

NLQ

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Miele

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CHANGE: THE ONLY CONSTANT

Jason Hawkes



Capital gains — pre-Olympic east London, photographed from the air in 2007, and again in 2020. The images feature in NLA's *The Changing face of London* exhibition



With so much of our lives still in pandemic-flux, it is perhaps reassuring to encounter any kind of 'business as usual'.

Our 'New Londoners' this issue, Roger Madelin and Emma Cariaga of British Land, oblige by building a 'new town centre' for the capital at Canada Water, which should provide some succour to readers seeking a vision of life after COVID.

Similarly, this issue's building review, Cromwell Place by Buckley Gray Yeoman, should help revitalise an art market hit by some of the distancing problems associated with the coronavirus, with a gallery cluster approach and modern insertions into a South Kensington terrace.

We pay testament to the incredible Sherin Aminossehe, whose daily drawings during lockdown wowed the Twittersphere and helped lift the mood, and to Ricky Burdett, who, in another Peter Murray video interview, takes us back over the past 15 years of London's development, through the Olympics and beyond.

Of course, it was also 15 years ago that NLA was also born, and chief executive Nick McKeogh casts his own personal eye over the achievements the organisation has made since, and the transformations that have resulted, in anticipation of a new exhibition *The Changing Face of London*. Perhaps, argues Patricia Brown, a 'London 3.0' could emerge in that next 15, beyond—or even despite—proposed planning reforms announced by communities secretary Robert Jenrick. Elsewhere, as many firms look to return to the office, we also look at tips—but also the pitfalls—for employers, and ask, in our Viewpoint feature, how our high streets can be revitalised from their accelerated decline.

Ultimately, though, we also present some thoughts on one very necessary change. Diversity—the issue that has rightfully leapt up the agenda in recent months—is our ongoing mission to champion, act, and lead on. And that change is one we should all embrace.

Enjoy the issue.

David Taylor, Editor

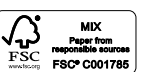
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Editor **David Taylor**
Editor-in-chief **Peter Murray**
Production **Michelle Haywood**
Art direction **Stefano Meroni**
Photography **Agnese Sanvito**
Sub editor **Sarah Herbert**

Enquiries
info@nla.london
Advertising and New London Development Directory
emily.wilson@nla.london
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Reasons to join NLA



PASSION



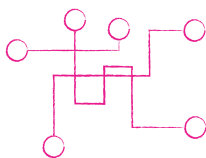
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PROMOTION



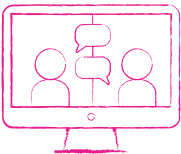
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NETWORKING



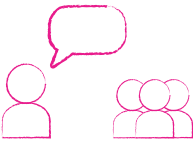
Connect with a silo-busting network, giving you access to all those involved in delivering development in the capital.

BUSINESS ADVICE



Learn to face these turbulent times. Our business webinars and member-to-member advice programme can help with key issues now and year-round.

THOUGHT LEADERSHIP



Speak at NLA events, join in round tables and expert panels and your industry-leading approach will be recognised by a wider audience.

AWARDS



Promote good design. The New London Awards promote exceptional projects, and clients and consultants who deliver them. Don't move improve promotes the work of small practices and builders.

CORE VALUES



Deliver a value-based message. NLA stands for good growth and a sustainable and just city for all Londoners. Your links with NLA demonstrate this commitment to your audience.

PROFILE



Promote your best projects, research and people. Our online content, NLQ magazine, weekly newsletter and social channels share the best work of our members, putting it in front of potential clients and the public.

READ, WATCH, LISTEN



Access all NLA content. News, blogs, videos, research and event catch-up recordings are all available to our members.

SKILLS & LEARNING



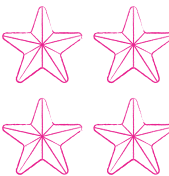
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INSIGHT



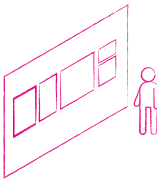
Read the latest NLA research papers. Stay up to date on key topics, projects and areas of development in London.

CHAMPION



Opportunity to align with and help shape the programme of one of 16 industry focused topics or networks.

EXHIBITIONS



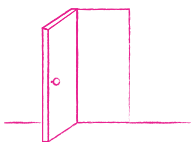
Showcase what you do in a first-class location, NLA has galleries in the Building Centre and the Guildhall in central London.

COLLABORATE



Extend your network to collaborate with a cross-sectoral community. We believe passionately in sharing to help shape a better city.

OPPORTUNITY



Connect with clients and designers. Our growing competition and charrette team provide a vital connection on exciting projects.

Together we can shape a better city, join today at nla.london

THE QUARTER

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

BUILDINGS

The Museum of London won planning permission from the City of London for its £300m **West Smithfield** project by Stanton Williams, Asif Khan and Julian Harrap. Sadiq Khan branded the new MoL ‘a spectacular addition’. The mayor also announced a consultation into relocating **City Hall** to the Royal Docks, a venture that would save Londoners £55m. Studio Egret West and Hawkins\Brown were appointed as joint masterplan architects for **Earls Court** after winning a six-month international competition. The City of Westminster gave planning permission for Mayfair’s first ‘COVID-compliant’ mixed-use scheme. The £4m **82 Mount St** by Formation Architects for Redd development has contactless lifts, air filtration, ‘COVID-killing’ finishes and workstations, and a set-back concierge. The council also agreed to part-pedestrianise Soho following a campaign by local restaurant owners. **Dagenham Studios**, the £110m film studio complex, got the green light from Barking and Dagenham council. Landmark ruling—U+I and Transport for London won planning permission from the London Borough of Southwark’s virtual committee for **Landmark Court**, designed by Allies and Morrison. The scheme near London Bridge will deliver 36 new homes, shops, retail and affordable workspace. Spur to regeneration—Argent Related has started construction of its first major UK development, the £500m, seven-building **Tottenham Hale** masterplan. Contracts were awarded to Galliford Try and United Living to deliver the first 412 homes (of 1,030) on three plots. Wembley Park developer Quintain began work on the Dixon Jones-designed **Olympic Steps** project to create a new entranceway to the famous stadium in time for the UEFA Euro 2020 tournament, which will now take place in July 2021. The City of London launched plans for an 18-courtroom court and police complex on **Fleet Street**, with a masterplan and design work undertaken by Eric Parry Architects. The project is being upheld as helping to maintain London’s position as ‘the global leader in law’ and boosting the economy. The final residential phase of U+I’s Old Vinyl Factory masterplan won unanimous approval at Hillingdon Council’s first-ever virtual planning committee. **One Vinyl Square**, being developed by Joseph Homes, and designed by JTP Architects, represents the finale in U+I’s transformation of the Hayes town centre site, which was formerly EMI’s global manufacturing HQ. Foster and Partners won planning permission for **Thameside West**, a 465,000 sqm (5m sq ft) mixed-use masterplan for a development at Silvertown including 5,000 new homes, 19,000 sqm (205,000 sq ft) of workspace and 7,000 sqm (75,000 sq ft) of retail and leisure space.

COMPETITIONS AND REPORTS

Homes and communities secretary Robert Jenrick unveiled *Planning for the Future*—a White Paper on planning reforms. NLA’s Expert Panel on Planning reacted with some concerns. **Brick by Brick** launched an architecture competition: Housing For A Better World, seeking ideas on housing in partnership with the Stephen Lawrence Trust. **Network Rail** and **RIBA Competitions** launched an international competition to shape the future of Britain’s (small to medium) railway stations. A study by **Knight Frank** reported that government-owned surface car parks could generate a potential £6bn in land receipts from creating 110,000 new homes on the best of the sites with higher public transport connectivity (of a total 2.1m on all car parks). **Enfield Council** and **Metropolitan Thames Valley Housing** launched a design competition for emerging, local and BAME-led architects, designers, community groups and artists to propose innovative ideas for intergenerational living.

PEOPLE

AHMM’s **Simon Allford** won the RIBA presidential election, promising a ‘leaner, more open, productive, engaged and reinvigorated institute’. Allford takes up the post in September 2021. Leading property figure and former New Londoner of the Year **Tony Pidgley** died, aged 72. Among widespread tributes he was hailed as a genius who transformed the housebuilding industry and revived run-down urban areas, having started as a Barnardo’s boy who left school at 15 and began his housing career at Crest Nicholson before founding Berkeley Group in 1976. Berkeley appointed **Glyn Barker** as its new non-executive chair while it searches for a long-term successor. **Heinz Richardson** stepped down from Jestico + Whiles after 33 years, to pursue other interests, including mentoring young architects and practices and a role in sustainability and the zero-carbon agenda. **Jenna Goldberg** and **Suzi Lawrence** were promoted to the board of London Communications Agency. Stride Treglown hired a new design manager, **Laurence Reilly**, who has 20+ years’ experience of contracting. ●

For more news, comment, interviews and features, please sign up to our New London Weekly mailer at [nla.london](mailto:nla@nla.london)



The Museum of London’s West Smithfield plans



Studio Egret West and Hawkins\Brown win at Earls Court



Allies and Morrison’s Landmark Court for U+I



Kick off for Argent Related’s Tottenham Hale



Berkeley’s Tony Pidgley, NLA New Londoner of the Year in 2016, died aged 72

Tony Pidgley: Agnese Sanvito

YOU ARE HERE

The London Festival of Architecture unveils the Tooley Street Triangle to returning Londoners



The latest in the London Festival of Architecture's ongoing series of public realm improvements across London, the Tooley Street Triangle by Charles Holland Architects is 'a symbol of celebration and welcome as London's streets come to life once again with visitors, commuters and Londoners'.

Praised for the direct way it responded to brief and site, the wayfinding beacon won a design competition organised by the LFA and Team London Bridge in 2018 to help people orientate themselves near London Bridge, and to transform a busy but dull traffic island opposite the main entrance to the railway station. COVID-19 restrictions prevented its planned installation in April: its unveiling in August marks a turning point and a beacon of hope as London opens up following weeks of lockdown.

The Tooley Street Triangle is conceived as a map come to life, helping people who use London Bridge to find their way around the area, and transforming an overlooked piece of pavement into a local landmark and meeting point. It has three elements: a scale map of the area around London Bridge printed on to the pavement, complete with street names and major landmarks; a giant signpost with local directions and information; and a bench for passers-by to take a breather. The project also draws people from the busier main roads and signposts quieter routes with cleaner air, away from noise and pollution.

Charles Holland said the beacon and map are intended as 'playful and enjoyable additions to the streetscape that will improve legibility and give identity to this small but important part of the public realm'.

The Tooley Street Triangle is the latest in a year-round series of public realm improvements curated by the LFA, procured via open-call design competitions that showcase and give opportunities to an extraordinary range of creative talent. Future installations include a major piece of public art near St Paul's Cathedral, produced by the LFA in partnership with the Cheapside Business Alliance and the City of London Corporation.

Tamsie Thomson, director of LFA said: 'The unveiling of the Tooley Street Triangle could not have come at a better time. While so many of us are looking forward to getting to know London again, we won't be getting lost outside London Bridge station anymore. I'm delighted that people are beginning to enjoy London's buildings, streets and spaces once again, and Charles Holland Architects' joyful and quirky installation captures London's spirit of welcome and creativity.' ●

Competition jury: **Charlotte Ross** (deputy editor, Evening Standard), **Jonas Lencer** (director, dRMM), **Jack Skillen** (place-shaping director, Team London Bridge), **Tamsie Thomson** (director, London Festival of Architecture) and **Matthew Hill** (head of highways, Southwark Council)

Jim Stephenson & Luke Hayes



'A map come to life' — visitors engage with the Tooley Street Triangle



Tooley Street Triangle Trio — the people behind the project. Left to right: Charles Holland with Jack Skillen and Nadia Broccardo from Team London Bridge

WHAT CAN WE DO TO STIMULATE THE HIGH STREET?



John Hoyle
CEO and founder,
Sook Space

It is absurd that the high street is struggling at a time when there has never been more online retail, demand for wellness, appetite for food and beverage services and a thriving start-up landscape nationwide. The fact that these occupiers cannot easily access shops is a sad indictment of the corporate and political system that led us here. Stimulation requires acknowledgement that landlords and local authorities need increasing flexibility built into their strategies.

The bloated system that was declining pre-COVID has now been changed forever, and now must move towards a fairer system where less wealthy occupiers can thrive. Landlords must stop thinking like chartered surveyors. Local authorities must stop thinking like feudal lords. The high street is no longer the risk-free cash cow that 50 years of growth allowed us to milk and build a huge one-sided corporate ecosystem around.

If risk is adopted sensibly, high streets can, once again, generate significant income for everyone involved. However, we need to maintain sight of the fact that high streets are at their most valuable when a wide spectrum of occupiers can operate profitably and sustainably. The vanilla high street that we see replicated across the country is a direct result of only the financially strongest being able to survive the high fixed costs dictated by the old rules of the game. The inevitable failure of this approach gives us an opportunity to rebuild the cost base of our high streets for the benefit of the many, not the few.





Joanna Rowelle
Director of integrated
city planning, Arup

High streets are the hearts of our towns and villages. To thrive they need economic stimulus to ensure that they provide a range of benefits and social value. To stimulate the high street, we must curate and maintain them, which means investing in public realm and space, improving access, promoting the government’s active travel agenda, and delivering things local people want.

The high street may become more important as lockdown restrictions ease and people seek local services. Strong leadership and established partnerships between the public and private sector will be needed to grasp this opportunity, while business improvement districts and local business networks will also play a key role.

Planning policy must be agile to change of use or to provide meanwhile and temporary uses that can activate the high street to drive investment and footfall. Using high streets as testbeds for new technologies, transport modes and innovation could also have a stimulus effect.

Ultimately, they must be inclusive. If we want as many people as possible to use and enjoy the high street it must be designed for everyone—from young children who delight in play to older people who may be feeling isolated and want a place to go. High streets must remain at the heart of place.



Ian Rae
Commercial director
of regeneration,
planning and delivery,
London Borough of
Waltham Forest

People are living much more of their lives locally, and our high streets are well positioned to be a place to live and work, with everything on the doorstep. A key first step for local authorities to stimulate the high street is to ensure they re-open as fully as possible, with re-designed public spaces, alongside targeted business support toolkits to help businesses adapt and benefit from local supply chains.

Local authorities then need to start the even greater task of re-imagining their high streets to ensure they meet changing demands, maximise investment opportunities through new development, and are fit for the future. Key to this will be realising the opportunity for more people to work locally and activating council-owned property and empty spaces. Through wider culture-led regeneration, local authorities can re-connect people to their high streets, supporting business start-ups and innovation as part of transformational town centre projects.



Jace Tyrrell
Chief executive,
New West End
Company

Here in central London, footfall remains on average 18 per cent lower than other UK high streets. Without consumer confidence to travel and visit us, this situation is highly precarious with 50,000 jobs at risk.

With no international visitors and mixed messaging surrounding the safety of returning to work and using public transport, we need the government to start actively promoting confidence and encouraging people to return to offices and high streets.

Longer-term, once our local workers and domestic tourists begin to return at a higher rate, we need to re-evaluate how we attract high-spending international visitors. Around £6bn retail sales in London’s two international centres is to overseas visitors, and we need to prepare now for the strongest possible return of these customers. To boost trade in high streets and town centres that rely heavily on international tourism the government should remove unnecessary quarantine restrictions, extend tax-free shopping to visitors from the EU (worth up to £1.4bn in additional annual sales), match Schengen visitor visa improvements for high-spending Middle Eastern visitors, and lift Sunday trading restrictions in international centres.



Andrew Catcheside
Town centre
development manager,
London Borough
of Enfield

Most agree that high streets need to think beyond retail and look to embrace greater diversity in order to thrive in the future. The crisis has expedited this narrative, and as a local authority we will continue to be stewards of this change through the development of community focused strategies and action plans.

In the meantime I hope an ongoing pragmatic response can help high streets begin their recovery and establish the foundations to build back better.

Businesses need effective communication channels to reduce bureaucracy and help them navigate the complex challenges they face, such as signposting to business support or help in understanding changes to outdoor trading legislation. It is vital they can understand and pursue every opportunity available to them.

The hyper localism developed by communities during lockdown could be a legacy from the crisis that truly stimulates high streets if captured now by engaging with and facilitating local networks. By celebrating and capitalising on the unique offer, culture and identity of each town centre, communities will be encouraged to spend more time (and money) on their high street and take greater ownership of its future.



Shaun Andrews
Executive director
and co-lead,
Nexus Planning’s
London office

The pandemic has presented mammoth challenges, but I’m full of hope for the high street. People are social and crave the company of others, even if at a distance sometimes. The role of our centres has changed many times and we are now at the foothills of the next major transition, and I think the possibilities are pretty exciting.

Successful high streets embody what I call a ‘marriage of convenience and experience’, providing goods and services that are not online friendly, within a rewarding environment that is bespoke to its community.

The recent changes to the use classes order provides much needed flexibility, but we must also be aware of the potential erosion of the town centre first approach. Innovative partnerships will be crucial, but local authorities have to take the lead and they require the right tools and the right resources. I think this is the key issue right now so it’s great to see the approach being taken through the High Streets Task Force. In our work we are seeing no shortage of ideas, skills and motivation, and collaboration and community spirit is shining through.



Roger Hawkins
Founding partner,
Hawkins\Brown

Retail is not the main anchor anymore for the high street, so we need to find a balance of other uses such as residential, hospitality, education and training, together with leisure and social activities such as spaces for artists, makers and other start-up businesses. The high street could be the ultimate mixed-use venue, welcoming anything that generates footfall.

Currently, while COVID-19 poses a deadly threat to already strained high streets, their small scale, space availability and—most importantly—flexibility can lead to an unprecedented revival. While large venues like Excel or Olympia struggle to host large events under COVID-19 safety rules, this gap could be filled by using vacant, struggling or under-used shops along London’s high streets as joint hosts for large events that would otherwise be cancelled.

The well-rehearsed principal of distributed urban events like the Clerkenwell Design Week could become the blueprint for creating a venue of small spaces, bigger than the sum of their parts. ●



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As streets across London are improved for pedestrians under the London mayor's StreetSpace programme, the quality of these places is being enormously enriched—they are healthier, less polluted, quieter and tick many of the boxes of the healthy streets policy. At the same time, the changes have drawn the ire of black cab drivers as well as some motorists, while shopkeepers squeal that their businesses will fail unless cars can park outside their front door.

So how do we make sure these changes remain permanent once their time is up as temporary or experimental installations? As with the wider decision-making around COVID-19, my view is 'stick to the science'. So where better to look than TfL's research? Namely, the *Economic Benefits of Walking and Cycling* by the esteemed Matthew Carmona, professor of planning and urban design at the Bartlett School of Planning at UCL.

The report, produced in 2018, looks at 10 town centres—places like Bromley, Clapham, Catford and East Greenwich—five of which had been improved, and five had not. The research compares the pairs to see what the impact of the improvements. The improved streets saw a seven and a half per cent increase in retail rental values, a 17 per cent drop in retail vacancies and an increase of four per cent in office rental levels.

'We saw a 93 per cent increase in walking, and a 216 per cent increase in leisure activities—such as sitting and having a coffee, or just watching the world go by,' says Carmona. 'Those sorts of activities seem to be boosted by a better-quality public realm. When we asked both users of the streets and the retailers there was a widespread perception

that the improvements had been worthwhile and people felt very positive about the changes.

'To get people using our local high streets, as opposed to shopping online, they need to be pleasant places—places that we want to be and spend time. Improving the quality of environment is fundamental if we want to keep our high streets in the future.'

The quality of our streets will also be much improved if suggested changes to the Highway Code go ahead. These aim to improve safety for vulnerable road users, particularly cyclists, pedestrians and horse riders, by establishing a hierarchy of road users and ensuring that those who can do the greatest harm have the greatest responsibility to reduce the danger they pose to others. Key alterations will provide guidance on cyclist priority at junctions when travelling straight ahead, and establishing safe passing distances when overtaking cyclists.

The new hierarchy of road users aims to ensure a more mutually respectful and considerate culture that benefits all users. This is something that was proposed by the P2P group, of which I was a member, who rode from Portland, Oregon to Portland Place, London in 2013. After studying cities in the US and EU, we came up with the 'Golding Triangle' (pictured) which promotes mutual respect and consideration among all road users and named after Francis Golding, the town planning consultant killed on his bike in November 2013.

I look forward to the day when the Golding Triangle is written into the Highway Code. ●



FIVE MINUTES WITH...

HALA EL AKL

PLP Architecture director Hala El Akl took time out in July to tell *David Taylor* about her work at the intersection between culture and development, enabling them to speak more of the same language; people’s craving for the arts and their crucial role in mental health; and, intriguingly, how to make cities fair...

David Taylor: Hi! How are you?

Hala El Akl: Hi! I’m okay. I’m in a very, I think, weird and interesting mood, navigating what’s happening at the moment. Lots of questions and reflections that sometimes struggle to be focused because of what’s happening around.

DT: Are you guys all back in the office?

HEA: No, some of us are. I was in the office yesterday; I will be in the office tomorrow. There are things that are difficult for us as architects and urban designers to do remotely, so we try to safely meet and go through that. We’ve been working on this beautiful model for a project which had to ship, and we had to look at everything before finalising some of the decisions. So it was nice to be there with the team and have a creative conversation. But what we can do from home, we do from home.

DT: Yeah. So, you are doing three days at home, two days in the office a week? Is that roughly it?

HEA: It’s not as fixed but, yeah, I would say that.

DT: Now. I was sent a little résumé about what you’re up to at the moment and there were a number of things that popped out of interest to me. First of all, your interest in culture in development; secondly this collaboration you’re doing with Gehl and the Connected Places Catapult to explore how to make cities fair. On the first point, on culture, I think you authored a guide about it, didn’t you, last year? What are you doing on that front at the moment, and how do you see the cultural landscape of London at the moment? Big question!

HEA: Yes, very big question! I chair a group called the Urban Art Forum, part of the Urban Land Institute, which came together about two years ago to explore the intersection between culture and development. When you think of culture and development it brings together a number of stakeholders that often don’t speak the same language. A local authority with a developer. A local community with creative industries, artists, institutions, investors, design professionals, communication, branding—it’s quite a large group. And what became very clear at the beginning of the conversations we were having is that it is not obvious to everyone how to get the most from the cultural engagement of a project at different stages, and how to do it right. So we decided to

embark on the production of a guide that sought to simplify the interactions, organised around six steps. It starts at the beginning, to facilitate conversations, to agree a vision of success, then establish benchmarks and measurements very early on to be able to track and change strategy if needed. Then selecting the type of cultural engagement. You know, is it something that is permanent? Is it temporary? Is it a pop-up? Is it more of a long-term programme? Is it an event? Depending on what one is trying to achieve on a site, the next step is understanding the resources and creating an inventory for that. Once all of this is done, it’s about creating the strategic opportunity, defining it and engaging with a cultural professional. And it’s only then that a brief can start to appear. We see a lot of cultural successes, experiences or projects, and sometimes you hear someone say: ‘I want exactly that’. But very often you cannot copy/paste because there’s so much that goes behind that success. We tried to disentangle that process, to help people navigate the integration of culture in development.

DT: Now, obviously culture has been very badly affected, especially in London, by the pandemic, social distancing rules and so on. Where do you see this sector going?

HEA: I think it is a critical moment of accelerated evolution, because some of the trends that have been exacerbated by the pandemic had already started taking place. It is a sector that is highly at risk at the moment and a number of institutions have had to reinvent themselves. But what I also think has been made very visible is precisely the importance of that sector, which people are craving. When you talk about isolation, about being at home, about not being able to connect with people, it is these spaces that we realise that we miss the most. Culture, public realm and open space, and being at home and not being able to engage in to enrich yourself... it’s really about simple engagement. I guess I’m saying the pandemic has put the cultural sector even more at risk, but has also raised awareness about its importance in terms of mental health.

DT: Tell me about your work in how to make cities fair, with Gehl and Connected Places. What’s that all about?

HEA: It’s an initiative that was launched last year and is a platform, a partnership, between PLP Labs, Gehl Architects and the Connected Places Catapult. What it seeks to do is to create a space for conversations on themes addressing social



Hala El Akl: ‘I’ve been surprised by the desire of people to engage in the conversation and the acknowledgment that we do not have all the answers’

inequality, responses to climate change, access to quality housing and opportunities, recent urban governance in the digital age and understanding really what it is that adds value in cities. While addressing these themes, we keep in mind a number of things: we call it fairness, some people look at it as social value, or social impact, or social justice. But it is really about understanding how we are making some of these transitions, and responding to some of these challenges. For example, addressing climate change—we are not all equal when it comes to some of the responses. How can we make sure that, as we respond to climate change, we address social inequality? The pandemic has shown that not all geographies and neighbourhoods have been hit equally, and there are reasons for that. We’re not all affected by pollution in the same way, so how can we respond while keeping fairness in mind?

DT: What’s emerged so far? Has there been anything that has surprised you from the research?

HEA: Two things, I would say. The first is the desire of people to engage in that conversation and the acknowledgement that we do not have all the answers. We’ve received a lot of interest and a number of schemes are being put on the table for further exploration. I must say that I’ve been very positively surprised by the group, the diversity of people who have reached out with interest, and the diversity of the sectors that they come from. We will have our next roundtable in the autumn on race

and space (also, we don’t believe in the concept of race). It will focus on the relationship between ethnicity, inequality and the built environment.

DT: Wow! What do you expect to turn up from that?

HEA: I don’t know what I expect. (laughs) I try to go with an open mind... What I really like about this initiative is that it is acknowledging that we don’t have all the answers but are creating the space for having the conversations and learning—like really being like a sponge. When we launched the first event it was really interesting to hear the conversations and the debates and the challenges, because on a number of these questions the jury is out there. Okay, yes, ‘responding to climate change’. Great, but how do you do it? (laughs). The same thing happened with Architects Declare—okay, it’s nice, we have signed it, but we are engaged in an effort now to try to see how we can achieve each one of these points from that declaration. And the answers are not always obvious. We also don’t have, as architects, all the powers. There’s a lot to be convincing others in the industry to jump on board as well. But it certainly seems like it is a moment where there’s more openness and receptiveness.

DT: Brilliant. Thank you very much for that, and for your time, Hala.

HEA: Thank you. It was nice to chat, and have a good day. ●

CITY FATHER

These days Ricky Burdett is professor of urban studies at the London School of Economics, and director of LSE Cities. Back in 2005 he was a member of the Architecture and Urbanism Unit advising then London mayor Ken Livingstone. As part of NLA's 15th-anniversary celebrations, *Peter Murray* talks to him about those early days



The way we were: the London 2012 Olympics site under construction

Ricky Burdett and I first met in the 1980s when he was running the 9H Gallery at 26 Cramer Street in Marylebone and I was publishing *Blueprint* magazine from the same building. He went on to set up the Architecture Foundation in the 1990s, which created a space for public debate around the environment and the politics of London which had been absent following Thatcher's abolition of the Greater London Council.

'That led to the foundation becoming a platform,' says Burdett, 'where people like John Gummer, Stephen Norris and Tony Blair spoke about issues of planning and public space. So, when the Labour government came in in '97 and Ken Livingstone was elected mayor in 2000 there was a context of people involved in that discussion.'

After the Labour victory, deputy prime minister John Prescott commissioned Richard Rogers to study the problem of declining populations in urban centres. The result was *Towards an Urban Renaissance*. 'So then, when the mayoral position was created for London it was very easy for Ken to say that there was a national policy about intensifying urban growth. He asked Richard to be his chief adviser and I joined in as one of the members of that team.'

'When Richard arrived at the GLA I think there were three people at that point and the notion was for a small unit which advised one person—the mayor,' says Burdett. 'So the Architecture and Urbanism Unit was created. Quite some time later it became Design for London, a bigger thing, and the relationship shifted from being directly advisory to Ken

to being part of the London Development Agency. That was a natural evolution, but it was a quite a big shift in terms of that very special connection of those early days which influenced the London plan.'

Burdett split his time between the LSE and the GLA. A key inspiration of the work was the quality of planning in European cities, particularly Copenhagen and Barcelona.

'We looked to Barcelona,' says Burdett, 'because they had already established a reputation under city architect Oriel Bohigas, who got some very talented young people together. He called them the "golden pens". The golden pens were the team that drew up the vision which then became part of their Olympics, but also much, much more.'

'The origins of the discussion about density came from the debates in European cities of the benefits of densification and the compact city. If you look at the basic principles behind the first London Plan in 2004, Boris Johnson's update in 2011 and the most recent one, the principles of retaining the green belt and intensifying some areas as long as they are well connected by public transport flow through all three.'

Burdett had already carried out some key research into density in London. 'In 2001 at the LSE we identified five or six different neighbourhoods. Some you would have thought were leafy low-density, but when you look at parts of Brixton, of inner East London, Notting Hill and Earls Court, these are seriously dense neighbourhoods—not high-rise, just compact perimeter-block type housing, in some cases with communal gardens.'



London made a clever, partly political move of running a competition for the Aquatics Centre before it was awarded the Olympics

‘I remember presenting this to Number 10—Ed Miliband was environment minister at that time. What we had found is that people made trade-offs and were happy to live in denser areas than they would normally like as long as they had proximity to a park or an open space. I don’t think we’ve been able to repeat anything near Notting Hill in quality anywhere in London despite all the development. Maybe the closest could be the Olympic Village.’

‘People made trade-offs and were happy to live in denser areas as long as they had proximity to a park or an open space’

In 2005 London was awarded the 2012 games and it was suggested by Tessa Jowell, secretary of state at the DCMS under the Blair government, that Burdett might help the Olympic delivery authority as chief advisor on architecture and urbanism. ‘So technically I left the mayor’s office and moved to the Olympic Delivery Authority. Very briefly around 2011 I also assisted with what was then the Olympic Park Legacy Company.

‘London made a very interesting decision, in anticipation of winning the games, to run a competition for the Aquatics Centre before it was even appointed. It was a very clever move. It was partly politics, saying: “We’re serious and we’re going to build these things because London needs them”.’

A competition was held, Richard Rogers was the chair and Burdett was on the jury. Zaha Hadid won and created an iconic symbol for the London Games. The Olympic masterplan, however, was not developed until London had been awarded the games. ‘I remember working on the selection of Foreign Office Architects, EDAW and Allies and Morrison,’ says Burdett. Although the plan evolved considerably over the following seven years the original ideas remain. ‘The sinuous shapes of Foreign Office with all the big pedestrian walkways flowing from the Lee Valley down towards Stratford along on either side of the canals was very much one of the exciting ideas that came out of the competition, as was the idea that some of the venues should be permanent because London needed them, while others should be temporary.’

The planning of the Olympic site was the key focus of the first five years of NLA and helped establish it as a centre for information and debate on issues related to London planning and development. But one of the most important pieces of advice Ken Livingstone received in the early days, as far as NLA was concerned, was that when the mayor suggested setting up a display about new development in City Hall he was told to leave it to people like NLA because it would be seen as a PR stunt and no one would believe it. The rest is history. ●

Ricky Burdett: LafargeHolcim Foundation



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15 YEARS OF NLA

NLA chief executive *Nick McKeogh* takes a look back over the highlights of the organisation, from its beginnings the day after London won the contest to host the Olympic Games to today's switch to digital and hosting the updated *Changing Face of London* exhibition



We launched NLA at the Building Centre 15 years ago on 7 July 2005.

I remember feeling an enormous sense of optimism as I travelled up to London early that morning to put the finishing touches to our exhibition galleries and prepare the space to welcome over 300 guests from across the built environment industry to our new home on Store Street.

Just the day before I had been invited to a gathering at the private dining room at the Ivy to witness London win our bid to host the 2012 Olympic and Paralympic Games. This meant that the section of the model showing the masterplan could remain on our new London model, and that our inaugural exhibition on *The Changing Face of London*—the 30 or so mega-projects in planning or under development and set to transform the capital over the coming decade—could keep its triumphant introduction highlighting the investment that would flow from the successful bid.

But within a few hours of arriving at Store Street (after having an early morning haircut in Moorgate on my way in), it became clear that the rumours of electrical fires on the underground were in fact a series of terrorist bombs that would take 52 lives, injure 700 and have an impact on thousands more.

The reaction of those around me on that day and in the coming weeks, and the response of Londoners from all walks of life to refuse to be beaten by such a shocking event, taught me much about the nature of the resilience of this great city and those that call it home. It gives me great comfort for the future as we look to build back our culture and economy after COVID-19.

Peter Murray and I had set out to create a place where everyone—from a school child to a political

leader—could participate in the discussion about the future of our built environment, by presenting as much information as possible about the ideas, plans and projects proposed across all 32 boroughs, and the City of London, while seeking to highlight best practice and thinking, all underlined by high-quality design, long-term thinking and equitable and sustainable working practices.

Both of us had been involved in engaging professional and public audiences in the debate about the future design of the city for many years previously (and we presented that journey in a short webinar as part of our celebrations), but here we had finally managed to create a permanent centre that

was accessible to the public, with the support of the Building Centre Trust as our landlord and a cohort of a dozen or so supporters including Assael Architecture, British Land, City of London, Derwent London, LB Newham, Landsec, London Communications Agency, Stanhope and Waterman Group.

Despite delay to the opening party, we were not deterred, and NLA immediately became a space where

all aspects of planning and development—from public realm and transport to schools, hospitals, offices and homes—could be addressed within the political and economic context of the moment.

For me, this was a culmination of 15 years of work that had started with helping to set up my father's original 1:500 City of London model at the Architecture Foundation's *City Changes* exhibition at the Royal Exchange in 1991. This led to me developing a concept for a 'London City Centre' with a giant central London model as centrepiece in 1993, then running the London stand at MIPIM from 1995 while putting on temporary public exhibitions in London. These included *London:*



The inaugural exhibition looked at 30 projects transforming the capital



Model behaviour — the main London model at Store Street, which has played a central role in the NLA's development over the years

The New Millennium at the NatWest Lothbury gallery in 1997, and *New City Architecture* at Finsbury Avenue Square in 2004 with Peter Murray.

What I had not envisaged at that point was just how engaged and effective this nascent organisation could become in helping to shape the way London is planned, designed, developed and managed, and how it would be at the forefront of developing research and commentary that is disseminated and respected among professionals and city leaders around the world.

That is entirely down to the people that have come together around us that share our values and strive to do better through learning, knowledge sharing and collaboration.

It includes the brilliant and dynamic NLA team (now some 45 people strong); the many educational establishments and professional associations that we collaborate with in London and overseas; local and regional government bodies; the hundreds of companies that are members of NLA; but most importantly the hundreds of thousands of individuals who interact with our events and communications each year, visit our galleries at Store Street and Basinghall Street and participate in our major annual events including the London Festival of Architecture and London Real Estate Forum, as well as our New London Awards and *Don't Move, Improve!* programmes. Over the

past few months, the topics and discussions that have been at the forefront of our minds over the past 15 years have become ever more vital to those living, working and running the city: climate change, diversity, public space, active travel, space standards, air quality, wellbeing, high streets, affordable housing and modern methods of construction, to name but a few.

'I am extremely confident in the relevance and potential for NLA over the next 15 years'

I am hugely impressed by, and indebted to, all of my colleagues who have responded and adapted to unprecedented circumstances, and I am extremely confident in the relevance and potential for NLA over the next 15 years to continue to bring people together to shape a better city and genuinely improve the quality of life for everyone that lives and works in London. ●



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LAW AND MORE

Louise Rodgers reports on the thorny subject of employment law and duty of care in the age of the lockdown, the pressures faced by businesses over the return to the office — and the signs to watch for with your staff’s mental health



‘One thing I have noticed is that some employers are taking the view that “We are in a global pandemic, the situation is extraordinary, we can afford to be a bit bullish because this gives us a water-tight argument for terminating this person’s employment.”’ So says Joe Beeston of law firm Forsters when we speak after the free lockdown webinar (run by NLA with Forsters) on legal issues resulting from the pandemic, including employment law.

In the webinar Beeston covered three main processes: furloughing, redundancy and return to the office, all with one thing in common. The circumstances in which they are taking place are indeed unprecedented. This means that employment protection and health and safety legislation in this particular context have yet to be tested, and if these transitions are mismanaged it could lead to a slew of tribunal (or even criminal) cases further down the road.

Take the return to the office. In the absence of clear government guidelines, employers have been left largely to their own devices. Responsible employers have taken advice and will follow due process, including buttoning down the physical logistics of bringing people out of the sanctuary of their homes and back to the workplace and consulting with them about the process.

However, employers who take a more coercive approach—which could mean ignoring or underestimating the anxiety that some people inevitably feel about returning to an office base, or using public transport to get there—may be storing up problems for the future. For example, an employee could go on to develop a severe mental health issue and trace it back to being strong-armed back to work.

It all comes down to the duty of care that employers have for their people, says Beeston. A duty of care is a legal obligation, imposed on an individual or company, requiring adherence to a standard of reasonable care toward others and keeping their best interests at the forefront of any actions. It applies not just to the logistical issues of ensuring a safe workplace, but also to taking account of the psychological needs, constraints and concerns of staff teams.

During the pandemic, a new model has emerged of employers incorporating proactive strategies towards mental health. Now, says Beeston, with tentative plans being devised for back-to-the-office schemes, is not the time to take the foot off that pedal.

‘During the long months of remote working, some conversations with employees have become perfunctory,’ he says. ‘Perhaps, because of the amount of time we have spent communicating with people on screen, we have all become a little de-humanised. Difficult conversations around furloughing and redundancy are never easy, and in the virtual space they need to be handled even more carefully, with sensitivity to the individual’s situation.’

‘Employment law is all about fairness, as well as due process. Employers need to be asking themselves, what is fair and what is reasonable in this situation? Oh, and they should check their liability insurance.’

→



A CASE IN POINT: GRIMSHAW

Katie Atkinson, HR manager and associate, Grimshaw

‘We are not anticipating a full return to the office for the foreseeable and we are being extremely flexible about who comes back and when. A handful, mostly those who can’t

work from home any longer, are coming back in August. The rest will be drifting back from mid-September on a rota basis. We haven’t confirmed a date because there is still a lot to do and we’d rather get it right and be a little late than jeopardise people’s comfort with a return that they, and we, are not ready for.

Channels of communication have been open with our teams throughout the pandemic, up to and including conversations about the return to the office. We were surprised at how many people didn’t want to come back. They may not want to disclose the reasons for this, and we don’t want to delve too deeply into their personal circumstances, or mental health. But we do want to give them a safe space to talk about it if they want to.

Preparing the physical environment is the easy part. Two-thirds of our desks in the London office have been removed to allow for social distancing and there are arrows on the floor to facilitate a one-way system. We are sending people regular photographic updates and we are planning to make a video when it’s finished so that people can see the working environment and what we have been doing to make it COVID-safe.

We figure that it is too much to expect our leadership team to also be psychologists. But we have provided training for them all in managing the mental health and stress levels of their teams and they know how to signpost people to places where they can get more support, such as our employee assistance programme.

It’s fair to say that there was a flurry of activity to keep in touch with people at the beginning of lockdown, and that’s eased off a bit as the months have gone on. However, it’s so important that people still feel safe and supported wherever they are (in some cases people have left London, or even the country), so we need to keep the momentum up.

Our health and wellbeing team has been key to this by, for example, sending out postcards to check in with people and making sure that those on furlough are contacted as a group to update them on what’s happening so that they still feel part of the wider team.

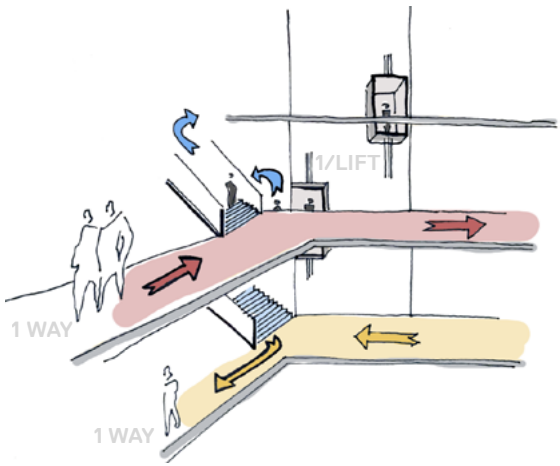
Of course, we have had some difficult conversations, including over performance issues. That’s never going to be an easy thing to do. But whether it’s over Zoom, on the phone or even face-to-face, talking in bullet points is just not good enough. We need to be kind to each other. Now more than ever.

The bottom line is that we try to be as open and honest as possible. If that means dealing with people’s individual concerns about the return to the office, then so be it. We are problem-solvers first and foremost, so we must remain open to all possible solutions. Our default answer to requests is “yes, let’s see how we can make this work”.



Supporting our Staff

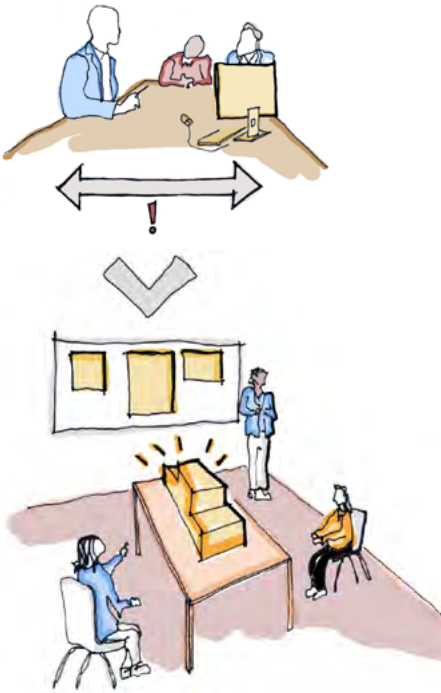
Provide support to those staff who find it difficult to work from home, from staff in share houses, or with big families, to living in micro-homes, or with noisy neighbours.



Creative Circulation

Creative circulation to enable people to engage with more spaces throughout the work day, change their routines, and be active.

Grimshaw



Invest in Collaboration Spaces

Reduce informal collaboration around computers, and encourage more conversations around a table.



Fewer People, More Bikes!

Increase bike parking capacity on the office ground floor to encourage staff wellbeing and ease pressure on the public transport network.

Mental health: 7 signs that someone is in trouble

It is important to act if you are concerned for your own, a colleague, or an employee’s mental health. If you notice one or more of the following signs it may be time to intervene.

1. Decrease in productivity

Whether it is because of lack of sleep, anxiety or something else, mental health issues make it hard to focus and be productive. If you feel that a colleague’s or an employee’s productivity is down, bear this in mind when you talk to them about it.

2. Changes in demeanour

If someone is ‘not being themselves’ in some way, it can be a sign of a mental health issue. Have you noticed that someone who is usually optimistic and forward-thinking has become excessively gloomy or negative? It may be time to ask them how they are doing.

3. Increased presenteeism, or absence

Any changes in someone’s physical or virtual presence at work should be noted, as it may be an inability to ‘switch off’. Increased presenteeism is as much a sign that someone is neglecting their mental health as unexplained absences are. Lots of people haven’t taken any leave during the pandemic crisis and may need encouragement to do so.

4. Outbursts and mood swings

The anxiety and stress associated with mental health problems may mean that someone becomes unusually prone to mood-swings or gets more easily frustrated, irritated or angry. This may be noticed in how they react to minor setbacks with projects or respond to colleagues’ criticisms or feedback.

5. Avoiding interaction

It can be easy to ignore someone who simply chooses not to engage, particularly if they withdraw from social interaction with colleagues. If you notice that someone has become absent from the weekly quiz or Friday afternoon virtual beers that they used to enjoy, it’s worth checking in with them separately to see how they are doing.

6. Lack of attention to self-care

People experiencing low mood or depression find it harder to take care of themselves. This may be difficult to spot if they are not physically in the office. Do you get the impression that this person is getting outdoors or taking any exercise? Do they appear always tired and lacking in energy? Do you think they are drinking too much alcohol? All these can be signs that all is not well.

7. Unnecessary fear or worry

In the midst of a global pandemic, it is inevitable that people are going to be more prone to fears or worries than usual. There is also the stress of being concerned about job security or money. If you sense excessive anxiety and paranoia in an employee or colleague, it could be a sign of a mental health issue. ●

'TRANSLATING' CONTRACTING

Ray Williamson — regional director, London, at Stride Treglown — explains why the firm has chosen to employ a new manager with 20 years of contracting to both improve the architectural practice's processes and act as a 'translator' between the practice and external contractors (and vice versa...)



Improving communication and teamwork between architects and contractors has been the focus of a plethora of reports and recommendations, from Latham and Egan to Farmer, and initiatives, like the hailing of building information modelling as a solution. Meanwhile, the emergence of modern

like a hugely important step to have created this role and committed to solving the problem.

Ultimately our aim is to improve—and to help others within the design team improve too—and deliver projects that are a success for clients, users and the wider community. And to make things simpler, more efficient and more enjoyable. ●

methods of construction, something we welcome, has brought people from manufacturing into that contracting role, presenting a new series of challenges to the status quo. We all know that if we can get it right, we will all save money, time and a lot of headaches.

At Stride Treglown we work closely with contractor colleagues on public and private sector projects across London and the UK. We design and deliver schools, healthcare and hospital facilities, higher education buildings and student housing. We act as executive architect on some of the capital's leading projects—from King's Cross to Wembley Park.

And yet, despite our many years' experience spanning almost every sector, we know we can still improve the process and deliver better, faster, smoother service.

Which is why we have appointed our first design manager, Laurence Reilly. Bringing more than 20 years' experience of contracting, his role is wide-ranging. He will cast a critical eye nationally and assess all our offices and sector teams, and tell us honestly how we can improve our processes. He will also—in the words of one of my colleagues—act as 'translator' between us architects and our contractor colleagues. And vice versa.

It's very early days, but it is already clear that even vastly experienced architects can identify areas where Laurence's input will be invaluable. Very little of what has been discussed is complicated—it's more about identifying where communication often breaks down and how we can anticipate and mitigate—but as an industry we have been talking about improving communication and collaboration for years. So it feels



The Q1 building at King's Cross — Stride Treglown is collaborating with Coffey Architects on the scheme

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DIVERSITY IS A FACT; INCLUSION IS AN ACT

NLA director *Benjamin O'Connor* shares a personal view on diversity issues and the measures being undertaken in-house to try to tackle them



One way or another, many of us have experienced some form of discrimination or bias, either directly or through shared experiences.

As a gay man I have endured my fair share of insults, stereotypes and open dismissal of my abilities, particularly as I err on the side of the feminine. Perceived ‘feminine’ qualities are still inherently seen as somehow weaker, so expressing emotion, caring

and being mindful have not always served me well professionally. I recall a time some years ago when my concern for another colleague was dismissed by my superior as ‘overly emotional’, and that I needed to stop having a ‘hissy fit’, both openly hostile terms used to put down and dismiss women on a daily basis.

The issue of gender equality and the rights of LGBTQI+ people have been front and centre of the discussion around diversity and inclusion, not just in the built environment, but in society at large. Some progress has certainly been made: we at NLA have stressed the importance of diversity on speaker panels, signing up to the Future of London Diversity pledge back in 2016. We led the LFA’s Elephant campaign in 2018 that aimed to highlight the inequity between the genders in our industry, after the Presidents Club scandal. Also, through the LFA, we have supported the founding of Architecture LGBT+ and the float at Pride. These are all things that we are proud of. Here is where the inevitable ‘but’ rears its head.

While tackling these issues is critical, we are living through a unique period in history. At a recent London Assembly Good Growth by Design meeting on diversity a colleague stated that ‘many organisations are focusing on women’s issues and LGBT as these movements are more established and easier to tackle’. This was of course referring to the discrimination and inequity of opportunity and access experienced by BAME people the world over, something we can and must focus on.

Since 25 May this year, the date of the horrific murder of George Floyd in the USA, people everywhere are waking up to just how bad our inequality problem is. Indifference and ignorance are no longer excuses—personally and professionally we have to do better. We must find realistic and lasting solutions.

To make the changes we need we first have to address the core issues. One thing we hear a lot from industry partners is that they can’t offer diverse speaker suggestions because they don’t have a diverse workforce, and they don’t have a diverse workforce because they don’t get diverse applicants. All these things may be true, and if this is the case then they have identified the first step in helping to diversify the workforce—change your hiring practices and try different methods of recruitment.

Creating a diverse workforce is not just an exercise in virtue signalling or meeting quotas. A 2015 McKinsey & Company global study found that ethnically diverse companies are 35 per cent more likely to have financial returns above national industry medians, and gender diverse companies are 15 per cent more likely to do the same. In addition to the financial gains and the shift in public opinion, it is clear that having diversity in your workforce creates diversity of thought, leading to more dynamic solutions, ideas and outputs.



NLA’s Diverse Leaders Panel

**Bola Abisogun, Chairman,
DiverseCity Surveyors**

Bola qualified as a Quantity Surveyor in 1999 and is committed to the Royal Institution of Chartered Surveyors. Bola was appointed as Chair of the Equality & Human Rights Commissions in 2010 to lead the *Construction Leadership and Diversity Forum*, developed in response to the EHRC Inquiry ‘Race Discrimination in the UK Construction Industry’. Bola’s principal objective is to promote and increase the retention of ethnic minorities active in the construction and surveying sectors in the UK.



‘We must all make a tangible contribution to eradicate social and economic injustice so that the pandemic of racism in the UK that is alive and well achieves complete annihilation and permanent expulsion from our society. The critical challenge — for all of us — is to never use one’s own prejudices to disadvantage another group or individual, in pursuit of a clear and residual advantage to your own self.’

Bola Abisogun

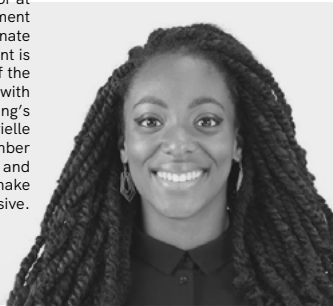


Tom Guy, Chair, Architecture LGBT+

Tom is a Director at Guy Piper Architects. In 2016 he started *Architecture LGBT+* in London which his now active in Brighton, Manchester and the North East. In 2005 Tom founded *National Student Pride*, an annual weekend festival for students from across the UK which centres around the main stage discussions and debates alongside the UK’s largest diversity recruitment fair.

**Gabrielle Appiah, Project
Coordinator, Soundings**

Gabrielle is a Project Coordinator at *Soundings*, a community engagement consultancy. She is passionate about ensuring that engagement is empowering and inclusive of the diverse communities she works with on projects including UCL East, King’s Cross and Brent Cross South. Gabrielle is also an active committee member for *Women in Planning London* and recently ran a webinar on how to make remote engagement inclusive.



CJ Obi, Co-Founder, Urbanist Platform

CJ is a creative professional with a passion for cities and people. He set up *Urbanist Platform* with the aim of attracting more people, from a variety of ethnic backgrounds, into the built environment. CJ’s aim, through *Urbanist Platform*, is to empower those currently working in the industry by providing a platform for them to be recognised.



‘People are not able to get into the sector because of systemic issues, their name or appearance. This disproportionately affects black people. We must change the conversation to build passion among young people.’

CJ Obi

**Charlotte Morphet, Principal Policy
Planner, LB Waltham Forest**

Charlotte is a principal policy planner at the London Borough of Waltham Forest, where she leads site allocations and planning policy for housing, employment and health and wellbeing. Charlotte is also co-founder of *Women in Planning* and currently undertaking a PhD into women, planning and leadership.



**Nikki Linsell,
Operations Director,
Public Practice**

Nikki is an architecturally trained operation and managing director specialising in beyond profit startups and personally driven by the importance of the equality, inclusivity and wellbeing of people and places. She has co-founded and helped set-up a number of social enterprises within the built environment and people analytics wellbeing industry, most recently *Public Practice*, a social enterprise building capacity within public planning.





Sue Brown, Managing Director, Real Estate Balance
Sue is Managing Director for *Real Estate Balance* and she leads the organisation’s campaign to address the gender imbalance in property, working to secure a future in which women represent half the industry’s senior leadership positions. Sue has three decades of business, property, and economic-development experience.

David Mann, Partner, Tuffin Ferraby Taylor
David leads TFT’s London office, using 30 years of experience to help investors and funds navigate building surveying matters across their portfolios. In 2011, David co-founded and co-chairs *Freehold*, a networking and support group for LGBT+ real estate professionals. The group now has 1,300 members and arranges professional and networking events, mentoring and charitable activities. Freehold won ‘Outstanding Contribution to Property’ in the EG Awards 2018. He also works with RICS, British Property Federation and REVO to promote diversity and inclusion across the industry.



Chris Ricot, Co-Chair, Planning Out
Chris is the Co-Chair of *Planning Out* and a Senior Account Director at BECG, specialising in the politics of planning. He previously worked as a Senior Advisor to the Leader of the London Borough of Lambeth. Chris has also worked as a speechwriter and researcher for two Labour Secretaries of State and their Ministerial teams. He remains an active campaigner for the Labour Party. He is the Chair of Governors for a school in Lambeth, and a Young Patron of the National Theatre. He is currently working on a series of events for a virtual Pride celebration with Pride in Property.



Sarah Hayford, Founder, The Land Collective
Sarah is the founder of an award-winning content-led platform called *The Land Collective*, which encourages the next generation of professionals to provide commentary on the property market and the wider built environment. In addition to this, she is a junior surveyor within the retail sector.

Selasi Setufe, Co Founder, Black Females in Architecture
Selasi is an Architect and is currently a Public Practice Associate working at Be First as the Innovative Sites Programme Manager. Selasi is co-founder of *Black Females in Architecture*, a council member at the RIBA and trustee of *Street Space*, a CIC delivering locally-led community engagement and collaborative design.



Amos Simbo, Chairman, Black Professionals in Construction
Amos is the founder of *Black Professionals in Construction*, a platform for black and ethnic minority professionals in the built environment to connect with other members of the industry, promote the industry as a good career choice as well as promote diversity among construction companies. After graduating from Loughborough University with a Mechanical Engineering degree, Amos has worked in the construction industry overseeing M&E services as a Technical Services Manager. With aspiration of fully owning his own M&E consultancy, Amos is passionate about maintaining professional standards and delivering service excellence.



Priya Shah, Founder, BAME in Property
Priya is the Founder of *BAME in Property*, the leading ethnic diversity network in the built environment sector, and a communications consultant for Grayling, specialising in housing and infrastructure. Priya regularly speaks on panel events about diversity, community and online engagement, as well as urbanism, contributing to the wider debate and sharing ideas with industry leaders.

Ellie Howard, Senior Project Officer – Regeneration, Greater London Authority
Ellie works in the Greater London Authority’s Regeneration team. She is responsible for overseeing strategy, policy and projects in South London, as well as citywide initiatives around culture, social infrastructure, and diversity and inclusion. This includes the *Supporting Diversity Handbook*, produced alongside the Mayor’s Design Advocates as part of the GLA’s Good Growth by Design programme.



Statistics: diversityuk.org / bameinproperty.com

14% of the UK’s population and 40% of Londoners classify as BAME, but only 1.2% of the built environment sector is BAME

Back in my days working for the museums sector I was involved in an incredible programme supported by the Heritage Lottery Fund. Part of the Skills for the Future programme and run by the Cultural Co-operation, it was called ‘strengthening our common life’. At its heart it was an accredited traineeship for young BAME people. The idea was that, by offering opportunities to young BAME candidates in museum roles across 20 different organisations, supporting their journey through the industry and providing tailored training, one day heritage leadership roles would be more representative of society. The ambition was to create a cohort of diverse leaders that would influence not only the workforce and work culture but also the programming in these traditionally white spaces, so that the 95+ per cent white audiences to museums would start to reflect the wider population. After all, these are public spaces that should be open to everyone.

Initiatives like this are exactly what the built environment sector needs. At NLA we launched our ‘diverse leaders’ programme back in January, and are now working with a wide range of organisations to come up with a new industry pledge that contains real action and is measurable. We want to support our members and London in making better choices, choices that we ourselves have not made in the past—we are all in this together. Advice, support and guidance will be provided as part of the pledge, and some realistic goals set for the coming years. We hope to work in partnership to support traineeships and widen access to BAME people specifically.

It is important to recognise that in the same way that Black Lives Matter does not mean all lives don’t, our focus on BAME right now is not saying that we shouldn’t or won’t focus on other areas in the future. In fact, the ambition should always be equity for all. We cannot forget that the gender pay gap is real and the lack of opportunities for women across our sector is still a major problem. We must also be mindful that inclusion means recognising and supporting those with disabilities and people of different ages and classes. Ultimately, we must try harder to include everybody in the discussion and provide a system that offers opportunities and progress for all people. ●

‘If you have the right culture that encourages diversity, inclusion and openness then this naturally removes bias. We should be encouraging companies to start that culture of positive change’

Priya Shah

TOUR DE FORCE

Architect Sherin Aminossehe is the director of infrastructure at the Ministry of Defence. During lockdown, as well as doing her day job, she completed an architectural drawing a day to remind friends and acquaintances of places and buildings they were hankering for. By *Peter Murray*



Sherin Aminossehe is used to hard work. Before she joined the Ministry of Defence she was head of commercial offices at Lend Lease, and before that CEO of the Government Property Unit, which revolutionised the way Whitehall manages its real estate. Even so, delivering a hugely impressive architectural drawing every single day during lockdown is an astonishing feat. These were not rough sketches but serious renderings done at the request of friends—and strangers—hankering for places around the world that they were no longer able to visit because of COVID-19. Each day's drawing was launched on Twitter.

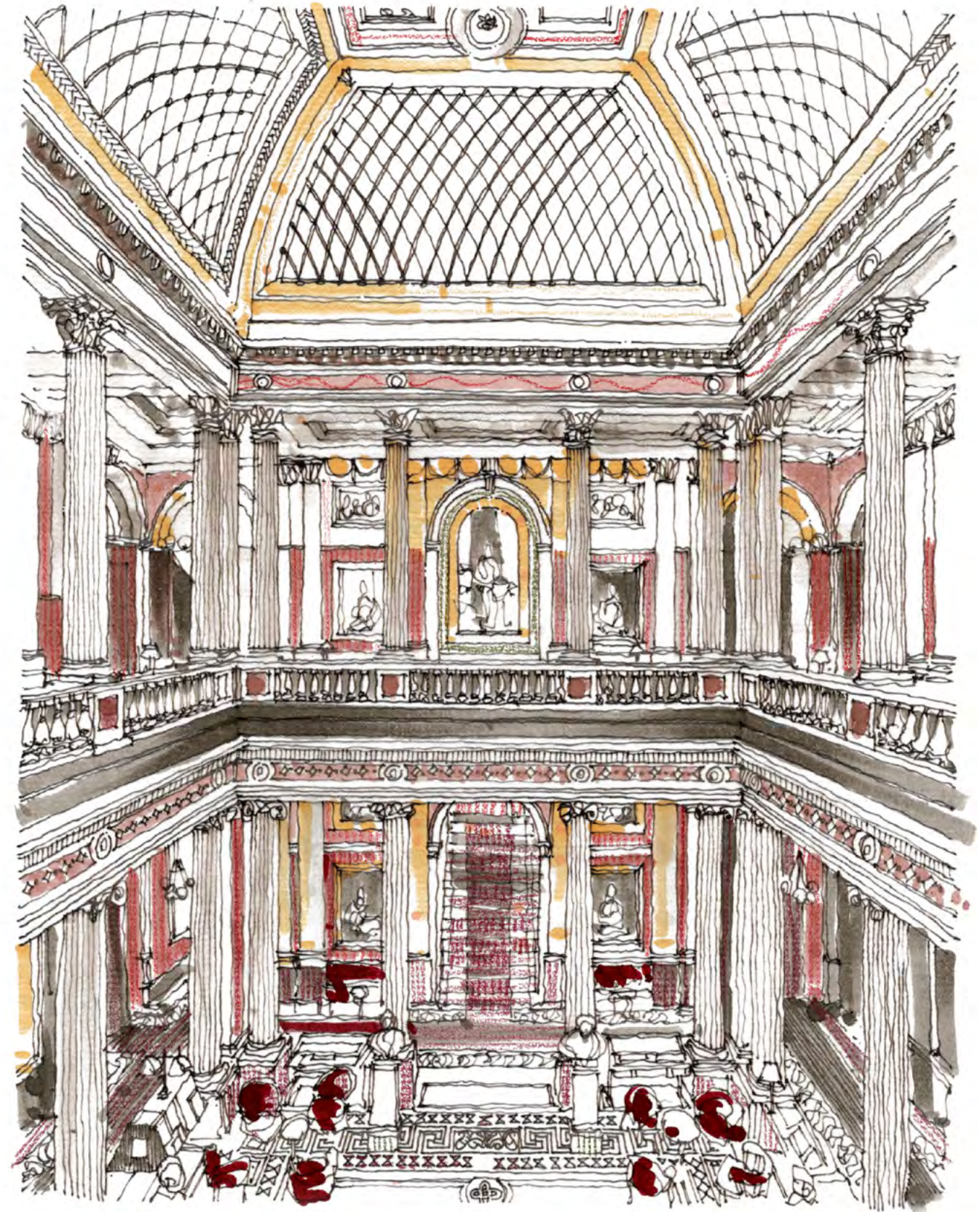
'I've gone around the world with their requests,' she says. 'Each one is from a friend or acquaintance who has a particular interest in that topic. Some of them are from people that

I don't know. It's gone broader than my immediate circle, which reflects the power of social media.'

Aminossehe completed the drawings while carrying out her very busy day job. How long do they take and how did she fit it all in? 'On average they take about three-and-a-half hours. It's got quicker as the process has gone,' she says.

'I start very early in the morning and set up the basic structure of the drawing. I usually try and take a lunch break in the middle of the day so do more drawing then. They're finished after I log off work at 6 o'clock, in time for posting on Twitter at about 10 o'clock in the evening. Then I log back onto my laptop and do the rest of my emails!'

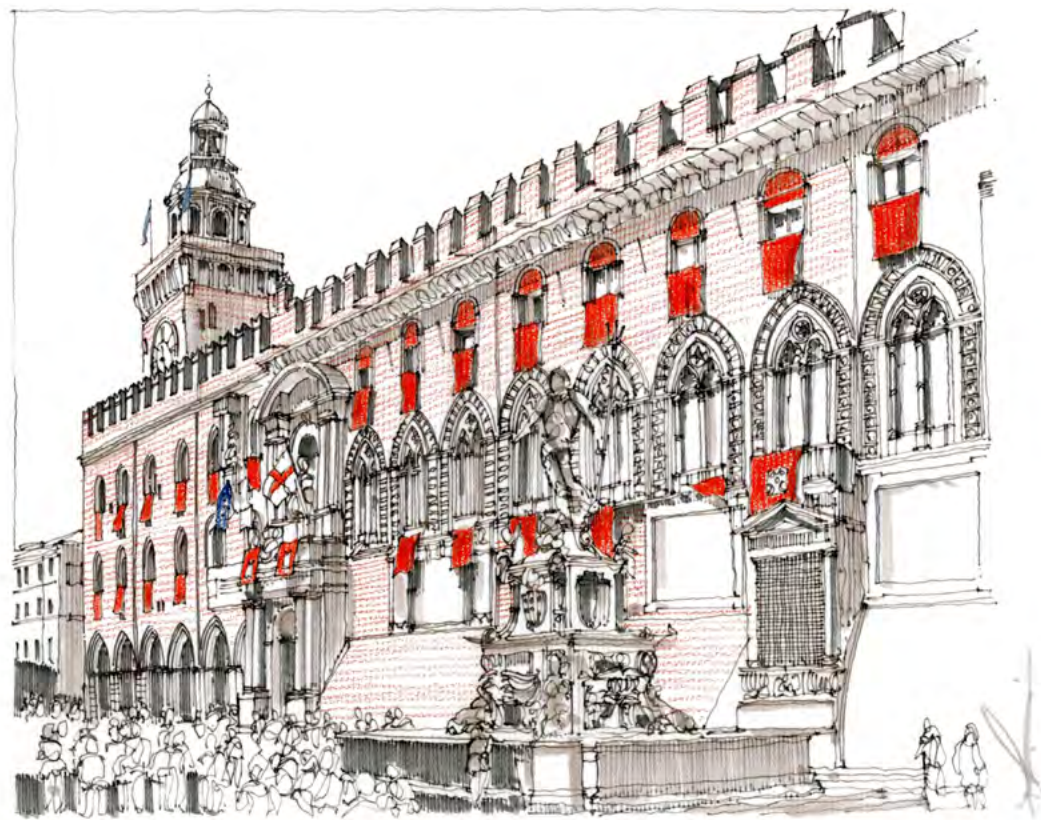
As a trained architect, Aminossehe has always drawn, but never quite so intensely as she has during lockdown.



A sketch in time — Aminossehe's drawing of the Reform Club



The Palace of Versailles, built in 1631



Italian job — Bologna



The Gothic Lincoln Cathedral, one of the tallest buildings in the world for over 200 years

‘I loved drawing from a very early age, although, oddly enough I probably drew less when I was a proper architect. That is partly because I had one boss who told me that I couldn’t draw and I suppose that put me off! It was also the ‘day job’ so it wasn’t until I became a civil servant and left design behind that I started carrying a sketchbook with me again.

‘Since having my son there hasn’t been that much time except for the usual Christmas card,’ she continues. ‘So when my husband and I went out for our date night once a week I always took my sketchbook and pencil roll. We would go to quite a smart restaurant and I’d shove the plate aside, roll out the pens, and just start drawing!’

‘I tried to keep doing one drawing a week, but since lockdown, with no restaurants to go to, I thought it would be

a good discipline to do a drawing a day. I started with a flower and didn’t expect it to go any further than that. Then the first request came in, which I wasn’t expecting, and so I thought I’d open it up. Then even more requests came in and people started asking if I’d take donations.’ Appropriately, Aminossehe decided to give all proceeds from her work to the armed forces charity, the Soldiers, Sailors, Airmen and Families Association.

‘I’m hoping to do an exhibition when a certain degree of normality returns and sell the drawings off for charity, and also maybe do a book as well if people are interested,’ she says. ‘It’s been a real privilege—as well as relaxation—but it’s amazing hearing where people want to be and what they’re missing. I’m honoured that people have asked me to draw these things for them. That’s been really lovely.’ ●

THE POWER OF COLOUR

Bathroom Brands' high-quality signature finishes and textures enable the designer to express themselves as the creative artist in the bathroom.

Combined with lighting and interior design elements, a bathroom can be created to suit any personality.

Bathroom Brands' broad spectrum of finishes is featured across its portfolio of brassware, furniture, ceramics, shower enclosures and trays.



VIRTUAL PLANNING IS HERE TO STAY

The decision to award planning permission to the Museum of London's West Smithfield scheme earlier this summer reveals a vital and perhaps permanent role for ever-slicker — and more democratic — virtual planning committees, now backed by the planning White Paper, argues *Jeremy Randall* of Gerald Eve



As a planning consultant, I rather fancifully looked at committee meetings the same way as footballers would look at matchdays. Crowds may occasionally have dipped below the 90,000 that cram into Wembley, but they were equally keen to voice their support or concerns, and we always had a drink after to hopefully celebrate (but every now and then commiserate) with the client.

Like most other areas of life, COVID-19 has postponed these for the foreseeable future, and we find ourselves attending virtual meetings instead. Earlier this summer, the proposed relocation of the Museum of London to West Smithfield and the associated redevelopment works — a scheme Gerald Eve advised on — was approved by the City of London planning and transportation committee in one such virtual meeting. While the application was submitted in a pre-lockdown world, just a matter of days later the wider design team found itself separated and streaming the proceedings from the comfort of our respective kitchen tables.

Like all such meetings, it felt a little odd, but if the Museum of London decision shows anything, it's that virtual committees rival their in-person equivalents for relevance, scrutiny and the ability to determine the 'right' outcomes for each application. The Museum of London's move to West Smithfield is one that has been widely praised, and promises to rejuvenate a corner of the City that will in time become a cultural hub as well as a centre for commerce, part of Culture Mile.

That is not to say there aren't challenges, of course. Virtual meetings are, by their nature, harder to read than an in-person committee, and there are the inevitable instances of frozen screens, muted microphones and lost connections that everyone has encountered over the past three months. But as members and contributors have got more used to the process, it has undoubtedly become slicker.

Live-streaming of virtual meetings also brings democratic benefits. I have no figures for how many people are 'tuning in' to the meetings as they happen, but I'm fairly confident it will be more than were turning up to the previous in-person format. Planning regimes thrive on

transparency and engagement, and the more people take an interest in the process, the better.

What this shows, regardless of how long lockdown restrictions remain in place, is that virtual planning meetings of some kind are here to stay. Even when in-person meetings resume, it seems only right and proper that contributions can be made remotely, in line with the protocols we have all got used to.

'Virtual meetings are a good example of how fleet-of-foot the planning system can be, when the situation demands it'

Virtual meetings are a good example of how fleet-of-foot the planning system can be, when the situation demands it. We've seen that they work, even bringing some benefits over the previous way of doing things, and it would be foolish to not maintain the best elements of the virtual meeting system as and when we return to how things were before. Even if that makes my post-match drink a thing of the past. ●



Green light for culture — The Museum of London's new home in West Smithfield



WHAT IS YOUR LONDON 3.0?

Patricia Brown, director at Central, describes her ongoing quest to secure a new and improved version of the English capital with a greater, richer quality of life

The role of McDonald’s is coming under scrutiny. Not just as fast-food enemy in the prime minister’s battle of the bulge, but also for the place it has in the social life of young Londoners.

For some, apparently, its role is central. In a recent study by Gehl Architects of the leisure habits of young people in Camberwell and Peckham, McDonald’s featured as a critical social space—less for its food than as a place offering warmth, a welcome and, crucially, WiFi.

This is something that Shawn Adams, co-founder of the POoR Collective, understands empirically. ‘In Mitcham we had a McDonald’s, and everyone would go there, some even commuting from some distance, like Wandsworth. It was a landmark place... Yet as soon as the McDonald’s was removed, it was almost as if the community completely evaporated.’

As he says: ‘A lot of these informal spaces have a lot more value and worth than at first glance.’ So while McDonald’s gets a bad rap for its fast food, Adams is concerned that unless you can create that same environment, when McDonald’s is removed those people have nowhere to go.

Just 10 years previously, it was a somewhat different experience for Charlotte Morphet, principal planner at Waltham Forest and co-chair of Women in Planning. Growing up in Wandsworth, it was the common itself that provided her playground, where she often dodged the park police. In fact, she admits to running riot as a child and is concerned that this unstructured outdoor experience is missing for London kids nowadays.

I have spent a lot of time over the past year or so asking people to look back on London’s recent past, in order to help us think about its future and consider what a ‘London 3.0’ could look like. On this occasion, a Zoom meeting, Morphet and Adams were joined by creative developer Roger Zogolovitch and Jennette Arnold, London Assembly member, city politician and cultural advocate—two people who have made their own mark on the capital.

All four were agreed that the transformation, and opening up, of the city’s public realm was something we

should celebrate. It served many well in our days of lockdown, providing the living and breathing space sometimes lacking at home. It is this type of deliberate act of improving the capital, and the way we live, that I am keen to evaluate and mark, while considering what to calibrate and innovate in London’s next phase, considerations made all the more urgent by the global pandemic.

Improving our civic realm was a large element of the work I led from the late 1990s, focused on retrofitting an urban quality to meet the needs of people and our quality of life, unravelling many elements of the late 20th century—London 1.0—and our preoccupation with planning around vehicles. The city was without a regional government, yet it was a time of great ambition for London, a gathering of minds and a sense of potential. We looked at the city with

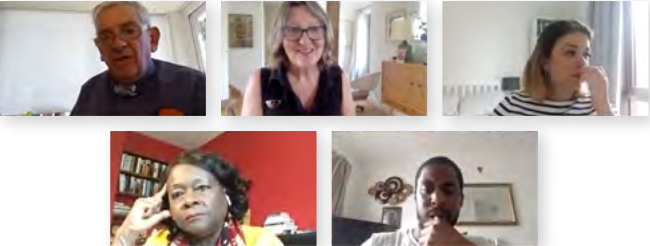
fresh eyes, in order to start to tackle things that could stymie its place as one of the few truly global cities, including losing the talent that helped fuel its global economy.

We started the 21st century with a can-do sense and a new mayor, and even to casual observers, the ‘London 2.0’ we were

aiming for helped sustain London’s position as one the world’s most successful cities. Its global role helped it to ride out the financial downturn in pretty good shape, remaining a vessel for overseas investment. It has climbed ever higher up Maslow’s hierarchy of needs in terms of ‘place’ and our experience of city-living, a tangible manifestation of New Labour’s urban renaissance, and then some. Yet success has unintended consequences, especially affordability.

Zogolovitch is particularly concerned by this, saying: ‘London has become far too expensive as a city.’ He points to how global inward investment, fuelling speculation, has pushed London in the wrong direction. ‘You are isolating so many parts of London away from what is the London community. I am fascinated by how we can reset this, recalibrate this, and get back to something that is affordable.

‘That is the real challenge. The “march of the money” has become a denial—denying people access to good homes, good housing. Everywhere is monetised.’



New directions — exploring London 3.0 over Zoom



Trafalgar Square: ‘an emblematic space that has been transformed through the process of lobbying during London 1.0 and moving to 2.0’

This can also create a London less likely to foster community. Morphet misses the inner-city London mix she grew up with, where ‘you brushed up against everybody’, and which she has seen dissipate as areas have gentrified. She agrees with a common theme—that we have to refocus on London’s character, which is so lacking in many of the new areas we are creating.

For Morphet that comes in part by creating more intimate localities, something lacking in her current neighbourhood, Nine Elms. ‘I miss Clapham Junction or Wandsworth Town,’ she says. ‘I really miss having a town centre.’ At £4 a pop for a coffee and restricted to a Waitrose for shopping, she misses ‘local shops to go to, and knowing people, having local contact. There is no heart, no high street and no activity.’ Nine Elms Road carried little traffic during lockdown, meaning she was able to hear birdsong, but ‘It still felt like a hostile environment to be in’.

The sense of community, of village London and distinct localities, are themes that commonly resonate throughout London 3.0 conversations, and this was one was no exception.

Arnold cautioned, though, about generalising about London: our lived experiences are so different, in part because of our own localities, especially when it comes to access to the green space that has been central to our well-being of late. ‘What is wonderful about London is that we can’t generalise,’ she explains. ‘We turn a corner, meet a different place and are in a different locality. That is one of its strengths and that is under threat.’ She also expressed concern that it is becoming two cities—one of the elites and one for the rest—and shares Zogolovitch’s worry that it is becoming ‘vanilla’.

Despite this, there is little doubt that we can, and should, celebrate London’s success. While some is down to global market forces, and historic precedent, it would be wrong to downplay how much success has been because of that shared ambition, fostered through the new partnerships between the public and private sector, and the action designed to make granular, holistic, improvements to the city.

‘There is little doubt that we can, and should, celebrate London’s success’

In the late 1990s, shaping quality of life meant creating more walkable streets, better public realm and enjoying a continental European coffee culture—what Jan Gehl calls ‘public life’. What does it mean now we need to provide Londoners with equitable, liveable places and when quality of life has a greater, deeper, urgency, far and away beyond York stone paving, fountains and a flat white coffee?

I hope that through my ‘London 3.0’ initiative we can start to get to some of the answers, and renew our collective ambition and refreshed partnerships to deliver the next iteration of what ‘good looks like’ for our city and its people. ●

Patricia Brown: Anthony Coleman; Trafalgar Square: Richard Baker/Alamy Stock Photo



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CASTLES IN THE AIR

Professor Yolande Barnes, chair of the Bartlett Real Estate Institute at UCL, argues that Londoners are being conned and luxury apartments are not helping when it comes to alleviating the capital's housing need



Billboards around building sites from Uxbridge to Upminster proudly proclaim the forthcoming arrival of 'luxury apartments'. The sites they surround often host a project identical in many respects to those in other world cities: a tall or massive building of concrete and steel containing ubiquitous international 'units', nominally labelled 'residential' but sold into a global asset market which Professor Peter Wynne Rees infamously dubbed in a 2015 Guardian article 'towers of safe-deposit boxes'. Yimbys across the capital, rightly anxious about the housing crisis and anticipating an increase in housing supply, cheer on. But they have been conned. Luxury apartments are not new housing supply and they won't alleviate London's housing need.

The definition of 'luxury' in the Cambridge Dictionary is 'something expensive that is pleasant to have but is not necessary'; Oxford calls it 'an inessential, desirable item which is expensive or difficult to obtain'; and Merriam Webster 'something adding to pleasure or comfort but not absolutely necessary'. So, what is it that a wide variety of developers are saying when they advertise their apartment blocks with the epithet 'luxury'? It seems to me that they are (in a surprisingly honest way) self-proclaiming that their new 'homes' are not necessary and they are expensive. It would behove planners and policy makers to notice and acknowledge this fact.

Luxury apartments are something else, something different to housing for London's workers. That is not to say that they are not needed in a global city, in the same way that hotels and hospitality premises are needed, for example. But let's stop pretending that they have any impact on the supply of shelter for the majority of London's workers, most of whom cannot afford the price tags associated with London's new developments. Even a modestly sized 'luxury' apartment at £800,000 is way beyond the reach of the median London household with an income of £31,000, a borrowing capacity of perhaps £150,000 and access to savings that would nowhere near make up the shortfall.

'Luxury' apartment blocks may (or may not) have aesthetic merit, they may be deemed valuable, and an awful lot of them win prizes—but they don't really have anything to do with supplying housing need. Shelter, in the form of housing, is a basic necessity and not a luxury for most people. There is a housing crisis in London because that basic human necessity is inaccessible and unaffordable to a large number of people. If all we're building is castles in the air, we cannot, by definition, be supplying housing need.

For several years now, the researchers at Savills have monitored the supply and sales of new housing in London.

Repeatedly, their surveys show a significant supply/demand mismatch. London housing demand is highest in the 'under £450 per sq ft' price range, but supply only fully meets demand in the 'over £700 per sq ft' bracket. In 2017, Savills calculated that there was demand for about 18,000 homes per year costing less than £450 per sq ft, but their modelling of annual supply in this price bracket for the following five years was that fewer than 1,000 would be built for owner occupation (a measly six per cent of demand) and a further 2,500 or so a year would be for affordable rent or intermediate ownership. By this reckoning, less than 20 per cent of housing demand in this price bracket was being met in any way.

Even at the £450 per sq ft level, the median London household is still priced out of a modest 800sq ft home. But new homes in this more modest price range still stand less chance of being provided than social housing, of which Savills calculated that about 5,000 units a year would be built representing a, still miserly, 25 per cent fulfilment of a 20,000-per-year demand. Perhaps the only silver lining provided by the cloud-castles in the air is that they provide modicum of social housing through section 106 agreements, which is what probably accounts for the relatively higher provision of social housing than modestly priced owner-occupied housing.

'Luxury apartments are not new housing supply and they won't alleviate London's housing need'

Meanwhile, new housing in the 'luxury' ranges is more than fully supplied. In 2017, Savills researchers modelled annual demand of around 12,000 units a year in the £700 to £1,500 per sq ft range, but a delivery rate some 42 per cent higher at around 17,000 per year. This relative 'oversupply' of luxury apartments is not a phenomenon confined to London. At a recent global housing conference, hosted by the Bartlett Real Estate Institute in 2019, representatives of global cities as far flung as San Francisco, Lagos, Beijing and Mumbai reported exactly the same observation.

There seems to be a characteristic in global cities which leads to an excess of luxury accommodation while the majority of the working population remain inadequately housed—or even un-housed. I would posit that this has much more to do with land availability and pricing than with either



Deluxe dilemma — 'developers will race for the top — to the luxury end of the market — in order to justify the very high land prices they have had to pay'

the development industry or planning practices—which unfortunately is where most policy responses lie.

Developable land in global cities is a rare commodity: most of it is, almost by definition, already occupied and in use. The acquisition of the raw material for development is therefore expensive. Like any production material in scarce supply, manufacturers (developers) who need it to make their product (housing) bid up the price. So, the laws of supply and demand do work in London but they are not the laws of unit supply and housing demand (which would likely produce a more rational and well-supplied marketplace) but the laws of land supply and developer demand for land.

This means that when it comes to supplying housing in global cities, developers will race for the top—to the luxury end of the market—in order to justify the very high land prices they have had to pay to be able to carry out their trade at all. Asking or expecting housing developers to build 'ordinary' homes at affordable prices is like asking a cutlery manufacturer with only silver to work with to make knives and forks at stainless steel prices. If there were such a thing as 'cutlery planners' who required a free teaspoon with every dining set (as city planners require affordable housing on every development), then cutlery manufacturers would have to consistently target an even higher-premium, high-margin luxury market to pay for the extra silver. It appears to me that something similar is happening in the residential development market.

I am not suggesting that the housing supply problem will be solved by abolishing section 106 agreements or affordable housing requirements. Sheer competition for land from a variety of uses will likely keep the price high and continue to incentivise luxury developers against mainstream builders or social housing landlords. There are solutions to this conundrum but they lie in a much deeper understanding of the interactions between land markets, the

planning system, tenures, landlords, land curation and local neighbourhood-making. A much deeper understanding than the length of this article allows unfortunately. Focusing on just social housing will not address the whole problem.

There are some consequences of the COVID-19 crisis which may accelerate both understanding and action in this regard, however. There appears to have been a significant shift in the nature of demand for housing. Early indications from buyer surveys suggest that people not only require more of their interior space, including room to work, but also want to live in homes with gardens or outside space and are prepared to move away from the city centre or even away from the global city altogether to achieve this. They want to live in better neighbourhoods which are more pleasant and liveable during a lockdown. (Even if it never happens again, 'lockdown liveability' is going to be either a conscious or subconscious criterion in house purchase and home renting for years to come.)

This raises many questions. What is 'luxury', in the context of any city centre apartment? Do tall towers with no outside space in sterile new environments with few or no amenities really fit this definition? Do some of those 'luxury' billboards surround the slums of the future? At the extreme, could some owner's 'assets' turn into liabilities when the cost of ownership—upkeep, energy and service charges—exceed an investment return?

Developers will still tend to supply premium markets in order to be able to pay top dollar and to secure land—almost anywhere. But these markets may cease to be quite so central, quite so urban and quite so 'Hong Kong high rise' as they have been in the past. London's land may become cheaper and more available for its workers, but it will be at a price. Like other global cities in the early 21st century, central London has been a luxury brand. Post-COVID, it may lose that lustre—but may regain its accessibility for ordinary Londoners as a result. ●

WORKSPACE — WHICH WAY NOW?

Katrina Kostic Samen, head of workplace strategy and design at KKS Savills and chair of NLA's new Expert Panel on work, sets out the key takeaways from a session that sought to provide thought leadership on the future design and delivery of office space for London



The timing could not be better: COVID has provided a once-in-a-lifetime opportunity to 'get it right'. It has long been predicted that the future working environment will be driven by employees' desire to achieve better balance and wellbeing in their working lives. Arguably, the pandemic has

just accelerated the evolution in workspace design that would have naturally occurred over the next few years, and people are likely to come out of this crisis wanting the ability to choose—and with new resolve. This is the time to get it right. People are the heart of an organisation and its success—we must harness the advantages of working differently to create an environment which supports business growth and creates a resilient workforce.

Our panel of experts come from a wide range of organisations in architecture, interior design, local government, development and public realm, all with a common focus: future workplace and occupier needs. There were three main questions we wanted to explore:

1. What are key occupier concerns, and what issues are clients asking about?

The panel all agreed on the vital role played by the physical office, and much of the feedback was around 'when' not 'if' we return to the workplace, although what that will look like is yet to be determined. We are only at the beginning.

The panel all agreed that safety and cleanliness is high on the agenda and that staff needs should be prioritised. The office will need to give people a reason to return and draw them back. While that may sound somewhat broad-brush, there is a further facet to be considered—attention to individuals rather than a company-wide approach. There will not be a 'one size fits all' approach.

Emma Lange, leasing manager at Derwent, highlighted that different personalities have different needs. Many of the front-facing teams at Derwent, typically extroverted, are back at work. However, what could be done to encourage more introverted staff to return to the office?

2. What changes to the design to the workplace will there be in both the mid-term and the future?

Unsurprisingly the consensus was that change would be broad, but as yet it was unclear what this will look like. It is certainly

time to seize the opportunity and create multi-layered, human-centric, inclusive, enriched and curated environments with choice and variety, that are not just flexible but hyper-flexible.

Of a survey of staff at Stride Treglown, 80 per cent said they would not choose to come to the office five days a week. While agile working does enable people to achieve a better balance, it will also affect the size and shape of the workplace.

Inevitably this brings the question of co-working and suburban hubs into play. Co-working spaces have inevitably been affected by the pandemic, but what role can they play in the office of the future? To be further explored by the panel.

3. How will the wider architectural development and new build solutions respond to post COVID research?

In shared amenities, we have seen two immediate responses. The first, requests for additional cycle spaces, is positive, but the other, for extra car parking, is less welcome. The sentiment is well understood, but the positive impact that COVID has had on the environmental movement should not be eradicated.

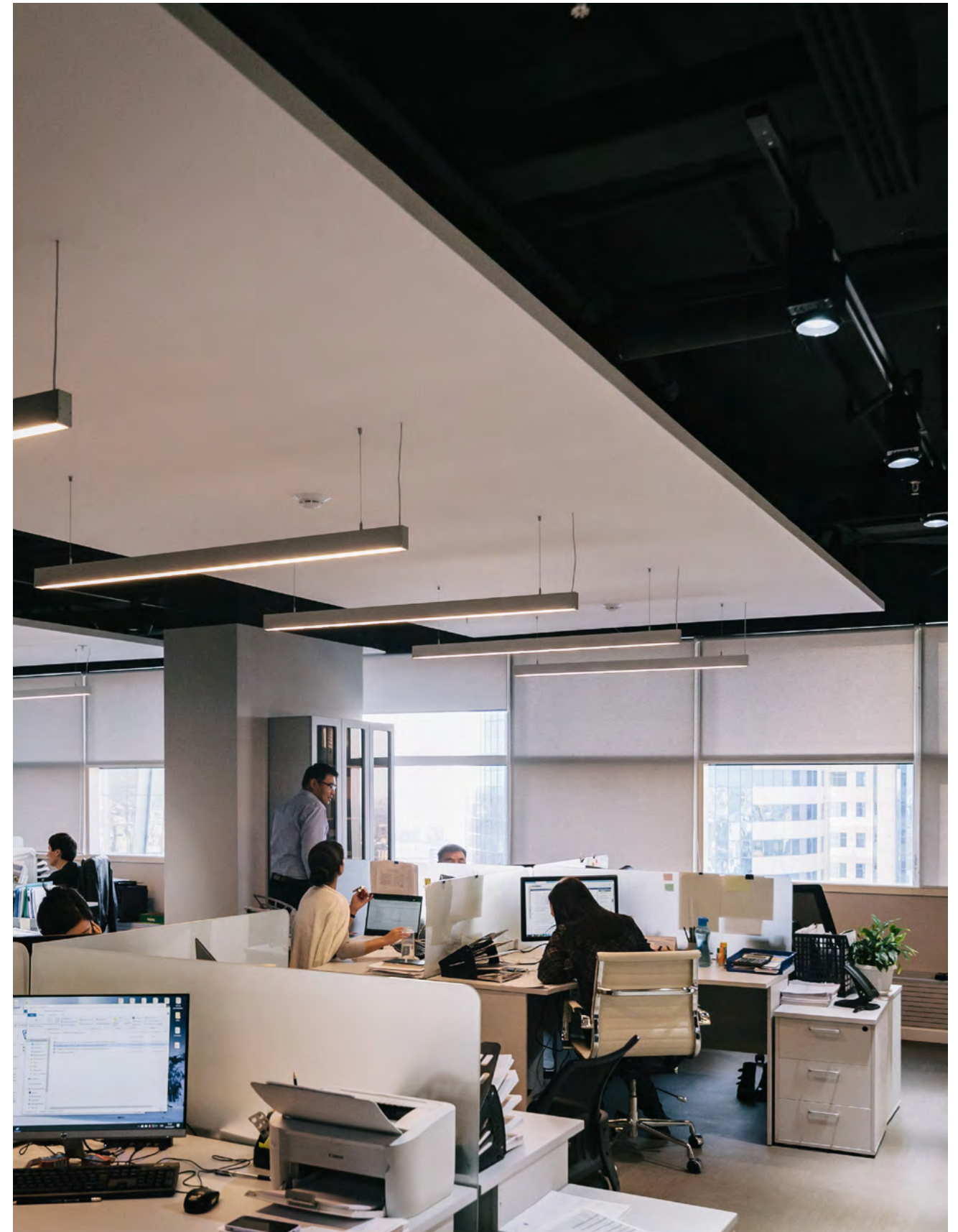
Public realm should be considered as an extension of the office and occupiers encouraged to be as creative with external space as they are with their future offices. Public space and the ecology of the business district will factor into the success of returning to offices.

There will be a challenge: with two groups pulling in different directions—investors/tenants, and long lease/short lease—future space will have to respond. How will local planning authorities respond to help shift the change in employees coming back to the office?

We'll be looking at further topics, too: examples of cities that illustrate 'what good looks like'; what can the NLA Expert Panel on work provide as unique in this discussion; and are there other relevant discussions or topics that should be considered.

The panel members were invited to join sub-groups to take these topics further as agenda items for future sessions. Exciting times ahead! ●

The NLA Expert Panel on work is one of many reporting on several sectors including wellbeing, tall buildings, healthcare, planning, transport and infrastructure and Net Zero. For other findings visit nla.london



Damir Kopezhanov

Office life — how will COVID change the way we work?

LOOKING BEYOND THE ENERGY LABEL

Miele GB's head of project and marine sales *Max McCormick* says that for far too long, the built environment has focused on 'in-use' energy consumption markers as a benchmark for choosing appliances



When specifying appliances, as well as the usual tick-list of price, features, style and brand is the matter of sustainability, for which the energy label is the only real accessible information about a product's energy and water consumption. While there is no doubt that they provide handy guides at a glance, as an industry we've fixated on these A+, A++ or A+++ markers for far too long. They actually tell us little about the total environmental impact of the life cycle of the product.

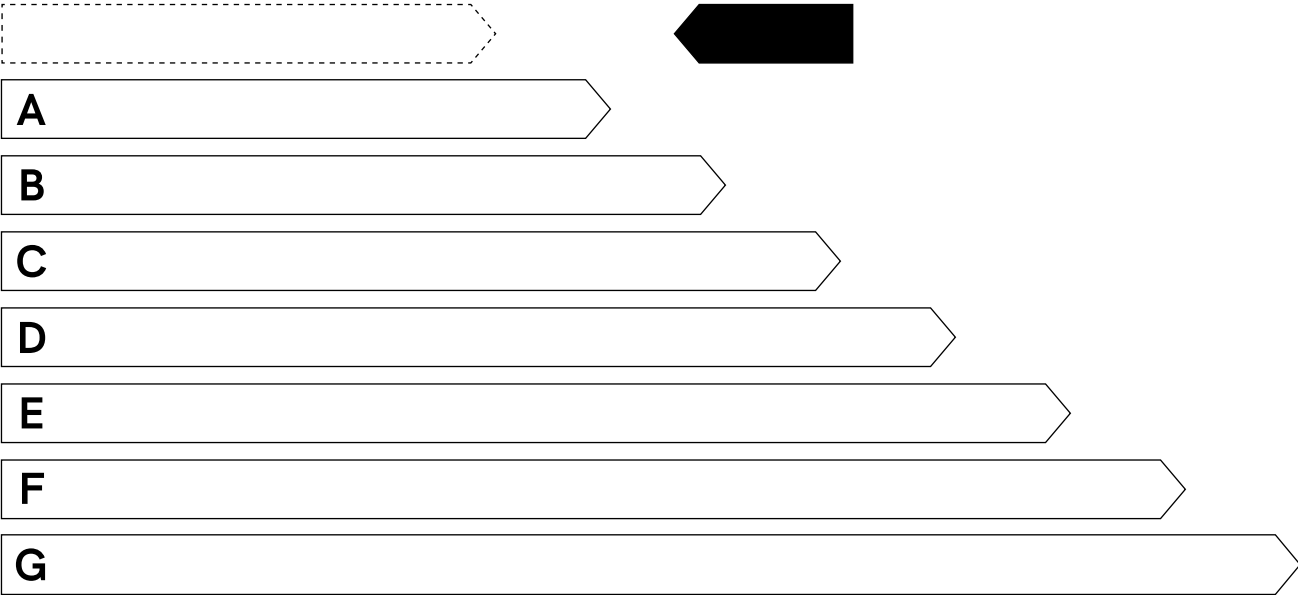
For example, there's the build and design phase to consider, the supply chain, the materials used in production, how the appliance treats the items (for example how a washing machine cares for garments or how much microplastics it releases), how long the appliance is tested to last for and the reality of how the consumer will actually use it in their own home.

We believe that to make a more informed choice buyers should have access to much more information. Questions should be asked, for example, about what percentage of the appliance is made from recycled, raw or manmade materials, and what percentage of the appliance can be recycled at the end of its life. What tests are carried out to back up a quality pledge? How long is the appliance likely to last before being scrapped? At Miele, we test our washing machines, tumble dryers, dishwashers and ovens to the equivalent of 20 years' use. It adds cost and time to our research and development phase, but in the end means less waste.

Energy labels are changing soon, so there is hope that the industry is heading in the right direction. From 1 March 2021, there will be no more A+, A++ or A+++. Instead, the system is being returned to the much simpler A to G format, along with a QR code which can be scanned by a smartphone for additional information. The new labels will show electricity consumption as well as other energy and non-energy information, such as water used per cycle, storing capacity, noise and so on.

While this will help eliminate poor performers from the market and contribute to the EU's 2020 energy efficiency objective, for us it doesn't go far enough. In our 2019 sustainability report we provided detailed insights into our understanding of sustainable corporate guidance, taking on broad environmental aspects along with a sense of responsibility towards employees, the supply chain and our involvement in society, and created 15 strategic targets. We aim to be carbon-neutral by 2050 at the latest and we believe others should be doing the same.

For us, it's the only way we can ensure that we're truly sustainable, from concept to reuse. This has a massive impact on both the environment as a whole, and on the built environment. Developers and builders will be able to offer a complete package of sustainable, eco-friendly properties from the build materials to the kitchen appliances. As the property market picks up post-COVID, especially in cities such as London, Manchester, Birmingham, Liverpool and Edinburgh, this can only be positive. ●



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INVESTING IN THE FUTURE

Tomáš Jurdák, Real estate partner at MiddleCap



MiddleCap’s Southworks scheme, designed by SPPARC, includes body-heat scanners, apps that manage occupation, smart heating, cooling and ventilation systems



WHAT IS YOUR PROUDEST ACHIEVEMENT AND WHY?
I’m really proud of building the talented team at MiddleCap, which has achieved so much in such a short space of time. We are not a big corporation. We are a private company with a small but dedicated team.

Every building is personal for us —our focus is to push the boundaries on quality. Despite only entering the London market two years ago, we’ve been able to provide excellent opportunities for long-term institutional investors and develop a fantastic, future-proofed office product. It’s been very a very rewarding process so far and credit must be given

to the team both for the great projects we have delivered and those in our pipeline.

WHAT WOULD YOU HAVE BEEN IF YOU HADN’T CHOSEN THE PATH YOU DID?
Had I not made the move into property development I would have continued with my career in architecture. I have always been passionate about the design of buildings and cities, and the great thing about sitting on this side of the fence is that I get to work with architects to make our concepts a reality. I understand that sometimes it is hard for architects to realise their designs on paper, and I love that I can be part of the process with them.

WHAT OR WHO HAS BEEN THE BIGGEST INFLUENCE ON YOUR CAREER THUS FAR?
I’ve been very lucky to work with a number of talented and inspirational people throughout my career, so it’s difficult to pick out one individual. There seems to be a common thread with their personalities though: humble, professional and with a strong sense of team spirit that means they bring everyone along with their success.

WHAT WOULD YOUR ADVICE BE TO THOSE STARTING OUT IN YOUR PROFESSION?
The property business is a multifaceted and multidisciplinary one —for starters, you need to understand the basics of finance, law, development, design and construction. The most successful not only master this knowledge but also appreciate the value of so-called ‘softer’ elements like wellbeing, heritage and technology to truly transform buildings or spaces. Creating places with soul, that mean something to the people who use them, is often overlooked in our industry but should be the driving force behind everything we do.

HOW WOULD YOU DESCRIBE YOUR COMPANY’S USP?
MiddleCap is developing high quality commercial spaces that not only meet exacting technological and environmental standards but are also places where people want to work. Our commitment to design excellence means that we consider the smaller details and the effect these collectively have on the experience of a place. So-called secondary spaces, like stairs and toilets, get as much attention as the working areas. Importantly, we’re always thinking about how we can better support the health and wellbeing of people using our buildings through the integration of design and technology, which will be increasingly important as we transition back to working from offices. Southworks, our scheme in Southwark, sets a benchmark in this respect, featuring a number of innovative measures, ranging from lobby body-heat scanners and apps that manage the number of people in a space, to smart heating, cooling and ventilation systems.

HOW HAS IT BEEN FOR YOU PERSONALLY, AND AS A FIRM, WORKING POST-LOCKDOWN?
As MiddleCap works across Europe, it has been tricky getting to grips with different approaches and policies in different counties as lockdown measures have been eased across the region. But once we understood the various safety rules, all of our team were eager to get back to work and crack on with all of our exciting projects! Personally, I prefer face-to-face meetings. There is nothing like meeting people in person and this is especially important when you are managing large-scale projects with several suppliers. You develop stronger relationships with people in the physical world, and they are so important to bringing our projects forward. Based in Bratislava, we are now back in a travel mode—but by car, not plane. At our Southworks development in London we are creating an incredible double-height entrance from handcrafted Italian glazed bricks, so I recently visited the supplier in Italy for a meeting. I also travel frequently to Berlin and Munich, looking at new and exciting opportunities. But I am really looking forward to getting back to London—this is

the longest period I have been away from the city in the past eight years.

WHAT IS THE BIGGEST CHALLENGE FACING INVESTORS?
The two most important factors in investment are stability and predictability. COVID-19 has caused dramatic financial and economic instability, but also ongoing social and behavioural changes, which are very difficult to predict. This combination will be the biggest challenge for businesses over the next decade. There is a lot of debate around the future of the office post-COVID, with the conversation very focused on flexible offices. While fitout and tech will prompt some change in design, in my opinion, the big shift will be the lease terms that tenants will want. The trend towards shorter leases was under way already, and the pandemic will accelerate it. Shorter leases will impact the security of income for investors and this will bring about a change in investment valuations. Today, assets with short-term leases see a significant reduction in their value. If banks and investors don’t accept the change, it will impact the viability for future developments.

WHAT TIPS COULD YOU GIVE OTHER FIRMS?
Now is the time for creativity and innovation. Industries most affected by the pandemic, such as retail and hospitality, have already been adapting their products and services in light of lockdown measures. But we will all need to reconsider our business models to stay relevant as we emerge into a ‘new normal’. For those in the commercial market, like ourselves, that means developing office products that are safe, flexible and appealing to both businesses and their occupiers. The so-called ‘death of the office’ is hugely exaggerated—we will always need places to work collaboratively in convenient, central locations.

HOW DO YOU VIEW LONDON AS A MARKET CURRENTLY, COMPARED TO THE OTHER EUROPEAN MARKETS YOU’RE IN?
MiddleCap is committed to investing in London in the long term, as the market is stable. There’s a broad mix of occupiers and they will continue to attract young talent from around the world. On the continent, Berlin and Budapest offer similar opportunities but not on the scale that London does. London is a resilient global capital city. It has retained this position through many crises and will do so once again. Just before the outbreak of COVID-19, low vacancy rates and a limited supply of new office space coming through in Central London prompted many of the big agents to forecast strong rental growth over the next few years. The office market was not spooked by Brexit like many predicted. Large financial institutions did not abandon London. Instead, the city proved it was resilient as ever and demand for office space remained strong. There are a lot of value-add opportunities coming to the market now and over the coming year. I expect there will be strong competition for the best projects.

HOW OPTIMISTIC ARE YOU FOR LONDON?
Incredibly optimistic! London is a hotbed of creativity, talent, culture and opportunity. As far as we’re concerned, it’s the capital of Europe and one of the world’s leading cities, regardless of the impact of Brexit and COVID-19. ●



BUILDING A NEW TOWN CENTRE FOR LONDON

Roger Madelin and Emma Cariaga are driving forward with their plans to ‘show, and not tell’ by developing Canada Water as a new piece of city — but with all the benefits of living in the suburbs. A vision, they most certainly have... By *David Taylor*

Roger Madelin and Emma Cariaga are building a new piece of city.

The British Land duo prefer to get on and do it, rather than endlessly talk about what it might be, but the new Canada Water will effectively be a new town centre for London with more in common with the suburbs, building on its environmental benefits and focusing on wellbeing, as the notion of development and what people want receives further COVID jolts.

I catch up with both over Microsoft Teams, despite easing restrictions in this area, and they’re both in their office. Nevertheless, I suggest to joint head of Canada Water Development Cariaga, that this pandemic period has caused people to question all sorts of fundamentals governing where and how they live and work. How has it affected a company now embarking on widespread transformation of a 53-acre (21ha), well-connected site in south London?

‘Some of what we have learned to love over the past few months has been the virtues of the suburbs,’ says Cariaga. ‘That kind of neighbourhood retail feel, the ability to go for a run before you sit at your desk, the ability to pop out and see somebody locally... all of those things that we have learnt to do and be in our local area Canada Water has already, and is part of our scheme. So yes, it’s central, but it will feel quite local.’

The site feels fairly suburban in places at the moment with its open spaces, water, neighbourhood retail feel with local amenities, but has this period made British Land rethink its ratios of retail and how that will operate? The outline planning permission includes parameters which effectively give British Land space with heights limits, but also a high degree of flexibility within the uses to use a sliding scale to raise one proportion and reduce another, says Cariaga. There is thus the potential for up to 1m sq ft (93,000 sqm) of retail, cultural, leisure, educational uses alongside the residential and offices. They don’t currently feel they will necessarily deliver this amount, not least because there is a quantum of retail already serving the existing community. What *sort* of retail, of course, is another question they’re figuring out — along with the rest of the UK. But the numbers are impressive: around 30,000 people within the catchment shop at Surrey Quays Shopping Centre, with the masterplan doubling that figure. ‘That’s a lot of people needing lunch and entertaining, as well as the more normal neighbourhood retail for the people who live there.’

Roger Madelin — who also enjoys the title joint head of Canada Water development — has, of course, been here before, insofar as he was heavily involved with the transformation of King’s Cross for Argent. When he was asked to get on board with Canada Water, he walked around the site for three hours before deciding to say yes.

‘Back in 1987 when I was working with Mike and Peter Freeman in the very early days of Argent I had a conversation with Peter riding back from Micheldever, where we had been trying to convince the landowners that we should build a new town for them, and got shown the door, basically,’ he recalls. ‘It was embarrassing, but a good lesson. We both said to ourselves that we would like to be a developer capable of building a new town and also a new piece of London like those people are bringing forward at King’s Cross.’

They wanted, in other words, to do a big bit of city and a new town. And over the 29 years Madelin was at Argent they looked at a number of possibilities for where such a new town venture could go, including Daventry and Harlow, and around Stansted, bidding for Aldershot just before Madelin left in 2015. He maintained his interest in finding a new town, though, looking in Basingstoke and Swindon, among other sites. He knew British Land chief executive Chris Grigg from having coffees with him at BPF events, and Grigg knew of Madelin’s desire. ‘Grigg said: “I’ve got a new town for you, Roger, would you like to come and run it, lead it, at British Land?” I said: “Where is it?” When he said “Canada Water” I’ve got to say I was disappointed.’

That feeling didn’t last long, however. Madelin brushed aside his initial reaction, and his frustration that this was not, after all, 500 acres to play with in Cambridge, and asked the normal questions. How much land did the developer own? Is it freehold? And so on. ‘It was interesting enough for me to go down with my wife and it was only then in that summer of 2015... I defy anyone living and with any sense of sociability and joy of just being alive and walking around and seeing people in that environment to go to Canada Water and not get excited about the possibilities of what could happen there,’ Madelin enthuses. ‘It’s not every corner, but there are probably four occasions when you walk around Canada Water where you go “wow”. And we didn’t know we were going to go “wow”. We literally went “wow” to each other, then went somewhere else and went “wow”.’

Greenland dock is one of those ‘very pleasant’ wows, followed by Russia Dock Woodlands and a clearing beyond. Or, indeed, the Printworks. ‘Actually, when you go in the print hall most people go “fuck me!” as opposed to “wow”,’ Madelin qualifies, in the sort of moment that used to make his PR minders grimace—but they’ve got used to his ways now. From a residential tower British Land can access Tower Bridge looks almost within touching distance, but it is in fact a six-minute bike ride away. Then, when you walk through Southwark Park too, you realise it is just so close, Madelin goes on. ‘But it has some of the brilliant things that you’re never going to get in the centre of London. It is central

London, but it’s got some of the best things of the suburbs.’

Mrs Madelin was convinced that Roger would take the job on, but just advised that he shouldn’t do so ‘indefinitely’. ‘She said give it five years and see what happens,’ he recalls. ‘And here we are, four-and-a-half years later.’ Madelin jokes that he will walk out in six months’ time, but since the project is two years behind schedule, and he is enjoying the ‘fantastic bunch of colleagues’ he has at the firm, it seems doubtful. ‘I hope they let me stay a little longer.’

Cariaga says Madelin can’t possibly go yet—there’s too much to do. She joined British Land in 2014 from Landsec, initially to work on a whole range of residential schemes. One was Canada Water, but they didn’t yet have the land they do now, acquiring Surrey Quays Leisure Park from Aviva in early 2015. That was the moment the developer had the critical mass, control and continuous boundary that it needed to deliver a masterplan. The two make a good pairing, and Madelin is keen to stress that Cariaga ‘absolutely is not a number two’, bringing good ideas, passions and abilities. ‘It has been terrific coming in with someone like that,’ he says. ‘Someone who listens but absolutely tells me straight if I’m talking bollocks.’

Some of the policy changes happening around 2015 towards Canada Water becoming a major new town centre for London were opportune. Opportunity Area status was confirmed in the London Plan, and Southwark got its act together in terms of an area action plan and policy framework for the site. This meant a much more ambitious attempt to regenerate Canada Water than previous, more residential-led proposals. It was also the first time that a significant amount of workspace for the area had been considered, Cariaga goes on, with all the job creation and economic investment that brings.

Cariaga on Madelin and Madelin on Cariaga

So, what do they admire in each other? ‘I’ve had a really wonderful time working with Roger,’ says Cariaga. ‘I think his skill in bringing a group of people together is for me his biggest strength. That is easy to say but I think it’s quite difficult to bring a group of people together who are able to act autonomously but also as a collective. ‘Something like Canada Water is not possible, I think, if you have one person driving it almost at the mercy of everybody else. There is quite a strong case for collective co-creation of a masterplan for like this but that takes a certain type of person happy to let people have a say, listen to them and actually say yes to some of their ideas. And I think Roger does that brilliantly. He’s got a very clear

view, as have I, but his ability to listen and take on board people’s ideas, even if he doesn’t always agree with them, I think, is a real strength.’

Beyond that, she says, he’s a lot of fun. They ‘break some rules’ and Cariaga has really enjoyed it. ‘I’ve made you blush,’ she laughs at Madelin on the other side of the Teams screen.

In the other direction, Madelin says Cariaga is the best senior partner he has worked with, other than his wife Jane, who looked after the finances at Argent. ‘Emma is very knowledgeable. She’s the consummate professional: hard-working, very good listener, very patient... absolutely some of the qualities I might have but they are buried quite deeply. And quite often I can’t find them anymore!’

‘We’re delivering the most brilliant town centre London’s seen for 100 years’

She is also ‘very forthright in a disarming way...’ to which Cariaga hoots with laughter. ‘You make me sound like an assassin!’ You wouldn’t want to get on the wrong side of Emma, Madelin grins. ‘It would be so nice, but by the time you’re on the ground with the blood spewing out of you, you wouldn’t have even known it was coming.’ In business, though, you need that little bit of a reality check, and Cariaga provides it with a clear vision of what she’s about.

So, what kind of rules do they break? ‘I think there’s no bullshit,’ says Cariaga. In some branding work, for example, they had to look at how they would talk about the Canada Water project, and when. ‘One of the things one of our colleagues said was that Canada Water was going to show and not tell. And that’s a really refreshing way of doing things. Everyone waxes on about what they’re going to do but we’re just going to quietly get on and show people, rather than tell them.’ This is of course following an extensive consultation process of the sort Madelin is in particular well-known for (he was nicknamed ‘the Martini man’ for his ‘anytime, anyplace, anywhere’ attitude to this during King’s Cross). But it is also a less corporate or vanilla approach. ‘We want to get on,’ says Cariaga. ‘I think people are fed up of just listening.’

Might there be anywhere that represents an exemplar for what they hope to achieve, nevertheless? A planner by background, Cariaga references her training from Sir Peter Hall and the New Town garden suburbs, so supposes that some of the spirit from that movement—if not the architecture—would be nice to have at Canada Water. That would resonate with the kind



Close to the action: aerial shot of Canada Water showing its proximity and quick links to central London

of long-term, patient capital approach British Land adopts with some of its other estates.

Madelin, meanwhile, has a whole slideshow of places from where the developer hopes to take cues. ‘Almost everywhere I go I see some little aspects I would try and incorporate somehow in the context of Canada Water,’ he says. This could be as small as the joy a yew tree arch entranceway brings to the graveyard of a country church—and that could bring to a new three-and-a-half acre park at Canada Water—or little touches from the many places he’s sat at with a beer or a coffee and a cake, wondering what about them makes them so good, and popular. They’re not trying to create Vienna or somewhere in southern France. As a keen cyclist, Madelin can get to see interesting side roads and the essence of place on his new routes

from his home in Richmond to Canada Water. This has opened his eyes to ‘some amazing stuff’ in Southwark at medium-density and high end around London Bridge that he just had not been aware of from his time cycling in west and north London.

‘I want Canada Water to combine the joy of the yew tree arch in the churchyard and amazing parklands that we have in and outside London, but also make it very urban.’ It is a tough gig, however, to do what he was asked to do at King’s Cross: make it urban and gritty but also clean and safe and green and full of air and light. King’s Cross was always going to end up not-gritty, he says, because people do want things super-safe and clean. Well-managed places do tend to veer that way, so can the architecture and routes make it feel urban and in a safe way? That’s one of the exciting aspects



Canada Water factsheet

- Masterplan covers 53 acres (21ha)
- More than 5,000 people have been involved in the community consultation
- Office space to be provided ranges from 278,000sqm to 320,000sqm
- 3,000 new homes will be delivered, 35 per cent of them affordable, 70 per cent at social rent, and six out of 10 will be suitable for families
- The scheme includes up to 100,000 sqm of retail, leisure, entertainment and community space
- British Land is contributing over £33m towards transport improvements to Surrey Quays and Canada Water stations and two new bus routes
- The developer is providing a new leisure centre, land or money for a health facility and £5m to expand a local primary school
- A minimum of 35 per cent of the masterplan will be public open space, with 12 acres (3ha) of open spaces, including a town square and park



of working on a new bit of city that has some of that intensity of an urban space but is also a place to go at weekends and in the evenings to relax and enjoy being between the buildings.

If Central St Martin’s was a brilliant way of getting early footfall to the area, Canada Water has something ‘much better’, says Madelin. TEDI London is a new applied science university which involves 5,000 students in a joint venture with Kings College, the University of New South Wales and Arizona State University. Every problem in the world has engineers at the heart of solving them, says Madelin. ‘Forget art and all that “froufrou” that goes with it. We’re going to have a different type of people doing a different type of course.’ Certainly, there is an estimated shortage of over 50,000 engineers in the UK, so it’s a well-placed venture. TEDI opens in September next year, offering degrees in ‘global design engineering’. From a cultural point of view there’s the Printworks, which has held ballet and other events, with British Land also planning an ever-increasing diversity of cultural events.

Allies and Morrison is masterplanning the scheme. The firm was chosen at King’s Cross because it hadn’t done a masterplan before, and because the team were ‘a joy to have in the room’, says Madelin, and could push and pull ideas and debate issues. ‘When we sat down with them at Canada Water, they had done more masterplans than many architects around,’ says Madelin, but they came with ideas again as well as an ability ‘to be questioned and not get upset’. ‘They surprise you constantly, in nice ways. They always go one

step beyond what you expect... I wouldn’t want them to do all 40 buildings though!’

Being a developer is often a misunderstood dark art, and suffers from trust issues as communities feel they are developed ‘to’ rather than ‘with’. Cariaga’s kids often ask what she does and she gives different answers to each. ‘To my elder daughter I say I play SimCity for real,’ she says, and the 18-year-old ‘gets it’. It’s an alternative strategy with her 10-year-old son, however. ‘I kind of say Minecraft,’ says Cariaga, ‘and he gets that’. But if she were asked at a dinner party what she was doing at Canada Water, what would she say? ‘I’d say I was delivering a new town centre,’ says Cariaga. ‘To start to quantify what that is going to be like is difficult, isn’t it, because everyone’s perception of a town centre is different depending on where they live or where they’ve come from.’ Sometimes they talk about urban centres, whatever they are, and masterplans mean nothing outside of the professions. ‘But everybody gets the town centre. So I would say I’m delivering the most brilliant town centre London’s seen for 100 years.’

Madelin puts it slightly differently. ‘I always say I have the most brilliant, responsive, thrilling job you could have,’ he says. ‘Because every building or every piece of development we do touches new elements of that society.’ You get to know different people and cultures—the ingredients—and the developer’s task is to use those and come up with the kind of city and urban environment that, when you wake up in the morning wondering what to do, the first thing is to wander to Canada Water, because there is always

something going on there. And if there isn’t, you just love going there anyway, because it has the best culture, street theatre, restaurants, music. ‘You’re going to get—literally—a physical buzz going through your body when someone says come to Canada Water. I do.’

Some of the big challenges are now hopefully resolved, with planning permission achieved after around three years, earlier this year. The risk going forward is probably about scale and pace, says Cariaga. ‘It’s a very large, very mixed-use masterplan and it’s in a part of London where a lot of people live but people don’t know it necessarily as a commercial location. Our strategy of introducing up to three million square feet of workspace development is to change that perception from being one of a residential suburban location to an urban mixed-use workspace location.’

To do that you need to get on and deliver at scale, so the first phase introduces three buildings of 300,000 sq ft (28,000sqm) of workspace for around 3,000 employees, bringing the start of critical mass to secure the location as a workspace one. ‘But we need to keep the pace thereafter... Keeping up the delivery of development to create a critical mass fast is the challenge for any masterplan. I think it is one we can crack but I think it is one that we are alive to because the alternative is to pick buildings

off and start very gingerly and it never really gets momentum.’

Happily, despite some uncertainty, there is money around in some places ready to go, says Madelin. ‘I think if we get to the end of this crisis, we can probably deliver scale and pace faster than King’s Cross. But it’s better not to start at all than do a little bit on the side.’ Indeed, enabling works for the new Canada Water start later this summer, with London’s latest new town centre just waiting to emerge. ‘It’s got to be big,’ says Madelin, ‘it’s got to be good, and we have got to keep going.’ ●



Roger Madelin and Emma Cariaga: John Sturrock; Canada Water aerial: Jason Hawkes/British Land

Above: A parkland setting — how the new Canada Water park might look

Above right: The outdoor life — the Dock Office community square and leisure centre

BRIEFING NOTES

Our regular round-up of
conferences and events at NLA

ACTIVE TRAVEL

A big boost for cycling and walking

How can London grasp the nettle and perhaps change the way it looks and works for good?

A bumper webinar day of three events making up NLA's *Active Travel Summit*, sought to find some answers. In the morning's *Street space for London* session, Transport for London's Mel Cazzato was clear about the capital's key goal. 'We urgently need to reallocate more space for walking and cycling to prevent a car-based recovery,' she said. TfL has delivered over 12,000 sqm of additional footway space over more than 20 locations in the past six weeks—on top of the Park Lane improvements and 20mph limits—and is looking at providing a new pop-up cycling route along Euston Road, and allocating £14m to 24 boroughs for 508 schemes. The City, meanwhile, is pressing ahead with phase two of its major changes to the Square Mile, said Alastair Moss, with the aim of reallocating road space for cafés etc. 'We believe people want to enjoy spending more time outdoors and it's really important to give them safe and attractive spaces to do so,' he said.

The measures being made would be enough to bring joy to this sector in normal times. But Urban Movement's Brian Deegan is not resting on any laurels. 'Most of me wants to just whoop and applaud the progress... but I still have to ask: are we doing enough, is it of high enough quality and can we get it on the street quick enough?' Deegan said he was particularly interested to see how better walking and cycling infrastructure in outer London can be got going, but the London Plan 'isn't anywhere strong enough' on car-free planning and road pricing had to be a bigger part of the answer. 'Let's make car drivers pay,' he said. 'The one who does the most damage should be paying for the damage they do.'

The conference also heard from LDA Design's Sophie Thompson, who wondered whether now might be 'a massive opportunity to create this giant nursery for London'. 'I really hope that we don't return to business as usual,' she said. Finally, Dr Ashok Sinha of the LCC felt that we should seize the energy generated by a time of protest on subjects like Black Lives Matter, and that London needs to be put on a 10-year trajectory to decarbonise our roads. 'We could conceivably get to a situation where no-one, or very few people, ever need to own a car again,' he said.

A lunchtime session on *Smart mobility: how will we move around the capital?* looked at the world of shared and micro-mobility with the rise of e-bikes, e-scooters and other personal mobility devices predicted to become more widespread. 'Undoubtedly,' said Richard Dilks of CoMoUk, 'there has been a massive groundswell towards staying more local.' In an environment where COVID has 'hurried the agenda up', London nevertheless has 2.7 million private cars, as the single dominant

transport mode, so there is also 'a real opportunity for London and the rest of the UK to capture some of that behaviour change'. The cities that have made the best fist of sustainable transport have knitted shared modes with effective public transport and active travel, he added.

The use of e-scooters and other personal mobility devices will become more widespread, agreed Steer's Matthew Clark and Francesca Lavey of Plexal, which is trialling Bird e-scooters on the Olympic Park, and who predicts improvements soon like self-cleaning handlebars. Indeed, said Bird's Emma Silver, 'micromobility has revolutionised urban transport', and could be as transformative as Bazalgette's influence had been on London. Such modes are not cannibalising bike share in cities, she added, and electric scooters are like a 'gateway drug' for getting people out of their cars.

Finally, an afternoon session saw a PechaKucha session on *Future streets in a post-pandemic London*. Presentations included John Robertson Architects' Kuros Sarshar showing the Bike Lines concept outlined in New London Weekly. 'Now is the time to really think big and invest big in active travel infrastructure,' he said. PedalMe's Benjamin Knowles spoke on the success of his firm in transporting goods and people across the capital, and thereby cutting the number of unnecessary journeys. 'I'm a big believer in the power of cargo bikes,' he said. The main barrier to people using bikes and walking to get around, though, is motor vehicles, he argued.

Other speakers included Commonplace's Mike Saunders on how technology can act as a 'tonic' and part of the solution in community consultation, and BDP's Alice Galvin, who wants better and more comprehensive mapping for cycling in the city. 'London lacks a visibility for its cycle infrastructure,' she said.

Part of NLA's Transport and Infrastructure programme |
Programme Champion: **TfL**



Property cycle — the Bike Lines 'thinking big' proposal for better infrastructure

GOING DIGITAL

Digital vs analogue

Digital has done much to keep the built environment industry ticking along during a time when face-to-face meetings have been impossible, but there is still a place for drawing and modelling traditionally and no real substitute for meeting communities ‘over a cup of tea’.

This was the feeling of *Going Digital*, a Zoom session run by NLA that sought to investigate the pros and cons of shifting to a much more digitally based world.

Woods Bagot’s Julian Cross said that with 16 studios globally the practice was used to forming digital design teams and can boast a strong virtual network. Such digital teamwork had proved a good creative tool, with software used to make changes in real time, while recording sessions also proved useful in honing presentation techniques as screen rather than stage actors and establishing how ideas happen. But it was ‘incredibly hard to replace the campfire in the centre of the room’ that is the model or during consultation. ‘There’s still nothing like being in the room having a cup of tea with a local resident,’ he said.

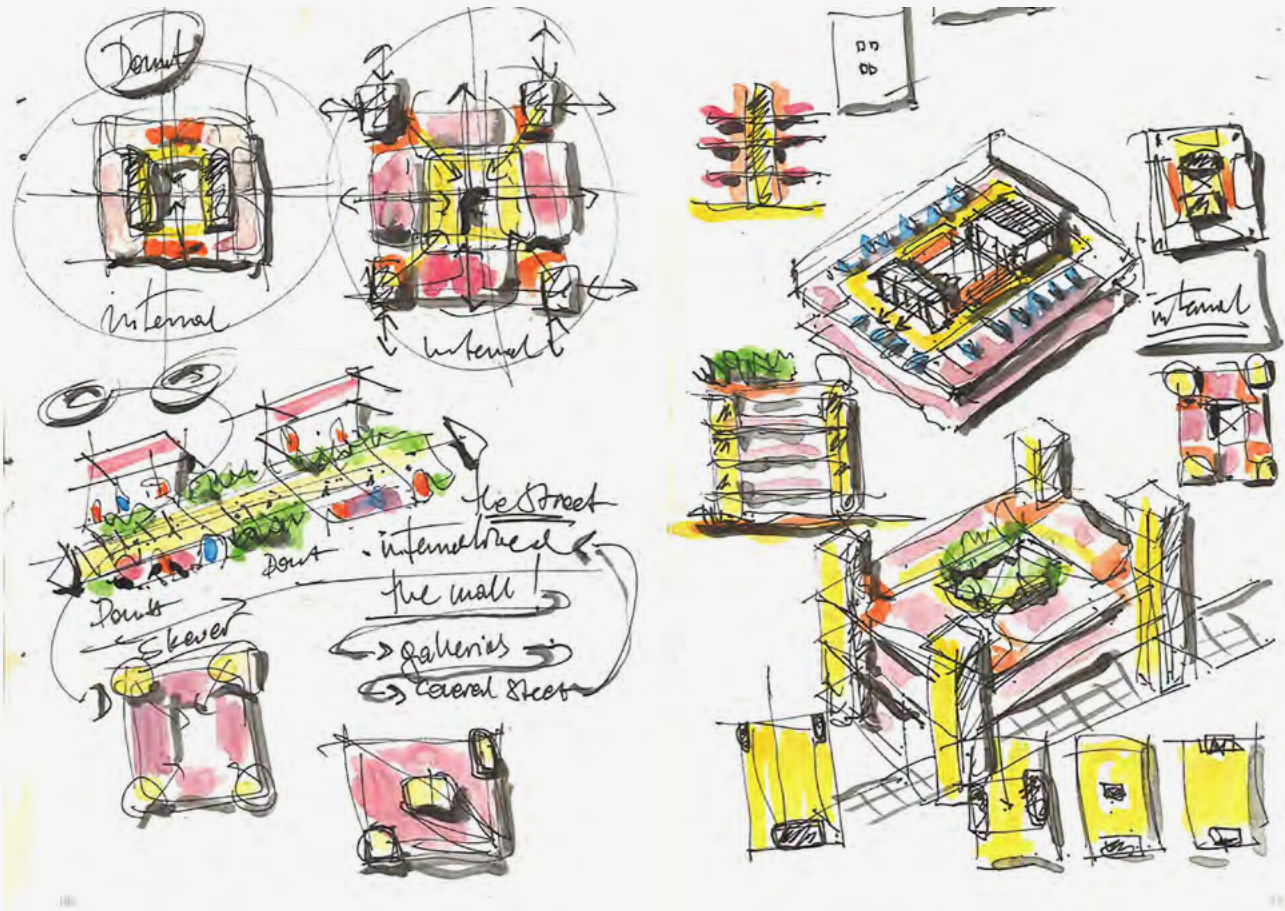
Brick by Brick’s Colm Lacey said that although they too had found adapting to the digital world relatively straightforward, and hadn’t lost too much time during the virtual planning system, the key challenges were keeping ‘joy’ and ‘personality’ in schemes and meeting the public’s expectation of meeting someone in person to ask questions.

‘There’s still nothing like being in the room having a cup of tea with a local resident’

Julian Cross, Woods Bagot

The public don’t like CGIs in the main, said Lacey. Peter Barbalov of Farrells said the practice always starts its schemes with a sketch and that people ‘should come out into the real world and do real things like draw, cut paper and put bricks on bricks’. But the ‘virtual world is catching up with the real’ in terms of accuracy, and technology used for consultation can be a democratising force. ‘Maybe a real urban room can hold access to a virtual one,’ he said.

In association with: **VU.CITY**



The public don’t tend to like CGIs. Farrells’ Peter Barbalov explained that the practice starts with a sketch

SOUNDING BOARD

NLA Sounding Board give planning shake-up a lukewarm reception

Measures to shake up the planning system and extend the concept of permitted development were given a lukewarm reception by NLA’s Sounding Board, with some members suggesting they would do nothing for town centres, the quality of housing delivered for communities or the architectural profession as a whole.

The ideas suggested by Prime Minister Boris Johnson as part of his ‘build, build, build’ speech the day before the Sounding Board met were a case of ‘devil in the detail’ and were suggested by people who don’t run planning departments or understand all the issues, said Heather Cheesbrough of Croydon. ‘Before we start shaking up the system, I think we should look very clearly at what politicians, including elected politicians in national governments, are doing to interfere in the system and to subvert it,’ she said. While not perfect, the planning system does seek to negotiate and navigate between myriad interest groups, she added.

‘Building regs alone can never deliver what we consider to be good building’

Pam Alexander, LLDC

Create Streets founding director Nicholas Boys Smith, who has advised the government on planning issues, had earlier outlined some of the ways in which it was seeking to ‘get more certainty in the system without losing the advantages of strategic planning’. The planning process needs more ‘democracy’, said Boys Smith. ‘Every bit of data I’ve looked at and every process I’ve been able to find information on shows that despite very good intentions we have not managed to bring proper community engagement work or empirical data on what people prefer where they want to see plans and how they want to conceive them. Outline planning permission was an attempt to bring greater democracy, and although permitted development has ‘worked at one level’ in leading to more supply, there were ‘very correct criticisms made about the quality of the housing that’s been provided’. Basic standards of housing and quality were not sufficiently embedded into either the building regulations under the current system or into a more rules-based planning system, suggested Boys Smith, leaving planners seeking clarity with ‘nowhere to go’.

Be First’s Pat Hayes said that the ideas surrounding updating the use class orders were a move in the right direction, but Michael Lowndes felt that the move to more permitted development (PD) was ‘troubling’, particularly around what that might mean for town centres, and that moves to allow more building up



‘Build, build, build’ — Boris’ big idea

could represent a ‘charter for building ugly’. Stuart Baillie of Knight Frank said he too shared an ‘anxiety’ over PD, and as upwards extension is only limited to buildings up to 30m in height feels further PD needs to be controlled and will require a lot of assessment work from local authorities.

Next Gen Sounding Board representative Selasi Setufe, moreover, wondered how we could ensure quality design on PD ‘because we’re struggling with that as it is’. Is there an obligation for PD providers to use built environment professionals, or do they risk becoming defunct? Where is the space for the architect? The planning system should fundamentally be a convener for the community’s vision of what they want, suggested Westminster’s Deirdra Armsby. Perhaps the trick will be in bringing people with us and engaging more, with less of the kind of placemaking that has too often become ‘place-washing’ too, agreed Central’s Pat Brown. And, said LLDC’s Pam Alexander, one of the key problems in PD is its focus on just the building. ‘It doesn’t think about the landscape, the context, the community, sustainability — anything else at all. Building regs alone can never deliver what we consider to be good building.’



Going underground — Singapore offered incentives to people to travel outside of peak hours, with potential lessons for London

CIRCULAR ECONOMIES

Smart cities and sustainable solutions

A webinar timed to coincide with Circular Economy Week brought an opportunity to look at how digital technology is affecting—or can affect—London, particularly as it relates to green initiatives.

Chaired by Lucette Demets of London and Partners, *Smart Cities: Engaging with citizens to accelerate green solutions* focused on the idea of incentivising people to make changes to their energy use or transport patterns for the good of the planet. Nathan Pierce—head of the GLA’s Smart London Team and programme director of Sharing Cities—sketched the background of trying to bring boroughs to do more to make London ‘the smartest city in the world’, looking at user-centred design to engage citizens and increasing their digital skills as well as providing smart streets that are as connected as possible.

The Sharing Cities programme, chaired by Pierce, links up Greenwich in London with Milan in Italy and Lisbon in Portugal, as well as other cities including Bordeaux and Warsaw, to test innovative technology on issues like retrofitting buildings and energy management. While Greenwich’s Sharing Cities community engagement officer Jemma Hoare showed how its software was helping citizens to convert points collected for using off-peak energy into shopping vouchers or charity donations, Milan’s Giuliana

Gemini showed how a similar tool enabled citizens in a pilot district to share stories of their sustainable actions. But perhaps the strongest example came from Singapore. Arup’s senior planner Ritu Garg spoke of how authorities had increased off-peak travel by 12 per cent by offering incentives to people who travelled outside of peak hours. There were some clear lessons for London to learn here, not least that solutions can often come from stakeholders away from the obvious few connected with transport planning and engineers. ‘We need to widen the door a bit,’ said Garg.

Part of NLA’s Urban Innovation programme | In association with: **London & Partners, European Regional Development Fund** | Programme Champions: **Sharing Cities, BOSCH** | Programme Supporter: **VU.CITY**



Milan developed a tool to enable citizens to share stories about their sustainable actions

NEXTGEN

NextGen Sounding Board urges ‘post-racism’ London

London should set its sights on not just a post-COVID future but a post-racism one.

That was one of the key points made at the NextGen Sounding Board on post-COVID urbanism, following a period of social unrest and protests both here and in the US.

Jay Allan, account director at London Communications Agency, said that, as a half-Indian person with a BAME background, and having always suffered racism but ‘nowhere near’ the extent black people are continually subjected to, he was ‘constantly thinking’ about the issue. ‘It shouldn’t just be a post-COVID world, it should be a post-racism world, looking at how we tackle not just future viruses but also health inequalities,’ he said.

‘It shouldn’t just be a post-COVID world, it should be a post-racism world’

Jay Allan, London Communications Agency

Allan pointed to new Public Health England data showing that BAME communities—and especially black communities—are more affected by COVID-19. ‘These are the things that really should be at the forefront of our mind when we are building new cities and developing existing ones. How can we help support black communities, brown communities like mine—every community, really, and make sure that we have cities that are fit for everyone.’

Allan went on to discuss his thoughts on changes needed in cities, such as more ‘flexibility in mind’, perhaps

smaller office spaces with more voice-activated, touch-free surfaces, better 5G connectivity to allow for more working from home, and a new focus on building more housing and public space, again to contribute to better health outcomes.

Chair Selasi Setufe, sites programme manager at BeFirst and co-founder of Black Females in Architecture, said diversity needs to be the subject of thought for the professions, and for our cities, as it extends, she said, ‘across everything, from diversity in gender and diversity in race, diversity in culture, diversity in ways of working, diversity in all of our experiences, our lifestyles and our beliefs. The list is really endless. You can start to see how so many intersectionalities come into play with any of those things and how they manifest in design in our built environment.’ The session also raised points and opinions including:

- Home working should be encouraged to minimise pollution levels, with residential proximity to green spaces and good public realm becoming more important than transportation hubs
- We may see a shift in the industry to more off-site construction and prefabrication to reduce man-hours on site and travel within densely populated areas
- The population increase in London may slow down or even decrease, with more people looking to live in smaller, self-sufficient communities outside the capital
- The lockdown has also reminded some people of the ‘vibe’ and cultural attractions of the city that they miss, with more ‘community-minded’ neighbourhoods and local retail also likely to result from this period
- This growth in working from home may drive demand for local services and entertainment, with better cycling infrastructure in outer London too

Part of NLA’s NextGen programme | Programme Champion: **Gardiner & Theobald**



The NextGen Sounding Board panel — Top row: Alex Kirker, Waterman Structures; Antonio D’Aquilio, Elementa; Clarissa Evans, IBI; Henrietta Nowne, U+I; Jack Tyrell-Killian, Swan; Jaffer Muljani, BDP; Bottom row: Jay Allan, LCA; Michael Clarkson, Westminster City Council; Nancy Elgarf, G&T; Selasi Setufe, BeFirst; Tom Lambourne, Ballymore; Will Sandy, McGregor Coxall

BOROUGH BRIEFING

Learning from Europe... and beyond

Meridian Water will have some of the flavour of Hammarby, Thamesmead, and Freiburg when it is finally built out by Enfield Council, alongside its key partners in the regeneration project. But above all in this truly landscape-led scheme it will take inspiration from what local people want. Those were some of the key takeaways from *Unlocking Meridian Water*, a webinar featuring a key presentation by Enfield’s Peter George, Meridian Water’s programme director.

One aspiration of the project, of having ‘park life on your doorstep’, will be informed by Freiburg in Germany, said George. A Swedish company is among the masterplanning team, and the whole team delivering the scheme is diverse, with 50 per cent BAME, and 50 per cent female. But the key inspiration will come from those who will be the main beneficiaries. ‘This is a major project on a grand scale, but actually it’s very much focused on local people,’ he said.

Presenting the project, George said he wanted ‘the most active and vibrant ground floors of any development in London’, with an extensive use of ‘meanwhile’ uses to

contribute fully to placemaking. The council is leading ongoing discussions about bringing film studios to the 85ha site after years of the private sector being put off by fragmented land ownership and a lack of infrastructure. ‘The purpose of meanwhile use,’ said George, ‘is to make a serious contribution to placemaking in the area and introduce Meridian Water into the consciousness of Londoners.’

Claire Bennie of Municipal suggested that the ‘beautiful place’ of Hammarby in Stockholm had similarities in terms of the elements of water and landscape, with Thamesmead’s offering. Landscape is perhaps the issue they talk about most—even more than the buildings in the offing—during design review meetings Bennie is involved with, as well as being the ‘honest broker between commercial and design tensions’. The landscape architect is ‘front and centre’ on the scheme, she said. ‘It’s not just one of those so-called “landscape-led” schemes: it really is.’

The session also heard from Al Parra, co-founder of Building Bloqs, which is creating workspace for professional ‘makers’ on a flexible, pay-as-you-go basis, and Vistry Partnerships managing director Matthew Taylor on its provision of 750 homes—a large percentage of them affordable—on the site within five years, along with a ‘flagship skills academy’.

Part of NLA’s Boroughs Programme



Meridian Water, Enfield’s flagship development project, will aim to emulate exemplars from places like Hammarby, Thamesmead, and Freiburg



You’re on camera — KPF uses 360° cameras to communicate what happens on site

DIGITAL COMMUNICATION

Authenticity is the key for communication

Companies in the built environment must embrace social media and other digital communications, while ensuring that they remain ‘authentic’, with a better relationship with local communities one of the potential rewards.

That was according to four contributors to the *What Next: the digital decade* webinar, at which ING Media managing director Leanne Tritton suggested that COVID-19 and other world events had brought digital comms to the ‘front vision of the C-suite’. Having gone through the first stage of learning, the second of fear, hopefully the third will be one of opportunity, she said, with people like Martin Sorrell showing how they believe targeted comms can work. But some companies are being called out for not being authentic, Tritton added. ‘One of the things that is going to be really important is leadership,’ she said, adding that comms were still often seen as an addition. KPF’s director of applied research Cobus Bothma said digital had been a big part of the practice, which has been running nine offices as one global one. Although bandwidth is often an issue, a future of gigabit access and 5G is in view. The practice also uses 360° cameras to communicate what happens on site, but

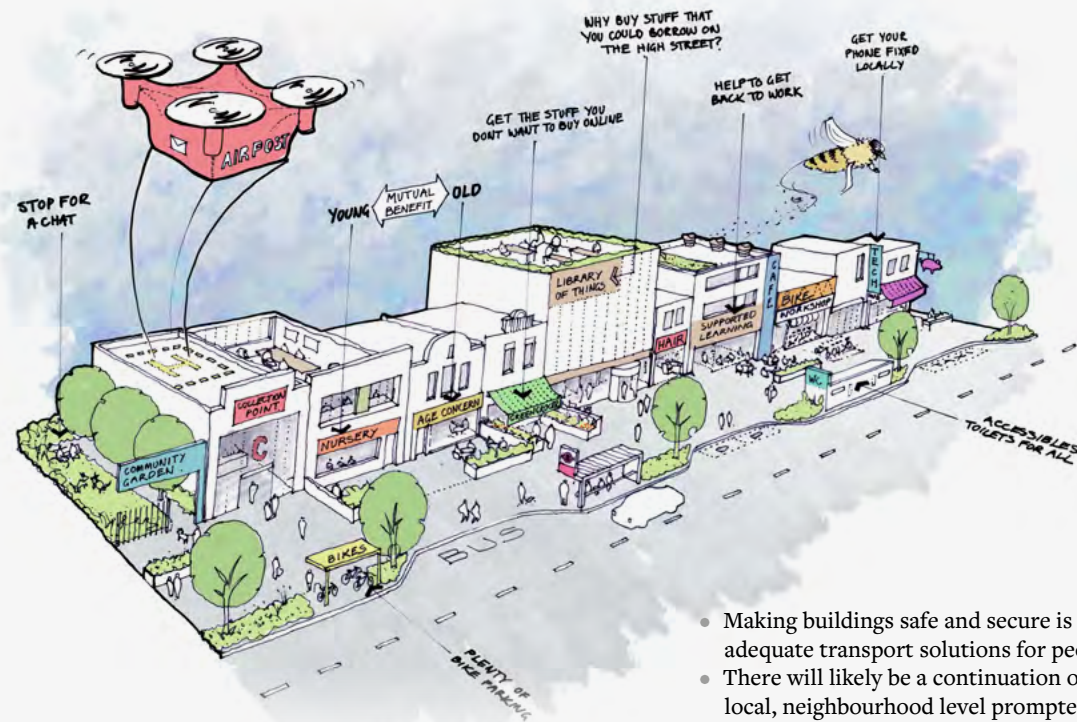
‘being in an office environment is still very important from a cultural and work point of view’.

Tritton added further advice on digital comms: we should be aware of being in ‘bubbles’, instead taking an overarching view of what’s going on, and taking advice in this area as you would from an accountant when doing the books. Su Yuen Ho of EcoWorld London agreed that one of the keys was being attentive. ‘We always listen and think about what the customer actually wants—which seems like a basic thing but surprisingly isn’t at the forefront of many property developers’ minds.’ The built environment sector could no longer see itself as being exempt from the digital age and social media, she added, and lazy content, she added, will fall away. ‘Content has always been king but will be even more important in the next decade.’

‘Content has always been king but will be even more important in the next decade’

Su Yuen Ho, EcoWorld London

Commonplace’s Peter Mason added that the companies that had shown they were ‘listening’ during the ‘hyperconnected’ COVID period were the ones that had been successful in digital comms. ‘The built environment belongs to all of us and we care about it,’ said Mason. ‘What if we were able to find ways of engaging large numbers of people at their convenience in positive conversations about change?’



Air drop — an idea for a high street of the future featuring extensive use of drone deliveries, from Tim Burgess, Vop Group

- Making buildings safe and secure is nothing without having adequate transport solutions for people to get to work
- There will likely be a continuation of the emphasis on the local, neighbourhood level prompted by the pandemic. The city is used differently by people and this may require a different framework for urban development (focus on the human scale of urban living)
- There is a heightened opportunity to maximise the use of trials, pilots and test beds of solutions and urban adaptations, including investing in micro-mobility
- Innovations can greatly improve community consultation, design methods and virtual planning through the use of AI, VR and immersive technology
- Innovation on energy and air quality—such as filtration and germ circulation—in buildings can help improve trust between tenants and landlords, as could greater forms of data visualisation (e.g. digital twins)
- Delivery drones could be one way of getting vans off the road, although careful thought needs to be given to the infrastructure required—such as where they land and load—and to guard against ending up with ‘skies as clogged as our streets’
- Steps must be taken to heal the ‘digital divide’ and ‘scale up the good’ that has emerged from this period
- Hidden and forgotten bits of infrastructure such as public toilets have been conspicuous by their absence during lockdown. They need to be thought about in a post-COVID London where people cannot ‘pile in’ to restaurants and bars (this is of course mainly short to mid-term)
- ‘If the crisis has shown us anything,’ said one contributor, ‘it’s that you can create rapid change when you really need to. I think we need to translate that mentality to the sustainability agenda’
- We need to find ways to restore confidence, increase trust and rebuild the economy, starting at the local level, being mindful of digital/social exclusion while doing so.

Part of NLA’s Urban Innovation programme | In association with: **London & Partners**, **European Regional Development Fund** | Programme Champions: **Sharing Cities**, **BOSCH** | Programme Supporter: **VU.CITY**

URBAN INNOVATION

Embracing tech and data for innovative London

How can tech and data help to solve urban issues in a post-COVID London? A think tank held in association with London & Partners, as part of the Urban Innovation programme at the NLA, sought to find out.

The session was kicked off by Lucette Demets, head of urban at London & Partners, who said that London must establish how it can lead the way in the better use of tech and data to improve the urban environment and address real challenges. It must facilitate better dialogue, improve collaboration and tackle barriers to innovation, in order to create good growth for London and Londoners.

The public sector, said Demets, has a role to play in leading the way in innovation where perhaps the private sector’s business models pose challenges, with a new focus on community and the local arising from the pandemic.

The think tank, which was held under Chatham House rules, raised other key points, including:

- There has been ‘a serious shift’ towards sustainability and public health, with many firms revisiting their mobility strategies in the light of COVID-19
- There is a different level of urgency around the adoption of better digital tools to facilitate discussion and engagement
- There is a risk that if safe, socially distant compliant solutions for travel aren’t found, private car usage will soar
- Retailers must adapt quickly to enable their physical stores to become cost centres to drive online sales, with regaining consumer confidence a critical factor



The lockdown and rise of working from home has heralded a widespread reappraisal of office space and the way it operates

WORK

Rethinking workplaces

COVID-19 has brought workplaces—how we use them, where they are located, and how they will change—into sharp relief. A special NLA webinar *ReWork* looked at the prospects for rethinking workplaces in the age of more remote working.

Savills associate director Daniel Gardner presented a survey the firm produced. Of respondents, 89 per cent felt that the office will remain a necessity for at least the short-term future, and 74 per cent that the size of their office will change, while 69 per cent want to spend at least two days a week working from home, considerably up from the 20 per cent pre-lockdown. The firm may shift to more locations outside the centre, Gardner added, even if a ‘staggering’ 85 per cent of those surveyed were liking (36 per cent), loving (18 per cent) or didn’t mind (32 per cent) working from home. Part of that is the access to green space, natural light, and with good air quality, but offices aren’t yet designed adequately around environmental factors for people, said Gardner. If they were, offices would be a greater draw.

Hilson Moran’s Martin Murphy said that health and wellbeing and air quality—adapting buildings to take advantage of a move toward electric cars and lower pollution—will be the main factors drawing people back to the office, creating ‘an opportunity to design better buildings’. But the office, even if changed in use and appearance, will prevail. ‘There’s no doubt that people do need to collaborate,’ he said. ‘They do need to meet up.’

Haringey’s Beth Kay said her authority had moved forward with its own plans to work in a more agile way, its workforce

showing itself to be ‘innovative, resourceful and flexible’. As a major employer, the authority’s vision, which had now ‘solidified’, was ‘to have fewer and better-quality buildings across the borough,’ with a town centre that was more ‘resilient’ through diversifying its offer, collaborating widely and ‘investing in placemaking’.

Office attendance is still 90 per cent lower than pre-COVID, with 2–3 million empty desks across the capital. Businesses will start to look for different characteristics in their office buildings, said John Avery of LOM Architecture and Design: ‘It’s going to be more about individuality and character, and perhaps about BCO specification.’ They will be perhaps more ‘special’ and less ‘everyday’ environments, with more interactive kinds of space accelerated. There will also be a demand challenge because businesses are having to invest in technology for home working, potentially with office developments moving back towards residential and mixed use.

Another question is whether our capacity to forget will outpace our ability to change. ‘Change is going to be through behaviour,’ said June Koh of Aecom, adding that it was important to remember to attend to inclusive workplace design, rather than just appealing to the university-educated white-collar office workers. ‘Can we broaden this conversation?’ she asked. ‘Can we think about the totality of the 30 million employees that we have in this country?’ Similarly, we should also not be blinded by common thinking. ‘We have to be careful about the assumption that we require less office space.’ That, said Koh, is ‘based on the assumption that we view offices in the way we always have’.

Part of NLA’s Work programme



Passing the test — the reception at Eric Parry Architects' Cambridge Assessment buildings

KNOWLEDGE NETWORKS

Knowledge and the 'golden triangle'

The so-called 'Golden Triangle' between Oxford, Cambridge and London needs some 15–20m sq ft (1.4–1.85m sqm) of office and lab space over the next two decades.

That is according to Bidwells' David Williams, speaking at a webinar on *Knowledge Networks* where he also stressed the need for holistic growth with housing, infrastructure, road and rail, and more of the exemplary projects that are peppered throughout the NLA report on the subject. 'As a world-leading region we have to do more of this,' he said. 'It is absolutely essential.'

The 'supercluster' science and tech region is of key importance, not least in the race to find a vaccine for COVID-19, but also in creating an 'explosion' of 'spin-out' companies, at a peak rate of two a month from Oxford. But a lack of supply is holding the market back.

There also appears to be a lack of joined-up thinking between Oxford and Cambridge, said Perkins and Will's Peter Baird, leading to a 'disappointing' response to opportunities. The future in terms of design will likely be more 'blended' between physical and digital teams, with no stigma attached to the latter, creating more flexible, sustainable buildings in the science sector that are able to take temporary 'pop up bio-bubbles', with more access to open space, critical with regard to COVID-19. 'I think we'll see a lot more of that adaptation and flexibility,' said Baird. The thing that will bring us back to buildings, he added, will be to do with people, and collaboration, with offices becoming more 'experiential' and 'events-based'.

The panel discussion included Stanhope's Charles Walford, who spoke of the firm's involvement in the British Library extension, Francis Crick Institute and the Alan Turing Institute, along with White City, opposite Imperial's new west campus, where success has also come from providing lifestyle elements. 'Scientists and techies are people too,' he said. Walford said there was clearly demand for lab and med tech accommodation in the triangle and London, but it was very focused on knowledge clusters. Although the area is investigating vaccines into COVID through AstraZeneca and Oxford University, they take an average of eight years to come about and they've only been going for 18 weeks, he added.

'The thing that will bring us back to buildings will be to do with people, and collaboration, with offices becoming more 'experiential' and events-based'

Peter Baird, Perkins and Will

Other points made included LLDC's Emma Frost's suggestion that creativity could come from a 'mash-up' between sectors and that scale is important, with the Queen Elizabeth Park exemplifying a '15-minute city'. 'If COVID has taught us anything,' Frost added, 'it's that the refocus on the human, local and the neighbourhood-level scale has been extremely important.' Finally, Knowledge Quarter's Jodie Eastwood said it was important to create spaces that value human connection. ●

Part of NLA's Education and Health programme | Programme Champions: **Bidwells, Creative Places, Stanhope, Mitsui, Perkins and Will, Penoyre and Prasad, LLDC** | Programme Supporter: **NBBJ**

Cover page: Jack Young; Sounding Board: Andrew Parsons/No10 Downing Street; Work: Hutton + Crow; Knowledge Networks: Keith Heppell

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Contact



Dan Culling – Built Environment Specialist
E: dculling@uk.ey.com



Thomas Nicolson – Senior Manager
E: thomas.nicolson@uk.ey.com

www.ey.com

PLAYING TO THE GALLERY

Buckley Gray Yeoman has created a new cluster of art galleries at Cromwell Place to meet a growing interest in shared exhibition spaces from a series of nineteenth century townhouses and mews.

Client: **Cromwell Place**
 Estate Owner: **South Kensington Estates**
 Architect: **Buckley Gray Yeoman**
 Planning consultant: **Gerald Eve**
 Engineer: **Heyne Tillett Steel**
 Art advisor: **Marika Kielland**



THE CLIENT'S ACCOUNT

Preston Benson

Managing director, Cromwell Place

Cromwell Place marks a significant milestone for the arts industry, devised to create a more effective way for arts

businesses and institutions to thrive and, more importantly post-COVID, survive within the very competitive market. An innovative public arts space applying the concept of flexible working to the industry for the first time, we offer rentable exhibition and office spaces, art storage and a members' club room designed by Lambart & Browne.

As a multi-tiered membership organisation spread out across five Grade II-listed buildings in the heart of South Kensington, we are lucky to be home to some of the world's most exciting galleries, collectors, dealers and advisors. From antiquities and old masters through to 19th century, modern and contemporary art, our space is designed to suit the varying needs and demands of our members, who reflect the global and multi-disciplinary nature of the art market.

Cromwell Place is ambitious in scale, spread across a total of 4,180 sqm (c.45,000 sq ft), comprising 14 individual gallery spaces—ranging from 22 to 143 sqm (240 to 1,543 sq ft). Our listed buildings came both with challenges and opportunities, and we needed to work with an architect

that would fully understand this brief. Buckley Gray Yeoman has a unique set of skills, with significant experience in the restoration of listed buildings, so we felt that the practice was best placed to bring the Cromwell Place concept to life, combining the rich heritage of the building with the needs of a gallery space.

Our buildings have been sensitively restored, with many original period features still remaining, while insertion of the Pavilion Gallery in the rear courtyard has created our largest gallery. It offers a world-class display area for major, large-scale exhibitions.

Alongside the public exhibition spaces, we also offer a secure, international-standard climate-controlled art storage facilities, both on-site and off-site, administrative areas, and private viewing rooms for meetings between members and their clients. In the post-COVID world, Cromwell Place offers a discreet and, when required, safe environment that meets or exceeds physical distancing requirements.

As we celebrate our opening this autumn, we are delighted to present an uplifting and inspiring environment where members can collaborate, create and thrive. Community is at the heart of what we do, and by creating a nucleus of top-quality members, we hope to offer a 'pull effect' for collectors with eclectic tastes, in turn allowing our members of all sizes and disciplines to thrive.



Cutaway — the project includes public exhibitions spaces, art storage facilities, admin areas and private viewing rooms



The scheme's listed terraces frontage on Cromwell Road in South Kensington



THE ESTATE OWNER'S ACCOUNT

Tim Butler

Managing director, South Kensington Estates

Cromwell Place is a transformative development for South Kensington Estates. Not only does it create a world-class art

market destination in South Kensington, but it also provides new life for a terrace of historic listed buildings, and a fresh perspective for the wider area.

South Kensington Estates has owned land in South Kensington for more than 300 years, and we therefore take a long-term approach to our property investments. While we manage our buildings commercially, we know that enduring value can only be achieved through social, environmental, and community sustainability.

The Cromwell Place buildings were in need of investment. The original terrace was mainly let as small office units, and the gardens behind had been built-up over the years with a series of extensions which detracted from the splendour of the original structures. The fabric of the buildings was in poor repair, and the interiors were tired. In 2014 the estate began working with Buckley Gray Yeoman to develop a masterplan to redevelop the terrace into a modern office building that could be let to a single occupier. However, this was a challenging proposition due to the layout of the buildings and the restrictions of working with a listed structure.

In 2015 we were introduced to the team behind Cromwell Place. It soon expanded to become a solution for all arts professionals operating in an increasingly competitive and global marketplace. The concept included individual and shared offices, art-handling services, and shared exhibition and storage space.

We quickly realised that the offering was the ideal use for the Cromwell Place buildings. Not only did the concept make use of the beautifully proportioned rooms in the properties, but it also reflected their art heritage and the surrounding cultural influence of the South Kensington museums and institutions.

'It provides new life for a terrace of historic listed buildings, and a fresh perspective for the wider area'

South Kensington Estates worked in collaboration with the Cromwell Place team and with Buckley Gray Yeoman to develop a scheme that respected the historic fabric and features of the building but would enable the arts hub to operate successfully. This included a full restoration of the original terrace, an innovative link bridge to allow circulation between the buildings, and the construction of a modern pavilion in the gardens.

The resulting £20 million development is by far the largest that South Kensington Estates has undertaken. From a financial perspective the investment does not show a particularly attractive return in the short term. However, it delivers a long-term solution for a remarkable building and an exciting new cultural addition for the community of South Kensington.



Old masters and new schools — the project blends traditional architecture with contemporary insertions



Modern art — the new pavilion gallery

**THE ARCHITECT'S ACCOUNT****Paul White**Founding director,
Buckley Gray Yeoman

Cromwell Place, a hugely exciting gallery hub concept, will be a new addition to South Kensington, enhancing the area's international reputation as one of London's most successful cultural quarters.

As designers, we were challenged to marry the heritage of the existing buildings with the demands of new contemporary art spaces. Architecturally, the project expresses the significant intervention of a new pavilion gallery alongside a series of gallery spaces within five Grade-II listed buildings, all of which were sensitively restored.

The brief was to re-imagine and refurbish the existing terraced houses to create an innovative new gallery cluster. The character and history of the existing buildings was celebrated, with the heritage fabric sensitively altered to provide a flexible operating environment. We also undertook the renovation of the exterior of Cromwell Place, including the replacement of existing unsympathetic extensions at the rear of the properties with a new contemporary 'pavilion', courtyard and garden space, and an underground art storage facility.

The new pavilion building is set back from the street with a small public courtyard to the front and a sculpture garden facing 5 Cromwell Place to the rear. The pavilion forms the largest of all the gallery spaces, measuring over 143 sqm (1,543 sq ft) of column-free, 4.5m-high space. This singular 'white-box' volume incorporates hipped rooflights that allow north light into the gallery below, as well as creating a sculptural roof form, which gives the building its unique-looking 'fifth elevation'. Clad entirely in blackened stainless steel, the overtly contemporary building intentionally contrasts with its setting of London stock and stucco. The pavilion building is modest in scale and sits neatly in its historic setting, while beneath the gallery are two basements, one providing environmentally controlled art storage and the other housing the building's plant equipment.

Recognised as specialists both in working with challenging existing buildings and for our sensitive and authentic work, we were uniquely positioned to develop the Cromwell Place concept, combining the rich heritage of the building with a contemporary gallery space—merging an ultra-modern insertion into a listed setting.

Much of the overall design draws on inspiration from the celebrated British painter Sir John Lavery, who lived and worked in 4 and 5 Cromwell Place at the end of the 19th century. The designs are sensitive to this heritage, and many of the outstanding period features including original staircases with ironwork balustrades, curled timber handrails, original fireplaces, cornicing and ceiling roses have been lovingly restored to create a unique building that meets the demands of members from all disciplines.

As a concept, this project is unique. Cromwell Place is a first-of-its kind-arts space and multi-tiered membership model which offers a complete, integrated and highly customisable solution for art business.



The pavilion, nestling within five Grade II-listed, restored buildings



The scheme includes original staircases with ironwork balustrades



THE ENGINEER'S ACCOUNT

James Morgan

Director, Heyne Tillett Steel

Cromwell Place is located on a tight urban site in the heart of South Kensington. The five 19th-century townhouses were constructed from traditional load-bearing masonry walls and supporting timber joisted floors, with internal timber stud walls also providing a load-bearing function. They were essentially separate buildings with no connectivity and predominantly inaccessible for disabled or mobility-impaired staff and visitors. The courtyard to the rear of the townhouses comprised a collection of single-storey extensions constructed over time.

As project structural engineers, the key focus of our interventions was to resolve the accessibility issues between the townhouses and clear the muddled collection of extensions in the courtyard to create space for a new gallery building. We began by opening up the rooms within the townhouses to create cohesive and modern exhibition, gallery and office spaces, creating link bridges between all five buildings and adding lifts in two rear wings. For the courtyard we designed a sawtooth roof, steel-framed gallery space with a two-storey basement to house the increased mechanical plant and provide space for art storage.

Unsurprisingly given the age of the townhouses, once site works began and the non-listed fabric was removed, a number of poorly detailed interventions were discovered that effectively weakened the existing structure. These historic defects were made good through a variety of sensitive interventions, from splicing new sections of timber joints, adding joists and installing steel beams. All were undertaken from above as not to disturb the historic ceiling. Water ingress over the life of the

building had caused sections of the historic lath and plaster ceilings to de-bond, which once construction began on site, partially collapsed due the increased vibrations. These defects were carefully repaired, and the remaining listed lath and plaster ceiling checked for its condition.

As the townhouses were grade II-listed, our preferred option for the basement of underpinning the existing rear walls was not acceptable, so this was formed with a contiguous piled wall designed to resist the earth pressures in the permanent condition. An internal water-resistant concrete liner was included to prevent any water ingress should the ground water table just below the basement slab rise, either through the effects of climate change or local changes in the area's hydrogeology.

The drainage surrounding the site had suffered from historic surcharging during heavy storms. Our civil engineering team reviewed all the possible drainage hierarchy strategies and the most sustainable options were not possible due to the listed status of the townhouses and the design of the new gallery roof. This meant that a below-ground attenuation tank had to be installed in the new two-storey basement below the entrance on Thurloe Place Mews.

The main challenges of undertaking such a complex intervention on an enclosed and small site were the logistics. The only available storage space was the central courtyard area, which was one of the key work phases, the basement excavation. We overcame this by constructing the basement in a top down sequence—casting the lower-ground-floor slab as a material drop off area and tunnelling the basement below. The pavilion roof was prefabricated into whole bay sections to minimise the installation time and reduce the vehicle movement on the busy surrounding roads.



Gallery one — the main challenges of the project from a structural point of view on a small site were logistics



The gallery was welcomed as an arts and cultural use providing benefits to the town centre, South Kensington cultural area, and borough



THE PLANNING CONSULTANT'S ACCOUNT

Graham Oliver

Partner, Gerald Eve

The site is highly constrained and features a number of designated heritage assets, including a grade II-listed terrace of stuccoed four-storey townhouses, an adjacent listed grade-II stuccoed two-storey townhouse with basement, adapted as an artist studio, at 5 Cromwell Place, along with mews buildings within the Thurloe Estate and Smith's Charity Conservation Area.

The challenge for the design team was to adapt the buildings sensitively and retaining their character while providing flexible space which maximised gallery space and public access along with sufficient back-of-house accommodation and storage space for art.

Further considerations included the provision of a new entrance to the terrace at the rear of the properties and a basement between the listed terrace and the mews, while working around other constraints including the proximity of adjacent residential properties and a tree next to the only location that the basement could be located.

With so many considerations throughout the site, it was imperative that any proposals were supported by extensive documents to address issues such as transport, servicing, flood risk and drainage, sunlight and daylight and basement construction.

These proposals also needed the support of a variety of stakeholders and extensive consultation with a variety of parties including the Royal Borough of Kensington & Chelsea (RBKC), the Kensington Society, Knightsbridge Association and local residents.

The proposed gallery was welcomed as an arts and cultural use that would provide benefits to the town centre, to the South Kensington Cultural Area and to the cultural offer of the borough. RBKC was initially concerned by the loss of a significant amount of office floorspace, but ultimately considered this was greatly outweighed by the benefits associated with the proposed new use.

RBKC considered the general approach to the conversion of the listed terrace (1–5 Cromwell Place) from offices to commercial galleries and the insertion of a new gallery and storage facility in the rear gardens was acceptable as part of a comprehensive scheme that delivered architecture of an exceptional quality and substantial improvements to the listed buildings.

The public benefits associated with the proposed use include the provision of an arts and cultural use with public access and the local and wider economic benefits associated with the gallery use. These benefits were considered to be significant and substantial enough to outweigh any harm to heritage assets.

With the continuing structural decline of retail and the focus on the future of the high street following COVID-19, this scheme illustrates that even in highly constrained historic environments, with some imaginative forward thinking and high-quality design, sites can be repurposed for new uses which can breathe life back into our town centres. But it does require both a local authority that can recognise that their aspirations for a centre can often be better met by supporting innovation and change rather than necessarily following the detail of policies requiring use-by-use protection, and a client such as South Kensington Estates who recognised the opportunity and was willing to take the risk for the long term health of the centre.



Art attack — the Cromwell Place project includes ‘communal yet private spaces’ and a ‘live art world community’



THE ART ADVISOR'S ACCOUNT

Marika Kielland

Advisor and director of special projects,
London, SFA Advisory

SFA is an art advisory body founded in NYC by Lisa Schiff in 2002 that specialises in modern and contemporary art. Its primary emphasis is to serve the needs of its clients—the collectors—by educating them about art history, demystifying the art market, articulating the grey zone where aesthetic and monetary value collide, and enabling them to make the best decisions from all perspectives.

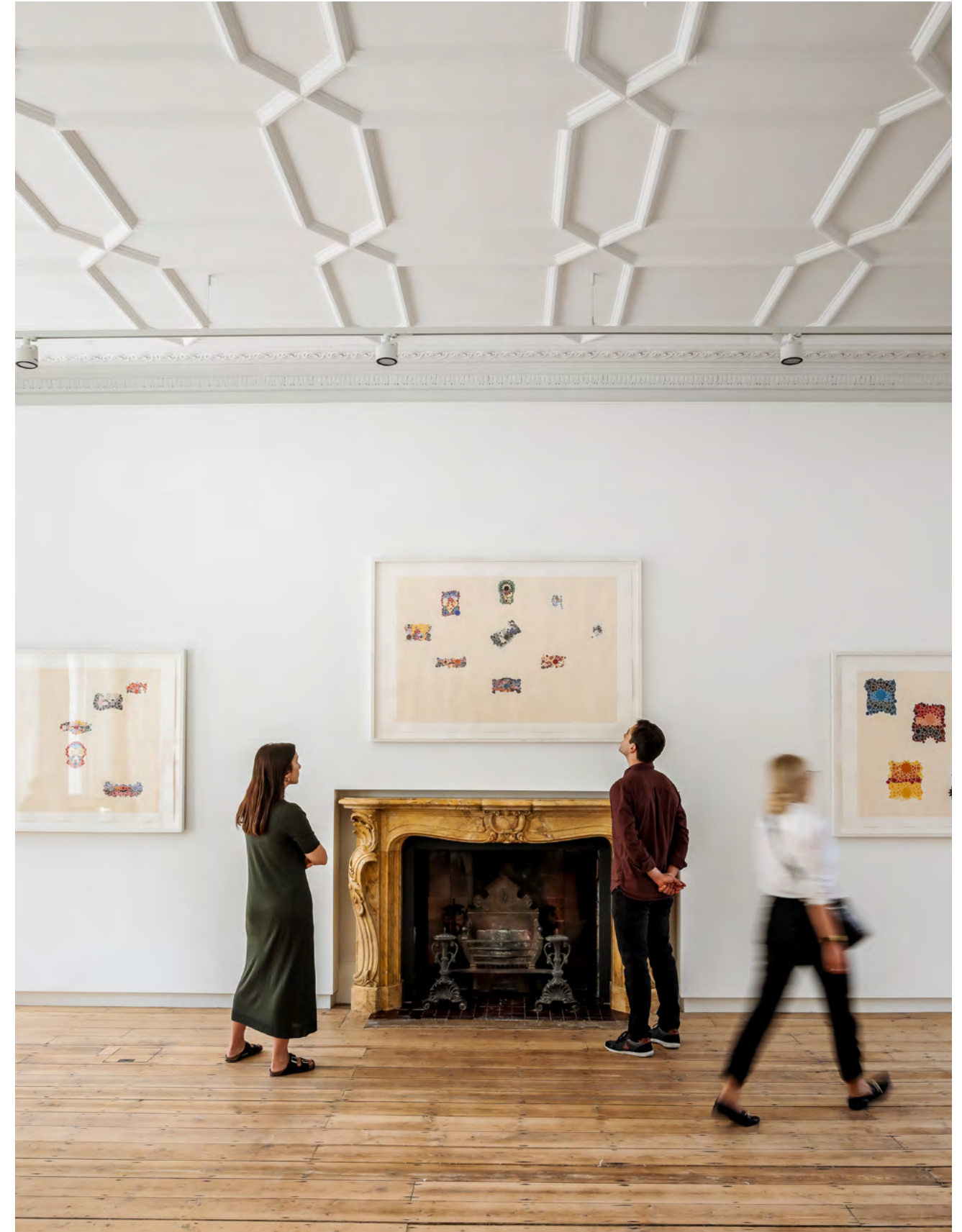
SFA jumped on the Cromwell bandwagon quickly and hired me specifically to focus on London and Western European—from both a client perspective and an artist/gallery one. While the work of most art advisors takes place out in the field, there is also a need for research and discussion, so while an office is not mandatory, it certainly helps. I immediately saw the value in a community-based office compound and got NY on board.

The communal yet private spaces afforded by Cromwell Place will allow me to work independently and with requisite confidentiality while providing me with a live art world community with whom I will be able to work and learn. ‘Smelling the ground’ is the best way to know what is really happening in, I am guessing, every metier. In the art world in particular, however, ‘proboscis to the grindstone’ is central to deciphering the foggy relations that coalesce around creating content, platforms, meaning, and value.

Certainly, post-COVID, smell is one of the senses left behind, and I look forward to being around actual people not just their simulacrum. Reading the news and conducting meetings through Zoom has proved an essential part of our new reality; however, they will always remain odourless and by extension, without tactility. Considering that the heretofore pace of travel will perhaps forever be curtailed, a communal setting like Cromwell Place is, for the olfactory reasons stated above, even more invaluable.

‘The building is perfect for discussions around aesthetics and for displaying art’

I am excited to see how galleries such as Lehmann Maupin, Ingleby Gallery and Sundaram Tagore will use the new space in London. Cromwell Place provides a unique opportunity for galleries and art professionals who share artists across the world, so often challenged with time zones and physical distances. I am hoping artists and galleries will benefit from pooling resources to make more ambitious exhibitions come to fruition. Finally, the building itself with its renovation, combining 19th-century foundations with contemporary elements, is perfect for discussions around aesthetics and for displaying art. While we are not a gallery, we do collect and hope to hang a few works here and there. ●



Taran Wilkhui; Julian Cornish-Trestrail

Getting back to the physical experience — “‘Smelling the ground’ is the best way to know what is really happening in every metier’

HORSE PLAY

Gensler senior associate *Alicia Cecchini* explains her passion for polo and how, like architecture, it has taken over her life... in a good way

I grew up riding. Something that combined two things that I love: sport and animals? Sign me up! I spent my summers riding for weeks on end at camp, learning about tack (horse equipment), caring for the horses, walking them, grooming... all part of sharing a moment with these wonderful large animals.

Eventually, my love of architecture took over. I went to The Bartlett, University College London, then started working at Gensler London, a creative design firm, where I still work now, and am fortunate to be developing architecture in the UK with creative people every day. As I'm sure readers know, architecture is a profession and a passion that takes over your life, in a good way. Polo is the same.

I started to get back into riding and polo about 12 years ago. Living in London, I would travel outside the city to different clubs. I eventually fell in love with the only club left in London—Ham Polo Club, in Richmond, nestled along the banks of the Thames, next to Ham House.

The moment you walk into the grounds of Ham, or another polo club, the green of the grass, the sound of horses and the thrill of speed takes over. If you have ever watched polo, there is sheer excitement in watching four players

on each team, mallets in hand and helmets on their heads, galloping across a field six times larger than a professional football pitch. As a spectator, the eight players and horses move around the field so quickly, you don't appreciate how strategic the game is. What's more, the scale and layout of the field, and the location of the club house, creates an idyllic setting and form of architecture.

We practise in chukkas (periods of play) throughout the week to prepare for weekend tournaments and Sunday games. Games consist of four or six chukkas, each seven minutes long. There are four positions in field polo—1, 2, 3, and 4—which relate to your handicap (skill level) and typically your position on the field during a game.

People always ask me, when I'm sweating, just having finished a match: 'Isn't it scary?' Or: 'Why are you out of breath?' I laugh, and explain that while I know the horse is doing all the running, the endurance required to stay on a pony at speed, to turn on a dime at a moment's notice to follow the ball, and to physically hold a mallet for an hour is challenging!

The sport is all about the welfare of the horse, so we change ponies every chukka. Having a fresh pony is the best feeling: just like us, the ponies are excited to be in the game.



Pukka Chukka — Cecchini in action

We hear the crack of the ball and we're off! It's an exhilarating feeling to be galloping down a field in pursuit of a small, white ball to hit between the goal posts at either end. The ball is hard plastic and it's best to move into position when a teammate passes it to you, otherwise it leaves a round bruise reminder.

It's a fast sport and some players do fall off, but if you haven't fallen off at least once you're not a polo player (joking!). I play with some amazing people and horses and look forward to every game.

I am lucky to have two such traditional and exciting passions as architecture and polo, and for the thrills, the camaraderie, the challenges and experiences they both give me. ●

Mark Beaumont; Ashley Western



'We hear the crack of the ball and we're off! It's an exhilarating feeling'

BGY

Architecture



Interiors

BUCKLEY GRAY YEOMAN

NEW LONDON

DEVELOPMENT
DIRECTORY

Showcasing major developments — including Office, Residential, Retail and Mixed-use projects in London.
The directory is supported by a market essay by leading property agents who have a wealth of market knowledge reporting on current trends and statistics.

THE EVOLUTION OF OUR TOWN CENTRES

Avison Young director for planning, development and regeneration *Martyn Saunders* takes a look at our town centres, and argues that they should adopt a locally relevant and authentic approach if they are to prosper after COVID-19



Town centres were facing substantial challenges long before the arrival of COVID-19. Major retailers and smaller shops alike have been disappearing from our high streets, many of which are used as much as transport

corridors as they are destinations for shopping or leisure. For several years, there has been talk of how town centres need to be reimagined, but the pandemic has made the need for action critical.

Over the past few weeks, town centre focus has been on reopening, with a £50m fund made available for councils to help their local high streets get safely back to business. However, looking beyond this, there are significant opportunities for the public and private sector to collaboratively reimagine the function of the high street.

The future of the UK's town centres should be primarily focused on people. A locally relevant and authentic approach is paramount, as each town is different and therefore each response needs to reflect its unique context, circumstances and history. The range of retail, leisure and services will need to adapt to do this, providing new opportunities for local high streets.

Over the past months, we have seen a measurable increase in the number of people working from home and using nearby shops and services. The good news is that 70 per cent of those who shopped locally during lockdown say they will continue to do so in future (YouGov). However, with online sales increasing by over 10 per cent since February (ONS), people will need a variety of reasons to visit their high street. Greater consideration will be given to the mix of town centre activities, blending the commercial with cultural, community and civic amenities that are critical to people's everyday lives. Free-to-use facilities—such as public open spaces, libraries, or outdoor gyms—will be vital if town centres are to be more inclusive and attract people from all backgrounds, particularly as we enter a recession and disposable income levels suffer.

Many voices have touted housing-led regeneration as the saviour of town centres. However, in locations where many people remain in socially supported housing, this clearly isn't viable. Increasing the number of people living in the centre will be beneficial from an economic and safety perspective, but the residential product must both cater to local needs and broaden the range of people living there. A diverse offer should include smaller apartments for young professionals, increased family housing, specialist provision for retired people, homes for key workers and new forms of live-work accommodation.

'Almost 40 per cent of employees are expected to continue working from home on a regular basis'

Almost 40 per cent of employees are expected to continue working from home on a regular basis once the COVID crisis is over (CIPD), rather than commuting to a central head office. This will drive local workspace demand, providing an opportunity to enliven high streets with new shared and serviced office space, creative studios or makerspaces.

Rethinking how all these components will come together to create vibrant and accessible town centres is not an easy task, but true regeneration shouldn't be. We need new thinking and also a step change in sustainable funding and finance to ensure, in the case of a second wave, we have the resources and experience to protect ourselves and those around us. ●



CENTRE POINT

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. Linking Soho, Covent Garden, Fitzrovia and Bloomsbury, the development offers 82 expansive apartments by Conran & Partners and a new public square surrounded by 45,000 sq ft of retail and 13 affordable homes by MICA. The opening of Crossrail at Tottenham Court Road will reaffirm Centre Point's geographical and symbolic position at the heart of London and creating London's newest destination.

Developer: **Almacantar**
Architect: **MICA (previously Rick Mather Architects)**
Mixed-use
184,000 sq ft NIA | Existing



LYONS PLACE

Lyons Place by Almacantar is a collection of finely crafted, high-quality apartments and townhouses, set at the meeting point of Maida Vale, Little Venice and St John's Wood. This boutique development, completed in December 2019, features 22 apartments, two duplex penthouses and five three-storey townhouses. Surrounded by ample green space and some of the city's most famous parks, canals and high streets, Lyons Place allows for a quiet lifestyle in a coveted Zone 1 location, moments from the heart of the city.

Developer: **Almacantar**
Architect: **Farrells**
Mixed-use
73,400 sq ft NIA | PC Q4 2019
lyonsplace.co.uk



MARBLE ARCH PLACE

Designed by world-renowned architect Rafael Vinoly, Marble Arch Place comprises of a collection of 54 super prime apartments alongside 95,000 sq ft of premium office space, centred around a vibrant new tree lined public space, complete with 48,000 sq ft of new retail spaces and a striking art installation by Lee Simmons. 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.

Developer: **Almacantar**
Architect: **RVA**
Mixed-use
275,000 sq ft NIA | Under construction



ONE AND TWO SOUTHBANK PLACE

One and Two Southbank Place provides much needed high-quality commercial space in this prominent part of central London and the city's newest district. Additionally, both buildings also provide occupiers with enviable transportation links and the cultural offering of the South Bank, with over 200,000 sq ft retail coming to the area. One Southbank Place has been let to Shell International, and Two Southbank Place has been let to WeWork, the world's fastest growing serviced office provider, and both buildings also feature 25,000 sq ft of retail.

Developer: **Almacantar**
Architect: **Squire and Partners (One Southbank Place) / Kohn Pedersen Fox Associates (Two Southbank Place)**
Mixed-use
572,327 sq ft | Existing



CADENCE

A collection of stylish and modern, studio, one, two and three bedroom apartments located at the heart of King's Cross. Designed by award-winning architects Alison Brooks Architects, with interiors by Conran and Partners. Cadence features a central courtyard, residents' lounge and a communal terrace on the 10th floor. Each apartment balances modern design with unique touches inspired by the history of King's Cross, London's best connected neighbourhood. Enjoy world-class dining, shopping and entertainment on your doorstep.

Developer: **Argent**
Architect: **Alison Brooks Architects**
Residential
103 private sale units and 60 Pocket Living units | Under construction
cadencekingscross.co.uk



1 ASHLEY ROAD

1 Ashley Road is the first building to launch in the new centre for Tottenham Hale. The design by award-winning Alison Brooks Architects includes a colonnade of shops, new workspaces and a collection of homes, from studios to three-bedroom apartments.

Developer: **Argent Related**
Architect: **Alison Brooks Architects**
Residential
183 apartments | Planning granted
tottenhamhale.london



BRENT CROSS SOUTH

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.

Developer: **Argent Related**
Architect: **Various**
Mixed-use
192 acre | Outline planning granted
brentcrosssouth.co.uk



TOTTENHAM HALE

Our masterplanned estate puts public spaces and the ground-floor experience at its core, working with AHMM, Alison Brooks Architects, Pollard Thomas Edwards, RUFF Architects and Grant Associates to deliver Haringey Council’s vision of a new district centre for the area. We are delivering 1,030 new homes—a mix of market sale, affordable and rental; 15 new retail spaces; co-working and office space; a new health centre serving 30,000 local people; and well-lit, elegantly-paved public space with seating and 75 new trees.

Developer: **Argent Related**
Architect: **AHMM (Ferry Island & North Island) / Pollard Thomas Edwards (Ashley Road West and Welbourne) / Alison Brooks Architects (Ashley Road East)**
Mixed-use
1,030 new homes / c.1.2m sq ft | Planning granted
tottenhamhale.london



THE BRENTFORD PROJECT

The waterside development in Brentford will comprise 11 buildings, delivering 876 residential units, alongside approximately 14,000 sqm of new high-quality retail space, a gym and leisure centre and an arts centre/cinema. With the retention of several heritage buildings and thoroughfares, the vision for the site is a sensitive blend of old and new, injecting new energy into a long-neglected stretch of London waterside.

Developer: **Ballymore**
Architect: **AHMM / Glenn Howells / Maccraenor Lavington**
Mixed-use
4.79 ha | Under construction
ballymoregroup.com



ROYAL WHARF

Royal Wharf will create an entirely new community bordered by two riverside parks, with a network of interconnecting streets leading onto town squares and gardens, a market square, Sovereign Place, and new high street. Inspired by the area’s maritime heritage, Royal Wharf includes 500m of riverfront promenade, a 2.4-acre park, a world-class leisure facility designed by David Morley, a new school and new Thames Clipper pier. Over 1,000 homes are now complete and occupied.

Developer: **Ballymore / Oxley**
Architect: **Glenn Howells Architects (masterplan) / Whittam Cox Architects (executive architects)**
Mixed-use
40 acres | Under construction
royalwharf.com



MILL HARBOUR

Mill Harbour is a new urban village on the doorstep of Canary Wharf. Establishing a new way of living in the city, it will bring together 1,513 new homes, generous public realm and green spaces, including an urban forest, alongside extensive commercial, leisure and education spaces, and a major cultural venue, all in a convenient waterfront location. Mill Harbour will also introduce the concept of the extended home, developed to blur the lines between its homes and extensive communal spaces.

Developer: **Ballymore / Sun Hung Kai Properties**
Architect: **Glenn Howells Architects**
Mixed-use
6.4 acres | Under construction
millharbour.co.uk



WARDIAN LONDON

Taking its name from the traditional Wardian Case—first created in east London to transport botanical plants—Wardian 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 37.2 sqm in size. Wardian London will provide a tranquil oasis within the heart of London’s most lively business district, promoting a strong sense of wellbeing thanks to over 100 species of exotic plants throughout.

Developer: **EcoWorld Ballymore**
Architect: **Glenn Howells Architects**
Residential
0.5 ha | Under construction
wardianlondon.com



GOODLUCK HOPE

A new neighbourhood on Leamouth Peninsula, Goodluck Hope is surrounded by water on three sides and is defined by its rich maritime heritage and cultural history. Adjacent to London City Island, the development is a short walk to Canning Town station across a new pedestrian bridge and comprises 804 homes, 2,000 sqm of commercial space and restored Grade-II listed Dry Dock. Developed by Ballymore, construction began in January 2018 and Phase One is due to complete in 2020.

Developer: **Ballymore**
Architect: **Allies and Morrison**
Mixed-use
2.7 ha | Under construction
goodluckhope.com



EMBASSY GARDENS

Embassy Gardens, home to The Sky Pool, is a landmark development wrapping around the new US Embassy which will establish a 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, 130,000 sq ft of shopping space and a charity music academy. Phase one is fully complete and occupied.

Developer: **Ballymore (Phase One) / EcoWorld Ballymore (Phase Two)**
Architect: **Sir Terry Farrell (masterplan) / AHMM / Feilden Clegg Bradley Studios / Arup Associates**
Mixed-use
241,548 sqm | Under construction
embassygardens.com



LONDON CITY ISLAND

London City Island is a vibrant new cultural area connected to Canning Town via a new pedestrian bridge. English National Ballet, English National Ballet School, London Film School and The Line will soon move to the 12-acre island, joining cultural institutions arebyte and Trinity Art Gallery. 1,700 homes benefit from alfresco spaces and a backdrop of the O2, Canary Wharf and the City. Phase One is complete and fully occupied. The first restaurant and deli, The Island Grocer, has opened.

Developer: **Ballymore (Phase One) / EcoWorld Ballymore (Phase Two)**
Architect: **Glenn Howells Architects**
Mixed-use
503,751 sq ft | Under construction
londoncityisland.com



BATTERSEA POWER STATION

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, cafés, hotels, homes and public spaces including a new six-acre public park. Over 1,000 people are now living at Circus West Village, the first phase of the regeneration to complete, and a thriving community has emerged at this riverside neighbourhood. A selection of shops, restaurants, cafés, bars, a cinema, theatre and year-round events programme have also attracted over three million visitors in the last 12 months. The area is now serviced by the Thames Clippers River Bus Service and will include a new Zone 1 London Underground station.

Developer: **Battersea Power Station Development Company**
Architect: **Various**
Mixed-use
42 acres | Under construction
batterseapowerstation.co.uk



KIDBROOKE VILLAGE

The vision for Kidbrooke is to regenerate the run-down Ferrier Estate with an exemplary sustainable suburb where people love to live. Kidbrooke Village will not only provide housing, but a community with shops and schools, squares and parkland for a whole range of people to enjoy, with a complete mix of tenures. Kidbrooke Village will offer people a great quality of life in a beautiful setting, close to the heart of a world city.

Developer: **Berkeley Homes (East Thames)**
Architect: **Liftschutz Davidson Sandilands (masterplan, phase 1 & 3) / PRP & Scott Brownrigg (phase 2) / Studio Egret West, Reddy Architecture + Urbanism (phase 3) / CZWG (phase 4 & 5) / Gardner Stewart (phase 6)**
Mixed-use
109 ha / 35 ha of green space / 4,966 homes (35 per cent affordable) / 90,000 sq ft of retail, commercial and community space | Under construction / 1,804 homes delivered to date (767 affordable)
kidbrookeregeneration.info



ROYAL ARSENAL RIVERSIDE

Royal Arsenal Riverside is one of South East London’s most exciting riverside addresses, sitting at the heart of Woolwich, which is rapidly emerging as one of London’s bright spots; occupying prime location along the River Thames and offering a buzzing retail hub. With a forthcoming on-site Crossrail station, an on-site Thames Clipper Pier, plus the National Rail and DLR stations only 300m away, Royal Arsenal Riverside is one of the best connected developments in South East London.

Developer: **Berkeley Homes (East Thames)**
Architect: **Allies and Morrison / CZWG / AHMM**
Residential
88 acres | Under construction
rare.london



250 CITY ROAD

Just 8 minutes’ walk from Old Street, 250 City Road is a landmark development designed by world renowned architects Foster + Partners. These spectacular apartments and penthouses offer stunning views as well as a host of residents’ facilities including a gym and terrace, 20-metre swimming pool and spa, concierge and residents’ lounge. 1.9 acres of landscaping complete with historic public art play host to cafés, restaurants, retail outlets, creative workspaces and a 4* 190 bed nhow hotel. Public areas are fully Wi-Fi enabled.

Developer: **Berkeley Homes (North East London)**
Architect: **Foster + Partners**
Mixed-use
933 homes / 5.5 acres | Under construction
250cityroad.co.uk



GOODMAN’S FIELDS

Goodman’s Fields is a mixed-use urban quarter providing a selection of high quality studios, one, two, and three bedroom apartments and penthouses as well as retail and commercial space, student accommodation and a hotel. Residents benefit from a 24-hour concierge, residents’ private screening room, health club to include pool, gym and spa along with stunning landscaping including a new public park and piazza.

Developer: **Berkeley Homes (North East London)**
Architect: **Lifschutz Davidson Sandilands**
Residential
739 private units and 1049 with HA units / 7.2 acres | Existing
goodmansfields.co.uk



WOODBERRY DOWN

As one of North London’s hidden gems, Woodberry Down embodies a rarefied, semi-rural setting characterized by wildlife, water and verdant greenery, with all the benefits of a Zone 2 location and exceptional transport links. On completion, the scheme will deliver over 5,500 new homes. Situated in the London Borough of Hackney, Woodberry Down prides itself on the diversity and integration of its community, and occupies an impressive 64 acres, with 15 acres of parkland and 42 acres of open water.

Developer: **Berkeley Homes (North East London)**
Architect: **Fletcher Priest Architects (masterplan) / Hawkins\Brown, Rolfe Judd (current phase)**
Mixed-use
64 acres | Under construction
woodberry-down.co.uk



LONDON DOCK

Situated in the heart of Wapping, just moments from Tower Bridge, the Tower of London and the City, London Dock features 1,800 high specification new homes set amongst 7.5 acres of beautifully landscaped squares, promenades, shops, bars and restaurants.

Developer: **St George**
Architect: **Patel Taylor**
Mixed-use
Under construction
londondock.co.uk



ONE BLACKFRIARS

With sweeping views across the city and built to a unique design, One Blackfriars is a beacon of architectural brilliance. An awe-inspiring sculpture looking down on the River Thames, this 170-metre high tower is ideally placed to embrace London’s rich cultural life on the South Bank. The impressive landmark offers buyers a truly luxurious lifestyle with spacious residences and hotel style residents’ facilities including 24-hour concierge, valet parking, pool, spa and gym, screening room, 32nd floor executive lounge and winery.

Developer: **St George**
Architect: **SimpsonHaugh**
Mixed-use
14,000 sq ft of retail / 888 sqm of landscaped area, including a new public piazza / 161-bedroom boutique hotel | Under construction
oneblackfriars.com



SOVEREIGN COURT

Well-connected urban living. Contemporary, urban-inspired 1, 2 & 3 bedroom apartments, penthouses and Villas with access to a fitness suite and 24-hour concierge service. Sovereign Court is only a short walk to Hammersmith underground station, with 4 underground lines and close to Kensington, Fulham and Chiswick– some of London’s most fashionable locations. Here you can find the iconic Hammersmith Bridge and River Thames, together with world-class shopping, independent cafés, theatre and art venues all on your doorstep.

Developer: **St George**
Architect: **Lifschutz Davidson Sandilands**
Mixed-use
2.54 acres | Phase 1: existing, Phase 2: under construction
berkeleygroup.co.uk/developments/london/hammersmith/sovereign-court



SOUTH QUAY PLAZA

SQP is a landmark development designed by Foster + Partners and developed by Berkeley Homes. Surrounded by 2.6 acres of landscaped gardens, the building has been designed to maximise space and light in the gardens and provide dual aspect views for many apartments. Residents will enjoy a 5-star lifestyle as they become exclusive members of The Quay Club; facilities include a gym and pool, exclusive residents bar and the stunning 56th floor terrace, offering incredible views of the city skyline.

Developer: **Berkeley Homes (South East London)**
Architect: **Foster + Partners**
Mixed-use
888 units / 2.3 acres | Under construction
southquayplaza.co.uk



WARWICK ROAD MASTERPLAN

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 £2bn 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.

Developer: **St Edward**
Architect: **Squire and Partners**
Mixed-use
1,034 homes | Under construction
berkeleygroup.co.uk/developments/london/ealing/filmworks-ealing



FILMWORKS

Inspired by the past, celebrating the future. Filmworks brings a new dimension to Ealing’s enticing personality. Retaining the historic facade of the original Art Deco cinema, it will welcome a high quality mix of new homes, alongside a cinema, restaurants and bars, all centred around an open piazza. Transport links are already excellent in the area, and will be further enhanced when Crossrail opens, with travel to Bond Street in just 11 minutes. (Travel times are approximate only. Source: tfl.co.uk)

Developer: **St George**
Architect: **St George / TP Bennett**
Mixed-use
258,035 sq ft GIA | Under construction
berkeleygroup.co.uk/developments/london/ealing/filmworks-ealing



THE DUMONT

The Dumont is a 30-storey development which forms the central and final piece of St James redevelopment at Albert Embankment Plaza and comprises 186 suites, 1, 2, 3 and 4 bedroom apartments and penthouses with commanding prime central London views. Residents’ facilities include a private dining room, residents’ lounge and garden terrace on the 12th floor, a games room, ten-pin bowling and private cinema. A new pedestrian plaza runs alongside the railway arches at the rear of the development.

Developer: **St James**
Architect: **David Walker Architects**
Residential
186 apartments / 16,145 sq ft | Under construction
berkeleygroup.co.uk/developments/london/albert-embankment/the-dumont



WHITE CITY LIVING

1,845 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.

Developer: **St James**
Architect: **Patel Taylor**
Mixed-use
1,845 apartments / 1.6m sq ft | Under construction
whitecityliving.co.uk



CLARENDON

Part of the Haringey Heartlands Regeneration, Clarendon in north London is set in 5 acres of open space and will deliver 1,714 studio, 1, 2 and 3 bedroom apartments, business, retail and community space and creation of a public square and landscaped courtyards. The cultural quarter will include a central boulevard to help improve connectivity between the surrounding neighbourhoods of Hornsey, Wood Green and Alexandra Park, benefitting from the ease of access to a variety of transport connections.

Developer: **St William**
Architect: **Panter Hudspith Architects**
Mixed-use
1,714 apartments / 100,000 sq ft commercial space | Under construction
clarendonn8.co.uk



KING’S ROAD PARK

Situated just 60 metres from the King’s Road, King’s Road Park is perfectly located in Zone 2 and only a 10 minute walk from both an Underground and Overground station. A stylish collection of suites, 1, 2, 3 and 4 bedroom apartments and penthouses set within six acres of beautiful landscaping including a public park, square and residents’ garden.

Developer: **St William**
Architect: **EPR / Gillespies**

Residential

1843 units / 15.6 acres | Under construction
kingsroadpark.co.uk



PRINCE OF WALES DRIVE

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.

Developer: **St William**
Architect: **Squire and Partners**

Residential

955 apartments / 786,000 sq ft | Under construction
princeofwalesdrive.co.uk



1 BROADGATE

The proposal for 1 Broadgate includes 380,000 sq ft of contemporary workspace designed by the Stirling Prize-winning architect AHMM and 145,000 sq ft of new restaurant and shops. With almost an acre of landscaped terraces and external space accessible from every floor, wellbeing and sustainability will be a priority. In addition, exceptional connectivity by embedded technology to enhance user experience and direct undercover access from Liverpool Street Station will make 1 Broadgate a top destination.

Developer: **British Land**
Architect: **AHMM**

Mixed-use

525,000 sq ft | Planning granted
britishland.com



155 BISHOPSGATE

155 Bishopsgate is undergoing development by Fletcher Priest Architects to refurbish the reception space with a boutique style café and create 160,000 sq ft of office space across five available floors. Bishopsgate façade is also being landscaped to open up the building entrance.

Developer: **British Land**
Architect: **Fletcher Priest Architects**

Mixed-use

Under construction
britishland.com



1FA

1FA is an iconic Grade-II listed building and has undergone a refurbishment by the Stirling Prize-winning architect AHMM to transform the interior and bring the public spaces indoors. Now housing an Everyman cinema and artwork by Morag Myerscough the 45,000 sq ft of retail and leisure has a strong offering. The above seven floors have attracted a diverse mix of occupiers such as technology company Mimecast, Product Madness and the flexible workspace, Storey.

Developer: **British Land**
Architect: **AHMM**

Mixed-use

288,000 sq ft | Existing
britishland.com



BROADWALK HOUSE

Approximately 150,000 sq ft of Broadwalk house is being transformed by specialist architects Barr Gazetas to create a dramatic atrium, activated reception and available 20,900 sq ft of industrial-style flexible workspace. The upper office accommodation, (part) 3rd to 6th floors, is to be refurbished to CAT A standard with new finishes where required and reused where achievable. This refurbishment aims to improve the upper floors workspace, increase local amenities and offers an enhanced street-facing retail offer.

Developer: **British Land**
Architect: **Barr Gazetas**

Mixed-use

292,044 sq ft | Under refurbishment
britishland.com



1 TRITON SQUARE

Designed by architects Arup Associates, the eight storey building will offer modern, flexible work space around a large central atrium providing linkage between floors and creating a vibrant social hub. The redevelopment will also deliver four large roof terraces and incorporate sustainable and smart technologies to support mobility and collaboration across the group. The 366,000 sq ft redevelopment increases the lettable area by 127,000 sq ft and includes 20,000 sq ft of retail and leisure at ground floor and 10,000 sq ft of affordable work space.

Developer: **British Land**
Architect: **Arup Associates**

Commercial

310,000 sq ft | Under construction
britishland.com



100 LIVERPOOL STREET

Designed by Hopkins Architects, 100 Liverpool Street will deliver 433,000 sq ft of innovative workspace and 90,000 sq ft of new retail and rooftop restaurants. By having three entrances from Liverpool Street, Broadgate Circle and the Octagon Mall the modern lobby will connect social space with restaurants, retail and impressive architecture. Certified BREEAM ‘Excellent’, Wired ‘Platinum’, WELL ‘Gold’, and all electricity from renewable sources—100 Liverpool Street has sustainability, wellbeing and connectivity built in.

Developer: **British Land**
Architect: **Hopkins Architects**

Mixed-use

523,000 sq ft | Under construction
britishland.com



135 BISHOPSGATE

Part of Broadgate, this is one of a trio of buildings that forms a 900-ft continuous frontage along Bishopsgate. Originally designed by Skidmore, Owings & Merrill (SOM), 135 Bishopsgate is undergoing refurbishment, due to complete in 2020, which will open up the frontage of the building, improve connectivity with the street, and install terraces and green spaces on the upper levels. The refurbishment will also create a welcoming eastern entrance to Broadgate while enhancing the estate’s retail and commercial offer. Italian marketplace Eataly will open its first London venue at 135 Bishopsgate in 2020.

Developer: **British Land**
Architect: **Fletcher Priest Architects**

Mixed-use

334,000 sq ft | Existing
britishland.com



CANADA WATER MASTERPLAN

The Canada Water Masterplan is a partnership between British Land, Southwark Council and the local community to create an outstanding new town centre that complements the local area, making an active, positive, long-term contribution to local life. The Masterplan covers 53 acres and will deliver up to 3,000 new homes, 2m sq ft of workspace and 1m sq ft of retail, leisure, entertainment and community space including health and social infrastructure, and educational uses for all ages.

Developer: **British Land**
Architect: **Allies and Morrison (masterplan)**

Mixed-use

53 acres, 5m sq ft | Outline planning granted
canadawatermasterplan.com



REGENT’S PLACE CIRCULAR ECONOMY

The first UK Grade A office refurbishment that uses principles of the circular economy and re-used and remanufactured the inherited tenant fit out to create fully refurbished and furnished space. Tenant fit outs typically contribute to 30 of carbon emissions over the life of a building. The process created an outstanding product and avoided significant waste and unnecessary carbon emissions associated with tenant fit outs.

Developer: **British Land**
Architect: **NEX Architecture / Modus**

Commercial

44,000 sq ft | Recently refurbished
regentsplace.com



NORTON FOLGATE

Norton Folgate 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.

Developer: **City of London Corporation / British Land**
Architect: **AHMM / Stanton Williams / Morris+Company / DSDHA**

Mixed-use

2.2 acres | Planning granted
britishland.com



1 LEADENHALL

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.

Developer: **Brookfield Properties**

Architect: **Make**

Mixed-use

440,000 sq ft | Planning consent granted

1leadenhall.com



1 LONDON WALL PLACE

London Wall Place offers an acre of landscaped public realm set between two statement office buildings totalling 500,000 sq ft. 1 London Wall Place is a 310,000 sq ft, 12-storey building with views of the London skyline. London Wall Place benefits from a 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. Schroders have leased 1 London Wall as their global headquarters.

Developer: **Brookfield Properties**

Architect: **Make**

Commercial

310,000 sq ft | Existing

londonwallplace.com



2 LONDON WALL PLACE

London Wall Place offers an acre of landscaped public realm set between two statement office buildings totalling 500,000 sq ft. 2LWP is a 190,000 sq ft, 16-storey tower with spectacular views over London. It benefits from a proximity to the Bank of England, the Barbican and Cheapside. The development sits within metres of the Moorgate entrance to Crossrail. Tenants include Cleary Gottlieb Steen & Hamilton LLP (anchor tenant), R3 Limited, IFM Investors and Barbie Green (retail/amenity).

Developer: **Brookfield Properties**

Architect: **Make**

Commercial

190,000 sq ft | Existing

londonwallplace.com



NEXUS

NEXUS is a mixed-use building arranged over 14 floors totalling 160,772 sq ft. Located in the transformational area of Farringdon, only 400 meters from the new Crossrail, and minutes away from St Paul’s, Blackfriars and City Thameslink, NEXUS connects you to it all. Currently being refitted with a new lobby and amenities, it is set to complete in Q3 of 2020.

Developer: **Brookfield Properties**

Architect: **Tishman Speyer**

Commercial

160,772 sq ft | Existing

nexusfarringdon.co.uk



PRINCIPAL PLACE

Principal Place offers a 630,000 sq ft, 15 storey office building featuring Grade A office space with typical floors of c. 45,000 sq ft and nearly an acre of roof terraces. The entire building is 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 hosting Black Sheep Coffee, The Allegory, Polu Poke, Camino, BLOK, RED Restaurant & Bar and Vagabond wine bar.

Developer: **Brookfield Properties / Antirion**

Architect: **Foster + Partners**

Mixed-use

630,000 sq ft | Existing

principalplace.co.uk



ALDGATE TOWER

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 per cent let to tenants including Uber, Aecom, WeWork, Groupon and Maersk.

Developer: **Brookfield Properties / China Life**

Architect: **Wilkinson Eyre**

Commercial

320,000 sq ft | Existing

aldgatetower.com



100 BISHOPSGATE

100 Bishopsgate is a 37-storey office tower, providing highly efficient and flexible floor space located one minute from Liverpool St. station. The scheme offers a half acre public realm with 300,000 sq ft of retail to activate and enrich the environment as well as a 15,000 sq ft double height reception. The building is let to a range of tenants including RBC, Freshfields, Jefferies, Paul Hastings, Regus and Equinox.

Developer: **Brookfield Properties**

Architect: **Allies and Morrison / Arney**

Fender Katsalidis

Commercial

900,000 sq ft | Existing

100bishopsgate.com



CITYPOINT

Citypoint is a 36-storey landmark tower in the City of London. Originally built in 1967, and comprehensively reconstructed in 2001. Current 2020 redevelopment of Podium, includes new reception and terrace scheme, to be completed in Q1 of 2021. The building offers over 60,000 sq ft of retail including the largest health-club in the Square Mile operated by Nuffield Health with over an acre of public realm.

Developer: **Brookfield Properties**

Architect: **Sheppard Robson**

Mixed-use

710,000 sq ft | Existing

citypoint.co.uk



THE GILBERT

The Gilbert 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. The building was designed in 1930 by Frederick Gould and Giles Gilbert Scott and occupied by Bloomberg as their London headquarters until 2018. A major refurbishment for the building is planned to be completed in 2021.

Developer: **Brookfield Properties**

Architect: **Originally developed in 1930 by Frederick Gould and Giles Gilbert Scott.**

Current redevelopment by MAKE Architects

Commercial

170,000 sq ft | Under construction

thegilbert.co.uk



99 BISHOPSGATE

99 Bishopsgate provides 26 floors of high specification office accommodation totalling 340,000 sq ft in the City of London. With its dramatic glazed facades and commanding corner presence, 99 Bishopsgate is a landmark building at the centre of Europe’s financial capital. The building was reconstructed in 1996 with major refurbishment between 2006 and 2013. It is let to a range of tenants including Latham & Watkins and Bank of Taiwan & Korea Development Bank.

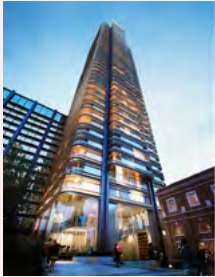
Developer: **Brookfield Properties / China Life / QIA**

Architect: **GMW Architects**

Commercial

338,710 sq ft | Existing

99bishopsgate.com



PRINCIPAL TOWER

Principal Tower is Foster + Partners’ first fully designed residential tower in London, comprising of 199 luxury apartments and penthouses. It is one of London’s tallest residential buildings at 162 meters, boasting expansive views from Canary Wharf to St Paul’s and marks Concord London’s first large-scale development within the capital. Principal Tower forms 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 of public piazza.

Developer: **Brookfield Properties / Concord**

Pacific / W1 Developments

Architect: **Foster + Partners**

Residential

250,000 sq ft | Existing

principaltower.com



196-222 KING’S ROAD

Due for completion in 2023, the 196-222 King’s Road development seeks to re-energise this central section of the King’s Road. Including world-class retail space—both smaller artisan units and larger flagships, an independent 600-seat cinema, contemporary, high quality office space, 47 new homes, and rooftop bar with views across Chelsea, an improved Waitrose store and a traditional pub. Cadogan’s long-term approach means that heritage and sustainability are core principles to the scheme, from restoration of the original art deco facade to environmental measures including solar panels and green roof.

Developer: **Cadogan**

Architect: **PDP London**

Mixed-use

203,330 sq ft | Under construction

196-222kingsroad.co.uk



DUKE OF YORK RESTAURANT

The Duke of York Restaurant is located in the largely Grade-II-listed Duke of York Square. Designed by NEX Architecture (following an international design competition which attracted over 150 entries), it champions the best of modern design in harmony with its heritage and surroundings. The Restaurant includes a circular roof terrace, which is open to the public, and the UK's first innovative glass facade, which lowers into a single storey basement during fine weather, to allow for al fresco dining. A new landmark for King's Road, the restaurant 'Vardo' opened in September 2019.

Developer: **Cadogan**
Architect: **NEX Architecture**

Retail

Existing
dukeofyorkrestaurant.co.uk



PAVILION ROAD

Recently completed Pavilion Road is a haven for independent artisan food shops—including butcher, baker, greengrocer, coffee and wine specialists, a cheesemonger, barber, general store and fishmonger. It connects directly with an extensively planted new public courtyard featuring destination restaurant Granger & Co, a vegan café, gym and spa. To mark the project's completion, central London's first 'Edible Trail' has been created, encouraging residents and visitors alike to try their hand at foraging and experience sustainably grown produce, as well as inspiring people to 'grow their own'. It forms part of Cadogan's strategy to continually enhance the community and ensure Chelsea is one of the world's leading places to live, work and shop.

Developer: **Cadogan**
Architect: **Stiff + Trevillion**

Mixed-use

Existing



SLOANE STREET PUBLIC REALM

Sloane Street will be transformed with a £40m investment into the public realm. Following extensive community consultation, Cadogan with the Royal Borough of Kensington & Chelsea, is fully revamping the 1km long street. The scheme includes extensive new planting; creating an elegant green boulevard, resurfacing and widening pavements, implementing traffic calming measures and additional crossing points, improving lighting to complement the distinctive architecture and introducing new street furniture. The development is set to secure Sloane Street's future both as a vibrant residential area and one of the world's most beautiful luxury shopping destinations.

Developer: **Cadogan**
Architect: **John McAslan + Partners**

Under construction

sloanestreetfuture.co.uk



THE COLUMBUS BUILDING

The building has been comprehensively refurbished, 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, Digital Shadows, IFRS, Revolut and Smartest Energy.

Developer: **Canary Wharf Group**
Architect: **Skidmore / Owings & Merrill**

Commercial

160,000 sq ft | Existing
thecolumbusbuilding.com



ONE CANADA SQUARE

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.

Developer: **Canary Wharf Group**
Architect: **Pelli Clarke Pelli Architects**

Commercial

1,220,500 sq ft | Existing
canarywharf.com



WOOD WHARF

Wood Wharf is a transformative mixed-use project comprising 2m sq ft of commercial space, 3,500 homes, 350,000 sq ft of retail/leisure, and 9 acres of open spaces. The buildings have been individually designed by a range of architects including AHMM, Pilbrow & Partners, and Allies & Morrison, whilst still benefiting from the Group's philosophy of providing the most technically advanced buildings. Ennismore (owner of The Hoxton hotel), TOG and Third Space have been announced as the first pre-let transactions totalling 180,000 sq ft taking the whole of 15 Water Street.

Developer: **Canary Wharf Group**
Architect: **Allies and Morrison (masterplan)**

Mixed-use

4.8m sq ft / 728,882 sqm GIA | Under construction
woodwharf.com



10 BANK STREET

The proposed new scheme will comprise 830,000 sq ft and is available on a pre-let basis. A tenant will have the unique opportunity to choose the 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.

Developer: **Canary Wharf Group**
Architect: **Kohn Pedersen Fox Associates**

Commercial

830,000 sq ft | Proposed
canarywharf.com



20 WATER STREET

20 Water Street is a new 210,000 sq ft building positioned at the gateway to Wood Wharf, the transformative 4.8 million sq ft mixed-use development immediately to the East of Canary Wharf. The building is arranged over 13 storeys with typical floor plates of 18,500 sq ft and generous external terraces throughout. With its distinctive architecture and technologically advanced specification, 20 Water Street has been designed for the modern occupier.

Developer: **Canary Wharf Group**
Architect: **Allies and Morrison**

Commercial

214,460 sq ft | Under construction
20waterstreet.com



40 BANK STREET

40 Bank Street is a striking 32-storey tower fronting Jubilee Park, with a waterside setting to the south of the building. Typical floor plates are 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).

Developer: **Canary Wharf Group**
Architect: **Pelli Clarke Pelli Architects**

Commercial

607,400 sq ft | Existing
canarywharf.com



COVENT GARDEN

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 Tiffany & Co., Tom Ford and Chanel now sit alongside some of the capital's most popular restaurants including SushiSamba, Frenchie and Balthazar. The Floral Court development has completed with new retail and al fresco restaurant concepts and high quality residential overlooking a new courtyard.

Developer: **Capital & Counties Properties**
Architect:

Mixed-use

1.2m sq ft | Existing
coventgarden.london



LILLIE SQUARE

Located in Earls Court, Lillie Square is establishing a new modern garden square address offering 800 new homes. First residents moved in December 2016 with further completions due in early 2020.

Developer: **Capital & Counties Properties PLC / KFI**
Architect:

Residential

1m sq ft | Under construction
lilliesquare.com



HAVELOCK REGENERATION

Catalyst's regeneration of the Havelock estate is creating an exciting, mixed-tenure neighbourhood in the heart of Southall, comprising of 922 units, with over 50 per cent affordable. The development will provide high quality housing, including specially designed over 55s' housing and new green space. Catalyst are working with local partners and the community to improve safety, visibility and ecological diversity along the Grand Union Canal, turning it into a real community asset.

Developer: **Catalyst**
Architect: **Pollard Thomas Edwards (masterplan & phase 1)**

Residential

922 units | Under construction



PORTOBELLO SQUARE

Portobello Square is the regeneration of the Wornington Green estate in North Kensington and will deliver approximately 1000 new homes for social rent, private sale, and shared ownership. Catalyst worked with residents to create a new vision for the area, one that would protect the tight-knit community and guarantee a modern, high-quality home for every existing household who wanted one. The development also includes a new community centre and new commercial units along Portobello Road.

Developer: **Catalyst**
Architect: **PRP Architects (masterplan & phase 1) / Conran + Partners (phases 2 & 3)**
Mixed-use
1,000 units | Under construction
yourhereandnow.co.uk



ST BERNARD'S GATE

St Bernard's Gate is located in Southall, Ealing and is built on the site of a former Victorian asylum. The project has 270 homes; 130 for market-sale, 98 shared-ownership, 22 for social rent and 20 at the new London Living Rent, as well as three commercial units. The scheme makes innovative use of existing listed buildings to create a buzzing new neighbourhood that mixes modern housing with the area's unique heritage.

Developer: **Catalyst**
Architect: **Hester Architects**
Mixed-use
2.32 ha | Existing
stbernardsgate.co.uk



BLACKHORSE YARD

Blackhorse Yard is a 100 per cent affordable scheme, being delivered through a collaboration between Swan Housing Association, Catalyst Housing Group and the Mayor of London. Designed by C.F. Møller Architects, the project is being delivered in partnership with the London Borough of Waltham Forest. The proposed scheme will be built on the site of the former Webbs Industrial Estate and plans include 359 affordable homes for shared ownership, and 2,962 sqm (GEA) of retail, flexible workspace, artists' studios as well as other amenities in the heart of the Blackhorse Road area.

Developer: **Catalyst & Swan Housing**
Architect: **C.F Møller**
Mixed-use
1.67 ha | Proposed
blackhorseyard.com



ELEMENTS

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 11 years, with completion due in 2029.

Developer: **Countryside**
Architect: **Pollard Thomas Edwards**
Mixed-use
993 homes | Under construction
countryside-properties.com



FRESH WHARF

Countryside and Notting Hill Housing are delivering a £330m joint venture in Barking Town Centre. The redevelopment will deliver 911 new homes for sale and market rent at Fresh Wharf, 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. Construction started in 2018 and the project is forecast to be complete in 2026.

Developer: **Countryside**
Architect:
Mixed-use
Under construction
countryside-properties.com/new-homes/all-developments/new-home-developments/london/fresh-wharf



LEOPOLD ESTATE

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.

Developer: **Countryside**
Architect: **Metropolitan Workshop / Frank Reynolds**
Residential
362,161 sq ft | Existing



ACTION GARDENS, W3

Acton Gardens is an ambitious £600m regeneration programme being undertaken by Acton Gardens LLP, a joint venture between Countryside and L&Q to redevelop the original South Acton Estate which was characterised by a sense of isolation and poor quality housing. The 15 year scheme will transform the area into a new urban village of 3,460 homes of which 50 per cent are affordable housing. The development includes social infrastructure in the form of a new community centre, youth club together with health care facilities and retail outlets.

Developer: **Acton Gardens (Countryside and L&Q)**
Architect: **HTA (masterplan, phases 1 & 5), Allies & Morrison (phases 1 & 5), Alison Brookes (phase 2), Stitch Studio (phase 3.1), MacCreanor Lavington (phase 3.2), PCKO (phase 4), Levitt Bernstein (phase 6), Allies & Morrison (phases 9.1 & 9.2)**
Residential
28.68 ha | Existing
actongardens.co.uk



CHURCHILL QUARTER

Countryside has been selected by Bromley Council to deliver a development comprising of both residential and commercial elements, including 410 new, high-quality homes across 7 apartment blocks in Bromley town centre. The adjacent park Church House Gardens will be widened and transformed into an active cultural hub between the High Street and the gardens. A minimum of 35 per cent affordable homes will be provided.

Developer: **Countryside**
Architect: **Stitch Architects**
Mixed-use



DASH

Situated along New North Road, the development will be close to Shoreditch Park and Tech City, as well as Hoxton and Old Street stations. Residents of the one, two and three-bedroom apartments will have access to landscaped open space, bicycle storage facilities and a central courtyard with play facilities, all designed to encourage and improve health and well-being of local residents. 32 per cent of the homes at St Leonard's Court will be genuinely affordable, including 21 per cent social rented and 11 per cent shared ownership.

Developer: **Countryside**
Architect: **Child Graddon Lewis**
Residential
71 units | Under construction



TOWER COURT

Tower Court comprises 80 homes for outright sale, 33 homes for social rent and 19 homes for shared ownership. The regeneration scheme will also offer a total of 3,115 sqm of communal and accessible open space, and a new 361 sqm depot for the Hatzola ambulance service — the local Jewish-led fast response volunteer service. In addition, a significant amount of public art will be commissioned and installed during the course of the scheme.

Developer: **Countryside**
Architect: **Adam Khan Architects (Planning) / Child Graddon Lewis (Detailed Design)**
Mixed-use
132 residential units / 0.7 ha | Planning granted



TRINITY PLACE

Countryside is working with Be First, Barking and Dagenham Council's regeneration company to deliver 170 homes, a replacement TFL bus terminus and retail space for a local pharmacy (90 sqm). The scheme will provide the local area with a mix of housing tenure, including 83 private homes for sale and 87 affordable homes, across a range of one, two and three-bed apartments and three-bedroom houses. Becontree Heath, set to complete in September 2019, will also be the first development with a council-owned and run district heating network.

Developer: **Countryside**
Architect: **Stitch Architects (planning) / BPTW Partnership (detailed design)**
Mixed-use
170 residential units | Under construction
countryside-properties.com/new-homes/all-developments/new-home-developments/london/trinity-place



BEAM PARK

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 3,000 new homes and revitalise a largely derelict site, formally a Ford manufacturing plant, into a vibrant and welcoming neighbourhood. It will also provide 2 new schools, a medical centre and commercial space. In addition to creating high-quality new homes, Beam Park incorporates around 50 per cent green space strategically located around the development to enhance the living environment and 50 per cent affordable housing. These spaces will include play areas for children, community spaces and artwork to reflect the historical nature of the site.

Developer: **Countryside / L&Q**
Architect: **Patel Talyor**
Mixed-use
29 ha | Under construction



EAST CITY POINT

The scheme known as Canning Town Area 3 is part of the first phase of the regeneration of Canning Town and Custom House. It is part of an overall masterplan promoted by the landowner Newham Council. The development provides 649 residential units of which 35 per cent are affordable. Included as part of the scheme is Keir Hardie Primary School.

Developer: **Countryside / Newham Council / Clarion**
Architect: **Macreanor Lavington / Shepherd Epstein Hunter**
Mixed-use

649 residential units / 3.7 ha | Existing
eastcitypoint.com



20 GOLDEN SQUARE

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.

Developer: **Crosstree Real Estate Partners**
Architect: **Orms**
Commercial

25,000 sq ft | Existing



THE BERKELEY ESTATE

In December 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.

Developer: **Crosstree Real Estate Partners**
Architect: **Adjaye Associates**
Mixed-use

400,000 sq ft | Planning granted



THE O2

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.

Developer: **Crosstree Real Estate Partners / AEG**
Architect: **RTKL**
Retail

370,000 sq ft / Development: 207,000 sq ft | Existing / Under construction



29-30 ST JAMES'S STREET AND 25-27 BURY STREET, ST JAMES'S

The existing site has been 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 facades facing St James's Street and Bury Street are retained, whilst improvements are made to the unattractive and cluttered roofscapes.

Developer: **The Crown Estate**
Architect: **Tate Hindle / MSMR Architects**
Mixed-use

35,000 sq ft | Existing



THE MARQ

A new 46,000 sq ft mixed use building in the heart of St James's, on track for completion in April 2019. This exciting new headquarters building provides six floors of flexible, column-free workspace and features a double-height reception space. The development also contains 5,000 sq ft of flagship retail and 5,000 sq ft restaurant or gallery space at ground and basement levels. The Marq is one of the UK's first buildings specifically designed to achieve WELL Certification.

Developer: **The Crown Estate**
Architect: **Rolfe Judd**
Mixed-use

46,000 sq ft | Under construction
themarq.co.uk



OLD STREET RETAIL PARADE

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.

Developer: **Crosstree Real Estate Partners**
Architect: **Ian Chalk Architects**
Retail

63,000 sq ft | Existing



RE HOTEL SHOREDITCH

RE Hotel Shoreditch is an unbranded mid-scale hotel occupying a prominent freehold island site in Shoreditch. Plans to renovate the property, including a full reimagining of the ground floor restaurant and bar space as well as enhancements to all public spaces and guestrooms, will be led by design firm Dion & Arles. Crosstree has partnered with hoteliers Mama Shelter to deliver a modern, affordable lifestyle hotel, their first in the UK.

Developer: **Crosstree Real Estate Partners**
Architect: **Leach Rhodes Walker**
Residential

178-bed / 80,000 sq ft | Existing



THE STANDARD, LONDON

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.

Developer: **Crosstree Real Estate Partners**
Architect: **Orms / Ian Chalk Architects / Archer Humphries**
Retail

186,000 sq ft | Existing



MORLEY HOUSE

Morley House is a mixed retail and residential development located on Regent Street, north of Oxford Circus. The redevelopment of this Grade-II listed block is expected to complete in spring 2020 and will create 44 residential flats, which will be available to let. On the ground and basement levels will be 11,000 sq ft of retail space.

Developer: **The Crown Estate**
Architect: **MSMR Architects**
Mixed-use

45,500 sq ft | Under construction



ONE HEDDON STREET

One Heddon Street is The Crown Estate's first dedicated co-working and flexible office space. It offers over 300 desks and a breadth of flexible memberships, ranging from private offices for two to 24 people, to resident desks and co-working. Members will also be able to draw on shared amenities, including bookable meeting rooms, boardroom, concierge services, a private roof terrace, and a flexible events space giving them an opportunity to network, share and learn.

Developer: **The Crown Estate**
Architect: **Barr Gazetas**
Commercial

Existing
oneheddonstreet.com



QUADRANT 4, W1

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.

Developer: **The Crown Estate**
Architect: **AHMM**
Retail

48 residential apartments | Under construction



QUADRANT ARCADE

This Grade II-listed arcade on Regent Street was transformed into an elegant new retail destination for the West End. The street facing shop fronts have been redesigned with a continuous glazed curve and a bronze portal that frames a new opening creating a seamless entrance. Contemporary lighting and clear entrances therefore create a welcoming presence so that the space becomes a draw in its own right. Low-reflective glass shop fronts provide a perfect display for retailers and the ornately detailed internal elevations have been transformed with focused lighting.

Developer: **The Crown Estate**
Architect: **Barr Gazetas**
Retail
12,000 sq ft NIA | Existing



1 NEW BURLINGTON PLACE, W1

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.

Developer: **The Crown Estate / Exemplar**
Architect: **AHMM**
Mixed-use
110,000 sq ft | Existing
1nbp.co.uk



10 NEW BURLINGTON STREET, W1

Designed by award winning architects AHMM, 10 New Burlington Street by The Crown Estate and Exemplar 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 facades bordering a landscaped courtyard and a magnificent retained facade on Regent Street. The building is fully let, with occupiers including J Crew, Watches of Switzerland, Ares Asset Management and Tudor Capital.

Developer: **The Crown Estate / Exemplar**
Architect: **AHMM**
Mixed-use
130,000 sq ft | Existing
10nbs.com



BRUNEL BUILDING, 2 CANALSIDE WALK W2

Brunel Building is a dynamic hybrid structure of concrete and steel with the striking exoskeleton allowing for column-free floorplates. There are two roof terraces on the upper floors, a ground floor restaurant and new public realm on the canalside. The entire office element was fully let prior to completion and the restaurant unit has been let to Daisy Green. This is a prime location adjacent to Paddington station where a Crossrail interchange will join the existing mainline and underground links. The scheme was delivered in H1 2019.

Developer: **Derwent London**
Architect: **Fletcher Priest Architects**
Commercial
243,200 sq ft | Existing
brunelbuilding.com



THE FEATHERSTONE BUILDING, 66 CITY ROAD EC1

The Featherstone Building is an architecturally-rich scheme, complementing the surrounding buildings and area. It contains generous floor-to-ceiling heights, concrete core cooling, fully openable windows and a variety of external spaces and terraces. Following the demolition of the existing buildings, construction is underway with completion scheduled for early 2022.

Developer: **Derwent London**
Architect: **Morris+Company**
Commercial
125,000 sq ft | Under construction



SOHO PLACE W1

Derwent London is under construction on a 285,000 sq ft mixed-use scheme above 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. The scheme is now 86 per cent pre-let or pre-sold following office pre-lets to G-Research and Apollo Global Management, the pre-let of the theatre to Nimax and the forward sale of the offices above the theatre at 2 & 4 Soho Place. With the eventual arrival of the Elizabeth line, this major new transport interchange is providing a much needed regeneration boost to the area. The scheme is due to complete in H1 2022.

Developer: **Derwent London**
Architect: **AHMM**
Mixed-use
285,000 sq ft | Under construction



ST JAMES'S MARKET

St James's Market brings together world class modern architecture with preserved historic facades. 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.

Developer: **The Crown Estate / Oxford Properties**
with **Hanover Cube** as Development Manager
Architect: **Make**
Mixed-use
315,000 sq ft | Existing



1-2 STEPHEN STREET, W1

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 36,000 sq ft retail refurbishment and extension, Tottenham Court Walk, completed in May 2015 and has transformed the retail frontage along Tottenham Court Road. Occupiers include Acuitis, DF Mexico, Fabled by Marie Claire, Hotel Chocolat, Planet Organic, Oasis, T2 and Waterstones.

Developer: **Derwent London**
Architect: **Orms**
Mixed-use
265,000 sq ft | Existing
1and2stephenstreet.com



80 CHARLOTTE STREET W1

This 380,000 sq ft mixed-use development provides 321,000 sq ft of offices, 35,000 sq ft of private residential, 10,000 sq ft of affordable housing, 14,000 sq ft of retail and a new public park. In 2017, 133,600 sq ft of offices was pre-let to Arup and 164,150 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 completed in Q2 2020.

Developer: **Derwent London**
Architect: **Make**
Mixed-use
380,000 sq ft | Existing
80charlottestreet.com



TURNMILL, 63 CLERKENWELL ROAD EC1

This fully let 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. The elegant modern brick design provides contemporary designed spaces, while still acknowledging the area's industrial heritage. The entire 58,200 sq ft of offices, and one of the two retail units, are let to Publicis Groupe.

Developer: **Derwent London**
Architect: **Piercy&Company**
Mixed-use
70,300 sq ft | Existing



THE WHITE CHAPEL BUILDING, 10 WHITECHAPEL HIGH STREET E1

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 was delivered in 2018. The first phase was rapidly 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. The second phase, entirely pre-let, which integrates the ground and lower ground floors, completed in July 2018.

Developer: **Derwent London**
Architect: **Fletcher Priest Architects**
Mixed-use
273,000 sq ft | Existing
thewhitechapelbuilding.london



WHITE COLLAR FACTORY EC1

This 291,400 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. The offices let rapidly with occupiers including Adobe, Box.com, Capital One and The Office Group.

Developer: **Derwent London**
Architect: **AHMM**
Mixed-use
291,400 sq ft | Existing
whitecollarfactory.com



BRIDGE CLOSE, ROMFORD

Bridge Close is currently occupied by a mix of industrial warehouse units and residential terraced properties in Romford. First Base has entered into a joint venture with London Borough of Havering to bring forward a mixed-use development that will regenerate this significant part of the town centre. Homes will sit alongside new work and convenience retail spaces, a new primary school and health care centre with a new bridge linking pedestrians to the Elizabeth Line and the River Rom will be revitalised back into active use.

Developer: **First Base / London Borough of Havering**
Architect: **Fletcher Priest Architects (masterplan) / Macreanor Lavington / Allies & Morrison (plot architects)**

Mixed-use

c. 1000 units / 1.1m sq ft | Pre-planning
bridgecloseromford.com



TOWER BRIDGE COURT

Tower Bridge Court is a 1990s-built office building situated in an iconic location on the south bank of the Thames immediately adjacent to Tower Bridge. FORE plans to refurbish and reposition the building, creating a highly sustainable, best in class, forward-thinking workspace that meets the needs of occupiers and the wider community. FORE and its development partner, Landid, plan to bring forward a scheme in 2019 that will see the building transformed into low carbon, grade-A office and retail.

Developer: **FORE Partnership / Landid**
Architect: **Stiff + Trevillion**

Commercial

110,000 sq ft | Proposed
tbc.london



PREMIER INN, THE CUT, SOUTHWARK

The 274 bedroom Premier Inn hotel is located near Waterloo station on the New Marlborough Yard development at The Cut, Southwark. The building will include Whitbread's Bar + Block Steakhouse restaurant at ground floor level, which will be open to hotel guest and the public, and an outside seating area surrounded by a green landscaped park of newly planted shrubs and trees. The upper bedrooms are split between two buildings either side of the internal courtyard, with a lightweight glass walkway connecting them.

Developer: **Frogmore**
Architect: **Dexter Moren Architects**

Mixed-use

112,332 sq ft | Under construction



WALMAR HOUSE

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.

Developer: **Great Portland Estates**
Architect: **RFK**

Commercial

50,000 sq ft | Existing



160 OLD STREET

160 Old Street is a 160,000 sq ft redevelopment including offices, retail and restaurants. The offices, of which 116,500 sq ft was pre-let to Turner ahead completion in Q2 2018, are collaborative, light filled spaces with terraces on every floor, including double height areas overlooking private courtyards.

Developer: **Great Ropemaker Partnership (a joint venture between Great Portland Estates and BP Pension Fund)**
Architect: **Orms**

Mixed-use

160,000 sq ft | Existing
160oldstreet.com



ELM YARD

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.

Developer: **Great Ropemaker Partnership (a joint venture between Great Portland Estates and BP Pension Fund)**
Architect: **IMA**

Commercial

50,000 sq ft | Existing



CITY TOWER, EC2

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 facade.

Developer: **Great Portland Estates**
Architect: **Orms**

Commercial

140,000 sq ft | Existing
citytowerlondon.com



THE HICKMAN

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 will also be transformed to provide amenity space for the future occupiers of Cityside House. Due for completion Q1 2020.

Developer: **Great Portland Estates**
Architect: **DSDHA**

Mixed-use

113,300 sq ft | Under construction
the-hickman.co.uk



OXFORD HOUSE

Located at the eastern end of Oxford Street and opposite the Tottenham Court Road Elizabeth line entrance at Dean Street, Oxford House is a 124,400 sq ft mixed use development fronting Oxford Street, including 80,000 sq ft of office at One Newman Street and 41,800 sq ft of retail and restaurant at 70/88 Oxford Street. Due for completion Q2 2021.

Developer: **Great Portland Estates**
Architect: **Orms**

Mixed-use

124,400 sq ft | Under construction
70-88oxfordstreet.com



HANOVER

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. It will provide two new buildings, together with the refurbishment of the Grade-II* listed Georgian building at 20 Hanover Square. Due for completion Q3 2020.

Developer: **The GHS Limited Partnership (a 50/50 joint venture between Great Portland Estates and the Hong Kong Monetary Authority)**
Architect: **Lifschutz Davidson Sandilands**

Mixed-use

223,400 sq ft | Under construction
hanoverlondon.com



SKY LIGHT, CITY TOWER, EC2

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 sqm 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.

Developer: **Great Star Partnership**
Architect: **Orms**

Commercial

25,700 sq ft | Existing
citytowerlondon.com



27 ECCLESTON PLACE, BELGRAVIA

27 Eccleston Place was built in 1830 for Shingleton's Ice Company Ltd. It sits within the Belgravia Conservation Area close to Grade II-listed Regency and the larger scale buildings of Eccleston Yards. Proposals have been approved by Westminster City Council to transform the former industrial building to provide new office, restaurant and retail space. The office element of the proposals have been designed to achieve BREEM 'Excellent' and the retail to 'Very Good' reflecting the refurbishment nature of the proposals.

Developer: **Grosvenor Britain & Ireland**
Architect: **Buckley Gray Yeoman**

Mixed-use

30,000 sq ft | Planning granted



37-39 ELIZABETH STREET, BELGRAVIA

Grosvenor Britain & Ireland has received approval to convert two buildings on one of Belgravia’s most popular retail destinations, Elizabeth Street. The redevelopment will see a former bank transformed into a casual, all day dining experience. It will also transform a building which has been derelict for thirteen years into residential flats with a retail unit on the ground floor. The scheme will incorporate a living green roof as well as other energy efficient measures, contributing to meaningful greening in the area.

Developer: **Grosvenor Britain & Ireland**
Architect: **Moxley Architects**
[Mixed-use](#)
Planning granted



THE BERMONDSEY PROJECT

Grosvenor’s plans for the former Peek Frean Biscuit Factory and Bermondsey Campus site will deliver wide-ranging benefits, including over 1,500 homes for rent, of which 35 per cent will be affordable, and a new secondary school facility. The neighbourhood will be highly sustainable with c. 3 acres of public and play space and more than 140 new trees. Bermondsey will also benefit greater footfall and additional local spend to support local businesses, creating a lasting social and economic legacy for the neighbourhood.

Developer: **Grosvenor Britain & Ireland**
Architect: **Kohn Pedersen Fox Associates**
[Mixed-use](#)
3 acres | Planning granted
belonginbermondsey.com



CUNDY STREET QUARTER, BELGRAVIA

This is a rare opportunity to deliver much-needed housing in Westminster, including 93 affordable homes, almost doubling the number on site, alongside senior living and open market homes. There would be additional local amenities including a food store, cinema and community space with an uplift in local spend of up to £2m. The environment would be also be improved with better public spaces, 65 additional trees and energy-efficient buildings that produce 90 per cent less carbon emissions when they are being used.

Developer: **Grosvenor Britain & Ireland**
Architect: **DSDHA**
[Mixed-use](#)
2.4 acres | Proposed
cundystreetquarter.co.uk



GREENWICH SQUARE

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.

Developer: **Hadley Property Group**
Architect: **Make**
[Mixed-use](#)
947,514 sq ft | Under construction



SOUTH GROVE

473 homes and 2,786 sqm 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.

Developer: **Hadley Property Group**
Architect: **Pollard Thomas Edwards**
[Mixed-use](#)
473 new homes | Planning granted
hadleypropertygroup.com



20 FARRINGDON STREET

20 Farringdon Street offers Grade A office accommodation arranged over 11 storeys and designed to maximise flexibility. Within walking distance of Farringdon Station and with six terraces providing inspiring views, the development incorporates state-of-the-art facial recognition system in the double-height reception, a bespoke lighting installation by Acrylicize, double-width polished concrete feature staircase and a separate cyclists’ entrance off the Cycle Superhighway. 20 Farringdon Street welcomes a growing occupier community and marked the London debut of HB Reavis’ co-working concept HubHub.

Developer: **HB Reavis**
Architect: **Denton Corker Marshall**
[Commercial](#)
85,000 sq ft | Existing
20farringdonstreet.co.uk



SOUTH MOLTON TRIANGLE, MAYFAIR

The proposals for the South Molton Triangle, within the Mayfair Conservation Area, would create greener streets, and more homes that are accessible to more people, while preserving what’s great about Mayfair. The new offices combined with 58,000 sq ft of new shops, restaurants and cafés would create more than 750 jobs, including up to 80 apprenticeships. The proposals would attract an estimated additional annual spend of £6m, helping the area bounce back from the challenges caused by COVID-19.

Developer: **Grosvenor Britain & Ireland**
Architect: **Hopkins Architects**
[Mixed-use](#)
2 acres | Proposed
southmoltontriangle.com



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.

Developer: **Hadley Property Group**
Architect: **Arney Fender Katsalidis Architects**
[Mixed-use](#)
118,715 sq ft | Under construction
hadleypropertygroup.com/
properties/chelsea-island



GREEN LANES

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 875 sqm NHS facility which will house 10 GPs and a large communal garden of 725 sqm, this brings high quality housing and clear community benefits to an area with a requirement for both.

Developer: **Hadley Property Group**
Architect: **Pollard Thomas Edwards**
[Mixed-use](#)
Planning granted
hadleypropertygroup.com



33 CENTRAL

33 Central provides 226,000 sq ft of workspace with large flexible floor plates that maximise natural light while making the most of the spectacular surrounding views. The 11-storey island site, designed by John Robertson Architects, includes 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 sold to American bank Wells Fargo in 2016. HB Reavis have now established their UK headquarters on the 7th floor.

Developer: **HB Reavis**
Architect: **John Robertson Architects**
[Commercial](#)
226,000 sq ft | Existing
33central.com



BLOOM CLERKENWELL

HB Reavis acquired Farringdon West’s Crossrail OSD in August 2018. The site, known as Bloom Clerkenwell, is under construction with completion due in 2020. The scheme provides seven storeys of workspace, substantial terraces, retail, winter garden, fitness studio and auditorium. In the heart of Clerkenwell, adjacent to Farringdon Station, the only London interchange where three Underground lines, Thameslink and the Elizabeth line meet. Well-being is a key theme for Bloom as it targets the highest WELL, BREEAM and WiredScore certifications.

Developer: **HB Reavis**
Architect: **John Robertson Architects**
[Commercial](#)
145,000 sq ft | Under construction
bloomclerkenwell.com



COOPER & SOUTHWARK

Located at 61 Southwark Street, Cooper & Southwark was the first refurbishment project for HB Reavis in London and their first south of the river. The outdated nine-storey office block was transformed into a high-quality offering by creating additional floor space, terraces on the 5th, 6th and 7th floors and a self-contained unit on Great Guildford Street. Cooper & Southwark was let in its entirety to CBRE’s Global Workplace Solutions division before being sold to an overseas private investor.

Developer: **HB Reavis**
Architect: **Tate Hindle Architects**
[Commercial](#)
78,000 sq ft | Existing
cooperandsouthwark.co.uk



ELIZABETH HOUSE

Acquired by HB Reavis in May 2017, Elizabeth House is one of the capital’s most important redevelopment projects. Located immediately adjacent to Waterloo Station, the site had been earmarked for redevelopment for over a decade. With AHMM appointed as design partner to take the scheme forward, this strategically important site provides a unique opportunity to deliver a commercial-led development supporting thousands of jobs and providing much needed public realm improvements benefitting the millions of people who use the station and surrounding area.

Developer: **HB Reavis**
Architect: **AHMM**
Commercial
945,000 sq ft (pre-existing consent) | Acquired
elizabethhousewaterloo.co.uk



ONE BARTHOLOMEW

One Bartholomew, which was completed in December 2018, is part of Helical’s Barts Square mixed use development, and provides 215,000 sq ft of high quality office space across 11 floors. The building benefits from regular floor plates of circa 19,000 sq ft, a large terrace on the tenth floor and 388 bicycle spaces and achieved BREEAM ‘Excellent’. Occupiers in the building include The Trade Desk, Chicago Booth School of Business and Infrared Capital Partners.

Developer: **Clients of Ashby Capital / Helical / The Baupost Group**
Architect: **Sheppard Robson**
Commercial
215,000 sq ft | Existing
onebartholomew.co.uk



55 BARTHOLOMEW CLOSE

55 Bartholomew Close is the third office building to complete within Helical’s wider Barts Square development. 55 Bartholomew Close was originally three Victorian residential townhouses which were later merged and turned into office space. Helical acquired the building, in partnership with The Baupost Group, as part of the larger Barts Square development and began a comprehensive refurbishment in November 2018. 55 Bartholomew Close now comprises circa 11,000 sq ft of high quality, characterful office space over lower ground to fifth floor and achieved BREEAM ‘Excellent’.

Developer: **Helical**
Architect: **Morey Smith**
Commercial
11,000 sq ft | Existing
55bartholomewclose.co.uk



THE LOOM

The Loom is a multi-let, listed Victorian ‘warehouse’ style office building that provides 110,000 sq ft of office and storage space. There are 47 lettable units of between 1,000 sq ft and 9,500 sq ft, with the ability to interconnect further units. The Loom has won a RIBA National Award and Architects’ Journal Retrofit Award following a comprehensive refurbishment in 2016.

Developer: **Helical**
Architect: **Morris+Company**
Commercial
110,000 sq ft | Existing
theloom-e1.com



33 CHARTERHOUSE STREET

Helical plc acquired their latest development in the heart of Farringdon in a 50:50 joint venture with Ashby Capital in May 2019. Situated on the corner of Charterhouse Street and Farringdon Road, the site has planning permission for a Lifschutz Davidson Sandilands designed building comprising circa 200,000 sq ft of offices and ground floor retail. Construction commenced in 2020 with completion anticipated Q3 2022. The new building will benefit from floor plates of circa 23,000 sq ft and will be just 100 yards from Farringdon Station, a major transport interchange further enhanced with the advent of Crossrail.

Developer: **Helical / Clients of Ashby Capital**
Architect: **Lifschutz Davidson Sandilands**
Commercial
c. 200,000 sq ft | Under construction



ONE CREECHURCH PLACE

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 272,505 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 is fully let to a range of occupiers, predominantly in the insurance sector.

Developer: **Helical / HOOPP / The City of London**
Architect: **Sheppard Robson**
Commercial
272,500 sq ft | Existing
onecreechurchplace.com



90 BARTHOLOMEW CLOSE

Originally a linoleum and carpet warehouse and showroom, 90 Bartholomew Close has undergone a comprehensive refurbishment, including two new floors being added. The building now provides 24,000 sq ft of office space and the ground and lower ground floors are occupied by Lino, a high-quality, all-day bar and restaurant focusing on British produce and ingredients. 90 Bartholomew Close is part of Helical’s wider Barts Square scheme and achieved BREEAM ‘Excellent’.

Developer: **Helical**
Architect: **Sheppard Robson**
Commercial
29,700 sq ft | Existing
90bc.co.uk



THE BOWER

The Bower is a dynamic, mixed use quarter adjacent to Old Street roundabout. With 335,000 sq ft of contemporary office space across three buildings and a new pedestrianised street with vibrant bars and restaurants, the scheme has become a key new East London destination. All buildings achieved a rating of BREEAM ‘Excellent’.

Developer: **Helical**
Architect: **AHMM**
Commercial
335,000 sq ft | Existing
theboweroldst.com



KALEIDOSCOPE

Kaleidoscope is an 88,500 sq ft office building above Farringdon East Crossrail Station. Along with fantastic transport links, the six storey building benefits from being located immediately east of Smithfield Market with views over Charterhouse Square and towards St Paul’s Cathedral, in one of London’s most historic and exciting districts. The floorplates vary from c. 14,000 sq ft to 19,500 sq ft and the workspace is complemented by a communal rooftop terrace of 5,000 sq ft. The scheme was completed in December 2019.

Developer: **Helical**
Architect: **PLP Architecture**
Commercial
88,500 sq ft | Existing
kaleidoscopefarringdon.com



BARTS SQUARE

The Barts Square project is the development 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, 250,000 sq ft of office space across three buildings, and 20,500 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.

Developer: **Helical / The Baupost Group**
Architect: **Sheppard Robson / Piercy&Company / Maccleanor Lavington**
Mixed-use
c. 450,000 sq ft | Existing
bartssquare.com



25 CHARTERHOUSE SQUARE

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 and is now let to a range of creative occupiers. 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 BREEAM ‘Excellent’.

Developer: **Helical / The Charterhouse**
Architect: **Buckley Gray Yeoman**
Commercial
43,500 sq ft | Existing
25charterhousesq.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.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Bennetts Associates**
Commercial
405,000 sq ft | Started on-site
kingscross.co.uk/11-21-canal-reach



COAL DROPS YARD

Built to receive and sort coal from the North of England, the Victorian Coal Drops buildings and Western Wharf Road Arches have been restored and adapted to a retail use—Coal Drops Yard, a curated mix of shopping and leisure—to a design by Heatherwick Studio.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Heatherwick Studio**

Retail
92,000 sq ft | Existing
kingscross.co.uk/coal-drops-yard



FIVE PANCRAS SQUARE

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.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Bennetts Associates**

Commercial
150,000 sq ft | Existing



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.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Eric Parry Architects**

Commercial
175,000 sq ft | Existing
kingscross.co.uk/four-pancras-square



R8

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.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Piercy&Company**

Mixed-use
68,000 sq ft | Planning granted
kingscross.co.uk/r8-handyside



S2

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’ is linked to the site-wide district heating network.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Mossessian Architecture**

Commercial
190,000 sq ft | Under construction
kingscross.co.uk/S2-handyside



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.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Porphyrios Associates**

Commercial
158,000 sq ft | Existing
kingscross.co.uk/three-pancras-square



GASHOLDERS LONDON

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.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Wilkinson Eyre**

Residential
21,569 sqm GEA | Existing
gasholderslondon.co.uk



R3

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.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Squire and Partners**

Residential
85,078 sq ft | Planning granted



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 has at least one terrace, with a shared roof terrace on the ninth floor. The building meets BREEAM standard ‘Excellent’.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Morris+Company**

Commercial
155,000 sq ft | Existing
kingscross.co.uk/R7



TWO PANCRAS SQUARE

This Grade A island building overlooks Pancras Square and King’s Boulevard. The building is part of a 2m 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.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Allies and Morrison**

Commercial
130,000 sq ft | Existing



BREAM STREET WHARF

Our development in Bream Street, Fish Island is delivering 202 new homes—including 30 per cent 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.

Developer: **L&Q**
Architect: **AHMM**
Mixed-use
Planning granted
breamstwharf.co.uk



WHITECHAPEL CENTRAL

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 per cent of the site dedicated to new public realm.It will create 564 new homes—149 of which will be affordable housing—alongside 3,300 sqm of commercial space and storage facilities for a market, flexible open space for SMEs, shops, a gym, and a café.

Developer: **L&Q**
Architect: **Stockwool**
Mixed-use
58,220 sqm | Planning granted



21 MOORFIELDS

21 Moorfields sits above Moorgate underground station and the western ticket hall for the Elizabeth line. A unique structural engineering and architectural design, coupled with our commitment to creating new and sustainable commercial space have led to the redevelopment of this long-underutilised site. The Grade A headquarters, providing over 550,000 sq ft of commercial office space, has been designed in response to these below ground constraints and the requirements of the Deutsche Bank pre-let. Full planning consent has been granted.

Developer: **Landsec**
Architect: **Wilkinson Eyre**

Commercial

550,000 sq ft | Under construction
21-moorfields.com



LUCENT, W1

Six-storey building with three basement levels located on an island site, behind the Piccadilly Lights. A mixed use scheme comprising office, retail and residential.

Developer: **Landsec**
Architect: **Fletcher Priest Architects**

Mixed-use

110,000 sq ft office scheme, 30,000 sq ft retail, 7 residential flats | Demolition



THE FORGE

This development comprises of two buildings, one c. 90,000 sq ft and the other c. 40,000 sq ft, with a beautiful public realm courtyard between them. Each building comprises of nine storeys, of which two storeys include a terrace. The Forge will be the first Net Zero Carbon building Landsec are developing and is being built using Modern Methods of Construction.

Developer: **Landsec**
Architect: **Piercy&Company / Bryden Wood**

Commercial

c.139,000 sq ft across two buildings | On site



THE TIMBERYARD, DEPTFORD

The Timberyard, 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. The first release, Cedarwood Square, is almost sold out. A new release is expected in 2020.

Developer: **Lendlease**
Architect: **Hawkins\Brown**

Mixed-use

11.6 acres | Under construction
thetimberyard.london



CHAPTER HOUSE

Londonewcastle has worked as a development manager on this intimate development of 40 residential apartments in Seven Dials Conservation area by Covent Garden market, in London’s Theatre Land. Having worked alongside Apt, to bring about a scheme that’s in a class of its own. A retained Victorian brick facade, with copper and bronze detail together with carefully delivered interiors and outstanding residents’ amenities.

Developer: **Londonewcastle**
Architect: **Apt (formerly Robin Partington & Partners)**

Residential

40 units / 56,537 sq ft | Existing
chapterhouse.london



THE MAKERS SHOREDITCH

This scheme is a collaborative project between Londonewcastle the London Borough of Hackney and the Local Education Partnership. As part of the development the London Borough of Hackney are delivering a co-located school; New Regent’s College, which will provide 150 pupil places. With interiors designed by Woods Bagot, residents will also benefit from various amenities, including a screening room, a gym, 24/7 concierge, a treatment room, two residents’ lounges, two communal roof terrace’s and a winter garden.

Developer: **Londonewcastle / London Borough of Hackney**
Architect: **Avanti Architects**

Mixed-use

175 units / 24,600 sqm | Under construction
themakersshoreditch.com



N2

The scheme comprises the next phase of the Nova masterplan in Victoria, delivering 16 floors of office space with each floor offering an outdoor balcony or terrace space.

Developer: **Victoria Circle GP Limited**
Architect: **Lynch Architects / TP Bennett (interiors)**

Commercial

c. 161,000 sq ft | Under construction



ELEPHANT PARK

Lendlease is working in partnership with Southwark Council to deliver a transformative £2.3bn 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.

Developer: **Lendlease**
Architect: **Make / Squire and Partners / dRMM Architects / Maccleanor Lavington / AHMM / Panter Hudspith Architects**

Residential

Up to 2,988 homes / c. 10ha | Under construction
lendlease.com/elephantandcastle



INTERNATIONAL QUARTER LONDON

International Quarter London is a brand-new neighbourhood with modern workspace, homes and a diverse retail offering, surrounded by thoughtfully designed public realm. A £3bn joint venture development between Lendlease and LCR, IQL stitches together the ingredients of Stratford’s modern heritage to create a new heart for east London; a destination to literally live, work, learn and play. Supported by unrivalled transport connectivity and with workplace at its core, IQL is made for what really matters.

Developer: **Lendlease**
Architect: **Rogers Stirk Harbour + Partners**

Mixed-use

22 acres | Under construction
internationalquarter.london



QUEEN’S PARK PLACE

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.

Developer: **Places for People / Londonewcastle / Link City**
Architect: **SimpsonHaugh Architects**

Mixed-use

150,000 sq ft | Existing
queensparkplace.com



MERCERS WALK, COVENT GARDEN, WC2

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.

Developer: **The Mercers’ Company**
Architect: **Ian Ritchie Architects Ltd**

Mixed-use

6,230 sqm | Existing



THE EAGLE

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.

Developer: **Mount Anvil**
Architect: **Farrells**

Mixed-use

387,500 sq ft | Existing



THE FILAMENTS

A pillar of Wandsworth’s £1bn 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.

Developer: **Mount Anvil**
Architect: **Rolfe Judd**
Mixed-use
529,907 sq ft | Existing



HAMPSTEAD MANOR

Located in NW3 one of the most coveted British postcodes, Hampstead Manor consists of 156 homes, spread across 13 buildings; and include four Grade-II listed buildings, such as Kidderpore Hall, a painstakingly restored 1843 mansion. The development’s amenities are unrivalled in the area and include a 24-hour concierge, a spa, gym, swimming pool and town car service. Once home to Westfield College, as an education establishment specialising in botany, and more recently occupied by Kings Collage, Hampstead Manor had a fascinating and varied history.

Developer: **Mount Anvil**
Architect: **Scott Brownrigg / A&Q Partnership**
Residential
131,320 sq ft | Under construction
hampsteadmanor.com



THE LOXFORDS

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.

Developer: **Mount Anvil**
Architect: **Metropolis**
Mixed-use
129,489 sq ft | Existing



THE LANDAU

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.

Developer: **Mount Anvil / Clarion Housing Group**
Architect: **Assael**
Residential
160,802 sq ft | Existing
mountanvil.com



LEXICON

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.

Developer: **Mount Anvil / Clarion Housing Group**
Architect: **SOM / Squire and Partners**
Mixed-use
330,107 sq ft | Existing
mountanvil.com



ROYAL DOCKS WEST

Just 3 minutes from Royal Docks West is Crossrail’s Custom House station. When Crossrail opens, the West End will be just 17 minutes away, or the City only 10. Our homes offer quality design that is both timeless but rich in personality and detail. All at a fantastically competitive price point, making Royal Docks West a rare investment opportunity.

Developer: **Mount Anvil / ExCeL London**
Architect: **EPR Architects**
Residential
150 units / 0.5 acres | Under construction
royaldockswest.com



UNION STREET

A mixed-use development in Southwark’s Heart, with views towards The Shard. Offering 85 new homes — 30 per cent affordable, with almost 300,000 sq ft of commercial space and parking for the nearby London Fire Brigade.

Developer: **Mount Anvil**
Architect: **Glenn Howells Architects / AHMM**
Mixed-use
61,494 sq ft | Existing
mountanvil.com



KEYBRIDGE

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 92,100sq ft of commercial space, a new primary school and 595 new homes from studio to three-bedroom apartments as well as our magnificent penthouses.

Developer: **Mount Anvil / A2Dominion Group**
Architect: **Allies and Morrison**
Mixed-use
c. 1 ha | Under construction
keybridgelondon.com



QUEEN’S WHARF

Located in the setting of the Grade-II listed Hammersmith Bridge, 165 new homes wrap around and over the redeveloped Riverside Studios, with sweeping views along the Thames and sheltered gardens at the heart of the scheme. A restaurant, bar and café and a new riverside walkway, which connects Hammersmith Bridge and the Thames Path for the first time, complete this dynamic development.

Developer: **Mount Anvil / A2Dominion Group**
Architect: **Assael**
Mixed-use
140,000 sq ft | Existing
mountanvil.com



ROYAL EDEN DOCKS

A joint venture with ExCeL London, the development will deliver 796 tenure-blind homes, including at least 35 per cent affordable homes. The design provides a seamless integration with phase one, Royal Docks West, and neighbouring developments through two courtyard blocks. 6,702 sqm of public and private space will be delivered through a large podium gardens, feature walkways, activity and play spaces and a rooftop running track. The scheme will launch to market in late 2019.

Developer: **Mount Anvil / ExCeL London**
Architect: **SOM (planning) / Hunters (delivery)**
Residential
796 homes / 1.03 ha | Planning granted
mountanvil.com/royaledendocks



THE SILK DISTRICT

The Silk District will transform a former Safestore facility into a new urban quarter, with 30 per cent of the site dedicated to new public realm. The scheme creates 648 mixed-tenure homes alongside 39,000 sq ft of commercial space and landscaped gardens. Within, first class amenities make modern living easy—gym, 24-hour concierge, cinema room and flexible workspace. The apartments themselves are meticulously designed to be light-filled and calm, punctuated with en vogue details like terrazzo-effect flooring and white SMEG appliances.

Developer: **Mount Anvil / L&Q**
Architect: **Stockwool**
Mixed-use
56,500 sqm | Under construction
mountanvil.com/thesilkdistrict



THREE WATERS

Three Waters creates 307 homes in Bromley-by-Bow, set within the Limehouse Cut Conservation Area. The tenure-blind design (with 47 per cent affordable housing) takes inspiration from the wharf-like, industrial character of its east London context. The affordable mix provides an excellent balance of smaller units and larger family homes. It will also incorporate a series of makers’ studios, dedicated for use by local artisans and start-up businesses to establish a professional workspace and operate as an extension of the onsite community.

Developer: **Mount Anvil / L&Q**
Architect: **Allies and Morrison**
Mixed-use
5,500 sqm | Under construction
mountanvil.com/threewaters



CENTRAL SQUARE

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.

Developer: **Mount Anvil / One Housing Group**
Architect: **Paul Johnson Architects**
Mixed-use
242,489 sq ft | Existing
mountanvil.com



DOLLAR BAY

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 facade 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.

Developer: **Mount Anvil / One Housing Group**
Architect: **SimpsonHaugh**
Mixed-use
14,327 sqm | Existing
dollarbay.co.uk



SEWARD STREET

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.

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



BOROUGH TRIANGLE

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 £3bn regeneration programme. Peabody plans to redevelop the Triangle site by providing new homes, commercial space and substantial new public realm.

Developer: **Peabody**
Architect:
Residential
2.5 acres | Proposed
peabody.org.uk



CALEDONIAN WHARF

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.

Developer: **Peabody**
Architect: **BPTW**
Mixed-use
Existing
peabody.org.uk



CLAREMONT

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.

Developer: **Peabody**
Architect: **Assael**
Residential
94 homes | Under construction
peabody.org.uk



THE LEVERS

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.

Developer: **Family Mosaic (Peabody Group)**
Architect: **Alan Camp**
Mixed-use
0.255 ha | Under construction
peabody.org.uk



RICH ESTATE

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.

Developer: **Family Mosaic (Peabody Group)**
Architect: **AHMM**
Mixed-use
19,468sqm | Under construction
peabody.org.uk



TOYNBEE HALL

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.

Developer: **Family Mosaic (Peabody Group)**
Architect: **Platform 5 Architects**
Residential
Existing
peabody.org.uk



DARBISHIRE PLACE

Shortlisted for the 2015 Stirling Prize, Darbshire 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.

Developer: **Peabody**
Architect: **Niall McLaughlin Architects**
Residential
11,668 sq ft | Existing
peabody.org.uk



THE ELMINGTON

The 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.

Developer: **Peabody**
Architect: **PTE architects**
Residential
22 affordable homes | Existing



THE GALLERY

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.

Developer: **Peabody**
Architect: **Weston Williamson**
Residential
5,580 sqm | Existing
peabody.org.uk/homes-in-development/southwark/camberwell-road



THE GRAMERCY

A mixed use development of 83 homes and 1,800 sqm 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.

Developer: **Peabody**
Architect: **BPTW**

Mixed-use

7231 sqm | Existing

peabody.org.uk



THE REACH

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 per cent 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.

Developer: **Peabody**
Architect: **Pitman Tozer**

Mixed-use

6,620 sqm | Existing

thamesmeadnow.org.uk/image-statement-items/the-reach



STRATFORD HIGH STREET

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.

Developer: **Peabody**
Architect: **Broadway Malyan**

Residential

Existing

peabody.org.uk



SHARD PLACE

The 26-storey residential development located alongside The Shard and The News Building marks the third phase of the 2.5m sq ft regeneration of Shard Quarter. Upon completion in 2020, it will comprise 176 high quality private residential apartments of varied configuration offering residents excellent amenities, including lounges, spa, cinema, gym, private rooftop swimming pool and garden. The building will appear to ‘float’ nine meters above ground level, providing enhanced public realm and retail space, further reinforcing Shard Quarter as one of London’s most vibrant communities.

Developer: **Real Estate Management (UK) Ltd / Sellar**
Architect: **Renzo Piano Building Workshop**

Mixed-use

257,000 sq ft | Under construction

remlimited.com/shard-place/



205 HOLLAND PARK AVENUE

Located in an upmarket peaceful neighbourhood, Redrow Homes’ 205 Holland Park Avenue apartments in west London demonstrate the finest interiors along with modern features which are ideally situated for work, life, and leisure. Some of the capital’s finest restaurants, grandest shops, best schools and universities plus glorious parks are also in the vicinity.

Developer: **Redrow Homes**
Architect: **Broadway Malyan**

Residential

53 units | Existing

redrow.co.uk/developments/205-holland-park-avenue-442174



5-6 CONNAUGHT PLACE

Connaught Place central London apartments at Hyde Park lie in the heart of the city, an area of classic colonnades and magnificent Georgian facades. Situated within the inimitable districts of Mayfair, Belgravia and Knightsbridge, these exclusive Redrow apartments in Westminster have been designed to meet the demands of modern living alongside the colour and vibrancy of London’s celebrated West End.

Developer: **Redrow Homes**
Architect: **Formation Architects**

Residential

7 units | Existing

redrow.co.uk/developments/five-and-six-connaught-place-442178



CHAMBERS WHARF

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.

Developer: **Peabody / St James**
Architect: **SimpsonHaugh**

Residential

0.45 ha | Existing

peabody.org.uk



TELEGRAPH WORKS

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 own and manage 40 affordable homes at the scheme including 12 for shared ownership.

Developer: **Weston Homes / Peabody**
Architect: **AHMM**

Residential

Existing

peabodysales.co.uk



PURFLEET ON THAMES

This landmark project in Thurrock will be a catalyst for wider regeneration in the Thames Gateway region. Bringing a new town centre with retail and leisure facilities, improved transport infrastructure, new schools and health facilities and over 2,850 stylish homes, many constructed using modular technology. A new University campus and over 1,000,000 sq ft of V and production studios, (part of the Mayor’s Production Corridor) will build on the existing Royal Opera House presence in Purfleet, creating thousands of jobs.

Developer: **Purfleet Centre Regeneration Ltd**
Architect: **KSS / DRMM / AHMM / ALL**

Mixed-use

140 acres | Proposed

ourpurfleet.com



500 CHISWICK HIGH ROAD

500 Chiswick High Road is Redrow’s prestigious new addition to one of west London’s most sought after residential areas. The collection of studio, one, two and three bedroom apartments, penthouses and four bedroom townhouses offer the perfect location for enjoying the Chiswick lifestyle, within a few minutes’ walk of the boutiques, restaurants and cafés of the cosmopolitan high street. The development has proven popular with downsizers and includes an underground car park, a gym and other commercial units.

Developer: **Redrow Homes**
Architect: **Broadway Malyan**

Mixed-use

71 units / 0.41 ha | Existing

redrow.co.uk/developments/500-chiswick-high-road-402321



AMBERLEY WATERFRONT

A joint venture between Redrow Homes, the City of Westminster and contractors Bouygues, Amberley Waterfront is an educational mixed-use development located in Little Venice. The construction of 47 private residential apartments, via a development agreement, has cross-subsidised the delivery of a new primary school, nursery and an adult education facility. In total, over £30m was invested into the site and local area, supporting the longevity of the education services for the local population.

Developer: **Redrow Homes**
Architect: **Pollard Thomas Edwards**

Residential

47 units / 0.37 ha | Existing

redrow.co.uk/developments/amberley-waterfront-little-venice-442177



BLAKE TOWER

In 2013 Redrow entered into a development agreement with the City of London Corporation to convert an existing Grade-II listed, 16 storey building into 74 new homes. Located in the iconic Barbican Estate, the building had previously housed a YMCA hostel. A complete overhaul was required in order to provide housing and protect the building’s long term welfare. Active engagement with stakeholders informed Blake Tower’s transformation, and the final design celebrates the wider Barbican’s heritage and design-led ethos.

Developer: **Redrow Homes**
Architect: **Harper Downie / Conran and Partners**

Residential

0.126 ha | Existing

redrow.co.uk/developments/blake-tower-402232



COLINDALE GARDENS

Redrow acquired the former Peel Centre unconditionally from the Mayor’s Office for Policing and Crime and was granted planning permission for this mixed use development in December 2015, a year after completion. Working collaboratively with the local community and the Council, Redrow is delivering 2,900 new homes, a new 3FE Primary school, a nursery, a new retail centre, community and leisure uses and over four hectares of public open space including a neighbourhood park and sports pitch.

Developer: **Redrow Homes**
Architect: **Feilden Clegg Bradley Studios / Studio Egret West**

Mixed-use

20 ha | Under construction

redrow.co.uk/developments/colindale-gardens-colindale-442231



ONE COMMERCIAL STREET

Redrow’s distinctive 21-storey tower, One Commercial Street, offers dramatic views of London’s world-renowned skyline. It sits above Aldgate East underground station, between the Square Mile and the culturally diverse City Fringe. Completed in 2014, the development delivered 12,000 sq ft of retail space on the ground floor, 96,000 sq ft of B1 office space between floors one and six, 70 affordable units and 137 private homes between the seventh and twenty first floors.

Developer: **Redrow Homes**
Architect: **Broadway Malyan**

Residential

207 units | Existing

redrow.co.uk/newsroom/london/2012/4/landmark-city-address



ROYAL WATERSIDE

Royal Waterside plays a major role in reinventing Park Royal’s industrial zone. Formally a Guinness distillery at First Central, Redrow has delivered 265 new one, two and three bedroom homes set within 20 acres of parkland featuring lakes, play areas and gardens. The £80m investment into this Zone 3 locality plays a major role in the area’s regeneration. Redrow has assisted in changing public opinion regarding the Park Royal area, delivering a commercially viable residential neighbourhood.

Developer: **Redrow Homes**
Architect: **Sheppard Robson**

Residential

265 units | Existing

redrow.co.uk/developments/royal-waterside-london-441776



ONE SOUTH QUAY

An iconic 40-storey building comprising a 400-bedroom hotel and 279 serviced apartments, alongside an extensive dockside restaurant and innovative public realm enhancements (including flexible parkour space) to form the first phase of the Borough’s “Underline” modelled on New York’s “Highline”. It will deliver substantial benefits to the community in terms of job creation and an estimated £35m per annum increase to local spending, supported by a bespoke training and employment programme targeting those who live in the immediate area.

Developer: **Rockwell & FirethornTrust**
Architect: **SimpsonHaugh**

Mixed-use

28,618 sqm | Planning granted

rockwellproperty.co.uk/projects-item/quay-house-3



GRESHAM ST PAUL’S

Gresham St Paul’s at 40 Gresham Street in the City of London will have approximately 170,000 sq ft of prime office space over nine floors, with large terraces on the top three floors, at the heart of the financial centre and close to St Paul’s Cathedral and other prominent cultural landmarks. 90 per cent of the offices have been prelet to occupiers including Smith & Williamson, who will be relocating from their existing offices, and investment bank, Numis.

Developer: **AFIAA / Stanhope**
Architect: **Wilkinson Eyre**

Commercial

240,000 sq ft (GA) | Under construction

greshamstpauls.com



RUSKIN SQUARE, CRO

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 has detailed planning permission.

Developer: **Croydon Gateway Limited Partnership (Stanhope and Schrodgers Exempt Property Unit Trust)**

Architect: **Foster + Partners (masterplan) / AHMM / Shed KM / Make**

Mixed-use

2.2m sq ft | Under construction

ruskinsquare.com



WESTBOURNE PLACE

Westbourne Place is Redrow’s prestigious addition to one of est London’s most sought after residential areas. Completed in July 2017, the development exemplifies Redrow’s expertise delivering complex developments comprising public sector land purchase, a Grade-II listed building, multiple affordable housing tenures, private housing, refurbishment and new build elements. Carefully restored to its full glory, this characterful former Victorian police station’s striking presence is complemented by retained heritage elements including high ceilings and period features.

Developer: **Redrow Homes**
Architect: **Broadway Malyan / KDS Associates**

Residential

63 units / 0.28 ha | Existing

redrow.co.uk/developments/westbourne-place-maida-vale-402230



MORELLO

Redrow is working with LB Croydon and Network Rail, as part of a JV with Menta Developments Ltd (Menta Redrow), to deliver this major regeneration project forming part of the wider East Croydon Masterplan. The residential-led, mixed-use development is being delivered in two phases and will invest over £250m in this key London borough. The development comprises new retail, commercial and community floor space, station access infrastructure improvements and approximately 747 new homes.

Developer: **Redrow Homes (MentaRedrow)**
Architect: **Make**

Mixed-use

747 units | Phase 1: 0.77 ha completed, Phase 2: 0.71 ha pre-construction

redrow.co.uk/developments/morello-croydon-402236



82 WEST

At the gateway to Canary Wharf, this 30-storey building will include a 400-bedroom hotel alongside 66 unique homes with commanding views of Canary Wharf and the City. It will include a mix of affordable housing (sharing the communal garden and spa) and create up to 200 jobs for the local community. This will be complemented by a restaurant, café, gym facilities, landscaped podium garden and pocket park. Exceptional effort has been made to train and recruit those from the community.

Developer: **Rockwell**
Architect: **SimpsonHaugh**

Mixed-use

24,445 sqm | Under construction

rockwellproperty.co.uk/projects-item/westferry



WENLOCK WORKS

The refurbishment and re-cladding of two existing 1980s office buildings will dramatically improve the appearance and streetscape of Shepherdess Walk and respond appropriately to the historic warehouses facing the building across the street. Whilst working with the best of the existing structure, the introduction of high quality finishes and a new pattern of fenestration will greatly improve access to natural light within the building. An additional sixth storey will be added to the main building, maximising the overall lettable space.

Developer: **Schrodgers Investment Management / Stanhope**
Architect: **Buckley Gray Yeoman**

Mixed-use

130,000 sq ft | Under construction

wenlockworks.london



THE BRITISH LIBRARY

Working with the British Library to bring forward their site to the north of the existing Library (Grade-I listed), creating an extension providing 100,000 sq ft for learning, exhibitions and public use, including a new northern entrance and headquarters for the Alan Turing Institute. The extension will be provided by development of new commercial space for organisations and companies that wish to be located at the heart of London’s Knowledge Quarter, next to the Francis Crick Institute and close to other knowledge-based companies, universities, research organisations, amenities and transport links.

Developer: **Stanhope**
Architect: **Stirk Harbour + Partners**

Mixed-use

2.8 acres | Pre-planning



THE HALO BUILDING

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.

Developer: **Stanhope**
Architect: **Bennetts Associates**

Commercial

120,000 sq ft | Existing

thehalobuilding.com



8 BISHOPSGATE

Planning consent has been secured for a new £900m building in the heart of the City. The 50-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 50.

Developer: Stanhope / Mitsubishi Estate London
Architect: Wilkinson Eyre
Mixed-use
770,000 sq ft | Under construction
8bishopsgate.com



8 FINSBURY CIRCUS

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 but also it is designed to welcome various types of occupiers through its dual entrance on Finsbury Circus and South Place.

Developer: Stanhope / Mitsubishi Estate London
Architect: Wilkinson Eyre
Commercial
160,000 sq ft | Existing



70 MARK LANE, EC3

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.

Developer: Stanhope / Mitsui Fudosan
Architect: Bennetts Associates
Commercial
250,000 sq ft | Existing
70marklaneec3.com



TELEVISION CENTRE, W12

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. Phase I completed in 2018 and the majority of offices have been let to Publicis and The White Company. 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.

Developer: Stanhope / Mitsui Fudosan / AIMCo / BBC
Architect: AHMM / Maccreanor Lavington / Morris+Company / Gillespies / DRMM
Mixed-use
2,300,000 sq ft | Under construction
television-centre.com



ROYAL STREET

Stanhope and Baupost have been selected as Development Partners for Guy's and St Thomas' Charity to bring forward a development on a 5.5 acre site opposite St Thomas' Hospital and close to Waterloo Station. Royal Street will provide a new mixed user workspace neighbourhood, including incubation of a MedTech cluster, academic researchers and clinicians, and will become an integral and hugely beneficial part of the London growth economy and local community.

Developer: Stanhope / The Baupost Group / Guy's and St Thomas' Charity
Architect: AHMM
Mixed-use
2.2m sq ft | Proposed



41 LUKE STREET

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 project involved the sensitive refurbishment and extension of a 30,000 sq ft corner office building in Shoreditch. New Crittal windows and intelligent servicing helped the building achieve a BREEAM 'Excellent' rating.

Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
Architect: Hale Brown
Commercial
30,000 sq ft | Existing
41lukestreet.com



THE BANKING HALL, EC2

An innovative scheme providing contemporary office space behind a retained facade, with a modern extension at the upper levels providing terraces. The scheme also provides retail space. Let to ING during construction.

Developer: Stanhope / Mitsui Fudosan
Architect: Allies and Morrison
Mixed-use
155,000 sq ft | Existing
thebankinghall.com



ONE ANGEL COURT, EC2

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.

Developer: Stanhope / Mitsui Fudosan
Architect: Fletcher Priest Architects
Commercial
300,000 sq ft | Existing
angelcourtbank.com



WHITE CITY PLACE

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, Huckletree and ITV Studios Daytime. Health and life science occupiers include Novartis, Synthace, Autolus and Gamma Delta. Planning consent has been granted for the Gateway site providing c. 1m sq ft of accommodation and other workspace. L'Oréal UK and Ireland has agreed a pre-let of six stories in a new bespoke building on the site.

Developer: Stanhope / Mitsui Fudosan / AIMCo
Architect: Allies and Morrison
Commercial
2m sq ft offices / 17 acres | Existing
whitecityplace.com



70 WILSON STREET / 50 WORSHIP STREET, EC2

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.

Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
Architect: A Studio
Commercial
76,500 sq ft | Existing



ROSEBERY AVENUE, EC1

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.

Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
Architect: Buckley Gray Yeoman
Mixed-use
33,500 sq ft | Existing



ONE BISHOPSGATE PLAZA

The 43-storey tower comprises Europe's first Pan Pacific Hotel and will provide 5-star wellness, meeting and events spaces and a 380-seat double-height ballroom/conference facility. 160 private residences occupy the upper levels of the main tower building. Animated by landscaping and high-class retail, restaurants and cafés within a renovated Devonshire Row, the new Bishopsgate Plaza will become a vibrant heart in the city.

Developer: UOL Group (owner) / Pan Pacific Hotels Group / Stanhope
Architect: PLP Architecture / MSMR Archtiects / Yabu Pushelberg
Mixed-use
600,000 sq ft | Under construction
onebgp.com



360 BARKING

Transforming a long vacant site in Barking Town Centre, 360 Barking is a central scheme in the Barking Housing Zone regeneration. Partnership working is key, with London Borough of Barking and Dagenham and Mayor of London (providing £29.1m Housing Zone funding) working with Swan to deliver four interlinked residential towers, designed by Studio Egret West and built by the NU living team. With the first tower due to complete in early 2019 it will deliver 291 residential homes, of which 96 will be affordable, with priority for local residents.

Developer: **Swan Housing Association / NU living**
Architect: **Studio Egret West**

Residential

0.3 ha | Under construction
360barkingig11.co.uk



BLACKWALL REACH

The £500m regeneration of Blackwall Reach (delivered in partnership with LBTH and GLA) continues. The first phases 1A and 1B are complete; delivering 340 homes, a community facility, extended school, replacement mosque, commercial premises and improved public realm. Phase 2, delivering 268 new homes is under construction and plans for Phase 3 will complete the transformation of the existing Robin Hood Gardens site, with a revitalised Millennium Green and a further 315 homes.

Developer: **Swan Housing Association / NU living**
Architect: **Aedas (Phase 1A) / BPTW (Phase 1B) / Metropolitan Workshop, Haworth Tompkins (Phase 2) / C.F. Møller (Phase 3)**

Mixed-use

1,500 homes / 8 ha | Under construction
blackwallreachcommunity.co.uk



CORDAGE WORKS

The former Essex Cordage factory site at 37 Sutherland Road is being redeveloped by Swan Housing Association to deliver much needed housing, together with commercial space, associated car parking to include three disabled bays, 2 commercial bays, cycle parking, a children's play space and landscaping. A total of 28 new homes will be built; ten one-bedroom homes; fifteen two-bedroom homes and three three-bedroom homes. Three of the homes will be adaptable for people with disabilities to allow ease of access and living.

Developer: **Swan Housing Association / NU living**
Architect: **Traer Clarke Architects (original planning architects RMA Architects)**

Residential

28 affordable homes / 0.14 ha | Under construction
nuliving.co.uk/nu-homes/coming-soon/cordage-works



DEPTFORD MARKET YARD

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, cafés, restaurants and a new market space.

Developer: **U+I**
Architect: **Ash Sakula Architects / Pollard Thomas Edwards / Farrer Huxley Associates**

Mixed-use

2 acres | Existing
deptfordmarketyard.com



LANDMARK COURT

TfL selected Triangle London Developments (a consortium of Notting Hill Housing and U+I) as their development partner for the £200m transformation of the derelict site. It has the potential to deliver around 130,000 sq ft of new commercial, retail and workspace—boosting the local economy. With approximately 80 new homes also being built, it will become a thriving cultural and social hub people will want to live in, work and visit.

Developer: **U+I**
Architect: **Allies and Morrison**

Mixed-use

1.5 acre | Pre-planning



THE CROYDON PARTNERSHIP

The Croydon Partnership, the joint venture between Unibail-Rodamco-Westfield and Hammerson, is committed to investing over £1.4bn 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 7,000 new jobs and acting as a catalyst for the wider regeneration of the town.

Developer: **Unibail-Rodamco-Westfield**
Architect:

Retail

1.5m sq ft | Outline planning granted
thecroydonpartnership.com



EXMOUTH ESTATE

Swan Housing is redeveloping an area of the Exmouth Estate, fronting Commercial Road, East London with funding from the GLA. Working with the Community to best meet their needs, our vision for this estate regeneration project is to create approximately 250 new homes, community facilities and commercial premises, alongside quality green spaces making 'Exmouth' a place to thrive. We're consulting widely with estate residents and local people to both ensure their support and deliver a co-design approach for the scheme.

Developer: **Swan Housing Association / NU living**
Architect:

Mixed-use

c. 250 homes | Consultation phase
swan.org.uk



WATTS GROVE

This scheme will deliver 45 much needed one, two and three bedroomed shared ownership apartments in Bow, alongside the provision of affordable and social rented units. The scheme is a car-free development within walking distance of the DLR and underground lines, set around landscaped courtyard gardens which will open up the connection between Gale Street and Watts Grove for the wider community. The homes will be built in our offsite modular housing factory, using Cross Laminated Timber (CLT) and then delivered and assembled on site.

Developer: **Swan Housing Association / NU living**
Architect: **Waugh Thistleton Architects**

Residential

65 units | Under construction
swan.org.uk



8 ALBERT EMBANKMENT

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.

Developer: **U+I**
Architect: **Fred Pilbrow and Partners**

Mixed-use

2.5 acres | Pre-planning
eightalbertembankment.com



WESTFIELD STRATFORD CITY PHASE 2

Unibail-Rodamco-Westfield has officially started construction on the new 300,000 sq ft, 12-storey office building located next to Westfield Stratford City.

Developer: **Unibail-Rodamco-Westfield**
Architect: **SimpsonHaugh**

Commercial

300,000 sq ft | Under construction



THE COPYRIGHT BUILDING

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.

Developer: **Union Investment**
Architect: **Piercy&Company**

Commercial

9,959 sqm | Existing



WATERMARK PLACE

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 sqm, of which 45,650 sqm is office space, plus 33 car parking spaces.

Developer: **Union Investment in joint venture Oxford Properties**
Architect: **Fletcher Priest Architects**

Commercial

50,400 sqm | Existing



ONE COLEMAN STREET, EC2

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 sqm 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.

Developer: **Union Investment Real Estate GmbH**
Architect: **Stanhope / Lendlease**
Commercial
16,649 sqm | Existing
Swanke Hayden Connell / David Walker



FINSBURY CIRCUS HOUSE, 10 SOUTH PLACE, EC2

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 facade 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.

Developer: **Union Investment Real Estate GmbH / CORE**
Architect: **Fletcher Priest Architects**
Commercial
145,000 sq ft | Existing
finsburycircushouse.com



68-86 FARRINGDON ROAD

This major mixed-use development will transform an unattractive carpark site on Farringdon Road into a building which includes office and retail space as well as 181-bedroom hub by Premier Inn hotel. The design of the building is split between the hotel and retail at ground floor with office and further hotel space continuing to fourth and fifth. The external facades are constructed using a combination of glass and metal formed in a concertina to frame the views of London’s bustling streets on Farringdon Road.

Developer: **Whitbread PLC**
Architect: **Sheppard Robson**
Mixed-use
99,308 sq ft | Under construction



CHILWORTH MEWS

Seven new mews houses from part of the overall 50 Eastbourne Terrace project, but located in Chilworth Mews. The seven houses total 10,000 sq ft NSA and each house is arranged over ground and 2 upper floors with an additional study and terrace on a third floor. The seven houses range in size from 2-3 bed units and each one has it has its own enclosed bike store and refuse area incorporated into the landscaping to the front. Each house has its own car space as required.

Developer: **Invesco (owner) / YardNine (developer)**
Architect: **Sheppard Robson**
Residential
10,000 sq ft | Under construction
yardnine.com



80 FENCHURCH STREET

80 Fenchurch will be a 14-storey landmark for the City of London, providing 250,000 sq ft of Grade A office accommodation and 12,000 sq ft of retail space. Designed by multi-award-winning architects TP Bennett, the project offers a refreshing alternative to the City’s towers, featuring six landscaped roof terraces and variable floorplates ranging from 5,000 sq ft to 20,000 sq ft. The building will achieve BREEAM excellent and WiredScore platinum ratings; construction is underway and scheduled for completion in June 2020.

Developer: **Partners Group (owner) / YardNine (developer)**
Architect: **TP Bennett**
Mixed-use
252,250 sq ft | Under construction
eightyfen.com



HUB BY PREMIER INN, MARYLEBONE

Whitbread purchased and secured planning consent to redevelop a vacant 54,0000 sq ft office building on Old Marylebone Road into a 294-bedroom hub by Premier Inn hotel. The building is a few minutes’ walk from both Marylebone and Paddington mainline railway stations. Whitbread will redevelop the site into a 13-storey hotel with a ground-floor café in line with the hub by Premier Inn brand. The hotel is expected to create 60 new jobs when it opens in 2021.

Developer: **Whitbread PLC**
Architect: **Sheppard Robson / Axiom Architects**
Residential
294-bedroom flagship hotel | Planning granted



40 EASTBOURNE TERRACE

40 Eastbourne Terrace is an existing 101,000 sq ft 1960s office building which sits opposite the new entrance to the Elizabeth Line. It is currently let in its entirety to McDermott (formerly CB&I) until the Spring of 2021. The location of the scheme and the nature of the asset lend themselves well to a hotel use and planning permission for a 366 bed mid-market hotel was granted in November 2019.

Developer: **Invesco (owner) / YardNine (developer)**
Architect: **Sheppard Robson**
Mixed-use
101,000 sq ft GIA (existing) / 141,000 sq ft GIA (consented) | Existing (office) / Consented (hotel)
yardnine.com



50 EASTBOURNE TERRACE

50 Eastbourne Terrace is a significant site on the corner of Eastbourne Terrace and Craven Road, immediately adjacent to Paddington Station and the entrance to the Elizabeth Line. It comprises 75,000 sq ft of grade A office accommodation and 10,000 sq ft of retail space. A re-worked extant planning consent from 2016 secured an additional office storey with the scheme now providing office space over ground plus 6 upper floors and a total of 3,000 sq ft of roof terraces. The speculative development will be delivered to the market in Q4 2021.

Developer: **Invesco (owner) / YardNine (developer)**
Architect: **Sheppard Robson**
Mixed-use
85,000 sq ft | Under construction
yardnine.com

NEW LONDON

COMPANY

DIRECTORY

NLA is a member-supported organisation with over 500 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 Emily Wilson on **020 7636 4044** or email **emily.wilson@nla.london**

ACADEMIA

Kingston University
kingston.ac.uk

University College London (UCL)
020 3108 8666
ucl.ac.uk

ARCHITECTURE AND DESIGN

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020 7253 7644
5plusarchitects.com

Adam Architecture
020 7841 0140
adamarchitecture.com

Adjaye Associates
020 7258 6140
adjaye.com

Agenda 21
020 7687 6001
agenda21arch.com

Agenda 21 Architects Studio
020 7687 6001
agenda21arch.com

AHMM
020 7251 5261
ahmm.co.uk

AHR London
ahr.co.uk

Alison Brooks Architects
020 7267 9777
alisonbrooksarchitects.com

Allford Hall Monaghan Morris
020 7251 5261
ahmm.co.uk

Allies and Morrison
020 7921 0100
alliesandmorrison.com

AR architecture
0207 209 2851
ar-arch.co.uk

Archio
020 7183 4048
archio.co.uk

Architecture Initiative
020 3657 7800
architectureinitiative.com

ArchitecturePLB
020 7940 1888
architectureplb.com

Arney Fender Katsalidis
Arney Fender Katsalidis
020 3772 7320
afkstudios.com

Ash Sakula Architects
020 7831 0195
ashsak.com

Assael Architecture
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assael.co.uk

Assorted Skills + Talents*
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assortedskillstalents.com

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aukettswanke.com

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avrlondon.co.uk

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axiomarchitects.co.uk

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barrgazetas.com

Barton Willmore
020 7446 6888
bartonwillmore.co.uk

BDP
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bdp.com

Bell Phillips Architects
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bellphillips.com

Belsize Architects
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belsizearchitects.com

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benadamsarchitects.co.uk

Benedetti Architects
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Bennetts Associates
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bennettsassociates.com

BIG — Bjarke Ingels Group
020 3735 4996
big.dk

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020 345 70835
boxarchitects.co.uk

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broadwaymalyan.com

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bgy.co.uk

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burwellarchitects.com

Burwell Architects
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burwellarchitects.com

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campbellcadey.com

Cartwright Pickard Architects
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cartwrightpickard.com

Chapman Taylor
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chapmantaylor.com

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cgluk.com

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chrisdyson.co.uk

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colladocollins.com

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cltarchitects.co.uk

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czwg.com

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daabdesign.co.uk

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rodenarchitects.com

DGA Architects
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dga-architects.co.uk

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douglasandking.com

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epr.co.uk

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fcbstudios.com

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flanaganlawrence.com

Fletcher Priest
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fletcherpriest.com

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formationarchitects.co.uk

Foster + Partners
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fosterandpartners.com

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footwork.org.uk

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grimshaw.global

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hayesdavidson.com

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henleyhalebrown.com

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hok.com

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hopkins.co.uk

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hta.co.uk

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jesticowhites.com

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jra.co.uk

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johnsonnaylor.com

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020 7017 1780
jtp.co.uk

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karakusevic-carson.com

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kpf.com

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020 7907 2222
kssgroup.com

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lda-design.co.uk

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som.com

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davysmitharchitects.co.uk

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londoncpa.com

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020 8269 4747
ornc.org

Heritage Collective
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heritagecollective.co.uk

Knowledge Quarter
020 7412 7116
knowledgequarter.london

London Forum of Amenity and Civic Societies
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londonforum.org.uk

Museum of London Archaeology
020 7410 2200
museumoflondonarchaeology.org.uk

onRedchurch
onredchurch.com

The Building Centre
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buildingcentre.co.uk

UK Green Building Council
020 7580 0623
ukgbc.org

BID

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camdentownunlimited.com

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incheapside.com

EC Partnership

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hatton-garden.london

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heartoflondonbid.co.uk

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lovewimbledon.org

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thenorthbank.org/the-northbank-bid

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oldstreetdistrict.london

Primera
0203 906 4212
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Richmond bid
berichmond.london

South Bank Employers Group
020 7202 6900
sbeg.co.uk

Victoria BID
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victoriabid.co.uk

Victoria Westminster BID
020 3004 0786
victoriawestminsterbid.co.uk

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aecom.com

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ashfoldservices.co.uk

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atkinsglobal.co.uk

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balfourbeatty.com

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burofour.com

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burohappold.com

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civicengineers.com

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clancy.co.uk

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cundall.com

Elementa Consulting
020 3697 9300
elementaconsulting.com

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elliottwood.co.uk

Exigere
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exigere.co.uk

Faithful+Gould
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fgould.com

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gardiner.com

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020 3151 5821
graphicstructures.com

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hts.uk.com

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hilsonmoran.com

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hoarelea.com

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Jacobs
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Kier Construction
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kier.co.uk

Langan International
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langan.com

London Building Control
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londonbuildingcontrol.co.uk

M3 Consulting
020 7710 4400
m3c.co.uk

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maxfordham.com

Morph Structures
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morphstructures.com

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otis.com

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peterbrett.com

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peterdann.com

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pipersmodels.co.uk

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priorandpartners.com

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robertbird.com

Royal HaskoningDHV
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royalhaskoningdhv.com

Royal HaskoningDHV
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royalhaskoningdhv.com

RWDI
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rwdi.com

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shimz.co.jp/english/

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sir-robert-mcalpine.com

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squintopera.com

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symmetrys.com

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tbanda.com

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urbanspace.com

Velocity Transport Planning
velocity-tp.com

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wtpartnership.com

ZZA Responsive User Environments
020 7700 2630
zza.co.uk

CONSULTANT

EY
ey.com

Fishpool Capital Advisors

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londonstructureslab.com

Red Loft
020 7729 0450
redloft.co.uk

Wedderburn Transport Planning
07971 466 205
wedderburntransportplanning.com

DEVELOPER

Barratt London
barratthomes.co.uk

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lbbd.gov.uk

Bedford Estates
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bedfordestates.com

Brookfield Properties
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First Base
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firstbase.com

Joseph Homes
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josephhomes.co.uk

MiddleCap
middlecap.com

The Portman Estate
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portmanestate.co.uk

Upspace Construction Services

HOUSING ASSOCIATION

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020 8832 3139
chg.org.uk

L&Q Housing Association
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lqgroup.org.uk

Peabody
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peabody.org.uk

Swan HA / NU living
01277 844 770
swan.org.uk

**INVESTMENT / FINANCIAL
INSTITUTION**

Precis

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landuse.co.uk

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Urban
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LEGAL

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forsters.co.uk

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trowers.com

LIVERY COMPANY

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cityoflondon.gov.uk

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020 8215 3000
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lbhf.gov.uk

London Borough of Haringey
020 8489 1000
haringey.gov.uk

London Borough of Hounslow
020 8583 2000
hounslow.gov.uk

London Borough of Islington
020 7527 2000
islington.gov.uk

London Borough of Lambeth
020 7926 5997
lambeth.gov.uk

London Borough of Lewisham
020 8314 6000
lewisham.gov.uk

London Borough of Merton
020 8274 4901
merton.gov.uk

London Borough of Newham
020 8430 2000
newham.gov.uk

London Borough of Redbridge
020 8554 5000
redbridge.gov.uk

London Borough of Southwark
020 7525 5000
southwark.gov.uk

London Borough of Sutton
020 8770 5000
sutton.gov.uk

London Borough of Tower Hamlets
020 7364 5000
towerhamlets.gov.uk

London Borough of Waltham Forest
020 8496 3000
walthamforest.gov.uk

London Borough of Wandsworth and Richmond
020 8871 6000
wandsworth.gov.uk

Royal Borough of Kensington and Chelsea
020 7361 3000
rbkc.gov.uk

Royal Borough of Kingston upon Thames
020 8547 5000
kingston.gov.uk

OTHER

Butler & Young
0800 652 7172
butlerandyoung.co.uk

Old Park Lane Management
020 7409 7055

projekt
020 7923 3565
themillcoproject.co.uk

PLANNING CONSULTANCY

DP9
020 7004 1700
dp9.co.uk

Iceni Projects
020 3640 8508
iceniprojects.com

Nexus Planning
020 7261 4240
nexusplanning.co.uk

Vectos
020 7580 7373
vectos.co.uk

Vincent & Gorbng
01438 316 331
vincent-gorbng.co.uk

PR/COMMUNICATIONS/RECRUITMENT

Aver Communication Limited
078 0894 0208
averpr.com

BECG
020 7636 6603
hardhat.co.uk

Camargue
020 7636 7366
camargue.uk

Caro Communications
020 7713 9388
carocommunications.com

Cascade Communications
020 7871 3565
cascadecommunications.co.uk

Comm Comm UK Ltd
commcommuk.com

Coverdale Barclay
020 7434 1780
coverdalebarclay.com

ING Media
020 7247 8334
ing-media.co.uk

Limeslade
079 3954 4413
limeslade.com

London & Partners
07717 862 734
londonandpartners.com

London Communications Agency (LCA)
020 7612 8480
londoncommunications.co.uk

Newgate Communications
020 3757 6767
newgatecomms.com

Newman Francis
020 8536 1436
newmanfrancis.org

The Communication Group
020 7630 1411
thecommunicationgroup.co.uk

PRODUCTS/TECHNOLOGY

Airflow
01494 525 252
airflow.com

Aliaxis
+32 2775 5050
alixaxis.co.uk

Aliaxis
01622 858888
marleypd.co.uk

Atrium Ltd
020 7681 9933
atrium.ltd.uk

Axalta
07771 336 800
axalta.com

Bathroom Brand Group
01322 473 222
bbgroupprojects.co.uk

BOSCH
bosch.com

Commonplace
020 3553 1990
commonplace.is

FG+
fgplus.co.uk

Hydro (WICONA /SAPA)
wicona.co.uk

Kingspan Facades
01352 716100
kingspanfacades.co.uk

Miele
miele.co.uk

Mitsubishi Electric
mitsubishielectric.com

Raketerm
+372 631 4461
rake.ee/en/

REHAU Ltd
020 7580 6155
rehau.com

Roca
020 7610 9503
uk.roca.com

Sound Diplomacy
020 7613 4271
sounddiplomacy.com

Spectral (RIDI Lighting Ltd.)
1279 450 882
ridi-group.co.uk

Triconnex
triconnex.co.uk

Urban Intelligence
029 2010 4956
urbanintelligence.co.uk

Vitra
01235 750 990
vitra.co.uk

VU.CITY
020 3889 7030
vu.city

PROPERTY MANAGEMENT

Langham Estate Management Ltd
020 7580 5656
langhamestate.com

PROPERTY/INVESTMENT/DEVELOPMENT

Almacantar Ltd
020 7535 2900
almacantar.com

Argent
020 3664 0200
argentllp.co.uk

Argent Related
020 3664 0200
argentrelated.co.uk

Ashill Group
020 8947 4333
ashillgroup.co.uk

Ballymore
020 7510 9100
ballymoregroup.com

Berkeley Group
01732 227 535
berkeleygroup.co.uk

Bidwells
01223 841 841
bidwells.co.uk

Boxpark
020 7186 8800
boxpark.co.uk

British Land
020 7486 4466
britishland.com

Brockton Everlast
020 7220 2500
brocktoncapital.com

C C Land Management and Consultancy
+852 2820 7000
ccland.com.hk

Cadogan
020 7730 4567
cadogan.co.uk

Canary Wharf Group
020 7418 2000
canarywharf.com

Capital and Counties Properties PLC
020 3214 9150
capitalandcounties.com

Clarion Housing Group
clarionhg.com

Coin Street Community Builders
020 7021 1600
coinstreet.org

Consulco
020 3214 9940
consulco.com

Countryside plc
01277 237 968
cpplc.com

Creative Places
1223359840
creativeplaces.com

Crosstree Real Estate Partners
020 7016 4178
crosstree.com

Delancey
020 7448 1448
delancey.com

Derwent London
020 7659 3000
derwentlondon.com

Dolphin Living
dolphinliving.com

Dorrington
020 7581 1477
dorrington.co.uk

First Base
020 7851 5555
firstbase.com

FORE Partnership
020 7440 3480
forepartnership.com

Great Portland Estates
020 7647 3000
gpe.co.uk

Greycoat
020 3869 0500
greycoat.com

Greystar
020 3595 3333
greystar.com

Grosvenor
020 7408 0988
grosvenor.com

Hadley Property Group
020 3167 3484
hadleypropertygroup.com

HB Reavis Real Estate
020 7621 9334
hbreavis.com

HDG Ltd
020 7456 8180
hdgltd.com

Helical
020 7629 0113
helical.co.uk

HGH Consulting
020 3409 7755
hghplanning.co.uk

Howard de Walden
020 7580 3163
hdwe.co.uk

Knight Dragon Developments Ltd
020 3713 6100
knightdragon.com

Landsec
020 7024 3703
landsecurities.com

Lendlease
020 3430 9000
lendlease.com

Mitsui
mitsui.com

Momentum Transport Planning
020 7242 0228
momentum-transport.com

Mount Anvil
020 7776 1800
mountanvil.com

Pocket Living
020 7291 3680
pocketliving.com

Qatari Diar
020 7907 2330
qataridiar.com

Quintain
020 3219 2200
quintain.co.uk

Redrow
020 8536 5120
redrow.co.uk

Renewal Group
020 7358 1933
renewalgroup.co.uk

Rockwell
020 3705 5110
rockwellproperty.co.uk

SEGRO
020 7451 9129
segro.com

Shaw Corporation
020 7409 0909
shawcorporation.com

Stanhope plc
020 7170 1700
stanhopeplc.com

The Collective
020 7183 5478
thecollective.co.uk

The Crown Estate
020 7851 5050
thecrownestate.co.uk

U+I
020 7828 4777
uandiplc.com

Vastint
020 3384 7900
vastint.eu

Whitbread
01582 424200
whitbread.co.uk

PUBLIC BODY

Greater London Authority
020 7983 4641
london.gov.uk/mayor-assembly/gla

Historic England
020 7973 3700
historicengland.org.uk

London Continental Railways (LCR)
020 7391 4300
lcrhq.co.uk

London Legacy Development Corporation (LLDC)
020 3288 1800
londonlegacy.co.uk

Sharing Cities
sharingcities.eu

The Royal Docks
0207 511 5086
londonsroyaldocks.com

Transport for London (TFL)
020 3054 3883
tfl.gov.uk

almacantar



ALMACANTAR

Almacantar is a property investment company specialising in large-scale, complex developments in Central London. Known for its design-led approach, the company focusses on creating long-term value through development, repositioning or active asset management. Since launching in 2010, Almacantar has acquired over 1.5m sq ft of prime assets in the heart of London including live projects; Centre Point, Marble Arch Place, One and Two Southbank Place and Lyons Place.

Investor / Developer
New Quebec Street, London W1H 7NX
almacantar.co.uk

ARGENT

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.

Developer
4 Stable Street, King’s Cross, London N1C 4AB
argentllp.co.uk



ARGENT RELATED

Argent Related leverages the combined expertise and track record of UK developer Argent, and Related Companies, one of the United States’ most prominent real estate firms. The Argent Related partnership brings together an extraordinary blend of development skills, access to global capital, and unrivalled technical and delivery experience. Argent Related’s goal is always to develop for the long term—astutely, sensitively, and with a sense of social purpose—delivering the homes and workspace that our UK cities badly need.

Developer
4 Stable Street, King’s Cross, London N1C 4AB
argentrelated.co.uk



BATTERSEA POWER STATION

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.

Developer
1 Village Courtyard, Battersea, London SW11 8EZ
batterseapowerstation.co.uk



BERKELEY GROUP

The Berkeley Group builds homes and neighbourhoods across London, Birmingham and the South of England. We create beautiful, successful places, where communities thrive and people of all ages and backgrounds enjoy a great quality of life. Our developments range in size from a few dozen homes in a market town to complex regeneration programmes with over 5,000 homes. Berkeley Group is made up of six autonomous companies: St George, St James, Berkeley Homes, St Edward, St William and St Joseph.

Developer
Berkeley House, 19 Portsmouth Road, Cobham KT11 1JG
berkeleygroup.co.uk



BRITISH LAND

British Land’s portfolio of high-quality property focused on London Offices and Retail around the UK is valued at £16.2bn, with a share of £12.3bn, making it one of Europe’s largest listed REITs. The company’s strategy is to provide places which meet customer needs and respond to changing lifestyles—Places People Prefer. Sustainability is embedded throughout the business and in 2016 British Land received the Queen’s Award for Enterprise: Sustainable Development, the UK’s highest accolade for business success over a period of five years.

Developer
York House, 45 Seymour Street, London W1H 7LX
britishland.com

ballymore.



BALLYMORE

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 per cent owned and managed by founder Sean Mulryan and his family.

Developer
161 Marsh Wall, London E14 9SJ
ballymoregroup.com

BAM CONSTRUCTION

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.

Contractor
24 Chiswell Street, London EC1Y 4TY
bam.co.uk



BARRATT LONDON

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 Londoners—with a vision to make London an even better place to live. Barratt London’s portfolio includes residential developments, from state-of-the-art penthouses in the City of London to complex, mixed-use regeneration projects in Hendon.

Developer
3rd Floor Press Centre, Here East, Queen Elizabeth Olympic Park, London E15 2GW
barrattlondon.com

Brookfield Properties

BROOKFIELD PROPERTIES

Brookfield Properties is a premier real estate operating company that provides integrated services across the real estate investment strategies of Brookfield Asset Management (“Brookfield”)—a globalised alternative asset manager with over \$330bn in AUM. Our vertically integrated real estate capabilities are established in each of Brookfield’s target sectors and regions around the globe, ensuring that our assets are managed to maximize the tenant experience, with a focus on integrating new real estate technologies that keep us at the forefront of innovation and sustainability.

Owner / Developer / Asset Manager
Citypoint, 1 Ropemaker Street, London EC2Y 9AW
brookfieldproperties.com



CADOGAN

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 neighbourhood renowned for its unique mix of cultural attractions, stunning homes, international flagship stores, independent boutiques and lively cafés, bars and restaurants.

Developer / Investor / Asset Manager
10 Duke of York Square, London SW3 4LY
cadogan.co.uk



CANARY WHARF GROUP

Canary Wharf is a major 24/7 urban 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 17m sq ft of office and retail space, a working population of 120,000 people, 300 shops, bars, restaurants, health clubs and other amenities, 30 acres of intricately landscaped public spaces, and an extensive arts and events programme—Canary Wharf provides an unrivalled working lifestyle. With the arrival of residential homes during 2020, Canary Wharf will be a live, work and play destination.

Developer
One Canada Square, Canary Wharf E14 5AB
canarywharf.com



CAPITAL & COUNTIES PROPERTIES

Capital & Counties Properties PLC (Capco) is one of the largest investment and development property companies that specialises in central London real estate. Capco’s landmark London estate is at Covent Garden. The company creates and grows value through a combination of asset management, strategic investment and development.

Owner / Investor / Developer

15 Grosvenor Street, London W1K 4QZ
capitalandcounties.com



CATALYST

Catalyst is a leading housing association that manages over 21,000 homes across London and the South East. As expert developers of mixed-tenure neighbourhoods with a proven track record in estate regeneration, Catalyst expects to develop more than 1,000 homes a year by 2020—working both independently and in partnership with others.

Housing Association / Developer

Catalyst Housing Ltd, Ealing Gateway,
26-30 Uxbridge Road, London W5 2AU
chg.org.uk



CITY OF LONDON

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.

Local Government

Guildhall, PO Box 270, London EC2P 2EJ
cityoflondon.gov.uk



THE CROYDON PARTNERSHIP

The Croydon Partnership, the joint venture between Westfield and Hammerson, is committed to investing over £1.4bn 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.

Developer

thecroydonpartnership.com



DERWENT LONDON

Derwent London is the largest central London focussed REIT with a portfolio of 5.6m sq ft. 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.

Investor / Developer

25 Savile Row, London W1S 2ER
derwentlondon.com



EPR ARCHITECTS

EPR Architects is an award-winning architectural studio based in Central London, Manchester and Poland with a well-established reputation for quality and sustainable architecture, masterplanning and interior design. We work in collaborating to produce vibrant and inventive architecture; offering a unique blend of experience, project leadership and expert construction knowledge spanning an array of typologies across workplace, lifestyle and hospitality sectors. Our designs are underpinned by a respect for people and a desire to create spaces that resonate with a sense of place.

Architect

30 Millbank, London SW1P 4DU
epr.co.uk



COUNTRYSIDE

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.

Developer

Countryside House, The Drive,
Brentwood, Essex CM13 3AT
countryside-properties.com



CROSSTREE REAL ESTATE PARTNERS

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.

Owner / Investor / Developer

1 Curzon Street, London W1J 5HD
crosstree.com



THE CROWN ESTATE

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 per cent of the buildings in St James’s—as well as prime regional retail holdings across the UK.

Land Owner / Developer / Asset Manager

1 St James’s Market, London SW1Y 4AH
thecrownestate.co.uk



FIRST BASE

First Base is a privately-owned mixed-use developer specialising in placemaking and urban regeneration. First Base collaborates with leading architects such as Fletcher Priest, AFK, Make, BuckleyGrayYeoman and AHMM to create a mix of workspace, modern retail, hotels, homes and cultural uses to revitalise high streets and town centres across the UK. Working in partnership with the public sector the company shapes its developments around the needs of the local community, embedding technology to create places that are future-enabled.

Developer

91 Wimpole Street, London W1G 0EF
firstbase.com



FORE PARTNERSHIP

FORE Partnership is a purpose-driven, direct co-investing platform for UK and European real estate, backed by prominent family offices and private investors. FORE addresses the specific needs of investors seeking greater alignment of their property investments with their core values using an investment approach that drives returns through a holistic view on sustainability, design, occupational trends, social impact, and the built environment. The firm calls this approach ‘responsible real estate’. FORE has offices in London and Frankfurt.

Developer

18 Savile Row, London W1S 3PW
forepartnership.com



GREAT PORTLAND ESTATES

Great Portland Estates plc is a FTSE 250 property investment and development company owning around £2.6bn of office, retail and residential space in central London. Our portfolio consists of 47 properties totalling 2.6m sq ft, with a development programme totalling 1.8m sq ft, 54 per cent of the existing portfolio. We aim to deliver superior returns by unlocking the often hidden potential in commercial real estate in central London, creating great spaces for occupiers and strong returns for shareholders.

Investor / Developer

33 Cavendish Square, London W1G 0PW
gpe.co.uk



GREYSTAR

Greystar is the global rental housing leader, offering expertise in investment, development and property management. In bringing our ‘multifamily’ Build to Rent model to the UK, Greystar draws on over 25 years experience—we currently manage over 400,000 homes globally. In the UK we have more than 5,000 BTR homes in active development and a student housing portfolio exceeding 6,000 bedspaces. We focus on the quality of our residents’ experience as well as the broader long-term placemaking of our developments.

Developer / Property Manager / Investment Manager

Finsbury Circus House, 15 Finsbury Circus, London EC2M 7EB
greystar.com



GROSVENOR BRITAIN & IRELAND

Grosvenor Britain & Ireland creates great places where communities, business and nature thrive. We are part of a global property business that has been developing and managing land and property for over 340 years. Our heartland is in London’s West End, where we support 9,000 residents, c. 1,000 businesses and 50,000 workers every day. We also create and manage sustainable new neighbourhoods in London and across the South of England. We think long-term and give equal weight to the social and commercial impact of everything that we do.

Developer / Investor / Asset Manager

70 Grosvenor Street, London W1K 3JP
grosvenor.com



HADLEY PROPERTY GROUP

HADLEY PROPERTY GROUP

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 (c. 150–500 homes), large scale regeneration projects delivered in partnership with local authorities and the GLA, and luxury developments in central London.

Developer

16 Garrick Street, London WC2E 9BA
hadleypropertygroup.com



Landsec

LANDSEC

As one of the largest real estate companies in Europe, our £12.8bn portfolio spans 24m sq ft of well-connected, experience-led retail, leisure, workspace and residential hubs. From the iconic Piccadilly Lights, to the creation of retail destinations at Westgate Oxford, we own and manage some of the most successful and memorable real estate in the UK. We aim to lead our industry in critical long-term issues—from diversity and community employment, to carbon reduction and climate resilience. We deliver value for our shareholders, great experiences for our customers and positive change for our communities. At Landsec, everything is experience.

Developer

100 Victoria Street, London SW1E 5JL
landsec.com



LENLEASE

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.

Developer

20 Triton Street, Regent’s Place, London NW1 3BF
lendlease.com

LONDONNEWCASTLE

LONDONNEWCASTLE

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.

Developer

90 Whitfield Street, London W1T 4EZ
londonnewcastle.com



HB REAVIS

HB Reavis is an international workspace provider that designs, builds and manages places that enhance well-being and productivity. Working in the UK, Poland, Czechia, Slovakia, Hungary and Germany, we have already provided workspaces for over 65,000 people with a pipeline to deliver much more.

Developer

Level 7, 33 King William Street, London EC4R 9AS
hbreavis.com



HELICAL

HELICAL

Helical is a listed property investment and development company specialising in London and Manchester. We create buildings for today’s occupiers who demand more inspiring space with distinctive architectural detail, carefully curated public realm, market leading amenities, high quality management and our flexible approach to leasing.

Developer

5 Hanover Square, London W1S 1HQ
helical.co.uk



L&Q

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.

Housing Association / Developer

3 Maidstone Road, Sidcup DA14 5HU
lqgroup.org.uk



THE MERCERS’ COMPANY

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.

Land Owner

Becket House, 36 Old Jewry, London EC2R 8DD
mercers.co.uk



MITSUBISHI ESTATE

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.

Developer

5 Golden Square, London W1F 9HT
mec.co.jp



MOUNT ANVIL

Mount Anvil has spent nearly 30 years focused on London, striving to become its most respected developer. A Mount Anvil home is part of a collection that’s in tune with its surroundings. They’re built to last and built for lasting value. We raise the bar each time, evidenced by the customers and partners that keep coming back to us. We promise and deliver exceptional homes and places that are known for world-class design, lasting quality and genuine customer care. We call that Better London Living.

Developer

140 Aldersgate Street, London EC1A 4HY
mountanvil.com



PEABODY

Peabody owns and manages over 66,000 homes across London and the South East. Our mission is to help people make the most of their lives. We prioritise building genuinely affordable homes and aim to create great places that benefit our residents and the wider community. As well as bricks and mortar, we provide a wide range of community programmes in our neighbourhoods, including help with employment and training, health and wellbeing projects, family support programmes and a dedicated care and support service.

Housing Association
45 Westminster Bridge Road, London SE1 7JB
peabody.org.uk



QUINTAIN

Quintain has the unique ability to deliver and asset manage large scale, mixed-use development specialising in Build to Rent (BtR), delivering on a strategy for long-term ownership and investment in the UK and Ireland. Quintain wholly owns Tipi, the lifestyle-focused rental operator. Quintain is behind the £3bn transformation of Wembley Park, set to become the UK’s largest single site of BtR, and has recently launched its Irish subsidiary, delivering 9,000 homes and 600,000 sq ft of commercial space in Greater Dublin.

Developer
180 Great Portland Street, London W1W 5QZ
quintain.co.uk



REDROW HOMES

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.

Developer
1st Floor, Unex Tower, 7 Station Street, Stratford, London E15 1AZ
redrow.co.uk



STANHOPE PLC

Stanhope are trusted partners creating sustainable buildings and urban places. We have 30+ years’ experience and more than £30bn of real estate delivered and under construction. Our successful track-record includes landmark projects such as Broadgate, Paternoster Square, Chiswick Park and Television Centre. Our new projects include Royal Street and The British Library. 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.

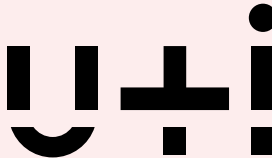
Developer
2nd Floor, 100 New Oxford Street, London WC1A 1HB
stanhopeplc.com



SWAN HOUSING ASSOCIATION

Swan Housing Association celebrates its 25th Anniversary this year and continues to provide high-quality affordable homes to rent and buy. Today, Swan operates in East London and Essex and locally manages over 11,000 homes, with a secured development pipeline of over 6,500 homes to be delivered using both traditional and offsite construction by Swan’s in-house developer NU living. We have our own offsite modular housing factory which we are using to deliver high quality new homes including fully customisable homes.

Housing Association / Developer
swan.org.uk



U+I

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.

Regeneration Developer / Investor
7A Howick Place, Victoria, London SW1P 1DZ
uandiplc.com



ROCKWELL PROPERTY

Rockwell is an agile, versatile and connected property developer with a proven track record of delivering quality development projects. The creation of extraordinary buildings and places that enhance communities is at the heart of Rockwell’s vision, with the company striving to leave a development legacy that stands the test of time. Rockwell works closely with world-renowned architects who share the company’s ethos and passion for transformative development with each and every project designed to reflect its location.

Developer
11-12 St James’s Square, St James’s, London SW1Y 4LB
rockwellproperty.co.uk



SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages 6.9m sqm of space (74m sq ft) valued at over £10bn serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.

Developer
Cunard House, 15 Regent Street, London SW1Y 4LR
segro.com



SELLAR

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.

Developer
42-44 Bermondsey Street, London SE1 3UD
sellar.com



UNION INVESTMENT REAL ESTATE

Union Investment is a leading international investment company specialising in open-ended real estate funds for private and institutional investors. Union Investment has assets under management of EUR 40.3bn in fifteen real estate funds. The portfolios of Union Investment’s open-ended real estate funds comprise some 373 (+465 residential properties) and projects in Germany, other European countries, the Americas and Asia. Our high-quality portfolio already includes 224 certified sustainable properties and projects with a market value of some EUR 21.6bn.

Investor / Developer
Postfach 30 11 99, D-20304 Hamburg, Germany
union-investment.com/realestate



WHITBREAD

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.

Developer
Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable LU5 5XE
whitbread.co.uk



YARDNINE

YardNine is a property development and asset management company focused on bringing exciting, high-quality projects to life through a collaborative approach. Our nimble, experienced team and personal approach are part of what differentiates us. We see ourselves as a partner of choice; we are not bound to any particular sector and can offer a complete service from pre-construction through to management post completion.

Developer / Asset Manager
26 Carnaby Street, London W1F 7DF
yardnine.com

THE QUIRKY LONDON I LOVE

Head of Urban at London & Partners *Lucette Demets* reveals her enduring fascination with a London area laced with history — Spitalfields



My fascination with London’s Spitalfields goes back nearly two decades. Starting with a first encounter during a night out as a university student, I quickly found my way to my first post-university rental on Folgate Street in 2002.

Living in the heart of Spitalfields, a place which is laced with history and which has been home to countless generations of immigrants, I somehow immediately felt at home.

During those days—filled with frequent amblings around the old Spitalfields market and under-the-railway arches vintage sales, tastings at the Bangladeshi curry houses, and even a visit to the infamous Body Worlds exhibition, during its first run at the old Truman Brewery—I slowly discovered the rich history of the area. It was also the time when I fell in love with many amazing local gems: the Spitz—a wonderful live music cum dining institution that is sadly no more; Beigel Bake—where I became addicted to what to me is still the best and cheapest slice of cheesecake you will ever find; my then clothing store of choice—Junky Styling; and of course one of my all-time favourite museums—Dennis Severs’ house.

Spitalfields is a place many immigrants and refugees have called home over the centuries. It is a place of survival, where history is lived. Its story of survival began in the late 12th century, when ‘St Mary Spital’—a precursor to the modern-day hospital—was founded on the site of an ancient Roman cemetery, right on the edge of the City of London. Becoming one of the largest hospitals in medieval England, remains of its mortuary chapel and Charnel house can still be seen today.

‘Each generation has left its mark, both in spirit and in stone’

The area’s association with immigrants really began in the late 17th century, when French Huguenot refugees first settled in the area, bringing forward the development of many of the well-appointed weavers houses still lining the streets today. Subsequent generations of immigrants included the Irish weavers in the 18th century, Jewish refugees in the 19th century, and Bangladeshi immigrants in the 20th century.

Each generation has left its mark, both in spirit and in stone. One of its most pertinent examples is the Jamme Masjid mosque, which started out as the Huguenots’ La Neuve Eglise, later becoming a Methodist chapel, and in a subsequent turn the Spitalfields Great Synagogue. History embodied in brick on the aptly named Brick Lane!

Spitalfields also saw significant times of hardship, and by the Victorian era had become an area of urban deprivation, crime and prostitution—evidence of which can still be felt and seen in historic buildings such as the soup kitchen and former doss houses.

My brief summary barely scratches the surface. Spitalfields continues to draw me in and I have found myself returning time and again, forging many personal memories through the years. It is a place where cultures continue to meet, clash and intermix, and where creativity thrives. To me it sums up what London is—quirky, gritty and with a real penchant for reinvention and survival.

Spitalfields is where I became a Londoner. ●



‘Quirky, gritty and with a real penchant for reinvention and survival’

Agnese Sanvito



The Changing Face of London

Explore the remarkable transformation of large areas in London over the last 15 years in a major new exhibition marking NL A’s 15-year anniversary.

The Changing Face of London revisits the first exhibition held in the NL A galleries when it launched in 2005 with a new exhibition featuring never-before-seen ‘before and after’ aerial photographs by Jason Hawkes, along with a publication and programme of events and tours.

Main exhibition
9 September 2020–February 2021
NL A, The Building Centre
26 Store Street, London WC1E 7BT

The City of London exhibition
23 September–December 2021
The City Centre
80 Basinghall Street,
London EC2V 5AR

Free entry

nla.london
#ChangingFaceofLDN

Programme Champions:



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+44 20 7932 7600
architects@epr.co.uk
www.epr.co.uk

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