by managing director and CEO Colm Lacey, who said keeping pace with demographic change and tenure requirements was a big issue, as was affordability. But the initiative is using good architects like Coffey Architects, Mae, Stitch and its own in-house team to add quality and perhaps make more of an impact with its infill projects in place terms than some of the larger projects in the town centre. Speed talks included Tyréns director Anna Reiter on destination parks masterplanning, and vPPR Architects director Tatiana Von Preussen on its Croydon iStreet idea for corten steel ‘halos’ suspended over the streets, whose first build will be at the Fairfield Halls regeneration.

But it was Darren Richards, strategic planning manager at GLA, who suggested that Croydon was looking at providing infrastructure and funding in an innovative way that could be a model for other places across the city. ‘Croydon is blazing a trail about how you can make that happen’, he said.



Trailblazer – Croydon’s Boxpark



On Location in Croydon



Seifert’s ‘50p building’, 1 Croydon





MIPIM UK

# NLA stages MIPIM UK speaker programme

## Day One

- Brexit issues clouding progress on devolution and skills crisis
- Westminster ‘must change’ to build more affordable
- Government continues cost-saving drive on London property
- Transport the key in Old Oak regeneration

Brexit is the biggest issue facing London, with over 81 per cent of businesses polled saying they were less positive about the future now than they were a year ago, the majority of them citing Europe as the reason for that, said the GLA’s Fiona Fletcher-Smith. The topic is taking a ‘serious amount of bandwidth’ in government, and a major skills shortage is being overlaid by a ‘complete policy vacuum’ over Brexit, said Tony Travers. Better to get full devolution, with Manchester blazing a trail for London to learn from. After all, said Travers again, ‘the future is cities and city regions’.

Housing, of course, is another key issue facing the capital, especially given steep population rises. Modern forms of construction such as those being offered by Swan Housing, with its new factory, offer part of a solution, with potential 50 per cent time savings. But housing provision has taken a knock from the Grenfell Tower disaster, said Westminster leader Nickie Aiken. The borough is still waiting for funds from central government, but is clear that it must fundamentally change. It must not be the preserve of luxury two-beds,



←  
MIPIM UK in full flow

but build more affordable across its boundary – if developers have paid too much for their land, that is their look-out. Stamp duty, though, has been the real ‘killer’.

London’s Great Estates offer a long-term model for provision of housing, residential and commercial, and at Broadgate, said British Land’s David Lockyer, the future will be about opening out to Shoreditch and Spitalfields – the ‘Badlands’ when it was built – and providing six to seven times more retail on site. Certainly, placemaking is easier when you own the spaces between buildings, he added. Retail provision – with a trend to smaller spaces – was causing Argent’s Anna Strongman sleepless nights with the shopping centre at King’s Cross. As to the government, it owns £354 billion of property across the country but will continue to make the case for less to be in central London in its cost-saving drive and in line with the PM’s agenda for rebalancing, said Sherin Aminossehe. ‘Not everyone needs to see a minister every two seconds’, she said.

West London can provide a locus for meeting a big proportion of the housing shortfall, with infrastructure likely to be the key to unlocking 25,000 homes and 56,000 jobs at Old Oak Common. But creating such a new place allows for transport innovation. ‘In Old Oak there is no reason why anyone needs a car’, said Liz Peace. ‘What we want is residential for Londoners.’ PRS will play a big part in west London, with providers like Greystar, but Brexit is not affecting either inward investment,

according to Peace, or the commercial property scene in west London. ‘We very rarely hear the ‘B’ word from our tenants’, said Landid’s James Silver.

## Day Two

- City Hall to adopt more ‘muscular’ interventionist approach over land
- New London Plan – time for ‘genuinely affordable’ housing
- Suburbs urged to play their part
- Government, GLA and TfL investigating DRAM (Development Rights Auction Model) for transport projects
- London’s ‘gravity’ shifts further east

City Hall will be adopting a more ‘muscular’ and interventionist approach to the land market, according to deputy mayor for housing James Murray, and is prepared to use CPOs more widely where necessary to get housing numbers up, But it must work to end a situation where the public see affordable housing products as anything but. Quintain is spending £1 million a day on construction of housing at Wembley, said Fareen Lalani, where it is ‘in it for the long run’, having built 3,000 units and readying 4,500 more. Waltham Forest, meanwhile, is creating its own stand-alone company to build housing, said Cllr Khevyn Limbajee, to capitalise on the ‘Awesomestowe’ effect.

The new London Plan is set for publication next month, and will include new Opportunity Areas,

support for ‘precision manufacturing’ – formerly Modern Methods of Construction – and a stated desire to build 66,000 homes per year within the M25. It will also, said Jules Pipe, stipulate 35 per cent affordable, rising to 50 per cent in the early 2020s, but he is also keen to see more intensification, particularly of industrial sheds, which could go to two to three decks to free up land elsewhere. Cities are changing quite profoundly, though, said Yolande Barnes, and many across the globe are searching for ‘neighbourhood’. For its part, London could provide 1.3 million homes by intensifying the suburbs, she said, without the need to touch the Green Belt.

Indeed, it is time for the suburbs and the polycentric city, said Transport for London’s Stuart Robinson, especially since the Green Belt was a ‘no-go’. Having done some work with Jan Gehl, Robinson suggested that placemaking was another important factor. London’s towns, moreover, need to adopt an agile, flexible, collaborative and long-term approach to create sustainable communities, said Arup’s Joanna Rowelle, as Argent is adopting in Brent Cross, taking on some of the principles it applied at King’s Cross, albeit with far fewer constraints. Ruairidh Jackson of Argent said that he hoped that Brent Cross would feel similarly ‘owned’ by the local public. London’s towns had to achieve the right mix, avoid becoming dormitories and build on local elements as Sutton has with its London Cancer Hub, said Amanda Charrington. One obstacle, though, was in planning, and local objections to transport and other schemes. For too long now, said Robinson, people have wanted progress, but not change.

The GLA, TfL and government are investigating whether DRAM is a way in which London, and perhaps the rest of the country, can pay for infrastructure projects. Crossrail 2’s Michèle Dix said the line, which is about housing and development as much as it is about transport, is having to pay upfront before it can begin – perhaps there

were those along its length that stand to benefit which also remained untapped, such as residential landlords. But such schemes need to consider design and employ designers at their outset, said Sadie Morgan, and properly plan so that projects do not have to be redone. Schemes should also adequately explain the benefits to communities and get them on board early, said Kingston’s Charlie Adan, removing the ‘disconnect’ between growth and benefits to locals.

More people now live to the east of Tower Bridge than to the west. And some 110,000 jobs have been created since 2012, said LLDC’s Rosanna Lawes, with the east set to be home to a new culture and education district as part of a ‘staggering pace of change’ – including a new home for hip hop. The development of Silvertown is part of this picture, with 3,000 residential units and 5 million sq ft of commercial space, including Millennium Mills, where interest is strong. This proves a new interest in ‘character space’, said Silvertown Partnership’s Simon Webster. Finally, said Farrells’ Laura Mazzeo, the region’s leaders, such as Barking’s Darren Rodwell, were driving forward development while ensuring that the public was brought along too.

## HOTELS

# Hotels harness technology and design to stave off Airbnb

*Part of NLA’s Hotels and Hospitality programme*

Technology will be a key weapon in hotels’ armoury as they try to fight off challenges from Airbnb and Brexit-affected jobs problems.

That was one of the points to

emerge from London’s ‘Hotel Sector – responding to change’ breakfast talk.

Chair and Aukett Swanke associate architect Nick de Klerk said that Brexit was affecting the hospitality industry, and hotels are finding out more about the customer in a bid to create the best experiences for their customers.

But hoteliers are already experiencing cost of labour issues with EU nationals leaving, said PwC head of hospitality and leisure research Liz Hall, and growth in the sector in 2018 is not forecast to match that of 2017 given an uncertain trading backdrop. Nevertheless, a record 4m visitors came to the UK in July, attracted by the weak pound. ‘It’s a growth story, but it’s starting to slow down’, she said.

The hotel experience will have to adapt to the rapid growth of the sharing economy with 4 million listings on Airbnb, said Perkins+Will director of hospitality Tom Hupe, equivalent to the capacity of the top five hotel companies combined. There has been a shift from ‘demographics to psychographics’, he said, and hotels should focus on elements including hospitality, personalisation, experience and wellness, even ‘a return to selling sleep as a product’.

The conference also heard from Whitbread’s property acquisition manager (central London) Jonathan Langdon, whose firm is building a new hotel approximately every 10 days, focusing on its new Hub brand providing amenities including an app that lets the user book rooms, control lighting and explore the local area in AR. Gensler’s Nicola Law took the audience through her practice’s explorations in designing hotel experiences for those who wouldn’t stay in a hotel – the ‘Expeditionists’. And finally Marcus Boret, founding director of Marick Real Estate, described the benefits in terms of time, reduced waste and sustainability in adopting modern methods of construction. ‘It’s here to stay’, he said, ‘but you have to get involved early and it’s a very steep learning curve.’



# CREATING COMMUNITIES BUILDING THE FUTURE

Child Graddon Lewis | architects & designers

For more information visit us today at  
[www.cggluk.com](http://www.cggluk.com)

@cggluk

## APPG

### 'Affordable' tag needs injection of reality

London must patch up its relationship with the public over so-called affordable housing by defining its parameters more realistically. But City Hall is aiming to help address quality and the housing shortfall across the capital through more intervention over land assembly, a commitment to tackling supply with new methods of construction across many tenures, and a new name-and-shame database on rogue landlords.

Those were some of the key issues to emerge from a meeting of the APPG for London's planning and built environment at Portcullis House.

Chair Rupa Huq, MP for Ealing Central and Acton, introduced the session on how we can deliver genuine high-quality homes for Londoners and address a crisis over affordable provision.

Deputy mayor for housing and residential development, James Murray said that there had been 'remarkably few' opportunities to tighten up the speed of getting the new draft London Plan into place, but that it is expected on 29 November. The story of London over the last two decades, though, was of a 40 per cent increase in jobs, 25 per cent climb in population and 15 per cent in housing supply. 'It has been a story of jobs and economic success, but housing failure', he said. 'It simply hasn't kept up with demand.' There is an 'affordability gulf' in what we are building, and although traditional housebuilders have a large role to play, they tend to focus on the high-end homes for sale. London needs some 66,000 homes a year, according to new GLA figures, with two-thirds of them having to be affordable.

The £3.15 billion secured from government was crucial not just in the headline amount, said Murray, but in the flexibility it provides to look at a range of different affordable housing types. A measure to introduce fast-track planning for developers delivering 35 per cent affordable is 'moving in the right direction', with 38 per cent affordable secured from planning applications in the first six months according to London First figures.

### 'It will take collaboration and courage if we are to deliver on this new scale'

But in the discussions Murray has had thus far, it had been clear that land was the big hold up, hence City Hall signalling it will be doing more to assemble land, get it into the system and boost supply. 'Government really needs to support a different approach to building homes if we are to make that leap in delivery', he said.

David Montague, group chief executive of L&Q, said his organisation plans to double its housing output from 2,500 in three

years, and then again to 10,000 by the end of year 10. 'We're an ambitious organisation but this is a marathon, not a sprint', he said. The key challenges are on investment and a major intervention needed by central government 'at a different scale'; land – with a pipeline of clean, serviced, consented land required; skills, especially given Brexit; and collaboration. 'It will take collaboration and courage if we are to deliver on this new scale, and we have pledged to set our differences aside to deliver a step change.' Finally, Murray said City Hall is about to launch a 'name and shame' database to highlight landlords behaving irresponsibly and ease problems in the private rented sector.

Julia Park, head of housing research at Levitt Bernstein, said that although affordability was a far greater challenge than quality in London, more could be done and it was important not to slip back.

'I don't think good quality housing costs much more than poor quality housing', she said. 'The trouble is, that's the bit that gives.' Quality therefore needs to be 'locked in'



No silver bullet – Housing deputy mayor James Murray at the APPG session





Helen Hayes MP – the definition of affordability is broken

through regulation and planning standards that are stuck to, said Park, who added that office to residential permitted development rights should be dispensed with. Other speakers included Heather Cheesbrough, director of planning and strategic transport at LB Croydon, who said that design and placemaking are underpinning the authority’s approach to intensifying, and Andy Slaughter, MP for Hammersmith and former shadow housing minister, who stressed the need for effective ‘dealmakers’ to draw in investment from developers and put an end to what he saw as a ‘regression, almost a war’ on affordable housing from the current administration.

But it was Helen Hayes, MP for Dulwich and West Norwood, who stressed that we need a different approach to affordability. ‘I think the definition of affordability has become completely broken’, she said. ‘It is one of the biggest contributors to a loss of trust around housing.’ Government officials and policy leaders talk about the issue using definitions that have no bearing on what people can actually afford and too many, said Hayes, see housing as being ‘for someone else’.

WORK/IN LONDON

# Industry urged to think creatively over integrating homes

*Part of NLA’s Work programme  
Programme Supporters: LB Enfield*

London must not forget its ‘scruffy places’ and the importance of industrial and jobs as it looks to solve its ‘accommodation crisis’. But it must also heed City Hall advice and do more to provide successful mixed use than a Tesco Metro on the ground floor of housing projects.

That was according to Fiona Fletcher-Smith, executive director (development, enterprise and environment), GLA in her keynote speech at NLA.

The event was *Work/In London: can we mix resi with productive workplaces?*

The answer was that essentially we must, and Fletcher-Smith said that town centres will have a big part to play in catering for the extra housing the capital needs. ‘In London we face an accommodation crisis’, she said. ‘We are running out of all kinds of space.’

Very often, housing schemes have vacant ground floors perceived as long-term problems, and the public view the retail schemes that do get ‘jammed’ into those spaces as little more than cynical ploys to get consent for housing above. ‘We’re encouraging boroughs to think more carefully about these places’, said Fletcher-Smith. ‘Think what your town centre or area needs in terms of commercial space.’

The GLA will defend single use in some strategic places, however, and industrial in areas like Old Oak Common and Park Royal will be important, not least logistically. ‘If we’re driving industries out of London, we will grind to a halt’, said Fletcher-Smith. The GLA has looked internationally at exemplars in

## ‘In London we face an accommodation crisis’

Munich and Brussels and is pushing the idea of ‘stacking’ industrial uses, a move signalled by deputy mayor Jules Pipe elsewhere recently; it has also found what Fletcher-Smith branded a ‘fantastic model’ closer to home of successful potential intensification of industrial alongside residential – at Barratt’s scheme on the former Nestlé site with Segro.

Other speakers included Barry Jessup of First Base on how Silvertown aims to be a ‘multiple use destination’ where people can live, work and play, while Gordon Adams, head of planning at Battersea Power Station Development Company, detailed how the scheme – initially a ‘jobs generator’ when it was built in the 1920s – is effectively a ‘town centre’ with almost half commercial to residential (43:57).



Silvertown waterfront...



Securing Apple for its offices component was, said Adams, a ‘massive vote of confidence’ in the project. Enfield assistant director of regeneration and planning Peter George, meanwhile, revealed that Meridian Water will now be taken forward by its new preferred developer Pacific Century Premium

Developments from Hong Kong, after the council felt Barratt represented a ‘bad deal for local people’. George added that he expected the new London Plan to say that the majority of new homes should be provided in outer boroughs but that, since Grenfell, there had been a ‘hardening of opinion against tower blocks’.



...and Silvertown from the air





ON LOCATION

# City banks on placemaking as Brexit insurance

*NLA on location event in association with the City of London*

The City is confident that planned improvements to its environment will make it 24/7 for more than just financiers and will build on its ‘fundamental advantages’ to insure it against any Brexit fallout.

That was one of the main lessons to emerge from an NLA On Location event held in the Guildhall.

The City’s chairman of the planning and transportation committee Christopher Hayward said that the Square Mile will always be affected by changes in world trading patterns, and not reaching a satisfactory agreement with the EU on Brexit could be a ‘serious risk’, costing thousands

of jobs. But Hayward is optimistic that a deal will be done and that London – which supported ‘Remain’ on behalf of the firms it represents – will still be the largest financial centre in Europe, and the short-term weakening of the pound has made it an attractive place to invest in. Asia Pacific firms in particular have contributed to record-beating figures for 2017 and visitor attraction numbers are up too. The City is changing because of different work patterns, and is now made up of 94 per cent SMEs, enjoying new Wi-Fi and improved public realm in places like the Aldgate Gyratory and Bank Junction, the latter a scheme Hayward took ‘personal abuse for’, but which has already become a safer, less polluted corner of the Square Mile without causing extra congestion. There are now more than 1 million square metres of office floor space under construction, lending Hayward optimism for the future. ‘In the post-Brexit environment’, he said, ‘the City of London will continue to succeed by being flexible, progressive and responsive to our changing times and needs’.

A symbol of the City’s lure for major institutions is Bloomberg, whose new offices are the most sustainable in the world and which represent how the firm wants to interact with the capital, said project director Kathryn Mellon. The staff that are in so far have been spending time walking through the building looking at everything rather than doing much work, she said. ‘They’re finding it really invigorating and exciting.’ Ramidus Consulting’s Rob Harris said he was fairly confident that a deal could be done on Brexit, but that New York or Singapore could be winners and that, anyway, structural change was under way before Brexit.

Other speakers included Gwyn Richards, head of design at the City, who revealed how wind-testing tall buildings in the cluster could help to deal with

**‘The City of London will continue to succeed by being flexible, progressive, and responsive to our changing times and needs’**

pollution from the streets below and he made a case for a 3D model of the capital to aid public understanding of development. British Land’s David Lockyer, head of Broadgate, said the estate would be updated to include ‘a lot more retail’ at ground floor levels, while Simon Glynn, assistant director (City public realm), said a cultural strategy will shortly be put out for public consultation, featuring a ‘culture mile’ stretching east-west. Finally, AXA Real Estate’s UK head of development Harry Badham said the firm’s amenity-rich plans for 22 Bishopsgate encapsulated a trend in which landlords have to pay more attention to occupiers as individuals.



Bank – a new public place for the City



Tours included a visit to Leadenhall Market





This Pop Up Fire Brigade Museum in Lambeth provides a taste of the museum’s new permanent home.

Our proposals for 8 Albert Embankment, commissioned by U+I have been selected by London Fire and Emergency Planning Authority (LFEPA) to deliver a major mixed-use masterplan on the Fire Brigades’ Headquarters’ site. The scheme will include a new Fire Station, a new Fire Services Museum, new homes, retail spaces and a hotel. A revitalised public realm including three public squares, animated by ground floor shops and cafes, creates new routes and spaces across the development.

2–5 St John’s Square London EC1M 4DE

www.pilbrowandpartners.com +44 (0)20 3696 7000

Pilbrow & Partners

Photography by Peter Cook

THINK TANK

# Autonomous vehicles and their impact

*Part of NLA’s Transport & Infrastructure programme  
Programme Champions:  
AECOM, Atkins, Grimshaw,  
Transport for London  
Programme Supporters:  
Broadway Malyan*

The advent of connected and autonomous vehicles on London’s streets may still be decades away owing to legal as well as technological issues, but policy, regulation and operations need to be considered if the benefits of the technology can lead to better, healthier and more attractive streets.

That was one of the key take-aways from a wide-ranging think tank on the impact electronic, self-driving cars are likely to make, held at the offices of Grimshaw.

The session, under Chatham House Rule, meant it was also anonymous as well as autonomous, but it included leading thinkers on the subject from architects to engineers, educationalists and Transport for London.

Consumer trends in this area are often overlooked, but it is worth considering the growth in population to 10 million by 2030, the general trend to urbanisation and the effects on already restricted road space. High-density development puts great pressure on this space, and changes in consumer choice as well as expectations over how quickly people’s goods can arrive are adding to this picture. So too is the shrinking of residential units – meaning less storage space and consequently more ‘enforced’ shopping and healthy living driving transport demands. Perhaps roadspace is currently undervalued – so the solution may be to think about

how vehicles might be charged – or prioritised in future. With autonomous vehicles one expectation is for a blurring of boundaries – between autonomous taxis, shared vehicles and public transport, for example, but it also represents the opportunity to fundamentally change ownership patterns and the way traffic is managed. It is not only ground-based vehicles which are being considered in connected and autonomous vehicles, however, with trials being done on drones, which are already being used for asset management and being trialled by the Met Police for surveillance. It will be only a matter of time before drones will be used for commercial purposes, with implications for building design.

Perhaps, though, there is a tension between what the car manufacturers want us to think the future of AV

**‘We’ll have to wait until 2030 or 2040 before autonomous vehicles can work legally and safely’**

is all about and, perhaps, the roads authorities and operators. A more likely future is around more car-sharing and pooling, said one contributor, than buying a better AV than the one next door. The government is putting money into CAV research in trials in Milton Keynes, Bristol and Greenwich, including identifying the public’s reactions and barriers facing their introduction. But the key is to look at long-term flexibility in planning, especially when major developments may be around for 100 years. Getting to the point where an autonomous vehicle can take people from somewhere to anywhere in any level of traffic is, however, some way off yet.

In a sense, said another contributor, the debate throws transport up in the air and ‘resets’ it, changing everything. On the one hand, it is an opportunity to get better cities by managing

passenger vehicle movement in a better way, but a pessimistic view is that we ... do not effectively control and manage car movement effectively. ‘It’s a very pivotal time.’ AVs deliver safety, congestion and air-quality benefits but there is a huge investment required. Pollution will be reduced, but we need it to be a lot less. Then we come back to the operational and regulation considerations, which need to be developed in parallel with CAV research and anticipating the impact of CAV. How do you ticket an autonomous vehicle? If they are so safe, why should they adhere to the speed limit? ‘It really is a can of worms’, said the contributor, albeit an interesting one.

Car sharing runs counter to what car manufacturers wanted a few years ago, but many are now considering and investing in mobility as a service and anticipating degrees of car sharing. However, a more social problem is that, having developed a street crossing system over decades which establishes eye-to-eye contact to achieve safety, that is again in flux with autonomous vehicles. Many fear there will be in fact more vehicles on the road – or worse still on the pavement. ‘It will need some form of regulation’, said a contributor, with speed limits being some of those potential rulings.

It is an international discussion with the goal being sharing understanding. But while the EU may be leading, the UK and Ireland are way behind on contributions towards standards and operational considerations and how the EU can help harmonise standards internationally. Although autonomous vehicles could theoretically be ready by 2020, we’ll have to wait until 2030 or 2040 before they can work legally and safely, especially considering these technical and operational issues (including insurance issues and cyber-security). But on shared vehicles, reports that by 2030–35, 95 per cent of all passenger miles in first-world countries will be through transport as a service or mobility





←  
Google's  
autonomous  
vehicle

as a service, and that car ownership will drop dramatically to less than 40 per cent, are perhaps wide of the mark. The research suggests this will start in cities like London, and by 2040-50 vehicle ownership could drop to 20 per cent, but are based on economics alone and assume huge investment by firms like Uber. As to batteries, is there sufficient capacity in mining and refining lithium to supply the anticipated growth in EV? EV is likely to go hand in hand with CAV operations.

Once battery-charging technology has improved and charging times reduced without the heat build-up, there will likely be fast-charging stations springing up everywhere. But another study shows that since EV vehicles are 25-30 per cent heavier, particulates from tyre tread might in fact be more damaging than some of the tailpipe emissions seen at the moment from conventional vehicles.

So, what of placemaking and the public realm?

It depends on the context, said one contributor – since London is a very different landscape than rural areas. But we should be wary of the principle found in one recent survey, that

Uber’s arrival has in fact increased car use in the areas surveyed. At least the public perception of autonomous vehicles is a positive one, with people perceiving possibilities of greater accessibility, and even increased public space since road space would be diminished. We need to design for various different stages of the trajectory, perhaps requiring something more ‘iterative’ than planning has offered in the past.

Already in the ‘psyche’ is that there are places that we know we cannot drive to, but the ‘nightmare scenario’ would be that everyone gets picked up and delivered in their own ‘bubbles’, thus ‘dehumanising’ the streets. And yet, in some societies, car-sharing systems already in existence have proved real social spaces that offer the kind of chance meetings missing from many of our cities. Many of the streets we have already are anyway far from perfect – perhaps they can be improved through more autonomous vehicles. Certainly, the building of cycle lanes and so on is ‘emotionally fraught’, but there is potential to free up spaces that are currently ‘uninhabitable’ by reducing noise and pollution.

The whole AV debate shines a light on government policy, which is missing, said one contributor, when it comes to transport, planning at a national level, or energy, all of which come together on AV. We have been sold that AV is the big solution.

But is this automated vehicle revolution simply ‘this year’s diesel’, with a lot of ‘greenwash’? Might reducing the cost of driving by 70 per cent simply increase numbers driving by the same proportion, as in the Lisbon model? The technology will be there, but will it be enabled, given the investment needed to upgrade our infrastructure, including the communications network and highways? In order to get quality, healthy streets, there could be a place for road-user charging. And there is sanction for TfL to begin this line of thought in the Mayor’s Transport Strategy.

Ultimately though, chair Peter Murray reminded the group, the words of eminent city planner Jaime Lerner should be remembered in this debate as a potential for all cities. ‘Cars are the cigarettes of tomorrow’, he said. ‘There was a time when we thought that we couldn’t do without them.’

THINK TANK

# Improving London’s digital infrastructure

*Part of NLA’s Placemaking and Public Realm programme  
Programme Champions:  
Broadgate Estates  
Programme Supporters: LLDC*

London’s estates – both old and new – are aiming to present a unified face to try to lift London’s digital infrastructure onto another level. And greater communication and collaboration between the providers and the estates could be an important step in reducing delays and waiting times.

An NLA think tank featuring representatives of the capital’s estates and developers gathered at the offices of Cadogan Estate in Chelsea to discuss the provision of digital infrastructure in London, and how best to go about improving it.

Chair of the think tank Dame Judith Mayhew Jonas said that if the Great Estates joined forces with some of the larger property developers across London, they could have ‘real clout’ in their dealings with providers, acting as a ‘positive and dynamic group’ to this end, and perhaps bring London up to speed with other cities abroad. ‘If London is successful, then we’re all successful’, she said.

NLA chairman Peter Murray added that this was a non-competitive issue where there was a lot to be gained by sharing good practice, and even letters sent to the chairman of Openreach would be better received from a group of powerful signatories, rather than individual organisations acting alone. The key issues are chiefly about infrastructure and particularly

high-speed broadband – what is available in the market and how the estates are dealing with the provision in their areas.

For Mark Kildea, finance director of Howard de Walden Estates, one of the main things was about responsibility – the traditional view was that estates develop buildings and people spend a lot of money on public realm, or ‘putting nice paving stones down’ as some might have it. But Kildea feels that one of the best things to invest in for the public realm was good connectivity around the estate. Some of the SMEs had been coming to Howard de Walden, complaining that broadband speeds were poor, so the estate directly intervened, initially approaching a number of network providers. It selected one specialising in central London, G-Network, that seemed to be ‘nimble’, doing discrete street sections and which

**‘When you think of the millions we spend on buildings, this is the best type of investment you can make’**

only require 10 days’ planning notice. It is often highly disruptive when organisations dig up the roads, but this particular operator appeared quick and able to move on rapidly, leaving a fibre connection in a matter of weeks.

Howard de Walden decided to go ahead with phase one to test take-up at a cost of around £750,000 for 18 street sections. ‘When you think of the millions we spend on buildings, this in my view is the best type of investment you can make’, said Kildea. The estate has gone in ‘with its eyes open’, added Kildea, conceding that it may not recoup its money and being careful to avoid promoting G-Network to its estate tenants above others – but the whole process will have taken just six months.

Often when it comes to installing new digital infrastructure, one of the main costs is parking, owing to suspended

bays – this can perhaps be 40 per cent of the total expenditure. Perhaps here is where the ‘clout’ of the estates could come in, said Mayhew Jonas, in negotiating reduced parking suspension fees. The demand-led approach can also lead to difficulties on an aesthetic front, said Cadogan property director Haydn Cooper, with an ‘ad hoc, piecemeal approach’ to digging up roads often being the result, which also has an economic impact on London. Cadogan is undertaking a public realm project for Sloane Street and will do as much as it can on digital infrastructure at the same time, but Cooper said the ability to do small ‘bites’ across the spine on interconnecting roads was an appealing one. G-Network has proved a nimble operator and is already also expanding, talking to the City and Camden about further work.

G-Network is also now finding it is getting a lot of enquiries from residential properties, having started targeting SMEs specifically. But, as Mayhew Jonas pointed out, many directors and CEOs work from home and require good connectivity – the operator will offer a reduced level for a cut-price fee compared with around £200 a month and upwards for commercial enterprises. Howard de Walden has standardised its way-leave so any tenant will know in seven days they can get connected.

For its part, Openreach is aiming to improve its offering with a co-investment model to serve estates. The challenge, said Openreach’s Matthew Kemp, is around permissions to take services to premises. It can make more of a commercial case for fibre to cabinet, Kemp explained, but it is also increasing its FTTP (fibre-to-the-premises) plans as well as looking to partnership agreements to take coverage further.

At Grosvenor, said associate director of the London estate Nick Jones, it is adopting a two-pronged attack, working with both a small provider and Openreach. It found that Openreach is geared more to the



fibre-to-cabinet solution, and had to work hard to get to an FTTP solution instead. Openreach is definitely in the process of shifting and sees why it must move to fibre-to-the-premises, making a commitment to 2 million homes. ‘But it takes a little while to turn the boat around’, said Kemp.

InLinkUK said its head of communications and external affairs Jessica Tompkinson, is partnering with Openreach to take out its central London payphones estate and install free public Wi-Fi systems in their place while being mindful of ‘clutter’. Its work in Manchester, furthermore, is reaching areas of deprivation where people cannot afford a broadband connection: ‘I’m hoping they will be able to reap the benefits of connectivity for the first time’, she said. The London model is paid for by advertising to fund the fibre, but a key problem is that planning officers ‘get bamboozled’ and make decisions that they don’t really understand, said Tompkinson.

**‘What we would like to do collectively is support an industry where we can get together’**

The important thing is to have accessibility of fibre around one’s estate, said Nick Jones, to allow for flexibility and adaptability to whatever boxes or devices need to be bolted on in future. And yet, the telecoms business never quite gets it right, said Kildea – perhaps the government should not sell spectrum until what operators said they would do under the previous spectrum is completed.

For Neil Pennell, head of engineering and design at Land Securities, perhaps the biggest challenge is in-building coverage rather than outside, with three or four mobile operators often in competition. Land Secs’ residential schemes have been new-build predominantly, where Openreach could supply, albeit in quite a ‘painful’ and lengthy process. But Pennell said



The Great Estates Think Tank at the Cadogan Estate, Chelsea

in some instances he had been waiting 12-18 months to get services into a building and Openreach seemed to have a lack of dialogue between its copper and its fibre services divisions. On commercial buildings, one of the main frustrations is when, even with an early approach, work proves difficult to coordinate. The smaller, nimbler operators are perhaps more geared to the customer rather than Openreach’s ‘nationalised industry mindset’, said Jonas Mayhew.

Grosvenor is trialling a system where at the point of installation it will do so direct into homes and businesses as you would expect an old-fashioned Openreach socket. The disadvantage is it is more complex in the roll-out.

Ultimately, though, it is a case of estates being at the ‘end of their tether’ in terms of the standard of provision, said Portman Estates’ strategic project

director Simon Loomes, after 10 years of hoping for improvements. ‘What we would like to do collectively is support an industry where we can get together’, he said. Mayhew Jonas said this may be done through approaching the Great Estates business or urban group, as well as Westminster leader Nickie Aiken, especially as it is as much a residential issue as it is a business one. Westminster is not as focused or resourced on this infrastructural area as the City, said Pennell, where a group of staff are focused on the issue and assiduously police the granting of street licences. Westminster Council does respond best to residential needs and it will take notice if it becomes a major residential issue as well as a commercial one. That time has come.

‘My view, said Mayhew Jonas, ‘is it will take the Great Estates with the big developers working together on this.’

**Key points:**

- Investment in digital infrastructure is a key component in creating good public realm and represents good value for money.
- Smaller operators on digital infrastructure can offer a ‘nimble’ service that is less disruptive to streetscapes.
- Getting good digital infrastructure is as important to the residential community as it is to the commercial. This is especially important given the steep rise in home working.
- Digital infrastructure standards could be improved if developers and estates present a collective approach.



WE CREATE  
INNOVATIVE SPACES  
WHERE WE LIVE,  
WORK, LEARN AND  
ENJOY LIFE.

AHR is a multi-award winning architecture and building consultancy practice with a legacy dating back to 1835. Our people offer expertise across a range of sectors including residential, education, transport, civic, office, health, technology, hospitality and retail.

Based on our strong heritage and breadth of services, we work together to develop possibilities and deliver exceptional places that positively contribute to our clients, society and the built environment.

Architecture / Building Consultancy / Interior Design / Masterplanning /  
Landscape Design / Visualisation / BIM Consultancy / Principal Designer



ahr-global.com



# COFFEE BREAK

*Eleanor Fawcett*, head of design at Old Oak and Park Royal Development Corporation

**What is your proudest achievement and why?**

Professionally – my role in the evolution of the Lower Lea Valley, especially the design of the Olympic Parklands and the many and varied projects we were able to make happen in the neighbourhoods, parks and waterways around the Olympic Park. Semi-professionally – the restoration of Alexandra Road Park as part of the residents’ association for the Alexandra Road estate, I was able to help make this happen. It’s been brilliant to see the design of that amazing place being so widely celebrated with Neave Brown receiving the RIBA Royal Gold Medal.

**Which is the worst building in London?**

The ‘Walkie-Talkie’ – it’s such a thug, and distressingly prominent in views from all over London.

**Which is the best?**

The Royal Festival Hall – its foyers must be one of the world’s great truly civic, democratic, urban places. The design (and management) of the building brilliantly welcomes in the best aspects of London life – there is no better place to spend time people-watching! My mother worked on its restoration and used to take us around some of its more obscure nooks and crannies, so it’s been a special part of my life for a long time. Having recently moved to south east London, I also have a fresh appreciation of the Shard, which is a delightful and surprising presence across the whole area.

**What or who has been the biggest influence on your career thus far?**

Mark Brearley, who I worked for at Design for London at City Hall for

eight years. Mark changed the course of my career by demonstrating that as a designer working in the public sector you could work creatively, shape places and have a real impact. His spatial ideas and strategies are always spot on, and have had a profound impact on London’s growth.

**What is the biggest challenge facing London?**

I think the housing crisis is perhaps the greatest challenge. As well as the challenges of building really good homes at high densities, there is a risk that the need for new homes, and the very high values associated with housing, could inadvertently squeeze out places of work and other aspects needed to nurture good communities and which are also important for London’s future.

**And how is that translated to Old Oak and Park Royal?**

Old Oak is a place which absolutely makes sense for dense, mixed development – with the biggest new station built in the UK for a century being delivered at Old Oak, enough land available to create a new urban district, and a development corporation set up by the Mayor of London to steer the development and make sure it’s truly exemplary. So my aim is to demonstrate how the opportunity of London’s growth can create really successful places.

**How important is the industrial element?**

London’s industrial spaces are absolutely critical to its future, and it’s fantastic that it is being increasingly recognised by City Hall and the boroughs. As well as keeping the city running at a basic day-to-day level, so many of the activities which make London a truly world city



rely on the spaces and eco-systems of industrial areas – the creative businesses, the new generation of flourishing start-up craft and manufacturing businesses, plus the future requirements for ‘green-tech’. OPDC is fortunate to have oversight of Park Royal – London’s biggest industrial area and a place which is thriving and will be ever more essential over the coming decades.

**What single thing would improve the planning process?**

An expectation from all the players in the development process that planning strategies are to be followed! And, of course, involving excellent designers from the outset.

**What would you do if you were Mayor for the day?**

If only for one day ... something irresponsible to give Londoners a fresh view of their city, like taking vehicles off all the roads and opening them up for a day of fun and exploration!

**How optimistic are you about London over the next five years, and why?**

Very (Brexit permitting ...). London is a world leader and I hope that some of the healthy critique and emerging policies we see today will result in a more equal, more inclusive and better-designed city. ●

# INTERNATIONAL QUARTER LONDON



Lendlease’s new offices for TfL provide bright, open spaces with an emphasis on staff wellbeing

Investor	<b>LGIM – Real Assets</b>
JV partner	<b>LCR</b>
Developer	<b>Lendlease</b>
Architect	<b>Rogers Stirk Harbour + Partners</b>
M&E Contractor	<b>Hoare Lea</b>



THE INVESTOR'S ACCOUNT  
**DEREK GILBY, SENIOR FUND MANAGER,  
LGIM – REAL ASSETS**



Seeing 5 Endeavour Square at International Quarter London now occupied, marks a real milestone for the project and one that we are delighted to be involved in. Legal & General is committed to investing long-term capital across the towns and cities of the UK. Our purchase back in

January 2016 signalled our belief that Stratford was an area destined for real growth over the next decade and that the Stratford City Business District – the joint venture between Lendlease and LCR – was a significant driver in realising that potential. The design of a workplace is instrumental in future-proofing the workforce; a topic that sits high on all companies' agendas right now, but which is not always connected to the physicality of the workplace. Future proofing extends to the fabric of the building too. RSHP's design aims to create a stimulating workplace which nurtures wellbeing and looks to inspire

and connect its future occupiers. It has incorporated flexible floorplates into the design so that it can adapt depending on the occupiers' needs and requirements, thus forming a highly sustainable commercial offering. Through the highly successful partnership between Rogers Stirk Harbour + Partners, Hoare Lea, Ramboll, Lendlease and LCR, 5 Endeavour Square marks the beginning of a new progressive business destination in London. We look forward to the arrival of neighbouring tenants the FCA next year, and to building on this increasingly vibrant location.



←  
Real asset:  
5 Endeavour  
Square

THE JV PARTNER'S ACCOUNT  
**DAVID JOY, CHIEF EXECUTIVE, LCR**



As London's centre moves east, Stratford is rapidly becoming the new home for progressive business, with unrivalled connectivity, an abundance of green space and opportunities to collaborate with the forward-thinking cultural organisations that will form part of the capital's largest Cultural and Education District for 100 years. At the heart of this transformation is International Quarter London, with the recent completion of 5 Endeavour Square a significant achievement and an important milestone for the project. The 3,000 staff who will occupy the building every day will have an exceptionally designed, highly efficient office environment attuned and responsive to their needs. The innovative workplace design will promote creativity, collaboration and above all wellbeing for employees who will also be able to take advantage of the many leisure and retail facilities on offer in and around the Queen Elizabeth Olympic Park. The area will not only be a visionary business hub but a creative hub, bringing culture and new ideas to the workplace as recognised institutions such as UCL, V&A and Sadler's Wells take up residence in the future. Workers, students, residents and visitors will all connect there, bringing together a diverse community and creating a new neighbourhood in the east. International Quarter London is already breathing new life into the area and, once complete, will be one of the best-connected business centres in the capital for the 25,000 people who will work there.



The building will be home to 3,000 staff



Rooms with a view – overlooking the Olympic Park



THE DEVELOPER'S ACCOUNT  
**LISA GLEDHILL, PROJECT DIRECTOR, INTERNATIONAL  
QUARTER LONDON – LENDLEASE**



September 2017 saw the first building, 5 Endeavour Square, handover at International Quarter London (IQL); a significant milestone in an already incredible regeneration story for Stratford. Developed in partnership between LCR and Lendlease, IQL is London's new home for progressive businesses, offering over 4 million sq ft of workspace in the Queen Elizabeth Olympic Park.

The creation of 5 Endeavour Square has been a highly successful collaborative meeting of minds from the project team, with one core purpose: that the building is designed with the health and wellbeing of its occupants, TfL, at the very forefront.

As we hear frequently, the way people work is changing rapidly.

**'One of our core ambitions for IQL is to create workplaces without boundaries'**

No longer do workers remain seated at the same desk from 9am to 5pm. People are demanding flexibility from their workspace; for their building and environment to support the way they wish to work, not restrict or define it. At 5 Endeavour Square, internationally renowned architect Rogers Stirk Harbour + Partners (RSHP) has designed the floorplates to flex with the occupier's

requirements, responding to the agility required of a workplace to meet the needs for both today and tomorrow.

In a study IQL recently conducted in partnership with YouGov, it was found that more than a quarter (26 per cent) of respondents never use the stairs at work. This is a lost opportunity as greater movement around a building enables 'bump factor' between colleagues that breaks down hierarchies and encourages interaction across all levels, outside the boundaries of their usual roles and departments. With that in mind, the floorplates for TfL have been designed to work in three-floor cassettes, all sharing a central atrium linked by a visible internal staircase.

On the wellbeing front, natural light and 100 per cent fresh air throughout the building have also been key

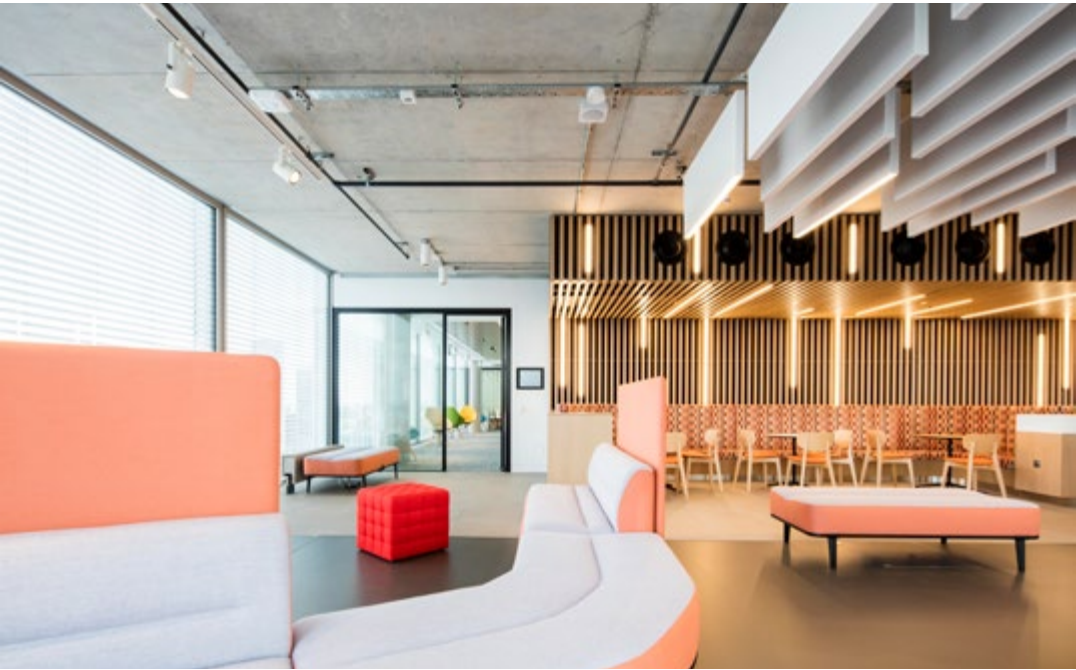
factors designed into the building so that employees stay more alert and benefit from greater concentration throughout the day.

One of our core ambitions for IQL is to create workplaces without boundaries. That means that in addition to giving our tenants a fantastic workplace, we also provide alternatives for people to work wherever inspires them within the IQL precinct. RSH+P's striking design could provide such inspiration, with its bold pops of colour, together with its neighbour, 12 Endeavour Square, which will be occupied by the Financial Conduct Authority next year.

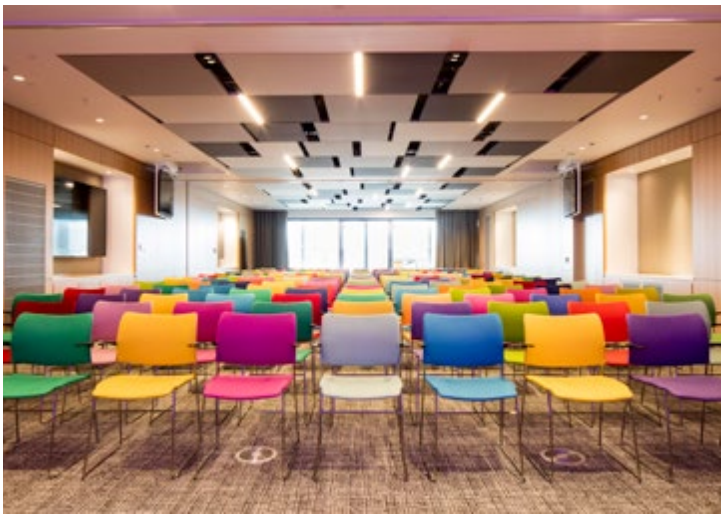
Cancer Research UK and the British Council will also be moving to IQL in 2019, sending a strong message of support for IQL as the future of workplace.



↑  
The building has been designed to maximise 'bump factor' between colleagues



←  
The interior has been designed for staff to work 'wherever inspires them'



↑  
RSH+P employed bold pops of colour throughout

←  
Highly visible staircases are designed to encourage movement





## THE ARCHITECT'S ACCOUNT

### IVAN HARBOUR, SENIOR PARTNER, ROGERS STIRK HARBOUR + PARTNERS



When designing 5 Endeavour Square, we did so with the hope that it would set new standards globally for best practice in the development of workplace environments. Flexibility was key, as was the health and wellbeing of the building's occupiers, which was placed at the forefront of all decisions. Central to achieving this was an emphasis on maximising natural light and views out over the Olympic Park, together with the promotion of movement around the building.

The 11 storeys were arranged in groups of three, each sharing a pocket atrium which breaks up the floorplate, introducing a focal point with a common window to outside. Each

atrium is designed to offer flexible space and room for collaboration, creating a vibrant, bustling connector for the levels. A central staircase links the three floors and its prominent location encourages people to choose this over the lifts, adding a further dynamic element to the area.

It is impossible to discuss 5 Endeavour Square in isolation, for its connectivity to the surrounding environment and the wider masterplan has been carefully engineered throughout the design process. Panoramic views over the Olympic Park were a fundamental design aspiration, but the challenge was how to achieve those, provide high levels of natural daylight, while maintaining a highly efficient facade. We adopted a closed cavity facade system on a 3-metre module, together with no ceilings, and purpose-designed passive chilled beams to give maximum ceiling height in a deep plan which uses weather sensors to monitor the position of the sun and then adapt the positioning of the blinds. This

helps to control the temperature of the offices while reducing the demand for mechanical heating and cooling, offering a sustainable solution and overall lower running costs.

How to deliver the required scale of the project but also maintain that human element was another challenge we faced. It was very important to provide activity and variety through retail outlets animating and activating the public realm. The triple-height reception area with fully glazed lobby provides a transparent and fluid connection with the public realm too.

**'It is a rare opportunity to shape a new way of working for thousands of people against such a landmark background'**

Also, bright and colourful fully glazed external staircases allow circulation within the building to be seen from the outside, contributing to the liveliness of adjacent public spaces.

Across Endeavour Square sits building S5, designed by RSHP as well, and due for completion in 2018. Having the opportunity to shape both buildings at the same time has enabled a high degree of co-ordination, and how they frame the public realm. Colour is used to help give legibility to the building: red for mechanical movement systems, blue for stairs, and yellow for services.

It is a rare opportunity to shape a new way of working for thousands of people against such a landmark background as the Olympic legacy. With 5 Endeavour Square, we feel we have created a lean and efficient workplace that responds to the requirements of its tenants, while delivering a healthy and sustainable way of working for the future.



Sketch showing the shared atrium



THE M&E CONTRACTOR'S ACCOUNT  
**TIM RATHBONE, PARTNER, HOARE LEA**



From the start, collaboration was a key feature in the project's success. Having been approached by Lendlease and LCR, we worked together to bring the vision of creating a new destination in Stratford to a reality.

The aspiration for International Quarter London has always been to provide something new in the workplace property market – placing people and wellbeing at the heart of workplace design – at a time before the WELL Building Standards became popular. This was incredibly forward thinking, and meant we needed to set our own standards of excellence. Together with Rogers Stirk Harbour + Partners, Hoare Lea developed the Base Building Definition and implemented the technical frame around Lendlease and LCR's aspirations to create a new type of workplace destination.

By working closely together from the outset, we could maintain cost-efficiency throughout the project, which was crucial given the scale and ambition of the brief. Similarly, in collaborating with the occupiers as soon as pre-let contracts had been signed, we were able to ensure they became part of the design process, helping them fulfil their own vision for the scheme. Our appointment for both the Cat A and Cat B design meant that the project was truly integrated, and an efficient process from start to finish. This, coupled with the integrated approach of Lendlease to development and construction, facilitated the quickest and best value delivery for occupation of the building.



Setting a high benchmark

There are a number of elements that have made this project particularly stand out, and we are immensely proud that together we pushed the envelope to set new standards in workplace design – in style, design and functionality. As an engineer, this was incredibly fulfilling. Not only have we produced a fantastic product, a high quality of new workspace, but the level of collaboration has set the bar on how to deliver something new and innovative at scale.

The build itself utilised a number of different innovations. Using Rogers Stirk Harbour + Partners' 'kit of parts' philosophy, we used modular arrangements for the plant, cores and atria – an approach now being applied across other IQL buildings. And through collaboration with Hoare Lea, RSHP, Lendlease and TROX, we also developed a strategy for displacement ventilation and passive chilled beams, which culminated in the development of a unique multi-service chilled beam (MSCB) to be launched in the market by TROX early next year. The project

was the first time a closed cavity facade has been used on such a large scale in the UK, which required close collaboration between the project team, supply chain and contractor to ensure its successful implementation.

While keeping the design 'city spec', we also leveraged the enormous opportunity on our doorstep – the Olympic infrastructure – and took the opportunity to design the building into the fabric and feel of the wider development taking shape in Stratford.

But this project wasn't without its challenges, dealing with tight timescale and shifting public realms. Certainly, we would not have met the programme without the integrated approach and close working arrangements between the project teams, and importantly, the occupiers; all of whom were key to achieving such a successful outcome.

As the first building to open its doors, 5 Endeavour Square has indeed set the benchmark for the rest of the development and indeed the wider marketplace as a whole. ●



# EXPERT SOLUTIONS FOR LONDON DEVELOPMENT

- Planning Applications, Appeals & Expert Witness • Site Appraisal & Promotion • Landscape Design
- Masterplanning & Urban Design • Stakeholder & Community Consultation • Development Management
- Research & Policy Formulation • Environmental Impact Assessment • Heritage & Townscape Assessment

**Contact us to find out more**

E: [info@wyg.com](mailto:info@wyg.com)

T: **020 7250 7500**

[wyg-group](#)

[@wygggroup](#)

[@wygggroup](#)



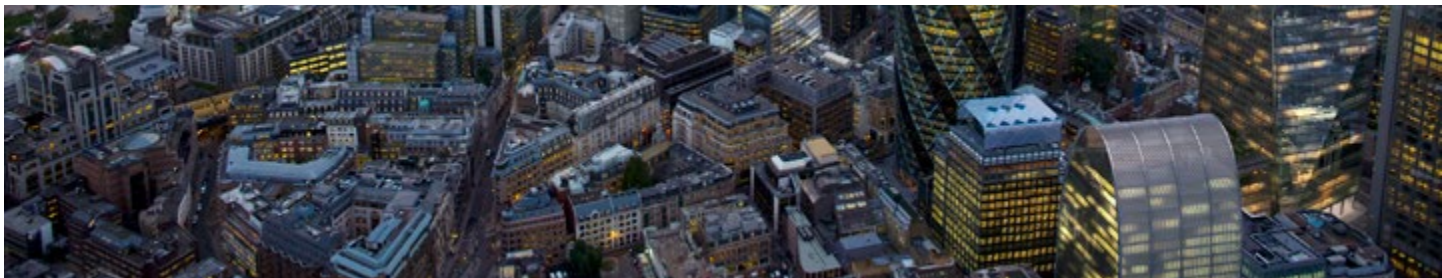


WE BELIEVE

# THE CLIENT

GIVES EVERY INVESTMENT PURPOSE.  
EVERY PROPERTY A SOUL. EVERY TRANSACTION A PULSE.

Real estate is a powerful asset. It helps define the business of a company. The spirit of a startup. The values of an investor. We're 43,000 employees in over 60 countries, helping our clients put ideas into action. Across industries. Within budgets. And without fail. What can we do for you? [cushmanwakefield.com/action](https://cushmanwakefield.com/action)



IDEAS INTO ACTION



## NEW LONDON DEVELOPMENT DIRECTORY

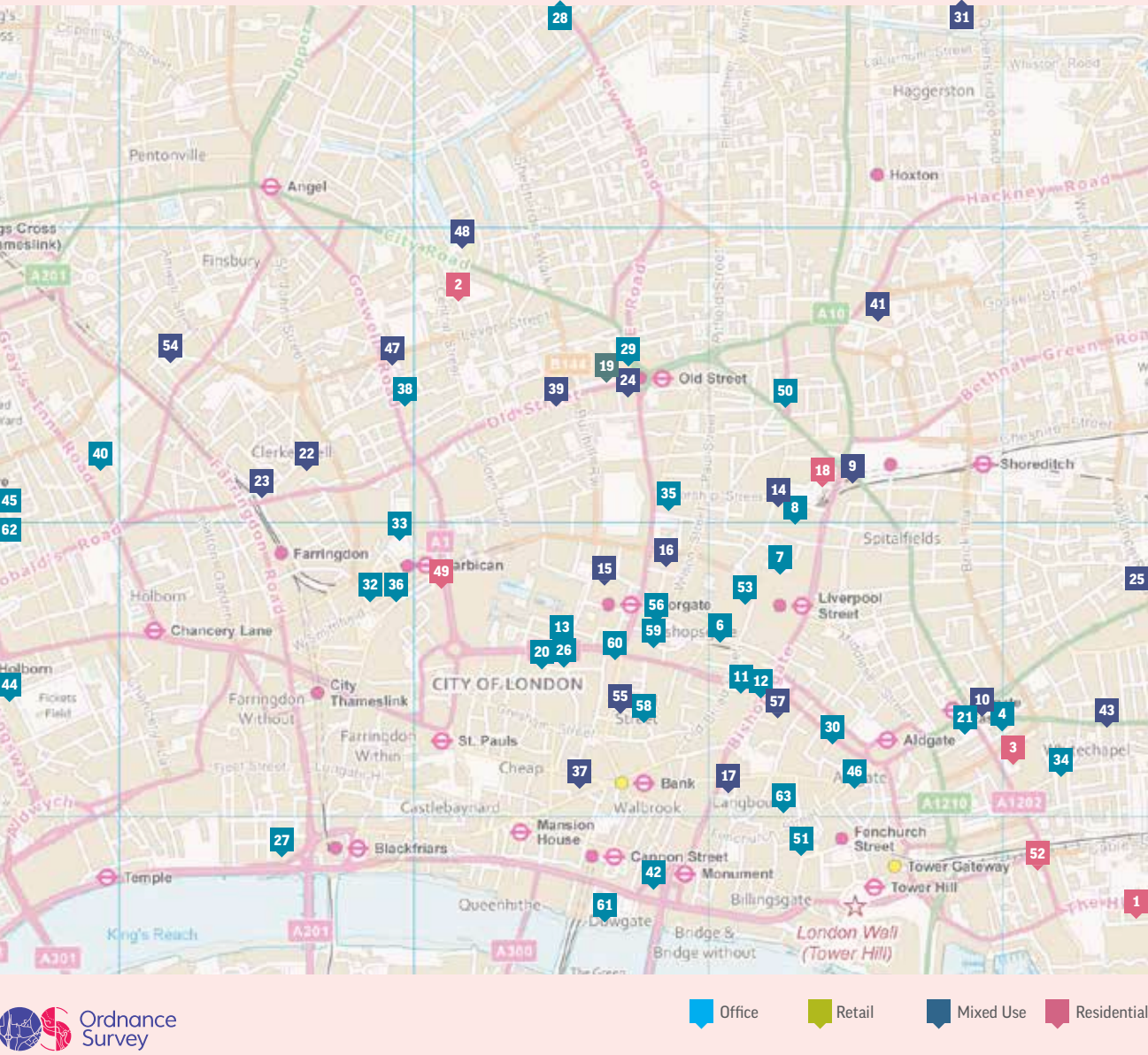
Showcasing major developments – including Office, Residential, Retail and Mixed-use projects in London. The directory is sub-divided into central geographical areas and supported by a market summary given by leading property agents who have a wealth of market knowledge reporting on current trends and statistics.

To view over 1,000 developments and developer profiles across London go to **[newlondondevelopment.com](https://newlondondevelopment.com)** or you can download the free iPad app, New London Development, on the App Store.

To include your projects in the New London Development Directory or if you would like further information regarding the New London Development website or iPad app, please contact Aurelia Amantis on 020 7636 4044 or email **[aurelia.amanitis@newlondonarchitecture.org](mailto:aurelia.amanitis@newlondonarchitecture.org)**



# CITY, OLD STREET, SHOREDITCH & WHITECHAPEL



**Hayley Blackwell**  
Associate,  
Knight Frank

There is no doubt that Brexit continues to dominate the headlines and that the City property market remains cautious due to the lack of certainty. However, despite these conditions, businesses have continued to acquire space in the City. In the first three quarters of the year, take-up totalled 5.1 million sq ft, 21 per cent above the level recorded for the same period last year. Against the backdrop of political uncertainty, the City market looks stable. Occupiers are still committing to the City, and continue to pursue large office units to satisfy their requirements. Since the referendum, there have been nine deals over 100,000 sq ft transacted in the City with high calibre occupiers including Deutsche Bank, Wells Fargo, Freshfields, FT and Expedia all acquiring over 150,000 sq ft. In the last 12 months, the Technology, Media & Telecoms sector (TMT) has been the most active in the City market, accounting for 29 per cent of take-up, followed closely by the business-to-business sector totalling 20 per cent. This can largely be attributed to the expanding flexible office market, with the likes of WeWork acquiring nearly 640,000 sq ft. So why has demand remained so strong? First, we must look at supply; levels have stabilised and

more recently begun to fall. In the third quarter of the year, supply in the City market fell 10 per cent quarter-on-quarter and is now 15 per cent below the long-term average. Vacancy rates fell in all markets across central London as the relatively weak development pipeline began to take effect. In the City, speculative construction activity is low for the next two years, although levels could rise in 2020, should developers press the button on a number of schemes that have yet to start. For larger occupiers looking for sizeable units, especially of new and refurbished stock, firms must look to launch their office search well in advance of future lease events to maximise their chances of securing suitable accommodation. Occupiers should also be considering other parameters outside pricing, including location, product and lease type. Prime rents have remained unchanged in the City since the end of 2015; we believe they will remain stable throughout 2018, albeit with some uncertainty weighing on headline rents, which in turn could counter the effect of tightening supply. The sentiment in the market remains consistent albeit cautious, but as key occupiers continue to relocate to the capital, London will remain a long-term destination for global business.

**'London will remain a long-term destination for global business'**





**1: LONDON DOCK**  
15 acres | Under Construction  
Developer: St George  
Architect: Patel Taylor  
[www.londondock.co.uk](http://www.londondock.co.uk)

Acquired by St George in 2012, London Dock is being transformed into an exciting new neighbourhood. When complete, it will comprise 1,800 homes, 210,000 sq ft of commercial space and six acres of public space, including a new square with spectacular water feature.

At the heart of London Dock is the Grade-II listed Pennington Street Warehouse, which once stored high-value imports. It will become the commercial centre of the development, with an eclectic mix of shops, restaurants and offices.



**2: 250 CITY ROAD**  
933 homes | Under Construction  
Developer: Berkeley Homes (North East London) Ltd  
Architect: Foster and Partners  
[www.250cityroad.co.uk](http://www.250cityroad.co.uk)

Situated in the heart of Zone 1, 250 City Road is within walking distance of Tech City and the Square Mile. Outside, a little under two acres of beautifully landscaped wifi-enabled green spaces and secluded courtyards create a sense of calm, connected and contemporary living. Stunning studios, 1, 2 and 3 bedroom apartments surround the central plaza that plays host to cafés, restaurants, retail outlets and creative workspaces.



**3: GOODMAN'S FIELDS**  
7 acres | Part complete  
Developer: Berkeley Homes (North East London) Ltd  
Architect: Lifschutz Davidson Sandilands  
[www.goodmansfields.co.uk](http://www.goodmansfields.co.uk)

Located close to one of the world's leading financial districts and in one of the most cosmopolitan areas of London, contemporary studio, 1, 2 and 3 bedroom apartments and penthouses are set within seven acres of stunning residential development. With 2 acres of beautifully landscaped gardens, water features and stunning public art, Goodman's Fields is an inspiring residence by Berkeley Homes. The luxurious range of amenities, including pool, spa, gym and 24-hour concierge, plus Curzon cinema, cafés, shops, restaurants and numerous retail facilities, offer an exceptional lifestyle – all within this stand-out award winning development.



**4: ONE BRAHAM**  
330,000 sq ft | Under Construction  
Developer: Aldgate Developments and HK Investors  
Architect: Wilkinson Eyre  
[www.onebraham.com](http://www.onebraham.com)

Phase 2 of Aldgate Developments' redevelopment of Aldgate, One Braham will have triple access point floorplates of c.20,000 sq ft. It will incorporate exposed ceilings, 6,000 sq ft retail opening into reception, large roof terraces (one of which is communal) and an internal winter garden/atrium, with stunning sunset views of nearly every conceivable London icon. The building will appeal to more creative companies or those seeking a contemporary fit out, whilst availing of outstanding transport connections. It will have two entrances and front onto the new Braham Park. Completion Q1 2020.



**5: 21 LIME STREET**  
35,000 sq ft | Existing  
Developer: Aldgate Developments and The City of London  
Architect: Leach Rhodes Walker  
[www.21limestreet.com](http://www.21limestreet.com)

Recently completed in 2017, 21 Lime Street offers a New Grade A and high profile office building in a historical conservation area, on this busy pedestrian thoroughfare at the southern gateway to The Leadenhall Market. Located just yards from Lloyds of London, in the heart of the insurance district, the building has roof terraces on the two highest floors in addition to full glazing offering spectacular views. Immediately following completion, the building was leased in full by Antares Underwriting Ltd. 21 Lime Street also has two retail units at ground floor level, let to Pilpel and Coco di Mama.



**6: 100 LIVERPOOL STREET**  
515,000 sq ft | Under Construction  
Developer: British Land & GIC  
Architect: Hopkins Architects

100 Liverpool Street is currently under construction and due for completion towards the end of 2019. This exciting development designed by Hopkins Architects will deliver 523,000 sq ft of office and retail space, refurbishing and extending the existing building to create three new floors, the 9th floor of the building including a spectacular restaurant with external terracing. Connections and public spaces between 100 Liverpool Street, Liverpool Street Station and Broadgate Circle will also be improved.



**7: 5 BROADGATE, EC2**  
65,000 sq m | Existing  
Developer: British Land / GIC  
Architect: Make Architects  
[www.5broadgate.com](http://www.5broadgate.com)

5 Broadgate completed in early 2015, a new world class office building for financial services firm, UBS. 5 Broadgate provides approximately 700,000 sq ft floor space over 12 storeys, and includes four trading floors capable of accommodating approximately 750 traders per floor.

This new building represents a further stage in the successful evolution of Broadgate, which retains one of the world's leading investment banks in the heart of the City of London.



**8: THE BROADGATE TOWER, EC2**  
400,000 sq ft | Existing  
Developer: British Land (GIC)  
Architect: Skidmore, Owings & Merrill  
[www.broadgatetower.com](http://www.broadgatetower.com)

The Broadgate Tower is one of London's tallest buildings at 165m (540ft). At 33 storeys and with floor-to-ceiling glazing, it offers expansive views across the capital.

Constructed to the highest specification, The Broadgate Tower is let to occupiers such as Reed Smith, Itochu, Hill Dickinson, Gill Jennings & Every LLP, Banco Itau, and William Blair.



**9: BLOSSOM STREET, E1**  
2.2 acres | Planning Granted  
Developer: City of London Corporation / British Land  
Architect: AHMM / Stanton Williams / Duggan Morris / DSDHA

Blossom Street comprises 2 acres in Spitalfields and adjacent to the City of London. Planning has been granted to deliver 347,000 sq ft comprising office space, 13 new retail units and 40 new apartments in a mix of new, retained and refurbished buildings. The scheme has been designed to appeal to a broad spectrum of tenants from SMEs to more established occupiers seeking highly specified, character offices in this exciting location.



**10: ALDGATE TOWER**  
320,000 sq ft | Completed- 2014  
Developer: Brookfield & China Life  
Architect: Wilkinson Eyre Architects  
[www.aldgatetower.com](http://www.aldgatetower.com)

Aldgate Tower comprises 16 levels of Grade A office space completed in 2014. The building is located on the corner of Whitechapel High Street and Commercial Street, well placed between the traditional City core, the TechCity hub around Old Street and Shoreditch, Brick Lane and Spitalfields and the leisure facilities of St Katharine Docks. The building is 100% let to tenants including Uber, Aecom, WeWork and Maersk.



**11: 99 BISHOPSGATE**  
340,000 sq ft | Existing  
Developer: Brookfield, China Life & QIA  
Architect: GMW Architects  
[www.99bishopsgate.com](http://www.99bishopsgate.com)

99 Bishopsgate provides 26 floors of high specification office accommodation totalling 340,000 sq ft. With its dramatic glazed facades and commanding presence, 99 Bishopsgate is a landmark building at the centre of Europe's financial capital. The building is let to a range of tenants including Latham & Watkins, Huawei & Korea Development Bank.



**12: 100 BISHOPSGATE**  
900,000 sq ft | Under Construction  
Developer: Brookfield  
Architect: Allies & Morrison / Arney Fender & Katsalidis  
[www.100bishopsgate.com](http://www.100bishopsgate.com)

100 Bishopsgate is a 40-storey office tower providing highly efficient and flexible floor space in the heart of the City. The scheme will offer a 0.5 acre public realm to activate and enrich the environment adjacent to the 15,000 sq ft, double height reception. 72% of the building is pre-let to RBC, Jefferies International and Freshfields.





**13: LONDON WALL PLACE**  
500,000 sq ft | Completed 2017  
Developer: Brookfield / Oxford Properties  
Architect: MAKE  
[www.londonwallplace.com](http://www.londonwallplace.com)

London Wall Place is a new destination, offering an acre of landscaped public realm set between two statement office buildings totalling 500,000 sq ft. LWP benefits from a close proximity to the Bank of England, the Barbican and the City retail environment of Cheapside. The development sits within metres of the Moorgate entrance to Crossrail, due for opening in 2018. Schroders have committed to lease 1LWP (300,000 sq ft) as their new global headquarters. Cleary Gottlieb and R3 have leased space in 2LWP.



**14: PRINCIPAL PLACE, EC2**  
620,000 sq ft | Completed 2017  
Developer: Brookfield & Antirion  
Architect: Foster & Partners  
[www.principalplace.co.uk](http://www.principalplace.co.uk)

Principal Place is where the City meets Shoreditch. The 620,000 sq ft, 15 storey office building provides Grade A space with typical floors of c. 45,000 sq ft and nearly an acre of roof terraces. The entire building has been let to Amazon, the Fortune 100 online retailer. The development also features a 50-storey residential tower and a 25,000 sq ft vibrant public piazza, activated by 20,000 sq ft of retail units.



**15: CITYPOINT**  
700,000 sq ft | Completed  
Owner: Brookfield  
Architect: Sheppard Robson

Citypoint is a 36-storey landmark tower in the City of London. Originally built in 1967, and comprehensively reconstructed in 2001, the building is one of the largest in the City. The building offers over 100,000 sq ft of retail including the largest health-club in the Square Mile operated by Nuffield Health and over an acre of public realm. Major tenants include SquarePoint, Mimecast, Ebiquity, Simon Thacher Bartlett LLP, Winston & Strawn, Spaces and Simmons & Simmons.



**19: OLD STREET RETAIL PARADE**  
63,000 sq ft | Existing  
Developer: Crosstree Real Estate Partners  
Architect: Ian Chalk Architects

183-205 Old Street is a 63,000 sq ft parade of retail units, fully let to a diverse range of occupiers including Argos, The Post Office and Gymbox. The Post Office unit has been awarded planning consent for an additional 4,000 sq ft of A1-A3 accommodation. The parade is well located for retail occupiers, below an 8-storey residential building adjacent to Old Street Roundabout, and is well positioned to benefit from the continued redevelopment of Old Street and the surrounding areas.



**20: CITY TOWER, EC2**  
140,000 sq ft | Existing  
Developer: Great Portland Estates plc  
Architect: ORMS  
[www.citytowerlondon.com](http://www.citytowerlondon.com)

City Tower is one of the most recognised and well established office addresses in Central London. The 19 storey tower building is in the core of the City of London, offering occupiers panoramic views of the Square Mile and beyond from the upper floors. The building has undergone a comprehensive refurbishment to provide rectangular 6,000 sq ft floors with excellent natural light from all 4 elevations, along with a repositioning of the reception and renewal of the façade.



**21: THE WHITE CHAPEL BUILDING, 10 WHITECHAPEL HIGH STREET E1**  
273,000 sq ft | Existing  
Developer: Derwent London plc  
Architect: Fletcher Priest  
[www.whitechapelbuilding.london](http://www.whitechapelbuilding.london)

This office building was acquired in December 2015. A light touch refurbishment of 184,000 sq ft completed in October 2016 and a further 89,000 sq ft is due to be delivered in 2018. The first phase is 100% let and has remodeled and enlarged the reception area, refurbished floors one to seven and added a number of new amenities to the building including a lounge, café and terrace. Work has begun on phase 2, which integrates the ground and lower ground floors. The entirety has been pre-let to Fotografiska as a major new photography museum.



**16: CITY GATE HOUSE**  
170,000 sq ft | Status: Refurbished 2001  
Developer: Brookfield  
Architect: John Robertson Architects

City Gate House occupies a prominent position on Finsbury Square and is close to both Moorgate and Liverpool Street Stations, both of which will benefit from the delivery of Crossrail in 2018. The building was designed in 1930 by Frederick Gould and Giles Gilbert Scott. Bloomberg undertook a comprehensive refurbishment of their London headquarters office building and won the BCO Best Fit-Out of Workplace Award in 2002. The entire property is let to Bloomberg L.P. until 2020.



**17: 1 LEADENHALL**  
500,000 sq ft | Planning consent granted  
Developer: Brookfield  
Architect: MAKE  
[www.1leadenhall.com](http://www.1leadenhall.com)

1 Leadenhall will be a 36-storey tower adjacent to the historic Leadenhall Market, including over 400,000 sq ft of Grade A office space. 1 Leadenhall is a carefully considered design that will complement the architecture of the surrounding buildings and embraces the heritage of its unique setting.



**18: PRINCIPAL TOWER**  
250,000 sq ft | Planning Granted  
Developer: Brookfield, Concord Pacific & W1  
Architect: Foster + Partners  
[www.principaltower.com](http://www.principaltower.com)

Principal Tower will be Foster + Partners' first fully designed residential tower in London, reaching 50 storeys and 175 meters, making it one of the tallest residential buildings in Central London. The development will have expansive views from Canary Wharf to St. Paul's and the Houses of Parliament. Principal Tower is part of the mixed-use scheme at Principal Place, which includes Amazon UK's new London offices, 20,000 sq ft of retail and a half-acre public piazza.



**22: THE BUCKLEY BUILDING, 49 CLERKENWELL GREEN EC1**  
85,100 sq ft | Existing  
Developer: Derwent London plc  
Architect: Buckley Gray Yeoman

The refurbishment and extension of this property was completed in April 2013. It created 79,900 sq ft of offices and 5,200 sq ft of retail – an uplift of 13% on the existing floorspace. The atrium was infilled, the entrance was relocated to the front of Clerkenwell Green and the ground floor fascia was remodeled to create additional office space. Within six months of completion, the property was fully let. Office tenants include Unilever, Hill+Knowlton (part of WPP), Tipp24 and Deloitte Digital with the retail let to Granger & Co, a leading restaurant.



**23: TURNMILL, 63 CLERKENWELL ROAD EC1**  
70,500 sq ft | Existing  
Developer: Derwent London plc  
Architect: Piercy & Company

This office and retail scheme was delivered in January 2015. It occupies a major corner site in the heart of Clerkenwell and is close to Farringdon station, an important new Crossrail interchange.

In June 2013, the Group announced that the entire 58,200 sq ft of offices had been pre-let to Publicis Groupe at £3.1m pa. The retail units were let to two exciting new restaurants. Jason Atherton, the Michelin-starred chef behind Pollen Street Social, has opened his first Japanese style restaurant 'Sosharu', and Albion, part of the award winning Prescott & Conran stable, has opened its fourth London restaurant.



**24: WHITE COLLAR FACTORY EC1**  
293,000 sq ft | Existing  
Developer: Derwent London plc  
Architect: AHMM  
[www.whitecollarfactory.com](http://www.whitecollarfactory.com)

This 293,000 sq ft office-led development is located at Old Street roundabout in the heart of London's Tech Belt. It has been developed using our 'White Collar Factory' principles and is a part refurbishment and part redevelopment.

It incorporates a new 16-storey office building, a blend of refurbished and new low-rise buildings incorporating offices, retail and residential and a new public square. The scheme completed in H1 2017 and is 92% let.





**25: CITYSIDE & CHALLENGER HOUSE**

113,300 sq ft | Planning Granted  
Developer: Great Portland Estates plc  
Architect: DSDHA

Due for commencement 2018, Cityside & Challenger House is a 113,300 sq ft mixed use development including office, retail and a hotel located in Whitechapel. The office is currently unoccupied and has planning consent for an additional three floors, taking the total net internal area to 76,500 sq ft. Freehold land to the rear of Cityside House will also be transformed to provide amenity space for the future occupiers of Cityside House.



**26: SKY LIGHT, CITY TOWER, EC2**

25,700 sq ft | Existing  
Developer: Great Star Partnership  
Architect: ORMS  
[www.citytowerlondon.com](http://www.citytowerlondon.com)

Situated adjacent to City Tower, Sky Light is a new self-contained 25,700 sq ft office. With its own 6m high glazed reception, bright double height spaces and feature roof lights, Sky Light is a unique office with a genuine 1 person per 8 sq m occupancy capability, new cycle centre, roof top gardens and car parking. Sky Light has been let to Porta communications plc on a 15 year lease.



**27: VIEW58**

47,000 sq ft | Under Construction  
Developer: FORE Partnership / Kier Property  
Architect: tp bennett

VIEW58 is a grade-A office with a difference, a rare headquarter-style building on the river Thames. Situated in London’s “Northbank”, the building provides flexible floor plates from 4,000 to 7,000 sq ft and three floors of terraces with unobstructed views up and down the river. A large glass atrium fills the space with light. A bold, broad view on sustainability and the built environment means a fully integrated vision, not token bolts-ons. A vision focused on delivering tenants real cost savings.



**28: GREEN LANES**

Planning Granted  
Developer: Hadley Property Group  
Architect: Pollard Thomas Edwards  
[www.hadleypropertygroup.com](http://www.hadleypropertygroup.com)

A stand-out mixed-use development on Haringey’s lively Green Lanes high street, this landmark PTE-designed scheme stands on a previously underused industrial site. Consisting of 133 homes, an 875m<sup>2</sup> NHS facility which will house 10 GPs and a large communal garden of 725m<sup>2</sup>, this brings high quality housing and clear community benefits to an area with a requirement for both.



**29: THE BOWER**

335,000 sq ft | Under Construction  
Developer: Helical plc  
Architect: AHMM  
[www.theboweroldst.com](http://www.theboweroldst.com)

The Bower is a dynamic, mixed use quarter adjacent to Old Street roundabout. With 320,000 sq ft of contemporary office space across three buildings, a new pedestrianised street and some of the UK’s newest and best restaurants, the scheme is fast becoming a key new East London destination. Phase 1 is fully let. Phase 2, The Tower, comprising 170,000 sq ft of offices and 2 two retail units, will be completed in Summer 2018. 59,000 sq ft has been pre-let to WeWork.



**30: ONE CREECHURCH PLACE**

272,500 sq ft | Existing  
Developer: Helical plc / HOOPP / The City of London  
Architect: Sheppard Robson  
[www.onecreechurchplace.com](http://www.onecreechurchplace.com)

One Creechurch Place was completed in November 2016, bringing an elegant and sharply designed new headquarters office building to the vibrant EC3 area. The building provides 272,500 sq ft of spectacular office space over 17 floors, with excellent natural light and stunning views across the City. One Creechurch Place has been awarded BREEAM ‘Excellent’ and a Platinum WiredScore rating. Significant public realm improvements are being completed, greatly improving the area for both existing and new occupiers.



**31: SOUTH GROVE**

473 new homes | Planning Granted  
Developer: Hadley Property Group  
Architect: Pollard Thomas Edwards  
[www.hadleypropertygroup.com](http://www.hadleypropertygroup.com)

473 homes and 2,786 sq m of public realm and commercial space are to be built on an underused carparking facility in Waltham Forest. The PTE scheme will be car free, contain 788 secure cycle parking spaces, a cycle café and direct routes into Walthamstow’s mini—Holland cycle routes.



**32: BARTS SQUARE**

Circa 450,000 sq ft | Under Construction  
Developer: Helical and Baupost Group LLP  
Architect: Sheppard Robson / Piercy and Co / Maccreanor Lavington  
[www.bartssquare.com](http://www.bartssquare.com)

Barts Square is the creation of a new urban quarter in the heart of the City. Contrasting historic character with elegant modern architecture, Barts Square stands apart from the crowd. Comprising 236 high quality apartments, 246,000 sq ft of office space across three very different buildings and circa 25,000 sq ft of new retail and restaurant space, Barts Square sensitively and charmingly revitalises a part of historic London that will be further enhanced by the opening of Crossrail in 2018.



**33: 25 CHARTERHOUSE SQUARE**

43,500 sq ft | Existing  
Developer: Helical plc / The Charterhouse  
Architect: Buckley Gray Yeoman

The comprehensive refurbishment of 25 Charterhouse Square, a 43,500 sq ft office building immediately adjacent to the new Farringdon East Crossrail Station and overlooking the historic Charterhouse Square, was completed in March 2017. The building comprises six floors of high quality office space with two retail units at ground. The building has 90 cycle spaces and has achieved both BREEAM Excellent and WiredScore Gold ratings.



**34: THE LOOM**

110,000 sq ft | Existing  
Developer: Helical plc  
Architect: Duggan Morris  
[www.theloom-e1.com](http://www.theloom-e1.com)

The Loom is a multi-let, listed Victorian ‘warehouse’ style office building that provides 110,000 sq ft of office and storage space over five floors. There are 50 lettable units providing between 1,000 sq ft and 9,200 sq ft of workspace each. In 2016, Helical completed a comprehensive refurbishment of a number of units whilst also creating a new entrance/ reception and a café, repositioning the building and enhancing the facilities on offer.



**35: C-SPACE**

62,000 sq ft | Existing  
Developer: Helical plc  
Architect: Buckley Gray Yeoman  
[www.cspace london.co.uk](http://www.cspace london.co.uk)

Formerly a carpet warehouse, Buckley Gray Yeoman have designed a simple yet elegant refurbishment scheme, keeping the best of the old and adding sensitively with striking new elements. Featuring a landscaped courtyard and an impressive ‘pavilion’ entrance, C-Space provides vibrant City Road with 62,000 sq ft of high quality, flexible office space, contributing to the wide scale regeneration of this area. The building is fully let to tenants MullenLowe, a leading advertising agency, and NeuLion, a US based technology product and service provider.



**36: ONE BARTHOLOMEW CLOSE**

213,000 sq ft | Under Construction  
Developer: Clients of Ashby Capital LLP/Helical plc and Baupost Group LLP  
Architect: Sheppard Robson  
[www.onebartholomewclose.co.uk](http://www.onebartholomewclose.co.uk)

One Bartholomew Close, part of Helical’s Barts Square mixed use development, is a 213,126 sq ft office development site which will comprise a top quality new building on ground and eleven upper floors with average floor plates of circa 19,300 sq ft, a large terrace on the tenth floor and 388 bicycle spaces. Completion is due in August 2018.





**37: ONE POULTRY**  
110,000sqft | Under Construction  
Developer: Aermont & General Projects  
Architect: BuckleyGrayYeoman  
[www.onepoultry.com](http://www.onepoultry.com)

A sympathetic refurbishment and repositioning of One Poultry, the iconic James Sterling post-modernist Grade II\* listed masterpiece. Located in the heart of the City of London, on Bank Junction, the newly configured development will provide a new class of architectural-led designer office space reflecting the changing nature of occupiers within the traditional city core.



**38: TECHNIQUE**  
78,000 sq ft | Planning submitted  
Developer: Northern & Midland Holdings & General Projects  
Architect: BuckleyGrayYeoman  
[www.generalprojects.com](http://www.generalprojects.com)

A radical reinvention of a former printing press and brewery in the heart of Clerkenwell village. Technique will comprise 78,000 sq ft of offices and retail configured entirely for the creative industries. An art-inspired architectural intervention will create a hub for the building and provide a dynamic and inspirational space for events, exhibitions and activities.



**39: 160 OLD STREET**  
160,000 sq ft | Under Construction  
Developer: Great Ropemaker Partnership (a joint venture between Great Portland Estates plc and BP Pension Fund Ltd).  
Architect: ORMS  
[www.160oldstreet.com](http://www.160oldstreet.com)

160 Old Street is a 160,000 sq ft redevelopment including offices, retail and restaurant. The offices are collaborative, light filled spaces with terraces on every floor, including double height areas overlooking private courtyards. The building is due for completion in Q1 2018.



**43: WHITECHAPEL CENTRAL**  
58,220 sq m | Planning Granted  
Developer: L8Q  
Architect: Stockwool

Whitechapel Central is the first residential led mixed use scheme to come forward in the Whitechapel Masterplan area. It is set to transform the former Safestore facility into a new urban quarter, with 30% of the site dedicated to new public realm.

It will create 564 new homes – 149 of which will be affordable housing – alongside 3,300 sq m of commercial space and storage facilities for a market, flexible open space for SMEs, shops, a gym, and a cafe.



**44: PARKER STREET**  
56,537 sq ft | Under construction  
Developer: Londonecastle  
Architect: Robert Partington and Partners

We are working as development managers on this intimate development of 40 residential apartments in the Seven Dials Conservation area by Covent Garden market, in London's Theatre Land. Working alongside Robin Partington Architects, to bring about a scheme that's in a class of its own. A retained Victorian brick façade, with copper and bronze detail together with carefully delivered interiors and outstanding residents'.



**45: QUEEN'S PARK PLACE**  
150,000 sq ft | Existing  
Developer: Places for People/ Londonecastle and Link City  
Architect: SimpsonHaugh Architects  
[www.queensparkplace.com](http://www.queensparkplace.com)

In leafy Queen's Park our latest collaboration with SimpsonHaugh is a beacon of contemporary urban living. Beautifully designed homes that make the most of their natural surroundings, are serviced by a 24-hour concierge and secure car parking. M&S simply occupies the ground floor commercial unit.



**40: ELM YARD**  
50,000 sq ft | Completed  
Developer: Great Ropemaker Partnership (a joint venture between Great Portland Estates plc and BP Pension Fund Ltd)  
Architect: IMA  
[www.elmyard.co.uk](http://www.elmyard.co.uk)

Located in Clerkenwell, near to the future Farringdon Crossrail station, this 50,000 sq. ft. refurbishment has a 12,800 sq ft ground/courtyard unit and 900 sq ft of private terraces.



**41: MILD MAY**  
139 units | Existing  
Developer: Genesis Housing Association  
Architect: Feildon Clegg Bradley and Matthew Lloyd

Mildmay is a new regeneration scheme in Shoreditch with a selection of social homes, shared ownership, private sale and market rent. It's located in one of London's most vibrant, creative and diverse communities.

It is a part funded Greater London Authority mixed use scheme where homes retain clear links with the history of the area. The Tabernacle Community Centre remains a key part of the development with two new community facilities – the Shoreditch Tabernacle Church and the new Mildmay Hospital.



**42: 33 CENTRAL**  
227,000 sq ft | Existing  
Developer: HB Reavis  
Architect: John Robertson Architects  
[www.33central.com](http://www.33central.com)

33 Central provides 227,000 sq ft of stunning office space, with large flexible floor plates and state-of-the-art facilities that maximise natural light and outside space, while making the most of the spectacular surrounding views. Features of the new eleven-storey building designed by John Robertson Architects include a double height reception and a third of an acre roof top garden offering panoramic views of London's most famous landmarks. 33 Central was divested to Wells Fargo in 2016.



**46: 80 FENCHURCH STREET**  
250,000 sq ft | Planning Granted  
Developer: Partners Group/Marick Real Estate  
Architect: T.P. Bennett  
[eightyfenchurch.co.uk](http://eightyfenchurch.co.uk)

A prime new 250,000 sq ft office building incorporating 12,500 sq ft of high quality retail space. The design is arranged over 14 floors with 6 external landscaped terraces. Floorplates are arranged around a central atrium generally providing circa 20,000 sq ft floorplates, with 2 floors designed to cater for trader floor densities.



**47: CENTRAL SQUARE**  
242,489 sq ft | Existing  
Developer: Mount Anvil and One Housing Group  
Architect: Paul Johnson Architects  
[www.mountanvil.com](http://www.mountanvil.com)

Central Square is an award-winning development of 274 homes in Clerkenwell. As well as 170 homes for private sale, the development also included more than 48,000 sq ft commercial space. Central Square has been widely recognised for its design, partnering approach and landscaping. It won Silver for Best Interior Design and Bronze for Best Partnership (with One Housing Group) at the What House? Awards, and was commended in the 2012 Sunday Times British Homes Awards in the Best Development category.



**48: LEXICON**  
330,107 sq ft | Existing  
Developer: Mount Anvil and Clarion Housing Group  
Architect: SOM / Squire & Partners  
[www.mountanvil.com](http://www.mountanvil.com)

Lexicon, located on City Road (EC1) close to the buzz of Shoreditch and sophistication of Angel, is a stunning, sleek and slender tower adding to Central London's dynamic skyline. Delivered by the world-renowned Skidmore Owings & Merrill (SOM), at 36-storeys high it stands as Islington's tallest residential building. Offering 307 new homes, including 200 one, two and three bedroom apartments for private sale, Lexicon offers unrivalled views over London in a canal-side location.





**49: SEWARD STREET**  
183,492 sq ft | Existing  
Developer: Mount Anvil in joint venture with Notting Hill Housing Group

This bold development located on Seward Street, in the Clerkenwell Quarter, delivered 161 homes – including 107 as part of a much-needed private rented scheme in the area.



**50: THE EAGLE**  
387,500 sq ft | Existing  
Developer: Mount Anvil  
Architect: Farrells

Located a stone’s throw from Old Street’s booming silicon roundabout, in the heart of buzzing Tech City, The Eagle is a bold, 27 storey Art Deco inspired development of 276 new homes and more than 65,000 sq ft of commercial space. Designed by leading urban architects, Farrells, the design retains the original 1933 building on the site, and features stunning architectural details throughout, communal space created to bring people together, and breathtaking views across the city and beyond.



**51: 70 MARK LANE, EC3**  
250,000 sq ft | Existing  
Developer: Mitsui Fudosan / Stanhope  
Architect: Bennetts Associates  
[www.70marklaneec3.com](http://www.70marklaneec3.com)

This island site, located on the Fenchurch Street Station forecourt, enjoys magnificent views over Tower of London and Tower Bridge.

The sixteen-storey building, offering 170,000 sq ft of prime offices, benefits from south facing terraces on seven of the upper floors (8th and 10th-15th inclusive). The scheme has achieved a BREEAM Excellent rating.

The building was pre-let during its construction to insurance companies Miller, Zurich and Crawford.



**55: THE BANKING HALL, EC2**  
155,000 sq ft | Existing  
Developer: Stanhope / Mitsui Fudosan  
Architect: Allies and Morrison  
[www.thebankinghall.com](http://www.thebankinghall.com)

An innovative scheme providing contemporary office space behind a retained façade, with a modern extension at the upper levels providing terraces. The scheme also provides retail space.

Let to ING during construction.



**56: 8 FINSBURY CIRCUS**  
160,000 sq ft | Existing  
Owner / Developer: Mitsubishi Estate London / Stanhope  
Architect: Wilkinson Eyre

8 Finsbury Circus is an exemplary Grade A City of London office building. It offers typical floors of 20,000 sq ft with flexibility to subdivide into three and the terraces on the upper floors offering exceptional views of the Square Mile. Not only it is perfectly positioned for the completion of Crossrail in 2018 but also it is designed to welcome various types of occupiers through its dual entrance on Finsbury Circus and South Place. The project completed April 2016.



**57: 6-8 BISHOPSGATE, 150 LEADENHALL STREET**  
770,000 sq ft | Planning Granted  
Developer: Mitsubishi Estate Company / Stanhope plc  
Architect: Wilkinson Eyre

Planning consent has been secured for a new £900m building in the heart of the City. The 40-storey office development will be built on a site currently occupied by 6-8 Bishopsgate, EC2 and 150 Leadenhall Street, EC3, next to the Cheesegrater Tower. The Wilkinson Eyre-designed building will provide 770,000 sq ft gross area and include ground floor shops and restaurants and a public viewing gallery at level 40.



**52: DARBISHIRE PLACE**  
11,668 sq ft | Existing  
Developer: Peabody  
Architect: Niall McLaughlin  
[www.peabody.org.uk](http://www.peabody.org.uk)

Shortlisted for the 2015 Stirling Prize, Darbishire Place on Peabody’s Whitechapel estate completes an ensemble of six housing blocks surrounding an internal courtyard. The original block was destroyed during the Second World War. The design respects the characteristics of the existing buildings on the estate, continuing the idea of "open corners", promoting easy pedestrian access between the courtyard and the surrounding streets. A naturally lit winding staircase provides access to the 13 new family units, all of which are affordable housing.



**53: 70 WILSON STREET / 50 WORSHIP STREET, EC2**  
76,500 sq ft | Existing  
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust  
Architect: A Studio

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building’s energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. Two floors have been let to Bio Agency.

Refurbishment and extensions with recladding of a 1980s office building. The project is BREEAM Excellent.



**54: ROSEBERY AVENUE, EC1**  
33,500 sq ft | Existing  
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust  
Architect: Buckley Gray Yeoman

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building’s energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers.

Reconfiguration of three Victorian buildings into contemporary offices, fully let to Fred Perry and 8 residential units which have all been sold.



**58: ONE ANGEL COURT, EC2**  
300,000 sq ft | Existing  
Developer: Mitsui Fudosan / Stanhope  
Architect: Fletcher Priest  
[www.angelcourtbank.com](http://www.angelcourtbank.com)

The replacement of a 1970s building in the Bank Conservation Area in the heart of the City of London.

The scheme provides c. 300,000 net lettable sq ft of high quality office accommodation over 24 levels, together with 20,000 sq ft retail/leisure and improved public realm. There are spectacular and uninterrupted views of the City, river and West End from the garden floors and sky floors.

Retail pre-let tenants include Coya, Temper, Notes and Natural Kitchen with office lets to BUPA, Shanghai Pudong Development Bank and UK Finance.



**59: FINSBURY CIRCUS HOUSE, 10 SOUTH PLACE, EC2**  
145,000 sq m | Existing  
Developer: Union Investment Real Estate GmbH / CORE  
Architect: Fletcher Priest  
[www.finsburycircushouse.com](http://www.finsburycircushouse.com)

CORE, on behalf of Union Investment Real Estate, have been appointed Development Manager for the development of Finsbury Circus House. Planning consent was obtained for a major reconstruction of the building designed by Fletcher Priest including a new north façade and dual access from Finsbury Circus and South Place. The Grade A offices with 145,000 sq ft of new, light filled office space, now includes a new top floor with south-facing terrace.



**60: ONE COLEMAN STREET, EC2**  
16,649 sq m | Existing  
Owner: Union Investment Real Estate GmbH  
Developer: Stanhope and Bovis Lendlease  
Architect: Swanke Hayden Connell / David Walker

One Coleman Street, a 9-storey office building developed by Stanhope in conjunction with Bovis Lendlease, is located in the City of London on London Wall. Swanke Hayden Connell Architects worked with David Walker on the design of the building, which offers prime, fully air-conditioned office accommodation. The building comprises a total of 16,649 sq m of open-plan space. The impressive entrance hall features accent lighting and modern materials to create a sense of space, with the lobbies being similarly stylish.





**61: WATERMARK PLACE**  
50,400 sq m | Existing  
Owner/Developer: Union Investment in joint venture Oxford Properties  
Architect: Fletcher Priest

Situated in a prominent location on the Thames in the heart of the City of London, the office property is fully let to a Japanese investment bank until 2029 and therefore offers stable long-term rental income. Completed in 2009, the building comprises total floor space of 50,400 sq m, of which 45,650 sq m is office space, plus 33 car parking spaces.



**62: THE COPYRIGHT BUILDING**  
9,959 sq m | Under Construction  
Owner/Developer: Union Investment  
Architect: Piercy & Company

The office property “The Copyright Building” is intended to be a Grade A building with eight floors. Due to the high sustainability standards, the building should then receive BREEAM Excellent certification. With a ceiling clearance height of up to 2.9 metres, the individual storeys offer lots of usage flexibility. Further highlights of The Copyright Building’s construction are generously sized terrace areas on the fourth and seventh storeys, offering a unique view over the West End of London.



**63: THE SCALPEL, 52 LIME STREET**  
400,000 sq ft | Under Construction  
Owner/Developer: WRBC Development UK Limited  
Architect: Kohn Pedersen Fox Associates (KPF)  
[www.thescalpelec3.co.uk](http://www.thescalpelec3.co.uk)

52 Lime Street, a new 35 storey office tower of 400,000 sq. ft., will accommodate the new European HQ of WRBC, who will occupy approximately 20% of the building. Completion is due at Q2 2018.

The building will be approximately 190m tall and will consist of 35 floors of offices above ground and mezzanine levels with an additional three basement levels. The main entrance to the building will be from a new public square on Lime Street.

# CANARY WHARF, STRATFORD, GREENWICH & THE ROYAL DOCKS



**Jon Neale**  
Head of UK research,  
JLL

While the City and West End markets have been seeing robust take-up since the Brexit vote, activity in east London has been slightly patchier – although Stratford appears to be an exception.

Take-up in Canary Wharf has amounted to just 41,500 sq ft so far in 2017, with TMT tenants rather than financial services accounting for two (relatively) big deals: Digital Shadows (15,500 sq ft) and MOTIV partners (13,500 sq ft), both at The Columbus Building.

For perspective, the average annual take-up in this market is around 800,000 sq ft – although the total is very volatile. This market is characterised by a small number of very large transactions.

In contrast, Stratford’s The International Quarter has seen two very significant deals, with pre-lets to Cancer Research (110,000 sq ft) and the British Council (85,000 sq ft). Indeed, this location seems to be becoming a major hub for the public and third sectors, driven by relatively affordable rents (£42.50 psf) and the imminent arrival of Crossrail.

However, the next 12 months may well see higher levels of activity across the board. Overall demand (both active and potential) stands at 4.6 million sq ft, well ahead of the 10-year average of 2.8 million sq ft – although many of these requirements will also include more central locations in their search area. Nevertheless, the accessibility and improving transport infrastructure of

## 'The accessibility and improving transport infrastructure of east London will continue to attract occupiers'

east London will continue to attract occupiers.

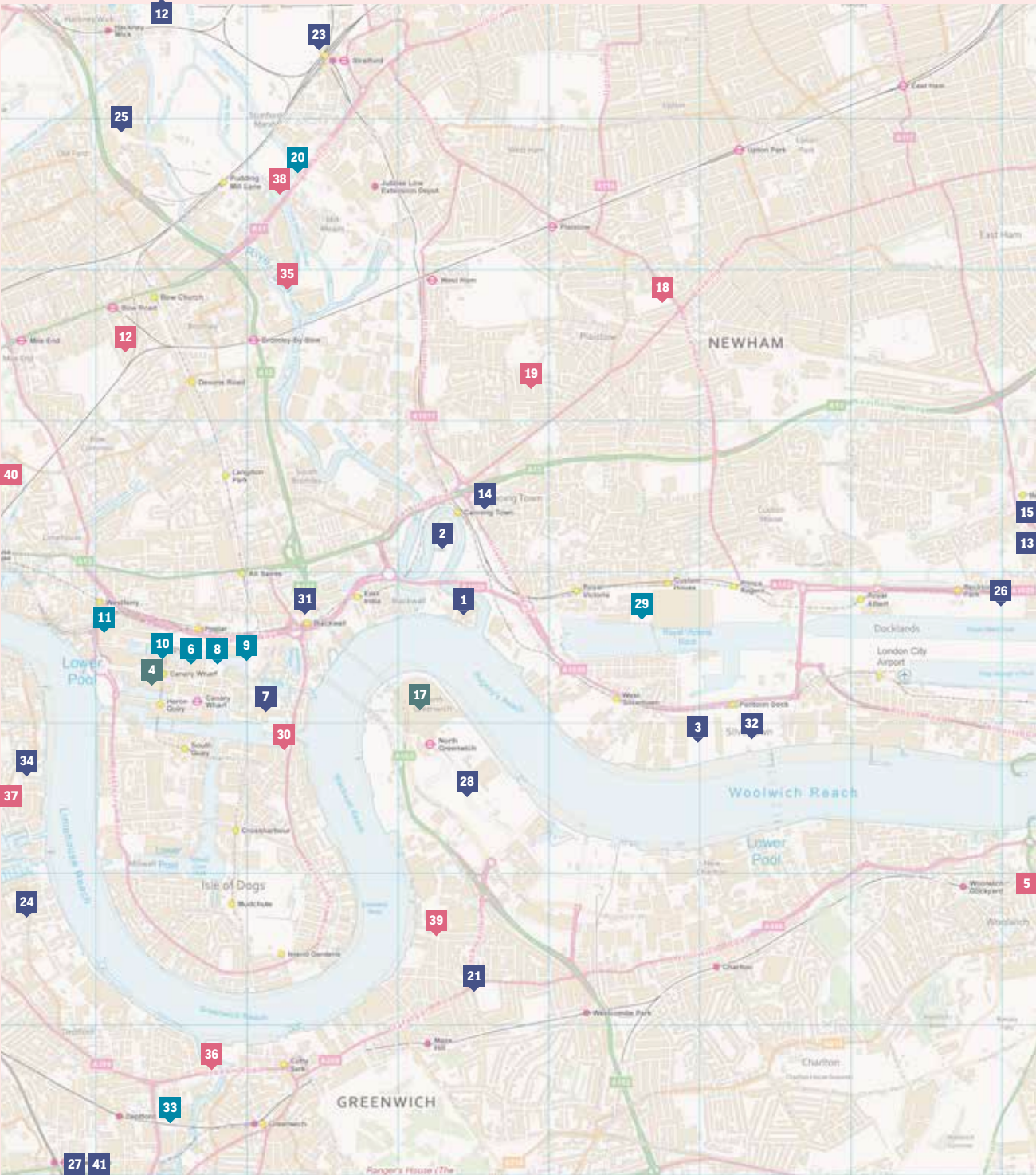
Supply has also risen recently, to 1.7 million sq ft – equivalent to a vacancy rate of 8.1 per cent. Unlike the West End and City, this is ahead of the 10-year average (6.4 per cent). This increase is largely a result of newly marketed second-hand space in Canary Wharf: for example, 170,000 sq ft at 15 Westferry Circus, a sub-lease from Morgan Stanley.

Rents in Canary Wharf stand at £47.50 psf, although this obscures real differences. Tenant-controlled space is being marketed at rates as low as £37.50, whereas pre-let supply is targeted at the £50-£55 psf level. As with Stratford, the arrival of Crossrail will help to boost demand over the next few years.

There is a reasonable amount of new build under construction in east London: work recently started on building S9 at The International Quarter. As a result of the two pre-lets mentioned above, only 60,000 sq ft is currently available at the scheme, which will complete in 2019. Further south in Canary Wharf, there is also 1-5 Bank Street, E14 – due to complete in Q2 2019, with 419,000 sq ft remaining after a pre-commitment from Société Générale.

There was only one major investment transaction in the area in 2017: 20 Canada Square, E14, which was bought by Chinese investor Cheung Kei Holdings from Brookfield for £410 million, reflecting a net initial yield of 5.35 per cent.





**1: GOODLUCK HOPE**  
2.7 ha | Planning Granted  
Developer: Ballymore  
Architect: Allies and Morrison  
[www.goodluckhope.com](http://www.goodluckhope.com)

Goodluck Hope is a new landmark riverside development in East London. Construction is due to commence in January 2018, and upon completion the 2.9 million sq. ft. development will deliver 804 new homes, 2,000 sq. m. of commercial space and a restored Grade II listed Dry Dock. Residents will have access to exclusive and carefully curated on site benefits including a swimming pool, sauna, fully equipped gym and private cinema alongside a restaurant with direct views of the River Thames.



**2: LONDON CITY ISLAND**  
503751 sq ft | Under Construction  
Developer: Ballymore, with EcoWorld Ballymore for phase two  
Architect: Glenn Howells  
[www.londoncityisland.com](http://www.londoncityisland.com)

London City Island is London's new island neighbourhood, a vibrant cultural area connected to Canning Town via a new footbridge. English National Ballet, English National Ballet School, The London Film School and The Line will soon move to the 12 acre island. The 1,700 suites, 1, 2 and 3 bedroom homes will benefit from stunning alfresco spaces and backdrop of The O2, Canary Wharf and the City. Residents recently moved in to phase one and the first restaurant opened, The Island Grocer by Ballymore.



**3: ROYAL WHARF**  
40 acres | Under Construction  
Developer: Ballymore and Oxley  
Architect: Masterplanned by Glenn Howells  
Architects: WCEC are executive architects  
[www.royalwharf.com](http://www.royalwharf.com)

Royal Wharf will create an entirely new community, with a network of interconnecting streets leading onto town squares and gardens, a market square, Sovereign Place, and Marylebone style high street. Royal Wharf is inspired by the area's maritime heritage and includes 500m of riverfront promenade, a 2.4 acre park and is bordered by two riverside parks, Lyle Park and Barrier Park. Royal Wharf also features a 20,000 sqft David Morley designed leisure facility and new school. First residents recently moved in to phase one.



**4: WARDIAN LONDON**  
5500 sq m | Under Construction  
Developer: EcoWorld Ballymore  
Architect: Glenn Howells  
[www.wardianlondon.com](http://www.wardianlondon.com)

Taking its name from the traditional Warden Case - first created in East London to transport botanical plants - Warden London offers a sense of escape and tranquility in the heart of Canary Wharf. Overlooking South Dock, each apartment offers an extensive private 'sky garden', up to 37.2sqm in size. Warden London will provide a tranquil oasis within the heart of London's most lively business district, promoting a sense of wellbeing and creating a serene escape within the city.



**5: ROYAL ARSENAL RIVERSIDE**  
88 Acres | Planning Granted  
Developer: Berkeley Homes  
Architect: Glenn Howells  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

Royal Arsenal Riverside is one of South East London's most exciting riverside addresses, occupying a prime location along the River Thames with a forthcoming on-site Crossrail Station and buzzing retail hub.



**6: ONE CANADA SQUARE**  
1,220,500 sq ft | Existing  
Developer: Canary Wharf Group  
Architect: Pelli Clarke Pelli Architects  
[www.canarywharf.com](http://www.canarywharf.com)

Located at the centre of Canary Wharf, One Canada Square is designed by internationally famous Pelli Clarke Pelli Architects. This impressive London icon has 50 floors and is 800 feet (244 metres) high. Whole or split floors available on flexible lease(s). The building is home to Level39, the world's most connected community for finance, cybersecurity, retail and smart-city technology businesses.





**7: WOOD WHARF**  
4.8 million sq ft | Under Construction  
Developer: Canary Wharf Group  
Architect: Masterplanned by Allies and Morrison  
[www.canarywharf.com/residential/wood-wharf](http://www.canarywharf.com/residential/wood-wharf)

Wood Wharf is a transformative mixed-use project comprising 22 acres including 2 million sq ft of offices targeted towards tech and creative businesses, 3,500 homes and 350,000 sq ft of retail. With 9 acres of parks, piazzas, and riverside walkways, it will extend the appeal of Canary Wharf as a progressive 24/7 urban district. The buildings are designed with a mixture of iron, red-brick and concrete facades, whilst still benefiting from the Group’s philosophy of providing the most technically advanced buildings.



**8: HQ, 5 BANK STREET**  
700,000 sq ft | Under Construction  
Developer: Canary Wharf Group  
Architect: Kohn Pedersen Fox Associates  
[www.canarywharf.com](http://www.canarywharf.com)

HQ, 5 Bank Street is the latest office scheme to commence on the Canary Wharf estate, with the lower floors pre-let to Société Générale (280,000 sq ft). Completion is scheduled for Q2 2019 and up to 420,000 sq ft is available with flexible floor plates of approximately 27,000 sq ft. It will be one of the most striking, modern office buildings in London, benefiting from an enhanced Canary Wharf specification.



**9: 10 BANK STREET**  
830,000 sq ft | Proposed  
Developer: Canary Wharf Group  
Architect: Kohn Pedersen Fox Associates  
[www.canarywharf.com](http://www.canarywharf.com)

The proposed new scheme will comprise 830,000 sq ft and is available on a prelet basis. A tenant will have the unique opportunity to choose the size of the building, layout of the floor plates to suit their occupational requirements and benefit from leading-edge, flexible and intelligent space with top enhanced Canary Wharf specification.



**10: 40 BANK STREET**  
607,400 sq ft | Existing  
Developer: Canary Wharf Group  
Architect: Pelli Clarke Pelli Architects  
[www.canarywharf.com](http://www.canarywharf.com)

40 Bank Street is a striking 32-storey tower fronting Jubilee Park, with typical floor plates of 19,000 sq ft (1,765 sq m). High quality, column free office accommodation from 2,000 sq ft is available to let on flexible lease(s).



**11: THE COLUMBUS BUILDING**  
160,000 sq ft | Existing  
Developer: Canary Wharf Group  
Architect: Skidmore, Owings & Merrill  
[www.canarywharf.com](http://www.canarywharf.com)

The building has recently completed a comprehensive refurbishment, boasting a Grade A specification as well as a riverside position, uninterrupted views to the City, exposed concrete ‘waffle’ ceilings and two external roof terraces totaling c. 10,000 sq ft. Typical floor plates are c. 23,000 sq ft, with floor to ceiling glazing, which overlook the River and Columbus Courtyard. Tenants include Motive Partners and Digital Shadows.



**12: ALMA ESTATE**  
993 Homes | Planning Granted  
Developer: Countryside  
Architect: Pollard Thomas Edwards  
[www.countryside-properties.com](http://www.countryside-properties.com)

Countryside will regenerate the post-war housing estate by building nearly 1,000 new homes along with shops, a gym, medical centre and community facilities. This project is one of Enfield’s largest housing estate renewal scheme and it will act as a catalyst for the wider regeneration of the Ponders End area. The proposals include the development of Station Square at Ponders End railway station, creating a new gateway into Ponders End and transforming the area. The entire scheme will be phased over the next 12 years, with completion due in 2029.



**13: BEAM PARK**  
29 hectare (71.7 acre) | Proposed  
Developer: Countryside  
[www.countryside-properties.com](http://www.countryside-properties.com)

Countryside together with L&Q will deliver a £1bn regeneration project, which falls in the boroughs of Barking & Dagenham and Havering. The redevelopment will provide up to 2,900 new homes and revitalise a largely derelict site, formally a Ford manufacturing plant, into a vibrant and welcoming neighbourhood. In addition to creating high-quality new homes, Beam Park incorporates around 50 % green space strategically located around the development to enhance the living environment. These spaces will include play areas for children, community spaces and artwork to reflect the historical nature of the site.



**14: CANNING TOWN (AREA 3)**  
3.7 hectares | Under Construction  
Developer: Countryside Properties  
Architect: Maccleanor Lavington / Shepherd Epstein Hunter  
[www.eastcitypoint.com](http://www.eastcitypoint.com)

Our award-winning East City Point development in Canning Town is part of the £3.7 billion regeneration of Canning Town and Custom House. Working in partnership with Newham Council and Affinity Sutton, we have delivered 311 new homes and a new primary school. We are on site for phase 2 which will deliver a further 338 new homes by 2019. Canning Town 2a has already been delivered and 177 units have been handed over.



**15: FRESH WHARF**  
Developer: Countryside  
[www.countryside-properties.com](http://www.countryside-properties.com)

Countryside and Notting Hill housing form joint venture to deliver £330 million regeneration gateway scheme in Barking town centre. The redevelopment will deliver 911 new homes for sale and market rent at Fresh Wharf in Barking Town Centre, along with complementary space for cafés, restaurants, commercial and community use. The scheme will offer three-bedroom townhouses as well as high-quality apartments buildings ranging from six to 15 storeys to the north of the site.



**16: LEOPOLD ESTATE**  
362,161 sq ft | Existing  
Developer: Countryside  
Architect: Metropolitan Workshop / Frank Reynolds

We are working in partnership with Poplar HARCA and have delivered 122 new homes as part of Phase 1 of the award-winning regeneration of the Leopold Estate in Bow, Tower Hamlets. We are currently on site to deliver a further 364 new homes. Private and affordable homes are being provided in tenure-blind buildings situated around landscaped courtyards with public and residents only communal areas.



**17: THE O2**  
370,000 sq ft / Development: 207,000 sq ft  
Existing / Under Construction  
Developer: Crosstree Real Estate Partners / AEG  
Architect: RTKL

The O2 is an iconic London landmark and the world’s leading leisure / entertainment venue, comprising 370,000 sq ft of prime retail / leisure accommodation and the exceptional 21,000 capacity arena. Development has commenced on an RTKL-designed Designer Outlet which will sit on the currently undeveloped land within the roof dome. The outlet will provide 207,000 sq ft of premium retail / restaurant accommodation and complete the regeneration of one of London’s most world-renowned buildings.



**18: GREENGATE LODGE**  
39 units / Existing  
Developer: Genesis Housing Association  
Architect: PTEa

Greengate Lodge is a multi-tenure scheme with affordable and low cost home ownership. Set in an old school building with caretakers lodge, it’s a 25 minute journey to central London.





**19: RAWALPINDI HOUSE**  
51 units / Existing  
Developer: Genesis Housing Association  
Architect: PTEa

Rawalpindi is located in the London Borough of Newham, one of London's most vibrant and culturally diverse areas. This is a mixed tenure, with a high number of social rent and easily commutable to central London. The iconic Olympic Park, Westfield Stratford and London City Airport are part of making this one of the most connected centres in Europe.



**20: STRATFORD HALO**  
701 units / Existing  
Developer: Genesis Housing Association  
Architect: Stockwool

With a central 43 floor residential tower rising high above the London skyline, Stratford Halo is a truly landmark development. It's a mixed tenure with social rent, market sale and rent, shared ownership and extra care. The development is set in a peaceful riverside location, surrounded by landscaped communal gardens. Inside the tower, there are three sky gardens for residents to use and the Queen Elizabeth Olympic Park nearby.



**21: GREENWICH SQUARE**  
947,514 sq ft | Under Construction  
Developer: Hadley Property Group  
Architect: Make Architects

In addition to providing 645 new homes, Greenwich SQ will offer a range of retail, café and restaurant opportunities adjoining an expansive landscaped public square. The Greenwich Centre's library and customer service centre with the new NHS medical facility and 'Better' gymnasium and pool, is expected to attract over a million visitors a year, creating the newest landmark destination in Greenwich.



**25: BREAM STREET WHARF**  
Planning Granted  
Developer: L&Q  
Architect: AHMM  
[www.breamstwharf.co.uk](http://www.breamstwharf.co.uk)

Our development in Bream Street, Fish Island is delivering 202 new homes - including 30% affordable housing. The site is between the Regent's Canal and River Lea, and next to the Queen Elizabeth Olympic Park. Designed by 2015 Stirling Prize winning practice AHMM. It includes significant new public space and improved access to Old Ford Locks which is next to the site. The London Legacy Development Corporation's Quality Review Panel praised the scheme for its outstanding architecture. Our proposals also include new employment space to support and enhance the vibrant local cultural economy.



**26: ROYAL ALBERT DOCK, E16**  
4,700,000 sq ft | Phase 1 Under Construction  
Developer: ABP Investments Ltd / GLA / Stanhope  
Architect: Farrells

A masterplan for the regeneration of the Royal Albert Dock to provide a new business district with a mix of uses including up to 850 residential units and retail and leisure uses.

Phase I is under construction and will comprise up to 800,000 sq ft. Demand for the first phase is underpinned by demand from Chinese companies seeking to establish a headquarters here in the UK.



**27: RUSKIN SQUARE, CRO**  
2.2m sq ft | Under Construction  
Developer: Croydon Gateway Limited Partnership (Stanhope plc and Schroders Exempt Property Unit Trust)  
Architect: Foster + Partners (masterplan) / AHMM / Shed KM / MAKE  
[www.ruskinsquare.com](http://www.ruskinsquare.com)

Mixed use scheme comprising offices, residential, retail and external areas of new public realm along East Croydon Station. This site is at the centre of Croydon's Central Business District regeneration. The first residential phase, developed in joint venture with Places for People, provided 170 units including affordable housing. The first office building of c. 200,000 sq ft designed by Shed KM is fully occupied by HMRC and completed in 2016. The second office building designed by MAKE, has detailed planning permission.



**22: DOLLAR BAY**  
14,327 sq m | Existing  
Developer: Mount Anvil and One Housing Group  
Architect: SimpsonHaugh  
[www.dollarbay.co.uk](http://www.dollarbay.co.uk)

Rising like a beacon at the head of South Dock, Dollar Bay is a marker of redevelopment and provides a striking addition to Canary Wharf's impressive skyline. The elegant rippling façade reflects the water and sky, while inside 125 spacious waterfront homes enjoy uninterrupted vistas across London. This second joint venture between Mount Anvil and One Housing is a catalyst for high quality architecture and rejuvenates the previously underused waterfront area. Now fully accessible, the public space includes outdoor seating, public art and a café for all to enjoy.



**23: INTERNATIONAL QUARTER LONDON**  
22 acres | Under Construction  
Developer: Lendlease and LCR  
Architect: Rogers Stirk Harbour + Partners  
[www.internationalquarter.london](http://www.internationalquarter.london)

International Quarter London is a £2.4 billion joint venture development between Lendlease and LCR. Located in Stratford, the project will deliver four million sq. ft. of new office space, 333 new homes and community facilities within a 22 acre site. With the vision to create where the future works, IQL benefits from an abundance of green space, access to some of the world's most forward-thinking cultural institutions, unrivalled transport connectivity and a workplace design that has employee wellbeing at its heart.



**24: THE TIMBERYARD DEPTFORD**  
11.6 acres | Under Construction  
Developer: Lendlease  
Architect: Hawkins Brown  
[www.thetimberyard.london](http://www.thetimberyard.london)

The Timbervard Deptford will create 1,132 new homes across 11.6 acres, as well as flexible studio space, a range of shops and cafés and an incubator hub that will give smaller, independent businesses the chance to prosper. Each home and building is designed in a contemporary architectural style that reflects and adds to the area's rich industrial heritage, offering buildings of excellent design quality that will suit all tastes. Cedarwood Square, the first release of 203 homes is now launched.



**28: GREENWICH PENINSULA**  
150 acres | Under construction  
Developer: Knight Dragon  
Architect: Masterplanned by Allies and Morrison  
[www.greenwichpeninsula.co.uk](http://www.greenwichpeninsula.co.uk)

Greenwich Peninsula is London's largest single regeneration project. The £8.4 billion transformation of the Peninsula will over the coming years provide 15,720 new homes in seven new neighbourhoods: home to central London's first major film studio, a new design district, schools, offices, health services and public spaces, all wrapped by 1.6 miles of River Thames. Working with world-renowned architects including Santiago Calatrava, SOM, Marks Barfield, Marks Barfield, DSDHA, Alison Brooks and Duggan Morris amongst others.



**29: ROYAL DOCKS WEST**  
2335 sq m | Under construction  
Developer: Mount Anvil and LIEC  
Architect: EPR Architects  
[www.royaldockswest.com](http://www.royaldockswest.com)

Royal Docks West is a new residential development of 105 homes, ranging in size from studios to three bedroom apartments, at the centre of London's most exciting regeneration area – the Docklands. Standing at 19 storeys, all apartments will have balconies from which you can enjoy impressive water views or urban vistas. Steps from the water and minutes from the DLR, Crossrail (future) and Emirates Air Line, Royals Docks West offers excellent connectivity across the capital.



**30: THE REACH**  
6,620 sq m | Planning Granted  
Developer: Peabody  
Architect: Pitman Tozer  
[www.thamesmeadnow.org.uk](http://www.thamesmeadnow.org.uk)

The Reach is a new 66-home development in West Thamesmead which will offer a mix of 1, 2 and 3 bedroom homes, a spacious communal garden and ground floor commercial space. This 100% affordable scheme is part of the Abbey Wood, Plumstead and West Thamesmead Housing Zone, one of two Housing Zones being delivered in Thamesmead by Peabody with £47.5m investment from the Greater London Authority. These will be the first new homes to be completed by Peabody in Thamesmead.





**31: BLACKWALL REACH PHASE 1B**  
8 Ha / 1500 units | Under Construction  
Developer: Swan Housing Association / NU living  
Architect: BPTW / CF Møller  
[www.blackwallreach.co.uk](http://www.blackwallreach.co.uk)

The latest phase in the £300m regeneration of Blackwall Reach is now under construction and will deliver 242 homes. Three buildings, including retail and leisure at ground floor, will surround a new public square next to Blackwall DLR. By 2024, this landmark regeneration (delivered in partnership with LBTH and GLA) will provide 1,500 homes (over 50% affordable), commercial premises and improved public realm. 98 homes, a community facility, extended school and replacement mosque have already been completed in Phase 1A.



**32: SILVERTOWN**  
7 Million sq ft | Planning Granted  
Developer: The Silvertown Partnership / Greater London Authority  
[www.silvertownlondon.com](http://www.silvertownlondon.com)

SILVERTOWN is a £3.5billion scheme that will create a new piece of the city in London’s Royal Docks. The scheme will create 3,000 new homes, up to 21,000 new jobs and contribute £260m a year to the London economy including vital jobs for the Newham economy. The Silvertown Partnership is a consortium consisting of Chelsfield Properties, First Base and Macquarie Capital. The team has delivered major developments including Stratford City, Broadgate, Stockley Park, The Treasury Building and Chiswick Park.



**33: DEPTFORD MARKET YARD**  
2 acres | Complete  
Developer: U+I  
Architect: Ash Sakula Architects, Pollard Thomas Edwards Architects, Farrer Huxley Associates  
[www.deptfordmarketyard.com](http://www.deptfordmarketyard.com)

In partnership with the London Borough of Lewisham, this £50m scheme was part of a programme to regenerate the neighbourhood around Deptford Railway Station, whilst retaining its rich heritage. Championing local start-ups and independent businesses, Deptford Market Yard is now home to a collection of new shops, cafès, restaurants and a new market space.



**34: CALEDONIAN WHARF**  
Completed  
Developer: Family Mosaic (Peabody Group)  
Architect: BPTW  
[www.peabody.org.uk](http://www.peabody.org.uk)

85 well designed and spacious new homes offering a mix of private sale, shared ownership, social rent, and live-work accommodation. The scheme has helped open up the riverside along Deptford Creek for public access, with a new pedestrian and cycle route enhanced by public realm that will connect planned developments on adjoining sites in the future.



**35: COOKS ROAD**  
Under construction  
Developer: Family Mosaic (Peabody Group)  
Architect: Levitt Bernstein  
[www.peabody.org.uk](http://www.peabody.org.uk)

This development by Bellway Homes in Stratford, east London is located to the south of the Queen Elizabeth Olympic Park and is in the first phase of a major regeneration project to transform a former industrial site. This includes over 2,000m<sup>2</sup> commercial space, including small units for start-up businesses; 194 new homes and significant improvements to the public realm and landscape. Peabody will deliver 50 affordable homes at the scheme.



**36: CREEK ROAD**  
7231 sq m | Completed  
Developer: Family Mosaic (Peabody Group)  
Architect: bptw partnership

A mixed use development of 83 homes and 1,800Sq.m of commercial space. This retail led development comprises high quality apartments and mews houses in the centre of Greenwich. The scheme has reinstated street frontages, including the Up the Creek Comedy Club, and has extended the town centre’s retail opportunities westwards from Cutty Sark DLR.



**37: QUEBEC WAY**  
Under construction  
Developer: London Square /Family Mosaic (Peabody Group)  
Architect: Assael Architecture  
[www.peabody.org.uk](http://www.peabody.org.uk)

This mixed-use scheme by London Square includes a range of residential apartment sizes, types and tenures including large family-sized duplex and single level apartments at ground floor, all with private gardens. Peabody will manage 19 affordable homes within the scheme, which is a ten-minute walk from Canada Water Station and 15-minute walk from Surrey Quays station.



**38: STRATFORD HIGH STREET**  
Complete  
Developer: Weston Homes/Family Mosaic (Peabody Group)  
Architect: Broadway Malyan  
[www.peabody.org.uk](http://www.peabody.org.uk)

This mixed-use scheme by Weston Homes includes 42 affordable homes delivered by Peabody in a low-rise five storey block. Located less than a mile from Stratford underground and main line station and close to the southern edge of the Olympic Park, the development comprises a mixed-use building with retail and commercial at ground and first floor.



**39: TELEGRAPH WORKS**  
Under construction  
Developer: Family Mosaic (Peabody Group)  
Architect: Allford Hall Monaghan Morris  
[www.peabody.org.uk](http://www.peabody.org.uk)

This scheme by Weston Homes is located on the Greenwich Peninsula, a key regeneration, growth and new-home zone along the banks of the River Thames, opposite the Docklands. The area has become a hotspot in recent years thanks to its easy transport links via North Greenwich underground station. Peabody will deliver 40 affordable homes at the scheme including 11 for shared ownership.



**40: TOYNBEE HALL**  
Under construction  
Developer: Family Mosaic (Peabody Group)  
Architect: Platform 5 Architects  
[www.peabody.org.uk](http://www.peabody.org.uk)

The masterplan for the Toynbee Hall estate regeneration includes the internal restoration of the Grade 2 listed Toynbee Hall building; a new building on the site of the existing 28 Commercial Street (Profumo House). It will also deliver major public realm improvements to the front of Toynbee Hall where the landscaped public square will be raised up to street level. Peabody will deliver 14 affordable homes as part of this scheme.



**41: THE CROYDON PARTNERSHIP**  
1.5 Million sq ft | Planning Granted / Proposed  
Developer: Westfield / Hammerson  
Architect: Leonard Design Architects working on the retail plan and Hawkins\Brown working on the residential.  
[www.thecroydonpartnership.com](http://www.thecroydonpartnership.com)

The Croydon Partnership, the joint venture between Westfield and Hammerson, is committed to investing over £1.4 billion to redevelop Croydon’s retail town centre. The Partnership will deliver a 1.5m sq ft scheme to transform Croydon into a retail and leisure hub for South London, creating 5,000 new local jobs and acting as a catalyst for the wider regeneration of the town.



# WEST END, EARLS COURT & PADDINGTON



**James Hammond**  
Executive director,  
Head of West End investment, CBRE

If you are ever in doubt about London’s popularity, you need only look at the take-up figures for the West End in Q3 2017. Take-up rose to 1.5 million sq ft in Q3, 48 per cent above average and the highest level since 2005. Furthermore, there were three transactions over 100,000 sq ft in Q3 for the first time since Q2 1987. One of these was to Spotify – another tech giant that has chosen London’s West End as its new UK base and a far cry from the ‘techodus’ that some feared in the wake of the referendum. This, coupled with commitment from global media group, Dentsu Aegis, meant that the creative industry represented 31 per cent of West End take up over the course of the quarter, highlighting its popularity among this sector.

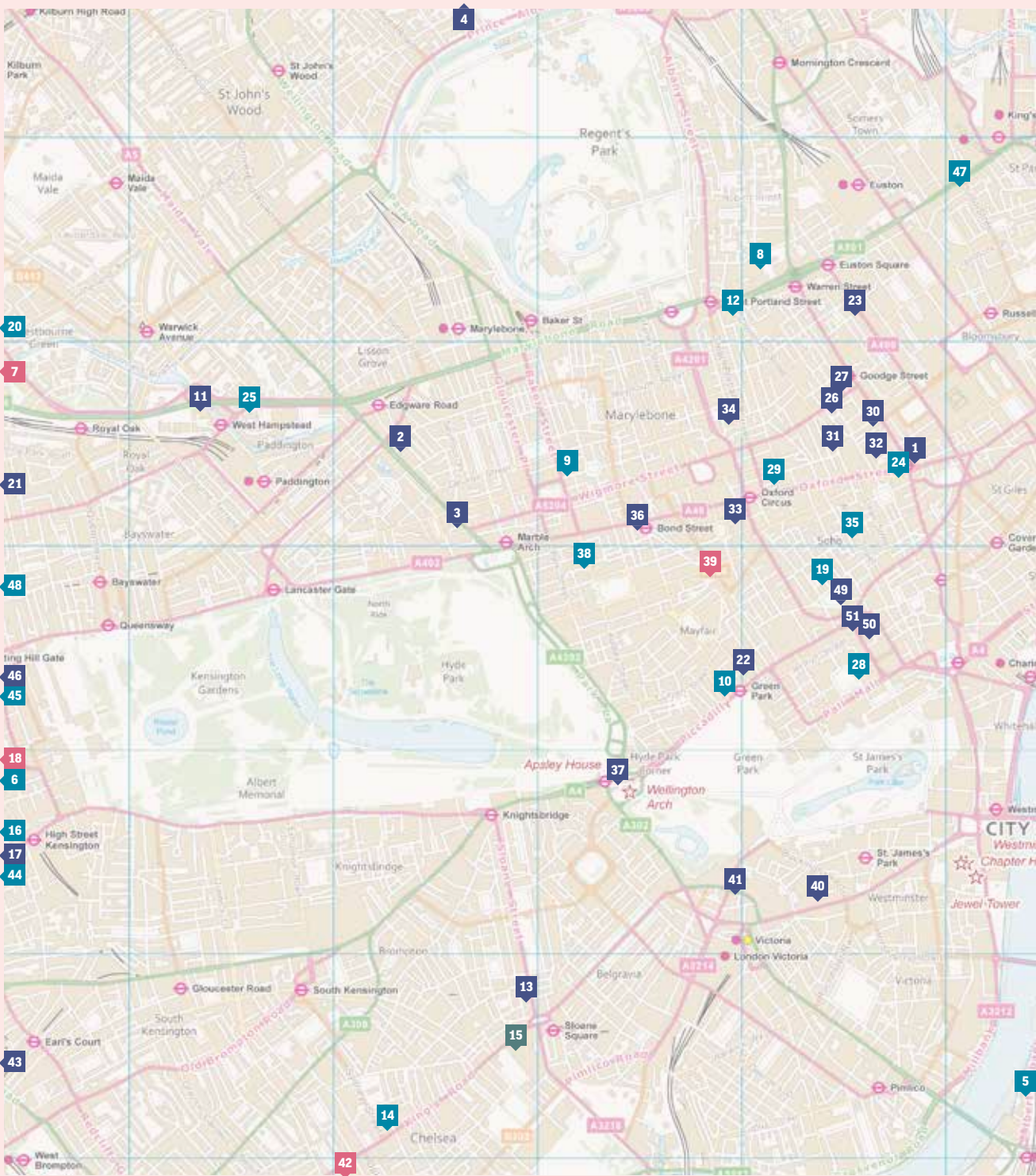
High levels of take-up have resulted in a drop in availability, which will please landlords as demand increases. While core West End prime rents have generally remained stable in Q3, in Fitzrovia rents increased to £85.00 psf, reflecting a shift in how occupiers now perceive the area, with improvements in the quality of office stock and local amenities as well as the impending opening of Crossrail.

On the investment side of things, 2017 has proved to be a robust year,

dominated by overseas capital and proving that the capital is still core to global investment strategies. Investment volumes for central London offices reached £4.8 billion in Q3, taking the year to date total to £13 billion, on par with the full year total for 2016. In the West End, overseas buyers represented 92 per cent of all purchases with Asian investors accounting for the largest proportion overall. This was true also of the retail sector where overseas investors, driven by a weaker sterling, have accounted for 70 per cent of volumes in Q3 and 80 per cent year to date.

New entrants and relocations in the retail sector have kept 2017 interesting and rents in Q3 remain, for the most part, on par with Q2 figures. A number of household names have taken space in London’s West End, which remains the pre-eminent shopping destination, including Canada Goose which has just opened its long-awaited European flagship store on Regent Street. Only this month, Bond Street has been named one of the top three shopping streets in the world, highlighting its global desirability and the continued allure of the West End.

**'If you are ever in doubt about London's popularity, you need only look at the take-up figures for the West End in Q3 2017'**







**1: CENTRE POINT**  
184,000 sq ft NIA | Under Construction  
Developer: Almacantar  
Architect: Conran and Partners / Rick Mather Architects

A landmark seen from every corner of the capital, this is a building that justifies its name and embodies the spirit of the sixties style. Standing at the junction of Oxford Street and Tottenham Court Road, the scheme offers 82 expansive apartments by Conran & Partners and a new pedestrian piazza surrounded by 39,000 sq ft of retail and 13 affordable homes by Rick Mather Architects. The piazza links Soho, Covent Garden, Fitzrovia and Bloomsbury with direct access to Tottenham Court Road Crossrail, reaffirming Centre Point’s geographical and symbolic position at the heart of London.



**2: EDGWARE ROAD**  
73,400 sq ft NIA | Planning Granted  
Developer: Almacantar  
Architect: Farrells

Working with iconic architects Farrells, 466–490 Edgware Road will be developed by Almacantar to provide a high quality mix of 47 affordable homes, 29 private apartments, retail units along with the re-provision of a petrol station, creating a desirable and striking new building that connects Edgware Road and the surrounding residential streets of Little Venice and Maida Vale.



**3: MARBLE ARCH PLACE**  
272,007 sq ft NIA | Under Construction  
Developer: Almacantar  
Architect: Rafael Viñoly Architects

Designed by Rafael Viñoly, Marble Arch Place includes a spectacular 18-storey, 54 apartment residential building overlooking Hyde Park, Mayfair and beyond and a state of the art commercial building offering 95,000 sq ft of offices. The buildings are connected by a new public realm with 48,000 sq ft of retail. Redefining this corner of Mayfair by creating a clearer transition between Oxford Street and Hyde Park, Marble Arch Place is a striking new gateway to the West End.



**4: BRENT CROSS SOUTH**  
192 acre | Outline Planning Granted  
Developer: Argent Related  
Architect: Various  
[www.brentcrosssouth.co.uk](http://www.brentcrosssouth.co.uk)

A 192-acre area sitting alongside Hammerson and Standard Life Investments’ redevelopment of Brent Cross shopping centre. The Brent Cross South masterplan includes 6,700 homes and workspace for over 25,000 new jobs; a new high street, with local shops and restaurants; improved transport connections with the new station serving the development and better walking and cycle routes; and new parks, squares and community facilities.



**5: ALBERT EMBANKMENT**  
550 new homes | Under Construction  
Developer: St James  
Architect: Foster + Partners , Rogers Stirk Harbour + Partners, David Walker Architects

Five years ago, this fantastic location had nothing but tired 1960s office buildings that offered little to the community. Now, with the help of a world-class design team, there will be 550 new homes, 174 of which are affordable, alongside restaurants, offices and welcoming public space.

The Merano, Dumont and Corniche buildings breathe new life into this whole area, funding family council housing, arts, and refurbishment of the Vauxhall City Farm. 50% of the site is public open space for everyone to enjoy.



**6: WARWICK ROAD MASTERPLAN**  
1,034 homes | Under Construction  
Developer: St Edward  
Architect: Squire and Partners  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

A major regeneration scheme in the Royal Borough of Kensington & Chelsea, the Warwick Road Masterplan will transform a run down, 3.9 hectare site through a £2 billion investment. The masterplan consists of: 375 Kensington High Street, Kensington Row and Kensington Primary Academy. When it completes in 2019, it will provide 1,034 homes, a primary school with community facilities, a linear park, public art, courtyard gardens, restaurant and retail space at ground level.



**7: WHITE CITY LIVING**  
1,477 / 1,628,181 sq ft | Existing  
Developer: St James Group  
Architect: Patel Taylor  
[whitecityliving.co.uk](http://whitecityliving.co.uk)

1,477 suites, 1, 2 and 3-bedroom apartments surrounded by eight acres of parkland including a new five acre public park situated in the heart of the White City Opportunity Area, adjoining Westfield London, Television Centre, and the new Imperial College campus. The private club facilities include cinema rooms, a pool, spa and fitness centre as well as two 12-seater lounges for both business and leisure. The development will form a keystone for the wider regeneration of White City.



**8: 10 BROCK STREET, NW1**  
29,729 sq m | Existing  
Developer: British Land  
Architect: Wilkinson Eyre Architects  
[www.regentsplace.com](http://www.regentsplace.com)

Designed by Wilkinson Eyre, 10 Brock Street is a new 320,000 sq ft office building that incorporates three glass towers of 8, 10, and 16 storeys, with floor to ceiling glazed external cladding. The building is now fully let to a diverse range of occupiers, including Debenhams, Facebook, Manchester City Football Club and Whitefoord LLP. The development completes Regent’s Place, which is now 2 million sq ft of office, retail and residential space, providing accommodation for 15,000 workers and residents.



**9: 10 PORTMAN SQUARE, W1**  
12,500 sq m | Existing  
Developer: British Land  
Architect: Jestico + Whiles

10 Portman Square is a 134,000 sq ft office building with retail units at ground and lower ground levels. A seven storey building, 10 Portman Square benefits from natural light on four sides, with typical floors of 18,500 sq ft. There are three ‘trophy’ floors at the top of the building, which enjoy large accessible terraces and dramatic views across London.

The building is fully let to Aspect Capital, Aramco, Arrowgrass, Independent Franchise Partners, Ardagh Glass, Ontario Teachers’ Pension Plan and Weston Homes.



**10: 7 CLARGES STREET, W1**  
51,000 sq ft | Existing  
Developer: British Land  
Architect: Squire and Partners  
[www.7clargesstreet.com](http://www.7clargesstreet.com)

7 Clarges Street is the office element of a wider mixed-use development, which also includes Clarges Mayfair, a luxury residential address overlooking Green Park and the new Kennel Club headquarters. 7 Clarges Street encompasses six floors of flexible triple-aspect office space, with private terraces on the three uppermost levels and views across Green Park to Buckingham Palace and Victoria. Encouraging a health-conscious approach to commuting, 7 Clarges Street has 55 bicycle spaces, 39 lockers for folding bicycles and shower amenities.



**11: 4 KINGDOM STREET**  
145,000 sq ft | Existing  
Developer: British Land  
Architect: Allies and Morrison  
[www.4kingdomstreet.com](http://www.4kingdomstreet.com)

4 Kingdom Street is a new 145,000 sq ft office building located in Paddington Central. The nine storey building will have typical floor plates of 15,000 sq ft, with the majority of floors having large corner terraces and each floor having a glass pod designed as a creative meeting space. The plant room has been located in the basement which frees up space for a roof terrace for the occupiers to use as outside space for meeting, entertaining and sporting activities.



**12: YALDING HOUSE, W1**  
290,000 sq ft | Existing  
Developer: British Land  
Architect: Buckley Gray Yeoman

Yalding House is located in Fitzrovia on Great Portland Street. The building underwent a major refurbishment and extension to the existing offices to create a remarkable six storey contemporary office building.

The development has a BREEAM ‘Very Good’ environmental rating and delivers 23,000 sq ft of exceptional quality office accommodation over 6 floors, with a new retail offer at ground floor level.





**13: GEORGE HOUSE**  
294,555 sq ft | Completed  
Developer: Cadogan  
Architect: Stiff + Trevillion

Newly launched George House is the largest mixed use development to arrive on Sloane Street for a generation. It houses 43,000 sq ft of office space, luxury retail units (several already let to flagship stores for international brands such as Delpozo, RedValentino and Giorgio Armani) as well as boutique units to the rear on Pavilion Road for independent artisan food shops – including a butcher, baker, greengrocer and cheesemonger. It connects directly with a new public courtyard that features destination restaurant, Granger & Co, a café, gym and spa. It forms part of Cadogan’s strategy to continually enhance Chelsea as one of the world’s leading places to live, work and shop.



**14: 224-226 KINGS ROAD**  
16390 sq ft | Under Construction  
Developer: Cadogan  
Architect: Horden Cherry Lee

Due for completion in December 2017, this scheme includes the transformation of 3 buildings, including a Grade II listed Banking Hall and Townhouse, to provide world-class retail and residential accommodation. It seeks to protect the handsome Edwardian street-facing elevations and the original features of the Banking Hall which make a significant contribution to the character of the surrounding Conservation area. The new ‘infill’ building creates its own identity in a street with varied townscape and seeks a BREEAM Very Good rating.



**15: DUKE OF YORK RESTAURANT**  
7900 sq ft | Planning Granted  
Developer: Cadogan  
Architect: NEX Architecture  
[www.dukeofyorkrestaurant.co.uk](http://www.dukeofyorkrestaurant.co.uk)

The Duke of York Restaurant will be located in the largely Grade II-listed Duke of York Square. Designed by NEX Architecture (following a design competition which attracted over 150 entries), it champions the best of modern design in harmony with its heritage and surroundings. The café will include a circular roof terrace, open to the public, and the UK’s first innovative glass facade which will lower into a single storey basement during fine weather, to allow for al fresco dining. It is set to become a new landmark for the King’s Road.



**19: 20 GOLDEN SQUARE**  
25,000 sq ft | Existing  
Developer: Crosstree Real Estate Partners  
Architect: Orms

20 Golden Square is a prime Grade II listed Victorian Warehouse building fronting a prestigious garden square in the centre of London’s traditional cluster of media and creative industries. Crosstree fully refurbished the building in 2014 to create a mixture of high quality gallery and office space. The building is now fully let to a leading New York art gallery (Marian Goodman) and recording studio 750 mph.



**20: PORTAL WAY**  
800,000 sq ft | Planning Granted  
Developer: Crosstree Real Estate Partners  
Architect: Lifschutz Davidson Sandilands

Portal Way is a 4.5 acre freehold site located in North Acton, currently housing the 152,000 sq ft office headquarters of Dixons Carphone under a long term lease. A ten-year outline planning consent has been granted on the site for a 800,000 sq ft residential-led redevelopment across 8 buildings, ranging in height up to 32 storeys. The planned development comprises 764 residential units, 52,000 sq ft of retail and community space. The site was sold to Imperial College in Dec-16.



**21: THE BERKELEY ESTATE**  
400,000 sq ft | Planning Granted  
Developer: Crosstree Real Estate Partners  
Architect: Adjaye Associates

In Dec 2011 Crosstree acquired 1 Berkeley Street and subsequently acquired the adjacent 43–48 Dover Street in May 2013 to form The Berkeley Estate. The combined properties offer a rare 1.1 acre freehold redevelopment site in the heart of Mayfair opposite The Ritz. Planning consent has now been achieved for a David Adjaye-designed 400,000 sq ft mixed-use redevelopment, which comprises a 80–120 bed luxury hotel, 52 super-prime residential units and 40,000 sq ft retail accommodation.



**16: LILLIE SQUARE**  
1,000,000 sq ft | Under Construction  
Developer: Capital & Counties Properties PLC

Lillie Square phase 1 was launched in Spring 2014 with exceptional demand establishing a positive pricing benchmark for the area. Phase 2 was launched in Autumn 2015 with over 70% of the initial release sold. First residents completed in December 2016.



**17: EARLS COURT**  
10,100,000 sq ft | Planning Granted  
Developer: Capital & Counties Properties PLC

The Earls Court Masterplan is the most exciting development opportunity in Central London, covering almost 70 acres of prime land and located across Chelsea and Fulham. The predominantly residential scheme is consented to provide over 7,500 new homes (including Lillie Square), creating 10,000 new jobs, and will deliver over £450 million of community benefits.



**18: ACTON GARDENS, W3**  
1,350,000 sq ft | Existing  
Developer: Acton Gardens LLP (Countryside and L&Q)  
Architect: HTA Masterplanners and PH 1 / Alison Brooks PH 2 / Stitch Studio PH 3.1 & 7.1 / Maccleanor Lavington PH 3.2 / PCKO PH 4 / HTA PH 5 / Levitt Bernstein PH 6  
[www.actongardens.co.uk](http://www.actongardens.co.uk)

An ambitious £600m regeneration programme being undertaken by Acton Gardens LLP, a joint venture partnership between Countryside and L&Q, to redevelop the original South Acton Estate. The 15-year scheme will transform the area into a new urban village of 2,700 homes and reconnect the estate to the wider neighbourhood. The development combines eco-friendly design with high standards of sustainability set within parks, communal gardens and allotments.



**22: 80 CHARLOTTE STREET W1**  
380,000 sq ft | Under Construction  
Developer: Derwent London plc  
Architect: Make Architects  
[www.80charlottestreet.com](http://www.80charlottestreet.com)

This 380,000 sq ft mixed-use development will provide 332,000 sq ft of offices, 35,000 sq ft of private residential, 10,000 sq ft of affordable housing, 3,000 sq ft of retail and a new public park. In 2017, 153,400 sq ft of offices was pre-let to Arup and a minimum of 123,500 sq ft was pre-let to The Boston Consulting Group. The scheme is a major step forward in the wider regeneration of the area and completion is expected in H2 2019.



**23: SOHO PLACE W1**  
285,000 sq ft | Proposed with Planning  
Developer: Derwent London plc  
Architect: AHMM

Derwent London has planning permission for a 285,000 sq ft mixed-use scheme at Tottenham Court Road station. This includes 209,000 sq ft of offices, 36,000 sq ft of retail, a 40,000 sq ft theatre and new public realm. With the 2018 arrival of Crossrail, this major new transport interchange is providing a much needed regeneration boost to the area. In July 2015, Derwent London signed an agreement with Crossrail to re-acquire the site on a new 150-year lease upon completion of the station works in late 2017. The site is due to be handed back to Derwent London in Q4 2017 and work would commence in H2 2018 with completion early 2021.



**24: BRUNEL BUILDING, 55 NORTH WHARF ROAD W2**  
240,000 sq ft | Under Construction  
Developer: Derwent London plc  
Architect: Fletcher Priest  
[www.brunelbuilding.com](http://www.brunelbuilding.com)

The main build is now underway with scheme completion scheduled for H1 2019. This is a prime location adjacent to Paddington station where a Crossrail interchange will join the existing mainline and underground links in 2018.





**25: 1 PAGE STREET SW1**  
127,800 sq ft | Existing  
Developer: Derwent London plc  
Architect: PLP Architecture

The comprehensive refurbishment of this 127,800 sq ft office building, which was pre-let to Burberry, completed in mid 2013. The work included a new elegant masonry facade with brick detailing akin to that of the adjacent Horseferry House which Burberry also occupy. Burberry pay a rent of £5.4m pa, rising to a minimum of £5.7m pa after year five. The lease is for a 20-year term with a tenant-only break in year 10.



**26: 1-2 STEPHEN STREET, W1**  
265,000 sq ft | Existing  
Developer: Derwent London plc  
Architect: ORMS  
[www.1and2stephenstreet.com](http://www.1and2stephenstreet.com)

This 265,000 sq ft freehold property is undergoing a phased refurbishment. The office refurbishment has so far delivered over 110,000 sq ft. This has remodeled the Stephen Street entrance and significantly enhanced the street level exterior. The 38,000 sq ft retail refurbishment and extension, Tottenham Court Walk, completed in May 2015 and has transformed the retail frontage along Tottenham Court Road. New occupiers include Acuitis, DF Mexico, Fabled by Marie Claire, Hotel Chocolat, Planet Organic, Oasis, T2 and Waterstones.



**27: 10 NEW BURLINGTON STREET, W1**  
130,000 sq ft | Existing  
Developer: The Crown Estate / Exemplar  
Architect: AHMM  
[www.10nbs.com](http://www.10nbs.com)

The Crown Estate and Exemplar have completed 10 New Burlington Street, another recent exciting addition to its premium “Offices by Regent Street” offer. Designed by award winning architects AHMM it consists of 35,000 sq ft of flagship retail space and 95,000 sq ft of premium office accommodation. The BREEAM ‘excellent’ building incorporates two contemporary curved façades bordering a landscaped courtyard and a magnificent retained façade on Regent Street. The building is now fully let, with occupiers including J Crew, Watches of Switzerland, Ares Asset Management and Tudor Capital.



**31: RATHBONE SQUARE**  
2.3 acre site, 420,000 sq. ft., 242, 800 sq. ft. office, 13 retail units, 1 restaurant and 142 private residential units | Completed  
Developer: Great Portland Estates plc  
Architect: Make  
[www.rathbonesquare.com](http://www.rathbonesquare.com)

Located in the heart of the West End in close proximity to Crossrail’s Tottenham Court Road Station, this 420,000 sq. ft. new development includes offices, retail, signature restaurant and premium residential all centred around a new garden square.

All 242,800 sq. ft. of offices at One Rathbone Square have been pre-let to Facebook ahead of the buildings completion in Q3 2017.



**32: HANOVER SQUARE**  
223,600 sq ft | Planning Granted  
Developer: Great Portland Estates 50/50 JV Hong Kong Monetary Authority  
Architect: Lifschutz Davidson Sandilands  
[www.hanoverlondon.com](http://www.hanoverlondon.com)

Hanover Square will include high quality offices, international standard retail space on New Bond Street and six residential apartments on Brook Street. The scheme will also create a new public square. The development will be carried out around the Eastern Ticket Hall of the Bond Street Crossrail station on the north-west corner of Hanover Square. Our proposals will provide two new buildings, together with the refurbishment of the Grade II\* listed Georgian building at 20 Hanover Square.



**33: 78/92 GREAT PORTLAND STREET**  
18,000 sq ft office, 15 residential apartments and 5 retail units | Complete  
Developer: Great Portland Estates plc  
Architect: Lifschutz Davidson Sandilands

Located in the heart of Fitzrovia in a prominent position on the corner of Great Portland and Riding House Street, 78/92 Great Portland Street comprises 18,000 sq. ft. of extensively refurbished office space which has been pre-let in full, 15 couture residences and 12,000 sq. ft. of retail / showroom in five units on ground and basement levels.



**28: WALMAR HOUSE, W1**  
50,000 sq ft | Existing  
Developer: Great Portland Estates plc  
Architect: RFK  
[www.walmarw1.com](http://www.walmarw1.com)

Walmar House is a 50,000 sq ft office and retail development situated yards from Oxford Circus with a prominent frontage onto Regent Street.

The building has undergone a comprehensive refurbishment to provide 6,000 sq ft office floors with light from all four elevations.



**29: 55 WELLS STREET**  
34,000 sq ft | Completed  
Developer: Great Portland Estates plc  
Architect: Buckley Grey Yeoman  
[www.55wellsstreet.com](http://www.55wellsstreet.com)

Situated in a prominent position in the heart of Fitzrovia, 55 Wells Street is a new 34,000 sq ft development providing 29,500 sq ft of office accommodation featuring terraces on first, sixth and a shared rooftop terrace, a double height reception, typical floors of 5,140 sq ft, and a 4,500 sq ft restaurant pre-let to Ottolenghi.



**30: 1 NEW BURLINGTON PLACE, W1**  
110,000 sq ft | Existing  
Developer: The Crown Estate / Exemplar  
Architect: AHMM  
[www.1nbp.co.uk](http://www.1nbp.co.uk)

The sister building to 10 New Burlington Street, 1 New Burlington Place is the latest project as part of The Crown Estate’s investment programme on Regent Street. The scheme, designed by Stirling Prize winning architects Allford Hall Monaghan Morris, consists of two flagship stores fronting Regent Street, a comprehensively renovated Georgian townhouse, 80,000 sq ft of Grade A office accommodation, and an eye-catching public art installation designed by Turner Prize winner Keith Tyson. The development is fully let.



**34: 30 BROADWICK**  
95,000 sq ft | Completed  
Developer: Great Portland Estates plc  
Architect: Emrys Architects  
[www.30broadwickstreet.com](http://www.30broadwickstreet.com)

Thirty Broadwick is a development by Great Portland Estates plc, located within the heart of Soho.

The building, with up to 77,000 sq. ft. of uncompromised offices, 4,700 sq. ft. of terraces and 11,000 sq. ft. of prime retail and restaurant space, nestles amongst the vibrant, creative bodies and voices of this exciting district in London.



**35: 65 DAVIES STREET, W1**  
6,000 sq m | Planning Granted  
Developer: Grosvenor and Crossrail  
Architect: PLP Architecture

The 64,000 sq ft development will be located above the western ticket hall for Crossrail’s new Bond Street Station. The contemporary office scheme has been carefully designed by PLP Architecture to be sensitive to the traditional architecture of Mayfair, incorporating high-quality natural materials with a highly detailed façade.



**36: 1-5 GROSVENOR PLACE, SW1**  
Proposed  
Developer: Grosvenor / Hongkong Shanghai Hotels Limited  
Architect: Hopkins Architects

Grosvenor has entered into a partnership with Hongkong Shanghai Hotels to develop a hotel and residential scheme on this site overlooking Hyde Park Corner. Planning permission was granted in April 2016 following an extensive consultation phase with the local community. Construction is targeted to commence in 2017.





**37: ST MARK'S, MAYFAIR**  
14,500 sq ft | Planning Granted  
Developer: Grosvenor  
Architect: Donald Insall Architects

Grosvenor proposes a £5m repair and restoration of the former church, into retail and restaurant use with community space as part of their long-term transformation of North Mayfair. The designs, which have been drawn up by conservation architects Donald Insall Associates, include restoring the building’s heritage features and installing an impressive glass staircase, providing access to the first floor gallery. Works commenced in autumn 2016 to the Grade-I listed building, with completion planned for early 2018.



**38: 33 GROSVENOR STREET, W1K**  
11,437 sq ft | Existing  
Developer: Grosvenor  
Architect: Squire and Partners

33 Grosvenor Street is a highly specified, classical ‘boutique’ townhouse office building in Mayfair. The building meets the needs of prime West End office occupiers who seek contemporary finishes within a heritage setting. Taking advantage of its period Georgian features and incorporated within contemporary open plan offices, features include: a cantilevered stone stair set within a highly detailed ornate atria, VRF fan coil air conditioning, showers, bicycle storage and landscaped courtyards. EPC ‘B’ Rating and BREEAM ‘Very Good’ achieved.



**39: 119 EBURY STREET, SW1**  
3,500 sq ft | Existing  
Developer: Grosvenor  
Architect: David Morley

119 Ebury Street has become the first Listed building to achieve an ‘Outstanding’ rating under BREEAM Domestic Refurbishment and achieved the highest ratings to date for a BREEAM Domestic Refurbishment.

The project challenges sustainable design, while maintaining the historic fabric of a Grade II Listed property.

Sustainable initiatives include: whole house ventilation and heat recovery, and photovoltaic and solar thermal panels.



**40: NOVA, VICTORIA SW1**  
726,600 sq ft | Phase 1 - Complete  
Developer: Landsec & CPPIB  
Architect: PLP Architects / Benson + Forsyth / Flanagan Lawrence / Lynch Architects  
[www.novasw1.com](http://www.novasw1.com)

Nova, Victoria is an architecturally daring development and has become a new food destination for London. The development of this 5.5 acre island site opposite Victoria station was a joint venture between Landsec and Canada Pension Plan Investment Board. The completed first phase comprises of 480,300 sq ft of high quality office accommodation and 170 luxury apartments.

Also at the centre of Nova, Victoria is Sir Simon Milton Square which is home to 17 new restaurants, bars and pop-up kiosks.



**41: THE ZIG ZAG BUILDING, SW1**  
232,900 sq ft | Complete  
Developer: Landsec  
Architect: Lynch Architects  
[www.thezigzagbuilding.com](http://www.thezigzagbuilding.com)

The Zig Zag Building offers 188,700 sq ft of highly flexible Grade ‘A’ office space complemented by retail and restaurants at the basement, ground and first floors.

The innovative design sees the building step back from the streetscape as it rises resulting in a ‘zig-zag’, improving pedestrian flow at street level and creating terraces to seven floors. Occupiers benefit from spectacular views of the Royal Parks and famous London landmarks from most office floors. Ten floors are now let to Jupiter, Deutsche Bank and Moneycorp.



**42: HAMPSTEAD MANOR**  
131,320 sq ft | Under Construction  
Developer: Mount Anvil  
Architect: Scott Brownrigg / A&Q Partnership  
[www.HampsteadManor.com](http://www.HampsteadManor.com)

Located in NW3 one of the most coveted British postcodes, Hampstead Manor consists of 156 distinguished residences, spread across 13 buildings. Homes range from studio apartments to four bedroom residences, and include four Grade II listed buildings, such as Kidderpore Hall, a painstakingly restored 1843 mansion first built by an ambitious East India leather trader. Once home to Westfield College, as an education establishment specializing in botany, and more recently occupied by Kings Collage, Hampstead Manor had a fascinating and varied history.



**43: QUEEN'S WHARF**  
325,554 sq ft | Under Construction  
Developer: Mount Anvil and FABRICA by A2Dominion  
Architect: Assael  
[www.queenswharf.co.uk](http://www.queenswharf.co.uk)

A Joint Venture between Mount Anvil and FABRICA by A2Dominion. A collection of 165 residences ranging from studios to three-bed apartments, located on the ‘Surrey Bend’ of the River Thames overlooking Grade-II listed Hammersmith Bridge.

The development will house the world-famous Riverside Studios and offer a range of amenities, including a cinema, café and bar, theatre and new riverside walkway that links to the Thames Path.



**46: TELEVISION CENTRE, W12**  
2,300,000 sq ft | Under Construction  
Developer: Stanhope / Mitsui Fudosan / AIMCo / BBC  
Architect: AHMM / Maccreanor Lavington / Duggan Morris / Gillespies & DRMM  
[www.television-centre.com](http://www.television-centre.com)

The opening up and transformation of Television Centre into a mixed use development including new office and studio space for the BBC, complementary entertainment and leisure facilities, public open space, offices, a hotel and c. 950 residential units comprising apartments both converted and new build and town houses. Phase I construction commenced Q2 2015. Completion due Q4 2017. Includes c. 400 units, 300,000 sq ft offices and Soho House (hotel, restaurant, club and cinema) together with opening up the site for new public realm.



**44: 5 HANOVER SQUARE, W1**  
110,000 sq ft | Existing  
Developer: Stanhope / Mitsui Fudosan  
Architect: Squire and Partners  
[www.fivehanoversquare.com](http://www.fivehanoversquare.com)

The replacement of a 1960s building within the Mayfair Conservation Area. The redevelopment of this prominent site with contemporary office space, a ground floor art gallery, and 5 residential apartments.

Emerging Italian artist Esther Stocker was commissioned to create a dramatic black and white marble artwork that is installed on one of the exterior walls of the development.

The office occupiers include Helical Bar, Blaine Southern and Blue Mountain.



**45: GROVE HOUSE HAMMERSMITH, W6**  
65,000 sq ft | Existing  
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust  
Architect: Bennetts Associates

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building’s energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. The refurbishment and extension of a 1950s building has created contemporary office space with new entrance and entrance sequence canopy landscaping. BREEAM Excellent.



**47: THE HALO BUILDING**  
120,000 sq ft | Existing  
Developer: Stanhope  
Architect: Bennetts Associates  
[www.thehalobuilding.com](http://www.thehalobuilding.com)

A high quality office refurbishment and extension of One Mabledon Place, a 10 storey, 90,000 sq ft net office building in the prime regeneration area of Kings Cross and St Pancras. The building overlooks the British Library and the newly refurbished St Pancras Station and hotel and has new entrances and panoramic views across the West End.

The building provides BREEAM Excellent space. The whole building has been let to TDL, the largest independent provider of clinical laboratory diagnostic services in the UK.



**48: WHITE CITY PLACE**  
17 acres (2m sq ft offices) | Existing  
Developer: Mitsui Fudosan / Stanhope / AIMCo  
Architect: Allies & Morrison  
[www.whitecityplace.com](http://www.whitecityplace.com)

White City Place is adjacent to Imperial College campus, White City and Wood Lane tube stations comprising 6 existing buildings of 950,000 sq ft and a 4-acre ‘gateway’ development site.

The total refurbishment is complete and occupiers include YOOX Net-a-Porter, Royal College of Art and Huckletree

Planning consent has been granted for the Gateway site providing c. 1m sq ft of accommodation and other workspace.





**49: QUADRANT 4, W1**  
48 residential apartments | Under Construction  
Developer: The Crown Estate  
Architect: AHMM

Q4 is principally a residential development. The proposals include the major structural refurbishment of the existing building, including rebuilding the top two floors. The building will provide 48 high quality residential apartments and the introduction of a new core, whilst keeping an existing gymnasium open on the lower floor.



**50: ST JAMES'S MARKET**  
315,000 sq ft | Under Construction  
Developer: The Crown Estate /  
Oxford Properties with Hanover Cube  
as Development Manager  
Architect: Make Architects

St James's Market brings together world-class modern architecture with preserved historic façades. The redevelopment of two existing blocks has created c. 260,000 sq ft of modern office accommodation and c. 55,000 sq ft of flagship retail and restaurant accommodation. The project is a new destination for the West End and a fantastic new amenity for St James's. Half an acre of public realm has been created with a new pedestrian square in a world-class business, shopping and dining environment.



**51: 29-30 ST JAMES'S STREET AND  
25-27 BURY STREET, ST JAMES'S**  
35,000 sq ft | Under Construction  
Developer: The Crown Estate  
Architect: Tate Hindle and MSMR

The plans will see the existing site redeveloped to create a mixed use scheme with retail, residential and office accommodation. The scheme has been carefully considered to minimise visual impact from the street level. The principal façades facing St James's Street and Bury Street are retained, whilst improvements are made to the unattractive and cluttered roofscapes.

# KING'S CROSS, MIDTOWN & COVENT GARDEN



**Greg Carter**  
Partner,  
Carter Jonas

In the current environment, 'calling' the central London office market continues to prove challenging. The consensus among letting agents is that rent-free periods are widening, while rents are declining in some submarkets and are static in others. Market activity is being driven, as ever, by lease break options and expiries, which offer tenants the opportunity to assess their property footprint. Employers are placing ever-more importance on creating a working environment which is both efficient, and that will give them a competitive recruiting advantage. While Brexit-related economic uncertainties will persist in the short-term, the office market is being underpinned by historically low vacancy levels, particularly when it comes to top-quality space. Tenants continue to be presented with limited choice, and this is particularly prevalent in King's Cross, Covent Garden and Bloomsbury.

Google has finally pressed the button on its new 650,000 sq ft HQ at King's Cross, with work expected to start this year. With its existing footprint in the area, reports

indicate that there will be in the order of 7,000 Google employees located in King's Cross, which only 10 years ago was an office backwater with a certain reputation, contrasting with the established tech and creative hub it is today. Bloomsbury and Holborn have seen their fair share of activity. Following on from global management consultancy McKinsey's decision to pre-let 100,000 sq ft at The Post Building

**'The consensus among letting agents is that rent-free periods are widening'**

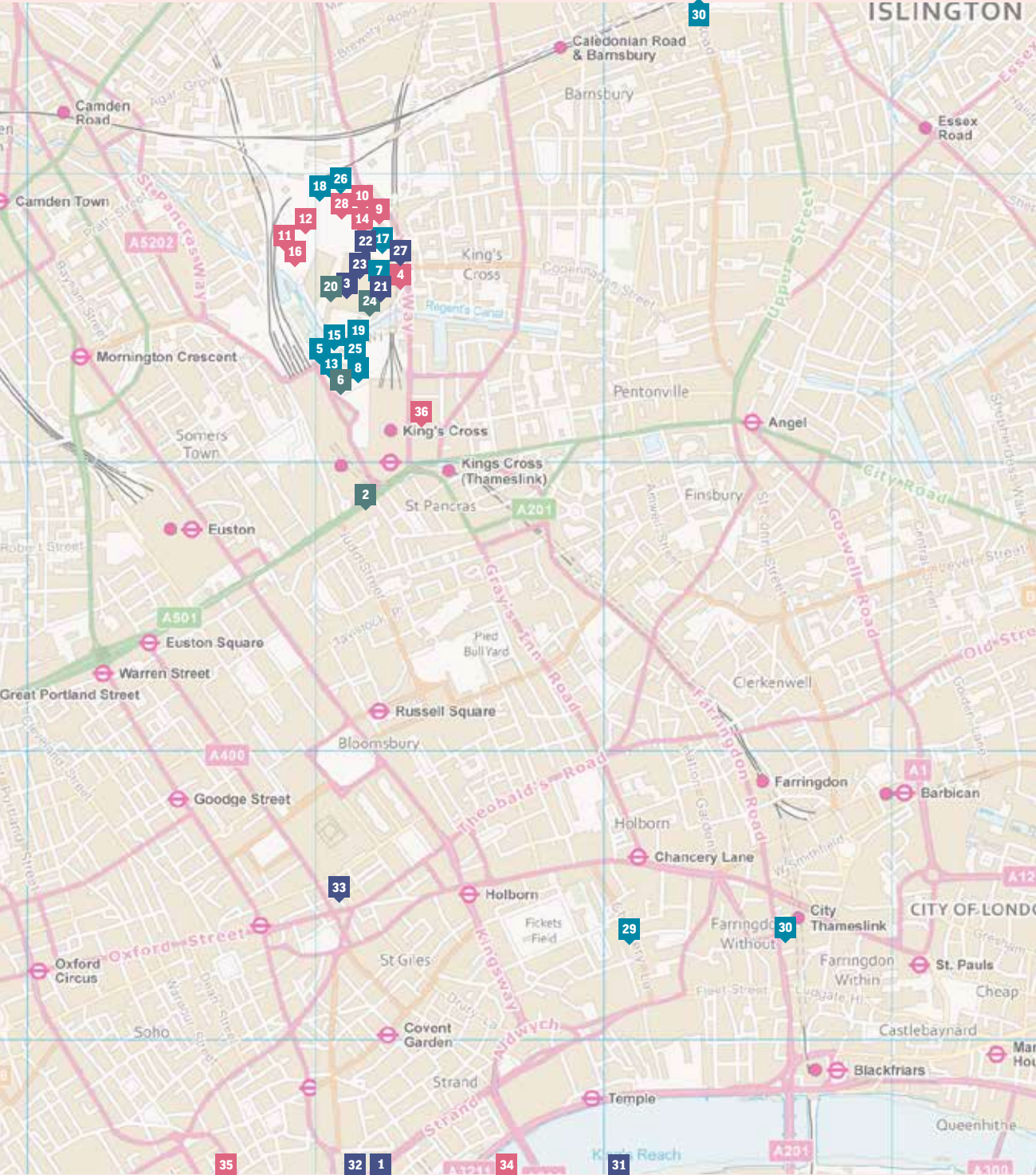
at Museum Street in early 2017, Verizon has committed to approximately 88,000 sq ft at MidCity Place, while Atos has taken approximately 43,000 sq ft in the same building. These deals were followed closely by the ever-expanding WeWork, taking around 49,000 sq ft at The Cursor Building on Chancery Lane.

Not to be outdone, Covent Garden has witnessed some sizeable lettings, including

Red Bull's decision to lease the entire 37,000 sq ft at Seven Dials Warehouse, Earlham Street.

The commonality of these lettings is twofold: first, the move by occupiers to high-quality premises despite ongoing economic and political uncertainty; second, the investment in infrastructure and the wider public realm (the latter of which, historically, has been virtually non-existent at King's Cross and Bloomsbury) which has much to do with the attraction of these submarkets. Development of Crossrail stations at Tottenham Court Road and Farringdon, and regeneration plans at King's Cross, continue to add to the area's appeal. This has rejuvenated the retail market here as well as having a positive impact on its perception as a residential location. Good transport links and access to retail and leisure facilities are key to the area's popularity across all sectors. Landlords and property developers are responding to this by developing new buildings which, as a consequence of the aforementioned factors, are setting new commercial rent benchmarks across the market.





**1: COVENT GARDEN**  
1.1m sq ft | Existing  
Developer: Capital & Counties Properties PLC  
[www.coventgarden.london](http://www.coventgarden.london)

Under Capco's stewardship and vision, Covent Garden has been transformed into a vibrant world-class destination. Through considered asset management, strategic investment and development, the estate attracts a strong line-up of international retailers and restaurants. Luxury brands Mulberry and Chanel now sit alongside some of the capital's most popular restaurants including Frenchie and Balthazar. This year the Floral Court development will complete, with retail and restaurant concepts from Petersham Nurseries, and high quality new residential overlooking the new courtyard.



**2: THE STANDARD, LONDON**  
186,000 sq ft | Under Construction  
Developer: Crosstree Real Estate Partners  
Architect: Orms / Ian Chalk Architects / Archer Humphries

The Standard, London is the redevelopment of a Brutalist 1970's office building on a prominent 0.6 acre freehold site opposite St Pancras International station. Planning consent has been granted and construction commenced for its conversion into a 270-bed hotel including a 3-storey roof extension. Crosstree has partnered with world-renowned hoteliers The Standard to deliver a full-service luxury lifestyle hotel, their first outside the U.S.



**3: KING'S CROSS, N1C**  
67 acres | Under Construction  
Developer: King's Cross Central Limited Partnership  
Masterplanners: Allies and Morrison / Porphyrios Associates / Townshend Landscape Architects  
[www.kingscross.co.uk](http://www.kingscross.co.uk)

At 67 acres, King's Cross is the most significant development in central London. An extraordinary piece of city is taking shape; with a new postcode, N1C. With six tube lines, two mainline stations, Eurostar and direct links to London's main airports, it's the best connected part of London. The location, connections, canalside setting, rich industrial heritage, eclectic cultural scene and thriving community come together to make King's Cross a diverse and exciting destination, set around tree-lined streets and outstanding public spaces.



**4: ARTHOUSE**  
134,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: dRMM

ArtHouse comprises of 143 one, two, three, four-bed and penthouse residential units (including 29 Registered Social Landlord units) over eight floors. The building includes commercial units at street level and 37 basement parking spaces. ArtHouse is superbly located, looking out over Regent's Canal and Handyside Park. Designed by award-winning architects dRMM, the living spaces are bright and spacious, with a palette of quality materials and clever, integrated storage. Landscaped courtyards and glazed cloister corridors connect the building with Handyside Park.



**5: FIVE PANCRAS SQUARE**  
150,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Bennetts Associates

This building is the new headquarters for the London Borough of Camden. The facility houses a leisure centre, a library and café as well as the Council's customer access centre and administrative offices. The building is 150,000 sq ft and a typical floor is 16,000 sq ft. It is one of the first inner-city buildings in the UK to achieve a BREEAM 'Outstanding' sustainability rating. An energy efficient ventilation system and solar panels ensure low carbon emissions and reduced running costs.



**6: GERMAN GYMNASIUM**  
13,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Allies and Morrison / Conran & Partners Interior Architects  
[www.kingscross.co.uk/german-gymnasium-restaurant](http://www.kingscross.co.uk/german-gymnasium-restaurant)

Allies & Morrison are behind the refurbishment of the historic German Gymnasium, a new dining destination for D&D London. The Grade II listed building was built in 1865 for the German Gymnastics Society. The interior by Conran & Partners takes inspiration from the original gymnastic activities which took place inside. The building contains a grand café at ground level with a further dining area and bar upstairs overlooking the area below, outdoor terraces face King's Cross station and Battle Bridge Place.





**7: MIDLAND GOODS SHED**  
60,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Bennetts Associates  
[www.kingscross.co.uk/offices-midland-goods-shed](http://www.kingscross.co.uk/offices-midland-goods-shed)

This existing Grade II listed Victorian trainshed and railway canopy has undergone an extensive refurbishment and adaptation to house a new membership hub and events venue for The Guardian, and a new full size supermarket for Waitrose. In addition it houses a cookery school for Waitrose, allowing members of the public to come and take part in their renowned masterclasses.



**8: ONE PANCRAS SQUARE**  
55,120 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: David Chipperfield  
[www.kingscross.co.uk/one-pancras-square](http://www.kingscross.co.uk/one-pancras-square)

The building is placed on Pancras Square as part of a two million sq ft cluster of 8 office buildings. It is accessed either from Pancras Square or King's Boulevard. The building is approximately 55,120 sq ft net over 8 floors. A typical floor is 7,050 sq ft net with 600 sq ft of balconies. Shops and cafés will be housed at street level. A public leisure centre with two pools and a public library are also located on Pancras Square.



**9: RUBICON COURT**  
95,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: PRP Architects

Of the 117 affordable homes in Rubicon Court, 78 are social rented apartments, 15 are supported housing apartments, and 24 are available as shared ownership homes. The apartments are arranged in small clusters, allowing communities to develop on each floor. More than half have generous balconies and many have stunning views across the city. All are designed to meet Lifetime Homes standards. Funding support for Rubicon Court was provided by the Homes and Communities Agency.



**13: THE STANLEY BUILDING, SEVEN PANCRAS SQUARE**  
29,700 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Studio Downie Architects

Seven Pancras Square was developed and is now occupied by The Office Group to provide boutique serviced offices, club rooms and meeting space. The building is approximately 29,700 sq ft net over 5 floors and typical floor is 3,900 sq ft. A striking lightwell links the old and new buildings and brings the original Victorian roof terrace back into use. The building meets BREEAM standard 'Excellent' and is connected to the site-wide district heating network.



**14: FENMAN HOUSE**  
109,000 sq ft | Under Construction  
Developer: King's Cross Central Limited Partnership  
Architect: Maccreanor Lavington  
[www.kingscross.co.uk/fenman-house](http://www.kingscross.co.uk/fenman-house)

A 14 storey classic brick building, completing an 'urban block' also comprising Saxon Court and Roseberry Mansions. The principal façades are richly textured featuring a warm 'woven' glazed brick detail, pronounced brick piers, tall and elegant double windows and complementing dark metalwork. The building houses 75 apartments, all featuring outdoor space. The ground floor of the building, housing the residential lobby and a retail/commercial unit features a weighty reconstituted stone framing around each window or entrance bay.



**15: FOUR PANCRAS SQUARE**  
175,000 sq ft | Under Construction  
Developer: King's Cross Central Limited Partnership  
Architect: Eric Parry Architects  
[www.kingscross.co.uk/four-pancras-square](http://www.kingscross.co.uk/four-pancras-square)

A Grade A office building, fully let to Universal Music, located on Pancras Square and Goods Way, with approximately 175,000 sq ft over 10 floors. A typical floor is 20,500 sq ft and premier retail space is housed at ground level. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard 'Excellent' as a minimum and will be linked to the site-wide district heating network.



**10: SAXON COURT AND ROSEBERRY MANSIONS**  
108,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Maccreanor Lavington

Saxon Court and Roseberry Mansions are part of the second residential scheme to be delivered at King's Cross. Saxon Court provides 63 social rented apartments and 40 affordable shared ownership homes. Roseberry Mansions provides 40 apartments designed for the active elderly. These homes allow older people to live independently while also having access to the care and support services which they may need over time.



**11: TAPESTRY**  
125,500 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Niall McLaughlin Architects  
[www.kingscross.co.uk/tapestry](http://www.kingscross.co.uk/tapestry)

Tapestry brings 129 one, two and three bedroom apartments, townhouses and penthouses overlooking Gasholder Park. Niall McLaughlin Architects have achieved an incredibly considered and characterful residence, offering homes with breathtaking views over the canal and across London. The apartments offer waterside living in central London whilst also benefiting from a private, landscaped garden square in the sky designed by internationally respected Dan Pearson Studio. The building houses a multi-use game area, a multi-storey car park and the site's energy centre.



**12: THE PLIMSOLL BUILDING**  
244,500 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: David Morley Architects  
[www.plimsollkingscross.co.uk](http://www.plimsollkingscross.co.uk)

The Plimsoll Building brings 255 one, two and three bedroom apartments, duplexes and penthouses, of which 77 will be delivered as affordable rented homes. Situated alongside Regent's Canal overlooking Gasholder Park, a new public space set in the historic Gasholder No 8 guide frame, the building design references the Victorian industrial heritage of King's Cross. Also included in The Plimsoll Building are two schools – King's Cross Academy school for ages 5–11 and Frank Barnes' School for Deaf Children.



**16: GASHOLDERS LONDON**  
21,569 sq ft | Under Construction  
Developer: King's Cross Central Limited Partnership  
Architect: Wilkinson Eyre  
[www.gasholderslondon.co.uk](http://www.gasholderslondon.co.uk)

A residential scheme comprising 145 apartments in three separate buildings of differing heights built within a refurbished triplet of Grade II Listed cast-iron gasholder guide frames. The building includes ground floor retail space which opens out onto landscaped gardens. Residential building amenities include a gym and spa, a business lounge, private dining room, 14 seater screening room and a rooftop garden with panoramic views of London. Completion is anticipated in Summer 2017.



**17: R7**  
155,000 sq ft | Under Construction  
Developer: King's Cross Central Limited Partnership  
Architect: Duggan Morris Architects  
[www.kingscross.co.uk/R7](http://www.kingscross.co.uk/R7)

A 155,000 sq ft Grade A office building with floor plates of 17,000 sq ft over 10 floors with retail space at the ground and mezzanine levels. Upper office levels have highly flexible floorplates, sub-divided into a variety of smaller or larger areas with the ability to link floors vertically via internal stairs. Each floor will have at least one terrace, with a shared roof terrace on the ninth floor. The building will meet the BREEAM standard 'Excellent' as a minimum.



**18: S2**  
190,000 sq ft | Under Construction  
Developer: King's Cross Central Limited Partnership  
Architect: Mossessian Architecture  
[www.kingscross.co.uk/S2-handyside](http://www.kingscross.co.uk/S2-handyside)

A Grade A office building overlooking Lewis Cubitt Park and Handyside Street with approximately 190,000 sq ft net over 10 floors. A typical floor is 20,000 sq ft net and premier retail space is housed at ground level. The building is being designed to meet the BREEAM standard 'Excellent' and will be linked to the site-wide district heating network.





**19: THREE PANCRAS SQUARE**  
158,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Porphyrios Associates  
[www.kingscross.co.uk/three-pancras-square](http://www.kingscross.co.uk/three-pancras-square)

A Grade A office building located on Pancras Square which has been let to global communications group, Havas. The building houses approximately 158,000 sq ft over 10 floors and a typical floor is 18,300 sq ft. The street level will house premier retail. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard 'Excellent' as a minimum and will be linked to the site-wide district heating network.



**20: COAL DROPS YARD**  
92,000 sq ft | Under Construction  
Developer: King's Cross Central Limited Partnership  
Architect: Heatherwick Studio  
[www.kingscross.co.uk/coal-drops-yard](http://www.kingscross.co.uk/coal-drops-yard)

Built to receive and sort coal from the North of England, the Victorian Coal Drops buildings and Western Wharf Road Arches are being restored and adapted to a retail use – Coal Drops Yard, a curated mix of shopping and leisure – to a design by Heatherwick Studio. Construction is due to complete in autumn 2018.



**21: TWO GRANARY SQUARE**  
10,506 sq ft | Exisiting  
Developer: King's Cross Central Limited Partnership  
Architect: John McAslan + Partners  
[www.kingscross.co.uk/two-granary-square](http://www.kingscross.co.uk/two-granary-square)

A mixed-use heritage building from the 1850s adapted by architects John McAslan + Partners. Works to the outside of the building were kept to a minimum to preserve the historic fabric, in the same style as the Granary Building. Internally the building has been opened up through the creation of open plan floors. The building is a mix of restoration and new build and is now home to The Art Fund and House of Illustration.



**25: TWO PANCRAS SQUARE**  
130,000 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Allies and Morrison

This Grade A island building overlooks Pancras Square and King's Boulevard. The building is part of a two million sq ft cluster of 8 office buildings south of Regent's Canal. The building is approximately 130,000 sq ft over 9 floors. A typical floor is 14,800 sq ft. There are south facing gardens and terraces on the top floor and rooftop. The street level houses premier retail. The very latest technology reduces running costs for the occupiers and minimizes environmental impact.



**26: 11-21 CANAL REACH**  
405,000 sq ft | Started on-site  
Developer: King's Cross Central Limited Partnership  
Architect: Bennetts Associates  
[www.kingscross.co.uk/11-21-canal-reach](http://www.kingscross.co.uk/11-21-canal-reach)

11-21 Canal Reach comprises two Grade A office buildings – 11 Canal Reach (235,000 sq ft) and 21 Canal Reach (170,000 sq ft). The buildings are focused around two central atria and offer full flexibility, being capable of single or multiple occupation in a range of configurations. The buildings offer uninterrupted floorplates with full height glazing and excellent floor-to-ceiling heights allowing maximum daylight penetration. Extensive communal roof gardens offer an impressive amenity for staff with over Central London.



**27: KING'S CROSS SPORTS HALL**  
23,000 sq ft (GEA) | Planning granted  
Developer: King's Cross Central Limited Partnership  
Architect: Bennetts Associates  
[www.kingscross.co.uk/q2-sports-hall](http://www.kingscross.co.uk/q2-sports-hall)

An indoor sports centre and health and fitness suite across two levels with modern changing facilities built to Sport England standards. The hall has been designed to be used as a combination of four badminton courts, a basketball court, a volleyball court or a five-a-side football pitch. Initially, the building will provide a temporary home for the Construction Skills Centre with a small fitness suite on the upper floor, before opening fully to the public as a community sports centre.



**22: R8**  
68,000 sq ft | Planning granted  
Developer: King's Cross Central Limited Partnership  
Architect: Piercy & Company  
[www.kingscross.co.uk/r8-handyside](http://www.kingscross.co.uk/r8-handyside)

R8 is a pair of 10-13 storey, mixed-use buildings designed around a central courtyard. The building features a textured brick facade and industrial style windows, echoing the King's Cross heritage. The building offers 68,000 sq ft of office space, 3,208 sq ft of retail and 151 residential units, of which 69 will be market and 82 affordable units. The building will meet the BREEAM standard 'Excellent' and will be linked to the site-wide district heating network.



**23: UNIVERSITY OF THE ARTS, LONDON**  
326,440 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Stanton Williams Architects  
[www.kingscross.co.uk/granary](http://www.kingscross.co.uk/granary)

Originally a store for Lincolnshire wheat, the Grade II listed building is the centrepiece of Granary Square and the front door to the new UAL campus that extends nearly 200m to the North, flanked on either side by the historic Transit Sheds. Internally, studios, workshops and lecture theatres are built around a broad, covered "street" with overhead walkways. The building also houses performance and exhibition spaces and the 350-seat Platform Theatre. The former stables now hold up to 275 bicycles.



**24: CANALSIDE PAVILION**  
9,200 sq ft | Existing  
Developer: King's Cross Central Limited Partnership  
Architect: Stanton Williams Architects  
[www.kingscross.co.uk/eating-and-drinking/the-lighterman](http://www.kingscross.co.uk/eating-and-drinking/the-lighterman)

The three-storey building is a modern addition to the heritage buildings around Granary Square and is occupied by restaurant and bar, The Lighterman. The structure has an open sided basement which leads out onto the towpath of the adjacent Regent's Canal. Within this form, the building provides a gateway between Granary Square and the canal for both pedestrians and cyclists. The building has been awarded BREEAM 'Excellent'.



**28: R3**  
85,078 sq ft | Planning granted  
Developer: King's Cross Central Limited Partnership  
Architect: Squire and Partners

R3 is a residential scheme made up of 61 open market housing units. 4,200 sq. ft. of retail space can be found at ground level, which will open directly onto the R3 colonnades along the north and south elevations. R3 faces Lewis Cubitt Park to the west and the Zone R Gardens to the east.



**29: 40 CHANCERY LANE WC2**  
102,000 sq ft | Existing  
Developer: Derwent London plc  
Architect: Bennetts Associates

This new-build 102,000 sq ft office and retail development provides eight floors of high quality offices, a retail unit and a publicly accessible passageway to a new courtyard that brings daylight to the office floors. The office element, totaling 97,400 sq ft, and the retail unit was pre-let to Publicis Groupe.



**30: 20 FARRINGDON STREET**  
83,500 sq ft | Under Construction  
Developer: HB Reavis  
Architect: Denton Corker Marshall  
[www.20farringdonstreet.co.uk](http://www.20farringdonstreet.co.uk)

20 Farringdon offers 83,500 sqft of brand new, user-focused office space in a vibrant central London location. This design-led workspace boasts a double-height reception with bespoke lighting installation by Acrylicize and a fully glazed wrap allowing maximum natural light into the building. Six external terraces on the top floors offer views over the City and 136 cycle spaces with associated storage/changing facilities are provided.





**31: MERCERS WALK, COVENT GARDEN, WC2**  
6,230 sq m | Completed November 2016  
Developer: The Mercers' Company  
Architect: Ian Ritchie Architects Ltd

Mixed use redevelopment comprising the refurbishment of a nineteenth century warehouse as a flag ship retail store and the construction of three new buildings providing 24 apartments, three shop units and two restaurants. The scheme is arranged around a new piazza linking Mercers Street and Langley Street.



**32: THE LOXFORDS**  
129,489 sq ft | Existing  
Developer: Mount Anvil  
Architect: Metropolis

Mount Anvil acquired this historic three acre site in Spring 2011, and kept its promise to lovingly restore the 19th Century Loxford House. 143 new homes were created, comprising a mix of restored and new build apartments and townhouses. In addition the scheme provides a nursery and landscaped public garden.



**33: 79 FITZJOHN'S AVENUE**  
73,173 sq ft | Under Construction  
Developer: PegasusLife  
Architect: Sergison Bates

The site is a cornerstone and surrounded by a selection of conservation areas, bordering Fitzjohns and Hampstead Village centre itself each with its own transitional qualities. Two massing volumes are proposed to replace the current sprawling single volume of the exsting brutalist building. Towards the front (street) side, these align themselves with their neighbours then adjust to provide focus at the corner of the site. The spaces between the villas emphasise their individual scale as large houses and establish an architectural context of individual houses set back from the street rather than a streetscape of linked (terrace) houses.



**34: HAMPSTEAD GREEN PLACE**  
52,776 sq ft | Under Construction  
Developer: PegasusLife  
Architect: Duggan Morris Architects

The site is an “island” surrounded by six conservation areas each with their own unique qualities. The plan form of the building is organised as 4 blocks that touch one another. Each block contains either a social function, or apartments depending on the level, with the required circulation space along which to move. The landscape between the building and the site boundary is further divided to form a series of outdoor rooms that relate to each of the blocks in a different way.

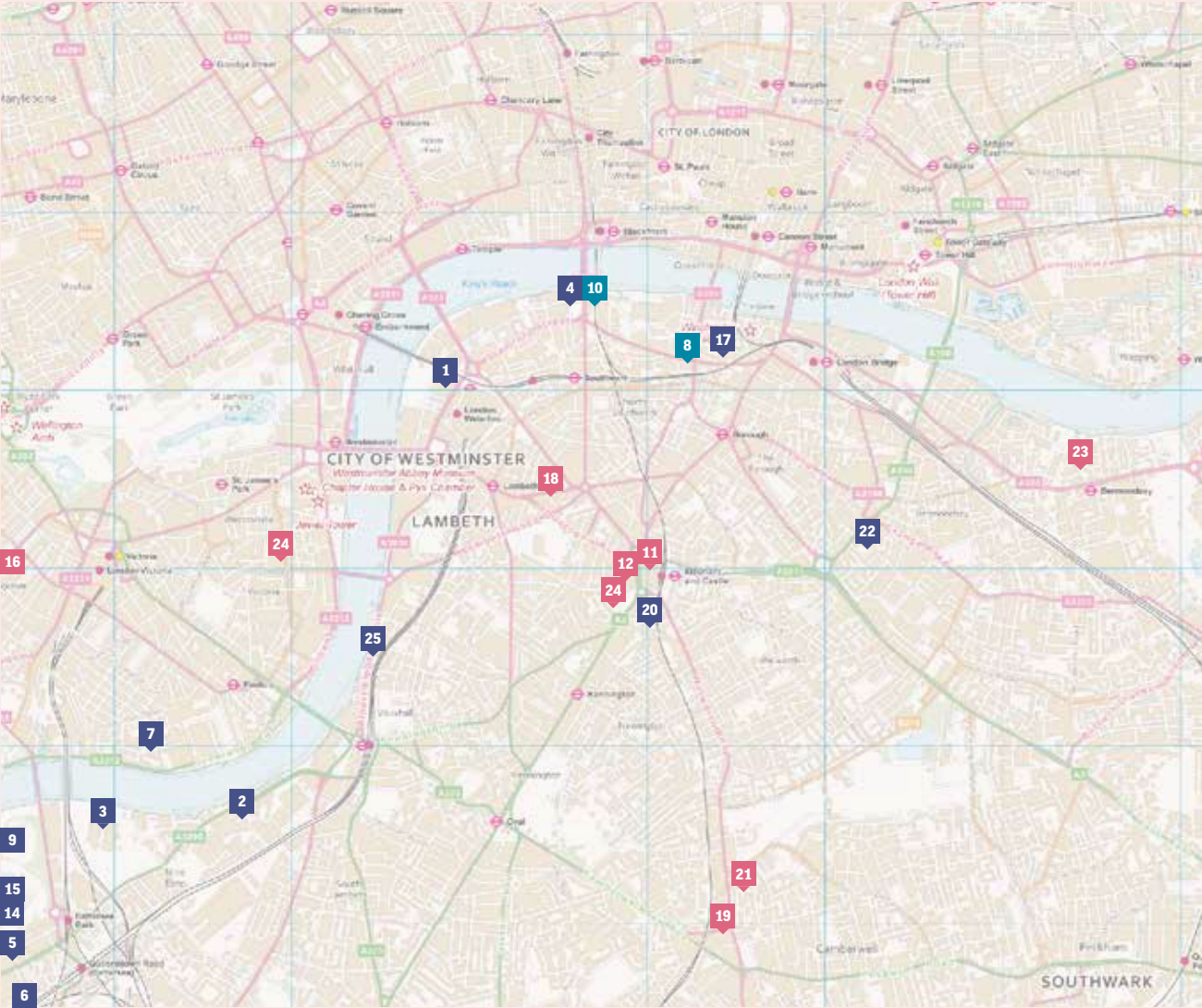


**35: HUB BY PREMIER INN**  
9681 sq m | Complete  
Developer: Legal & General / Whitbread PLC  
Architect: Axiom Architects  
[www.axiomarchitects.co.uk](http://www.axiomarchitects.co.uk)

Hub by Premier Inn Kings Cross is a flagship new build hotel and retail development. The scheme includes a 389 bedroom hotel with bar, restaurant and meeting room facilities with 292m2 of retail floor space, housed within a 9 storey concrete framed building.

The design follows the robust warehouse aesthetic prevalent in the immediate area with volumes articulated in yellow London stock and smooth blue brickwork surmounted by a zinc clad top storey enjoying views across London towards Kings Cross and St Pancras.

# LONDON BRIDGE, SOUTHWARK, NINE ELMS & WATERLOO







**Jeremy Gidman**  
Partner, head of investment  
& asset management, Carter Jonas

As in previous quarters, the South Bank office market has remained resilient, with headline rents and incentives holding up well, mainly due to continued lack of supply. Whereas locations such as Bloomsbury have seen rental growth due to new stock finally being made available, South Bank rents have been bolstered by the chronic lack of Grade A and refurbished Grade B stock. Vacancy levels are now at historic lows in London Bridge and Southwark and this submarket is one of the few that has seen rents tick up since the EU Referendum result.

But has the South Bank office market met its Waterloo? Headline-grabbing deals such as WeWork’s pre-letting of 297,000 sq ft at Almacantar’s 2 South Bank Place development at the end of Q2 2017 are to be celebrated, but illustrate the headache facing occupiers who are struggling to secure quality space in this submarket. The co-working powerhouse has effectively removed the only Grade A development of scale from the market and means that all eyes are now on plans for the 945,000 sq ft mixed-use redevelopment of Elizabeth House on York Road. Occupiers aren’t holding their breath, however, as the scheme’s new owner, HB Reavis, has already announced a rethink six months after the acquisition.

Other key deals for the quarter include the last whole floor in The Shard being let to Mitie in September. The 29,824 sq ft letting

was quickly followed by CoStar Group’s acquisition of 15,912 sq ft on Level 26 on assignment from Leonteq at £93 psf. If rumours are to be believed, the top rent in the building may shortly be surpassed, pointing to the continued strength in this submarket.

Investor activity in the Nine Elms area has been dominated by Hong Kong-based R&F Properties and CC Land, which acquired the 4.05 hectare former New Covent Garden Market site in August for £470 million. The site was bought from Chinese developer Dalian Wanda, and adds to R&F’s adjoining Vauxhall Square scheme, which it purchased earlier this year. No doubt the developer will be keeping a close eye on the provision and timing of affordable housing at Battersea Power Station after the Malaysian-backed owners of the latter won a significant downward variation to their Section 106 obligations with Wandsworth Council over the summer, citing rising construction costs and static residential values.

**'The South Bank office market has remained resilient, with headline rents and incentives holding up well, mainly due to continued lack of supply'**



**1: ONE AND TWO SOUTHBANK PLACE**  
572,327 sq ft | Under Construction  
Owner: Almacantar  
Architect: One Southbank Place, Squire and Partners, Two Southbank Place, Kohn Pedersen Fox Associates

One and Two Southbank Place will provide much need high-quality commercial space in this prominent part of Central London. Southbank Place is in a new development, creating London’s newest district. Additional, One and Two Southbank Place provides occupiers with enviable transportation links and the cultural offering of the South Bank. One Southbank Place has been pre-let to Shell International, and Two Southbank Place has been pre-let to WeWork. The two buildings also feature around 25,000 sq.ft. of retail.



**4: ONE BLACKFRIARS**  
170m/50 storey tower | Under Construction  
Developer: St George PLC  
Architect: Simpson Haugh & Partners Architects  
[www.oneblackfriars.com](http://www.oneblackfriars.com)

Moments from the River Thames, One Blackfriars is set to be a beacon of architectural brilliance. Rising 50 storeys high and designed by award winning Simpson Haugh & Partners Architects, it will add a shimmering new dimension to the London skyline.

The impressive tower will offer buyers a truly luxurious lifestyle with spacious interiors and hotel style residents’ facilities including 24 hour Harrods Estates concierge, valet parking, swimming pool, thermal spa and gym, private screening room, 32nd floor executive lounge, golf simulator and winery.



**2: EMBASSY GARDENS**  
241,548 sq m | Under Construction  
Developer: Ballymore, EcoWorld Ballymore  
Architect: Sir Terry Farrell (masterplan) Allford Hall Monaghan Morris, Fielden Clegg Bradley and Arup Associates

Embassy Gardens, home to The Sky Pool, is a landmark development which will establish a totally new community within central London. The development includes nearly 2,000 new homes, stunning landscaped gardens, a section of the new Nine Elms park which connects the development to Battersea Park, vibrant new bars and restaurants providing al fresco spaces and 130,000 sq ft of shopping space. Residents have recently moved in to phase one.



**5: PRINCE OF WALES DRIVE**  
786,000 sq ft | Under Construction  
Developer: St William  
Architect: Squire & Partners  
[princeofwalesdrive.co.uk](http://princeofwalesdrive.co.uk)

A collection of 1, 2 and 3-bedroom apartments located in Zone 1, close to Battersea Park and Sloane Square with excellent transport links to Battersea Park Overground station and the proposed new Battersea Power Underground station in 2020. Set within 2.5 acres of landscaped gardens, the apartments offer a premium specification and distinctive interior design. Luxurious residents' facilities include a 17m swimming pool, vitality pool, sauna and steam room, 8th floor landscaped roof terrace and a 24-hour concierge.



**3: BATTERSEA POWER STATION**  
42 acres | Under Construction  
Developer: Battersea Power Station Development Company  
Architect: Various  
[batterseapowerstation.co.uk](http://batterseapowerstation.co.uk)

Battersea Power Station is world famous as one of the finest surviving examples of art deco architecture and is at the heart of central London’s most visionary and eagerly anticipated new development. The 42-acre former industrial site will be home to shops, offices, cafes, hotels, homes and public spaces including a new six-acre public park. The first residents have moved in and the first shops and restaurants have now opened at Circus West Village, the first phase of the development to complete. It is also now serviced by the MBNA Thames Clippers River Bus Service and will include a new Zone 1 London Underground station.



**6: MERTON REGENERATION PROJECT**  
2,800 homes | Proposed  
Developer: Clarion Housing Group  
Architect: PRP, HTA Design LLP, Levitt Bernstein, Cullinan Studios, Proctor and Matthews  
[www.mertonregen.org.uk](http://www.mertonregen.org.uk)

The Merton Regeneration Project involves a £1bn investment in three neighbourhoods in Merton; High Path, Eastfields and Ravensbury. Clarion Housing Group is planning to build 2,800 well-designed, energy-efficient homes over the next 12 years by replacing 1,000 existing homes across the three neighbourhoods and building an additional 1,800. This is the first major estate-based regeneration project being undertaken in Merton by Clarion, the UK’s largest housing association, following the merger of Affinity Sutton and Circle Housing.





**7: CHURCHILL GARDENS**  
Developer: Countryside Properties  
Architect: Stitch Architects  
[www.countryside-properties.com](http://www.countryside-properties.com)

Countryside has been selected by Bromley Council to deliver a development comprising of both residential and commercial elements, including 384 new, high-quality homes across 8 apartment blocks in Bromley town centre. Churchill Gardens will be adjacent to the existing Church House Gardens, as well as being in the heart of the town centre. The heat and hot water for the development will supplied by a Combined Heat and Power system located within the basement.



**8: 240 BLACKFRIARS ROAD, SE1**  
237,000 sq ft | Existing  
Developer: Great Ropemaker Partnership (a 50:50 JV between Great Portland Estates and Ropemaker Properties Ltd)  
Architect: Allford Hall Monaghan Morris  
[www.240blackfriars.com](http://www.240blackfriars.com)

An architecturally stunning 19 storey tower development designed by award winning architects. The building offers occupiers 11,000 square foot modern office floors with fantastic river views through the floor to ceiling glazing and a genuine 1:8 sq m occupancy capability. The building has achieved a BREEAM 2011 ‘Excellent’ rating. New occupiers include professional services, Ramboll UK Ltd and Technology firm, Alternative Networks, media and publishing company UBM, Mayfair Law firm Boodle Hatfield and travel guide company Lonely Planet.



**9: CHELSEA ISLAND**  
118,715 sq ft | Under Construction  
Developer: Hadley Property Group  
Architect: Arney Fender Katsalidis Architects  
[www.hadleypropertygroup.com/properties/chelsea-island](http://www.hadleypropertygroup.com/properties/chelsea-island)

Chelsea Island is a unique development of 89 high-end apartments in SW10. The development will introduce 1, 2, 3 and 4 bedroom apartments, private rooftop courtyards and outdoor spaces for residents to enjoy. AFK Architects have created an innovative build, with attention to detail at the forefront of its design inspiration. Generously proportioned apartments, flooded with natural light were created in each of Chelsea Island’s apartments, generating the highest standards of living in one of the capital’s most sought-after boroughs.



**10: COOPER & SOUTHWARK**  
78,000 sq ft | Under Construction  
Developer: HB Reavis  
Architect: Tate Hindle Architects  
: [www.cooperandsouthwark.co.uk](http://www.cooperandsouthwark.co.uk)

Located at 61 Southwark Street, Cooper & Southwark marks the first refurbishment scheme for HB Reavis in the UK, and their first development south of the river. HB Reavis is transforming an outmoded, nine-storey concrete office block into a high quality and vibrant offering, adding additional floor space, terraces on the 5th and 6th floors, and a new self-contained unit on Great Guildford Street for a total of 78,000 sq ft of modern and flexible office space.



**11: ELEPHANT PARK**  
Circa 10ha, up to 2,988 homes | Under Construction  
Developer: Lendlease  
Architect: MAKE / Squire and Partners / dRMM Architects / Maccreanor Lavington / AHMM / Panter Hudspith Architects  
[www.lendlease.com/elephantandcastle](http://www.lendlease.com/elephantandcastle)

Lendlease is working in partnership with Southwark Council to deliver a transformative £2.3 billion regeneration project in Elephant & Castle, providing almost 3,000 homes, new shops and restaurants, and a brand new park right in the centre of the development. With a strong emphasis on energy efficient buildings, urban nature and new pedestrian and cycle paths it represents one of the world’s most sustainable developments, and is one of only 19 founding projects globally to be part of the Clinton Climate Positive Development Program.



**12: ONE THE ELEPHANT**  
Circa 0.56ha | Under Construction  
Developer: Lendlease  
Architect: Squire and Partners  
[www.onetheelephant.com](http://www.onetheelephant.com)

One The Elephant is a bold new development and part of an exciting longer term vision for the regeneration of Elephant & Castle, being driven by Lendlease in partnership with Southwark Council. Comprising an elegant 37-storey tower and a four-storey pavilion, One The Elephant’s 284 homes sets new standards for sustainable, practical and contemporary London living. Every home benefits from a quality private outside space and is designed to make the most of London’s spectacular skyline.



**13: CAMBIUM**  
110 units | Planning Granted  
Developer: Lendlease  
Architect: Scott Brownrigg  
[www.cambium.london](http://www.cambium.london)

Cambium offers 55 apartments and 55 houses in the leafy setting of Southfields, carefully designed around a 200 year old oak tree to Code for Sustainable Homes Level Four. The development features 12 individual styles of townhouse across either three or four floors. Along with a private garden and off-road parking space or garage, some houses also feature rooftop terraces. The apartments offer open lateral living, each with a generously sized private terrace or balcony. All homes benefit from access to shared courtyard gardens.



**14: KEYBRIDGE**  
c.1 ha | Under Construction  
Developer: Mount Anvil and FABRICA by A2Dominion  
Architect: Allies and Morrison  
[www.keybridgelondon.com](http://www.keybridgelondon.com)

Set within an acre of beautifully landscaped public space, Keybridge will be the UK’s tallest residential brick tower, offering luxurious living in the heart of Vauxhall. Just a 6-minute walk from a Zone 1 transport hub, Keybridge offers excellent connectivity across the capital, with leading schools and universities on the doorstep. In total, Keybridge offers 9,000 sq m of commercial space and 470 new homes from studio to three bedroom apartments as well as our magnificent penthouses offering an elevated perspective on capital living.



**15: THE FILAMENTS**  
529,907 sq ft | Existing  
Developer: Mount Anvil  
Architect: Rolfe Judd

A pillar of Wandsworth’s £1 billion regeneration, The Filaments is a new development of architecturally outstanding buildings. Set back from Wandsworth High Street, opposite King George’s Park, the bold mixed-use development provided 416 new one to four bedroom homes, office and retail space and features beautifully landscaped podium gardens and bright pedestrian walkways.



**16: THE LANDAU**  
160,802 sq ft | Existing  
Developer: Mount Anvil and Clarion Housing Group  
Architect: Assael Architects  
[www.mountanvil.com](http://www.mountanvil.com)

A boutique collection of 107 luxury homes, set in a secluded area of Fulham, SW6. The second joint venture between Mount Anvil and Clarion Housing Group. 89 duplex and lateral homes for private sale all feature outdoor space. The elegantly designed building is constructed in warm Portland stones and Hammersmith London Stock, with contemporary windows and deep reveals.



**17: UNION STREET**  
61,494 sq ft | Existing  
Developer: Mount Anvil  
Architect: Glenn Howells and AHMM  
[www.mountanvil.com](http://www.mountanvil.com)

A mixed-use development in Southwark’s Heart, with views towards The Shard. Offering 85 new homes – 30% affordable, with almost 300,000 sq ft of commercial space and parking for the nearby London Fire Brigade.



**18: BOROUGH TRIANGLE**  
2.5 acres | Proposed  
Developer: Peabody  
Architect: TBC  
[www.peabody.org.uk](http://www.peabody.org.uk)

A once disused paper factory, this 2.5-acre brownfield site is located at Newington Triangle, between Borough tube station and Elephant and Castle. The Elephant is currently undergoing a £3 billion regeneration programme. Peabody plans to redevelop the Triangle site by providing new homes, commercial space and substantial new public realm.





**19: CAMBERWELL ROAD**  
5,580 sqm | Under Construction  
Developer: Peabody  
Architect: Weston Williamson  
[www.peabody.org.uk](http://www.peabody.org.uk)

Camberwell Road is situated close to Peabody’s existing neighbourhood at Camberwell Green. The 66-home scheme is split between two sites: the main building will have commercial property and parking on the ground floor with a shared podium garden at the rear. There will also be a smaller site with a row of four bedroom townhouses, all with private roof terraces.



**20: AMELIA STREET**  
0.255 Hectares | Under Construction  
Developer: Family Mosaic (Peabody Group)  
Architect: Alan Camp  
[www.peabody.org.uk](http://www.peabody.org.uk)

This mixed-use scheme in Elephant and Castle includes residential units and retail space. All homes are designed to have dual aspect with large private balconies or terraces. The ground floor properties will have access to the front and rear garden as well as direct aspect into the main soft and hard landscaped communal garden.



**21: ELMINGTON**  
Under Construction  
Developer: Bellway/Family Mosaic (Peabody Group)  
Architect: PTE architects  
[www.peabody.org.uk](http://www.peabody.org.uk)

Elmington is a development by Bellway Homes providing 226 new homes as part of the comprehensive regeneration of the Elmington Estate in Camberwell. The scheme is spread three sites (parcels 1 to 3) and will include 85 affordable homes managed by Peabody.



**22: RICH ESTATE**  
19,468sqm | Under construction  
Developer: Family Mosaic (Peabody Group)  
Architect: Allford Hall Monaghan Morris  
[www.peabody.org.uk](http://www.peabody.org.uk)

The Rich Industrial Estate in Bermondsey is on the site of a former Crosse & Blackwell factory. The site has excellent transport links and is a 5-minute walk from Tower Bridge Road and a 10-minute walk from Bermondsey or London Bridge Station. Peabody is delivering 84 affordable homes as part of this project with developer London Square.



**23: CHAMBERS WHARF**  
0.45 ha | Existing  
Developer: Peabody/St James  
Architect: Simpson Haugh & Partners  
[www.peabody.org.uk](http://www.peabody.org.uk)

Completed in less than two years through a pioneering partnership between Southwark Council, St James, Peabody and the Greater London Authority (GLA), this scheme includes 182 shared ownership and social rented homes set across two modern buildings. The affordable homes are in the first phase of a major regeneration project, which will transform the existing derelict brownfield site into a mixed-use riverside community.



**24: NEWINGTON BUTTS**  
380,400 sq ft | Under Construction  
Developer: Newington Butts Developments Ltd  
Architect: Rogers Stirk Harbour + Partners  
[www.peabody.org.uk](http://www.peabody.org.uk)

This scheme includes 457 new mixed tenure homes alongside local amenities in a new public square. The site is owned by the Greater London Authority and will be an important part of the £3bn regeneration of Elephant and Castle. Realstar will deliver 278 rental apartments, creating the largest private rented sector development on government land. Peabody will manage 179 affordable homes, including 64 for shared ownership. The development also includes a permanent new home for the Southwark Playhouse.



**24: CHIMES**  
41,601 sq ft | Under Construction  
Developer: PegasusLife  
Architect: Mae Architects  
[www.chimeswestminster.co.uk](http://www.chimeswestminster.co.uk)

Our design approach consists of two equal height six storey blocks, running parallel to Horseferry Road. This creates an eighteen metre courtyard between framed by a collonade. The courtyard creates a serene green centre for the residents and allows all the flats to be dual aspect. The concept of the scheme is a community centred on a courtyard garden room, where social interaction is encouraged by focusing social interaction and amenity space at ground level. With private terraces on the flats that allow the flats to link with the courtyard and arcade below.



**25: 8 ALBERT EMBANKMENT**  
2.5 acres | Pre-Planning  
Developer: U+I  
Architect: Fred Pilbrow and Partners  
[www.eightalbertembankment.com](http://www.eightalbertembankment.com)

In partnership with the London Fire and Emergency Planning Authority (LFEPA), U+I was given the mandate for the regeneration of 8 Albert Embankment into a mixed-use community. The site, which overlooks the Thames and the Houses of Parliament, houses the iconic Lambeth fire station and former Fire Brigade headquarters. U+I is engaging with the local community and council to collaboratively shape the development, paying homage to the site’s history whilst delivering a contemporary place for the local community.



# LONDON AT MIPIM

13-16 MARCH 2018

To join us on the London Stand  
call Emma Jefferson on  
0207 636 4044, email  
[emma.jefferson@pipers.co.uk](mailto:emma.jefferson@pipers.co.uk)  
or visit [londonatmipim.com](http://londonatmipim.com)

Networking hub for London  
based companies

—

Dedicated displays for developers,  
local authorities and consultants

—

High profile conference  
programme

—

Receptions throughout  
both days

## NEW LONDON COMPANY DIRECTORY

NLA is a member-supported organisation with over 450 member organisations from across property, architecture, planning and construction. NLA members are listed in this directory along with profiles of key companies active across London.

To have your company profile included in the next issue of New London Quarterly or to find out about NLA membership, please contact Aurelia Amantis on 020 7636 4044 or email [aurelia.amanitis@newlondonarchitecture.org](mailto:aurelia.amanitis@newlondonarchitecture.org)



**ACADEMIA**

University College London (UCL)  
3rd Floor, Bidborough House  
38-50 Bidborough Street  
London WC1H 9BT  
020 7679 2000  
www.ucl.ac.uk

**ARCHITECTURE AND DESIGN**

3DReid  
1 Hills Place  
London W1F 7SA  
020 7297 5600  
www.3dreid.com

3XN Architects  
Kanonbådsvej 8  
DK-1437  
Copenhagen  
+45 3264 2332  
www.3xn.com

5plus Architects  
25 Chart Street  
London N1 6FA  
020 7253 7644  
www.5plusarchitects.com

Adjaye Associates  
Edison House  
223-231 Old Marylebone Road  
London NW1 5QT  
020 7258 6140  
www.adjaye.com

ADP  
Plantain Place  
Crosby Row  
London SE1 1YN  
020 7089 1720  
www.adp-architecture.com

Agenda 21 Architects Studio Ltd  
2 Sebastian Street  
London EC1V OHE  
020 7687 6001  
www.agenda21arch.com

AHR\_PCKO  
5-8 Hardwick Street  
London EC1R 4RG  
020 7837 9789  
www.ahr-global.com

Alison Brooks Architects  
Unit 610 Highgate Studios  
53-79 Highgate Road  
London NW 5 1TL  
020 7267 9777  
www.alisonbrooksarchitects.com

Allford Hall Monaghan Morris  
Morelands  
5-23 Old Street  
London EC1V 9HL  
020 7251 5261  
www.ahmm.co.uk

Allies and Morrison  
85 Southwark Street  
London SE1 OHX  
020 7921 0100  
www.alliesandmorrison.com

Amos Goldreich Architecture  
Studio 32  
Bickerton House  
25 Bickerton Road  
London N19 5JT  
0207272 6592  
www.agarchitecture.net

Architecture for London  
82 Clerkenwell Road  
London EC1M 5RF  
02036374236  
www.architectureforlondon.com

Architecture Initiative  
4 John Prince's Street  
London W1G 0JL  
020 3657 7800  
www.architectureinitiative.com

ArchitecturePLB  
50 Southwark Street  
London SE1 1UN  
020 7940 1888  
www.architectureplb.com

Arney Fender Katsalidis  
44-46 Scrutton Street  
Level 1  
London EC2A 4HH  
020 3772 7320  
www.fka-studios.com

Aros Architects  
Jerwood Place  
171 Union Street  
London SE1 0LN  
020 7928 2444  
www.arosarchitects.com

Ash Sakula Architects  
020 7831 0195  
www.ashsak.com

Assael  
123 Upper Richmond Road  
Putney  
London SW15 2TL  
020 7736 7744  
www.assael.co.uk

Atlas Industries UK Ltd  
New Broad Street House  
35 New Broad Street  
London EC2M 1NH  
020 7194 7606  
www.atlasindustries.com

Aukett Swanke  
36-40 York Way  
London N1 9AB  
020 7843 3000  
www.aukettswanke.com

Avanti Architects Ltd  
361-373 City Road  
London EC1V 1AS  
020 7278 3060  
www.avantiarchitects.co.uk

Axiom Architects  
43 Eagle Street  
London WC1R 4AT  
020 7421 8877  
www.axiomarchitects.co.uk

Ayre Chamberlain Gaunt  
277-281 Oxford Street  
London W1C 2DL  
www.acgarchitects.co.uk

Barr Gazetas  
19-21 Heddon St  
London W1B 4AZ  
020 7636 5581  
www.barrgazetas.com

BDG architecture + design  
East Studio Riverside Walk  
Sea Containers  
18 Upper Ground  
London SE1 9PD  
020 7559 7400  
www.bdg-a-d.com

BDP  
16 Brewhouse Yard  
Clerkenwell  
London EC1V 4LJ  
020 7812 8000  
www.bdp.com

Bell Phillips Architects  
Unit 305 Metropolitan Wharf, 70  
Wapping Wall  
London E1W 3SS  
020 7234 9330  
www.bellphillips.com

Belsize Architects  
48 Parkhill Road  
London NW3 2YP  
020 7042 8250  
www.belsizearchitects.com

Ben Adams Architects  
Third Floor  
99 Southwark Street  
London SE1 0JF  
020 7633 0000  
www.benadamsarchitects.co.uk

Benedetti Architects  
34-35 Hatton Garden  
London EC1N 8DX  
020 3475 7500  
www.mcdowellbenedetti.com

Bennetts Associates Architects  
1 Rawstorne Place  
London EC1V 7NL  
020 7520 3300  
www.bennettsassociates.com

Benoy  
1 Monckwell Square  
London EC2Y 5BL  
020 7726 8999  
www.benoy.com

Bjarke Ingels Group  
2 Finsbury Avenue  
Ground Floor (access via Sun Street)  
London EC2M 2PA  
www.big.dk

Box Architects  
2 Angel Square  
London EC1V 1NY  
020 345 70835  
www.boxarchitects.co.uk

bptw Partnership  
110 - 114 Norman Road  
Greenwich  
London SE10 9QJ  
020 8293 5175  
www.bptw.co.uk

Broadway Malyan  
Riverside House  
2 Southwark Bridge Road  
London SE1 9HA  
020 7261 4200  
www.broadwaymalyan.com

BSBL  
85 Southwark Street  
London SE1 OHX  
www.bsbgltd.com

Buckley Gray Yeoman  
Studio 4.04 The Tea Building  
56 Shoreditch High Street  
London E1 6JJ  
020 7033 9913  
www.buckleygrayyeoman.com

Burwell Deakins Architects  
Unit 0.01 California Building  
Deals Gateway  
London SE13 7SF  
020 8305 6010  
www.burwellarchitects.com

CallisonRTKL  
10th Floor  
25 Farringdon Street  
London EC4A 4AB  
020 7306 0404  
www.rtkl.com

Cartwright Pickard Architects  
1 Canal Side Studios  
8-14 St Pancras Way  
London NW1 0QG  
020 7554 3830  
www.cartwrightpickard.com

Chapman Taylor  
10 Eastbourne Terrace  
London W2 6LG  
020 7371 3000  
www.chapmantaylor.com/en/

Child Graddon Lewis  
Studio 1  
155 Commercial Street  
London E1 6BJ  
020 7539 1200  
www.cgluk.com

Chris Dyson Architects  
11 Princelet Street  
London E1 6QH  
020 7247 1816  
www.chrisdyson.co.uk

Collado Collins  
17-19 Foley Street  
London W1W 6DW  
020 7580 3490  
www.colladocollins.com

Colwyn Foulkes and Partners  
Marlin House  
40 Peterborough Road  
London SW6 3BN  
020 7938 2464  
www.colwynfoulkes.co.uk

Conran & Partners  
Conran Building  
22 Shad Thames  
London SE1 2YU  
020 7403 8899  
www.conranandpartners.com

Cove Burgess Architects  
Studio 11  
6-8 Cole Street London  
SE1 4YH  
020 3758 7050  
www.coveburgess.com

Cracknell  
Office 101, Langdale House  
11 Marshalsea Road  
London SE1 1EN  
020 7924 9900  
www.cracknell.com

Cullinan Studio  
5 Baldwin Terrace  
London N1 7RU  
020 7704 1975  
www.cullinanstudio.com

CZWG Architects LLP  
17 Bowling Green Lane  
London EC1R 0QB  
020 7253 2523  
www.czwg.com

Darling Associates  
Greencoat House  
1 Greencoat Row  
London SW1P 1PQ  
020 7630 0500  
www.darlingassociates.net

David Miller Architects  
First Floor  
41-42 Foley Street  
London W1W 7TS  
020 7636 4318  
www.david-miller.co.uk

David Morley Architects  
18 Hatton Place  
London EC1N 8RU  
020 7430 2444  
www.davidmorleyarchitects.co.uk

de Rijke Marsh Morgan Architects  
Magdalen House  
136-148 Tooley Street  
London SE1 2TU  
020 7803 0777  
www.drmm.co.uk

Dexter Moren Associates  
57d Jamestown Road  
London NW1 7DB  
020 7267 4440  
www.dextermoren.com

DGA Architects  
Second Floor  
Hall House  
9 Graphite Square Vauxhall Walk  
London SE11 5EE  
020 7834 9474  
www.dga-architects.co.uk

Donald Insall Associates Ltd  
12 Devonshire Street  
London W1G 7AB  
020 7245 9888  
www.donaldinsallassociates.co.uk

Emrys Architects  
CAP House  
9-12 Long Lane  
London EC1A 9HA  
020 7726 5060  
www.emrysarchitects.com

EPR  
30 Millbank  
London SW1P 4DU  
020 7932 7600  
www.epr.co.uk

Eric Parry Architects  
28-42 Banner Street  
London EC1Y 8QE  
020 7608 9600  
www.ericparryarchitects.co.uk

ESA Architects  
ESA London  
75 Wells Street  
London W1T 3QH  
www.esa-ltd.com

Farrells  
7 Hatton Street  
London NW8 8PL  
020 7258 3433  
www.farrells.com

Fathom Architects  
Pickfords Wharf  
Clink Street  
London SE1 9DG  
020 3151 1515  
www.fathomarchitects.com

Feilden Clegg Bradley Studios  
Twenty  
Tottenham Street  
London W1T 4RF  
020 7323 5737  
www.fcbstudios.com

Flanagan Lawrence  
66 Porchester Road  
London W2 6ET  
020 7706 6166  
www.flanaganlawrence.com

Fletcher Priest  
Middlesex House  
34-42 Cleveland Street  
London W1T 4JE  
020 7034 2200  
www.fletcherpriest.com

Fluid  
148 Curtain Road  
London EC2A 3AT  
020 7729 0770  
www.fluidoffice.com

Footwork  
32 Lonsdale Square,  
London N1 1EW  
07831528024

Formation Architects  
Studio GF02 Winchester House  
Kennington Park Business Centre 1-3  
Brixton Road  
London SW9 6DE  
020 7251 0781  
www.formationarchitects.co.uk

Foster + Partners  
Riverside  
22 Hester Road  
London SW11 4AN  
020 7738 0455  
www.fosterandpartners.com

Fraser Brown MacKenna  
15-18 Featherstone Street  
London EC1Y 8SL  
020 7251 0543  
www.fbmatchitects.com

Gensler  
Thomas More Square  
London E1W 1YW  
020 7073 9600  
www.gensler.com

Glenn Howells Architects  
321 Bradford Street  
Birmingham B5 6ET  
0207 407 9915  
www.glennhowells.co.uk

Gluckman Smith Architects  
112 Great Western Studios  
Alfred Road  
London W2 5EU  
020 7998 1525  
www.gluckmansmith.com

Grid Architects  
128 Southwark Street  
London SE1 0SW  
020 7593 3260  
www.gridarchitects.co.uk

Grimshaw Architects  
57 Clerkenwell Road  
London EC1M 5NG  
020 7291 4141  
www.grimshaw-architects.com

Hamson Barron Smith  
3 Maltings Place  
169 Tower Bridge Road  
Bermondsey  
London SE1 3JB  
020 7940 3456  
www.barronandsmith.co.uk

HASSELL  
Ground Floor  
1 Curtain Place  
London EC2A 3AN  
020 7490 7669  
www.hassellstudio.com

Haverstock  
Studio 10 Cliff Road Studios  
Cliff Road  
London NW1 9AN  
020 7267 7676  
www.haverstock.com

Hawkins\Brown LLP  
159 St John Street  
London EC1V 4QJ  
020 7336 8030  
www.hawkinsbrown.com

Haworth Tompkins  
33 Greenwood Place  
London NW5 1LB  
020 7250 3225  
www.haworthtompkins.com

Hayes Davidson  
Studio A  
21 Conduit Place  
London W2 1HS  
020 7262 4100  
www.hayesdavidson.com

Henley Halebrown  
21 Perseverance Works  
38 Kingsland Road  
London E2 8DD  
020 7033 9700  
www.hhbr.co.uk

HLM  
46 Loman Street  
London SE1 0EH  
020 7921 4800  
www.hlmarchitects.com

HOK  
90 Whitfield Street  
London W1T 4EZ  
020 7636 2006  
www.hok.com



Hopkins Architects Partnership LLP  
27 Broadley Terrace  
London NW1 6LG  
020 7724 1751  
www.hopkins.co.uk

HTA Design LLP  
78 Chamber Street  
London E1 8BL  
020 7485 8555  
www.hta.co.uk

Hunters  
Space One  
Beadon Road  
London W6 0EA  
020 8237 8200  
www.hunters.co.uk

Ingleton Wood  
1 Alie Street  
London E1 8DE  
020 7680 4400  
www.ingletonwood.co.uk

Innes Associates  
6-8 Cole Street  
London SE1 4YH  
020 7928 6734  
www.innesassociates.net

Jestico + Whiles Architects  
2nd Floor Sutton Yard  
65 Goswell Road  
London EC1V 7EN  
020 7380 0382  
www.jesticowhiles.com

JM Architects  
First Floor Ashley House  
12 Great Portland Street  
London W1W 8QN  
0207 580 5330  
jmarchitects.net

John McAslan + Partners  
7-9 William Road  
London NW1 3ER  
020 7313 6000  
www.mcaslan.co.uk

John Robertson Architects  
111 Southwark Street  
London SE1 0JF  
020 7633 5100  
www.jra.co.uk

John Thompson & Partners  
23-25 Great Sutton Street  
London EC1V 0DN  
020 7017 1780  
www.jtp.co.uk

Johnson Naylor  
13 Britton St  
London EC1M 5SX  
020 7490 8885  
johnsonnaylor.com

Karakusevic Carson Architects LLP  
Unit E03, The Biscuit Factory, 100  
Clements Road  
London SE16 4DG  
0207 566 6300  
www.karakusevic-carson.com

KPF  
7a Langley Street  
London WC2H 9JA  
020 3119 5300  
www.kpf.com

KSR architects  
14 Greenland Street  
London NW1 0ND  
020 7692 5000  
www.ksrarchitects.com

KSS Group  
1 James Street  
London W1U 1DR  
020 7907 2222  
www.kssgroup.com

LDA Design  
New Fetter Place  
8-10 New Fetter Lane  
London EC4A 1AZ  
020 7467 1470  
www.lda-design.co.uk

Levitt Bernstein  
1 Kingsland Pass  
London E8 2BB  
020 7275 7676  
www.levittbernstein.co.uk

Lifschutz Davidson Sandilands  
Island Studios  
22 St Peter's Square  
London W6 9NW  
020 8600 4800  
www.lids-uk.com

LSI Architects  
70 Cowcross Street  
Clerkenwell  
London EC1M 6EJ  
020 7278 1739  
www.lsiarchitects.co.uk

LTS Architects  
15 Bell Yard Mews  
London SE1 3TY  
020 7357 7000  
www.lts-architects.co.uk

Lynch Architects  
Unit 66 Regent Studios  
8 Andrews Road  
London E8 4QN  
020 7278 2553  
www.lyncharchitects.com

MAA Architects  
27 Ferry Road  
Teddington TW11 9NN  
020 8973 0050  
www.maa-architects.com

Maber Architects  
1 Primrose Street  
London EC2A 2EX  
+44 (0)20 3865 9735  
www.maber.co.uk

Macreanor Lavington  
77 Bastwick Street  
London EC1V 3PZ  
020 7336 7353  
www.macreanorlavington.com

Mae  
1 Naoroji Street  
London WC1X 0GB  
020 7704 6060  
www.mae.co.uk

Make Architects  
32 Cleveland Street  
London W1T 4JY  
020 7636 5151  
www.makearchitects.com

Marks Barfield Architects  
50 Bromells Road  
London SW4 0BG  
020 7501 0180  
www.marksbarfield.com

Martha Schwartz Partners  
Piano House 2nd floor  
9 Brighton Terrace Brixton  
London SW9 8DJ  
020 7549 7497  
www.marthaschwartz.com

Matter Architecture  
Studio G03, Pillbox 115 Coventry  
Road  
London E2 6GG  
020 3176 0506  
matterarchitecture.co.uk

Metahorm Architects  
113 Blackfriars Rd  
London SE1 8HW  
020 7490 8986  
www.metaphorm.com

Metropolitan Workshop  
14-16 Cowcross Street  
London EC1M 6DG  
020 7566 0450  
www.metwork.co.uk

MICA  
123 Camden High Street  
London NW1 7JR  
020 7284 1727  
micaarchitects.com

Mikhail Riches  
15-29 Windsor Street  
London N1 8QG  
020 7608 1505  
www.mikhailriches.com

Moxon Architects  
Great Western Studios  
65 Alfred Road  
London W2 5EU  
020 7034 0088  
www.moxonarchitects.com

MSMR Architects  
The Old School  
Exton Street  
London SE1 8UE  
020 7928 6767  
www.msmrarchitects.co.uk

Mulroy Architects Ltd  
8 Deane House Studios  
27 Greenwood Place  
London NW5 1LB  
020 7267 5123  
mulroy.info

NBBJ  
230 City Road  
London EC1V 2TT  
020 7549 3700  
www.nbbj.com

Neil Davies Architects  
First floor  
4, The Glasshouse  
49A Goldhawk Road  
London W12 8QP  
020 7603 8936  
neildaviesarchitects.com

Newground Architects  
48-50 Weston Street  
London SE1 3QJ  
0207 490 4959  
www.newgroundarchitects.com

Nex Architecture  
6-9 Charterhouse Square  
London EC1M 6EY  
020 7183 0900  
www.nex-architecture.com

Nicholas Hare Architects  
3 Barnsbury Square  
London N1 1JL  
020 7619 1670  
www.nicholashare.co.uk

Orms  
1 Oliver's Yard  
55-71 City Road  
London EC1Y 1HQ  
020 7833 8533  
www.orms.co.uk

Pardon Chambers Architects  
The Studio  
8 Dalmeny Road  
Tufnell Park  
London N7 0HH  
020 7096 1388  
www.pardonchambers.com

Patel Taylor  
48 Rawstone Street  
London EC1V 7ND  
020 7278 2323  
www.pateltaylor.co.uk

Paul Murphy Architects  
The Foundary  
7 Glenthorne Mews  
London W6 0LJ  
020 8846 2520  
www.paulmurphyarchitects.co.uk

PDP London Architects  
The Old School House  
178 Ebury Street  
London SW1W 8UP  
020 7730 1178  
www.PDPLondon.com

Penoyre & Prasad LLP  
28-42 Banner Street  
London EC1Y 8QE  
020 7250 3477  
www.penoyreprasad.com

Perkins+Will  
The White Chapel Building  
10 Whitechapel High Street  
London E1 8QS  
020 7466 1000  
uk.perkinswill.com

Peter Barber Architects  
173 King's Cross Road Kings Cross  
London WC1X 9BZ  
peterbarberarchitects.com

Peter Stewart Consultancy  
70 Cowcross Street  
London EC1M 6EJ  
020 7250 1120  
www.pscpa.co.uk

Peter Taylor Associates  
7 Curzon Street (Ground Floor West)  
Mayfair  
London W1J 5HG  
020 7495 3837  
www.ptal.co.uk

pH+  
Albion Mills, Third Floor  
18 East Tenter Street London E1 8DN  
phplusarchitects.com

PHASE3 Architecture + Design  
Unit 4 Building One, 190A New North  
Road, Islington  
London N1 7BJ  
020 7613 4593  
phase3architecture.com

Philip Cave Associates  
70 Cowcross Street  
London EC1M 6EJ  
020 7250 0077  
www.philipcave.com

Piercy & Co  
122-128 Arlington Road  
London NW1 7HP  
020 7424 9611  
www.piercyandco.com

Pilbrow and Partners  
2-5 St John's Square  
London EC1M 4DE  
020 3696 7000  
www.pilbrowandpartners.com

Pitman Tozer Architects Ltd  
209 Old Marylebone Road  
London NW1 5QT  
020 3214 3255  
www.pitmantozer.com

PLP Architecture  
Ibex House  
42-47 Minories  
London EC3N 1DY  
020 3006 3900  
www.plparchitecture.com

Pollard Thomas Edwards  
Diespeker Wharf  
38 Graham Street  
London N1 8JX  
020 7336 7777  
pollardthomasedwards.co.uk

Populous  
14 Blades Court  
Deodar Road  
London SW15 2NU  
020 8874 7666  
www.populous.com

Pozzoni LLP  
First Floor  
London House  
115 Golden Lane  
London EC1Y 0TJ  
020 7078 0079  
www.pozzoni.co.uk

Proctor and Matthews Architects  
7 Blue Lion Place  
237 Long Lane  
London SE1 4PU  
020 7378 6695  
www.proctorandmatthews.com

PRP  
10 Lindsey Street  
Smithfield  
London EC1A 9HP  
020 7653 1200  
www.prparchitects.co.uk

ReardonSmith Landscape  
10-13 The Leathermarket  
Weston Street  
London SE1 3ER  
020 7378 6006  
www.reardonsmithlandscape.com

RMA Architects  
3 Ella Mews  
Cressy Road  
London NW3 2NH  
020 7284 1414  
www.rmaarchitects.co.uk

Rogers Stirk Harbour + Partners  
The Leadenhall Building  
122 Leadenhall Street  
London EC3V 4AB  
020 7385 1235  
www.rsh-p.com

Rolfe Judd  
Old Church Court  
Claylands Road  
The Oval  
London SW8 1NZ  
020 7556 1500  
www.rolfe-judd.co.uk

RUFF ARCHITECTS  
205 Wardour St, Soho  
London W1F 8ZJ  
www.ruffarchitects.co.uk

Ryder Architecture Ltd  
33 Gresse Street  
London W1T 1QU  
020 7299 0550  
www.ryderarchitecture.com

Scott Brownrigg  
77 Endell Street  
London WC2H 9DZ  
020 7240 7766  
www.scottbrownrigg.com

shedkm Ltd  
2 Floor  
115 Golden Lane  
London EC1Y 0TJ  
020 7439 7166  
www.shedkm.co.uk

Shepherd Epstein Hunter  
Phoenix Yard  
65 Kings Cross Road  
London WC1X 9LW  
020 7841 7500  
www.seh.co.uk

Sheppard Robson Architects LLP  
77 Parkway  
London NW1 7PU  
020 7504 1700  
www.sheppardrobson.com

SimpsonHaugh and Partners  
5-8 Roberts Place  
London EC1R 0BB  
020 7549 4000  
www.simpsonhaugh.com

Skidmore Owings & Merrill LLP (SOM)  
The Broadgate Tower  
20 Primrose Street  
London EC2A 2EW  
020 7798 1000  
www.som.com

SODA  
Unit 9, Compton Courtyard  
40 Compton Street  
London EC1V 0BD  
020 7930 0055  
sodastudio.co.uk

Sonnemann Toon Architects LLP  
Quality House  
6-9 Quality Court  
Chancery Lane  
London WC2A 1HP  
020 7580 8881  
www.st-arch.co.uk

Spacehub Design Ltd  
7 Gibraltar Walk  
London E2 7LH  
020 7739 6699  
www.spacehubdesign.com

Spacelab  
18 Wenlock Road  
London N1 7TA  
020 7033 3450  
www.spacelab.co.uk

SPPARC  
10 Bailey Street  
London WC1B 3HB  
020 7734 4100  
www.spparcstudio.com

Squire and Partners  
The Department Store  
248 Ferndale Road  
London SW9 8FR  
020 7278 5555  
www.squireandpartners.com

Stanton Williams  
36 Graham Street  
London N1 8GJ  
020 7880 6400  
www.stantonwilliams.com

Stephan Reinke Architects Ltd  
Level 02  
28 Margaret Street  
London W1W 8RZ  
020 7631 9002  
www.scrarchitects.com

Stephen Davy Peter Smith Architects  
Fanshaw House  
Fanshaw Street  
London N1 6HX  
020 7739 2020  
www.davysmitharchitects.co.uk

Stiff + Trevillion Architects  
16 Woodfield Road  
London W9 2BE  
020 8960 5550  
www.stiffandtrevillion.com

Stitch  
Suite 6 Fusion House  
28 Rochester Place  
London NW1 9DF  
020 3617 8725  
www.stitch-studio.co.uk

Stockwool  
The Pump House  
19 Hooper Street  
London E1 8BU  
020 7264 8600  
www.stockwool.co.uk



Stride Treglown  
3 Cosser Street  
London SE1 7BU  
020 7401 0700  
www.stridetreglown.com/en

Studio RHE  
Green Mews  
Bevenden Street  
London N1 6AS  
020 7253 5358  
www.studiorhe.com

TABANLIOGLU Architects  
71 Newman Street  
London W1T 3EQ  
0203 151 0353  
tabanlioglu.com

TateHindle  
1 Lindsey Street  
Smithfield  
London EC1A 9HP  
020 7332 4850  
www.tatehindle.co.uk

The Manser Practice  
Bridge Studios  
107a Hammersmith Bridge  
London W6 9DA  
020 8741 4381  
www.manser.co.uk

tp bennett  
One America Street  
London SE1 ONE  
020 7208 2000  
www.tpbennett.com

Twelve Architects  
5th Floor,  
148 Tooley Street,  
London SE1 2TU  
020 7061 6212  
www.twelvearchitects.com

UNIT Architects Limited  
1st Floor, Halton House  
20-23 Holborn  
London EC1N 2JD  
020 7199 7700  
www.unitarchitects.co.uk

Waind Gohil + Potter Architects  
27 Bulwer Street  
London W12 8AR  
020 8735 5367  
wgpa.co.uk

WATG  
Boston House  
36-38 Fitzroy Square  
London W1T 6EY  
020 7906 6600  
www.watg.com

Waugh Thistleton  
77 Leonard Street  
London EC2A 4QS  
020 7613 5727  
www.waughthistleton.com

We Made That  
Unit 21 Tower Workshops, Riley Road  
London SE1 3DG  
0207 252 3400.  
www.wemadethat.co.uk

West Architecture  
2-3 Greenland Place  
London NW1 0AP  
020 7482 6849  
westarchitecture.co.uk

Weston Williamson + Partners  
12 Valentine Place  
London SE1 8QH  
020 7401 8877  
www.westonwilliamson.com

White Arkitekter  
27 Charlotte Road  
London EC2A 3PB  
0740 043 77 60  
www.white.se/en

Whittam Cox Architects  
Carrwood Court, Carrwood Road  
Chesterfield S41 9QB  
020 3388 0019  
whittamcox.com/

Wilkinson Eyre  
33 Bowling Green Lane  
London EC1R 0BJ  
020 7608 7900  
www.wilkinsoneyre.com

Wimshurst Pelleriti  
5 Kew Road  
Richmond  
London TW9 2PR  
020 3714 5898  
wimshurst-pelleriti.com

Wolff Architects  
16 Lambton Place  
Notting Hill  
London W11 2SH  
020 7229 3125  
www.wolffarchitects.co.uk

Woods Bagot  
75 Riding House Street  
Fitzrovia  
London W1W 7EJ  
020 7637 6880  
www.woodsbagot.com

Zaha Hadid Architects  
10 Bowling Green Lane  
London EC1R 0BQ  
020 7253 5147  
www.zaha-hadid.com

ARTS

Futurecity  
71 Central Street, London, EC1V  
8AB.  
020 7407 0500  
www.futurecity.co.uk

ASSOCIATION/TRUST/CHARITY

Cross River Partnership  
Westminster City Council  
Cross River Partnership  
City Hall 15th Floor  
64 Victoria Street  
London SW1E 6QP  
020 7641 2198  
www.crossriverpartnership.org

Greenwich Foundation for the Old  
Royal Naval College  
Greenwich Foundation for the Old  
Royal Naval College  
2 Cutty Sark Gardens  
London SE10 9LW  
www.ornc.org/our-charity

Heritage Collective  
The Office Marylebone  
12 Melcombe Place  
London NW1 6JJ  
www.heritagecollective.co.uk

Museum of London Archaeology  
Mortimer Wheeler House  
46 Eagle Wharf Road  
London N1 7ED  
020 7410 2200  
www.museumoflondonarchaeology.org.uk

Sustrans London  
70 Cowcross Street  
London EC1M 6EJ  
020 7017 2350  
www.sustrans.org.uk

Westway Trust  
1 Thorpe Close  
London W10 5XL  
020 8962 5734  
www.westway.org

BID

Bee-London Ltd  
2nd Floor Sicilian House  
Sicilian Avenue  
London WC1A 2QR  
020 7078 7077  
www.bee-london.com

Camden Town Unlimited  
Symes Mews  
London NW1 7JH  
020 7380 8260  
www.camdentownunlimited.com

Develop Croydon  
Develop Croydon c/o White Label, 1st  
Floor Suffolk House, George Street  
Croydon CR0 1PE  
020 8726 7968  
www.developcroydon.com

Love Wimbledon  
5th Floor, Tuition House  
St George?s Road, Wimbledon  
London SW19 4EU  
020 8619 2012  
www.lovewimbledon.org

New West End Company  
3rd Floor, Heddon House, 149-151  
Regent Street, London  
London W1B 3BE  
020 7462 0680  
www.newwestend.com

Northbank BID  
West Wing  
Somerset House  
Strand  
London WC2R 1LA  
020 3697 9270  
www.thenorthbank.org/the-northbank-bid

South Bank Employers Group  
Elizabeth House  
39 York Road  
London SE1 7NQ  
020 7202 6900  
www.sbeg.co.uk

Victoria BID  
2nd Floor  
14 Buckingham Palace Road  
London SW1W 0QP  
020 3004 0786  
www.victoriabid.co.uk

We are Waterloo  
Build Studios  
203 Westminster Bridge Road  
London SE1 7FR  
www.wearewaterloo.co.uk

CHARTERED SURVEYORS

Exigere  
Morelands  
5-23 Old Street  
London EC1V 9HL  
0207 920 3400  
www.exigere.co.uk

CONSTRUCTION / ENGINEERING / CONSULTANCY

AECOM  
Aldgate Tower  
2 Leman Street  
London E1 8FA  
020 7645 2000  
www.aecom.com

AKT II  
White Collar Factory  
1 Old Street Yard  
London EC1Y 8AF  
020 7250 7777  
www.akt-uk.com

alineac consulting  
90 Cannon Street  
London EC4N 6HA  
020 3697 8970  
www.alineacostconsulting.com

Ardmore Group  
Byrne House  
Jefferys Road  
Brimsdown  
Enfield EN3 7UB  
020 8344 0300  
www.ardmoregroup.co.uk

Arup  
13 Fitzroy Street  
London W1T 4BQ  
020 7636 1531  
www.arup.com

Ashfold  
23 Landgrove Road  
London SW19 7LL  
07980721314  
www.ashfoldservices.co.uk

Atkins  
Euston Tower  
286 Euston Road  
London NW1 3AT  
020 7121 2000  
www.atkinsglobal.co.uk

Aubrilam  
83, rue Fontgiève  
Clermont-Ferrand Cedex 1 63057  
+33 (0)4 73 31 86 86  
www.aubrilam.com

BAM Construct  
24 Chiswell Street  
London EC1Y 4TY  
020 7374 3600  
www.bam.co.uk

Buro Four  
1 Naoriji Street  
London WC1X 0GB  
020 7832 5500  
www.burofour.com

Buro Happold  
17 Newman Street  
London W1T 1PD  
020 7927 9700  
www.burohappold.com

BWB Consulting  
11 Borough High Street  
London SE1 9SE  
020 7407 3879  
www.bwbconsulting.com

Carey Group Plc  
Carey House  
Great Central Way  
Wembley  
Middlesex HA9 0HR  
020 8900 0221  
www.carey-plc.co.uk

Chapman BDSP  
Saffron House  
6-10 Kirby Street  
London EC1N 8TS  
020 7553 8850  
www.chapmanbdsp.com

Civic Engineers  
Lloyds Wharf,  
2 Mill St,  
London SE1 2BD  
0161 2286757  
www.civicingineers.com

Clancy Consulting Ltd  
7th Floor  
Northumberland House  
303-306 High Holborn  
London WC1V 7JZ  
020 3077 0970  
www.clancy.co.uk

Conisbee  
1-5 Offord Street  
London N1 1DH  
020 7700 6666  
www.conisbee.co.uk

Consultancy for the Built  
Environment  
9 Whistlers Avenue  
London SW11 3TS  
020 7585 1976  
www.saxoncbe.com

Cundall  
1 Carter Lane  
London EC4V 5ER  
020 7483 1600  
www.cundall.com

Eckersley O'Callaghan  
236 Grays Inn Road  
London WC1X 8HB  
020 7354 5402  
www.eckersleyocallaghan.com

Elementa Consulting  
80 Cheapside  
London EC2V 6EE  
020 3697 9300  
www.elementaconsulting.com

Elliott Wood  
241 The Broadway  
Wimbledon  
London SW19 1SD  
020 8544 0033  
www.elliottwood.co.uk

Entuitive  
143 Crownstone Road  
London SW2 1NB  
020 7733 6837  
www.entuitive.com

Equals Consulting  
17-19 Foley Street  
London W1W 6DW  
020 7268 0381  
www.equalsconsulting.com

Faithful+Gould  
Euston Tower  
286 Euston Road  
London NW1 3AT  
020 7121 2121  
www.fgould.com

Gardiner & Theobald LLP  
10 South Crescent  
London WC1E 7BD  
020 7209 3000  
www.gardiner.com

Grangewood  
Grangewood House  
Oakwood Hil  
Loughton IG10 3TZ  
www.grangewood.co.uk

Heyne Tillet Steel  
4 Pear Tree Court  
London EC1R 0DS  
020 7870 8050  
www.heynetilletsteel.com

Hilson Moran  
Shackleton House  
Hay's Galleria  
4 Battlebridge Lane  
London SE1 2HP  
020 7940 8888  
www.hilsonmoran.com

HLW International  
29-31 Cowper Street  
London EC2A 4AT  
0207 566 6800  
www.hlw.com

Hoare Lea  
Western Transit Shed  
12-13 Stable Street  
London N1C 4AB  
020 3668 7100  
www.hoarelea.com

Hydrock  
www.hydrock.com

Integral Engineering Design  
3.10 Clerkenwell Workshops  
27/31 Clerkenwell Close  
London EC1R 0AT  
020 7096 0278  
www.integral-engineering.co.uk

International Fire Consultants Group  
Park Street Business Centre  
20 Park Street  
Princes Risborough HP27 9AH  
01844 275500  
www.ifcgroup.com

ISG PLC  
Aldgate House  
33 Aldgate High Street  
London EC3N 1AG  
020 7247 1717  
www.isgplc.com

ISG PLC

Jackson Coles  
Morelands, 5-23 Old Street  
London EC1V 9HL  
020 7608 8600  
www.jacksoncoles.co.uk

Keepmoat Regeneration  
The Waterfront Lakeside Boulevard  
Doncaster DN4 5PL  
01302 346 644  
www.keepmoatregen.com

Kier Construction  
Tempsford Hall  
Sandy  
Bedfordshire SG19 2BD  
01767 640111  
www.kier.co.uk

Langan International  
21 Plaza, 360 West 31st Street, 8th  
Floor,  
New York NY 10001  
www.langan.com

Lucking & Clark LLP  
31 Cowcross Street  
London EC1M 6DQ  
www.lcengineers.co.uk

M3 Consulting  
Dashwood House  
69 Old Broad Street  
London EC2M 1QS  
020 7710 4400  
www.m3c.co.uk

Mace  
155 Moorgate  
London EC2M 6XB  
020 3522 3000  
www.macegroup.com

Max Fordham  
42-43 Gloucester Crescent  
London NW1 7PE  
020 7267 5161  
www.maxfordham.com

Motion  
8 Duncannon Street  
London WC2N 4JF  
www.motion.co.uk

QCSC  
40 Bowling Green Lane  
London EC1R ONE  
+44 (0) 2074157120  
www.ocsc.ie

ONEWORKS  
3rd Floor, 75 Newman Street  
London W1T 3EN  
www.one-works.com

Parmarbrook  
2nd Floor North West Suite  
22-25 Finsbury Square  
London EC2A 1DX  
020 7839 3999  
www.parmarbrook.com



Pell Frischmann  
5 Manchester Square  
London W1U 3PD  
020 7486 3661  
www.pellfrischmann.com

Peter Brett Associates  
33 Bowling Green Lane  
London EC1R 0BJ  
020 7566 8600  
www.peterbrett.com/home

Peter Dann Ltd  
9 Charlotte Street  
London W1T 1RG  
020 7637 7870  
www.peterdann.com

PFL Spaces  
Level 4, 33 Cannon St  
London EC4M 5SB  
pflspaces.com

Pinnacle Consulting Engineers  
Woolverstone House  
61 Berners Street  
London W1T 3NJ  
0207 043 3410  
pinnacleconsultingengineers.com

Pipers Models  
27-35 Bevendens Street  
London N1 6BH  
020 7250 0530  
www.pipersmodels.co.uk

Precise Financial Management  
Services UK  
259a Squires Lane,  
London N3 2QS  
precise-int.com

Price & Myers  
37 Alfred Place,  
London WC1E 7DP  
020 7631 5128  
www.pricemyers.com

Publica  
10 Clerkenwell Green  
London EC1R 0DP  
020 7490 3986  
publica.co.uk

QCIC Group  
13 Christopher Street  
London EC2A 2BS  
020 7060 7242  
www.qcic-group.com

Ramboll  
240 Blackfriars Road  
London SE1 8NW  
020 7631 5291  
www.ramboll.co.uk

Robert Bird Group  
Level 2 47-51 Great Suffolk Street  
London SE1 OBS  
02076332880  
www.robertbird.com

Royal HaskoningDHV  
2 Abbey Gardens  
Great College Street, Westminster  
London SW1P 3NL  
020 7222 2115  
www.royalhaskoningdhv.com

RWDI  
Unit 1 Tilers Road  
Milton Keynes MK11 3LH  
01582 470250  
www.rwdi.com

Shimizu Corporation  
24 Lombard Street  
London EC3V 9AJ  
www.shimz.co.jp

Skanska Construction  
120 Aldersgate Street  
London EC1A 4JQ  
01923 776666  
www.skanska.co.uk

SRL Technical Services Limited  
Citypoint Building - 12th Floor,  
1 Ropemaker Street  
London EC2Y 9HT  
020 7251 3585  
www.srltsl.com

Stantec  
88 Gray's Inn Road  
London WC1X 8AA  
020 7492 5700  
www.stantec.com

Sturgis Carbon Profiling  
www.sturgiscarbonprofiling.com

Sweco  
Grove House  
Mansion Gate Drive  
Leeds LS7 4DN  
0113 307 3126  
www.sweco.co.uk

Symmetrys Limited  
6 The Courtyard  
Lynton Road  
London N8 8SL  
020 8340 4041  
symmetrys.com

Systra  
5 Old Bailey,  
London EC4M 7BA  
020 3714 4400  
www.systra.co.uk

Turley  
The Charlotte Building  
17 Gresse Street  
London W1T 1QL  
020 7851 4010  
www.turley.co.uk/

Turner & Townsend  
One New Change  
London EC4M 9AF  
020 7544 4000  
www.turnerandtowntsend.com

Tyrens  
100 St John Street  
London EC1M 4EH  
020 7250 7666  
www.tyrens.se/en/

Urban Space Management  
Trinity Buoy Wharf  
64 Orchard Place  
London E14 0JW  
020 7515 7153  
www.urbanspace.com

Waterman Group  
Pickfords Wharf  
Clink Street  
London SE1 9DG  
020 7928 7888  
www.watermangroup.com

Wates Group  
Wates House  
Station Approach  
Leatherhead  
Surrey KT22 7SW  
01372 861000  
www.wates.co.uk

Willmott Dixon Group  
Munro House  
Portsmouth Road  
Cobham  
Surrey KT11 1TF  
01932 584700  
www.willmottdixongroup.co.uk

WSP  
70 Chancery Lane  
London WC2A 1AF  
020 7314 5000  
www.wsp-pb.co.uk

WT Partnership  
AMP House  
Dingwall Road  
Croydon  
London CR0 2LX  
020 8686 0431  
www.wtpartnership.com

ZZA Responsive User Environments  
United House  
North Road  
London N7 9DP  
020 7700 2630  
www.zza.co.uk

**HOUSING ASSOCIATION**

Catalyst Housing Group  
Ealing Gateway  
26\_30 Uxbridge Road  
London W5 2AU  
020 3693 2444  
www.chg.org.uk

Genesis Housing Association  
Atelier House  
64 Pratt Street  
London NW1 0DL  
033 3000 3000  
www.genesisha.org.uk

L&Q Housing Association  
10 Grove Crescent Road  
Stratford  
London E15 1BJ  
0844 4069000  
www.lqgroup.org.uk

Peabody  
45 Westminster Bridge Road  
London SE1 7JB  
020 7021 4444  
www.peabody.org.uk

Swan HA / NU living  
Tramway House  
3 Tramway Avenue  
Stratford  
London E15 4PN  
01277 844770  
www.swan.org.uk

**LANDSCAPE ARCHITECTS**

id verde  
Queen Elizabeth Olympic Park  
Marshgate Lane, Off High Street  
Stratford  
London E15 2NH  
www.idverde.com/en

LUC  
43 Chalton Street  
London NW1 1JD  
020 7383 5784  
www.landuse.co.uk

Outerspace  
The Boathouse  
27 Ferry Road  
Teddington  
TW11 9NN  
020 8973 0070  
www.outerspaceuk.com

Townshend Landscape Architects  
1E Zetland House  
5-25 Scrutton Street  
London EC2A 4HJ  
020 7729 9333  
www.townshendla.com

**LEGAL**

Bircham Dyson Bell  
50 Broadway  
London SW1H 0BL  
020 7227 7000  
www.bdb-law.co.uk

Howard Kennedy LLP  
NO. 1 LONDON BRIDGE  
LONDON SE1 9BG  
02037556000  
www.howardkennedy.com

Mills and Reeve  
Monument Place  
24 Monument Street  
London EC3R 8AJ  
020 7336 8888  
www.mills-reeve.com

**LIVERY COMPANY**

Mercers' Company  
Mercers' Hall  
Ironmonger Lane  
London EC2V 8HE  
020 7726 4991  
www.mercers.co.uk

**OTHER**

Buzzacott  
130 Wood Street  
London EC2V 6DL  
+44 (0)20 7556 1200  
www.buzzacott.co.uk

The Mill Co. Project  
43 De Beauvoir Rd  
London N1 5SQ  
0207 923 3565  
www.themillcoproject.co.uk

**PLANNING CONSULTANCY**

Andmore Planning  
16 Old Town  
London SW4 0JY  
www.andmoreplanning.com

AZ Urban Studio  
Magdalen House, 136-148 Tooley  
Street  
London SE1 2TU  
020 7234 0234  
www.azurbanstudio.co.uk

Barton Willmore  
7 Soho Square  
London W1D 3QB  
0118 943 0075  
www.bartonwillmore.co.uk

Changing Cities  
64 Haydons Road  
Wimbledon  
London SW19 1HL  
7889392786  
www.changingcities.co.uk

DP9

100 Pall Mall  
London SW1Y 5NQ  
020 7004 1700  
www.dp9.co.uk

DPP One Ltd  
66 Porchester Road  
London W2 6ET  
020 7706 6290  
www.dppukltd.com

Iceni Projects  
Flitcroft House  
114\_116 Charing Cross Road  
London WC2H 0JR  
020 3640 8508  
www.iceniprojects.com

Indigo Planning Ltd  
87 Chancery Lane  
London WC2A 1ET  
020 7269 6300  
www.indigoplanning.com

Pegasus Group  
23 Hanover Square  
London W1S 1JB  
020 37058060  
www.pegasuspg.co.uk

Quod  
Ingeni Building  
17 Broadwick Street  
London W1F 0AX  
020 3597 1000  
www.quod.com

RPS Planning and Development  
140 London Wall  
London EC2Y 5DN  
020 7583 6767  
www.cgms.co.uk

Steven Bee Urban Counsel  
1 Airlie Road Winchester  
Hampshire SO22 4NQ  
01962 622057  
www.urbancounsel.co.uk

Tibbalds Planning and Urban Design  
19 Maltings Place  
169 Tower Bridge Road  
London SE1 3JB  
020 7089 2121  
tibbalds.co.uk

**TRANSPORT PLANNING AND INFRASTRUCTURE**

Surrey Technology Centre  
40 Occam Road  
Surrey Research Park  
Guildford, GU2 7YG  
01483 685220  
www.transportpi.co.uk

**PR/COMMUNICATIONS**

AreBe  
Are Be  
106 Sandringham Drive  
Dartford DA2 7WL  
07799 072 547  
www.arebemarketing.co.uk

Belgrave Communications  
Belgrave  
52 Brook Street  
London W1K 5DS  
0203 170 7987  
www.belgravecomms.com

Camargue  
7 Bayley Street  
London WC1B 3HB  
020 7636 7366  
www.camarguepr.com

Coverdale Barclay  
19 Kingly Street  
London W1B 5PY  
020 7434 1780  
www.coverdalebarclay.com

Four Communications  
20 St Thomas Street  
London SE1 9BF  
020 3697 4200  
www.fourcommunications.com  
HardHat  
The Building Centre  
26 Store Street  
London WC1E 7BT  
020 7636 6603  
www.hardhat.co.uk

ING Media  
44-46 Scrutton Street  
London EC2A 4HH  
020 7247 8334  
ing-media.co.uk

London Communications Agency  
8th Floor Berkshire House  
168-173 High Holborn  
London WC1V 7AA  
020 7612 8480  
www.londoncommunications.co.uk

Totality  
215 Great Western Studios  
65 Alfred Road  
London W2 5EU  
020 3214 3220  
www.totality.uk.com

Wagstaffs Design  
The Whitehouse  
Belvedere Road  
London SE1 8GA  
020 7916 1111  
www.wagstaffsdesign.co.uk

**PRODUCTS/TECHNOLOGY**

299 Lighting  
86-90 Paul Street  
London EC2A 4NE  
www.299lighting.co.uk/

AET Flexible Space  
201-203 London Road  
East Grinstead RH19 1HA  
01342 310400  
www.flexiblespace.com

Airflow  
Aidelle House Cressex Business Park,  
High Wycombe HP12 3QP  
www.airflow.com

AluK  
Newhouse Farm Industrial Estate  
Chepstow NP16 6UD  
01633 810440  
www.aluk.co.uk

Atelje Lyktan  
33-34 Dolben Street  
London SE1 0UQ  
020 7403 4123  
www.atelje-lyktan.se/en

Atrium Ltd  
28 Leonard Street  
London EC2A 4BY  
020 7681 9933  
www atrium.ltd.uk

Bisley  
Northumberland House  
155-157 Great Portland Street  
London W1W 6QP  
020 7436 7111  
www.bisley.com

Braga  
Via Ezio Vanori, 51  
26041 Casalmaggiore  
www.bragadoors.com

BuildUpp  
www.buildupp.com

Charcon Hard Landscaping  
Bardon Hill  
Bardon Road  
Coalville LE67 1TL  
www.aggregate.com

Clippings  
Workhouse One  
6-8 Bonhill Street  
London EC2A 4BX  
020 7060 7422  
www.clippings.com

Cubic Interactive  
www.cubic-interactive.company

Eco Cycle  
Platform  
1 Joan Street  
London SE1 8DA  
www.ecocycle.co.uk

Forbo Flooring Ltd  
www.forbo.com

Future Cities Catapult  
The Urban Innovation Centre  
One Sekforde St  
London EC1R 0BE  
020 7952 5111  
www.futurecities.catapult.org.uk



<div>G Smatt King Charles House Park End Street Oxford OX1 1JD www.g-smattglobal.com</div> <div>Hansgrohe Units D1 and D2 Sandown Park Industrial Estate Mill Road Royal Mills Esher KT10 8BL 01372 465 655 www.hansgrohe.com/en/</div> <div>Kohler Mira Cromwell Road, Cheltenham, GL52 5EP www.kohlermira.co.uk</div> <div>Majencia Sales Agency Wilberforce house Station Road London NW4 4QE www.majencia.com/en</div> <div>Mitsubishi Electric Europe B.V Travellers Lane Hatfield Herts AL10 8XB 01707 276100 www.mitsubishielectric.co.uk</div> <div>NBK UK Cattermole Buildings Market Place Codnor Derbyshire DE5 9QA 01773 512 363 www.nbkterraccotta.com</div> <div>Polypipe New Hythe Business Park, College Road, Aylesford, ME20 7PJ www.polypipe.com</div> <div>Premier Contract Supplies Premier House Unit 3 Eelmoor Road Farnborough GU14 7QN www.premiercontractsupplies.co.uk</div> <div>REHAU Ltd The Building Centre 26 Store Street London WC1E 7BT 020 7580 6155 www.rehau.com</div> <div>Roca Station Court Townmead Road London SW6 2PY 020 7610 9503 www.uk.roca.com</div> <div>Sapa Building Systems SEVERN DRIVE TEWKESBURY GL20 8SF sapabuildingsystems.co.uk</div>	<div>Somfy Power Road Studios 114 Power Road Chiswick London W4 5PY 020 7288 6038 somfy-architecture.com</div> <div>Tobermore 2 Lisnamuck Road Tobermore BT45 5QF 028 7964 2411 www.tobermore.co.uk</div> <div>Virgin Media Media House, Bartley Wood Business Park Hook Hampshire RG27 9UP 0800 953 0180 www.virginmedia.com</div> <div>Warmup 702 &amp; 704 Tudor Estate Abbey Road London NW10 7UW www.warmup.co.uk</div> <div>WICONA www.wicona.com</div>
<div><b>PROPERTY ADVISOR</b></div> <div>BNP Paribas Real Estate 5 Aldermanbury Square London EC2V 7HR 020 7338 4000 www.realestate.bnpparibas.co.uk</div> <div>Brunel 40 Lime Street London EC3M 7AW www.brunelpl.co.uk</div> <div>CBRE St Martin's Court 10 Paternoster Row London EC4M 7HP 020 7182 2000 www.cbre.co.uk</div> <div>Cushman &amp; Wakefield 43-45 Portman Square London W1A 3BG 020 7935 5000 www.cushmanwakefield.co.uk</div> <div>Deloitte Real Estate Athene Place 66 Shoe Lane London EC4A 3BQ 020 7936 3000 www.deloitterealestate.co.uk</div> <div>Farebrother 27 Bream's Building Fetter Lane London EC4A 1DZ 020 7405 4545 www.farebrother.com</div>	

<div>Gerald Eve 72 Welbeck Street London W1G 0AY 020 7493 3338 www.geraldeve.com</div> <div>GL Hearn 280 High Holborn London WC1V 7EE 020 7851 4900 www.glhearn.com</div> <div>GVA (Bilfinger) 65 Gresham Street London EC2V 7NQ 08449 02 03 04 www.gva.co.uk</div> <div>JLL 30 Warwick Street London W1B 5NH 020 7493 6040 www.jll.co.uk</div> <div>Knight Frank 55 Baker Street London W1U 8AN 020 7629 8171 www.knightfrank.co.uk</div> <div>Moore Stephens 150 Aldersgate Street London EC1A 4AB 020 7509 9000 www.moorestephens.co.uk</div> <div>Savills 33 Margaret Street London W1G 0JD 020 7409 8834 www.savills.com</div> <div>WYG Group 100 St John Street London EC1M 4EH 020 7250 7500 www.wyg.com</div>	<div><b>PROPERTY/INVESTMENT/ DEVELOPMENT</b></div> <div>Almacantar Ltd 3 Quebec Mews London W1H 7NX 020 7535 2900 www.almacantar.com</div> <div>Argent 4 Stable Street, London N1C 4AB 020 3664 0200 www.argentllp.co.uk</div> <div>Argent Related 4 Stable Street Kings Cross N1C 4AB 020 3664 0200 www.argentrelated.co.uk</div> <div>Ballymore Pointe North 3 Greenwich Place London E14 9NN 020 7510 9100 www.ballymoregroup.com</div> <div>Barratt London 1 Portsoken Street London E1 8BT 020 7423 5630 www.barrattlondondevelopments.co.uk Battersea Power Station Development Co Ltd 188 Kirtling Street London SW8 5BN 020 7501 0688 www.batterseapowerstation.co.uk</div> <div>Berkeley Group St James Group Berkeley House, Bay Tree Avenue Leatherhead KT22 7EU 01732 227535 www.berkeleygroup.co.uk</div> <div>Boxpark www.boxpark.co.uk</div> <div>British Land York House 45 Seymour Street London W1H 7LX 020 7486 4466 www.britishland.com</div> <div>Brockton Capital Level 1 89 Wardour Street London W1F 0UB 020 7220 2500 www.brocktoncapital.com</div> <div>Brookfield 99 Bishopsgate London EC2M 3XD 020 7659 3500 www.brookfield.com</div>
<div>PROPERTY MANAGEMENT</div> <div>Broadgate Estates 2 Kingdom Street Paddington Central London W2 6BD 020 7505 4000 www.broadgateestates.co.uk</div> <div>Langham Estate Management Ltd London House 9a Margaret Street London W1W 8RJ 020 7580 5656 www.langhamestate.com</div> <div>Soho Limited 120 Charing Cross Road London WC2H 0JR 020 7557 7405 soholimited.com</div>	

<div>Bruce Gillingham Pollard Orion House 5 Upper St. Martins Lane London WC2H 9EA 020 3551 5620 www.brucegillinghampollard.com</div> <div>Bywater Properties Investment Management 46 James Street London W1U 1EZ 020 7486 2233 www.bywaterproperties.com</div> <div>Canary Wharf Group One Canada Square Canary Wharf London E14 5AB 020 7418 2000 www.canarywharf.com</div> <div>Capital and Counties Properties PLC 15 Grosvenor Street London W1K 4QZ 020 3214 9150 www.capitalandcounties.com</div> <div>Carter Jonas One Chapel Place London W1G 0BG 020 7518 3200 www.carterjonas.co.uk</div> <div>CF Commercial Alphabeta Building 2 Worship Street London EC2A 2AH 020 3370 4334 www.cfcommercial.co.uk</div> <div>Clarion Housing Group www.clarionhg.com</div> <div>Coin Street Community Builders Coin Street Neighbourhood Centre 108 Stamford Street South Bank London SE1 9NH 020 7021 1600 www.coinstreet.org</div> <div>Consulco Henry Wood House, 2 Riding House Street, London W1W 7FA + 44 203 214 9940 www.consulco.com</div> <div>Countryside plc The Drive Brentwood CM13 3AT 01277 237 968 www.cpplc.com</div> <div>Crate Oakwood Hill Loughton IG10 3TZ www.crateloughton.co.uk</div>	<div>Crosstree Real Estate Partners One Curzon Street London W1J 5HD 020 7016 4178 www.crosstree.com</div> <div>Delancey Landsdowne House Berkeley Square London W1J 6ER 020 7448 1448 www.delancey.com</div> <div>Derwent London 25 Savile Row London W1S 2ER 020 7659 3000 www.derwentlondon.com Element Capital 98 New Bond Street London W1S 1SN www.elementcapital.co</div> <div>Essential Living Ltd 30 Monck Street London SW1P 2AP 020 7340 0300 www.essentialliving.uk.com</div> <div>First Base 33 Cavendish Square London W1G 0PW 020 7851 5555 www.firstbase.com</div> <div>Forty Asset Management 15 Thayer Street, London W1U 3JX www.4ortyam.com</div> <div>Fusion Land 71-75 Shelton Street Covent Garden London WC2H 9JQ 020 7470 8844 www.fusionland.com</div> <div>General Projects Henry Wood House 2 Riding House Street London W1W 7FA 020 3770 7600 www.generalprojects.com/en</div> <div>Get Living London 5 Celebration Avenue, East Village London E20 1DB 020 3701 7900 www.getlivinglondon.com</div> <div>Great Portland Estates 33 Cavendish Square London W1G 0PW 020 7647 3000 www.gpe.co.uk</div> <div>Grosvenor 70 Grosvenor Street London W1K 3JP 020 7408 0988 www.grosvenor.com</div>
<div>Guildmore 61 Widmore Rd Bromley BR1 3AA www.guildmore.com</div> <div>Hadley Property Group 3rd Floor 16 Garrick Street London WC2E 9BA 020 3167 3484 www.hadleypropertygroup.com</div> <div>HB Reavis Real Estate 5 Martin Lane London EC4R 0DP 020 7621 9334 www.hbreavis.com</div> <div>HDG Ltd 1 Red Place London W1K 6PL 020 7456 8180 www.hdgltd.com</div> <div>Helical 5 Hanover Square London W1S 1HQ 020 7629 0113 www.helical.co.uk</div> <div>HGH 45 Welbeck Street London W1G 8DZ 020 3409 7755 www.hghplanning.co.uk</div> <div>Higgins Group One Langston Road, Loughton Essex, IG10 3SD 0208 508 5555 www.higgins-group.co.uk</div> <div>Home Group 2 Gosforth Park Way Gosforth Business Park Newcastle upon Tyne NE12 8ET 0845 155 1234 www.homegroup.org.uk</div> <div>Howard de Walden 23 Queen Anne Street London W1G 9DL 020 7580 3163 www.hdwe.co.uk</div> <div>Knight Dragon Developments Ltd The Gateway Pavilion Peninsula Square Greenwich Peninsula London SE10 OSQ 020 3713 6100 www.knightdragon.com</div> <div>Landsec 100 Victoria Street London SW1E 5JL 020 7024 3703 www.landsecurities.com</div>	<div>Lendlease 20 Triton Street Regents Place London NW1 3BF 020 3430 9000 www.lendlease.com</div> <div>Londonewcastle The Courtyard Building 17 Evelyn Yard London W1T 1AU 020 7534 1888 www.londonewcastle.com</div> <div>Marick Real Estate Liberty House 222 Regent Street London W1B 5TR 020 7147 7085 marickrealestate.com</div> <div>Millbank Group Gable House 18-24 Turnham Green Terrace London W4 3PA 03333 700 007 millbankgroup.co.uk</div> <div>Mount Anvil 140 Aldersgate Street London EC1A 4HY 020 7776 1800 www.mountanvil.com</div> <div>Native Land The Pavilion 118 Southwark Street London SE1 0SW 020 7758 3650 www.native-land.com</div> <div>Octagon Partnership c/o The Oval Partnership Unit J 81 Curtain Road London EC2A 3AG 020 3759 8362</div> <div>Old Park Lane Management 17 Old Park Lane London W1K 1QT 020 7409 7055</div> <div>Oxford Properties The Leadenhall Building 122 Leadenhall Street London EC3V 4AB 020 7822 8300 www.oxfordproperties.com</div> <div>PCPD PCCW GLOBAL 78 Brook Street Mayfair London W1K 5EF 07774 280518 www.pcpd.com</div>



<p>PegasusLife Royal Court Church Green Close Kings Worthy Winchester SO23 7TW 01962 710751 pegasuslife.co.uk</p> <p>Pinnacle Group Ltd 1st Floor 6 St Andrew Street London, EC4A 3AE 020 7017 2000 www.pinnaclegroup.co.uk</p> <p>Pocket Living 14 Floral Street London WC2E 9DH 020 7291 3697 www.pocketliving.com</p> <p>Précis Management Services Limited 93 Park Lane Mayfair London W1K 7TB</p> <p>Principal Property Alliance LLP Room 1, Radford Business Centre Radford Way Billericay CM12 0BT</p> <p>Qatari Diar 77 Grosvenor Street London W1J 3JR 020 7907 2330 www.qataridiar.com</p> <p>Quintain 43-45 Portman Square London W1H 6LY 020 3219 2200 www.quintain.co.uk</p> <p>Redrow Redrow London 1st Floor Unex Tower 7 Station Street London London E15 1AZ www.redrow.co.uk</p> <p>Regal Homes 4-5 Coleridge Gardens Lodon NW6 3QH 020 7328 7171 www.regal-homes.co.uk</p> <p>REM Ltd (UK) Level 4, The Shard 32 London Bridge Street London SE1 9SG 020 3437 3000</p> <p>Renewal Group c/o Rooftop Guild House Rollins Street London SE15 1EP 020 7358 1933 www.renewalgroup.co.uk</p>	<p>SEGRO Cunard House 15 Regent Street London SW1Y 4LR 020 7451 9129 www.segro.com</p> <p>Sellar Property Group 110 Park Street Mayfair London W1K 6NX 0207 493 5311 www.sellardevelopments.com</p> <p>Shaftesbury plc 22 Ganton Street Carnaby London W1F 7FD 020 7333 8118 www.shaftesbury.co.uk</p> <p>Shaw Corporation 42 Langham Street London W1W 7AT 020 7409 0909 shawcorporation.com</p> <p>Stanhope plc 100 New Oxford Street London WC1A 1HB 020 7170 1700 www.stanhopeplc.com</p> <p>Strutt &amp; Parker 13 Hill Street Berkeley Square London W1J 5LQ 020 7629 7282 www.struttandparker.com</p> <p>TH Real Estate 201 Bishopsgate London EC2M 3BN (0) 20 3727 8152 www.henderson.com</p> <p>The Bedford Estate 29a Montague Street London WC1B 5BL 020 7636 2885 www.bedfordestates.com</p> <p>The Cadogan Estate 10 Duke Of York Square London SW3 4LY 020 7730 4567 www.cadogan.co.uk</p> <p>The Collective 14 Bedford Square London WC1B 3JA 020 7183 5478 www.thecollective.co.uk</p> <p>The Crown Estate 1 St James's Market, London SW1Y 4AH 020 7851 5050 www.thecrownestate.co.uk</p>
--	--

<p>The Office Group The Smiths Building, 179 Great Portland Street London W1W 5PL 0203 457 0982 www.theofficegroup.co.uk</p> <p>The Portman Estate Ground Floor 40 Portman Square London W1H 6LT 020 7563 1400 www.portmanestate.co.uk</p> <p>U+I 7A Howick Place London SW1P 1DZ 020 7828 4777 uandiplc.com</p> <p>Voreda 48 George Street London W1U 7DY 020j 3219j 5793 www.voreda.com</p> <p>Westfield Shoppingtowns Limited 6th Floor Mid City Place 71 High Holborn London WC1V 6EA 020 7061 1759 uk.westfield.com</p> <p>Whitbread Whitbread Court Houghton Hall Business Park Porz Avenue Dunstable LU5 5XE 01582 424200 www.whitbread.co.uk</p> <p>WRBC Development UK 6th Floor 40 Lime Street London EC3M 7AW 020 7337 9128 www.wrberkley.com</p>
--

PUBLIC BODY

<p>City of London Corporation City Property Advisory Team City Surveyors Department Guildhall, London EC2P 2EJ 020 7332 3493 www.cityoflondon.gov.uk</p> <p>City of Westminster 11th Floor Westminster City Hall 64 Victoria Street London SW1E 6QP 020 7641 6000 www.westminster.gov.uk</p>
--

<p>Design Council Cabe Angel Building 407 Saint John Street Islington London EC1V 4AB 020 7420 5200 www.designcouncil.org.uk</p> <p>Government Property Unit 4th Floor, Red Zone 1 Horse Guards Road London SW1A 2HQ 020 7270 4558 www.gov.uk/government/groups/ government-property-unit-gpu</p> <p>Greater London Authority Planning Unit City Hall The Queens Walk London SE1 2AA 020 7983 4641 www.london.gov.uk /mayor-assembly/gla</p> <p>Historic England Accounts Payable RM2/60, The Engine House, Fire Fly Avenue, Swindon Wilshire SN2 2EH 020 7973 3700 www.historicengland.org.uk</p> <p>LB Barking &amp; Dagenham Civic Centre Dagenham London RM10 7BN 020 8215 3000 www.lbld.gov.uk</p> <p>LB Barnet North London Business Park Oakleigh Road South London N11 1NP 020 8359 2000 www.barnet.gov.uk</p> <p>LB Bexley Civic Offices 2 Watling Street Bexleyheath DA6 7AT 020 8303 7777 www.bexley.gov.uk</p> <p>LB Camden Placeshaping 5 Pancras Square (2nd Floor) Regeneration and Planning Culture and Environment LB Camden, Judd Street London WC1H 9JE 020 7974 4444 www.camden.gov.uk</p> <p>LB Croydon 9th Floor Bernard Weatherill House 8 Mint Walk Croydon CR0 1EA 020 8726 6000 www.croydon.gov.uk</p>	<p>LB Ealing Perceval House 4th Floor 14-16 Uxbridge Road London W5 2HL 020 8825 5000 www.ealing.gov.uk</p> <p>LB Enfield LB Enfield Civic Centre Silver Street Middlesex EN1 3XE 020 8379 1000 www.enfield.gov.uk</p> <p>LB Hackney Hackney Service Centre 1 Hilman Street London E8 1DY 020 8356 3000 www.hackney.gov.uk</p> <p>LB Haringey 639 Enterprise Centre 639 High Road Tottenham London N17 8AA 020 8489 1000 www.haringey.gov.uk</p> <p>LB Hillingdon Civic Centre High Street Uxbridge UB8 1UW 01895 250111 www.hillingdon.gov.uk</p> <p>LB Hounslow Civic Centre Lampton Road Hounslow London TW3 4DN 020 8583 2000 www.hounslow.gov.uk</p> <p>LB Islington Highbury House 4-5 Highbury Crescent London N5 1RN 020 7527 2000 www.islington.gov.ukv</p> <p>LB Lambeth Phoenix House 1st floor 10 Wandsworth Road London SW8 2LL 020 7926 5997 www.lambeth.gov.uk</p> <p>LB Lewisham Laurence House 1 Catford Road London SE6 4RU 020 8314 6000 www.lewisham.gov.uk</p> <p>LB Merton Enviroment and Regeneration 13 Floor, Merton Civic Centre London Road London SM4 5DX 020 8274 4901 www.merton.gov.uk</p>
--	---

<p>LB Newham Newham Dockside 1000 Dockside Road London E16 2QU 020 8430 2000 www.newham.gov.uk</p> <p>LB Redbridge PO Box 2 128-142 High Road Illford Essex IG1 1DD 020 8554 5000 www.redbridge.gov.uk</p> <p>LB Southwark 5th Floor 160 Tooley Street London SE1 2TZ 020 7525 5000 www.southwark.gov.uk</p> <p>LB Sutton Civic Offices Sutton SM1 1EA www.sutton.gov.uk</p> <p>LB Tower Hamlets Mulberry Place 2nd Floor 5 Clove Crescent London E14 2BG 020 7364 5000 www.towerhamlets.gov.uk</p> <p>LB Waltham Forest Waltham Forest Town Hall Forest Road Walthamstow London E17 4JF 020 8496 3000 www.walthamforest.gov.uk</p> <p>LB Wandsworth The Town Hall Wandsworth High Street London SW18 2PU 020 8871 6000 www.wandsworth.gov.uk</p> <p>Lee Valley Regional Park Authority Bulls Cross Enfield London EN2 9HG</p> <p>London &amp; Continental Railways 1 Kemble Street London WC2B 4AN 020 7391 4300 www.lcrhq.co.uk</p> <p>London Legacy Development Corporation Level 10 Stratford Place Montfichet Road London E20 1EJ 020 3288 1800 www.londonlegacy.co.uk</p>	<p>Ordnance Survey 157-197 Buckingham Palace Road London SW1W 9SP 02920 660185 www.ordnancesurvey.co.uk</p> <p>RB Kensington and Chelsea The Town Hall Horton Street London W8 7NX 0207 361 3000 www.rbkc.gov.uk</p> <p>RB Kingston upon Thames Guildhall 2 High Street Kingston upon Thames KT1 1EU 020 8547 5000 www.kingston.gov.uk</p> <p>Transport for London 55 Broadway London SW1H 0BD 020 3054 3883 www.tfl.gov.uk</p>
---	---

RECRUITMENT

<p>ADREM Group Craftwork Studios 1-3 Dufferin Street London EC1Y 8NA 020 7562 8282 www.adremgroup.com</p> <p>KDH Associates 34 South Molton Street London W1K 5RG 020 7409 5122 www.kdhassociates.co.uk</p>
---





**ALDGATE DEVELOPMENTS**  
Developer  
13th Floor, Aldgate Tower,  
2 Leman Street London E1 8FA  
www.aldgatedevelopments.com

Aldgate Developments provides a full range of “cradle to grave” development services. The company has been the key office promoter of the significant new development cluster in Aldgate, E1. Aldgate Tower (completed Dec 2014) and One Braham (completing 2020) will provide 625,000 sq ft of Grade A headquarter office space. 21 Lime Street, completed in Q1 2017, provided a high profile street frontage adjacent to Lloyds of London and The Leadenhall Market, in the heart of the insurance district.

almacantar

**ALMACANTAR**  
Property Investment and Development Company  
3 Quebec Mews,  
London W1H 7NX  
www.almacantar.com

Almacantar is a property investment and development group. It specialises in large-scale, complex investments in Central London, with the potential to create long-term value through development, repositioning or active asset management. Almacantar launched in 2010 and owns over 1.5 million sq. ft. of prime assets in the heart of London including Centre Point, Marble Arch Place, CAA House, One and Two Southbank Place and 125 Shaftesbury Avenue.



**ARGENT**  
Developer  
4 Stable Street, King’s Cross,  
London N1C 4AB  
www.argentllp.co.uk

Argent delivers some of the best mixed-use developments in the UK: major commercial, residential, education, cultural and community developments in the country’s largest cities. It is involved in the full development process from identifying and assembling sites to financing, project management of the construction process, letting and asset management. It also manages and maintains buildings and estate. In 2015, Argent entered into a joint venture partnership with US developer Related, forming Argent Related, to pursue future opportunities for urban development, with a focus on the build-to-rent sector.



**BARRATT LONDON**  
Developer  
7th Floor, 1 Portsoken Street, London E1 8BT  
barrattlondon.com

Barratt London is a market-leading residential developer, with over 30 years’ experience in the Capital, delivering over 2,000 new homes in London each year. Barratt London is committed to providing an unbeatable customer experience and developing exceptional homes for all Londoner’s – with the vision to make London an even better place to live. Barratt London’s portfolio includes residential developments, from state-of-the-art penthouses in Westminster, riverside communities in Fulham, to complex, mixed-use regeneration schemes in Hendon.



Battersea Power Station  
Development Company  
Developer  
1 Village Courtyard, Battersea, London, SW11 8EZ  
batterseapowerstation.co.uk

Battersea Power Station is one of the world’s most famous buildings and is at the heart of central London’s most visionary and eagerly anticipated new development.

The redevelopment of the 42-acre site is being managed by Battersea Power Station Development Company.



**BERKELEY GROUP**  
Developer  
Berkeley House, 19 Portsmouth Road,  
Cobham KT11 1JG  
www.berkeleygroup.co.uk

The Berkeley Group builds homes and neighbourhoods across London and the South of England. It is made up of six autonomous companies: St George, St James, Berkeley Homes, St Edward, St William and St Joseph.

Berkeley creates about 4,000 homes a year. These are homes for everyone: from families to first time buyers, students to older people, and luxury living to affordable housing. Our focus is always on placemaking, not just housebuilding. It is about creating a neighbourhood where people from all walks of life can live comfortably together.



**ARGENT RELATED**  
Developer  
London and New York  
www.argentrelated.co.uk

Argent Related leverages two respected firms’ multi-decade experience. Argent is the UK developer best known for the redevelopment of King’s Cross; Related Companies is a US-based, highly diversified real estate company, currently undertaking Hudson Yards, the largest private development in American history. Argent Related is currently working in a joint venture with Barnet Council on London’s 190-acre Brent Cross South site, and with the London Borough of Haringey in Tottenham Hale.



**BALLYMORE**  
Developer  
161 Marsh Wall , London , E14 9SJ  
www.ballymoregroup.com

Ballymore is a developer with vast and varied experience, acknowledged as pioneers of some of Europe’s largest regeneration projects. With ambitious mixed-use transformational developments and sensitive modernisation in established, historic cityscapes, Ballymore take its responsibility as a place maker very seriously, putting quality of life and a connection to arts and culture at the core of their work. Founded in Ireland in 1980, Ballymore remains 100% owned and managed by founder Sean Mulryan and his family.



**BAM CONSTRUCTION LTD**  
Contractor  
24 Chiswell Street, London EC1Y 4TY  
www.bam.co.uk

BAM Construction is one of the foremost contractors with an annual turnover in excess of £985M. We set high standards for everything we do and we have a reputation for providing lasting value for our customers by creating excellent working relationships. Listening to our customers, exceeding our customers needs, aspiration and expectations, delivering projects on time and on budget whilst being a responsible contractor. Our projects span seven main markets: office, education, retail, mixed use development, health, leisure and law & order.



**BRITISH LAND**  
Developer  
York House, 45 Seymour Street,  
London W1H 7LX  
www.britishland.com

One of Europe’s largest REITs, British Land owns and manages a portfolio of commercial property worth £19 billion, with a share of £13.9 billion. Focusing on occupier needs at every stage, British Land invests and develops high quality buildings in prime locations, managing them to a high standard. Our objective is to deliver long-term and sustainable total returns to our shareholders and we do this by focusing on Places People Prefer. Our approach has proved successful; each year our properties attract over 330 million visits and are home to over 1,200 different organisations and retail brands.



**BROOKFIELD PROPERTY PARTNERS**  
Owner, Developer and Asset Manager  
99 Bishopsgate, London, EC2M 3XD  
www.brookfield.com

Brookfield Property Partners is one of the world’s largest commercial real estate companies, with approximately \$66 billion in total assets. We are leading owners, operators and investors in commercial property assets, with a diversified portfolio that includes 146 premier office properties and 127 best-in-class retail malls around the world. We also hold interests in multifamily, triple net lease, industrial, hospitality, self-storage and student housing assets. Brookfield Property Partners is listed on the New York and Toronto stock exchanges.



**CADOGAN**  
Development, Investment and Asset Management  
10 Duke of York Square, London SW3 4LY  
www.cadogan.co.uk

Cadogan is a property manager, investor and developer – with a 300 year history that informs its modern and dynamic estate management approach today. As proud custodians of Chelsea, their long-term stewardship aims to safeguard the area’s vitality and ensure that it remains one of the capital’s most thriving and fashionable districts.

The Estate’s 93 acres span a vibrant neighborhood renowned for its unique mix of cultural attractions, stunning homes, international flagship stores, independent boutiques and lively cafes, bars and restaurants.





**CANARY WHARF GROUP PLC**  
Developer  
One Canada Square, Canary Wharf E14 5AB  
www.canarywharf.com

Canary Wharf is a major central business district in London. No other business district in a major European city offers occupiers the flexibility of design from a developer with an unsurpassed track record of delivering buildings. With over 17 million sq ft of office and retail space, a working population of over 105,000 people, 300 shops, bars, restaurants, health clubs and other amenities, 30 acres of intricately landscaped public spaces, and an extensive arts & events programme - Canary Wharf provides an unrivalled working lifestyle.



**CAPITAL AND COUNTIES PROPERTIES PLC**  
Property & investment  
15 Grosvenor Street, London W1K 4QZ  
www.capitalandcounties.com

Capital & Counties Properties PLC (Capco) is one of the largest listed property companies in central London. Our key assets are the Covent Garden and Earsl Court estates – two of the capital’s greatest destinations and addresses. We create and grow value through a combination of asset management, strategic investment and development.



**CITY OF LONDON**  
Local Government  
Guildhall, PO Box 270, London EC2P 2EJ  
www.cityoflondon.gov.uk

The City of London is a uniquely diverse organisation with three main aims: to support and promote the City as the world leader in international finance / business services; to provide high quality local services and policing for the Square Mile; and to provide valued services to London and the nation as a whole. The City Surveyor’s Department manages commercial property in excess of £2bn. The City Property Advisory Team acts as a facilitator between internal departments, businesses and the property industry.



**THE CROWN ESTATE**  
Land owner, Developer, Asset Manager  
1 St James’s Market, London SW1Y 4AH  
www.thecrownestate.co.uk

The Crown Estate is a specialist real estate business with an actively managed portfolio of high-quality assets in great locations. By combining scale and expertise in our chosen sectors with a customer-focused approach we deliver strong returns for the nation’s finances. Our portfolio includes central London - where we hold almost the entire freehold to Regent Street and around 50% of the buildings in St James’s - as well as prime regional retail holdings across the UK.



**DERWENT LONDON**  
Developer  
25 Savile Row, London W1S 2ER  
www.derwentlondon.com

Derwent London is the largest central London REIT with a portfolio of 5.6 million sq ft located predominantly in central London. We create value by developing, refurbishing and managing our assets well. We typically acquire properties off-market with low capital values and modest rents in improving locations. We take a fresh approach to the regeneration of each property with a focus on tenants and an emphasis on design. A strong balance sheet with modest leverage and flexible financing supports these activities.



**EPR ARCHITECTS**  
Architect  
30 Millbank, London SW1P 4DU  
www.epr.co.uk

EPR Architects is an award-winning practice with a reputation for quality architecture, masterplanning and interior design thanks to our extensive experience delivering an array of building typologies across workplace, lifestyle and leisure sectors. From our central London and Wroclaw studios, our experienced team of over 200 talented people collaborate to produce vibrant and inventive architecture in response to our client’s unique requirements. This approach, understanding and experience has ensured our continuous association with many of the country’s leading clients.



**CLARION HOUSING GROUP**  
Housing Association, Developer  
6 More London Place, Tooley Street,  
London SE1 2DA  
www.clarionhg.com

The Merton Regeneration Project involves a £1bn investment in three neighbourhoods in Merton; High Path, Eastfields and Ravensbury. Clarion Housing Group is planning to build 2,800 well-designed, energy-efficient homes over the next 12 years by replacing 1,000 existing homes across the three neighbourhoods and building an additional 1,800. This is the first major estate-based regeneration project being undertaken in Merton by Clarion, the UK’s largest housing association, following the merger of Affinity Sutton and Circle Housing.



**COUNTRYSIDE**  
Developer  
Countryside House, The Drive,  
Brentwood, Essex CM13 3AT  
www.countryside-properties.com

Countryside works in partnership with public and private sector organisations to regenerate housing estates and secure the provision of high quality mixed-use and mixed-tenure schemes. Our projects are developed in partnership with local authorities, housing associations and local communities. We have undertaken more than 40 estate regeneration schemes since the 1980s and we have been building new homes in London and the South East for more than 55 years.



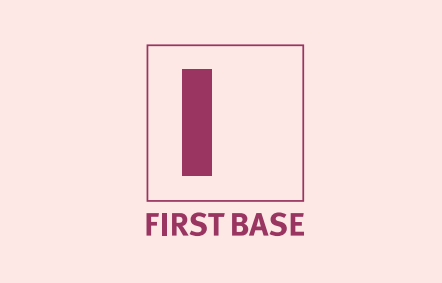
**CROSSTREE REAL ESTATE PARTNERS**  
Owner, Investor and Developer  
1 Curzon Street, London W1J 5HD  
www.crosstree.com

Crosstree is a London-based and focused real estate investment and development company. Crosstree’s portfolio includes over 1.5m sq ft of projects across the retail, office, hotel and residential sectors.



**FORE PARTNERSHIP**  
Investor / Developer  
18 Savile Row, London W1S 3PW  
www.forepartnership.com

Fore Partnership is a transformational real estate investment firm that addresses the specific needs of family offices and private investors for greater alignment with their property investments. FORE achieves this firstly through the direct co-investing platform it has developed which sources, manages and realises value through hands-on, creative real estate strategies in the UK and Western Europe. Via a principled investment approach, FORE drives returns with a holistic view on sustainability, design, occupational trends, community and the built environment.



**FIRST BASE**  
Developer  
33 Cavendish Square, London W1G 0DT  
www.firstbase.com

First Base has established a reputation for delivering innovative buildings and places that are adaptable to the changing needs of communities and businesses. Our mixed-use portfolio of projects, ranging from residential, retail to workspace, always include place-making at their core. First Base’s best-known projects are Silvertown, a 62-acre, £3.5bn development in East London, KX Nido, a £200m development in Kings Cross and East Village, Stratford, a £300 million portfolio of homes that is part of the 2012 Olympic Legacy.



**FOSTER + PARTNERS**  
Architect  
Riverside, 22 Hester Road, London SW11 4AN  
www.fosterandpartners.com

Foster + Partners is an architecture and integrated design studio. Over the past five decades the practice has pioneered a sustainable approach to architecture through a strikingly wide range of work, from urban masterplans, public infrastructure, airports, civic and cultural buildings, offices and workplaces to private houses and industrial design. Based in London, with offices worldwide, the practice has an international reputation, with buildings on six continents.





GREAT PORTLAND ESTATES PLC

Investor/Developer  
33 Cavendish Square, London W1G 0PW  
www.gpe.co.uk

Great Portland Estates is a FTSE 250 property investment and development company owning more than £3.1 billion of office, retail and residential space in central London.

Our portfolio consists of 57 properties totalling 3.1 million sq. ft., with a development pipeline totalling c2.0 million sq. ft. of potential new space.

We aim to deliver superior returns to our shareholders by unlocking the often hidden potential in retail and office property in central London.

GENERAL PROJECTS

GENERAL PROJECTS

Developer  
2 Riding House St, Marylebone, London W1W 7FA  
www.generalprojects.com

Launched in 2016, General Projects is a developer that creates experiential, innovative and dynamic buildings, designed around the needs of the new economy. With a focus on the changing nature of the home and the workplace, General Projects collaborates with architects, designers, creatives and tech experts to deliver environments that inspire people and connect communities.

Prior to General Projects, founder and CEO Jacob Loftus was Head of UK at Resolution Property, where he led the development of the award-winning Alphabeta building.



GENESIS HOUSING ASSOCIATION

Housing Association  
Atelier House, 64 Pratt Street, NW1 0DL  
www.genesisha.org.uk

Genesis Housing Association provides homes to over 100,000 tenants over 80 local authorities in London and the East of England. It owns or manages over 33,000 homes across a range of tenures including social and private rent, shared ownership and leasehold, and care and support. As one of the most diverse housing associations in the UK, Genesis’ main aim is to provide great services, great homes, great places and great opportunities for its customers. For more information visit www.genesisha.org.uk



HELICAL

HELICAL PLC

Developer  
5 Hanover Square, London W1S 1HQ  
www.helical.co.uk

Helical are a UK based listed property company, focusing on design led London developments and high yielding regional investment holdings. Our central London portfolio comprises over 1.4m sq ft of real estate, spanning contemporary offices to vibrant mixed use schemes featuring prime residential apartments. With a concentration around the EC1 area of both new developments and refurbishment projects, we create distinctive buildings with attractive public realm that provide occupiers with flexible and striking space.



KNIGHT DRAGON

KNIGHT DRAGON

Developer  
Level 5, 6 Mitre Passage, Greenwich Peninsula, London SE10 0ER  
www.knightdragon.com

Knight Dragon is an entrepreneurial developer delivering London's largest single regeneration project, Greenwich Peninsula.

Its team balances an international approach and resources with expert local knowledge. With long-term vision and robust financial backing, it offers a rare combination of stability, flexibility, creativity and expertise.

Knight Dragon has completed developments in London, Asia and the USA. Its groundbreaking project in London, The Knightsbridge, was voted Residential Development of the Year and set a new standard for premium property in the capital.



L&Q

Housing Association and developer  
3 Maidstone Road, Sidcup DA14 5HU  
www.lqgroup.org.uk

L&Q is a leading residential developer and housing association. L&Q creates high quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. L&Q leads major residential and mixed-use developments and provides rented homes that are genuinely affordable and help people onto the housing ladder through options such as shared ownership. We also rent and sell homes on the open market. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.



GROSVENOR BRITAIN & IRELAND

Development, Investment & Asset Management  
70 Grosvenor Street  
www.grosvenor.com

Grosvenor Britain & Ireland creates and manages high-quality neighbourhoods across the UK and Ireland. The company’s diverse property development, management and investment portfolio includes Grosvenor’s London estate, comprising 300 acres of Mayfair and Belgravia, in which it has a £1bn rolling investment programme. Other developments are elsewhere in London and in Oxford, Cambridge, Edinburgh and Southampton. As at 31 December 2016, Grosvenor Britain & Ireland had £5.1bn of assets under management.



HADLEY PROPERTY GROUP

HADLEY PROPERTY GROUP

Development  
16 Garrick Street, London WC2E 9BA  
www.hadleypropertygroup.com

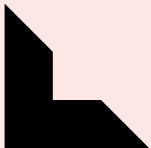
Hadley Property Group is a privately-owned residential-led property developer, specialising in progressive, sustainable approaches to the delivery of much-needed housing in Central and Greater London. With more than 1500 homes in the pipeline, the company is currently developing mixed-use schemes (circa 150-500 homes), large scale regeneration projects delivered in partnership with local authorities and the GLA, and luxury developments in central London.



HB REAVIS

Real Estate Developer  
5 Martin Lane, London EC4R 0DP  
www.hbreavis.com/en

HB Reavis is an integrated pan-European developer operating in the UK, Poland, the Czech Republic, Slovakia and Hungary while exploring development opportunities in Germany. With capital exceeding £1.06 billion and staff of more than 650 people, we have successfully delivered 10.7 million sq ft of commercial space and we have further developments in the pipeline totalling more than 13.9 million sq ft, with planned value of £5.58 billion. Our London development programme currently comprises four major schemes.



Landsec

LANDSEC

Developer  
100 Victoria Street London SW1E 5JL  
landsec.com

At Landsec, we believe great places are for people to experience and are made with the experience of great people. We are the UK’s largest listed commercial property company and we own and manage some of the most successful and recognizable assets in the country.

In London, our portfolio totals more than £8.3 billion, and consists of 6.5 million sq ft of real estate. From the world-famous Piccadilly Lights to the transformation of Victoria, SW1, we deliver exceptional experiences for the businesses and people that live and work in, and visit, the capital.



LENDELEASE

Developer  
20 Triton Street, Regent’s Place, London NW1 3BF  
www.lendlease.com

Founded in Australia in the 1950s and listed on the Australian Securities Exchange, Lendlease is a world leader in delivering end-to-end property solutions. Our fully integrated model is built on our core strengths in development, construction, infrastructure, fund management and asset management. Our vision is to create the best places. We specialise in developing large, complex, mixed-use regeneration schemes and have particular strengths in partnering with the public and private sector, naturally targeting projects with long term duration.

LONDONNEWCASTLE

LONDONNEWCASTLE

Developer  
The Courtyard Building, 17 Evelyn Yard, W1T 1AU  
www.londonnewcastle.com

Londonnewcastle has been creating developments in the capital for the design-conscious for the past three decades. Our growth has always been driven by our ability to recognise the possibilities in every opportunity. It stems from an unshakeable commitment to our core beliefs. That we’re here to create design-led, mixed-use developments of the highest quality; that we’ll deliver a tireless level of service from origination to after care; and that all our stakeholders and clients will benefit from what we do.



# MARICK

**MARICK REAL ESTATE LTD**

Developer  
Liberty House, 222 Regent Street,  
London W1B 5TR  
www.marickrealestate.com

Marick Real Estate Ltd is a multi-disciplinary organisation providing a range of services across the property life cycle for all sectors, including development, project and capital management. We are an experienced team of property professionals with a ‘can-do’ attitude. The successful partnerships we have developed with occupiers, public sector organisations, agents, investors, construction professionals and financial organisations are testament to this approach. Our track record includes all sectors with particular emphasis on commercial office space and hotel development.



**THE MERCERS' COMPANY**

Land Owner  
Becket House, 36 Old Jewry, London EC2R 8DD  
www.mercers.co.uk

The Mercers’ Company is the Premier Livery Company of the City with over 700 years of history. The Company and its associated charities are active in supporting a variety of charitable causes, particularly care for the elderly and education. Its activities are derived from investments, primarily property in London’s West End and City. Following the successful JV with Shaftesbury Plc to develop St Martin’s Courtyard the Company are now undertaking a variety of projects to modernise the estate.



**MITSUBISHI ESTATE**

Developer  
5 Golden Square, London W1F 9HT  
www.mec.co.jp/e/global/uk/index

Mitsubishi Estate is a leading international property development and investment company with a substantial commercial and residential portfolio in Japan, which includes more than 30 buildings in Marunouchi, Tokyo’s central business district. Mitsubishi Estate is best known in the UK for its highly successful redevelopments of Paternoster Square, Bow Bells House in the City of London and also the Central Saint Giles development in London’s West End.



**PRECIS MANAGEMENT SERVICES LTD**

Developer  
93 Park Lane, Mayfair W1K 7TB  
www.accessstorage.com

Precis Management Services Ltd. is a London-focused property company with 20 years experience in hotels and self-storage. The wider Group owns and operates 20 Park Grand, Shaftesbury, and Montcalm hotels, as well as 61 Access Self Storage stores. The Group has embarked on the creation of a new residential-led mixed use portfolio that, as it stands today, will deliver 3,000 purpose-built rental homes and over a million square feet of workspace, retail, and storage to Londoners in nine different boroughs.



# QUINTAIN

**QUINTAIN LIMITED**

Developer  
43-45 Portman Square, London W1H 6LY  
www.quintain.co.uk

Quintain is the London developer behind the transformation of Wembley Park in north west London, having invested over £900 million into the area since 2002.

Today Wembley Park welcomes over 11 million visitors a year, including to the world famous SSE Arena Wembley and the London Designer Outlet.

Quintain has consent for 7,000 new homes at Wembley Park – 5,000 of which will form London’s largest single Build to Rent development, to be managed by Quintain’s lifestyle-focused rental operator, Tipi.



**REDROW HOMES LTD**

Developer  
1st Floor, Unex Tower, 7 Station Street,  
Stratford, London E15 1AZ  
www.redrow.co.uk/london

As one of the UK's leading residential developers Redrow’s purpose is to create a better way for people to live. Our homes are constructed efficiently, responsibly and sustainably, delivering high quality environments for our customers. Our 14 England and Wales divisions build more than 5,000 homes per year. Redrow have designed and delivered exceptional developments around the capital and have two London offices. Our developments benefit the health and lifestyle of residents; we have an excellent record of community-led schemes.



# Mount Anvil, better London living

**MOUNT ANVIL**

Developer  
140 Aldersgate Street, London EC1A 4HY  
mountanvil.com

Mount Anvil’s vision is to be Central London’s most respected development partner. This year, we celebrate 25 years of building homes and communities across London through partnership.

We are values led: work collaboratively, raise the bar, do the right thing. These values underpin everything we do – from our unrelenting focus on people to the design of exceptional homes in outstanding locations.

London is ever-changing and we’re proud of the role we’ve played in creating homes and communities which enhance its world-class status.



**PEABODY**

Developer/Owner  
45 Westminster Bridge Road, London SE1 7JB  
www.peabody.org.uk

Peabody has been creating opportunities for Londoners since 1862. It owns and manages more than 29,000 homes, providing affordable housing for around 80,000 people. This is set to grow as Peabody plans to merge with Family Mosaic, creating a new organisation (still called Peabody) with more than 55,000 homes across London and the south east.

Peabody builds 1,000 new homes each year across a range of tenures, delivering high-quality homes in a range of developments, from small sites to large mixed tenure schemes.



# PegasusLife

**PEGASUSLIFE**

Developer  
Church Green Close, Kings Worthy,  
Winchester SO23 7TW  
www.pegasuslife.co.uk

PegasusLife was established in 2012 on the premise of redefining the retirement housing market in order to overcome the chronic lack of relevant housing options available to the older generation in the U.K. In the last century our society has seen unprecedented leaps in health, education, travel and communication – it’s time our homes reflected this. Our work is fundamentally changing the way retirement property is understood and delivered in the UK. The company was founded by Oaktree Capital Management, a substantial American private equity house whose equity has been significantly enhanced by a significant debt facility provided by AIG.

# SEGRO

**SEGRO PLC**

Developer  
Cunard House, 15 Regent Street, London SL1Y 4LR  
www.SEGRO.com

UK Real Estate Investment Trust, SEGRO, is a leading owner, manager and developer of warehouses and light industrial property with over six million sq m of space in and around major cities and across Europe. Its portfolio is valued at over £8bn serving 1200 customers.

SEGRO’s London portfolio includes over 1.3 million sq m of space in key locations e.g., Park Royal, Heathrow and Upper Lee Valley, housing 420 businesses and supporting 25,000 jobs. SEGRO is the Mayor of London’s development partner for the East Plus portfolio, which will deliver 1.4million sq ft of industrial space by 2024.

# S E L L A R

**SELLAR**

Developer  
42-44 Bermondsey Street, London SE1 3UD  
www.sellar.com

Sellar is an award-winning, privately owned property company best known for developing The Shard and accompanying Shard Quarter. Established more than 25 years ago, Sellar’s work is concentrated in London, where the company is recognised for delivering exceptional, design-led projects with a commitment to quality. Sellar’s approach to design and development is driven by an understanding of how people interact with buildings and the positive impact that successful development can deliver.

# STANHOPE

**STANHOPE PLC**

Developer  
2nd Floor, 100 New Oxford Street,  
London WC1A 1HB  
www.stanhopeplc.com

We are developers with 30+ years’ experience and more than £20 billion of completed projects. Our successful track-record includes landmark projects such as Broadgate, Paternoster Square, Chiswick Park. Our new projects include Television Centre and White City Place.

We are a focused team of development entrepreneurs from professional property and construction backgrounds including surveyors, engineers and building experts, together with a finance team and support staff. Uniquely, many of the Stanhope executive team have worked together for over 15 years.





**SWAN HOUSING ASSOCIATION**  
Housing Association and Developer  
[www.swan.org.uk](http://www.swan.org.uk)

Swan Housing Association owns and manages over 11,000 homes in Essex and East London. Swan has been a regenerating Landlord for almost a quarter of a decade. We were one of the first to build for private sale and to have our own in house contractor NU living, which has now built over 800 homes. We have a secured development pipeline of over 3,500 homes, many of which will be built using modular construction methods in our new factory.



**THE CROYDON PARTNERSHIP**  
Developer  
[www.thecroydonpartnership.com](http://www.thecroydonpartnership.com)

The Croydon Partnership, the joint venture between Westfield and Hammerson, is committed to investing over £1.4 billion to redevelop Croydon’s retail town centre. The Partnership will deliver a 1.5m sq ft scheme to transform Croydon into a retail and leisure hub for South London, creating 5,000 new local jobs and acting as a catalyst for the wider regeneration of the town.



**UNION INVESTMENT REAL ESTATE GMBH**  
Investor / Developer  
Postfach 30 11 99, D-20304  
Hamburg, Germany  
[www.union-investment.com/realestate](http://www.union-investment.com/realestate)

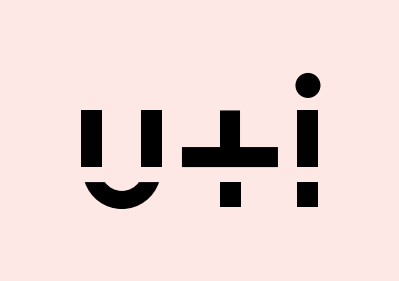
Union Investment is a leading international investment company specializing in open-ended real estate funds for private and institutional investors. Union Investment has assets under management of €28.5 billion in twenty real estate funds. The portfolios of Union Investment’s open-ended real estate funds comprise some 321 properties and projects in Germany, other European countries, the Americas and Asia. Our high-quality portfolio already includes 86 certified and one pre-certified sustainable properties and projects with a market value of some €10.7 billion.



**WRBC DEVELOPMENT UK LIMITED**  
Developer  
6th Floor, 40 Lime Street, London EC3M 7AW  
[www.thescalpelec3.co.uk](http://www.thescalpelec3.co.uk)

WRBC Development UK Limited is the London property arm of quoted US insurance firm W. R. Berkley Corporation, developing 52 Lime Street in the City of London.

The building, a new 35 storey office tower of 400,000 sq. ft., will accommodate the new European HQ of WRBC, who will occupy approximately 20% of the building. Completion is due at Q2 2018.



**U+I**  
Regeneration developer and investor  
7A Howick Place, Victoria, London, SW1P 1DZ  
[www.uandiplc.com](http://www.uandiplc.com)

U+I is a specialist regeneration developer and investor. With a £6bn portfolio of complex, mixed-use, community-focused regeneration projects including a £200m investment portfolio, we are unlocking urban sites bristling with potential in the London, Manchester and Dublin city regions. We exist to create long-term socioeconomic benefit for the communities in which we work, delivering sustainable returns to our shareholders.



**WESTWAY TRUST**  
Charity and developer  
1Thorpe Close, London, W10 5XL  
[www.westway.org](http://www.westway.org)

Westway Trust is a charity committed to enhancing and developing the 23 acres of space under the Westway flyover to benefit local people, making it a great environment to live, work, play and visit.

We strive to harness the creativity, heritage and diversity of the area to maintain and improve the places and spaces we look after. Through good stewardship and collaboration with every part of the community Westway Trust helps this vibrant part of London to continue to thrive.



**WHITBREAD**  
Developer  
Whitbread Court, Houghton Hall Business Park,  
Porz Avenue, Dunstable, LU5 5XE  
[www.whitbread.co.uk](http://www.whitbread.co.uk)

Whitbread, which owns Premier Inn and Costa, is one of the UK’s largest occupiers with around 2,800 hotels, restaurants and coffee shops in the UK. Backed by the strength and assurance of a FTSE 100 company with more than 275 years’ trading history, both businesses are expanding and looking for more sites to support growth.

Premier Inn – together with the newly-introduced hub by Premier Inn format – has a growth target of 85,000 bedrooms by 2020 with requirements nationwide. Costa is actively seeking more excellent locations across the country.



# THE BARBICAN

PegasusLife's *John Nordon* on the city's true piece of mixed use, The Barbican



←  
'Uncle Barb'

The Barbican could be seen as a bit like a curmudgeonly uncle who came to stay briefly and didn't leave, but as we have got to know him we love and appreciate him for what he is rather than for what he isn't.

We have had long conversations with Uncle Barb over the years about how his parents met at the Festival of Britain and in his youth he was bright, enthusiastic and optimistic about the future.

However, his face drops when he talks about how that future never arrived and the city clung onto its streets that he says make his new neighbours have funny haircuts.

He then drifts onto stories about his wilderness years – not really

connected with those around him and misunderstood, he sought solace in the arts, but he was lonely ...

We hear him say how he met new people who really understood him, and they showed him he didn't need to be so distant and standoffish.

He learnt how to give clearer signals about what his intentions were, and rediscovered some of that youthful energy that was there from the outset and how to make a real contribution to those around him.

He had his second chance to make a difference and his lounge became the People's Palace for the 00s – a much-needed indoor public space for a climate that for half the year does not promote outdoor living. His

long-hidden cultural side became his métier, and he started to take on the role of an important player on the scene and, slowly, his art came out of the dusty drawers and now hangs everywhere.

He revealed his green fingers that had always been there, hidden away in his greenhouse but now extended to the outdoors, creating gardens that one could never imagine being there before.

Now, he has even taken to hanging out across the road with the neighbours, becoming a real part of the community, with regular visitors who now come to visit. I guess like most 'boomers' he is actually pretty cool and open to change – who knows what his active older years will bring? ●



One Bedford Avenue, London  
Architect: Bennetts Associates  
System: WICTEC 50 facade and bespoke WICLINE window system

For further information email  
wiconaprojects-uk@wicona.com

**WICONA**



# EPR Architects

## 60 London Wall, City of London

A complete rework of a postmodern office building situated at the heart of the traditional prime core of the City of London. Our design strips the building back to the frame and re-cores to provide efficient high quality modern workplace accommodation with a prime retail offering at ground floor level. The building terraces back creating sky gardens for the enjoyment of the occupants whilst creating a diverse, enhanced ecology.

**EPR Architects**  
+44 20 7932 7600  
architects@epr.co.uk  
www.epr.co.uk

