

NLQ

NEW LONDON QUARTERLY
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STORYTELLERS

Stories | Isabel Dedring | Clara Bagenal George and Clare Murray | CJ Obi | Sarah Weir | Battersea Arts Centre

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NLQ 45 — Q1 2021



Agnese Sanvito

A NEW DAWN?



When we look back at the history of London, this COVID period will be a key spike of interest.

But will this spike of the 2020 pandemic usher in a new acknowledgment that the capital is about more than just the centre?

Will it underline the importance of human contact and happenstance meetings in what was once called 'the office'? And will it change transportation methods and systems, across and through the city, for good?

It is too early to tell, of course, but this issue of *New London Quarterly* is a snapshot of the thinking about some of what we have been through, and what is in store.

In Viewpoint this time, we ask senior figures for their hopes for the year ahead, across a wide range of sectors and interests.

In our main New Londoners piece, moreover, we meet Stories, a group of developers who are hoping to change the way we build, potentially for others to follow. And in our interview with Isabel Dedring of Arup, we hear about how we must perhaps seize the moment and think radically across transport and elsewhere, given the impetus to reform that this period has thrown our way.

Certainly, if there is to be a healthy planet going forward, we must act quickly to get the built environment professions to push for net zero carbon, and two people who have done much to push this ever-more popular message — Clara Bagenal George and Clare Murray of LETI — are also profiled this issue.

But we can take solace that sustainable and artful approaches to development are already in train in some corners, as Battersea Arts Centre's dramatic rise from the ashes has shown. The Howarth Tompkins-designed scheme is featured as a building review this time, and is also NLA's overall winner in its awards regime this year.

Ultimately, there are reasons to be cheerful, as seismic geo-political moves — and perhaps healthcare ones to follow — might underline.

Let's hope that those history books show 2020 as having catalysed positive resets as a foundation for the future, rather than just a return to the status quo.

Enjoy the issue.

David Taylor, Editor

New London Quarterly

The magazine of New London Architecture — bringing people together to shape a better city



nla.london

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FEATURES

- New Londoners** 20
David Taylor meets Stories—a trio of developers who are aiming to influence property—for good
- Feature** 30
Breaking down bias—the latest in our series looking at diversity matters
- Look back on lockdown** 36
Arup’s Isabel Dedring tells Peter Murray about the need to look to radical transport measures
- Profile** 52
Green crusaders—David Taylor meets LETI superheroes Clara Baganal George and Clare Murray
- Building review** 72 | 80
New London Awards’ overall winner Battersea Arts Centre and City Point West, reviewed

REGULARS

- Need to know** 4
The quarter—our summary of all the key news events this term
- Viewpoint** 8
We ask: what are your hopes for London in 2021?
- Murray Mint** 15
Peter Murray reflects on a recent cycle ride to ask: ‘whatever happened to the Thames Gateway?’
- Opinion** 29 | 40 | 47 | 50 | 57
Opinions this time from WGP, LOM, Vectos, Ft’work and Historic England
- From the team** 35
Sadie Jones provides a behind-the-scenes look at overhauling NLA’s online offerings
- Columnist** 48
The Bartlett Institute of Real Estate’s Yolande Barnes on how London must reassess how—and where—we work
- Coffee break** 58
Urbanist Platform founding partner CJ Obi answers NLQ’s questions
- My London** 148
Ashford managing director Martin Long looks at his London lives: ‘the villages I call home’

PLUS...

- Portfolio** 6
New London Awards 2020—the Battersea Arts Centre and some selected category winner highlights
- Best of the web** 16
Aerial photographer Jason Hawkes presents his views on the capital in a ‘Five Minutes With’ David Taylor interview
- Q&A** 26
Outgoing Design Council chief executive Sarah Weir OBE answers David Taylor’s questions on culture and the future for design
- Expert Panel digest** 42
NLA’s Expert Panel on Planning presents their responses to the *Planning for the Future* White Paper
- Briefing notes** 60
Our coverage of NLA’s Zoom webinars
- Out of office** 86
The running man—VU.CITY’s Jamie Holmes reveals his other side as an ultra-endurance athlete
- Market essay** 90
JLL’s Simon Hodson and Christopher Walters take a look at healthcare and life sciences

City Hall; Agnese Sanvito; Grant Smith; Nicholas Hartwright

Reasons to join NLA



PASSION



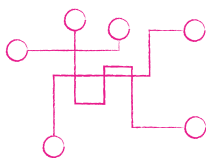
Be part of our mission. We believe in London, join us in promoting London as the global centre for design and construction.

PROMOTION



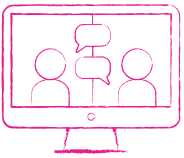
Raise your profile as a company, NLA membership supports your own PR team to reach a large and diverse audience.

NETWORKING



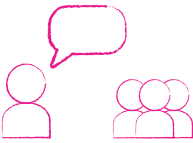
Connect with a silo-busting network, giving you access to all those involved in delivering development in the capital.

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



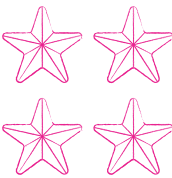
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INSIGHT



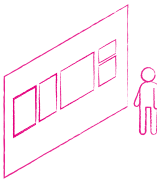
Read the latest NLA research papers. Stay up to date on key topics, projects and areas of development in London.

CHAMPION



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

EXHIBITIONS



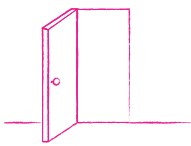
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COLLABORATE



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.

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THE QUARTER

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

PEOPLE AND COMPANIES

NLA announced its New Londoner of the Year for 2020 is **Dame Alison Nimmo** (pictured), former chief executive officer of the Crown Estate. Nimmo is a longstanding NED at Berkeley Group, and is perhaps best known for her leadership role in the delivery of London 2012. She started her career at Westminster City Council and has held non-exec roles with the CBI, Imperial College and the UK Green Building Council. **Reed Midem**, the company behind the MIPIM conference in Cannes, announced that the next show would move from its usual March to 7–10 June, 2021. **Jo Negrini** announced she is leaving Croydon Council after seven ‘incredible’ years as chief executive. The government, meanwhile, launched a government probe into the work of **Brick by Brick**. **Sir David Adjaye** won the Royal Gold Medal for Architecture for 2021. **Foster and Partners** paid back £500,000 of furlough money. **Richard Rogers** announced he was stepping down from RSHP, which later said it was to make up to 30 redundancies. **Dixon Jones** went into liquidation after 30 years in business. The government appointed Create Streets founder **Nicholas Boys Smith** to lead a new design quango to advise ministers on housing design. Grimshaw named **Mark Middleton** as its new global managing partner. Middleton, who has relocated to Sydney, was elected by his fellow partners and is replaced by **Kirsten Lees** as managing partner of the London office.

BUILDINGS

London mayor Sadiq Khan confirmed that the GLA will move out of City Hall and into the **Crystal building** (pictured) on the Royal Docks, designed by Wilkinson Eyre, with the £61m saved by the move over five years being used to protect Londoners’ key front-line public services, said Khan. British Land won permission for its 19-storey office building in the last remaining part of Paddington Basin at **5 Kingdom Street**, designed by Allies and Morrison. Mayor Sadiq Khan granted the go-ahead after Westminster refused permission over issues including loss of light to neighbouring residents. Swan Housing joined forces with European developer Panattoni on a 15-year deal to build a modular factory (Swan’s second) in Basildon. The move will enable Swan to deliver 1,000 modular homes/year. John Lewis announced it is to build

rental homes at 20 of its UK sites. The retailer’s plan to build homes furnished with JL goods above or beside its Waitrose supermarkets is part of a strategy to rebuild its profits to £400m by 2025, and it will apply for planning permission on two London sites early next year. AHMM Architects scored a double hit at the British Construction Industry awards, scooping the commercial property project of the year for **1 Finsbury Avenue** for British Land and housing project of the year for **West Grove North** (pictured). Illuminated River announced it was ‘completing’ **Waterloo Bridge** with a site-specific artwork—as originally intended by the bridge’s architect, Sir Giles Gilbert Scott. The artwork by Leo Villareal ‘will incorporate a line of colour that shifts and blends across the bridge, adjusting to the constantly changing riverscape’.

COMPETITIONS AND REPORTS

A new architectural ideas prize in memory of Alan Davidson launched, with an inaugural theme focusing on how homes of the future can accommodate the new demand to work from home, post-COVID. The annual **Davidson Prize** is named after the late pioneer of architectural visualisations, and will select three finalists to receive £5,000 to develop their ideas, the overall winner receiving £10,000. Entry is at www.thedavidsonprize.com. Housing association Peabody launched an international competition alongside Lendlease for masterplans for an £8bn project on 250ha in Thamesmead, south-east London. A winner will be selected in March 2021 for the **Town of Tomorrow competition** (pictured). **LFA** and **Network Rail** unveiled five benches by architects and designers at London’s key railway stations. The competition winners were: Beluga by Hylemo and Ai Build at Victoria Station (pictured); ConvoStation by the United Suburbs at Charing Cross Station (pictured); Lacuna by Nick Tyrer with Victoria Philpott at Waterloo Station; Reclaim, Re-invent, Re-purpose by Atelier La Juntana at London Bridge Station; and Sitting on London’s Clay by Local Collective Studio. The RIBA cancelled this year **Stirling Prize** owing to COVID-19 preventing judging in person. ●

For more news, comment, interviews and features, please sign up to our New London Weekly mailer at nla.london



Dame Alison Nimmo — New Londoner of the Year



Crystal cleared — the GLA is to move to The Royal Docks



BCIA Housing’s project of the year West Grove North

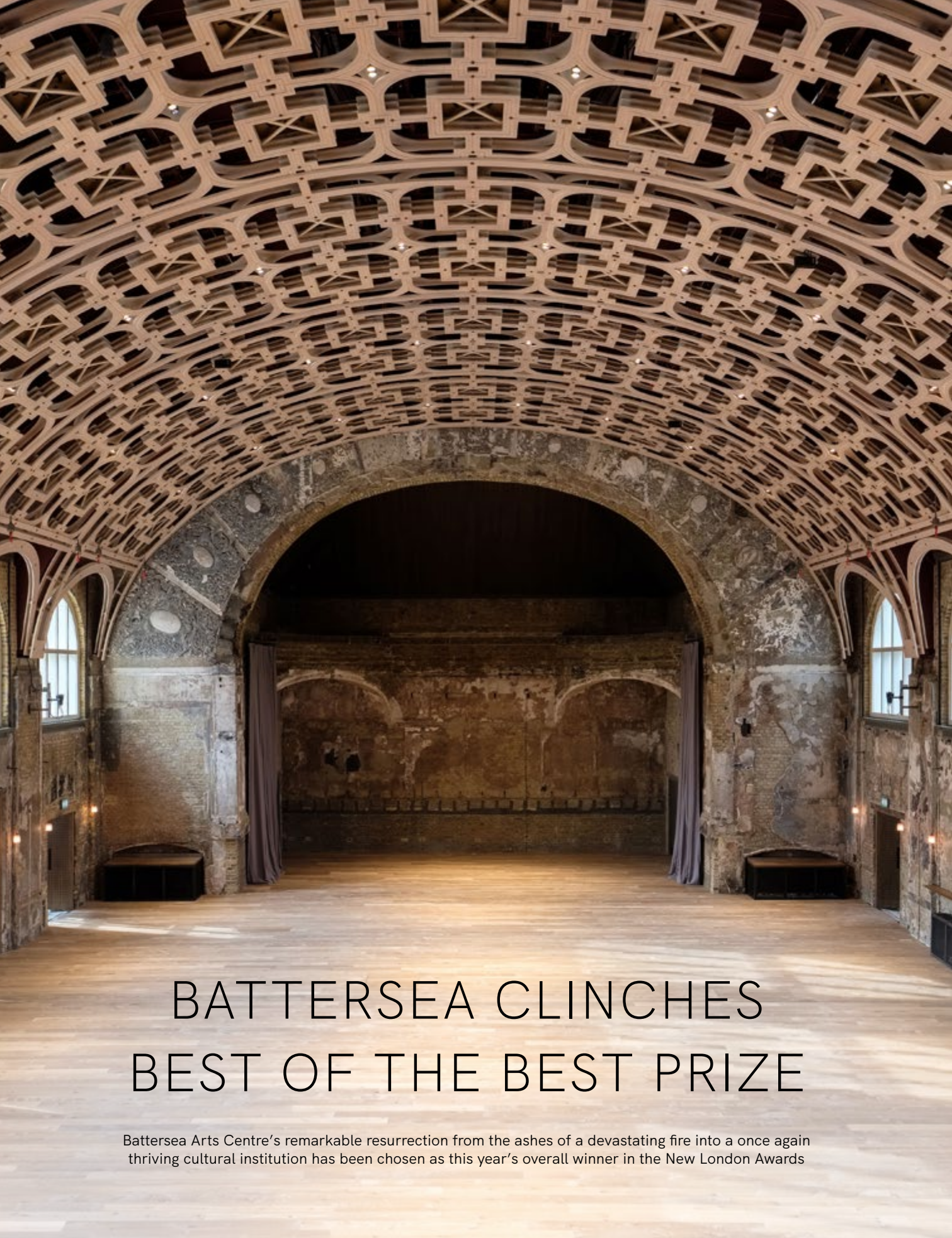


The Town of Tomorrow — Thamesmead contest launched



Seats of learning — Beluga by Hylemo & Ai Build at Victoria Station and ConvoStation by the United Suburbs at Charing Cross Station





BATTERSEA CLINCHES BEST OF THE BEST PRIZE

Battersea Arts Centre's remarkable resurrection from the ashes of a devastating fire into a once again thriving cultural institution has been chosen as this year's overall winner in the New London Awards

Designed by Haworth Tompkins and featured as a full building review on page 72, the rebirth of the building after the fire that partially destroyed its Grand Hall in 2015 was proclaimed by the New London Awards judges as an 'exquisite' piece of renewal that yet pays homage to the spaces that were there before.

'The Battersea Arts Centre is such an exquisite project,' said Benjamin Prosky. 'And it is exquisite in so many ways. There's a dedication to craft, to restoration, to design, but not in a conventional way. It wasn't just a restoration. It was a dedication to innovation, yet a really thoughtful way of evoking the spaces that were there before.'

Fellow judge Andreas Ruby praised the scheme's 'overarching significance that defies typologies and categories'. He continued: 'What I liked about it a lot is its public dimension and the aspect that was described by the assessor beautifully: "It's not for me, it's not for you, it's for us". I think this project radiates that sense of belonging and appropriation through all its pores.'

'This project radiates that sense of belonging and appropriation through all its pores'

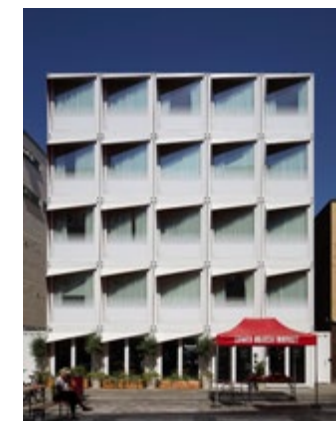
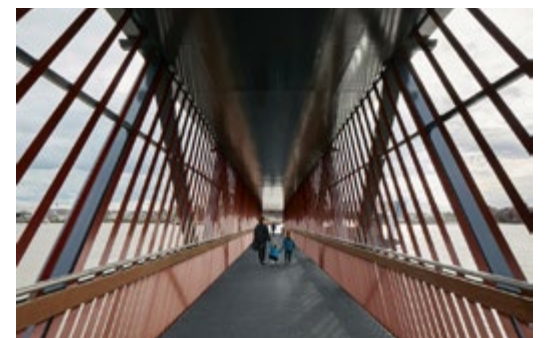
Monica von Schmalensee added: 'I believe this a statement for us in the jury about how we can reuse, rethink and rebuild—those three words that will be most important in the future. This project is about what it has given to its community, and the importance of existing buildings and the memories they can gain.'

Finally, chair of the judges Peter Murray said the scheme had a particular significance in this current period. 'It is Phoenix-like,' he said. 'The fire that destroyed much of the building could have destroyed the whole organisation. The fact that it actually came out of that, and the new or refurbished architecture celebrates that night when it burnt down or marks it with leaving the soot and stains of the fire on the building, makes it quite remarkable. But also, at a time when resurgence is very important, it makes it a very good choice.'

'It really brings together the pragmatic approach of so many British architects.' ●

See nla.london/videos for tours of every New London Awards winning project and interviews with the winners

PORTFOLIO



A selection of this year's winners:

- 95 Peckham Road** by Peter Barber Architects for Kuropatwa Ltd (Housing)
- Zayed Centre for Research into Rare Disease in Children** by Stanton Williams (Caring)
- Centre for Creative Learning, Francis Holland School** by BDP (Wellbeing)
- Royal Wharf Pier** by Nex— for Ballymore (Moving)
- Stow-Away Hotel** by Doone Silver Kerr for Stow Projects & Ciel Capital (Welcoming)
- International House Brixton** by 3Space for London Borough of Lambeth (Meanwhile)



Fred Howarth; Morley von Sternberg; Hufton + Crow; Vanessa McKinley; James Brittain; Edmund Sumner; Gary Swann

WHAT ARE YOUR HOPES FOR LONDON IN 2021?



Katya Samokhvalova
Associate planner,
Nexus Planning

Back in early February 2020, before the full impact of COVID-19, I remember reading about the Paris mayor, Anne Hidalgo, announcing a ‘15-minute city’ as a key pillar for her re-election campaign. This is a concept where everyone can meet most, if not all, of their needs within a short walk or bike ride from their home. It is where neighbourhoods are complete, created to be lived-in, connected and people-friendly.

At the time, I was still working in central London (as opposed to from home in one of London’s outer suburbs), able to access pretty much anything on demand, and usually straight after work. As such, the need for a 15-minute city was not as pressing for me back then. Today, the situation is much different. Working from home (sometimes still in my pyjamas) is the new normal, and the idea of an hour-plus commute seems exciting and scary at the same time.

Like many other Londoners, I am now forced to rely on my local high street for goods and services, although the experience has been somewhat frustrating, with empty shops, lack of range of offer and a COVID-unfriendly urban environment. Although 90 per cent of Londoners live within 10 minutes of at least one of London’s 600 high streets, many such locations were experiencing decline even before the pandemic and associated lockdown. The past six months have highlighted the need for the high-street to once again become the heart of our community.

Accordingly, both as an individual and as a town planner specialising in town centre regeneration, I hope that in 2021 London actively seeks to embrace the hyper-convenient ‘15-minute-city’ concept, with a view to creating a resilient city. I am pleased to see that the GLA agrees, with the ‘High Streets for All’ and the ‘15-minute-city’ concepts forming part of its COVID recovery plan.



James Dilley
Director,
Jestico + Whiles

As a practice that works across hotels, hospitality, residential and education, we have increasingly seen new typologies connect our previously distinct sectors. At one end of the scale we have hotels. Hotels blend into long-stay hotels and apartments, student accommodation, co-living, BTR and then traditional housing for sale. There is no hard red line between these typologies for ways of living.

Schemes are explicitly blending these typologies (and others) into one synergistic, dynamic watercolour of uses. Community and culture are enriched through the sheer diversity of investment in spaces according to tenure or length of stay.

This does of course present challenges, not least because the planning use classes have not evolved to properly reflect the new typologies or blended uses. We are still forced to use expressions like ‘hotel-led mixed use’ or ‘ancillary’ which does not allow for equal presence of the previously disparate uses.

My hope for 2021 is that these blended schemes will enhance new ways of living, both together and individually. A diversity of typologies will unlock great opportunities for the reuse of difficult but valuable buildings and for the investment and regeneration in under-appreciated parts of London.



Russell Whitehead
Director,
Robert Bird Group

My main hope for London in 2021 is that we can recapture the buzz of the city lost in the past year. For me, a really big part of that buzz has always been the transport—the Underground, the dependable stream of buses whether day or night, the universal access including free travel for under-18s and over-60s. Get transport capacity and use back to where it should be and we have our city back.

In 2021 London needs to be a 24/7 city again, with a matching transport system, to sustain the economy upon which most of our building projects depend. For most in 2020 it was not even a nine-to-five city, never mind evenings and weekends. Before March, I used to go into central London on the train most weekends, including frequently taking my young children to the brilliant Transport Museum. It’s not essential or practical enough to do that now—I very much hope that changes.

There are even bigger hopes for 2022, looking forward to the opening of the desperately needed Bank station upgrade and the long overdue Crossrail/Elizabeth Line. For 2021 I’ll just have to make do with playing on the Crossrail train simulator at the Transport Museum.





Martyn Evans
Creative director, U+I

What is London’s role in the success of our country? It is a subject of great debate, with erudite opinion on both sides. It is not difficult to argue that London is the UK’s economic and cultural powerhouse, that without it our country would fail. Writing in *The Guardian* in February, Simon Jenkins argued that northern cities will only flourish when the capital stops stealing their young people. His comments followed an OECD report showing that Britain has the widest regional inequality of any advanced nation, with London’s economy growing at between two and four times the rate of the north. That was pre-pandemic, but it is hard to imagine that lockdown has helped. What we need to do now is re-think what London is for. If it is true that there is a race for the suburbs then the demand for housing in central London will fall, public commuter transport will become more crowded and some consumer businesses will struggle. We must first determine whether this is just media hype and speculation and, if it’s not, how to respond quickly. The nervousness we all feel about our futures could certainly deliver the energy we need to take swift and decisive action.



Ender Ozkan
Vice president
(Europe), RWDI

Now, more than ever, people are heading outdoors in search of public spaces to relax. Whether sitting, walking, exercising, or gathering with friends and family, they are choosing to do so outside. For some, the current pandemic prescribes that engaging in activities in an outdoor environment is safer than doing so indoors. For the many Londoners living in flats lacking private outdoor space, there is simply nowhere else to go for a breath of fresh air. Outdoor public spaces have never been more important, nor has the quality of these environments.

RWDI’s focus for 2021 is to help create the best external spaces in our city. From altering wind patterns and sunlight levels to changing local air quality, a building can affect its surroundings in many ways. When design teams are armed with the right data from the beginning, allowing them to understand the microclimate of a building before it is built, then these effects cannot only be mitigated, but also harnessed into sustainable, efficient opportunities for the area, its users, and the city as a whole.



Hilary Satchwell
Director, Tibbalds
Planning and Urban
Design, and London
mayor’s design
advocate

In 2021 I want to see revised planning reforms that reflect and support the good work that London is already delivering in terms of housing standards and design quality. Whatever the ‘new’ planning system that comes out of this year’s consultation it needs to acknowledge that much of London is already demonstrating planning as a positive tool for place and quality—in particular ensuring that new homes meet minimum space standards and include private external space, and using its own vernacular style, in brick, ensuring new housing is of a much better level of background quality to support the capital’s coherence and identity.

I am impressed by what London has achieved in terms of design quality over the 24 years that I’ve lived here. The focus on design by many London boroughs and the GLA has really made a difference to the quality of the city’s buildings and places.

Yes, we can do more, and to address the planning system’s tendency towards over-complication and risk aversion in decision making. We definitely need to keep working to ensure only good quality buildings get built. But during 2021 I would like to see a new planning system that sets out a positive and effective framework for supporting good growth in London. This needs to reflect the subtlety, richness and complexity of this city and be capable of being developed in partnership with London’s communities.



Jean-Christophe Masson
Managing director,
Hamonic + Masson

In 2021 we need London to be a city of generosity, with a strong policy of housing accessibility for all. Access to housing is a major part of the future.

Housing constitutes 80 per cent of the city. It’s a bit like water for the human body. We must therefore make this 80 per cent exceptional. The life and richness of a city come from its inhabitants, and every metropolis across the world is looking for new solutions to supply to this demand. In future mass production, we have the responsibility to achieve a high level of quality because it is the key for success. Housing is the image of a society. It carries within it the ambitions, or not, of its time. It is a true cultural vector that returns an instantaneous image of the state of mind of the moment. Housing is in the field of culture, and culture is what remains in the end.



Ben Derbyshire
Chair, HTA Design

With apologies to Emily Dickinson for abridging her beautiful little poem: ‘Hope is the thing with feathers, That perches in the soul ... I’ve heard it in the chilliest land, And on the strangest sea, Yet—never—in Extremity, It asked a crumb of me.’ I’m glad to have been asked to contribute my hopes for 2021, but admit in attempting to respond, an ineffable sadness descends. I weep for our great city on this time of pestilence, for the sick and dying, for the hopeless inability of our leaders to meet the challenge, for the workers, artists and performers deprived of livelihood and for audiences deprived of their art.

I hope for meaningful employment for those in my family deprived of it. I hope for a vaccine. I hope for my favourite venues—Ronnie Scott’s, Royal Opera House, the Albert Hall—to be packed to the rafters. I hope that the government’s thinly disguised attack on fairness and beauty in the making of the built environment, ‘Planning for the Future’ can be turned to something that is genuinely equitable and beautiful. We can wait no longer for a programme to renovate our ageing and leaky housing and for investment to create the social housing we need to give everyone the space to thrive. Much as I owe to this Great Wen, I hope for the north where I came from, and maybe, one day, will go and live there.



John McRae
Director, ORMS

This is not the first time London has had to reinvent itself. Rather than focussing on the central activities zone and the needs of large businesses and tourists, an opportunity exists to celebrate the wider collection of villages (the essence of London’s evolution) where diverse groups of people live, small and medium businesses thrive and local communities enjoy hospitality from around the world without the over reliance on a creaking transport system. With 38 per cent of all Londoners living within 200m of their high street there has never been a better opportunity to focus investment in our ‘villages’ and celebrate the hidden wealth of London’s local communities. I am optimistic 2021 will be recalled in later years as a time of reflection and soul searching that defined a more resilient and sustainable future for all Londoners.

→



Declan McCafferty
Partner, Grimshaw

Mayor Hidalgo's plan for Paris as a 15-minute city may have its faults—but it does set out clear urban and transport ambitions for a less car-centric city. In 2021, London needs a design-focused vision which responds to the needs of a COVID-impacted city.

Public transport design will need to adapt to reduced usage patterns, altered funding models, city decentralisation, and passengers' fear of overcrowded internal spaces. I would like to see public realm around transport hubs used as an active part of passenger dwell space, avoiding overcrowding and giving activity back to surrounding streets, while encouraging walking and cycling for onward movement.

The significant improvements made in London's cycling infrastructure needs to be better linked to the outer boroughs, with less road space devoted to cars. Islington's Parklets plan, turning parking bays to new micro green spaces to support street life, is an interesting example which could be rolled out much further.

The future funding model for TfL projects is challenging, as the reliance on a commercial support from over site development will be much less certain in a COVID-adapted London. I hope, probably in vain, to see the Bakerloo Line extension funded as it could bring so much benefit to south-east London.

Next year will see the construction of HS2 start in earnest. I would like to see better communication of the project's benefits as a tool a more enlightened government could use to shape the country's economic future equitably.



Leanne Tritton
Managing director,
ING Media

London 2021 will all be about people and leadership. 2020 has felt like a time when the London haters have had their chance to grab the microphone and dominate the conversation, with no fightback from the leaders who have benefitted so greatly from her. Unfortunately, some of the mud has stuck and the road to recovery will be tough. However, London has never been without challenges. Hopefully by 2021, those who have grown 'tired of her' will have moved to the country or decided to work from home permanently, providing an opportunity for others to take their place.

2021 is a time when we should be reminding the world that London is open for the ambitious, creative and eccentric to once again shine and thrive. London has always been the home of those who are mobile and fleeing their own version of lockdown—of freedom of thought, of lack of opportunity. We need to make sure that London is again their preferred destination when they are released.



Tom Garrett
Executive surveyor
(and electric vehicles
expert), Gardiner &
Theobald

One of the effects of the COVID pandemic has been a renewed focus on climate change and the net zero carbon agenda. With many organisations being forced to pause or reconsider their capital investment projects and programmes, we are seeing green investment opportunities being accelerated.

The green economic recovery is being touted as not only a key enabler in re-starting the economy but also in speeding up the transition to a low-emissions economy for a post-pandemic London. De-carbonisation of the transport sector has rapidly become a hot topic for the capital. The Mayor of London continues to encourage uptake of electric vehicles (EVs) through various funding mechanisms and the forthcoming expansion of the ultra-low emission zone. And as many Londoners seek COVID-safe modes of transport, we are seeing the increasing popularity of ride-sharing organisations, which are investing significantly in electrifying their fleets, as well as the use of e-bikes and e-scooters.

Investment in EVs and the associated charging infrastructure will likely increase post-pandemic. My hope is that EVs will play a significant role in London's green economic recovery through a strategic and integrated approach to the large-scale delivery of charging capability in the city. ●



The Changing Face of London

Explore the remarkable transformation of large areas in London over the last 15 years marking NLA's 15-year anniversary.

The Changing Face of London revisits the first exhibition held in the NLA galleries when it launched in 2005 with a new exhibition and publication, featuring never-before-seen 'before and after' aerial photographs by Jason Hawkes.

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Main exhibition
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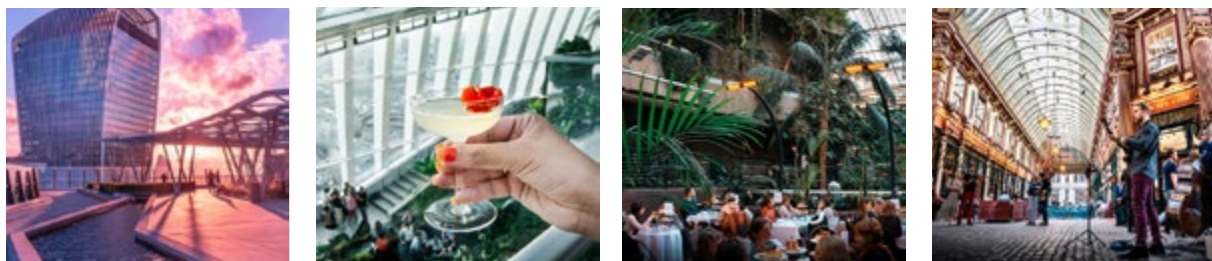


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Shedland — the Thames Gateway's 'gritty and flat' landscape of huge logistics sheds, power lines and industrial structures



Whatever happened to the Thames Gateway? I recently cycled around the Thames estuary as part of a journey, in stages, around the coast of Britain. It wasn't a great experience—busy roads, big lorries, aggressive drivers. The landscape was gritty and flat: huge logistics sheds, power lines and industrial structures dominated the low horizon.

I cycled across the Isle of Sheppey to Sheerness with its busy port handling motor cars and fruit and veg. It's on the edge of England, and it feels it. Through Gillingham and Chatham, struggling towns that lost the navy and have yet to find alternative economic drivers. Like most settlements in the Thames Estuary they contain neighbourhoods with higher levels of deprivation and unemployment than the rest of England.

On the north bank of the Thames, I got stuck on the dual carriageway leading down to DP World London Gateway deep-sea container terminal. Huge lorries stacked with containers roared up and down: not great for cycling but an encouraging sign of economic growth.

It was nearly 30 years ago that Michael Heseltine, then secretary of state for the environment, proposed plans for developing what was then called the East Thames Corridor, a regional planning project inspired by Sir Peter Hall's idea of a linear city on the north and south banks of the estuary. John Prescott, deputy prime minister after Labour was elected in 1997, liked the idea and, badged as Thames Gateway, the vision was a key part of the Blair government's regeneration agenda.

Since then the area has consistently been unable to deliver the same levels of economic growth as other parts of the UK. The success of pockets of development at Canary Wharf and the estuary's ports have not been felt across the area. In 2018, the Thames Estuary 2050 Growth Commission proposed focusing

on five growth areas: the City Ribbon (London), Inner Estuary, South Essex foreshore, North Kent foreshore, and the River Thames creating, what chairman John Armitt called, 'a tapestry of productive places along a global river'.

Then last year the government set up the Thames Estuary Growth Board which claims in its report *The Green Blue* that, working as one unified voice, it 'will deliver the greenest and most productive estuary in the world'. Its plans include a freeport, increased river passengers and freight, safeguarding wharves and piers, hydrogen infrastructure and digital infrastructure.

There is some progress. Highways England is about to put in its application for the Lower Thames Crossing, east of Gravesend—the longest road tunnel in the UK; a competition was announced recently for an £8bn masterplan for Thamesmead; the City Markets are due to move to Barking in 2025; Ebbsfleet Garden City is growing; Dagenham Studios are on track as part of the Estuary Production Corridor; and I am told that the growth board will be announcing new plans for the region soon. In a recent interview, Barking and Dagenham leader Darren Rodwell told me: 'I very much champion the Green Blue report.' Adding, with characteristic understatement, that Barking and Dagenham is the 'gateway to the world'.

I cycled on through Leigh-on-Sea, which has been home to a successful estuarial industry for 200 years and is the capital of the Thames Estuary cockle-harvesting business. Until the 1980s cockles were raked from the sands by hand, but today vacuum dredgers suck them up by the ton. While some of the catch goes to the whelk stalls of east London, most are exported to Italy and Spain. While cockle-hoovering is not going to provide any of the new jobs the growth board is seeking, I found its resilience as a local business most encouraging. ●

FIVE MINUTES WITH...

JASON HAWKES

David Taylor caught up with aerial photographer extraordinaire and ‘Changing Face of London’ chronicler Jason Hawkes to hear how London has changed, particularly over the past 15 years, from his birds’ eye perspective; about his hairy moments and near misses in helicopters; drones; and the biggest bane of his life — people stealing his output online.

David Taylor: Hi! How are you?

Jason Hawkes: Hi. Yeah, not bad!

DT: What have you been up to?

JH: I’m just doing a load of edits for some footage I shot a couple of months ago. I did about five days’ filming and I’m just editing it down because I’m not doing any flying at the minute.

DT: Oh, you’re not? Why?

JH: Well, today, just because the weather’s not good enough. I’m just editing stuff to put on my website.

DT: So, how does it work? Have you got some kind of season ticket arrangement with the helicopter guys you use? (laughs)

JH: (laughs) I wish! No. Whatever job comes up, if it’s in London I tend to use the same helicopter operator. They’ve got five pilots, and three or four helicopters. So, I will give them a call. I’ve worked with them for years, so I’ll just give them a buzz and say, well the next job coming up is... and we’ll just discuss it and pencil in a date. That often — well, always — moves, just because of the weather. Sometimes you’ll pencil in one day; sometimes you’ll pencil in the whole week. You make a yes/no decision later, either the day before, or even just on the day. But you might go there and not fly because the conditions aren’t quite suitable.

DT: Is that out of Battersea or somewhere?

JH: No, it’s from Redhill. There aren’t any operators based in Battersea. They just come in from somewhere else and pick you up or drop you off. It’s not a very good place to fly from. It’s incredibly expensive.

DT: So: How did you get into all of this?

JH: I studied photography, and when I was about 21 started assisting fashion photographers or still life photographers—anybody I could really work for in London. I was doing it for a few months and I went flying in a microlight with a couple of friends of mine one weekend, and thought what a laugh it was. Obviously, it was years and years ago, way before drones or anything like that ever existed, so the only way you could take a picture from the sky was physically getting up there yourself. So, in a microlight the flying was quite fun, but it wasn’t

really the flying that got me; it was what you could see. I thought oh, that’s just absolutely unbelievable. I very naively bought one (a microlight) about two months later. I started flying around the countryside for a couple of months taking pictures of stuff.

DT: How do you do that while you’re piloting?

JH: Well, you are with somebody. It was a friend of mine that got his licence; I never quite got mine but he got his. You can’t actually make money flying, we soon found out... legally anyway. So very quickly I started approaching people and publishers and managed to get a book deal on London. Obviously, you can’t fly a microlight in London, so just after I guess about five months I started shooting from helicopters, and have been doing it ever since.

DT: What have you noticed over the period you’ve been doing this, because obviously we’re using some of your photography to illustrate *The Changing Face of London*—charting the 15 years of development in London. Is there anything that you’ve noticed urbanistically?

JH: London has just changed completely beyond all recognition, in some parts. A long time ago I used to do lots of books—about 50. I haven’t done a book for probably about four years because nobody really buys them anymore, but I did do a book years ago that was really fascinating. I found these incredibly old pictures taken from a bi-plane in about 1920 over London and we did a kind of before and after. That was just unbelievable, particularly how some parts of London just haven’t changed. I mean, they were literally identical, whereas other parts have changed beyond all recognition. I started flying in London when I was 21 (30 years ago). Canary Wharf then was changing unbelievably fast and it still does change incredibly fast. And then, recently, places like Nine Elms over 10 years—every single time you go flying you notice something new there that they are building. I think in the past 10 years, London has changed more than I’ve ever noticed before. I fly over it all the time, and certainly in the past 10 years there have been just so many huge construction sites and things going up.

DT: Do you need anything special technically, in terms of, say, the lenses, for what you do?

JH: No, not really. Basically, you fly in twin-engine helicopters. You take the door off or you have a sliding door.



On the job — photographer Jason Hawkes on another chopper-bound shoot

You wear a harness; every single bit of equipment you take is harnessed either to you or to the helicopter. Often, we will stick the helicopter completely on its side, so at that point everything is in my bags or in a harness, so even if the worst happened, nothing could possibly fall out of the helicopter. The helicopter is literally on its side so you're looking directly below you. At night you have to use these really big mounts called stabiliser mounts. You put the camera on them and then you don't touch the camera at all. You set everything up beforehand and then all you have is a cable release, so all you're doing is holding the mount, or the mount sits on the floor of the helicopter if you've got a really big one. That's quite difficult, but other than that, you use exactly the same kit you would do on the ground

DT: Have you had any hairy moments?

JH: Ah... yeah! (laughs) One or two.

DT: Right. What happened?

JH: Not particularly in this country but I had a *really* near miss in South Carolina a few years ago, when we were coming down to land. We were talking to air traffic control because we were literally on finals. We were in a little helicopter and they were within 20 feet of us. They never even saw us and honestly I don't think they were even aware....

DT: They were in a plane?

JH: Yeah; they were in a small plane. I don't think they were even aware that they were over the top of a little aerodrome. Even the pilot screamed, and he'd been flying a long time.

DT: Really, he screamed?

JH: Yeah. It really was ridiculously close. But most of my work nowadays is in London so you're in contact with air traffic constantly and you're completely aware of everywhere, everybody else and they are aware of you and it's really tightly controlled. So; fingers crossed nothing like that could ever happen. Although you do see drones. The last time, because of where we fly, we track overhead in Croydon, and normally we are quite low—about 800 feet as we come into London. But at this point we were starting our job and had to be about 2,500 feet, so we were at about 2,500 feet over Croydon, and there was a drone right next to us.

DT: Doing the same thing?

JH: No, I mean, it is completely illegal. I don't know who was in control of it. It was a small drone about size of camera bag. Legally they can't go above 400 feet. But people just buy a drone and do whatever they want.

DT: Wow.

JH: Most people don't know the rules, I don't think.

DT: I was going to ask whether drones represent a sort of threat to what you do, but they can't go up as high, is that the issue?

JH: Not at the minute. Legally, very occasionally you can get a permit to go up slightly higher but certainly can't go up too high. You don't see them so much but you see the work that they produce, with images all over the Internet

everywhere. People just don't know and they don't care. Why would they care? It doesn't matter to them because they are on the ground.

DT: What's been your favourite location or shot, of all those you've done? And why?

JH: Years ago, I most liked photographing natural things and graphic patterns and stuff, but nowadays I prefer to fly in the city because there's just so much more to see. In five minutes, you can be on the outskirts of the city and can see patterns of things... train stations or motorway intersections and that kind of thing that are really interesting. And then, literally within a couple of minutes, you could be photographing a skyscraper. You can come in really close and you can crop right in and you can look through the skyscraper or you can look at the people sitting at their desks. So I much prefer a big city like London or New York or Hong Kong. Somewhere like that is far more interesting to me nowadays.

DT: You must love your job!

MJH: Yeah, most of the time it is really good fun. But it's also incredibly frustrating as well. Like this morning, I mean, I make most of my income licensing images or footage, and nowadays I spend two or three days a month contacting people who have stolen my work. I'm in contact with somebody who put the phone down on me! I said to him: 'You know, it's not going to go well for you. You have already admitted stealing the pictures...'

DT: Was this a publication?

JH: It was just a commercial website of London, funnily enough—a property person. It is very frustrating. It's so easy to steal stuff these days, and I get it constantly, so I have to use tracking software. Every month I spent two or three days trawling through the software, seeing who has stolen it and contacting them and either dealing with them myself or they end up with my lawyers. It's quite frustrating, but it is just how it is these days.

DT: So, final question, and maybe you've been asked this before, but with a name like Hawkes is there a bit of nominative determinism here? Was this all set out for you? (laughs)

JH: (laughs) I don't know, but I do think, funnily enough that I was incredibly lucky to fall into this kind of thing. And yeah, having a name like Hawkes does work quite well. But when I was a student, I really wanted to do still life photography because I love just working on tiny little sets. Now, of course it couldn't be further removed what I've ended up doing. But flying is just such a laugh. Every time you do it, you look forward to the day you're going to be up shooting, and it doesn't ever lose that. I definitely really enjoy my job and I want to carry on doing it for as long as I can, rather than ever retire.

DT: Brilliant. Well, it's been fascinating, and it's been great looking at your shots over the years. I've actually followed your career for many years, so congratulations and thanks for taking part in this.

JH: Excellent! Alright, really good to talk to you. Cheers, bye. ●



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Board meeting — Stories founders James Scott, Paul Clark and Richard Meier (left to right)

DOING GOOD IS GOOD BUSINESS

How do you set up a new development company with a whole different, empathetic, long-term approach to creating places where people can flourish, and inspire stories? *David Taylor* meets a trio of industry figures trying to do just that

Meet Stories—a group of developers who want to change the way property is done, spreading the benefits much more to the people whose lives they affect and less to line their own pockets.

If you’d not heard of them before, that’s probably because they—Richard Meier, James Scott and Paul Clark—have been beavering away ‘talking to money’ and setting up their new operation on the back of a very fitting project. That scheme is St Mungo’s, the regeneration of a facility for the homeless near Paddington, alongside housing designs by Simon Allford of Allford Hall Monaghan Morris, and other big projects currently the subject of ongoing bids entering their final shortlist. All of which exemplifies the commitment of Stories to creating long-term value as a ‘socially responsible property developer,’ and their belief that people and communities flourish in better built environments.

It’s worth taking a look at how all this came about. Meier essentially cut his teeth at Argent, where he was heavily involved with the King’s Cross development, now widely regarded as an exemplar in mixed use, inclusive schemes. Scott, meanwhile, was most recently involved with The Collective, a new way of (co)living, before he, like Meier, went off on a ‘gap year’-like period of travel and discovering new cultures across the world. Clark, jokes Meier, is just about the most well-connected man in property, who also left a wonderful job—in his case as head of development at GL Hearn—to ‘go and scratch an itch’.

We meet in the House of St Barnabas club in Soho—another fitting locale given its charitable concerns—to talk through the company’s ethos, values and ambitions. Meier, an amiable Brompton-riding Wiltshire resident, first worked with Clark on Brent Cross South, where the latter was leading the procurement for a development partner for the local authority. From then, Clark got invited to DCLG, which was interested in leveraging greater private investment into public-sector regeneration projects. He would be

supporting the housing estate regeneration strategy launched by the Cameron government, reporting to Lord Heseltine and the housing minister, travelling the country and looking at opportunities presented by UK public sector for enhanced investment in public regeneration projects.

‘It just got me thinking outside the box,’ he says, ‘and it was almost like a gap-year in the sense that it was the chance to step away from the day-to-day, think a bit more creatively and go to parts of the country I wouldn’t normally have seen.’ It also got Clark thinking about the different ways the private sector could invest in property projects that have a broader social agenda, and started him working with Big Society Capital about framing his ideas, making property development the equivalent of a social impact bond and a place-based impact investment.

That was when he saw that Meier had left Argent to go on a campervan tour, and called him—just as Meier and his family arrived in Greece—to ask why he’d left ‘the Holy Grail’ of a partnership. ‘That’s when we started talking properly,’ Clark recalls. ‘Richard started talking about what was in his own mind and it had amazing overlap. It immediately clicked.’

Meier says he was focused on ‘leaving Argent well’ and having a clear mind on what to do next. But why was he leaving? Meier says he had been there 15 years and had had a ‘fabulous experience,’ but the world moves on, relationships change, and people change. He was approaching 40 and thinking about how to develop some of his ideas and values. And now was maybe the time. ‘I just thought, why not? So I left in a positive way, decided to take some time travelling, start reading and thinking more, and just give myself space after such a long run on such a long project as King’s Cross.’

Meier picked up the dialogue with Scott, noting that they were all on the same page and shared the same value sets. So there was an opportunity to bring together their complementary skills. Scott had left The Collective around this time in 2016 and bought a 4x4, spending a year

driving it from Patagonia to California. Obvs. He had gone to San Francisco with the attitude of being open to opportunities, when he got the call from Meier. ‘We actually shared reading lists,’ he laughs. ‘Which was a really great way of determining where your points of view align or disagree—it’s a really great medium for that. We just got talking about what a property development company might look like in the context of our different experiences.’ (The book list, incidentally, was a mix but predominantly non-fiction, including such titles as *Sapiens* by Dr Yuval Noah Harari).

So, in the manner of the Magnificent Seven, the three were a team, together, and ready to roll. Scott in San Francisco, Meier somewhere in Europe, in the middle of a heatwave, and Clark in Bushey Park. The next question was around what sort of company they wanted to be.

What were they trying to achieve? ‘James has always been a big advocate of “start with why”,’ says Meier, citing another of their shared reads, Simon Sinek’s bestseller. The ‘why’ was essentially because they all felt that there was, says Clark, a real lack of empathy in the private market for the public sector-style agenda of putting its assets to work. ‘We were seeing the same old faces that were able to show empathy,’ he says of his previous life. ‘The value in the built environment is shared value, in the sense that is created by existing community. The process of development is extraction; the creation of private value. It’s only tempered by things like planning policy and Section 106 and those sorts of things. My take on this was: if you could enter the development process but with empathy and a commitment to creating shared value and truly mean it, then doing good, in that broad sense, is good business.’ That is where the interesting opportunities exist and if you could recognise where value is created, and unlock it and share it in a way that is equitable, he goes on, then that is the right thing to do. People—both community and landowners—will respond accordingly. ‘We felt there was a model there, that wasn’t necessarily being pursued.’

Next was to decide whether this was something that could be incubated, or started as new. They went for the latter, in part so they could embed their own DNA into it and be agile and nimble. ‘For us it was really: “what do we all care about?”,’ says Meier. ‘What we derive our own sense of wellbeing and sense of purpose from is actually doing something that is impactful on people’s lives.’ Their aim was, and is, to create outcomes based on first working out the needs of an area, using development as a tool to facilitate those outcomes. ‘It was: “how can we help people get on in life?” Because, ultimately, that’s what we feel development should be doing. Can we put a machine and a tool behind it that will actually do good, but also do good business?’

The trio are funding the core firm themselves, but also took advice on business vehicles: why this couldn’t be a charity, whether it could be a not-for-profit, or a community-interest company, and settling on being a private limited company but—pending—as a B Corp, a benefit corporation. If they can do it this way, argues Scott, it forces everyone else to step up. ‘We’re saying that fundamentally doing the right thing is the right way to do development, and we just need to correct the market to force everyone else to behave that way too.’

Long-termism is at the heart of making it work. Having long-term money or capital or long-term landowners caring about legacy is helpful. Meier saw a lot of this at King’s Cross, for example.

How will they address the public’s trust deficit of developers? Transparency is key, says Scott, with Clark adding that their files are freely available to every other team member, including financial appraisals showing real costs and margins. ‘They can all lean in,’ he says. ‘Trust is key,’ adds Meier. Stories feel that the public only has a problem with development if the value created is not equitable. Or people aren’t transparent in the process. If it is shared, the narrative can be shifted, and development seen as a positive force. But Meier recognises it as a challenge, suggesting trust might be helped by going the extra mile on engagement and genuinely listening, and continuously rather than just up front to get planning. Again, Roger Madelin’s work at King’s Cross is a good model here.

‘If you could enter the development process with a commitment to creating shared value, then doing good is good business’

They’d rather not buy land but partner with landowners, says Clark, which is again part of that long-term approach, better structuring the development process and in so doing motivating a better engagement process, adds Scott.

Has it been trickier setting up over this odd pandemic period, I ask? They honed the remote working thing over Google Hangouts two summers ago, and as a small start-up feel better off as they are not laden with debt or with legacy projects. Equally, if a childcare situation comes up that’s a third of the business resource disappearing, jokes Scott. Projects being delayed as a result of COVID might hit them potentially harder than other businesses, but it’s swings and roundabouts.



St Mungo’s — rebuilding lives; Stories — rebuilding St Mungo’s current HQ (above)

There’s another dimension too. They believe they are part of a trend of more responsible approaches to business, feeling the shift begin in 2018 when BlackRock declared that it wasn’t all about shareholder value but stakeholder value too. ‘Actually, I think COVID is going to accelerate some of those trends,’ says Scott. To have any impact, though, they want to do things at scale, where they can have more social and environmental outcomes. The challenge of that is breaking through as a small business, the tests that are sometimes applied, and the hoops they have to jump through. Fortunately, it has its first major project at St Mungo’s and is on the verge, hopefully, of a couple more, says Meier. ‘We are making some headway.’

The St Mungo’s win was an OJEU process—of which luckily Clark had some experience. ‘They can be expensive, but you actually know your odds,’ he says of the method, once you’re safely past the qualifying stage. Clark was also familiar with the work of the homeless charity and felt it would be responsive to Stories’ approach. Each year St Mungo’s provide services in Westminster and the south west to around 30,000 people on the streets, on the pathway recovery back into society and in move-on stepping-stone homes. They were also heavily involved in the darkest days of COVID Lockdown 1, helping homeless people. The Stories

scheme is to revitalise a tired office building in Royal Oak currently used as a hostel to create a new assessment centre facility, and embed principals of colour and light to improve people’s wellbeing. The facility will host stays of a few nights to weeks, providing those coming off the street with support to help them on a path to recovery. As well as 45 bed spaces it will also provide more flexible spaces for outreach and emergency care and move-on units, being facilitated by releasing land on site to deliver build-to-rent housing and as much affordable as they can.

The scheme is designed by AHMM—Meier worked with Simon Allford and the practice at King’s Cross on an under-construction scheme fronting Cubitt Square. They share similar values and aspirations, says Meier, and the architects have been pleased to be part of it. ‘We’ve been delighted by the support we’ve received from the industry,’ says Clark more widely. ‘I think they want to see something new.’

They like to think they don’t have massive egos, want them massaged or have all the answers, adds Meier. ‘It’s a lesson I learnt through people I’ve worked with at Argent—it’s always been about trying to surround yourself with people better and brighter than yourself, and giving them the conditions to be their best and do their best.’



Who are Stories?
Meet the founders

Paul Clark
‘I phoned him because he knows lots about land and partnerships and public sector things,’ says Meier of his colleague. ‘And I just thought he was a nice guy. And he’s got 5,000 LinkedIn contacts. Pretty much any meeting I go to, Paul Clark or his wider family have graced every building or thing I’ve ever come across. I’ve lost count.’ ‘Paul is the kind of guy that would happily cultivate a relationship for 20 years and have the patience that it might never come of anything,’ adds Scott, ‘but it may pay a dividend in 10, 20 years’ time.’

James Scott
‘James is probably the most competent person I’ve ever met, in the round,’ says Clark. ‘Anything you ask James to do, James will excel at, even making black coffee, which he wasn’t very good at.’ He is also incredibly creative and consistent in his vision in holding us true, he adds. ‘He really is a good compass, and also doubles up as IT officer’. Meier also hails his useful start-up experience, and desire to do things differently.

Richard Meier
Meier played a pivotal role in King’s Cross, a great exemplar for the industry, says Scott. ‘We’re very lucky to have that experience.’ He is highly competent and moral too, he adds. ‘He gives you confidence to do what you do, knowing that you’re in a safe space.’ He is also ‘ridiculously technically knowledgeable about delivery from contracts through to action,’ adds Clark.



They have ‘bootstrapped’ Stories with their own investments but are developing their relationships with capital partners they think are like-minded, who might become involved on a project level, as they are on St Mungo’s. Even there they looked into types of ‘money’ and how it sat in terms of broader agendas like ESG, among others. ‘The first year was meeting money. And land, but mostly money,’ says Clark.

Growing fast may be good for some, but the model of businesses like WeWork essentially compromises what they become. ‘We’ve set quite firm intentions among ourselves that we want to build a resilient business that can be there for a long time, be true to the values that we’ve set out and do right by all the stakeholders that we work with,’ says Scott. Indeed, while they were in growth phase they looked at Sidewalk Labs with interest, as disruption by a tech giant, but interest fell away. ‘By definition we are looking at a hyper-local product that needs people,’ says Clark. Tech has a role, sure, but as a facilitator, adds Meier. And yet there is a lot more we can do as an industry around data, suggests Scott, especially on construction costs, which he feels should be more widely shared, learning from other industries that benefit from open sourcing things.

In interviewing a new start-up of three white men I would be failing in my duty if I didn’t ask about diversity. To be fair, the trio have written widely about the topic on their own website, joined BAME in Property, and have talked about it since day one, they say. That’s gender, ethnicity and also social backgrounds. ‘We fell into the industry but saw an industry that looked like us,’ says Clark. ‘And so we are immediately comfortable. We can’t apologise that we are the product of our own industry, but what we can do is start to take a leadership role.’

The professional teams it works with are ‘at least 50 per cent female,’ Clark goes on, and they

‘take time to go looking for underrepresented groups’. Clark himself reported to three women in his first job and didn’t realise how lucky he was until he moved around a bit in the industry, he says. ‘Because we are collaborative, we do value the diversity of input.’ Where they struggle is with actively looking for ethnic diversity. ‘The BAME in Property statistic that only 1.4 per cent of the whole industry come from an ethnic minority is really telling, when 60 per cent of schoolchildren in London identify as black or minority ethnic. We have a duty to start to move that dial. We are just not representing the communities we work in.’ Meier adds that we will see more from Stories on this matter soon, hinting at recruitment, internships and other proactive ways of engaging a broad mix of people into property.

We’re approaching the end of the book. The company’s name seems a good one given what they say underpins the firm, Stories being about people, narratives, sharing outcomes and with a move away from the ego—it’s about the users, not necessarily the deliverers. Were there any other options? They laugh. One was ‘Sonder’, which is now used by a serviced apartment company and means the knowledge that people around you have interesting stories that you don’t know, explains Scott. ‘We thought that was a bit complicated’—laughs Meier. And then there’s the WhatsApp group they created to discuss all of this, which was called ‘Pacman’ because of three words they used to describe their goals, starting with P, A, and C. ‘For the life of me I can’t remember what they were,’ laughs Scott. ‘We have trawled through documents and can’t find them. I think it was something like Purpose, Accountability and...I really can’t remember.’ And then Meier’s daughter suggested they might like to be called ‘Magic Richards’, which they liked but gave the wrong impression, and perhaps isn’t as ego-free as they might want.

So, what’s next? They are aiming to ‘reinvent suburbia’ through some work they are doing with Metropolitan Workshop on build-to-rent and shared spaces, structuring it to work with councils on passing risk over to the private sector and endowing community trusts with revenue to plough back into their areas. ‘We think it is an amazing opportunity to instil what we’re about as a business,’ Scott says. This will be 150 homes if they win the final stages of the competition, but is scalable and translatable to other places. Within their geographical scope of 90 minutes from London and Bristol they are also working on strategic advisory roles with Legal & General, providing advice to its scheme in Bath and support on its setting up of a JV with Oxford University.

The foreword is over. Stories’ next chapter has begun. ●

Grant Smith; Picture Plane
Reinventing the suburbs — Stories are aiming to open a new chapter with Metropolitan Workshop (above)

TIME FOR DESIGN

Sarah Weir OBE has stepped down as the CEO of the Design Council after three-and-half years following a diagnosis of a rare lung disease. David Taylor asked her about her time at the organisation, the future of design, and what we can expect next from her personally

WHAT IS YOUR PROUDEST ACHIEVEMENT AND WHY?

I've worked for a range of organisations and have experienced proud moments in all of them. Reflecting on recent achievements, I'm particularly proud to have delivered the Design Council's new strategy, to which the entire Design Council team contributed—from junior staff to trustees. It sets the direction for the organisation for the next four years, clearly outlining our three priorities—improving health and wellbeing, enabling sustainable living, and increasing design skills across the UK. It also explains how we will work with a wide range of people across all kinds of disciplines—from grassroots to government—to make life better for all. I'm really pleased that since launching this in March this year, we've had a great deal of interest from individuals and organisations looking to tackle big social, environmental and economic challenges. The great thing about the Design Council is the creativity I see every day from people wanting to make a difference to their neighbourhoods, communities or businesses.

WHAT WOULD YOU HAVE BEEN IF YOU HADN'T CHOSEN THE PATH YOU DID?

I wouldn't say that I chose one particular path as I've been on several throughout my career. But I think, looking back, that if there had been any sort of careers advice at school (which there wasn't) and encouragement to go down a path which allowed me to use my imagination earlier, that would have been a very good thing. A very happy time for me was when I worked at the Olympic Park. I had the enviable role of looking at spaces and thinking how they could bring joy, through art installations, to people passing by.

WHAT OR WHO HAS BEEN THE BIGGEST INFLUENCE ON YOUR CAREER THUS FAR?

There are actually two people who spring to mind. Dame Alison Nimmo, who I worked with for many years on the Olympic Park and is now a great friend, and Sir Nicholas Serota, who I worked with in many guises and has been a friend and mentor for some decades. Alison taught me the skill of quiet authority and the value of walking in a planned out, straight line to a goal. Nick has also shown me how to be quiet and patient, and has given me many years of thoughtful, insightful advice when I was in situations where I felt that I didn't know what to do. Like how to find my way through the multiple Olympic Park systems, processes and structures in the early days there, without a budget or a team. He said: 'When you don't have money and you don't you have people, all you have is influence. Use it well.' And I always tried to do that.

WHAT WOULD YOUR ADVICE BE TO THOSE STARTING OUT IN YOUR PROFESSION?

Never be afraid to think differently and stand up for your beliefs, and don't be deterred by those who say you can't do something. Don't take no for an answer if you feel you can change things for the better.

WHAT WOULD YOU SAY IS THE OVERALL MISSION OF THE DESIGN COUNCIL?

Our mission is to make life better by design. This means designing for everybody—not just select or privileged groups. We are really proud to work with people from all walks of life to create better places, better products and better processes. We know that this all leads to better performance. Our work involves commissioning pioneering, evidence-led research on the value of design, providing independent advice and running great design-led programmes for clients, then widely sharing our stats and stories.

'We need to show the government how design is fundamental to the next stage of recovery, across sectors'

WHAT IS THE MAIN LESSON YOU HAVE LEARNED DURING YOUR THREE-AND-HALF YEARS AS CHIEF EXECUTIVE?

That the external context of Brexit and post-Brexit, a twice-postponed comprehensive spending review, and steering the Design Council team through a global pandemic, alongside being diagnosed with a serious lung disease has been a tough test of my resilience and leadership. But that I am supported by a strong and committed team. And that there is always someone there to provide advice, support, and imaginative solutions to get through things as long as you open yourself up to it.

WHAT IS THE ONE PIECE OF ADVICE YOU WOULD GIVE TO YOUR SUCCESSOR?

Don't forget the quiet reflectors who sometimes need more, or different spaces, to share their pearls of wisdom. Which they always have.



HOW CONCERNED ARE YOU ABOUT THE CREATIVE AND CULTURAL SECTOR, PRIMARILY BECAUSE OF THE RAVAGES OF COVID?

Deeply concerned. Our figures show that the design economy, for example, generated £85.2bn in GVA in 2016. But recent projections now show the pandemic could see this figure shrink to £42bn by the end of 2020, in the creative industries alone. This doesn't take into account the 68 per cent of designers operating in non-design industries such as aerospace, automotive and construction. There are so many people in the cultural and creative sector whose work has simply disappeared, in many cases overnight, and who have had only limited or no government support. This is just one of the reasons we decided to back the Creative Industries Federation's OurWorldWithout campaign, calling for urgent funding for the creative industries to help creative organisations and professionals who are facing particularly challenging times.

WHAT DO YOU THINK NEEDS TO BE DONE?

Alongside ensuring that those who have 'fallen through the net' are also supported financially, we need to show the government how design is fundamental to the next stage of recovery, across sectors. As the Design Council team move through this crisis, we will continue to convene organisations and enable them to respond to the challenges ahead. This means helping people to consider new approaches and embrace bold new ways of doing things. By using the power of design to help us think differently, we really can

begin to rebuild a healthy, sustainable and economically resilient society.

HOW DO YOU THINK DESIGN IN THE BUILT ENVIRONMENT IN LONDON AND GENERALLY WILL FARE OVER THE COMING MONTHS AND YEARS?

The truth is that no-one really knows right now; nothing has prepared us for this time. My feeling is that the cities across the UK will endure in some form as a place where people live and work and attract outward investment. Therefore, design needs to be exemplary, not just in terms of award-winning high-rise developments, but also the spaces *between* buildings which play such a major role in promoting health and wellbeing, nurturing the environment, and also attracting investment. The pandemic has heightened our appreciation of what these spaces give us. It has also given us a chance to reimagine our cities as healthier, more equitable places. I think that there is much we can achieve by pushing forward with the many design tools, techniques and standards already in place, but we need strong leadership and a movement of designers and communities to make this happen.

WHAT'S NEXT?

All being well, a break in Norfolk to mark the end of my time at the Design Council and, simultaneously, my career. Then continuing as a trustee at Alzheimer's Society, becoming a trustee at Clore Leadership and stepping back a little, physically and metaphorically, to take life at a more leisurely pace. ●

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OPINION

CARE HOMES — THE NEXT GENERATION

WGP director *James Potter* takes a look at care homes, and outlines his hopes of revitalising a sector with a new type of mould-breaking contemporary design product



Care homes are often manifestations of your grandma's bungalow: thick carpet, floral prints, pastels. And why not? When an elderly person has no choice but to leave their long-term place of residence, wouldn't we all expect nothing less than 'home from home' for our loved ones?

So, what happens when an established care home operator approaches you requesting a highly contemporary design that challenges that trend? This is what happened when Country Court appointed WGP to redesign its 100 bed-care home in Burgess Park, Camberwell. We had no prior sector expertise, but knew there could be benefits from looking at complementary sectors for transferable ideas. But just what were those complementary sectors?

Reflecting on this led us to firstly consider the similarities with 'later living' schemes, where the likes of Riverstone Living, Auriens and Elysian Residences already set a firm precedent of aspirational contemporary lifestyles for the elderly. Many offer 'home-care' packages—an in-house private care service, specific to the needs of the resident(s). With something so all-encompassing, does this signal the beginning of the end for the care home? Or is the difference simply that those who can afford it opt for later living, while those who cannot go for care homes? It isn't that straightforward.

Later living care is presented as discreet, working in the background of the pilates and cocktails, with the core market being those ageing yet retaining mostly independent lives.

Conversely, care homes have on-site assistance which is visibly more medical and used by the majority of residents. This high level of support means they can cater for a myriad of states of decline, both mental and physical. Of these, dementia care carries the most specific—and



The new face of care homes? WGP's scheme in Burgess Park, Camberwell

non-discreet—implications for the specialism of care, physical layout and security needed in the building. However, care homes are not hospices and although deaths within them are inevitable (not to downplay the awful period the sector is enduring) they should be seen very much places to go to live rather than places to die.

While the two markets of later living and care homes are discernibly different, there certainly exists a good deal of cross-over between sectors, particularly at the peripheries of their core clientele.

WGP's strengths lie in wellbeing. With living standards and medicine improving, wellbeing in old age encompasses a broader set of lifestyle choices that will inevitably influence care home design. What's more, it's advisable not to make assumptions when anticipating the tastes and preferences of the elderly. For example, the Brutalist architecture of the Barbican Centre is an interesting barometer of taste—in the 2011 census it had 14 per cent more OAP residents than the rest of central London.

As a high proportion of care home users are non-residents, the environment is arguably equally important to those working and visiting. Creating engaging places for both young and old will improve the general wellbeing of all. At Burgess Park we have the 'clubhouse', a penthouse space with café bar opening on a rooftop garden. It might not be Soho House but we're nudging it a tiny bit in that direction. While it's more akin to the later living model, it can cater for the differing needs of those using it.

Undoubtedly, Burgess Park is a step into the unknown for our practice, but one which we know will pay dividends. It's only logical that we make every endeavour to improve and revitalise the care home sector: we're all heading that way, after all. ●



Care, comfort, and contemporary — the scheme's interior

BREAKING DOWN BIAS

The built environment sector should take the lead of Legal & General in challenging other FTSE100 companies over diversity issues — or, crucially, lose out financially if they fail to act. *David Taylor* reports on a special session on diversity — and the industry’s new pledge

Built environment companies and institutions should take the lead of Legal & General in challenging the FTSE100 companies over diversity issues—or lose out financially if they fail to act. But the sector must also be honest, ‘show love and be humble’, perhaps even taking steps on the journey to better diversity and inclusion practice by collecting data on the ethnicity pay gap.

These were some of the headline thoughts to emerge from *Breaking Down Bias*, a wide-ranging webinar organised by NLA in which industry leaders shared their experiences toward creating a more inclusive sector. The session formed part of concerted NLA action to try and improve the industry’s diversity record, in part by producing a pledge for other industry partners to sign up to (see following spread).

Bola Abisogun, OBE, of DiverseCity Surveyors said that he had not got from the ‘ghetto’ of a sink estate to the ‘palace’ where he picked up his OBE in the absence of prejudice, but in spite of it. ‘The real trick was to find a way to navigate those dark waters,’ he said. ‘I don’t think I’ve succeeded in breaking down the barriers. What I’ve succeeded in doing is navigating my way around those barriers in whatever form they exist.’ The only way to do so was by converting hearts and minds, he added, but a good start would be for companies to echo the work of Legal & General in challenging other FTSE 100 companies or lose money, and to start collecting data on the ethnicity pay gap.

Jos Boys of the DisOrdinary Architecture Project looked at discrimination against disabled people, and the barriers that are represented even in the way we ‘do’ equality, diversity, inclusion and DDI. In addition, said Boys: ‘If you have an invisible disability the built environment industry is not a safe space to be. We need to take some responsibility for that. If you start from difference, you are just perpetuating certain norms, while the notion of “fit” and “misfit” means that those in the former category have a smooth passage through their built environment, and it doesn’t come up and bite you.’ Stride Treglown’s Rachel Bell spoke about her journey to becoming a director of the practice, thanks in part to her role model electrician father and travels to places like Malawi, via a BTEC in construction as the only woman on the course, and various sexist attitudes she faced along the way. One was a practice head who implied he wanted to employ her as a female student on placement because he felt she might help look after his children at the home/office too. Another was

being told she was a loss to the industry if she decided to start a family. There were a lot of things we could learn from other industries, and from people like Clare Balding, said Bell. ‘I believe in getting out of your comfort zone,’ she said. ‘If it scares you, it might be worth a try.’

A panel discussion included Priya Shah, founder of BAME in Property, who noticed immediately how ‘un-diverse’ the industry was when she joined over five years ago as a communications consultant—a role she described as a major part of the jigsaw rather than the ‘offensive’ title ‘PR girl’. She too has experienced derogatory treatment, being called an Indian princess by a former client. ‘We should always take a moment to pause and reflect on what we’re going to say because what you’re saying may not be received in the same way that you are actually giving it,’ said Shah. Also key, she said, is creating the right company-level culture, consisting of people with different lived experiences.

And Nikki Linsell of Public Practice was adamant that everyone must really make an effort, including going to different sources and outlets when recruiting—‘stepping outside of your own comfort zone’. People could also take the simple step of running job descriptions through unbiased, gender-coded free software systems to ensure that the language used is appropriate and has no gender connotation, for example.

The group suggested a number of measures to progress the cause. Bell suggested interviewing 50 per cent of women for roles, while being careful about box-ticking, and talking more about role models, while Shah recommended adopting the ‘Rooney rule’, where companies interview a person from an ethnic minority background for all leadership roles. Having an ‘open and honest conversation’ would also be a good start towards embracing as much variety as possible, said Linsell. Undertaking research on the ethnicity pay gap could be eye-opening, said Abisogun. ‘It gives metrics and that’s what companies need,’ he said. Quality, competence and capability is not enough. ‘That’s the brutal honest truth here, so we need something else.’

Another key takeaway, though, would be the importance of being honest, showing love, being humble and being prepared to be vulnerable, said Abisogun. ‘It’s easy, honestly,’ he said. ‘Let’s just start the conversation.’ ●

Read the Diverse Leaders Pledge →



‘I don’t think I’ve succeeded in breaking down the barriers. What I’ve succeeded in doing is navigating my way around those barriers in whatever form they exist’

Bola Abisogun, OBE,
DiverseCity Surveyors



‘Everyone must really make an effort, including going to different sources and outlets when recruiting, stepping outside of your own comfort zone’

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‘If you have an invisible disability the built environment industry is not a safe space to be. We need to take some responsibility for that’

Jos Boys, The DisOrdinary
Architecture Project



‘We should always take a moment to pause and reflect on what we’re going to say because what you’re saying may not be received in the same way that you are actually giving it’

Priya Shah,
BAME in Property



‘I believe in getting out of your comfort zone. If it scares you, it might be worth a try’

Rachel Bell,
Stride Treglown

DIVERSE LEADERS PLEDGE



As a group of 16 organisations, we are inviting you as industry leaders to join us in making a pledge to help make the built environment sector more representative through recruitment, progression and advocacy.

The built environment industry has identified the need to overcome chronic discrimination based on gender, ethnicity, disability, sexual orientation, age and socio-economic background to create a strengthened, resilient and representative workforce.

Diversity is an asset to any organisation, with a diverse workforce a business can expect diverse and dynamic solutions and outputs, appealing to broader audiences and ultimately becoming a more successful and profitable business.

A McKinsey & Company global study from 2019¹ found that ethnically diverse companies are 36% more likely to have financial returns above national industry medians and gender diverse companies are 25% more likely to do the same.

We recognise that diversity and inclusion are multifaceted issues and that we need to tackle these subjects holistically to better engage and support all underrepresented groups within our industry. To do this, we believe we also need to address honestly and head-on the concerns and needs of people from underrepresented and non-traditional backgrounds and increase equity for all. Collectively as industry leaders we agree that we must do more.

For us, this means committing to measurable goals over the coming years that we believe will catalyse change, enabling engagement, action and progress around diversity and inclusion within the workplace, fostering collaboration across the built environment industry as a whole.

DIVERSE LEADERS PLEDGE

We invite you to commit to the following pledges and identify actions to achieve each one.

All organisations who sign up to this pledge will be asked to publish a set of tailored actions based upon those outlined next. Actions must be measurable and will be tracked on an annual basis.








The following baseline actions represent what is expected from all organisations, but we accept that this is a process. We encourage organisations to adopt at least 3 actions from each of the 3 pledge areas and publicly state which actions they will be undertaking in the coming months and years.

We recognise that the challenge for micro businesses is significant, so a tailored approach to tackling this issue is preferable. Further guidance on setting out and achieving your specific goals can be found at nla.london/topics/diverse-leaders

PLEDGE 1: RECRUITMENT

We commit to an equitable, transparent recruitment process. We will set a target for our overall diversity of staff that is relative to our area demographics (see NLA Diverse Leaders Resources page²). In the case of London's working age population, 38% Black, Asian and Minority Ethnic³ and 52% female as of April 2020, as well as an action plan to achieve this target.

ACTIONS







-  We will identify a target for the diversity of the organisation relative to our area's working age population.
-  We will identify a timeframe within which to achieve our diversity target.
-  All job advertisements will be publicly advertised where they are most likely to attract diversity of applicants with a salary range for that role and applications from underrepresented groups publicly encouraged.
-  We will review our recruitment process to mitigate bias, for example by implementing blind applications where possible and ensuring that applications are reviewed by more than one assessor.
-  We will interview a set percentage of Black, Asian and Minority Ethnic and female candidates for all positions in line with our area demographics.
-  Hiring decisions will be tracked in diverse terms and used to assess which part of the process could be improved. The anonymised data on applicants will be tracked throughout the hiring process and used to assess areas of improvement.
-  Feedback will be made readily available to all interview candidates.



PLEDGE 2: PROGRESSION

We commit to closing our gender and ethnicity pay gaps. We will work towards senior leadership being representative and in line with staff diversity targets.




ACTIONS

-  We will measure and publish our gender and ethnicity pay gap and set targets and an action plan for closing them. This includes regularly reviewing staff pay in line with an equal pay policy.
-  We will provide baseline data for workplace diversity monitoring and track our progress against this.
-  We will appoint a 'Diversity Champion', who provides visible leadership on diversity within the organisation, and drives the delivery of the action plan.
-  We will commit to zero tolerance of harassment, bullying and discrimination of any kind. We will implement a clear procedure for reporting grievances which is open beyond line management structures.
-  We will embed mentoring, reverse mentoring and/or sponsorship within our organisation.
-  Opportunities will be made available to have different voices of the organisation represented externally. We will send balanced representation to organised networking events, with senior representatives responsible for making introductions and assisting junior representatives in establishing new connections

PLEDGE 3: ADVOCACY

We commit to promoting diversity of practice and practitioners.

ACTIONS

-  We will sign up to the Future of London Speaker pledge at bit.ly/SpeakerPledge
-  We will support groups advocating for fairer, more inclusive practice, whether this is financially, by working in partnership with them, by reviewing our own practice, or by outwardly advocating ourselves.
-  We commit to tell the stories of diverse people and provide a platform for better representation.

Sign up to the pledge at bit.ly/DiverseLeadersPledge

¹ www.mckinsey.com/featured-insights/diversity-and-inclusion/diversity-wins-how-inclusion-matters

² nla.london/topics/diverse-leaders

³ We recognise that grouping ethnicities together in this way can be problematic and recognise the need for specificity. Employers should reflect this diversity in their Black, Asian and Minority Ethnic employment target. For reference, the 18 ethnic groups recognised by the UK government can be found at www.ethnicity-facts-figures.service.gov.uk/style-guide/ethnic-groups

Limiting the impact of climate change is the greatest challenge of our time. Many local authorities and businesses have declared climate emergencies. For those serious about being part of a revolution, 2030 is the target for all new developments to be net zero carbon. But, what should you measure? How do you begin? A comprehensive understanding of your carbon footprint is critical to defining a pathway. Our process for achieving net zero carbon is simple and applies to everything from standalone buildings to vast real estates. Sustainability has been at the heart of what we do for decades and we are passionate about shaping a net zero built environment.

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DIGITAL DRIVER

Senior marketing and communications manager *Sadie Jones* talks through her approach to the ‘mammoth achievement’ of revolutionising NLA’s online services



When I was 14, I overheard a comment about me, which the speaker had no idea was a compliment: ‘We all have opinions, but Sadie *voices* them.’ She was dead on. Yes, I do. Naturally, this manifests in a lot of ways in my life—many of my closest friends affectionately remember being afraid of me when we first met. I’m a philosophy graduate, which tends to be a squishy but weary combination. I love to expose a problem, figure it out, and accept nothing less than the simplest solution. You have to get your kicks somewhere.

And NLA had a few problems. It is a beautiful and very human business in many ways. Unfortunately, it was even human down to the manual copying and pasting of information between spreadsheets on a daily basis.

This made me wince because I am a high-functioning lazy person, and easily bored. I assume my boss will read this (although it’s probably no news to you, eh Michelle?), so I will elaborate. I cannot bear repetitive jobs with small subtle variations. Who can? It’s not what my personality is built for at all—and if I had one piece of advice to give on choosing someone internal to conduct business analysis it would be: allow one who hates process to design your processes. If anyone will tirelessly work to strip every unnecessary layer of faff from that system, they will.

‘Like an iceberg lurking beneath the water, the interface you see is barely a fragment of what is new’

In 2018 I managed to wiggle my way to the centre of a project to address these issues. I was asked to do some internal scoping for an app (a bid to solve our disparate tech issues and engage our members) and was chomping at the bit to get my feet under the table. I took a month researching and found myself wholly disagreeing that an app was the right

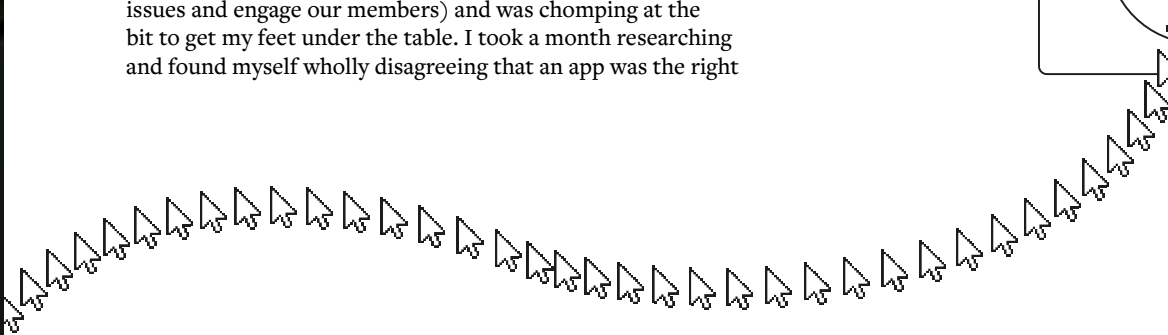
approach. I had my own opinions on what needed to be solved, and every intention to voice them.

The following saga saw a re-evaluation of so much of the business. Like an iceberg lurking beneath the water, the interface you see is barely a fragment of what is new. In committing to standardised processes and presentation, you need to confidently stand by every way of thinking. From event formats, tone of voice, to the membership model itself, so much of the development happened before any technology was built. Some of our members reading this now may remember me consulting with them in early 2019 too. The beauty and the horror of this project was just how much we wanted to elevate at the same time.

I feel so proud of how accessible NLA’s content now is for our member and non-member audiences. From the integrated project directory that links to credited teams, to the research and video libraries, and the filterable content in general—heaven knows NLA’s vast output demands it!

Internally, I had a driving passion to free my colleagues from of as much of the day-to-day little tasks as possible, so we could spend our time on the real, fun work. I’ll speak for all of them and say that we joined NLA to create inspiring, engaging, educating campaigns. The capacity to collaborate and experiment with new social media, events ideas, or video series is where we shine. Obviously, I introduced some new dry processes at the same time, but I like to think it was a net gain. No one has said otherwise to my face.

We’re still adding new features which will go live between writing and publishing this. The vision for NLA’s online services stretches so much further than what we see already. I think it’s a mammoth achievement, but that’s just my opinion! ●



THINKING RADICALLY

Isabel Dedring is global transport leader at Arup and former deputy mayor for transport under Boris Johnson. She talked to *Peter Murray* about post-COVID transport policies and financing — and a need for radical approaches



NLA recently published its study *The Changing Face of London*, which looks at the capital's development over the 15 years since we opened our doors in 2005. For five of those years, Isabel Dedring drove the transport policy in City Hall, helping to make the Olympics run smoothly as well as delivering a radical shake-up of strategies and infrastructure to improve conditions for pedestrians and cyclists. Although she wasn't keen on the 'boys' toys' attitude that she found in when she arrived in the job.

'One of the things I tried to do was put focus on the idea that transport should be invisible,' she says. 'It's an enabling device in the city, and if we put the user at the heart of our thinking on transport then we'll design the right systems and the right policies, but a lot of the transport industry just thinks about big pieces of kit and infrastructure.'

When I came into the role the Tube was not performing very well, there were huge hold-ups and that was affecting people picking up their kids from school or getting into work on time. So we cut Tube delays by a very significant percentage.

I can't point to something and say "I built that" but for me, what's much more important than what we're thinking about as transport professionals are the eight million people in the city who are trying to get on with their daily lives. For me, one of the challenges was that the industry is full of people who prefer to talk about things rather than people. That was something that I tried to shift during the time that I was there.'

She was, however, very interested in the agenda around progressive transport — electric vehicles, lower emission

vehicles and cycling. 'You now see electric taxis everywhere, and segregated cycling infrastructure popping up left right and centre, but at that time we were fighting for every second on traffic-light timings to protect pedestrians and cyclists,' she remembers. 'Every metre of road was incredibly hotly contested. It feels weird looking back, because the temperature has changed a lot on all of that.'

London mayor Sadiq Khan has continued that focus on active travel, a strategy that has been accelerated by the government's walking and cycling revolution and the mayor's Streetspace programme, launched in July, although safety concerns surrounding public transport have led to greater car use. So: does Dedring think we're going to see a fundamental change in the way we use our streets as we emerge from the pandemic?

'There's probably two dimensions that one,' she replies. 'There was a lot of talk early on during the pandemic when people were saying that this is going to fundamentally transform how people move around cities. You know, human history doesn't suggest that happens. Cities get disrupted but then they carry on functioning in very similar ways that they did before.'

I think there will be an opportunity to seize this chance to shift people's behaviour, but it's going to be accelerating changes that were happening anyway — there's not going to be a radical transformation in how people move around. Is it going to help to get some people on to bikes that previously wouldn't have thought about it? Absolutely yes. We all have



Bank Junction in the City of London — an example of a radical transformation to encourage behaviour shift



‘This is the time that we should be thinking about scary things like road pricing but rebooted into the modern, urban app-driven era’

colleagues who’ve bought their first bicycle or even their first electric bicycle. That’s brilliant, but it is accelerating a trend that would have happened anyway.

If you look back at the history of transport disruption, when lines get closed and people suddenly can’t do what they could before, once things are up and running again you tend to see about a five to 10 per cent shift from what was happening before. If a rail line closes and then reopens you’ll have people who have found something better to do. Maybe they’re not making the trip, maybe they’re using a different mode of transport, but you don’t see a 50 per cent change.

‘Walking and cycling are free. Maybe we should pay people to be walking and cycling’

In my current role, I look at lots of cities around the world at different phases of recovery. You are seeing a protracted period of 40 to 50 per cent capacity on the transport networks. It’s not bouncing straight back to 80 or 90 per cent, it’s sitting at that half-full level. It will be like that for a couple of years but then we will revert to broadly what we saw before. These long-term trends—the 20-, 30-, 50-year trends of more active travel—are going to accelerate and we are seeing that.’

These changes, as well as the rise of Uber and similar business models, have led to a fall in bus and transit revenue in cities around the world. What impact is that going to have?

‘The fundamental business model of urban transport was already creaking at the seams. The whole concept of public transport in cities being funded usually half through grant and half through fares doesn’t stack up in the way that it did. COVID has significantly accelerated that shift because fares have evaporated! There’s a really exciting opportunity to rethink the fundamental question of how we pay for urban transport. How do we price across modes? Does it make sense that car travel in most places is effectively free? Or that anything we do pay for car travel doesn’t go to the city but the national government?

Walking and cycling are free. Maybe we should pay people to be walking and cycling. That’s all doable now with the technology that we have. So, we need a multi-modal view of transport, not just in terms of understanding movement from a policy perspective but from a pricing and a business model perspective. There is an opportunity now—whether we’re brave enough to really think about it is a different question—but in my view, this is the time that we should be thinking about scary things like road pricing but rebooted into the modern, urban app-driven era. If Amazon were running our urban transport systems, the pricing model and the business model wouldn’t be the way it is today.

We need to be much more radical in our thinking,’ Dedring insists, ‘because there isn’t going to be a reversion to some happy norm of 20 years ago where everything was in balance financially.’ ●

City Hall; TT



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CO-LIVING AFTER COVID

Simon Bird, director at LOM architecture and design, asks if co-living could be the answer in a post-COVID-19 world



Lockdown has forced us to reconsider what we want from our homes. It may be separate enclosed spaces in which to concentrate and work, housemates to socialise with, or a garden retreat. And now that more people will probably work from home more regularly, there is no better time to rethink how we live and look at the different models available.

Our experience of prolonged isolation is showing us that social interaction and community really matters. Co-living, which is part of the build-to-rent sector, was increasing before lockdown—seeing growing investment and providers. Before COVID-19, authorities like the Greater London Authority were concerned that co-living accommodation could be poor quality if misapplied, as it potentially undermines the housing space standards they developed and fought for. However, this is not what co-living should be. It is an alternative way of using space, with several potential advantages over other city living formats such as one-bed studios and house-shares.

Why is co-living so popular?

1. A straightforward 'product'

Tenants buy into a simple product. There is an all-in cost including shared facilities, bills, housekeeping and building management—all delivered from an on-site team rather than a hard-to-reach landlord. This allows the building to be managed safely and securely, with cleaning regimes and clear channels of communication. And because of their scale, there are opportunities for innovations like contactless and smart building technologies.

Recent research by Knight Frank and Homeviews shows that young people are looking for '24-hour security, all-inclusive bills, parcel collection and on-site support', not to mention indoor social spaces. Co-living ticks these boxes.

2. Social interactions

A strong incentive for tenants is accessing social events and meeting new people. Co-living provides more social opportunities than living in individual flats or house-shares—you could be interacting with small groups in the kitchen or even 200 people in large communal spaces. When the current crisis ends, people will want to socialise again.

Working at home sometimes feels isolating. Dedicated coworking space is usually included, so tenants can benefit from an ergonomically designed, buzzy workplace environment—without leaving the building.

3. Attractive facilities

Co-living offers bigger and better facilities than are achievable living alone. There are several different models, but generally there is a degree of pooling space. In its most extreme configuration, comparable to a one-bed studio, the occupant trades some personal space to contribute to the larger collective. For example, if each unit contributes 5 to 10 sqm of space in a 200-unit development, between 1,000 and 2,000 sqm is freed up for communal areas such as lounges, games rooms or a gym. These larger spaces allow occupants to do things they could not do in a flat—from hosting large dinner parties to working in dedicated coworking spaces.

The co-living model is flexible. Admittedly it's not for everyone, but different 'products' can be developed to suit different markets.

Co-living can positively influence our urban environments. It suits city centres and high streets, bringing dynamism back into urban centres. There is also a sustainability benefit, as the building requires a single point of management and pooling of resources.

At a time when we are reconsidering what we want from our homes, new ways of living together is something worth thinking about. ●



LOM's work with Galliard Homes and Princeton on a co-living scheme at Bath Road in Hounslow, west London

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PLANNING FOR THE FUTURE — THE EXPERT VIEW

Government proposals to reform planning drew mixed responses from the built environment community. Was there too much about housing? Will the land designations work for London? And where is the investment? By *David Taylor*

Planning was in the spotlight once again over the summer as the government published ‘profound’ proposals aimed at pushing through radical reform of what housing, communities and local government secretary Robert Jenrick called a ‘broken’ system, inspired by the work of the Building Better, Building Beautiful Commission.

‘We’re at last having a national conversation about what matters to the public,’ said Jenrick in September at the Creating Communities Conference. ‘Building homes that are beautiful, in keeping with the heritage and character of their local neighbourhoods and that stand the test of time.’

It was one month earlier, in August, that the Ministry of Housing, Communities and Local Government published *Planning for the Future*, its White Paper setting out the government’s proposals for ‘once in a generation’ reform to the planning system in England.

NLA responded to the proposals by drawing on its wide array of cross-sectoral expertise, putting together an expert panel on the issue to analyse the paper, line by line, and make its considered response to the consultation. The response submitted to the government’s consultation focuses on the impact of the proposed planning reforms on Greater London, and drawing on broad cross-industry viewpoints, from the development community to local authorities, planners, architects and others.

This response was led by NLA’s Expert Panel on Planning, informed by an extensive NLA member survey and with soundings from the New London Sounding Board, set up to provide a cross-industry voice to the debate surrounding major change in the capital.

On the one hand, the response demonstrates support for the strategic objectives presented by the White Paper to make the planning system more accessible, transparent and certain, with 84 per cent of member organisations surveyed supportive of digitalisation of the system, and 55 per cent for shorter, more focused local plans. But on the other, NLA also raises concerns about the implications of some of these changes for London.

Around 61 per cent of respondents did not believe that local authorities will be adequately resourced to manage the new local plan process, NLA warning that success of these reforms will be dependent upon proper skilling and investment into local authorities. Indeed, Victoria Hills, CEO of the Royal Town Planning Institute, told NLA’s Peter Murray

that local authorities need some £500m for their planners to implement the new system.

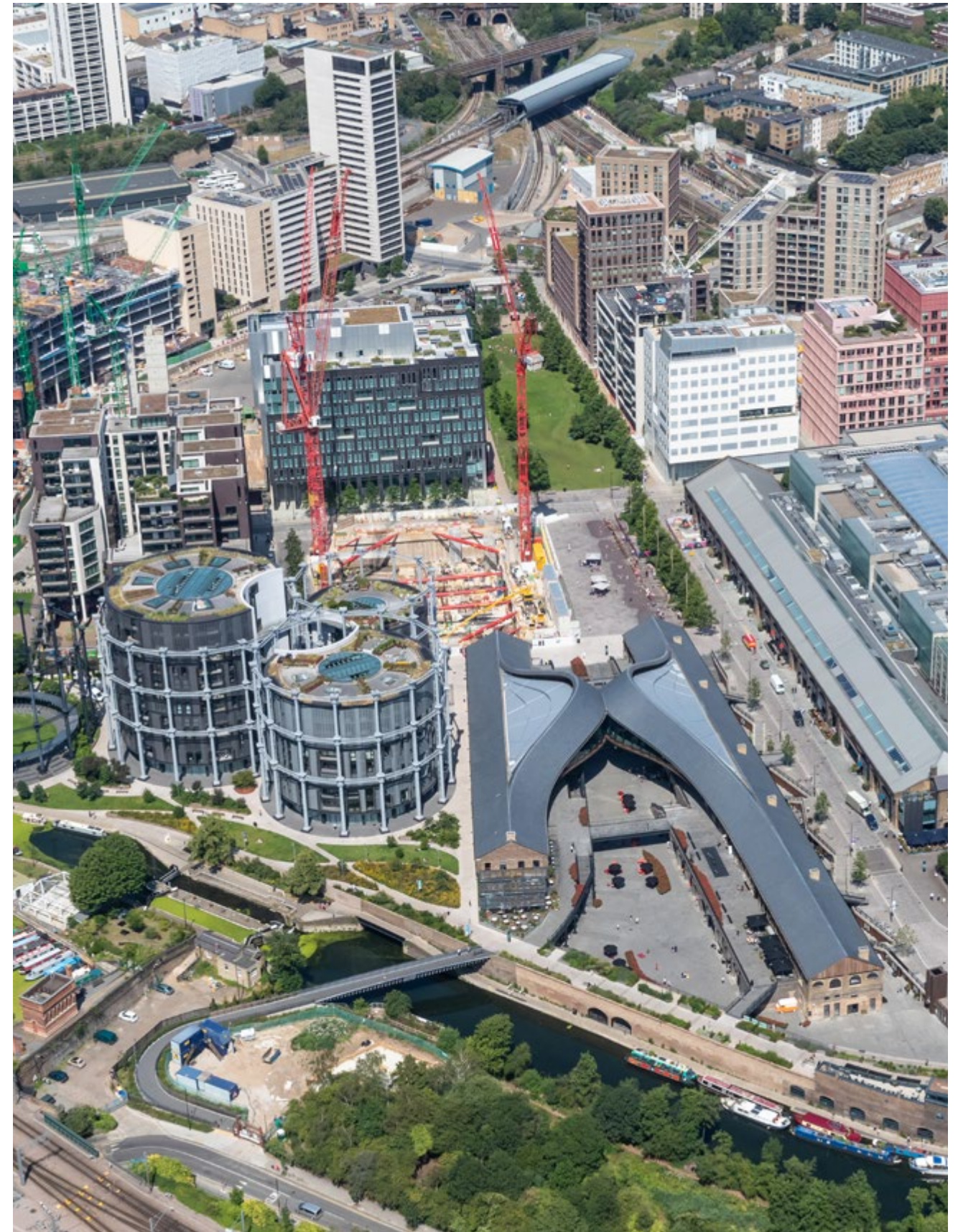
Moreover, NLA adds, a more nuanced approach is needed than the White Paper’s proposed land categorisations of ‘growth’, ‘renewal’ and ‘protect’. Under this categorisation, many areas of London would be granted ‘protected’ status, whereas development would be both possible and desirable. NLA suggests that the inclusion of a ‘sensitive’ category would recognise the capacity for growth within some conservation areas, especially in central urban locations.

The reforms place much positive focus on housing delivery and good design, with less emphasis on supporting the economic recovery of central urban areas. NLA highlights that the renewed planning system must also prioritise non-housing matters, considered vital for London’s post-COVID recovery strategy.

The NLA-led response welcomes the White Paper’s focus on good design throughout the reforms, including through the establishment of a new design body and introduction of a chief officer for design and placemaking in each local authority. However, with 64 per cent of respondents indicating that standard design codes may not lead to better design quality, NLA also warns that it is important that a future national design code does not have the unintended consequence of levelling down design ingenuity.

There are other key points to make. NLA welcomes the objective for greater community engagement, but says that this currently appears too restricted to the plan-making stage, when development could come forward many years after the adoption of a local plan. A lack of community engagement throughout the lifecycle could have the unintended consequence of slowing down rather than speeding up decision making. Also, community engagement should also not be overly reliant on digital means.

Sustainability, too, needs a beef up. NLA notes that the proposals need to go further to ‘place sustainability at the heart of the planning system’ and to advance and embed a holistic approach to health, wellbeing and climate resilience into our national policies. ‘London has made world-leading commitments to become a net zero city by 2030. To help fulfil these commitments, this proposal should be integrated with other national commitments such as the Climate Change Act, and bring forward our national target to make all homes carbon neutral.’

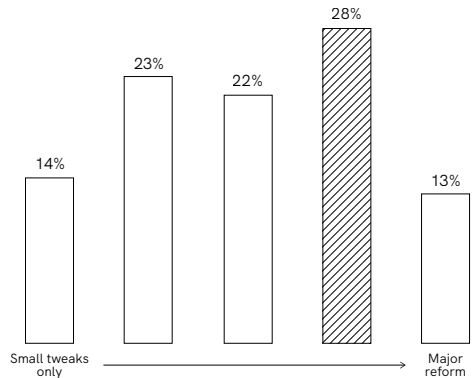


The big picture — planning, including of regeneration zones like King’s Cross, is subject to widespread proposed reforms

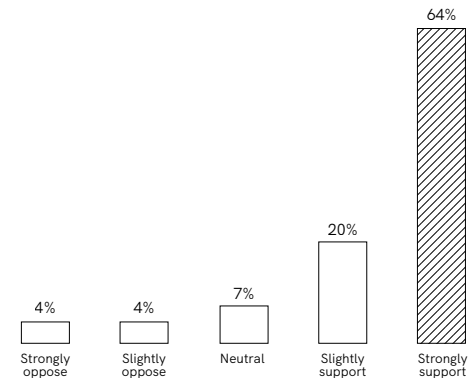
NLA member survey findings — *Planning for the Future* consultation

The response to the White Paper was informed by an NLA member survey taken by 70 organisations across the built environment sectors. The graphs below illustrate some of the key survey results.

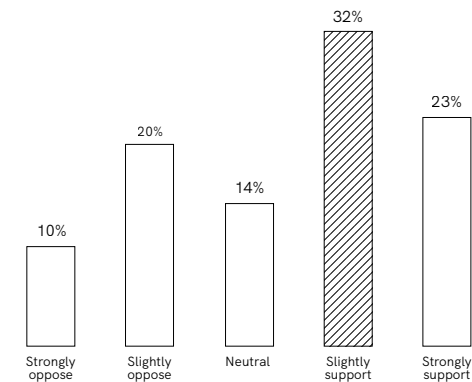
How fundamentally do you believe the planning system needs to be reformed?



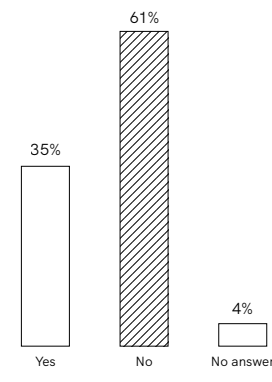
Would you support the increased digitalisation of the planning system?



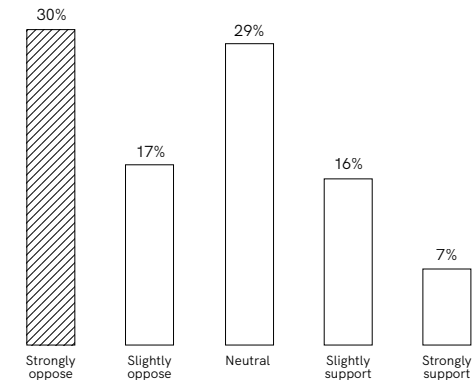
Would you support the proposed move to a shorter form, map-based Local Plan?



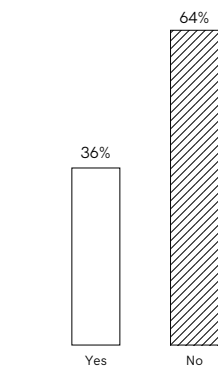
Do you believe Local Authorities will be adequately resourced to manage the new Local Plan process?



Do you support the proposed categorisation of all land as ‘growth’, ‘renewal’ or ‘protect’?



Do you believe that standardised design codes and pattern books will lead to better design quality?



What they said — the expert panel on the planning White Paper

‘While we welcome the overall strategic objectives to make the planning system more accessible, transparent and certain, and support its emphasis on good design, we also present concerns about the impact some of these changes will have on Greater London, and call for far greater local authority resourcing to help make these reforms a success.’
Catherine Staniland, director, NLA

‘There is broad support for simpler, more accessible local plans, for digitisation of the system and the focus on good design. However, there is also a clear consensus that the role of a strategic London Plan needs to be enshrined in any reformed system, that designating all land as ‘growth’, ‘renewal’ and ‘protect’ is too crude to work well in London, and that proper community engagement needs to be maintained throughout the development process, not only at the plan-making stage. With so much detail still to be understood, we are keen to ensure that flexibility and democratic accountability at a local level is retained, that the increased use of design guides and codes does not lead to a dumbing down in design innovation and, crucially, that local authorities are properly resourced—in both money and skills—to be able to make any reformed system a success.’

Jonny Popper, MD of London Communications Agency and chair of NLA’s expert panel on planning

‘Design and placemaking should be prioritised over “beauty”, and key considerations on the role of communities, the climate emergency, the increasing in inequality during the pandemic, the structural intergenerational inequality in the housing market, and the uniqueness of London as world metropolis within the country should become intrinsic to a reformed and updated planning system.’

Peter Barbalov, partner, Farrells

‘The government’s aspirations for a quicker, more certain and transparent planning system which promotes high-quality buildings and places are strongly supported. There is a lot of emphasis in the White Paper on delivering housing nationally which is crucial. However, there is also a need for a greater focus on promoting economic development, and changes are required in particular to support Central London’s economic, social and environmental wellbeing and role as a world city.’
Lisa Webb, partner, Gerald Eve

‘The NLA membership, spanning the development community, local authorities, planners, architects and others, broadly supports the strategic objectives of making the planning system more accessible, transparent and certain, and the focus on digitalisation for shorter, more focused local plans. We have put forward constructive suggestions to make the White Paper ideas more workable in London, and urge the government to place sustainability at the heart of the planning system and properly resource our local planning authorities.’
Robert Evans, joint managing partner, Argent, and chair, New London Sounding Board

‘Our data and experience at Commonplace show that communities (in London and throughout the UK) want to take a constructive part in decisions that impact them and their neighbourhoods. Empowering them to do so will benefit everyone involved: planners, developers, businesses and communities. There is a great opportunity to rebuild trust, by ensuring people get a meaningful say via continuous engagement throughout the planning lifecycle.’
Mike Saunders, CEO and co-founder, Commonplace

NLA’s full response to the government’s *Planning for the Future* White Paper can be found at bit.ly/NLAPanning

Design quality wins government endorsement ‘from the very top’



Chief planner Joanna Averley has emphasised the role design will play in a ‘reset’ of the planning system, with a message on quality from ‘the very top in government’ and recognised that London has ‘unique dynamics’ compared with the rest of the country.

Having taken up her role at MHCLG in September, Averley was speaking at *Planning for the future — London’s view* — a special webinar run by NLA which looked in depth at the government’s *Planning for the Future* White Paper following its consultation period.

There were responses ‘in their tens of thousands’, said Averley, to a paper which represented a significant step for how we do planning in England’. ‘This is a significant and serious piece of reform’, she added. But it will be business as

usual for plan-makers for the time being. ‘We are looking at a couple of years before this actually hits the ground’.

The system had become difficult to engage with, said Averley, and off-putting for particular communities, with uncertainty and risk that the measures seek to iron out. But the ideas include ‘very strong intent around design quality and sustainability’. ‘So this is a really interesting and powerful moment where planning can reset itself for the 21st country’, she said.

One of the ‘pillars’ in the White Paper is around digital, which government is hoping will help with engagement and cutting the seven years it takes on average to create a plan, while another is to do with planning for ‘beautiful and sustainable places’, partially through design codes. London has done an ‘incredibly good job’ here with its London Housing Design Guide, so is in a sense ‘well ahead of the game’. But the design point was one the chief planner sought to underline. ‘I would really like to give people confidence about the intent around design quality coming from the very top in government’, Averley added. ●

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LIFE, THE ACCESSIBLE CITY AND EVERYTHING

Vectos founding director *Mike Axon* argues that it is time to think big, be less afraid of forcing change on the way people to choose to get accessibility, and have a vision for the city we want to see



What you need to know is that things come in threes.

Transport is the third question. The inexorable rise of the ‘third place’. Going to work is only the third best reason for getting out of bed.

Accessibility has replaced mobility, and the first two questions in the quest for convenience are ‘can I do it online’ and ‘can I do it online and get it delivered’.

The caterpillar on the roundabout lives in an orderly static world made of wood and an invisible sideways force. But the caterpillar is mistaken. It’s a frame of reference.

In our transport world we sometimes have difficulty envisaging and embracing the necessary frame of reference, or we’re afraid of doing so, or we’re too balanced to the extent that we dampen the oscillation of decision-making to an anodyne ripple.

Society and intergenerational distinctions are moving the pace of accessibility change at a faster rate than are policy and brave design.

Take working. COVID-19 has accelerated the trend of combining a virtual world with the office world. The point of reference is now both.

More than 90 per cent of office workers expect in the future to be able to work remotely at least one day a week.

Third places—units in high streets, pubs, coffee shops, community halls—from which to work from home without working at home, have popped up throughout Europe. These were already being designed into new residential schemes, but as is often the case the market has ridden rampant through theory and design. We could have envisaged this, designed for it and embraced it earlier.

COVID-19 has given us a glimpse into the latent acceptance of local living, the 20-minute neighbourhood and classic mobility, two feet and two wheels. London saw a 10-fold increase in cycling

during lockdown, and a mind-bending reallocation of road space. We shouldn’t really need a glimpse: we could have set this as our frame of reference. The observer effect is, though, reassuring—that to minimise inconvenience, mobility was being gained in the most preferred and efficient ways in the context of the big issue of the generation.

That big issue is climate change. Surface transport is the largest contributor to carbon emissions. During lockdown carbon emissions fell by more than 30 per cent, half of which was because of less surface transport. This had the biggest effect on the climate in recent history. Yet the UK will still not meet its annual carbon reduction trajectory this year.

As Lord Kerslake said, we need to make big plans, not little plans, with urgency and high ambition.

Accessibility—access to the things we need, want and ought to do in a responsible society—is now possible in so many ways, digitally and physically, ‘phygitality’, that it is up to us to boldly go forth and design for that vision. It is up to us to define and shape that vision to minimise surface transport carbon effects and maximise presence and health.

It is time to plan big. To be less afraid of forcing change in the way people choose to get accessibility. To set our frame of reference as the vision of the city defined by what it needs to be. That’s three things. ●



A glimpse of the future? Vectos’ vision of mobility hubs

LET'S GET FORWARD TO WORK

Professor Yolande Barnes — chair of the Bartlett Real Estate Institute, UCL — argues that we need to 'think the unthinkable' and reassess how and where we work, and how London functions



Back in August, Boris Johnson's strenuous exhortations for us all to get back to the office or risk losing our jobs seemed to fizzle out as soon as the announcement was made. Any more calls to 'return to work' were either distinctly muted or completely reversed in the face of the second COVID wave, which has already resulted in further regional lockdowns of varying intensity.

Even if the second wave had not been about to wash over us, the call for us all to 'return to normal' wasn't only mistimed but also rather tone-deaf to the new mood music of the post-COVID age. According to the CBRE, 60 per cent of us worked in offices before COVID struck. Well over 90 per cent of us then found ourselves working from home, and over 80 per cent of us don't want to go back full-time. The remote working genie is out of the bottle and won't be put back.

The most productive way for government (local and national) to deal with this fact is to acknowledge and understand how new economic and social geographies, as well as disruption to real estate markets, will occur. Only then can we truly 'build back better'.

London real estate is facing both a potential flight from the centre and also the rise of new neighbourhoods in outer boroughs and beyond as commuting patterns are completely altered. Don't get me wrong, I find myself yearning for a barista-made flat white and a salad wrap from Pret just as much as the next erstwhile city worker. But now I expect to be enjoying them in a more convenient intermediate hub somewhere between my home and head office—as well as on my much less frequent trips to the CBD.

My demand for workspace has just tripled: I want my employer to help me invest in a good home-working environment; still need the socialisation and education, creativity and camaraderie of head office; and also want somewhere that doesn't quite exist yet—a walkable or cyclable local co-working space where I can meet interesting and relevant people, get away from the kids and learn something new. I long to watch people in crowds, eavesdrop on other people's conversations and experience those serendipitous encounters that spark so much creativity with both visitors and fellow workers, but don't want to spend over two hours a day every day on a 9 to 5 commute to find it.

So now employers are in a fix. They need to rethink and reconfigure the corporate HQ to maximise its usefulness and

productivity on the one or two days a week the workforce gathers there, need to equip workers with adequate equipment and sufficient space to avoid a slew of occupational hazard lawsuits AND need to think about creating, renting or otherwise procuring space in intermediate soft hubs. This is going to require new ways of managing both space and people in space. One solution might be for more imaginative employers to form—with their clients, friends and suppliers—something like modern-day guilds in the towns where their employees live. Together, they could procure the local, flexible, neighbourhood co-workplaces their employees need.

But the budget that used to pay for one workplace will now have to pay for three, at a time when many businesses have been severely impaired by COVID. How can any of us expect no downward pressure on office rents? How can we expect not to see vacancies where landlords are unwilling to flex?

In London, owners of homogeneous office blocks in conventional workplace locations may have cause for concern, but I would be more optimistic if I owned space in one of London's many mixed-use neighbourhoods (those clichéd 'urban villages') which could lend itself to adaptation as an intermediate workspace—a sort of WeWork on steroids.

The intermediate 'soft hub' may not exist yet, but it will. If you are a landlord wondering what to do with all those boarded up high street retail premises, this new, emerging 'neighbourhood commercial' asset class could be the answer. I would suggest it is a more appropriate use for retail than residential.

Meanwhile, what to do with those office towers in the CBD? Use them or the land on which they stand to create London-like neighbourhoods where people can live, work, play, stay, make, bake, shop, eat, visit and do all the human stuff that has never been fully encapsulated by standard planning use classes but which people have been doing in London's urban villages for centuries anyway. This is going to be one of the greatest challenges for planners of our age.

To use a COVID metaphor, over the centuries, London breathes in and it breathes out. For the past 30 years, we have been used to London breathing in: sucking in youthful talented workforces, overseas visitors, investors and money. We have all grown too used to operating in a permanent state of 'urban renaissance', particularly in central boroughs. The governance and planning of London have been based on prognosis of perpetual growth.



A city 'breathing out' — London and the long view

But a few of us baby-boomers have noticed the term 'gentrification', which we used to see as a positive sign of urban regeneration, take on an altogether different connotation in recent years. Housing affordability problems have forced young people and key workers out of the capital and the poorest into homelessness. There comes a point when the success of the city starts to sterilise its wealthiest places, and 'pull factors' turn to push factors.

'If COVID has taught us anything though, it is to think the unthinkable — and act on it quickly'

If we were to look back on London in, say, another 30 years' time, I'm not sure when we will say London started to breathe out again. Maybe its zenith was the 2012 Olympics, maybe we will see the change really taking hold after the 2016 Brexit vote or maybe the pandemic of 2020 will mark the official turning point. It is my belief that the seeds of change were sown long before COVID struck. The complacency of my generation in assuming that London would continue to experience both constant population growth and continuous excess economic growth was misplaced.

Agnese Sanvito

The seeds of London's changing urban geography lie in the fourth industrial revolution and the replacement of finance as the main driver of its economy. For a few years now, there have been more people employed in the digital economy than in finance. Inward investment continues to be important, but what it is being invested in has already changed. This is true of many global cities which we previously thought were driven by the banking and finance industries. The digital economy has been shaping London, and the behaviour of a creative, highly skilled, globally footloose workforce has already changed its economic geography in places like Shoreditch, for an obvious example, and other formerly fringe locations. As more of us work digitally, this process of urban dispersal and the emergence of a highly polycentric city can only accelerate.

Both politicians, local and national, and policy makers need to understand and recognise this new urban geography. COVID has accelerated change that was already in play—it hasn't caused it. If they can understand that the future is not about getting back to work, but rather about enabling us to 'get forward to work' then some really useful policies and tools could emerge from the government's intentions to restructure the planning system.

Acknowledging such profound and far-reaching change is a big ask of a system and industry so embedded in the twentieth-century way of doing things. If COVID has taught us anything though, it is to think the unthinkable—and act on it quickly. ●

COLLABORATING THROUGH COVID FOR CHANGE

Clare Richards of Ft'work looks at the prospects for change during COVID, via the launch of a new online platform to gather, celebrate, share and research collaborative working



'Change' was an overused and quite often meaningless word until along came coronavirus and then everything suddenly changed—some things for the better, but many for the worse. Much that has been positive has been down to the rapid reaction of all sorts of people and organisations to address immediate needs through collaborative action and innovation. The result has been a new sense of mutual awareness and support—and with it the motivation and impetus to address inequalities and to build communities that are more socially equitable and sustainable.

This was a theme picked up by London mayor Sadiq Khan at the recent London Conference. He described as 'chinks of light in the darkness' the willingness of Londoners to 'pull together', and identified the need to direct this social capital to tackling inequalities and promoting 'good growth'. So how do we achieve this? 'Direct lines of communication and pooling resources across sectors,' he said, adding 'let's get rid of silos'.

From a global perspective, Harvard economist Edward Glaeser later identified a key lesson from the pandemic as how 'we must be nimble to change models... we must continue to learn and experiment'.

Does this come from some new moral imperative, or is it just the sudden realisation (and some proper evidence) that empowerment, collaboration and innovation are essential to creating successful places? I would like to think both. Perhaps

the penny has dropped that it's not enough to pay lip service to inclusion, autonomy and trust, when in fact we're talking about social justice and the need to act now to bring about systemic change.

Ft'work recognised the need to seize this moment to learn from the remarkable social response and share the knowledge. The result was a light bulb moment of our own and the launch, with Lara Kinneir, of a new online platform called Collaborative Change. Itself a collaboration between Ft'work, London School of Architecture and Future Fox, it was launched with a call-out for projects during LFA Digital in June. www.collaborativechange.global is a digital catalogue to gather, celebrate, share and research collaborative working that delivers innovation and social impact—the theatre company plus the criminal justice system, the think tank plus the children's charity, the aerosol scientist plus the illustrator.

What do initiatives prompted by lockdowns across the world have in common? How are they funded and sustained? What can a project in Rio de Janeiro teach Paris or Nairobi? At the heart of many successful projects have been innovative ideas for multidisciplinary working, delivery methods and communication—often cutting across red tape. Recording the impact of these new ways of working is critical in sustaining social change.

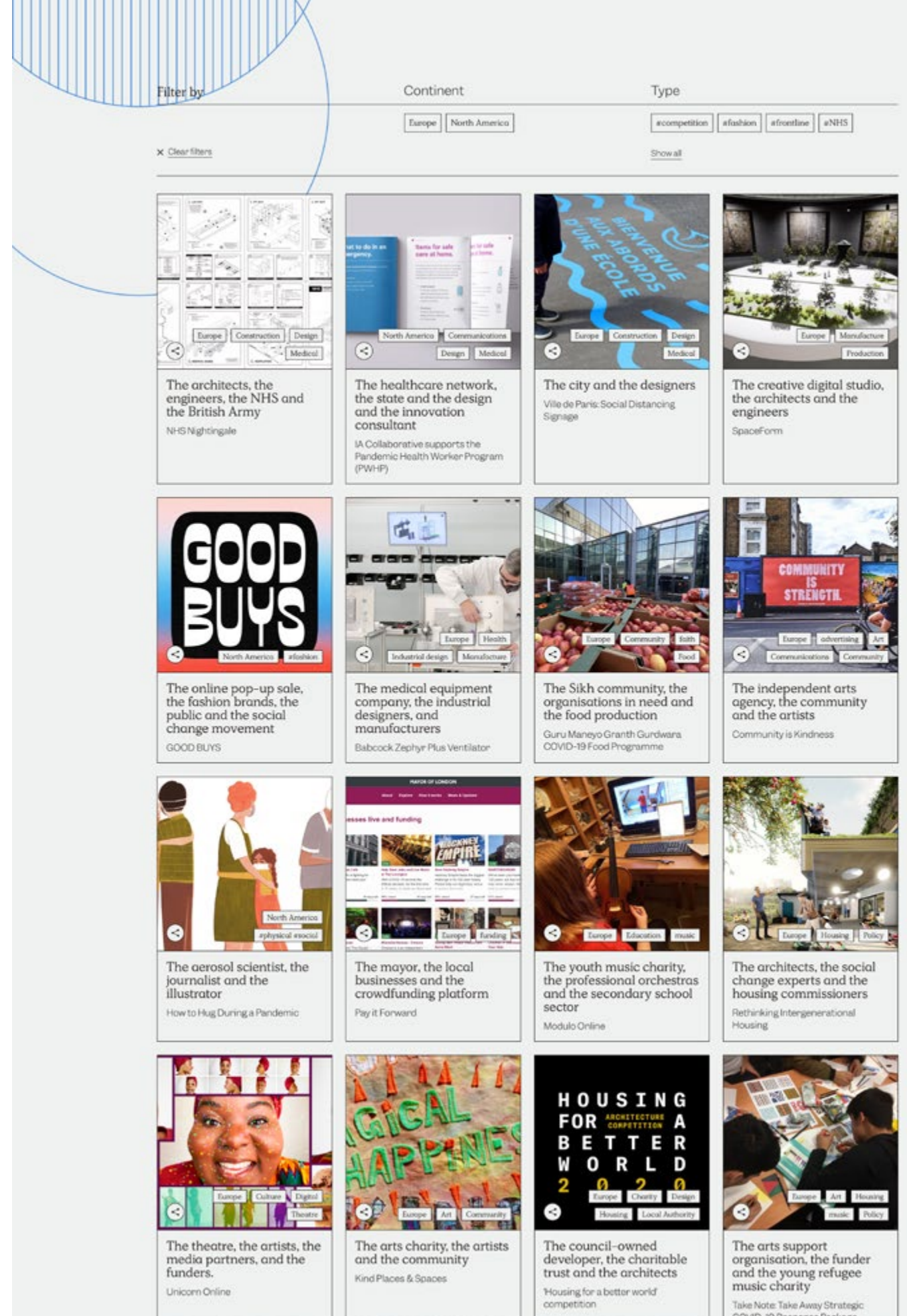
The examples and data collected through Collaborative Change are accessible to all. The catalogue records and celebrates extraordinary local responses to a life transforming

global event to inspire and prompt further and lasting action. The shock of the pandemic across the globe has created rapid change that will feature in the history books. Let's learn from this now.

Wherever you are and whatever your field of work or interest, you're invited to upload your example of successful collaboration in response to COVID-19. These can be physical, practical, virtual; they can involve new or existing relationships, networks and ways of working, within and between communities, industries or across sectors. There are just two essential ingredients: they must be collaborations and have an identifiable social impact. ●



The new online platform www.collaborativechange.global



CAPED CRUSADERS

Clara Bagenal George and Clare Murray — sustainability’s Batman and Robin — are leading a charge to get London and the rest of the UK to net zero carbon by 2030, helped by 1,000 built environment followers of LETI — the London Energy Transformation Initiative. By *David Taylor*

‘I often say to Clara that she’s Batman and I’m Robin,’ laughs Levitt Bernstein’s Clare Murray, referring to her formidable LETI partner, Elementa’s Clara Bagenal George. ‘You know, I’m just helping facilitate the fantastic things that she comes up with.’

While both of these impressive women are as self-effacing as each other, and keen to praise the thousands of volunteers that have made LETI so successful in pushing the green message, these un-caped crusaders are tirelessly fronting essential work in the name of LETI, steering London—rather than Gotham City—on a route to a sustainable future.

We catch up over Zoom to talk through how this pair have managed to lead—ostensibly from nowhere—a campaign that has already pulled together the wit and wisdom of over 250 built environment professionals to create the *Climate Emergency Design Guide* to steer a path to net zero carbon by 2030. Working back from that date, they realised that, shockingly, we need to get going now to ensure that projects being designed in 2025 will make the cut.

Murray and Bagenal George have corralled the help of a legion of advisors, each of whom, they joke, said modestly that they had done little to help the cause. That self-effacing nature was clearly catching, or just common to people who care intensely about preserving the planet. Murray is clear about Bagenal’s talents in leading the way, even if they both pay due credits to the whole team.

LETI founder and Elementa associate Bagenal George is, says Murray, an ‘unusually fantastic person’ who appeared to come from nowhere to get 100 people together in a workshop and get the ball rolling. ‘That was just incredible because she managed to bring together the whole industry with her ideas, in the knowledge that we needed to do something. She has this amazing ability to bring together people and get them all collaborating in the same room, at the same time. It’s beyond me how she manages to function every day because she’s juggling so many things.’

Bagenal George continues the mutual admiration, saying that Murray’s real, important talents extend to her strong leadership of LETI’s workstreams, supplemented by her presentation skills that stem from her architecture and design background. ‘She really illustrates concepts in a clear way for everybody to understand. I think 80 per cent of a publication is how you’re presenting it, how you’re making it accessible and understandable, and bringing those design elements in. That’s a massive strength, and 100 per cent down to Clare.’

Both Murray and Bagenal George prefer to get the job done and pay tribute to the ‘team’ rather than shout about their achievements, and confess that they are uneasy about being put on a pedestal, even when honoured by a recent industry award.

The LETI story began when, says Bagenal George, they became frustrated that policy in London was not necessarily driving the right design choices. So, she started with a few articles, then some sessions, and then ‘organically’ gathered together a group who were interested in influencing policy. They formed a task force of about 15 people to lead work streams of around 300, amid a network of over 1,000 built environment professionals, today working together to put London on a path to a zero-carbon future. ‘We started to realise that we needed to take things into our own hands,’ says Bagenal George. ‘We really saw a gap—there wasn’t anything out there that said what we needed to do, which we thought was a really big blocker. So we decided to get going ourselves and try to fill that need.’

As there was a lack of guidance even about what zero carbon is, they created a LETI road map to show what it would take to get to zero carbon in new builds, working back and realising that to meet the 2030 target everyone would have needed to design to net zero by 2025. In reality this means that to be ramping up, says Murray, around 10 per cent of our buildings should be designed to net zero this year. ‘That was the first time we looked at the time scale that we had and worked backwards and said: “Gosh, we really do need to start now.”’

They created a one-pager on what operational zero carbon is, how you get there for new buildings and practically what it means, which was signed off by the RIBA, CIBSE and the UKGBC to give it industry weight. It was also a real turning point, says Murray, because for the first time there were goals to meet that were not percentage carbon reduction targets of the kind normally seen across London and the UK. ‘We quickly worked out that carbon targets weren’t the way forward, because carbon factors change on the grid all the time. Something that looks bad today because it uses a lot of electricity from the grid might look good tomorrow because the grid is improving. But the building itself hasn’t actually improved.’ This was how they decided that a target of 35 kilowatt hours per metre squared was actually the metric that would break that system. They also aligned with RIBA’s 2030 climate goals.

But still no-one knew how to get there. Cue the climate emergency design guide, created with 100 volunteers each putting their sustainably sourced timber oar in. ‘It allowed us to explain ourselves, and explain what it takes to get to that 35 kilowatt hours per metre squared,’ Murray adds.

The guide covered five topics, including operational carbon. One section on embodied carbon morphed into a separate guide when the compilers came back with 150 pages of useful material, after being only asked for 12 for their chapter. ‘It was just so useful and there was not enough information out there





There's no Planet B — Murray and Bagenal George at the climate change protests



LETI at the lectern — Bagenal George at NLA

about embodied carbon, so we decided to have a separate guide,’ said Murray.

How successful has the guide been? Fantastically, says Bagenal George. ‘As a suite of documents, they have been downloaded over 20,000 times from our website across 100 countries. People are really starting to use them and I see them coming up all the time in brief-setting, which is really fantastic.’

An event held at the NLA also gave some indication about how popular this was all getting. ‘It almost went viral,’ says Murray. ‘On the day we released tickets for the NLA opening at the Building Centre we sold out in four hours.’ A full house of 500 people came, but 700 more wanted to, so the pair arranged a second event which again sold out within about three hours. ‘We were really able to hit a time when people really understood the situation, and where local councils were declaring a climate emergency,’ says Bagenal George.

But has the climate issue tailed off in the public eye in the wake of COVID? Murray replies that there’s always something that overshadows everyday thinking—this year it was COVID and the year before, Brexit. ‘But I actually think that COVID is a bit of a wake-up call for some in terms of environmental issues, and the need for us to protect our planet and be kinder to it enables us to change our lifestyles.’ Things like not commuting to work every day, and cycling more, may have helped the cause slightly, she believes.

‘COVID is a bit of a wake-up call for some in terms of environmental issues’

So, how did they get here? Bagenal George’s background was initially in architecture, working for various practices from when she was 15 during summer holidays and weekends. ‘I really cared about buildings,’ she says. She was also a campaigner from an early age, on issues like the use of plastic bags. She went on to study architecture and environmental design at Nottingham University, but realised there that the engineering side of things might suit her particular characteristics better. Not least because in engineering you get to be involved in a lot of projects in a little way, she explains.

She therefore undertook engineering placements at places like Green Tomato Energy (now called Inhabit), looking at low-energy issues in refurbishments, mainly of residential buildings. She went travelling, helped a charity build wind turbines in Peru, and tinkered with the idea of going into the renewables industry before joining Elementa Consulting six years ago, where she now sits in the sustainability team, as a chartered mechanical engineer. She’s also retained a link with Nottingham University as an external examiner, and is one of the mayor’s design advisors too.

Murray grew up wanting to be an architect and refused to be put off by her careers advisor, who warned about the whole ‘seven years of training’ bit. She studied at Oxford Brookes, completing a post-graduate MSc in sustainable building on a course that was ahead of the game in teaching her about post-occupancy evaluation and the importance of building

performance. ‘I came out wondering whether being an architect was going to be enough for me,’ she recalls. Sustainability was the thing that drove her, and she was lucky, she says, to get a job at HTA in its sustainability department with the practice’s partner Rory Bergin, who she still contacts and greatly respects.

She stayed for a couple of years but realised that half of sustainability is mechanical engineering and Murray didn’t know enough about systems. So she moved to a firm called CO2 Energy where they had mechanical engineers in house, exposing her to working on lots of different projects for many different architects, and seeing how the same problem was addressed in slightly different ways. Ultimately, however, she missed her architecture roots and found herself a job at Levitt Bernstein. ‘And I haven’t looked back!’ Employed as an environmental specialist, on day one she was promoted to head of sustainability, which was ‘a little bit of a shock’ but which has been brilliant. ‘We’ve gone from having people in house who were really keen and knowledgeable but not sure how to go about it to developing a proper strategy for how to move forward and achieve zero carbon.’

The pair are optimistic about getting the right measures in place in the timeframe, not least because of the extent of change they have witnessed even in the past year, and a changing attitude from clients. One day, says Murray, practices will not even need heads of sustainability as it will be so ingrained, joking that it is an irony that the best outcome might involve putting herself out of a job. But they need to keep pressing, and the industry needs to be honest with itself with the buildings it is producing, avoiding greenwash and performing adequately in a sustainable sense. The broader answer is fairly simple, says Murray, and perhaps offers a neat summary for all the work that this intrepid pair of crusaders have managed to galvanise from the entire design industry.

‘The quickest way we will get to zero carbon is to collaborate,’ says Murray. ‘It’s no good us all sitting there on our own, trying to come up with the same ideas. We need to just share them.’ ●

What does LETI stand for? The London Energy Transformation Initiative, although they are thinking of rebranding it the Low Energy Transformation Initiative to honour its broader reach. They toyed with other names like LEAP.

What is it? A network of over 1,000 built environment professionals, working together towards a zero-carbon future. The voluntary group includes developers, engineers, housing associations, architects, planners, academics, sustainability professionals, contractors and facilities managers.

What is its aim? To support a transition to net zero, providing guidance that can be applied to the whole of the UK, through engaging with stakeholders, creating practicable policy alterations, encouraging collaboration and providing technical advice for exemplar professionals What has it produced? *The Climate Emergency Design Guide* (backed by RIBA and CIBSE), *Embodied Carbon Primer*, and *Net Zero One Pager*, all downloadable from leti.london/publications

Housing constitutes 80% of the city, we must therefore make this 80% exceptional.

The life and richness of a city is its inhabitants, we have the responsibility to achieve a high level of quality because it is the key for success. Housing is the image of a society. Housing is in the field of culture, and culture is what remains in the end.



Image of HOME, Paris
www.hamonic-masson.com

A FUTURE FOR LONDON’S HISTORIC HIGH STREETS

Emily Gee, Historic England’s regional director, London and the South East, says that heritage action zones can provide a welcome boost to London’s struggling high streets



Even before COVID-19, many of our high streets were in dire straits. For generations, the thoroughfares where our forebears worked, came together and lived have been the beating heart of our communities, but the well-known struggles of the high street in recent years, with changing shopping habits leading to high vacancy rates, have only been exacerbated by the pandemic. However, thinking optimistically, the lockdown has also shifted our focus to the local, giving people more time to appreciate their neighbourhoods and re-establish links with local businesses for reasons of both necessity and solidarity. And here’s where ‘high street heritage action zones’ come in.

Historic England is helping to deliver the action zones programme, with £95m of MHCLG and DCMS funding for 68 high streets across the country. Five of these projects are in the capital: Tottenham High Road in Haringey, Woolwich High Street in Greenwich, South Norwood in Croydon, Harlesden High Street in Brent, and Wentworth Street Market (Petticoat Lane) in Tower Hamlets. The programme is about reviving historic high streets through traditional fabric improvements for tired or dilapidated buildings, alongside cultural programmes to engage local people and increase footfall. Each project will reinforce the role of high streets at the centre of their communities, creating optimism as well as jobs and training opportunities in looking after heritage buildings for local people, including the young and property owners.

High street heritage action zones draw on understanding, identification of specialness, strong partnerships with local people and agencies, and a shared commitment to improve the fortunes of a special place by keeping heritage at its heart. We have lots of experience of this kind in London -- from Whitechapel High Street for the London 2012 Olympics to the heritage action zones in the historic centres of Walworth in Southwark and Sutton Town Centre -- which provide useful models of partnership working. Projects will respond to the needs and character of each place, and include repairs to a great number of historic shop fronts, converting historic buildings to community use and workspace for smaller enterprises, public realm improvements, and the encouragement of housing at upper floors. In different

ways, each project prioritises working with communities to see how the historic high street can deliver what they need. And embedded into the action zones is a cultural programme aimed at supporting local communities to tell the stories of their places, producing site-specific projects that celebrate local identity and help to change perceptions of what heritage can do for local aspirations. Through these cultural activities, each project aims to bring more visitors to their high street for a variety of activities, thereby building sustainability and resilience.

Despite the complex and changing landscape that has made our high streets vulnerable, this investment and the strong will of local communities to improve the fortunes of their places is very encouraging. High street heritage action zones provide a real opportunity to make a difference, through stewardship, investment, working together, culture, and a commitment to the uniting and regenerating power of a sense of place. High streets have the potential to do lots of important things: combat loneliness, bring people together, provide a hub for fun, relaxation and learning, and to bustle about getting things we might need while supporting our neighbours’ businesses.

London’s heritage is fundamental to the capital’s recovery as it contributes so much to our economy and our well-being. As so much of the historic environment is in the open air and all around us, on our high streets especially, we hope they will be more used than ever, rebuilding our confidence in the public realm. This is just what our high streets have done for centuries and London’s high street heritage action zones will help them to thrive again. ●



Spur to regeneration — the heritage action zone on Tottenham High Road in Haringey

PLATFORM PROVIDER

CJ Obi, founding partner at Urbanist Platform



WHAT IS YOUR PROUDEST ACHIEVEMENT AND WHY?

I would say my proudest achievement is setting up Urbanist Platform. Eleven years ago I graduated as an urban planner, but into the back of the recession. I struggled to secure a job so left the industry. Looking back, I didn't really have any access to experts or mentors in the built environment who could advise me, tell me to stay patient and that things will eventually open up, or guide me down a path to get my foot through the door. This is why I promised to one day create such a platform to help the next wave of budding built environment talent. Having the plan was one thing, but executing it and seeing it grow from strength to strength has been amazing. This being said, I have always been quite ambitious and am never too keen to rest on my laurels. I'm now very much focused on the goals I have for the future!

WHAT WOULD YOU HAVE BEEN IF YOU HADN'T CHOSEN THE PATH YOU DID?

If I hadn't up set up Urbanist Platform, I still believe I would have chosen a path connected to the built environment industry. One thing I'm very passionate about is empowering people, and helping them get involved in shaping their local area. I think there is a strong chance I would have worked directly within the community engagement sector, had

I known this profession existed. I also love public speaking, so even being a university lecturer could have been a possibility!

WHAT OR WHO HAS BEEN THE BIGGEST INFLUENCE ON YOUR CAREER THUS FAR?

The biggest influence on my career was witnessing how an urban music platform became one of the biggest brands for youth culture and entertainment in the UK. Volunteering with GRM Daily as a contributor, I saw first-hand all the nuances, details and hard work—as well as the ups and the downs—involved in growing a brand from initial buzz to one of the leading go-to hubs for music content. I naturally replicated some of what I learned in setting up Urbanist Platform.

WHAT WOULD YOUR ADVICE BE TO THOSE STARTING OUT IN YOUR PROFESSION?

Thankfully a large part of what I do every week includes advising people starting out in the built environment industry. It's something I enjoy doing, as I didn't receive this kind of in-depth guidance when I was younger. The advice I usually give is to build up your digital network as much as you possibly can. This especially includes LinkedIn and Twitter, where so many key professionals in the sector are

active. Building up your online presence and sharing relevant content across different social media platforms is a brilliant way to open up opportunities for yourself. I also advise all new professionals to find relevant mentors. The earlier you can build trusted relationships with people that are going to champion you and support you in the sector, the better it will help you in the long run.

WHAT MADE YOU SET UP URBANIST PLATFORM?

I saw that others had had the same difficulties as me in trying to access the industry and progress within it. It became clear to me a few years ago that the built environment was crying out for a hub tailored to engaging with and supporting people from diverse backgrounds. The underlying purpose behind Urbanist Platform is to help create inclusive cities. For this to happen, we need an inclusive industry, because communities are best able to resonate with people who are like them. I also felt that it would be great to have a platform to showcase some of the best work being done by city changemakers across the world. In addition, in this digital age, people are keen for regular content and updates on contentious issues that they are passionate about solving.

HOW WOULD YOU CHARACTERISE ITS MAIN CHALLENGE?

The main challenge we've faced, and have slowly overcome, is not being perceived as too generic a platform. Research we did showed that the more 'niche' groups in the industry were able to build up a following more quickly than us—perhaps because their names made it abundantly clear what their goal was. Urbanist Platform however was deliberately set up to be quite broad, in that we're relevant to all people who have an interest in the built environment, from a career or conversation point of view. As we continue to grow, we have to constantly make sure we find the right balance of being all inclusive and open, but still having an identity that people can see.

WHAT WOULD YOUR MESSAGE BE TO NLQ READERS AND EMPLOYERS ABOUT HOW THEY CAN CREATE A MORE INCLUSIVE BUILT ENVIRONMENT?

If you are a hiring manager or able to influence decision-making on recruitment, I would highly encourage you to focus on building a diverse and inclusive team. Having 'diversity of thought' across many companies in the industry will do wonders for the built environment and the communities the sector serves. One of the best ways to do this is to make sure the company culture and foundations will attract and retain staff from various ethnicities and backgrounds. For readers, I would ask you to reach out to those from an ethnic minority who are just starting out in the industry. Even if you are not a BAME professional, your support and encouragement will go a long way. Offer to be a mentor, or just provide help when you can. At networking events, if you see someone from a minority demographic on their own, go up and speak with them and make them feel welcome. However, an inclusive built environment isn't just one tailored to ethnic inclusivity. There are other groups that also need to be taken into consideration. I would encourage all NLQ readers and employers to sign up on Urbanist Platform's website to be regularly kept in the loop on inclusive practices.

HOW IS LONDON'S BUILT ENVIRONMENT SECTOR DOING IN TERMS OF AN INCLUSIVE WORKFORCE?

It needs a lot of work in terms of improving the inclusivity of its workforce. Gender inequality has improved in professions like town planning and surveying, but there are still calls for a better balance in leadership positions. However, with regard to ethnic inclusivity, we still have so much to do. Analysing the low BAME numbers across different industries was a good starting point on improving representation from less privileged backgrounds, but this has created different problems. A high population of Asians in an organisation, but small number of black people, will give a high overall percentage of BAME people but a misleading indication of the number of black people. We need to be less vague about who we are targeting. We need to find different ways to attract more young people from various ethnic backgrounds into the industry, then nurture, encourage and support them, so they eventually become directors. This is something Urbanist Platform is passionate about doing. It has to be said, that while we want to give less advantaged demographics a better chance to excel, we still believe in meritocracy. Having an outstanding diverse pool of talent to choose from will lead to an even better industry.


'An inclusive built environment isn't just one tailored to ethnic inclusivity'

HOW DO YOU THINK RECRUITMENT IN BUILT ENVIRONMENT AND GENERALLY WILL FARE OVER THE COMING MONTHS AND YEARS?

I believe that we are going to see a push for recruitment to be done at a more grassroots level. We have learned that a lot of companies have the appetite to build an inclusive team, particularly in terms of ethnicity, but the numbers of professionals from a BAME background in some sectors remain relatively low. We therefore need to provide innovative solutions for these employers, in the short and long term, that will see them able to engage with and develop the best and most promising talent. An apprenticeship scheme is one example, and it's a route that is still underused across many sectors within the built environment.

WHAT'S NEXT?

I am excited about the direction this industry is heading in. We are going to see more openness, social innovation and technology. Content will continue to evolve, so companies will need to make sure their online and social media presence stands out in order to attract the next generation of professionals. Furthermore, while being able to demonstrate that your practice embodies an inclusive approach one will be vital, it will be equally important to act in a way that supports an inclusive industry and communities. The combination of these factors will decide which companies thrive or fail to survive. ●

A high-angle photograph of the London skyline, viewed from a brick building. The Shard is the central focus, a tall, glass-clad skyscraper that tapers to a point. To its left is a dark, modern building with a distinctive stepped top. In the background, other skyscrapers of the City of London are visible, including the Gherkin. The foreground is filled with a dense urban landscape of red-brick buildings, some with flat roofs and others with gabled roofs. A few trees are scattered among the buildings. The sky is overcast with grey clouds. The text 'BRIEFING NOTES' is overlaid on the right side of the image in a large, white, sans-serif font. Below it, in a smaller font, is the text 'Our regular round-up of conferences and events at NLA. By David Taylor'.

BRIEFING NOTES

Our regular round-up of conferences
and events at NLA. By *David Taylor*

BOROUGH BRIEFING

Southwark steps up case for Bakerloo Line Extension housing boost

Southwark is pinning its hopes on the government approving the Bakerloo Line Extension (BLE) ‘in the next year or two’ in order to help it build 20,000 new homes in the borough. But it is also pressing ahead with ‘frontier’ initiatives including the biggest programme of rooftop homes in the UK and negotiations with faith groups to do ‘what Jesus would do’ over their land assets within a ‘broken housing economy’.

Southwark’s cabinet member for growth Johnson Situ said in a special borough briefing that the Old Kent Road, which has played ‘a significant part’ of London’s history as one of its main arteries for some 2,000 years, would have two main stations as part of its revised bid for the extension. The BLE has seen ‘positive soundings’ from mayor Sadiq Khan and commitment from TfL, and is seen as crucial to the full success of a two-phase programme of regeneration for the borough. Working with neighbouring boroughs Lewisham and Catford, said Situ, they had identified the potential for in excess of 25,000 new homes, with the extension acting as an upgrade that can increase job numbers too, right across south London.

The borough’s push for the extension has been ‘a labour of love’, said Situ, but following initial campaigning for three stations along the Old Kent Road, it had now identified plots for two—on the sites of the Toys R Us and Tesco—part of a plan to bring ‘genuinely affordable homes to benefit the local community’. ‘It really illustrates the importance of the

Old Kent Road in the wider context of London,’ Situ said, pointing too to the green space he hopes to unlock, and his pride at having the largest number of social housing starts last year—783. The plans also include an FE college, a health centre, and attracting more light-industrial and ‘forklift’ kinds of jobs as well as office ones. ‘Our ambition is vast,’ he said. ‘But to really unlock the second phase we need the Bakerloo Line Extension.’

Other speakers included Colin Wilson, head of regeneration of the Old Kent Road at the local authority, on plans for the area including provision for distribution companies, where demand has gone ‘through the roof’ as online sales have risen. ‘We think you can have both things,’ said Wilson. ‘Really great residential environments and commercial uses, for which there is a growing demand in London.’

Finally, councillor Leo Pollak spoke about delivering new council housing and the ‘creative’ approaches the council had adopted to build its pipeline and help tackle the housing crisis within a ‘fundamentally broken housing economy’. This includes ‘expanding and enriching’ the borough’s estates, and looking at seven new ‘noble, heroic’ ‘frontiers’ such as building new housing estates over roads, over water on residential moorings, on roofscapes—the UK’s biggest programme with over 50 sites, four already under construction—and working with faith groups over their assets and forming partnerships. ‘The key thing is that it’s all about locking arms with different faith groups and asking what the moral response is to a housing crisis of the scale that we have,’ said Pollak, ‘particularly in the kind of ecumenical kind of Christian meetings that we have. What would Jesus do in the midst of a housing crisis? You can only imagine what follows that.’

Part of NLA’s London Boroughs Programme



Southwark’s Old Kent Road — could it be unlocked by the Bakerloo Line Extension?



Public realm in the round — wellbeing in the COVID age

COVID RESPONSE

London to focus on post-Covid wellbeing

London will need to shift its perspective to focus on employees’ agency and health and wellbeing issues, as well as creating a new generation of buildings which are flexible and can help with climate change.

Those were some of the key predictions for the capital to emerge from a discussion during a *Responses to COVID-19* webinar in September which looked across key sectors from planning to public realm, and workplaces to education.

Asked about the key challenges to come from a post-pandemic London, Lendlease’s Selina Mason suggested that ‘employee agency’ is something we should increasingly think about, with workplace and transport also being shifting phenomena. ‘I wouldn’t be surprised if in 10 years’ time employees don’t have offices and actually have a club membership instead,’ she said. But the main challenge will be ‘shifting our perspective to focus much more on health outcomes to really deliver a built environment that is driven from that perspective’, requiring a ‘huge concerted effort across both public and private sectors’.

‘I wouldn’t be surprised if in 10 years’ time employees don’t have offices and actually have a club membership instead’

Selina Mason, Lendlease

Joe Jack Williams of Feilden Clegg Bradley Studios said, following an introduction on the plight of—particularly—university buildings, that the big challenge facing the industry was in designing buildings that keep that value of health and wellbeing in the discussion, but also think about flexibility and the climate. ‘Keeping all these things

together and representing the value in construction so that they are always there, and we don’t always end up in this position where we have such a tight fit that it only works for one kind of activity, whether it’s lecture halls or it is the office. We need to always represent the broadest possible range, so we don’t have to keep rebuilding stuff. I think that’s the key.’

The session began with Cadogan Estates’ Claire Barber presenting a response to COVID issues from a public realm standpoint, Cadogan placing the topic at the heart of its custodianship of the area, and looking to ‘winterise’ al fresco elements it has already trialled for its food and beverage businesses. Repurposing retail and leisure and supporting businesses will be key challenges, she added.

MiddleCap’s Jonathan Crawley said talk of the ‘death knell’ of the office had been an overaction, and that while offices are ‘here to stay’, they have to adapt and evolve, helped by innovation and ‘smart building thinking’. ‘Offices are needed so that people can come together: to foster creativity, to work collectively, to brainstorm, to learn and to develop. They also play an important role in attracting and retaining talent.’ The challenge would be getting people comfortable with travelling again to activate the wider economy, something that is particularly acute in a city like London.

British Land’s Gareth Roberts, meanwhile, said the key three issues affecting retail and leisure are a regulatory framework, an accelerated online retail environment, and the productivity gap, with work needing to be done on the perceived safety of transport infrastructure. But responses from local authorities such as the City had been excellent, on planning and other matters, he said.

Mason added that transport planning had been too separate from urban planning for too long, but that there are questions over whether the planning White Paper goes ‘anywhere near far enough’ on this point, or indeed can create better social outcomes or places for people with their wellbeing in mind. ‘The need to be able to adapt and be flexible is really fundamental,’ she said. ‘The question of whether the planning reforms are generating the opportunity is a really pertinent one.’



Best western — Imperial College's White City plans

UNIVERSITY ESTATES

Embrace flexible futures, university estates told

Universities must put flexibility at the top of their agenda as ‘an imperative for the unknown’, and keep ‘knitting’ themselves into the heart of the city and engaging with their neighbouring communities if they are to prosper in the age of COVID-19.

That was according to Allies and Morrison director Vicky Thornton’s opening address of a webinar debating the prospects of university estates as city makers, their responses to the pandemic and long-term plans.

‘Flexibility has always been key, but moving forward it feels as if the agility of buildings to expand, contract and change use is going to be fundamental for our future,’ she said.

Thornton was presenting the practice’s work at Imperial College in the ‘ever changing and diverse area of west London’ of White City; at UAL in an ‘educational ecosystem’ at Stratford, east London, and Elephant and Castle; and Addenbrookes in Cambridge, where university

research and hospital come together in the Cambridge biomedical campus, ‘a mutually symbiotic piece of the city’. Imperial aims to create value beyond the university into the city with a flexible framework, including common spaces for collaboration and community, as an organisation ‘networked into the city and beyond’. This was a principle the practice also employed at King’s Cross, while White City featured flexible perimeter condition buildings, sheltered colonnades and new connections to create an animated route between campuses. Universities should learn from the city and find ways to integrate and create common space for communal life but think of flexibility as an enabler, said Thornton. ‘You have to really believe in the city—it is the place that will endure beyond pandemics. A sustainable future is an inevitable future.’

Other panellists at the event included Alistair Cory—director, innovation science and technology campus at the University of Oxford—who said the university’s achievement of being the rated number one in the UK again this year was partly down to its ‘dynamic, accelerated’ response to COVID. Financial problems were a big challenge, he added. Although Oxford received more students than expected this year, income from conferencing during the summer had been hard hit. The university has had to take

temporarily redundant space in the city with, for instance, the Business School using the Oxford Playhouse.

Bidwells partner Richard Todd added that it was important not to overreact in terms of design. But in the same way that five years ago we might have thought it was difficult to accommodate naturally ventilated buildings with university security conditions, or big open-plan spaces with low energy consumption, we need to trust in our designers now. ‘We need to work harder now more than ever in creating multi-use spaces with different departments,’ he said. ‘The combinations of engineering and computer sciences, the combination of science and technology start-ups sitting in the heart of an academic environment—that’s what modern design is for me.’

NET ZERO

Net zero experts reveal barriers—and signs of progress

Developers are starting to take action, some local authorities are leading the way, and factors like the Passivhaus Goldsmith Street in Norwich winning the Stirling Prize last year show that the tide is beginning to turn away from pure aesthetics to function—and net zero principles. But there are still problems over skills, a major performance gap, a lack of architectural education, consistency in definitions and monitoring mechanisms as well as financial barriers to its widespread adoption.

Those were just some of the points raised by *Zero Carbon London: what are the key barriers?* an extensive NLA Think Tank held online which looked at issues from technical, financial and policy, regulations and leadership perspectives. The session—involving architects, engineers, local authority representatives and other green thinkers—was kicked off by PDP London partner Marion Baeli. Baeli isolated the problem of ‘carbon literacy’ and the need to get public engagement on climate change issues, a worrying performance gap, low level of enforcement of building regulations and relative lack of green finance mechanisms or other ways to incentivise home-owners and developers to make a difference.

PTE’s head of sustainable design Tom Dollard suggested there were also cultural aspects to note, including the extent the media recognises sustainability in competitions, but acknowledged that the performance gap was indeed acute. ‘Yes, we can deliver zero carbon homes in theory,’ he said, ‘but there are very few if any that are actually delivering as-built performance at a building level, let alone a city level. This is probably the number one barrier to policy.’

Other contributors suggested there were issues concerning monitoring through the lifetime of assets and a lack of consistency and reliability of modelling tools in this area that have ‘baffled’ developers, along with net zero meaning different things to different people in existing buildings and operational performance. There was also, said Simon Sturgis, managing director, Targeting Zero a perception and uncertainty among clients that

We have a responsibility to promote our ability to continue to deliver these complex projects and not let COVID move us into a retrograde step in terms of buildings being so isolated and so inflexible.’

During discussion, Todd added that there are also now signs of interest from students over the carbon performance of university buildings. ‘That upwards pressure is only going to gain more and more traction,’ he said. ‘There’s quite a bit of push.’

Part of NLA’s Education and Health Programme | Programme Champions: **Bidwells, Creative Places, Mitsui, Penoyre & Prasad, Perkins and Will, Stanhope** | Programme Supporters: **NBBJ**

‘sustainability is an expensive business, and is probably also irritating because of the boxes to tick’. But redeploying materials in a sensible way with a better understanding of how the supply chain works and making better decisions ‘can bring significant reductions with not a great deal of effort’.

On the brighter side, however, there were also positive examples to get across from other ongoing work from session partners in net zero projects.

Andrew Achilleos, member champion for climate change at LB Barking & Dagenham, said the Barking Riverside project will trial the ENVAC system to reduce the amount of heavy, polluting refuse vehicles on site and that Barking was working to make a lot of its other developments car-free, increasing cycle infrastructure and lobbying TfL to run low-emission vehicles in the borough. Hawkins|Brown partner and head of sustainability Louisa Bowles said she was working on a design guide for Camden that requires housing to measure in whole-life carbon, with Sturgis adding that people were starting to ‘take action’ and some of the bigger developers requiring project teams to undertake whole-life carbon assessments, albeit mainly on office schemes. ‘I think this is a filter-down process,’ he said.

‘Stirling Prize winner Goldsmith Street was a Passivhaus scheme and certainly challenged the design culture around form over function’

Tom Dollard, PTE

But cultural aspects have also been challenged successfully in places, said Dollard. ‘Goldsmith Street winning the Stirling Prize last year—that was a Passivhaus scheme and certainly challenged the design culture around form over function, and around Modernism being the key aesthetic. So, tackling aesthetics over the function is starting to happen, or at least balancing out those two.’ Local authorities, he added, were also leading the way, evidenced by design guides which mandate zero carbon from 2025 and Passivhaus for ‘several thousand’ social housing projects.

Part of NLA’s Net Zero Programme | Programme Champions: **Elementa, Heyne Tillett Steel, Hoare Lea, London & Partners, Miele, Waterman Group**

SOUNDING BOARD

Homes England and small sites in the Sounding Board frame

Homes England needs to be ‘big picture’ and ‘big delivery’ in the next phase of its development under new chairman, Peter Freeman. But viability and affordability remain major blocks to the development of small sites in London and beyond.

These were two of the key messages to emerge from the latest meeting of the New London Sounding board as it discussed crucial housing issues for the capital and prepared the ground for a forthcoming combined response to issues raised in the recent Planning White Paper.

Appointing Freeman may provide an opportunity to reflect on what London’s ‘ask’ actually is in terms of homes, said Sounding Board chairman and Freeman’s former colleague at Argent, Robert Evans, directed at all organisations including government and the mayor. ‘Could we present London’s case, and how the different sectors work together, better? And is there a changing role for Homes England to debate?’ he asked.

Claire Bennie of Municipal explained Homes England is not a London-focused agency but does grant money for the capital’s infrastructure, and its tasks include buying and selling land, supporting councils to deliver numbers, giving substantial loans to specific schemes and helping to buy. It also incentivises MMC as well as SME builders and has a remit in delivering better design and quality, adding community and environment to its watch. ‘In a sense, Homes England is beginning to get itself involved in the softer side of housing delivery,’ said Bennie. As someone who co-founded Argent and was heavily involved in King’s Cross, Freeman ‘has a hinterland which is all about mixed-use life’, she added, and has been tasked to transform how the organisation operates, probably towards place, environment and community aspects rather than ‘just banging out numbers’. ‘His whole mixed-use life vibe has to be a good thing.’

‘In a sense, Homes England is beginning to get itself involved in the softer side of housing delivery’

Claire Bennie, Municipal

Freeman is about incentivising long-time thinking, and with the suburb being the ‘pivotal working and living place’ should be encouraged to support that and avoid ‘suburban friction’, said Bennie, while it should also help to solve the ‘cultural issue of the ground floor’, still misunderstood by housing deliverers. The final point was around quality of life, which should be used as a measure rather than the more ‘technocratic’ Building for Life system.

Ebbsfleet Development Corporation chair Michael Cassidy suggested that someone of Freeman’s background is right for the moment. ‘Homes England, if it is anything, has to be big picture, and big delivery,’ he said. ‘This is all about upping the game for delivery right across the country, in different contexts.’ It is on the big policies like Help to Buy that there will be a difference in delivery of affordable and homes for purchase which this country ‘cries out for’, he added, perhaps feeding the market through such methods as a kind of government guarantee to double the length of the mortgage offer period for new property construction to 12 months.

‘The planning system is just asking far too much of these small sites’

Marc Vlessing, Pocket Living

Marc Vlessing, CEO of Pocket Living, presented to the Sounding Board on small sites in a context where only 12 per cent of UK housing is delivered by SMEs, compared with 40 per cent 30 years ago. In London between 2006 and 2016 there was a 50 per cent drop in small housing developments. Pocket undertook new research with Lichfields on all developments up to 150 units for the three years to April 2020. Analysing 10 per cent of that figure it found that the average period of planning determination was 60 weeks—five times longer than the 12 weeks that might be hoped for. Even once decisions had been made at committee, S106s took an average of 23 weeks. ‘We tried to analyse why this was happening, and affordable housing was the reason, again and again,’ said Vlessing, with mixed tenure taking longest. In 75 per cent of the cases, affordability and viability were the main reasons for delays, which are, for SMEs, ‘punitive’. ‘You become a plaything of the planning system, and you lose money,’ he added. ‘So it’s no surprise that we haven’t got the SMEs out there anymore that we would like to see back in London and Britain more generally...The planning system is just asking far too much of these small sites.’

Of the four recommendations the report is making to government, one is that planning should be granted on principle for sites smaller than 1ha which are well served by public transport and local amenities, and where 40 per cent of the homes will be affordable through a payment made in lieu of onsite provision of intermediate housing.

Finally, the session heard from LSE London director Tony Travers, who said that next year’s election is undoubtedly creating a political dynamic that was ‘not helpful’ and that it is ‘odd’ to have the former administration of City Hall in Downing Street. ‘People always think their successors do less well than they do,’ he said, but, more worryingly, it was difficult to see the political players in either place radically altering their behaviour. ‘With that in mind we are sort of in the world that required the creation of London First, back in the nineties, where the business voice does need to be able to have its voice heard and say: “This is what London and Londoners need”.’

ENGAGING COMMUNITIES

Community collaborators reach new digital audiences

Local authorities, housing associations and architects have collaborated with local communities on key initiatives during lockdown and beyond. But just how tricky has it been integrating an online as well as offline route during the pandemic?

A special PechaKucha session gave an opportunity to find out, and to celebrate some of the best ways groups have found of pushing projects forward, more from a bottom-up rather than top-down perspective, often using digital as a new way of bringing access to wider audiences.

Mike Saunders, CEO and co-founder of Commonplace, spoke about the ParkPower project and the 47 per cent of London that is green space. ParkPower is led by the London Collective to discover how people want to use this precious resource by crowd-sourcing public sentiment about the future of the capital’s green spaces, allowing people to give their feedback and produce ideas and provocations for parks ‘from the ground up’. The key research theme emerging thus far is the ‘huge’ correlation between access to nature and resultant wellbeing, said Saunders. Perhaps most surprising, though, was the theme of quiet being the thing craved by Londoners as a respite from the home. ‘People see parks as a release from their working life.’

Mellis Haward of Archio shared how the practice has done an ‘about turn’ and moved participatory design and on-site engagement tools online, especially with its affordable homes scheme on a small site in Crystal Palace. Here, a local residents’ design group acted as co-creators with the community land trust, using a combination of digital and analogue work. ‘Communities are redefining how they relate to their neighbourhood and taking a new-found interest in their local area,’ said Mellis. ‘Perhaps a new era of community inter-reliance is manifesting.’

Tom Venables of Prior + Partners and Helena Rivera of A Small Studio presented about developing a Norwood Green

town plan, focused on how people in the area just down the hill from Crystal Palace could come together and use planning to get to zero carbon. Face-to-face consultation, a visioning exercise and workshops have been conducted through volunteer work, identifying things like poor air quality and traffic reduction measures. Rivera spoke about how the project bought an empty off licence shop on a failing high street, turning it into a co-working space and community yard for external activities, and ‘reinventing’ Norwood High Street through a community driven framework.

William Chamberlain of Creative Wick talked through the loss of creative workspace in Hackney Wick and the Olympic Park area, with big institutions coming into East Bank and perceptions of negative gentrification. Creative Wick aims to reduce that, with a cultural interest group for Hackney Wick and Fish Island offering newsletters and meetings online, with the creative enterprise zone also matching furloughed professionals with firms who needed business support.

Finally, Barbara Brownlee, managing director of the City of Westminster’s Westminster Builds, spoke about consultation on the renewal of the 1930s Ebury Bridge estate in Pimlico, begun in 2017 with traditional resident engagement. By 2018, a decision had been taken to rebuild the estate, with 750 homes, including tall blocks, and further consultation on options. But then lockdown arrived, and all the feedback could not be actioned with the residents. It decided to keep going, reopening its ‘regeneration base’, retaining its professional team and going back to residents with design changes that were communicated through online platforms like Commonplace, and supported with written communications. This resulted in 800 phone calls and a 36 per cent increase in consultation numbers. ‘People felt deeply reassured,’ said Brownlee. ‘We began engaging with them individually and they really, really appreciated that.’

Other issues picked up in discussion included cycling provision, consultation over the reallocation of roadspace, and parking.

Saunders summed the whole session—not to mention much of life—up neatly. ‘For me, the real innovations are going to be how you make it all work seamlessly, online and offline.’

Part of NLA’s Engaging Communities Programme



Collaborating with communities — offline activities are being blended with an online approach, accelerated by the pandemic

LONDON BOROUGHS

Urban rooms seek funding solutions to grow the network

The UK’s network of ‘urban rooms’ is growing fast but needs to look to funding mechanisms like CIL and Section 106s to continue that drive—and remember that they should be about more than just consultation alone.

Those were some of the key takeaways from an urban room ‘show and tell’ think tank in September that looked into the benefits of developing spaces to encourage meaningful civic engagement, following an idea highlighted in 2014’s Farrell Review.

This subject, said NLA curator-in-chief Peter Murray, is perhaps even more relevant for a post-COVID environment that will look more to the local, even though councils will not enjoy government financial support for the movement anytime soon.

Max Farrell, founder and CEO of the London Collective, said the concept of the urban room had been one of the great successes from the Farrell Review to make architecture and the built environment a much more public issue, interlinking education, outreach and skills. ‘Every town and city should have an urban room, where the past, present and future of that place can be viewed or inspected, debated and discussed,’ he said.

‘Every town and city should have an urban room, where the past, present and future of that place can be viewed or inspected, debated and discussed’

Max Farrell, the London Collective

The NLA has been a big success in London but was run with a membership structure—those in other cities could create a space in a more agile way and perhaps be virtual at the same time, but importantly should have the ability to engage with the young, Farrell added.

The first urban room was set up in Blackburn (by Wayne Hemingway, following his lament on the ‘death of the town’ and to reinvigorate conversations about its future) followed by Sheffield and then a wider network.

There are now 15, in a network chaired by Diane Dever, who fronts the centre at Folkestone, who said she had even recently been contacted by someone who wanted to set one up in Seville. The perfect scenario, though, is a three-way partnership between decision makers, the public and the people whose work and interest is in building the city. ‘You have end users, facilitators, funders and conceptualisers, and if any of that is out of balance, your urban room is probably going to sway one way or another,’ said Dever.

Croydon is another urban room, whose representative, Kate Riggs (senior project officer—placemaking, LB Croydon) said began on the back of the local plan, but can get involved as part of the borough’s post-COVID economic recovery and job creation.

A network of urban study centres in the 1970s and 80s had similar goals, said Sol Martinez-Perez, a researcher at University College London. But the key message was that today’s versions should not serve simply as a consultation vehicle but be places in which to think about civic engagement and involvement in a broader way. ‘It is fundamental to have an interdisciplinary approach where especially educators, youth workers and other members of the community take part in the creation of the spaces,’ said Perez, ‘and for these spaces to be active and to really involve and engage people in the built environment, across all ages.’ There is a clear opportunity here, especially given a perceived decline in democratic involvement in the UK.

‘It is fundamental to have an interdisciplinary approach where educators, youth workers and other members of the community take part in the creation of the spaces’

Sol Martinez-Perez,
University College London

Southwark’s head of regeneration, Old Kent Road, Colin Wilson spoke about the urban room Southwark created on the Old Kent Road with NLA’s help and the energy of the local community, meaning big turnouts for workshops and other events, which provided Wi-Fi and coffee for local young people after surveying their wishes. Operating costs came from section 106 agreements, with the scheme negotiating what NLA’s project director Amy Till called a ‘bumpy ride at times’ but culminating in an engagement platform, programme of events and exhibition, along with an awareness campaign in the lead-up.

Till said it had been important to show what was already there in terms of value in the local community, that the community was a deep and rich resource full of people who were generous with their time and knowledge, and that simple measures such as stickers on a wall asking people for their thoughts also proved valuable. Another useful move was setting up a steering group with people from the local authority and representatives from different audience groups in the local area to guide the room’s development.

Ed Watson, who described himself as a ‘fanboy’ of urban rooms, agreed that they should be set up in all local town centres as ‘broader community-led and community-owned places where discussion can take place with the community about the future of their place’, and that there was no shortage of empty shop units at the moment that could fit the bill. ‘As well as a place for engagement and discussion, it can be a place for experimentation and innovation and perhaps can be used as an exemplar of the sort of flexible space where different things can be programmed to happen at different times,’ said Watson. ‘As an ex-local authority chief planning officer, it seems to me a good way to invest section 106 and CIL money as it is a form of infrastructure and form of place where you’re engaging people about the sort of growth that they want. I feel very comfortable that there will be pots of money available in local authorities up and down the country which you can repurpose or use in order to deliver a funding stream.’

Other points included:

- Edinburgh is in the process of setting up an architecture centre or room to celebrate the architecture of the city and meet a ‘huge need’. Rab Bennetts has formed a cross-sector working group to this end, but has isolated funding as a key barrier
- The climate emergency could be a key issue to explore as the basis of urban rooms, from aspirations and policy to real examples
- BIDs could play a key role in the development of further urban rooms, as ‘connectors’ that own physical spaces
- The Urban Room Network is a useful knowledge-sharing forum for those considering setting one up
- Work needs to be done to overcome some issues of

CULTURE

Culture sector seeks ‘London-specific’ support

London’s world-famous culture sector needs cash, ‘London-specific’ help and better messaging—from the government if it is to get through this period of survival, before even thinking about reopening. Some organisations could look to shake things up by bringing their culture ‘outside’. But the ravages brought to the sector from COVID could also represent a chance to rethink how London operates—perhaps dispersing its cultural jewels across the city and away from its West End focus.

This was *Culture in the time of COVID-19—reopening and supporting the sector*, an NLA think tank held in September to debate ways forward for an industry that—currently—employs one Londoner in six.

City of London culture mile manager Tim Jones said it was a perilous time for cultural organisations of all sizes and shapes. ‘I think particularly given headlines over the past couple of days we should be thinking about survival rather than reopening,’ he said. ‘We’re all very much more on the back foot than we’ve ever been as a sector,’ he added, suggesting that a sector-specific furlough extension might be one of the ways to safeguard one of the most ‘fragile and threatened’ workforces in the country.

Ros Morgan, chief executive, Heart of London Business Alliance, said a vague, broad-brush approach from government had been unhelpful, and has seen culture being ‘thrown in’ with everyone else. What was needed was ‘London-specific and sector-specific messaging’ because the capital had been disproportionately affected compared to the rest of the UK, Morgan suggested, with footfall in the West End still only 50 per cent of pre-COVID levels, for example. To improve the situation, the Heart of London Business Alliance is lobbying to help messaging around transport—Morgan proposing subsidising travel in a similar way to Eat Out to Help Out—and to stress that the cultural sector is ‘absolutely critical to the recovery’. Many hotels are holding back on operating until cultural buildings can open again, Morgan

- ‘residents versus developers’ and to provoke ‘sophisticated discussions’ on topics like transport, cycle lanes and so on
- The GLA is investigating communicating the London Plan and planning generally through digital means, an including a 3D tool, while recognising that people still also want face to face contact.

Useful resources emerging from the discussion:

- farrellreview.co.uk/explore
- urbanroomsnetwork.wordpress.com
- urbanroomfolkestone.net
- e-flux.com/architecture/education/322673/deschooling-architecture
- teamlondonbridge.co.uk

Part of NLA’s London Borough Programme

suggested. She also revealed that the alliance were launching a ‘gallery Without Walls’ initiative in September, with a toolkit to help organisations lure in new audiences outside their traditional buildings set-ups.

But this period is also a ‘major wake-up call’ for London about its structure, and agglomeration of cultural organisations in the West End, said Lendlease director of masterplanning Selena Mason. ‘The cultural sector could probably stand back a bit and recognise that while it’s facing pretty acute issues, it’s not the only kind of distressed assets in the environment at the moment,’ she said, pointing to offices and retail in particular. ‘It does feel to me like there is an opportunity to really think ahead and ask ourselves: does the agglomerating effect of culture in the West End really work for London as a whole? Should we start to see if we can have a conversation around more dispersal, encouraging the creative industries to be a factor in the life of London in all parts of London, not just in the centre?’

One organisation has done just that. The English National Ballet acknowledged its touring basis, relocating to Ballymore’s London City Island in a new £36m venue designed by Glen Howells Architects and hiring out its old Victorian mews venue in Kensington. ‘They said to us that basically kept them alive,’ said Daniel Mulligan, studio director, Glenn Howells Architects. ‘Had it not been for that, they would have been toast.’

Part of NLA’s Culture Programme | Programme Champions:
Ballymore



Zoom culture — the group assessing London’s urgent cultural sector needs

UK CITY DIALOGUE

London, Manchester and Birmingham city centres fight back

London, Manchester and Birmingham are fighting back to try and keep their city centres alive, via a mixture of COVID-influenced measures that focus on improving the public realm and perception of public transport safety to get the ‘buzz’ back. Key to the future will be the ability to continue collaboration and partnership working across boroughs and metropolitan areas.

Those were some of the key points to emerge from *UK City Dialogue: City Centres*, an NLA webinar that sought to examine the existential challenge city centres are facing from COVID’s impact on amenities, shops, cafes, cultural venues and workplaces.

AECOM’s cities programme leader Andrew Jones said UK city centres face significant long-term threats but also opportunities, given their ‘huge spending power’ and the way they culturally embody the character of a city, region or country.

‘Cities will recover,’ he said. ‘We’re still in the shock phase and for the long-term I’m certainly optimistic.’

This is despite some commentators signalling the pandemic as the beginning of a decline in cities: Jones believes there is too much invested in city centre real estate to not allow a successful recovery. New working patterns will emerge, rather than a flight from the city, he added, with buildings adapted to address health risks and to include augmented reality technology to allow meetings with contributions from those onsite and elsewhere. The suburbs, meanwhile, along with town centres and high streets, may enjoy a ‘renaissance’, albeit one which requires metropolitan centres working with their outlying areas for ‘more balanced polycentric economic growth’, while cultural institutions need interventions and financial support too.

Louise Wyman, strategic director, growth and development for Manchester City, agreed that it was very important for cities to come together and share their experiences and learning. Manchester is often heralded as the entrepreneurial capital of the UK and is proud, said Wyman, that 4,000 new businesses were launched in early lockdown, proof of the city’s resilience, along with how it has dealt with adversity over the recent past.

The crisis has shone a light on the ‘central’ importance of relationships, partnerships and collaboration, said Wyman. The council has accelerated its public realm improvements, with road closures of 20 streets in the centre (‘Our highways department has never worked harder’) and relaxed licencing laws to encourage people back into the

centre beyond the 50 to 60 per cent of pre-COVID footfall being enjoyed currently. ‘Street life is fundamental,’ said Wyman. Manchester is also pushing its cycling infrastructure via its ‘czar,’ Chris Boardman, producing schemes like a new Cyclops Junction. It is also aiming to be net zero by 2038 so is emphasising green growth, but a key move in recovery would be to get people to feel comfortable on public transport. ‘There is a buzz,’ said Wyman. ‘It’s probably not what we would have seen a year ago, but there is a feeling that that’s coming back and that business confidence will be built through partnerships, through collaboration, through investment.’ One other innovation it is developing is a Manchester ‘city app’ to help not just with food and beverage but also potentially housing issues or events, said Wyman.

Birmingham, said the city university’s associate professor Beverley Nielsen, is also concentrating on public realm, and moving away from the image of Spaghetti Junction towards health and wellbeing, via a green recovery. The city has more trees than Paris, 600 parks and green spaces, more miles of canals than Venice and a populace that reported that the outdoors has benefited their mental health during the crisis. Like Manchester, it has concentrated on creating new cycle routes and low traffic neighbourhoods, partially through an emergency active travel fund, and is moving to embrace ultra-light rail. The next step will be to implement bike hire in Birmingham. ‘We would see this as a very significant development for our city,’ said Nielsen. ‘It’s been a game changer in London and Paris.’ But a more collaborative model, said Nielsen, between councils and combined authorities is key to tackle problems now and into the future.

‘There is a buzz. It’s probably not what we would have seen a year ago, but there is a feeling that that’s coming back and that business confidence will be built through partnerships, through collaboration, through investment’

Louise Wyman, Manchester City

Finally, Deirdra Armsby, director of placeshaping and West End partnership at Westminster City Council, said COVID had led to the council focusing more on its resident community as they grappled with what was happening to the cityscape around them, while juggling that with its ‘massive’ business community employing over 750,000 people. Many of those businesses will ‘struggle to straddle from the initial hard lockdown into the next 18 months or so,’ said Armsby, and will continue to require a lot of support. It too has ‘repositioned’ its public realm, providing 17km of cycle routes and 18km of extended footways in a bid to draw more people into the centre.

‘Everybody recognised the idea that we needed to get things done quickly,’ she said. ‘We had to have the courage of our convictions and get out there’, operating a flexible, open-minded approach that ‘is not all about the heart of the city but about the borough as a whole’.

Part of NLA’s City Dialogues Programme | Programme Champions: **AECOM, KPF, U+I** | Supported by the **Mayor of London**

HOUSING

Housing associations experience ‘quantum leap’ over lockdown

Housing associations across London have grasped the opportunity presented by the COVID-19 lockdown to make ‘quantum leaps’ in the way they work with their residents and other stakeholders, using digital and other means. That was the key take-away from an NLA Think Tank which sought to find out the main issues faced by housing associations during the pandemic, and how they have worked to overcome them.

‘We’re seeing this as a massive opportunity,’ said Sarah Shaw, director of homes, care and communities at Octavia. ‘We’re quite an old-fashioned organisation but we’ve leapt forward 10 years overnight.’

Shaw was referring to how Octavia had taken to new communications systems and shown organisation-wide flexibility, doing welfare checks by phone to everybody on its lists aged over 70 and becoming ‘much more connected’ to residents and each other, something which is backed up by internal research. ‘There’s been tonnes of innovation and people have responded to it really well,’ she added, referring such innovations as like video viewings, which have meant fewer ‘wasted journeys’.

Swan neighbourhood services director Ian Haworth had a similar story, saying the impact of lockdown had been ‘quite drastic’ and resulted in extra work on those clients claiming benefits, while lettings had a big impact initially—before the ‘floodgates’ opened. But where Swan had struggled with meeting residents beforehand there were now positive results. ‘We actually connected to a lot more people and these new methods have actually meant that people have been coming forward to be involved in different ways,’ said Haworth.

Other contributors included Lajaune Lincoln, head of young people and community services, Peabody, who talked about its new resident wellbeing programme and the importance of mental wellbeing in these times, food delivery services, volunteering, and innovation in online services. Sahil Khan, director of community investment, Catalyst Housing Group said it was ‘a bit of a shock’ when the organisation had to pause over 100 projects within the space of a week and explore different ways of working. But the group moved customer engagement to phone and online and recommenced things like fire safety works once secure measures were put in place, with an ex-military staff member helping on efficiency. Again, though, connections with residents were helped by instigating new systems and building trust.

Finally, Matt Parsonage, head of communities, Clarion Housing Group said that reaching out to residents had been a beneficial situation for all concerned. ‘Having a call with someone to say, “I’m your landlord, just checking in with you. How are you?” for them was a really big thing,’ he said. ‘We’re trying to work out how to make the most of that in the future. I can’t promise but I think it may well change the way we operate and approach engagement with people. You have got to take the positives.’ ●

Part of NLA’s Housing Programme | Programme Champions: **TfL**



Brum job — Birmingham is concentrating on its public realm towards better health and wellbeing via a green recovery

Kilian O'Sullivan; Cadogan; Allies and Morrison

FROM THE ASHES

We take an in-depth look at the Battersea Arts Centre, this year's overall winner in the New London Awards, for its Haworth Tompkins-designed dramatic rebirth from the low point of a major fire

Architect: **Haworth Tompkins**
Structural engineer: **Heyne Tillett Steel**
Environment and services engineer: **Skelly & Couch**
Artist: **Jake Tilson**



THE ARCHITECT'S ACCOUNT

Martin Lydon

Associate, Haworth Tompkins

We have been collaborating with Battersea Arts Centre (BAC) since 2006. Beginning with a modest role in advising ways to theatrically transform the building for Punchdrunk's immersive *Masque of the Red Death* show, we then envisioned a process with BAC called 'Fuzzy Logic' that would transform the entire building into a vivid, adaptive performance environment and a welcoming centre of community life.

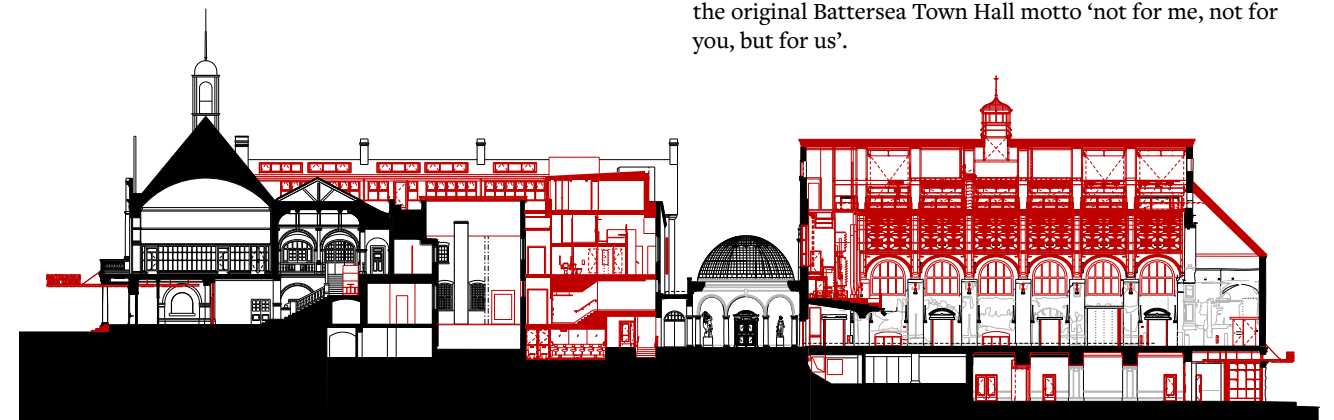
Instead of a following a fixed masterplan for change, requiring years of design and fundraising before anything could happen, our early building projects were quick, playful and experimental—carpeted stair chairs, bedrooms for artists, a play space for children, scraping back layers of black paint in the council chamber to reveal the memories of its town hall past. Known as 'Scratch' projects, these seeded new possibilities for the future and sparked a renewed sense of purpose for the Grade II*-listed town hall. Budgets were tight, so we had to be tactical about what we should design in detail and what we should leave to be decided by makers and users. Construction was seen as part of the creative process, something to be celebrated within the daily life of the building, not something to seal away from public view. We shaped our design proposals using card models and whiteboard scribbles in conversation with artists, producers and audiences. Visitors could feel that the building was alive and see the changes taking place, both physically to the building and in terms of BAC's own evolving mission to become a truly inclusive cultural organisation welcoming the creative spirit in everyone.

Phases of work gradually grew in scale, requiring design rigour and careful heritage analysis. We opened up the central courtyard and flanking corridors to their original plan form and stitched in new white glazed brick facades to form an intimate outdoor performance space at the heart of the building, framed with a new rooftop terrace, staff office accommodation and bedrooms for visiting artists in the existing attics. Performances can now take place in spaces all over the building supported by 'plug and play' sound and lighting infrastructure and new workshop and dressing room spaces.

Then, in March 2015 we watched in horror as the flames licked up the roof of the BAC's Grand Hall. In the weeks that followed, we met with building insurers, salvage experts, temporary roof scaffolders and most importantly, a community mourning the loss of a loved space. Our responsibility was to bring this space back to life. Struck by the raw beauty of the masonry shell that survived the fire, we have conserved the scarred wall surfaces 'as-found' to retain their character and a sense of history. We have reconstructed the roof envelope to support a new plywood lattice ceiling, inspired by the pattern of the original decorative fibrous plaster barrel vault lost in the fire. This maintains the original feel of the Grand Hall, but brings a new aesthetic and capability to the space. Air is drawn through the lattice and out through the reconstructed turret naturally using the stack ventilation effect, theatre rigging systems are coordinated with the lattice apertures and acoustic banners are concealed above to suit a range of events such as spoken word, drama, festivals, weddings, gigs and orchestral recitals.

'Today, BAC is a resilient 21st century arts organisation, rooted in its community'

Today, BAC is a resilient 21st century arts organisation, rooted in its community. COVID-19 is testing this resilience to the core. Cultural buildings are fundamentally centred around people and their activities, which bring significance, value and a collection of memories that endure beyond physical bricks and mortar, as witnessed by the Grand Hall. The past months have seen a shuttered building and difficult decisions for BAC as an organisation. Flickerings of activity are taking hold once more through livestream online events and socially distanced performances in the open-air courtyard. Our latest project, turning Town Hall Road into a shared community garden, launched in the summer and is already proving popular with local residents. We hope that BAC's resourceful can-do spirit and powers of creativity will ensure that its work endures to shape our collective future and remain a place true to the original Battersea Town Hall motto 'not for me, not for you, but for us'.



Long section — the architects conserved the raw beauty of the masonry shell that survived the fire



Assessing the ruins — the aftermath of the Grand Hall Fire



THE STRUCTURAL ENGINEER'S ACCOUNT Ella Warren

Project engineer, Heyne Tillett Steel

The Grade II*-listed Battersea Arts Centre has undergone a rolling series of refurbishments over the past 10 years, with HTS and Haworth Tompkins collaborating since 2012 on the redevelopment and extension of the building, most notably the rebuild of the Grand Hall after the fire.

When the fire broke out in March 2015, HTS attended the site while the building was still ablaze and assisted the fire fighters with assessing the structural integrity of the gable walls. The roof structure over the main performance space was destroyed, collapsing in on itself and dragging in the tops of the supporting buttresses, severely damaging the supporting masonry walls. While an initial loss to the site's architectural heritage, the fire provided a unique opportunity to design a functional and flexible structure in keeping with the character of the listed building.

Early interventions were key to the retention of much of the listed building fabric and design features. The large brickwork gable walls were now freestanding and would not survive in high winds. We designed temporary steel frames, clamping the walls in place to laterally restrain them. Brickwork testing and local repairs enabled the remaining structure to be safely retained. Extensive propping was installed in the basement to support the Grand Hall slab which was carrying large amounts of debris from the roof.

As the largest of the building's performance halls, a number of upgrades were designed for the Grand Hall to create a highly functional and contemporary theatre space. Two demountable side galleries were built using slender steel beams hidden within

the new acoustic floor build up, the balcony was modified to support an organ, and new dressing rooms were installed to the side of the stage. At the heart of the redevelopment, a new adaptable roof was designed to provide a host of technical improvements, such as support for a flexible rigging system, lighting and theatre equipment, attenuators for ventilation and a new walkway and back-of-house requirements, all contained within the original envelope of the of the roof void.

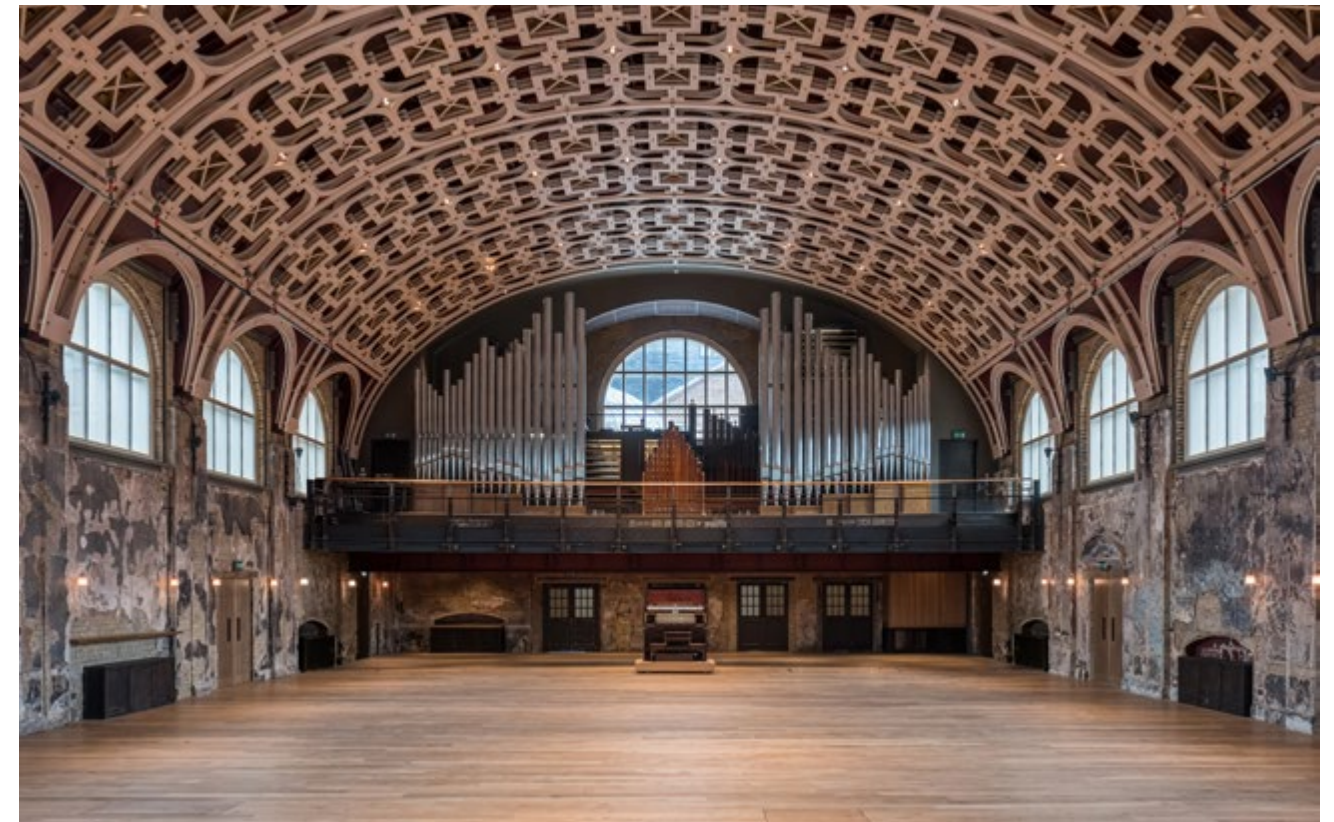
The new structure consisted of six new steel trusses spanning 17.5m on to the original buttresses. Rebuilding the roof posed a number of structural challenges, including the increased loading requirements, the reduced depth due to the new acoustic and thermal insulation, and the reuse of the original masonry buttresses.

The original trusses had curved lower chords and plated haunches which were built into brickwork buttresses. These are two storeys high and incorporate brickwork arches over the hall's side corridors. During design development it was established that the thrust imposed from the new roof, which pushed out onto the buttress, could not be justified for modern codes. To overcome this, elastomeric bearing pads, typically used on bridges, allowed one of the truss supports to slide sideways. This movement was monitored during construction as the roof build up was constructed then locked in place once 50 per cent of the load was installed. Any further thrust from the remaining roof build up and imposed load could then be justified, avoiding the need to strengthen the original buttresses and allowing the original fabric to be retained.

To complete the new performance space, a lightweight ply timber lattice ceiling was hung from the underside of the truss on a slender steel grid, allowing glimpses of the new truss and technical gallery from below.



Facing the community — Battersea Arts Centre's front exterior



Playing a new tune — BAC's Grand Hall showing its restored organ



BAC's courtyard and offices



Plant life — the Grand Hall technical gallery



THE ENVIRONMENT AND SERVICES ENGINEER'S ACCOUNT

Julian Cottrill

Associate, Skelly & Couch

Battersea Arts Centre holds a special significance for Skelly & Couch. Since our practice was founded in 2007, we have had a strong working relationship with the iconic arts hub and been involved in multiple phases throughout the lifetime of the building refurbishment.

For more than 120 years, Battersea Town Hall has played a major role in the community, both as a municipal centre and as a showcase for cutting-edge performances by radical artists. So it is no surprise that during that time services, and the building fabric itself, have been repeatedly cut, altered and added to.

The challenge of the pre-fire phased refurbishment was one of consolidating the existing services of varying age and condition (the initial electrical survey flagged up a few concerns, to put it mildly); simplifying a mishmash of utility and water supplies; and providing flexible, usable spaces with as little environmental impact as possible. Untangling a mass of old 'pyro' cables, lead water pipes, mismatched heating circuits and numerous unidentified redundant services embedded in concrete was a continuing theme throughout.

Not afraid of trying new things, and in line with BAC's pioneering 'Scratch' process, our starting point was always 'what have we got, what can we keep, and what do we need to make it work?'. Going back to first principles, we looked at the potential conditions in each space, either with minimal or no modification, or with fabric upgrades for thermal and acoustic purposes, and in collaboration with the client, estimated how comfortable audiences would be. A key theme in our discussions was avoiding the installation of excessive plant to help reduce energy use, which involved assessing whether visitors could be encouraged to wear extra layers or be offered blankets.

Once the brief had been set, the task of fitting the required plant within the confines of the existing (Grade II*) listed building fabric was carried out in close collaboration with Haworth Tompkins, and the success of the strategy can be seen in the stunning architecture.

In March 2015, halfway through the second phase of refurbishment, it was a great shock to hear that a fire in the roof of the Grand Hall, previously updated in phase one, had burned it to a shell. This terrible event brought home the critical importance of fire safety.

Construction on hold, an opportunity now arose to rebuild and improve the Grand Hall to provide the flexibility and infrastructure for the magnificent performance space the arts centre so greatly deserved.

The project is a shining example of what can be done with existing, listed buildings through the use of thoughtful and justified intervention, creating a collection of incredible, flexible spaces meeting users' requirements and achieving the highest environmental performance.



Back to work — a courtyard performance by Little Bulb Theatre



Spirit of the building — the Grand Hall bar cum large art installation



THE ARTIST'S ACCOUNT Jake Tilson

How did I find myself at Battersea Arts Centre in 2015 ... 'like a resident coalminer in the weeks after the fire, salvaging thousands of precious pieces of Grand Hall history'? (David Jubb, artistic director and chief executive, BAC, 2004–2019).

I first went to Battersea Arts Centre as a student in the 1970s. I lived nearby, and it soon became one of many buildings on my personal map of London. So, in 2011 when recommended by Steve Tompkins to work there on a scratch signage project I already felt at home.

My preferred approach to design is hands-on and non-verbal, which requires a great deal of trust both ways, rather like being in an improvisational jazz group, where you all know the underlying tune and respect your colleagues. It's creative trust. Occasionally when you work with an organisation there's a real fit, which I felt with BAC immediately. This synergy means that BAC and HTA are part of a small handful of clients to have made complete use of my skill set as both an artist and a designer.

Over the eight years from 2011 I worked on a wide array of projects and development ideas which included complete re-branding, a mobile box office, TV title sequences, typeface design, photographic resources, installation art, books and narrative place naming.

Rather than apply a standardised signage system throughout I chose to treat the signs as extensions of the varying building styles. The door signs, for example, I aimed to be almost invisible, merging with the various architectures, as if extending a narrative from the building's past.

It's dangerous to fall in love with a city, building or organisation: they tend to shift and change through gentrification, neglect or worse — by fire. So in March 2015 when I saw on Twitter that Battersea Arts Centre was ablaze, like everyone else involved I felt compelled to go straight there and see if I could help. Part of my practice as an artist involves urban foraging for objects and images from which I make narrative collages, books and sculpture, all aimed at creating a sense of place. My automatic response to the fire was to offer my art foraging expertise amid the ruins — without a brief in mind beyond the need to capture the moment.

The Lavender Hill Phoenix —
Tilson's fundraiser
photo book



I was allowed access fairly early on, when it was no longer a potential crime scene but before structural supports were put up. Once completely safe I made regular visits during the spring and summer. I picked my way through the wreckage, armed with a small spade and a camera encased in cling film for protection against the fine ash.

The grand hall was now open to the sky — full of twisted steel, burnt wood, cracked roof tiles and ash compacted by the rain. To help me explore this new space I took thousands of photographs, started digging up objects from the deep piles of ash and debris, made video and audio recordings, all with no real goal in mind apart from searching for objects that seemed potent. The intensity of the fire had aged everything — it felt like archaeology. I found myself drawn to objects that had a human connection such as tools, lighting gear, microphones or music stands.

The adjoining corridor to the hall resembled a scene from a science fiction film — large empty pods lay dotted on the blue mosaic floors like giant washed up shark or ray egg-cases found on beaches. They turned out to be globe ceiling lights morphed beyond recognition by the intensity of the fire. I photographed the collected items on site, and measured, wrapped and put them into storage, not really knowing what they might be used for — I just didn't want to lose them.

To help raise awareness and money for the Phoenix Fund I made a large photo book called *The Lavender Hill Phoenix*, which documented the various spaces and what I'd dug up.

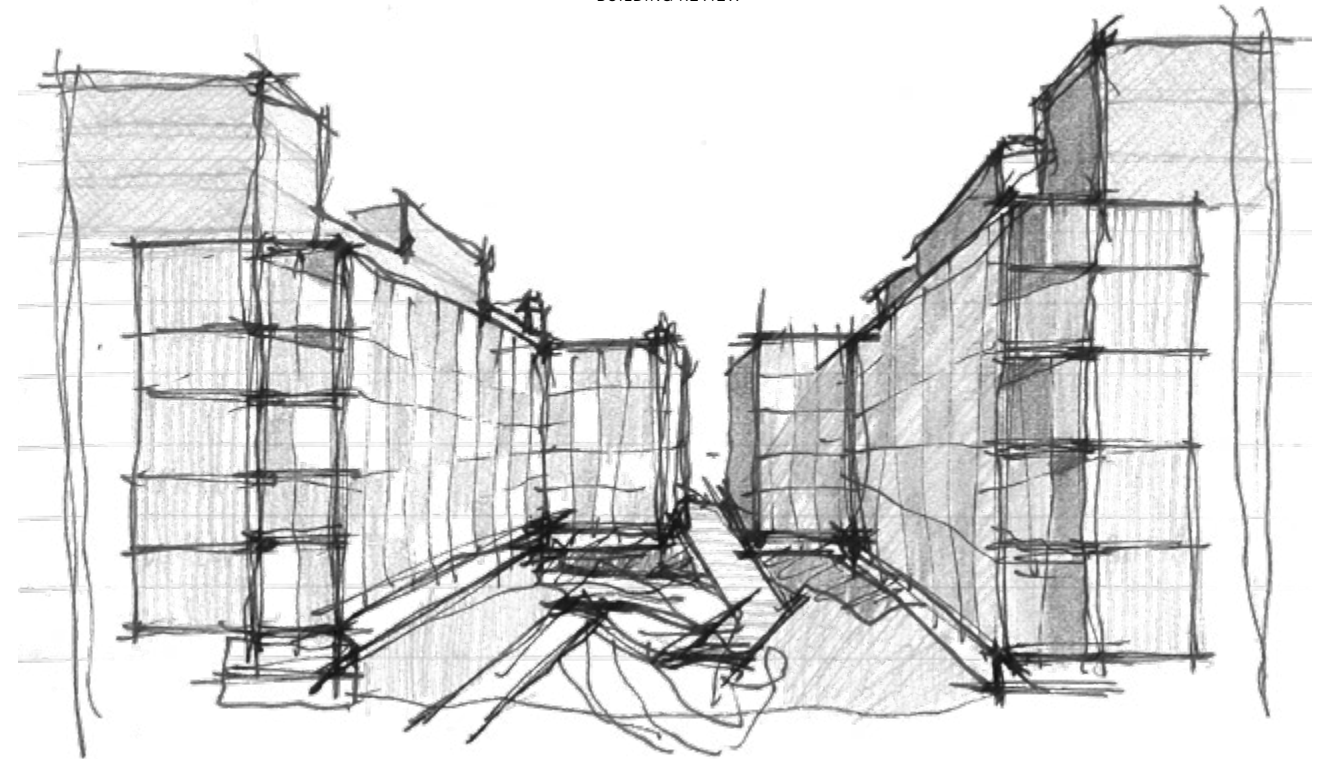
In the meantime, the objects were labelled 'Jake's Stuff' and placed in storage for the next three years in various rooms around the building while we tried to think of a suitable place to display them. Occasionally I visited the storage areas to weed out materials such as scaffold poles, ladders and extra-large burnt timber. Eventually the bar of the grand hall emerged as a perfect location to display what was becoming a large art installation.

As with a lot of projects at Battersea the Grand Hall Bar became collaborative, working alongside Haworth Tompkins and BAC to realise the final installation. Images from the book are used as 70 backlit panels, in front of which the objects are placed. The final location seems apt, with the work becoming a semi-decorative display with a utilitarian edge placed behind the bar, with the lower shelves used for bottles. There are no public artworks in the building, so I feel this fits in perfectly. ●

ESSEX PLAN

We take a look at Pollard Thomas Edwards' City Park West scheme in Chelmsford

Critic: **Rory Olcayto**
 Client: **Notting Hill Genesis**
 Architect: **Pollard Thomas Edwards**
 Property consultant: **Bidwells**
 Landscape architect: **AREA**



Drawing boundaries — City Park West sketch



THE CRITIC'S ACCOUNT

Rory Olcayto
 Writer and critic,
 Pollard Thomas Edwards

When I first laid eyes upon City Park West in Chelmsford, it was from the train I was taking to the Essex market town to visit a friend who'd recently moved there from London. I say 'town' purely in relation to the giant metropolis whose fringes it lies beyond, as Chelmsford is officially a city, a status it has held since 2012 and which Pollard Thomas Edwards (PTE)'s new housing development recognises in its name.

I was intrigued by the soaring brick tower, and the cluster of lower, equally expressive blocks around it, all brick, and featuring balconies, some protruding, some inset. It wasn't what I expected of Chelmsford—it resembled a piece of East London, transplanted.

When I got off the train, I thought I should investigate and found, at street level, a network of pedestrian routes and public squares tucked in behind the station and woven around some fine historic buildings. This was New London Vernacular (NLV), only more so. Less monolithic, more pleasingly fragmented, more colourful and less of that self-consciously continental look its big city cousins strive for. More English in its appearance, somehow. Is this the future of our towns? This question, pondered during that pre-COVID trip to Chelmsford, is more relevant than ever now, as the pandemic reframes our relationship with place and the built environment.

But should a site-specific vernacular be allowed to take root elsewhere? It depends. NLV is more of an intellectual idea than a craft tradition: both a response to the post,

post-modernism of the Blair years and a de-risked developer strategy. Easier to design and build, easier to sell, and, as a result, better at providing accurate land values than icon-led regen—think Strata in Elephant & Castle—ever was. There is a dose of policy, too, in NLV's formulation: the London Design Guide introduced in 2009 didn't actually say 'use brick' but it did, as Owen Hatherley notes in his essay *Building the Austerity City*, 'place great stress on that floating signifier, "context"'. The guide also called for 'tenure-blind' housing with clear entrances and spacious balconies, features which David Birkbeck and Julian Hart identified in a 2012 report for Urban Design London, which first identified and named the emerging style.

There were other forces at play in forging NLV: the fetishy, low-fi appeal of the *Brick Bulletin* and its regular survey of thoughtfully curated brick-built projects; Hans Kollhoff's brick edifices in Berlin; and a growing interest, in academia and highfalutin professional practice, in the pared back Flemish architecture of the Noughties. Significantly, as Hatherley astutely divines, the Ur-scheme of NLV, Accordia, arose well beyond earshot of the Bow Bells—in Cambridge.

So NLV in Chelmsford is fine. Especially when it takes the style—an international stew which debuted in the Fens—a step further, as City Park West does. It's especially fine given it is designed by PTE. As Paul Finch, in *The Architects' Journal* in 2014, remarked of the firm's 1998 scheme on Chillingworth Islington, this mixed-tenure development was a 'forerunner of the new London vernacular'. Everything Birkbeck and Hart pinpoint in their report—from brick facades to homes with front doors—PTE has been doing for years.

But if NLV in Chelmsford is fine, it does also pose at least one difficult question: where does London stop?



THE CLIENT'S ACCOUNT

Michele Rea

Senior project manager,
Notting Hill Genesis

At the time of purchasing the City Park West site (in 2007, just before the financial crash), we were looking to expand from London into Essex. This derelict patch formerly occupied by Anglia Ruskin University presented a great opportunity in the heart of Chelmsford, with its great location right by the bus and railway stations (with its fast, regular service to Liverpool Street) and the historic quarter.

We were looking to work with architects experienced in delivering transformative and affordable urban design that would be attractive to young professionals. We had another market in mind too: older people who wanted to downsize and recognised the desirability of staying close to amenities, where they could remain socially active. As well as being specialists in regeneration, Pollard Thomas Edwards (PTE) had been instrumental in producing the HAPPI report which highlighted the importance of town centre living for the older generation. We therefore felt its architects shared our outlook and would be the perfect choice to deliver our vision.

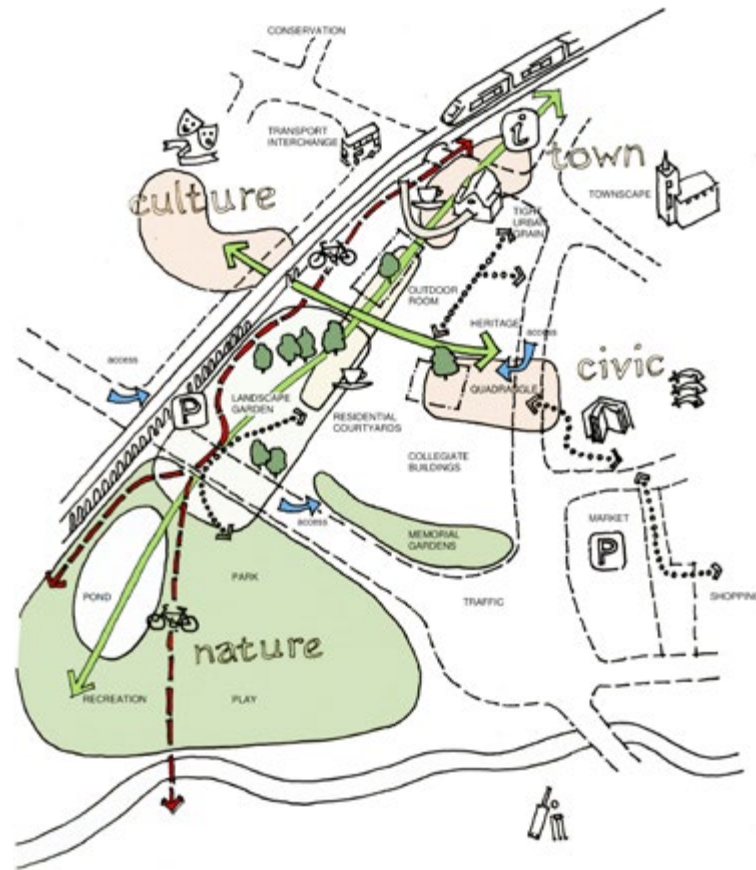
'We had another market in mind too: older people who wanted to downsize'

PTE's design reflects our original aspirations very well. Residents have praised their homes—which they consider modern and characterful—and appreciate having access to outdoor space, something which became very apparent during the pandemic lockdown.

It is the popularity of the public realm, however, that confirms City Park West as a successful placemaking project. People passing through really do linger in the settings created, making use of the new seating, enjoying the water features or simply taking in the views of the many mature trees, oaks and magnolias, retained on site.

Notting Hill Genesis has taken up residence in City Park West too: we've moved our own customer service centre into one of the historic buildings that PTE has restored (and which we own).

Our staff feel good about being part of a project reviving this historic city.



The masterplan concept



Street life — residents have praised their modern and characterful homes



THE ARCHITECTS' ACCOUNT

Carl Vann and Justin Laskin

Partner and
associate partner,
Pollard Thomas Edwards

With hundreds of new homes and a blend of cafés, restaurants, workplaces, community facilities and public art, City Park West is undeniably mixed-use, but describing it this way doesn't quite capture its impact on Chelmsford.

Located by the railway station, it includes five new residential buildings, including a 14-storey tower, four new public squares, and three refurbished buildings, one of which is listed. This ensemble works hard, functioning as a kind of previously missing jigsaw piece, reconnecting the large open green space of Central Park to the south with the civic quarter and historic core to the east and the arts district in the west end.

The brief called for a range of house types from one-bedroom 'third age' flats to three-bedroom mews homes with rooftop terraces. Of the 645 dwellings, 60 per cent are for market rent, 20 per cent are shared ownership, 10 per cent is social housing with the rest providing affordable extra-care for older residents. Every home has access to a garden, terrace, or balcony.

We have created six distinct neighbourhood areas across the scheme, held together by pedestrian routes and public spaces, enhanced by fountains and artworks including an interactive video display and text carved into paving, benches, and steps. These spaces, open to everyone, define City Park West as much as the buildings do.

Is City Park West evidence of the New London Vernacular spreading beyond London's green belt? Ultimately, that is a question best left for critics to answer. It's true to say that schemes we have designed in the capital influenced this Chelmsford project—its scale, its density, its adjacency to a transport interchange are all familiar. Yet we were also very alive to the fact that doing London-in-Chelmsford would be crassly inappropriate. It's why much of the inspiration is clearly local: our new build brick palette, for example, references the gault brick of the Anne Knight building, the listed Quaker building we brought back into use, and the red and black smoked headers of the Law Building, an Art Deco number we also revived.

Thinking back, we always intended the tower to be an urban-scale expression of the fine-grain of the streets and routes we created, which in turn were inspired by Chelmsford's historic market-town heritage. There is also the more obvious 'gateway' dialogue it creates with DLA Architecture's Kings Tower on the opposite side of the railway line.

In summary, City Park West is densely populated, home to a skyline-shaping tower, interactive art, and several new public spaces. It is unashamedly urban in scale and character. This is a direct response to both the 2006 Town Centre Area Action Plan and, with a population of 175,000, the city status Chelmsford was granted nearly 10 years ago, just as this project was beginning to coalesce.

As to whether this 'capital of Essex' has been absorbed by an ever-expanding London, the style deployed at City Park West as a marker of this possibility is probably a red herring. Consider, instead, the train journey to Liverpool Street station. It only takes 32 minutes.



The project features five new residential buildings, including a 14-storey tower, four new public squares, and three refurbished buildings



THE PROPERTY CONSULTANT'S ACCOUNT

Daniel Carter
Partner, Bidwells

Our approach at City Park West was very much about bringing the wider city along on the journey and getting them to feed into and embrace Notting Hill Genesis's ambitions for the site from very early on in the process.

We developed a very strong working relationship with the various stakeholders from the planning and design officers at the council to the people responsible for maintaining the adjacent public park.

The strong collaborative team environment that was created on both phases had a huge impact on the success of the project—but having good local knowledge was crucial too.

Our local presence helped: it allowed us to understand what would work in terms of commercial viability and allowed us to influence the design of the overall scheme to meet the commercial requirements. A good example of this was the need to convert the building on Victoria Road from workplace to residential due to lack of office space demand in central Chelmsford. At first this change in approach was received with scepticism by the council as it contradicted their development plans and aspirations for the city. But by using our knowledge of the local market we were able to demonstrate the lack of demand and justify the change in direction.



Green and pleasant — the scheme includes pockets of lush planting and intimacy



'A sweet spot between solidity and playfulness' — the landscape vision



THE LANDSCAPE ARCHITECT'S ACCOUNT

Charlotte Norman
Director, AREA

Our overriding vision at City Park West was to express something of the quintessential Chelmsford spirit, which we think occupies a special sweet spot between solidity and playfulness, and to make connections with the perhaps-underestimated beauty of the wider Essex landscape. Our aim was to create a subtly distinctive, robustly urban city centre place, with pockets of lush planting and intimacy, easily navigable for all and able to embrace a multitude of everyday predictable and spontaneous or occasional uses.

Mid Essex sits on a bed of clay, sands and gravel and this is reflected in the widespread use of mellow-toned brick in the town and throughout the project. Back in the Ice Age, Chelmsford was at the terminus of a glacier, and in the past large 'erratic' stones dumped by the retreating ice sheet were used as landmarks at important meeting places and junctions. We designed new playable geometric granite boulders for the central public space in the shadow of the last remaining veteran oak as a reinterpretation of this ancient use. Water is important to the character of City Park West. It is in the floodplain of the River Chelmer, connecting downstream

to the estuary at Maldon, and was also the site of an important medieval spring, so we have woven layers of this water story into the scheme to define routes and destinations. We designed the organic forms of the Saltmarsh Pool to reflect the fluid patterns found in Essex estuaries, and chose the planting to be reminiscent of local saltmarsh species, with bands of blue-green grasses and flowering perennials. The pool is already being used for paddling by people of all ages—and sometimes ducks!

'Our aim was to create a subtly distinctive, robustly urban city centre place'

Ten years working together on a project is a long time, and we have probably seen each other at our best and occasionally worst, but for us PTE's architects are more than just highly respected colleagues, they are our trusted friends. There has been an openness and warmth in our relationship, and we are immensely proud of the work we have done together. ●

SURVIVAL OF THE FITTEST

Jamie Holmes, CEO of VU.CITY, reflects on the strange but goal-oriented, freedom-laced appeal of running ultra-endurance events

Every journey starts with a single step. Which, in my case, is then followed by 287,000 more! I am an ultra-runner and for the past 14 years have been running races of anything longer than a marathon.

My first foray was back in 2006 when I ran the Comrades Marathon in South Africa. SA's main running event is 56 miles uphill from Durban to Pietermaritzburg—just the ticket to get me into this strange pastime.

In 2015 I ran what has to be the most bonkers race, the Spartathlon, from Athens to Sparta. That is, 153 miles all in one go. It tries to trace the historic run by Pheidippides back in 490BC when he ran to Sparta to ask them to support the Athenians in the battle of Marathon against the Persians. As it is said that he set off at sunrise on day one and arrived before sunset on day two, the race is set thus: you leave the Acropolis at 7am on Friday and have to finish before 7pm on Saturday evening.

In 2016 I took on a different challenge—running for 24 hours around Tooting running track. I tried this to see if the concept of running round and round a 400m track, and being only a mile away from my comfy bed in Wandsworth, would help me find my limit. It nearly did, but I stuck at it and managed to clock up 107 miles.

In 2017 I headed back to Sparta to do it again—this time running the whole distance with my three running mates. We had always wanted to try doing it together but had never all been selected in the same year, as, unbelievably, every year the 400-runner limit is massively over-subscribed. But this year all our names came out of the hat and we managed to kiss the foot of the statue of King Leonidas together, 34 hours and 22 minutes after we set off from Athens.

In 2018 I ran the South Downs Way all in one go—that was a challenge, as it turns out to be quite hilly.

So why do I do it? I am not really sure. I love the fact that everything is geared around a goal, I marvel at what the human body is capable of, I love the freedom of running, and the simplicity of just donning a pair of running shoes going off. Running shorter distances would mean I have to run fast, and I don't like that. And my mates won't sponsor me for marathons anymore, so I have to think of things that will help them to get their wallets out.

What next? Sadly, I have been injured for the past year and it would seem this may be the onset of age! Cycling seems to work for me now, so more Lycra and perhaps some silly challenges on a bike for me from now on. ●



Race to the Stones — Holmes' 100km run along the Ridgeway



I'm Spartacus! Holmes finishing the 153 mile Spartathlon — Athens to Sparta in 2015 — which he did in one go...



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PROPERTY GROUP

View from Upton Gardens

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EAST VILLAGE

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HEALTHY OUTLOOK: RESILIENCE DURING TURBULENCE

JLL’s *Simon Hodson*, head of UK healthcare, and *Christopher Walters*, director of life sciences, look at the prospects for growth in healthcare and life sciences in London



The last few months of any year are always a busy time in terms of market activity. In light of the economic

impact of COVID-19, the final quarter of 2020 will be even more important as the market looks to recover from this turbulent year. With total transactions for UK real estate expected to be down 30 per cent year on year, a spotlight is shining on sectors that have remained resilient, and which have shown up as opportunities to investors.

Two areas of the market that have attracted attention throughout the pandemic are healthcare/later living and life sciences. There has been an increase in investor demand for both of these areas, particularly in London, with key transactions taking place as discussion of healthcare needs come to the forefront and pharmaceutical companies respond to the global pandemic.

Later living has definitely been a talking point, as it’s become even more clear this year that London’s ageing demographic is not being prioritised, and that many care homes are not fit for purpose. Our latest report, ‘UK Care Homes: An opportunity to build communities and invest capital’ highlights the need for a shake-up in the sector and the urgent need for more modern care homes to accommodate a growing number of residents who require long-term care.

The report shows that London is the most under-supplied region in UK, with just 22,639 beds across 525 nursing and care homes. This, alongside the fact that the UK’s biggest growing demographic is those over 75, means that the GLA and local councils will need to review the latent risks of their residents staying in their homes for longer.

We have seen a partnership between McCarthy & Stone and Anchor Hanover to deliver nearly 500 later-living affordable homes across five sites, and we should expect more of this type of deal as the need to develop more purpose-built

later-living and care home accommodation continues to increase to meet a growing demand.

Life sciences is another sector that investors have been paying particular interest to over the course of the year. In fact, an H1 capital markets investor survey we carried out found that UK investors thought the sector would provide the strongest real estate opportunities over the next five years, underpinned by resilient market fundamentals such as public sector investment, venture capital funding and academic research power.

‘UK investors thought the life sciences sector would provide the strongest real estate opportunities over the next five years’

We have seen some sizable transactions coming through in London which have resulted in clusters forming in Kings Cross, White City, Whitechapel, Waterloo and London Bridge. For example, Merck has recently confirmed that its planning to build a £1bn Drug Discovery Centre as a new HQ hub opposite King’s Cross and St Pancras Station. This commitment to London has only accelerated occupational demand from SMEs, scale-up businesses and larger corporates.

We certainly expect to see further growth in the life sciences sector, driven primarily by venture capital and public funding, and we should expect to continue to see those London clusters forming. However, for both life sciences and healthcare alike, take-up is limited by the lack of available space in the capital. ●



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**
Residential
73,400 sq ft NIA | Existing
lyonsplace.co.uk



MARBLE ARCH PLACE

Designed by world-renowned architect Rafael Viñoly, 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 realm, 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 the new gateway to the West End.

Developer: **Almacantar**
Architect: **Rafael Viñoly Architects**
Mixed-use
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, offering 183 studios, one-, two- and three-bedroom apartments architecturally designed by Alison Brooks Architects (RIBA Stirling Prize-winner) with interior design by Conran and Partners. Located next to Tottenham Hale station and at the gateway to new residential street Ashley Road, the building has a warm brick facade, street-level colonnades around three new retail units, and two generous garden terraces created by Andy Sturgeon Design.

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



BRENT CROSS TOWN

Brent Cross Town is a 10m sq ft, 180-acre town centre development by Argent Related, in partnership with Barnet Council. A new ‘park town’ with a new train station, it will deliver 3m sq ft of office space, 6,700 new homes (variety of tenures), retail, sports and leisure facilities, around 50 acres of parks and playing fields. The regeneration will transform the area into an inclusive, accessible town centre designed for the demands of modern working and living.

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



TOTTENHAM HALE

The masterplan will transform this well-connected part of London into a place for residents and visitors to enjoy, working with Alison Brooks Architects, AHMM, PTE, and RUFF, with landscaping design by Adams & Sutherland and Grant Associates, to deliver Haringey’s vision of a new district centre. Delivering 1,030 new homes; a mix of market sale, affordable and rental; plus new retail spaces; co-working and office space; a new health centre serving 30,000 local people; public space 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 GEA gross development | Under construction
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 / Maccreanor 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.

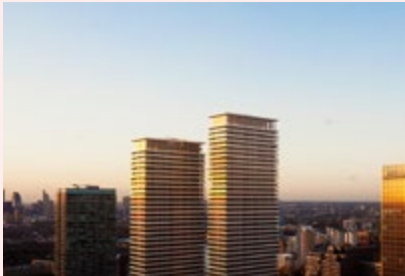
Developer: **Ballymore / Oxley**
Architect: **Glenn Howells Architects (masterplan) / Whittam Cox Architects (executive architects)**
Mixed-use
40 acres | Under construction
royalwharf.com



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



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: **Lifschutz 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 nhov 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



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



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



GRAND UNION

Grand Union will create a vibrant new canalside neighbourhood. Located in Alperton, close to Wembley with great connections into Central London. Enjoy a waterside piazza with cafes, restaurants, bars and a community centre at its heart. With 11 acres of landscaped gardens, riverside meadows and waterside pathways, Grand Union will be a unique waterside destination to play, work and relax.

Developer: **St George**
Architect: **BDP**

Mixed-use

22 acres | Phase 1: existing, completions from Q2/Q3 2022

berkeleygroup.co.uk/developments/
london/alperton/grand-union



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



CHELSEA CREEK

Located just a short distance from the King's Road and Sloane Square, Chelsea Creek is the exciting new landmark development in Chelsea, designed by Squire & Partners. These stunning apartments and penthouses boasting unrivalled views over beautifully landscaped gardens, the River Thames and beyond. Residents' benefit from hotel-style facilities including a swimming pool, spa, gym, private cinema, residents' lounge and 24-hour concierge. Tree-lined promenades, flowing waterways and beautifully landscaped gardens offer a tranquil backdrop to the stylish and modern homes.

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

Residential

1,233 units / 7.8 acres | Under construction
chelseacreek.co.uk



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



FULHAM REACH

Situated alongside the River Thames and overlooking Hammersmith Bridge, Fulham Reach is a sophisticated development designed by John Thompson & Partners. This thriving community is comprised of stylish apartments with stunning views, and home to renowned chef Raymond Blanc's Brasserie Blanc. Residents' have exclusive access to the Tamesis Club, which includes a pool, spa, gym, and private cinema. Set amongst 3.7 acres of landscaped gardens, and sandwiched between Michelin-starred restaurants, Fulham Reach is London's riverside living at its finest.

Developer: **St George**
Architect: **John Thompson & Partners**

Mixed-use

744 units / 7.2 acres | Under construction
fulhamreach.co.uk



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 180 studios, 1, 2, 3 and 4 bedroom apartments and penthouses with 360 degree 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 and screening room. A new pedestrian plaza runs alongside the railway arches at the rear of the development.

Developer: **St James**
Architect: **David Walker Architects**

Mixed-use

180 apartments / 16,145 sq ft | Existing
berkeleygroup.co.uk/developments/london/
albert-embankment/the-dumont



WHITE CITY LIVING

Over 2,300 suites, 1-, 2- and 3- bedroom apartments, set within eight acres of landscaped gardens including a 5 acre public park and water features. White City Living offers an experience like no other. Next door to Westfield London and Imperial College London's new 23 acre campus it is surrounded by world-class retail, entertainment, education and culture. The private club facilities include two 12-seater cinema rooms, a pool with adjoining sun terrace, spa and fitness rooms as well as business lounges and entertainment suites. The development will form a keystone for the wider £8bn regeneration of White City.

Developer: **St James**
Architect: **Patel Taylor**

Mixed-use

Over 2,300 apartments | Phase 1: completing end of 2020, Phase 3: 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 over 1700 new homes. These include studios, 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 / 125,000 sq ft commercial space | Under construction
clarendon8.co.uk



KING’S ROAD PARK

Part of the South Fulham Riverside Regeneration Area, King’s Road Park will deliver over 1,800 homes from suites, to four bedroom penthouses. Set within six acres of landscaping, this new neighbourhood will see a new public park, square and residents’ gardens. 23,000 sq ft of residents’ facilities in the style of a private members club, and 100,000 sq ft of commercial space will truly make King’s Road Park a beautiful place to live.

Developer: **St William**
Architect: **EPR**
Residential
1,843 apartments / 15.6 acres | Under construction
kingsroadpark.co.uk



PRINCE OF WALES DRIVE

Set around 2.5 acres of beautifully landscape gardens in Zone 1, Prince of Wales Drive is a contemporary collection of 1, 2 and 3 bedroom apartments. Ideally located just moments from Battersea Park and Sloane Square with excellent transport links to Battersea Park Overground station and the new Northern line extension due in 2021. 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

1 Broadgate is a landmark mixed-use development that offers flexible accommodation for office, retail, leisure and food & beverage businesses. The building is a diverse, world-class development right in the heart of one of London’s best-connected locations, next to Liverpool Street Station and an important hub on Crossrail. Lower levels will offer c. 50,000 sq ft of retail space, with c. 490,000 sq ft of new office space arranged over the upper levels, each with access to private terrace space. The building prioritises wellbeing and sustainability, with embedded technology to enhance the user experience.

Developer: **British Land**
Architect: **AHMM**
Mixed-use
c. 540,000 sq ft NIA | 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

100 Liverpool Street has been designed to the highest sustainability standards by Hopkins architects. The mixed-use development comprises 437,000 sq ft workspace, 79,000 sq ft retail, F&B and leisure space, with 26,000 sq ft of terraces. Three entrances from Liverpool Street, Broadgate Circle and the Octagon Mall connect social space with restaurants, retail and impressive architecture. 100 Liverpool Street is British Land’s first ultra-low carbon development and with all electricity from renewable sources it has sustainability and connectivity built in. Certified BREEAM ‘Outstanding’, Wired ‘Platinum’, WELL ‘Gold’.

Developer: **British Land**
Architect: **Hopkins Architects**
Mixed-use
523,000 sq ft | Under construction,
PC September 2020
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: **Stiff + Trevillion. Originally developed in 1930 by Frederick Gould and Giles Gilbert Scott**

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



THE CADOGAN HOTEL

The recently redeveloped and restored Cadogan Hotel is a grand Victorian red-brick building, commanding a central position on Sloane Street. The £39m investment has created a stunning 5* hotel and restaurant—managed by Belmond—and retaining the Queen Anne Revival-style character and charm. Formerly comprising of five adjoining townhouses, original design elements have been maintained like working fireplaces, mosaic floors, and original wood paneling, and augmented with new elements drawing inspiration from the hotel’s architectural character and rich heritage, as well as the surrounding neighbourhood, creating a stylish retreat and meeting place for international visitors and the local community.

Developer: **Cadogan**
Architect: **Blair Associates Architects**



COLETTE COURT

Sat within the Hans Town conservation area, this elegant block has been restored to its former glory with extensive renovation, repair and remodeling; greatly contributing to both the streetscape and the usability of the building. Colette Court is a six-storey corner property comprising six apartments (together providing over 8,000 sq ft of living space) and separate commercial premises on the ground floor, now with distinct entrances for residential (Cadogan Gardens) and office (Sloane Street). Windows have been re-aligned (improving proportions and aesthetics), the interior completely reconfigured, and a new first floor roof terrace and green roof added.

Developer: **Cadogan**
Architect: **BLDA**
Mixed-use
Over 8,000 sq ft of residential space, plus offices | Existing



COSTES TOWN HOUSE

One Sloane Gardens is an elegant Edwardian apartment block overlooking Sloane Square, currently undergoing conversion into a luxury boutique hotel with thirty rooms to be operated by John Louis Costes as his first project outside of Paris. The external façade is being retained and sensitively restored, while the structure behind is demolished and interiors reconstructed. Costes Town House will include a bar and ground floor coffee house, as well as a fine-dining restaurant on an additional rooftop storey with stunning views across Chelsea and beyond.

Developer: **Cadogan**
Architect: **ReardonSmith Architects**
Hospitality
14,635 sq ft GIA | Under construction
sloanegardens.uk.com



20 WATER STREET

20 Water Street is a new 214,000 sq ft building positioned at the gateway to Wood Wharf, the transformative 4.8m 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



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



DURLEY HOUSE

Originally two eighteenth century terraced townhouses, Durley House has been substantially altered over the years—in 1946 it was combined into a single block of flats and then subsequently converted into a hotel, losing its charm and original Georgian features. Over the past five years, Cadogan’s extensive refurbishment and remodeling has reinstated the original character of the building, which commands a central position on Sloane Street within the Hans Town conservation area. The external appearance has been dramatically improved, while internally allowing for efficient operation of a high-quality sixty-cover restaurant and bar with 14 luxurious bedrooms above, it is set to become a landmark for the area.

Developer: **Cadogan**
Architect: **TTPP**
Mixed-use
14,635 sq ft GIA | Under construction



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



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



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



COVENT GARDEN

Under Capco’s stewardship and vision, Covent Garden has been transformed into a vibrant world-class neighbourhood, with the pedestrianised historic Piazza at its heart. 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.

Developer: **Capital & Counties Properties**
Mixed-use
1.2m sq ft | Existing
coventgarden.london



LILLIE SQUARE

Located in West London, Lillie Square is an established modern garden square address offering 800 new homes. First residents of Phase 1 moved in December 2016 with Phase 2 handovers ongoing.

Developer: **Capital & Counties Properties PLC / KFI 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



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



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



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



ACTON 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



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



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: **Maccleanor Lavington / Shepherd Epstein Hunter**

Mixed-use

649 residential units / 3.7 ha | Existing

[eastcitypoint.com](#)



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



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



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



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



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: **Rolf Judd**

Mixed-use

46,000 sq ft | Under construction

[themarq.co.uk](#)



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



1-2 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, 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 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



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



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



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



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. Construction is well 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 87 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



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, 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) / Maccreanor Lavington / Allies & Morrison (plot architects)**
Mixed-use
c. 1000 units / 1.1m sq ft | Pre-planning
bridgescloseromford.com



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 boasts 74,700 sq ft of well-designed, cost-effective workspace. Freehold land to the rear will also be transformed to provide amenity space for future occupiers.

Developer: **Great Portland Estates**
Architect: **DSDHA**
Mixed-use
113,300 sq ft | Existing
the-hickman.co.uk



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



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



70-88 OXFORD STREET & 1 NEWMAN STREET

Located at the eastern end of Oxford Street and opposite the Tottenham Court Road Elizabeth line entrance at Dean Street, 70-88 Oxford Street & 1 Newman Street is a 124,400 sq ft mixed use development fronting Oxford Street, including 80,000 sq ft of office at 1 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



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



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 BREEAM '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



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



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



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



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



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 provides highly designed, diverse workspaces from co-work offering, plug and play space, through to traditional long-lease types. Within walking distance of Farringdon Station and six terraces across 11 storeys providing inspiring views, the development incorporates state-of-the-art facial recognition system, a double-width polished concrete feature staircase and a separate cyclists' entrance off the Cycle Superhighway. Sold in 2020 to a private investor, the building continues to welcome a growing occupier community through HB Reavis' co-working concept HubHub.

Developer: **HB Reavis**
Architect: **Denton Corker Marshall**

Commercial

85,000 sq ft | Existing
20farringdonstreet.co.uk



33 CENTRAL

33 Central provides 226,000 sq ft of workspace with large flexible floor plates, maximising natural light. The 11-storey island site, designed by John Robertson Architects, includes a large rooftop garden offering panoramic views of London's most famous landmarks. In 2016, 33 Central was forward sold to Wells Fargo. Since 2019, HB Reavis established their own UK headquarters within the building. HB Reavis also created a successful Plug and Play lease offering within 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, Bloom Clerkenwell is under construction with completion due in Spring 2021. The scheme provides seven storeys of workspace, substantial terraces, retail, fitness studio and generous cycling facilities. It sits in the heart of Clerkenwell, adjacent to Farringdon Station, at the only London interchange of three Underground lines, Thameslink and the Elizabeth line. Wellbeing, sustainability, and digital connectivity are key themes as Bloom 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: **TateHindle**
Commercial
78,000 sq ft | Existing
cooperandsouthwark.co.uk



REDEVELOPMENT OF ELIZABETH HOUSE

Elizabeth House is one of the capital’s most important strategic redevelopment sites. Next to Waterloo Station, the site has been earmarked for redevelopment for over a decade. The new AHMM design scheme, achieved a resolution to grant planning permission in 2019. HB Reavis is working through its s.106 and third-party development agreements. The commercially-led development will support thousands of jobs and provide much needed public realm improvements benefitting the millions of people who use the station and surrounding area.

Developer: **HB Reavis**
Architect: **AHMM**
Commercial
1.2m sq ft | Achieved resolution to grant planning
elizabethhousewaterloo.co.uk



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



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



REDEVELOPMENT OF QUICK & TOWER HOUSE

Quick and Tower House is a new commercial redevelopment on a prominent corner in Shoreditch. Construction begins in 2021 transforming two existing buildings into a vibrant creative development in the heart of Shoreditch with dedicated workspace to supporting the start-up community. Occupiers will be welcomed into the building via a new public square, activated by retail space on the ground floor. The scheme will focus on wellbeing, sustainability and connectivity targeting BREEAM, WELL and WiredScore accreditations.

Developer: **HB Reavis**
Architect: **Make**
Commercial
134,000 sq ft | Achieved planning consent
hbreavis.com/uk/project/worship-street



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



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



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



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



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



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



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: **Stockwood**

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



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



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
themarkersshoreditch.com



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



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



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



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



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



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



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



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



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



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: **Stockwood**
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



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



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



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 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



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



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



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



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](#)



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](#)



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](#)



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](#)



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](#)



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](#)



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 Schroders Exempt Property Unit Trust)**
Architect: **Foster + Partners (masterplan) / AHMM / Shed KM / Make**
Mixed-use
2.2m sq ft | Under construction
ruskinsquare.com



WENLOCK WORKS

The refurbishment and re-cladding of two existing 1980s office buildings has dramatically improved the appearance and streetscape of Shepherdess Walk and responds 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 has greatly improved access to natural light within the building. An additional sixth storey has been added to the main building, maximising the overall lettable space.

Developer: **Schroders Investment Management / Stanhope**
Architect: **Buckley Gray Yeoman**
Mixed-use
130,000 sq ft | Existing
wenlockworks.london



8 FINSBURY CIRCUS

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

Developer: **Stanhope / Mitsubishi Estate London**
Architect: **Wilkinson Eyre**
Commercial
160,000 sq ft | Sold



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



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



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



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. Construction has begun on 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



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 / Maccleanor 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



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



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



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



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 Architects / 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



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: **Wagh 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



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, bars 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



THE OLD VINYL FACTORY

The former home of EMI and HMV, where ground-breaking records by The Beatles and Pink Floyd were pressed, is now where the final stages of a £250m regeneration is taking place. The scheme will deliver 700 homes and 620,000 sq ft of commercial, leisure and retail space, all set in 250,000 sq ft of new public landscaping. Over 6,000 jobs and hundreds of millions of pounds in socio-economic benefit will be delivered on a site that had sat derelict for 30 years.

Developer: **U+I**
Architect: **Studio Egret West / AHMM / Duggan Morris Architects / ShedKM / Woods Bagot**
Mixed-use
17 acres | Under construction
theoldvinylfactory.com



LANDMARK COURT

Resolution to grant planning consent was secured by The London Borough of Southwark in June 2020 for this £240m partnership between U+I and TfL. This 200,000sq ft mixed-use scheme will revitalise a lost part of Bankside close to Borough Market and will deliver high-quality office space including affordable, flexible workspace, 1,850 jobs, 36 new homes, a retail and leisure quarter and the restoration of Crossbones Graveyard, a significant post-medieval burial ground.

Developer: **U+I / TfL**
Architect: **Allies and Morrison**
Mixed-use
1.7 acre | Planning granted
landmarkcourtsouthwark.co.uk



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



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



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



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



CHILWORTH MEWS

Seven new mews houses form 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



EIGHTY FENCHURCH STREET

Eighty Fenchurch is 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 achieved BREEAM excellent and WiredScore platinum ratings; it utilises ‘smart building’ technology and has user wellbeing at the heart of the design.

Developer: **Partners Group (owner) / YardNine (developer)**
Architect: **TP Bennett**

Mixed-use
252,250 sq ft | Existing
eightyfen.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.

ACADEMIA

University College London (UCL)
020 3108 8666
ucl.ac.uk

AGENT/ PROPERTY MANAGER

Avison Young
08449 02 03 04
gva.co.uk

Consulco
020 3214 9940
consulco.com

Creative Places
1223359840
creativeplaces.com

Gerald Eve
020 7493 3338
geraldeve.com

JLL
020 7493 6040
jll.co.uk

Knight Frank
020 7629 8171
knightfrank.co.uk

Savills
020 7409 8834
savills.com

SiteSales Property Group
site-sales.co.uk

Urban Space Management
020 7515 7153
urbanspace.com

ARCHITECTURE

5plus Architects
020 7253 7644
5plusarchitects.com

Adam Architecture
020 7841 0140
adamarchitecture.com

Adjaye Associates
020 7258 6140
adjaye.com

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

ArchitecturePLB
020 7940 1888
architectureplb.com

Arney Fender Katsalidis
020 3772 7320
afkstudios.com

Assael Architecture
020 7736 7744
assael.co.uk

Assorted Skills + Talents*
020 3701 04033
assortedskillstalents.com

Aukett Swanke
020 7843 3000
aukettswanke.com

AVR
020 7403 9938
avrlondon.co.uk

Axiom Architects
020 7421 8877
axiomarchitects.co.uk

Barr Gazetas
020 7636 5581
barrgazetas.com

Barton Willmore
020 7446 6888
bartonwillmore.co.uk

BDP
020 7812 8000
bdp.com

Bell Phillips Architects
020 7234 9330
bellphillips.com

Belsize Architects
020 7042 8250
belsizearchitects.com

Ben Adams Architects
020 7633 0000
benadamsarchitects.co.uk

Benedetti Architects
020 3475 7500
benedettiarchitects.com

Bennetts Associates
020 7520 3300
bennettsassociates.com

BetterPad
betterpad.co.uk

BIG — Bjarke Ingels Group
020 3735 4996
big.dk

Buckley Gray Yeoman
020 7033 9913
bgy.co.uk

Burwell Architects
0208 3056010
burwellarchitects.com

Campbell Cadey
020 7965 7347
campbellcadey.com

Cartwright Pickard Architects
020 7554 3830
cartwrightpickard.com

Chapman Taylor
020 7371 3000
chapmantaylor.com

Child Graddon Lewis
020 7539 1200
cgluk.com

Chris Dyson Architects
020 7247 1816
chrisdyson.co.uk

Curl la Tourelle Head Architecture
020 7267 0055
clth.co.uk

CZWG Limited
020 7253 2523
czwg.com

daab design architects
020 7627 2093
daabdesign.co.uk

Darling Associates
020 7630 0500
darlingassociates.net

David Roden Architects
020 3282 7119
rodenarchitects.com

DGA Architects
020 7834 9474
dga-architects.co.uk

Donald Insall Associates Ltd
020 7245 9888
donaldinsallassociates.co.uk

dRMM
020 7803 0777
drmm.co.uk

EPR
020 7932 7600
epr.co.uk

Eric Parry Architects
020 7608 9600
ericparryarchitects.co.uk

Fathom Architects
020 3151 1515
fathomarchitects.com

Feilden Clegg Bradley Studios
020 7323 5737
fcbstudios.com

Flanagan Lawrence
020 7706 6166
flanaganlawrence.com

Fletcher Priest
020 7034 2200
fletcherpriest.com

Formation Architects
020 7251 0781
formationarchitects.co.uk

Foster + Partners
020 7738 0455
fosterandpartners.com

Fraser Brown MacKenna
020 7251 0543
fbmarchitects.com

ft’work
07831 528 024
footwork.org.uk

Gensler
020 7073 9600
gensler.com

Glenn Howells Architects
020 7407 9915
glennhowells.co.uk

GPAD
020 7549 2133
gpادلondonltd.com

Grimshaw
020 7291 4141
grimshaw.global

Hamonic + Masson & Associés
hamonic-masson.com

Haptic Architects
020 7099 2933
hapticarchitects.com

HASELL
020 7490 7669
hasellstudio.com

Haverstock
020 7267 7676
haverstock.com

Hawkins\Brown LLP
020 7336 8030
hawkinsbrown.com

Haworth Tompkins
020 7250 3225
haworthtompkins.com

Hayes Davidson
020 7262 4100
hayesdavidson.com

Henley Halebrown
020 7033 9700
henleyhalebrown.com

HKS
020 7292 5218
hksinc.com

HOK
020 7636 2006
hok.com

Hopkins Architects Limited
020 7724 1751
hopkins.co.uk

HTA Design LLP
020 7485 8555
hta.co.uk

Hutchinson & Partners Limited
020 7199 7700
hutchinsonandpartners.com

IBI Group
020 7079 9900
ibigroup.com

Jestico + Whiles
020 7380 0382
jesticowhiles.com

JM Architects
020 7580 5330
jmarchitects.net

John McAslan + Partners
020 7313 6000
mcaslan.co.uk

John Robertson Architects
020 7633 5100
jra.co.uk

Johnson Naylor
020 7490 8885
johnsonnaylor.com

JTP
020 7017 1780
jtp.co.uk

Karakusevic Carson Architects LLP
020 7566 6300
karakusevic-carson.com

Kohn Pedersen Fox Associates (KPF)
020 3119 5300
kpf.com

KSS
020 7907 2222
kssgroup.com

Leslie Jones Architects Limited
020 7255 1150
lesliejones.co.uk

Levitt Bernstein
020 7275 7676
levittbernstein.co.uk

Limeslade
079 3954 4413
limeslade.com

LSI Architects
020 7278 1739
lsiarchitects.co.uk

M3 Consulting
020 7710 4400
m3c.co.uk

MAA Architects
020 8973 0050
maa-architects.com

MAAPS Design & Architecture
020 8985 6717
maaps.co.uk

Maccreanor Lavington
020 7336 7353
maccreanorlavington.com

Mae
020 7704 6060
mae.co.uk

Make Architects
020 7636 5151
makearchitects.com

Metaphorm Architects
020 7490 8986
metaphorm.com

Metropolitan Workshop
020 7566 0450
metwork.co.uk

MICA
020 7284 1727
micaarchitects.com

Mikhail Riches
020 7608 1505
mikhailriches.com

Morris+Company
020 7566 7440
morrisand.company

Mowat and Co
mowatandco.com

Moxon Architects
020 7034 0088
moxonarchitects.com

MSMR Architects
020 7928 6767
msmrarchitects.co.uk

Newground Architects
020 7490 4959
newgroundarchitects.com

Office S&M
officesandm.com

Orms
020 7833 8533
orms.co.uk

Patel Taylor
020 7278 2323
pateltaylor.co.uk

PDP London Architects
020 7730 1178
pdplondon.com

Penoyre & Prasad LLP
020 7250 3477
penoyreprasad.com

Perkins+Will
020 7466 1000
uk.perkinswill.com

Peter Barber Architects
020 7833 4499
peterbarberarchitects.com

pH+
020 7613 1965
phplusarchitects.com

Piercy & Co
020 7424 9611
piercyandco.com

Pilbrow and Partners
020 3696 7000
pilbrowandpartners.com

Pitman Tozer Architects Ltd
020 3214 3255
pitmantozer.com

PLP Architecture
020 3006 3900
plparchitecture.com

Pollard Thomas Edwards
020 7336 7777
pollardthomasedwards.co.uk

Populous
020 8874 7666
populous.com

Proctor and Matthews Architects
020 7378 6695
proctorandmatthews.com

PRP
020 7653 1200
prparchitects.co.uk

Publica
publica.co.uk

Purcell
020 7397 7171
purcelluk.com

RDA
020 8299 2222
rdauk.com

RMA Architects
020 7284 1414
rmaarchitects.co.uk

Ryder Architecture Ltd
020 7299 0550
ryderarchitecture.com

Sarah Wigglesworth Architects
020 7607 9200
swarch.co.uk

Scott Brownrigg
scottbrownrigg.com

shedkm Ltd
020 7439 7166
shedkm.co.uk

Shepherd Epstein Hunter
020 7841 7500
seh.co.uk

Sheppard Robson Architects LLP
020 7504 1700
sheppardrobson.com

Spacelab
020 7033 3450
spacelab.co.uk

SPPARC
020 7734 4100
spparcstudio.com

Squint Opera
020 7978 7788
squintopera.com

Squire and Partners
020 7278 5555
squireandpartners.com

Stanton Williams
020 7880 6400
stantonwilliams.com

Stephen Davy Peter Smith Architects
020 7739 2020
davysmitharchitects.co.uk

Stiff + Trevillion Architects
020 8960 5550
stiffandtrevillion.com

Stitch
020 3617 8725
stitch-studio.co.uk

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020 7401 0700
stridetreglown.com

Studio partington
020 7419 3500
studiopartington.co.uk

Studio RHE
studiorhe.com

TateHindle
020 7332 4850
tatehindle.co.uk

The Manser Practice
020 8741 4381
manser.co.uk

TODD Architects
02890 245 587
toddarch.co.uk

Tonkin Liu
020 7837 6255
tonkinliu.co.uk

tp bennett
020 7208 2000
tpbennett.com

Urban Mesh Design Ltd
020 7600 0930
urbanmesh.com

Urban Regen Plus
urbanregenplus.com

We Made That
020 7252 3400
wemadethat.co.uk

Weston Williamson + Partners
020 7401 8877
westonwilliamson.com

WGP Architects
wgpa.co.uk

White Arkitekter
020 3897 0812
white.se/en

Whittam Cox Architects
020 3388 0019
whittamcox.com

WilkinsonEyre
020 7608 7900
wilkinsoneyre.com

Zaha Hadid Architects
020 7253 5147
zaha-hadid.com

ZZA Responsive User Environments
020 7700 2630
zza.co.uk

BID

Aldgate Connect
aldgateconnect.london

Cheapside BID
0207 332 3572
incheapside.com

EC Partnership
prime-era.co.uk

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0203 906 4212

Hatton Garden BID
020 3817 6293
hatton-garden.london

Heart of London BID
020 7734 4507
heartoflondonbid.co.uk

Love Wimbledon
020 8619 2012
lovewimbledon.org

Midtown
bee-midtown.com

New West End Company
020 7462 0680
newwestend.com

Northbank BID
020 3697 9270
thenorthbank.org/the-northbank-bid

Primera
0203 906 4212
prime-era.co.uk

South Bank Employers Group
020 7202 6900
sbeg.co.uk

Victoria BID
020 3004 0786
www.victoriabid.co.uk

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Knowledge Quarter
020 7412 7116
knowledgequarter.london

LOM Architecture and Design
020 8444 2999
lom-architecture.com

London Forum of Amenity and Civic Societies
020 7250 0606
londonforum.org.uk

onRedchurch
onredchurch.com

CONSTRUCTION

Ashfold
07980 721 314
ashfoldservices.co.uk

Balfour Beatty
020 7963 2214
balfourbeatty.com

Buro Four
020 7832 5500
burofour.com

Buro Happold
020 7927 9700
burohappold.com

Constructure
020 7403 7989
constructure.co.uk

Cundall
020 7483 1600
cundall.com

Exigere
020 7920 3400
exigere.co.uk

Faithful+Gould
020 7121 2121
fgould.com

Gardiner & Theobald
020 7209 3000
gardiner.com

Jackson Coles
020 7608 8600
jacksoncoles.co.uk

Kier Construction
01767 355 000
kier.co.uk

Morgan Sindall
construction.morgansindall.com

Price & Myers
020 7631 5128
pricemyers.com

Shimizu Corporation
shimz.co.jp/english

Thornton Tomasetti
020 7014 4400
thorntontomasetti.com

Troup Bywaters + Anders
020 7565 6547
tbanda.com

WT Partnership
020 8686 0431
wtpartnership.com

CONSULTANT

AECOM
020 7645 2000
aecom.com

BWB Consulting
020 7407 3879
bwbconsulting.com

Clancy Consulting Ltd
020 3077 0970
clancy.co.uk

Element 4 Group Ltd
element-4.co.uk

Elementa Consulting
020 3697 9300
elementaconsulting.com

Embark Consulting Limited
embarkconsulting.co.uk

EY (Ernst & Young)
ey.com

Iceni Projects
020 3640 8508
iceniprojects.com

Jacobs
jacobs.com

London Building Control
020 7099 3636
londonbuildingcontrol.co.uk

London Structures Lab
07854 061901
londonstructureslab.com

LTS Architects
020 7357 7000
lts-architects.co.uk

Morph Structures
020 7415 7032
morphstructures.com

Museum of London Archaeology
020 7410 2200
museumoflondonarchaeology.org.uk

NewmanFrancis
020 8536 1436
newmanfrancis.org

Peter Stewart Consultancy
020 7250 1120
pscpa.co.uk

Red Loft
020 7729 0450
redloft.co.uk

Sound Diplomacy
020 7613 4271
sounddiplomacy.com

Sounding + Fluid
soundingsoffice.com

Stantec
stantec.com

Sweco
0113 307 3126
sweco.co.uk

Wedderburn Transport Planning
07971 466 205
wedderburntransportplanning.com

DESIGN

Maynard
020 7724 9500
maynard-design.com

DEVELOPER

Almacantar Ltd
020 7535 2900
almacantar.com

Arcadis
arcadis.com/en/united-kingdom

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

Barratt London
barratthomes.co.uk

Be First
020 8215 3000
lbbd.gov.uk

Berkeley Group
01732 227 535
berkeleygroup.co.uk

Black Mountain Partners
0203 929 8500
blackmountain.partners

British Land
020 7486 4466
britishland.com

Brookfield Properties
020 7076 3300
brookfieldproperties.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

Catalyst Housing
020 8832 3139
chg.org.uk

Clarion Housing Group
clarionhg.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

FORE Partnership
020 7440 3480
forepartnership.com

Great Portland Estates
020 7647 3000
gpe.co.uk

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

Howard de Walden
020 7580 3163
hdwe.co.uk

Joseph Homes
0207 499 7272
josephhomes.co.uk

Knight Dragon
020 3713 6100
knightdragon.com

Landsec
020 7024 3703
landsecurities.com

Langham Estate Management Ltd
020 7580 5656
langhamestate.com

LCR
lcrproperty.co.uk

Lendlease
020 3430 9000
lendlease.com

MiddleCap
middlecap.com

Mount Anvil
020 7776 1800
mountanvil.com

Pocket Living
020 7291 3680
pocketliving.com

Qatari Diar Europe LLP
020 7907 2330
qataridiar.com

Quintain
020 3219 2200
quintain.co.uk

REM Ltd (UK)
0203 437 3000
remlimited.com

Renewal
newbermondsey.com

Rockwell
020 3705 5110
rockwellproperty.co.uk

Royal Docks
0207 511 5086
londonsroyaldocks.com

SEGRO
020 7451 9129
segro.com

Shaw Corporation
020 7409 0909
shawcorporation.com

Stanhope plc
020 7170 1700
stanhopeplc.com

The Cadogan Estate
020 7730 4567
cadogan.co.uk

The Collective
020 7183 5478
thecollective.co.uk

The Portman Estate
020 7563 1400
portmanestate.co.uk

U+i
020 7828 4777
uandiplt.com

Upspace
upspace.co.uk

Vastint UK
020 3384 7900
vastint.eu

Vinci UK Developments
vinci.plc.uk

Whitbread
01582 424200
whitbread.co.uk

HOUSING ASSOCIATION

L&Q Housing Association
08444 069 000
lqgroup.org.uk

Peabody
020 7021 4444
peabody.org.uk

Swan HA / NU living
01277 844 770
swan.org.uk

INVESTMENT / FINANCIAL INSTITUTION

Brockton Everlast
020 7220 2500
brocktoncapital.com

Moore Kingston Smith LLP
mooreks.co.uk

LANDSCAPE ARCHITECTURE

LDA Design
020 7467 1470
lda-design.co.uk

McGregor Coxall
mcgregorcoxall.com

Outerspace
020 8973 0070
outerspaceuk.com

Spacehub Design Ltd
020 7739 6699
spacehubdesign.com

Urban
020 3882 1495
www.urbenstudio.com

LAW

Forsters Law
020 7863 8333
forsters.co.uk

Mills and Reeve
020 7336 8888
mills-reeve.com

Trowers & Hamlins
020 7423 8120
trowers.com

OTHER

Arup
020 7636 1531
arup.com

Butler & Young Approved Inspectors Ltd
0800 652 7172
butlerandyoung.co.uk

Mercers’ Company
020 7726 4991
mercers.co.uk

Pipers Models
020 7250 0530
pipersmodelmakers.co.uk

UK Green Building Council
020 7580 0623
ukgbc.org

PLANNER

DP9
020 7004 1700
dp9.co.uk

HGH
020 3409 7755
hghplanning.co.uk

Momentum Transport Planning
020 7242 0228
momentum-transport.com

Nexus Planning
020 7261 4240
nexusplanning.co.uk

Prior + Partners
020 3951 0052
priorandpartners.com

Tibbalds Planning and Urban Design
tibbalds.co.uk

Turley
020 7851 4010
turley.co.uk

Vectos
020 7580 7373
vectos.co.uk

Vincent & Gorbing
01438 316 331
vincent-gorbing.co.uk

PRODUCT/MATERIAL MANUFACTURER

Airflow
01494 525 252
airflow.com

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

Day True
0207 788 9229
daytrue.com

FG+
fgplus.co.uk

Hydro Building Systems
www.wicona.co.uk

Miele
miele.co.uk

Otis Elevators
020 8495 7750
otis.com

Rake AS
+372 631 4461
rake.ee/en

REHAU Ltd
020 7580 6155
rehau.com

Roca
020 7610 9503
uk.roca.com

Spectral (RIDI Lighting Ltd.)
1279 450 882
ridi-group.co.uk

Vitra
01235 750 990
vitra.co.uk

PUBLIC BODY

City of London Corporation
020 7332 3493
cityoflondon.gov.uk

City of Westminster
020 7641 6000
westminster.gov.uk

Greater London Authority
020 7983 4641
london.gov.uk/mayor-assembly/gla

Historic England
020 7973 3700
historicengland.org.uk

London & Partners
07717 862 734
londonandpartners.com

London Borough of Barking and Dagenham
020 8215 3000
lbdd.gov.uk

London Borough of Brent
020 8937 1234
brent.gov.uk

London Borough of Camden
020 7974 4444
camden.gov.uk

London Borough of Croydon
020 8726 6000
croydon.gov.uk

London Borough of Ealing
020 8825 5000
ealing.gov.uk

London Borough of Enfield
020 8379 1000
enfield.gov.uk

London Borough of Hackney
020 8356 3000
hackney.gov.uk

London Borough of Hammersmith and Fulham
020 8748 3020
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

London Legacy Development Corporation (LLDC)
020 3288 1800
londonlegacy.co.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

Sharing Cities
sharingcities.eu

Transport for London (TfL)
020 3054 3883
tfl.gov.uk

PUBLIC RELATIONS, MARKETING AND COMMUNICATIONS

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

Coverdale Barclay
020 7434 1780
coverdalebarclay.com

ING Media
020 7247 8334
ing-media.co.uk

Lifschutz Davidson Sandilands
020 8600 4800
lds-uk.com

London Communications Agency (LCA)
020 7612 8480
londoncommunications.co.uk

Newgate Communications
020 3757 6767
newgatecomms.com

TECHNOLOGY AND IT

Hyperoptic
hyperoptic.com

Mitsubishi Electric
mitsubishielectric.com

VU.CITY
020 3889 7030
vu.city

TRANSPORT/INFRASTRUCTURE PROVIDER

Network Rail
networkrail.co.uk

Velocity Transport Planning
velocity-tp.com

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



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

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

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

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



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 cafes, 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 new homes during 2020, Canary Wharf is now a 24/7 work, live and play destination.

Developer
One Canada Square, Canary Wharf E14 5AB
canarywharf.com

capco

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 one of the leading housing associations in London and the South East, managing nearly 34,000 rented and shared-ownership homes. We are experts in placemaking and developing tenure-blind neighbourhoods; our approach to creative design, effective urban planning and high-quality development is underpinned by our long-term interest in our neighbourhoods. By adopting a stewardship role, we ensure that the places we help to create are well maintained, look great and remain desirable places to live.

Housing Association

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



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



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



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



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



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



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 44 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



HB REAVIS

HB Reavis is an international workspace provider that designs, builds and manages places that enhance wellbeing and productivity. With nearly 30 years’ working across several European markets, including the UK, Poland, Czechia, Slovakia, Hungary and Germany, we have delivered 12.3m sq ft (£3bn GDV) creating workspaces for over 65,000 people. As a team of around 700 people, we have a 13.7m sq ft pipeline to continue delivering more than just ‘bricks and mortar’. So whether a company is looking for their first co-working space, scaling up or looking for their flagship HQ, we can accommodate any business through our ‘workspace as a service’ approach, to create exceptional places for people to work. More details at hbreavis.com/uk.

Developer
Level 7, 33 King William Street, London EC4R 9AS
hbreavis.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



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



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



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



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



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

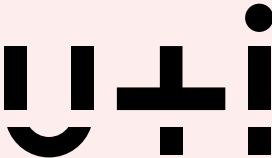


SEGRO

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



U+I

U+I is a specialist regeneration developer and investor. With a >£10.8bn portfolio of complex, mixed-use, community-focused regeneration projects including a £130.6m investment portfolio, we are unlocking urban sites bristling with potential in the London City Region (within one hour’s commute from Central London), Manchester and Dublin. We exist to create long-term socio-economic benefit for the communities in which we work, delivering sustainable returns to our shareholders. To find out more, visit uandiplc.com or follow us @uandiplc.

Regeneration Developer / Investor

7A Howick Place, Victoria, London SW1P 1DZ
uandiplc.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

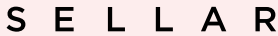
Postfach 30 11 99, D-20304 Hamburg, Germany
union-investment.com/realestate

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



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



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 a 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



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 VILLAGES I CALL HOME

Martin Long, Ashford managing director, recalls London's 'villages' and years of working pro bono for the Battersea Arts Centre — this year's New London Awards overall winner



posh boys. Surrounded by sports fields, I found comfort in the house B team for everything.

After university, into work, and suddenly the villages of London become very apparent. Fitzrovia, home to so many design businesses, was the real heart of London for me: accessible, tree lined, home to academia, design gurus, headquarters, and residents alike. This village is bigger than most but still retains its character, based around loyal figures and institutions.

Following a few years of globe-trotting, living in other people's villages, Wimbledon is the village I choose to call home. It has great transport links and a marvellous common. And as a bonus for two weeks every year it is the focus of the nation's gossip.

In working life, I have worked in many areas of London, but one village that sticks in the mind forever is Battersea. Here, the arts centre has taken five years of my interest and pro bono help, advising and assuring through a development programme that has included a major fire, several HLF bids and plenty of difficult decisions. I particularly remember walking through the loft spaces full of theatre equipment and being bewildered by the complexity and coordination behind the scenes of a modern theatre.

In Knightsbridge, where those with a lot more money than me can spend a week's salary on lunch, I got planning consent to extend and modify the Berkeley Hotel under the watchful eye of Richard Rogers and his team.

St John's Wood was where I created three levels of basement for the American School London, in one of the most expensive residential areas of the world, while not disturbing the Network rail tunnels into Marylebone Station. ORMS and Walters and Cohen will always hold a particular place in my heart. So many of the villages are given extra leases of life by the clever and unassuming architects we collaborate with.

The City, where I was responsible for the delivery of a new column in the centre of Paternoster Square, has strong memories, as it was here that my dad worked when I was a child. The new square divides opinion. The column is solid Portland stone built by true craftsmen, and if you look closely there is an early Heatherwick sculpture lurking in one corner. Another of those marvellous designers that we nurture in London and do not always appreciate as much as we should.

So, apart from my story, what links these villages? In one way my flippant answer is the London Underground network, the lifeblood that links London together. At a more cerebral level, these places are linked by our sense of place, our sense of belonging, our sense of ownership and what is familiar, all reflected in the architecture, design and work that have gone into shaping each one.

But most of all they are collectively what defines my contribution to my home city. ●

I was born in Streatham at a time when it was definitely not a village. Now, a Google search for 'Streatham Village' reveals that estate agents have coined the phrase to give Victorian properties some sort of assumed history. But beyond the agent's literature London has often been described as a collection of villages, each assuming their own character and personality.

When I refer to Streatham, I and my generation remember it for the bus garage, ice rink and swimming pool, or perhaps, various incarnations of the Cat's Whiskers nightclub. All have been replaced now by generic mixed-use developments which no one will be writing about in 60 years' time!

When I was four, we moved from Streatham to Norbury. We walked to school and progressed from primary through juniors to a point at which my parents thought: 'The state can only do so much for this poor chap'. Hence my next village was Dulwich. Leafy streets, large houses and

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