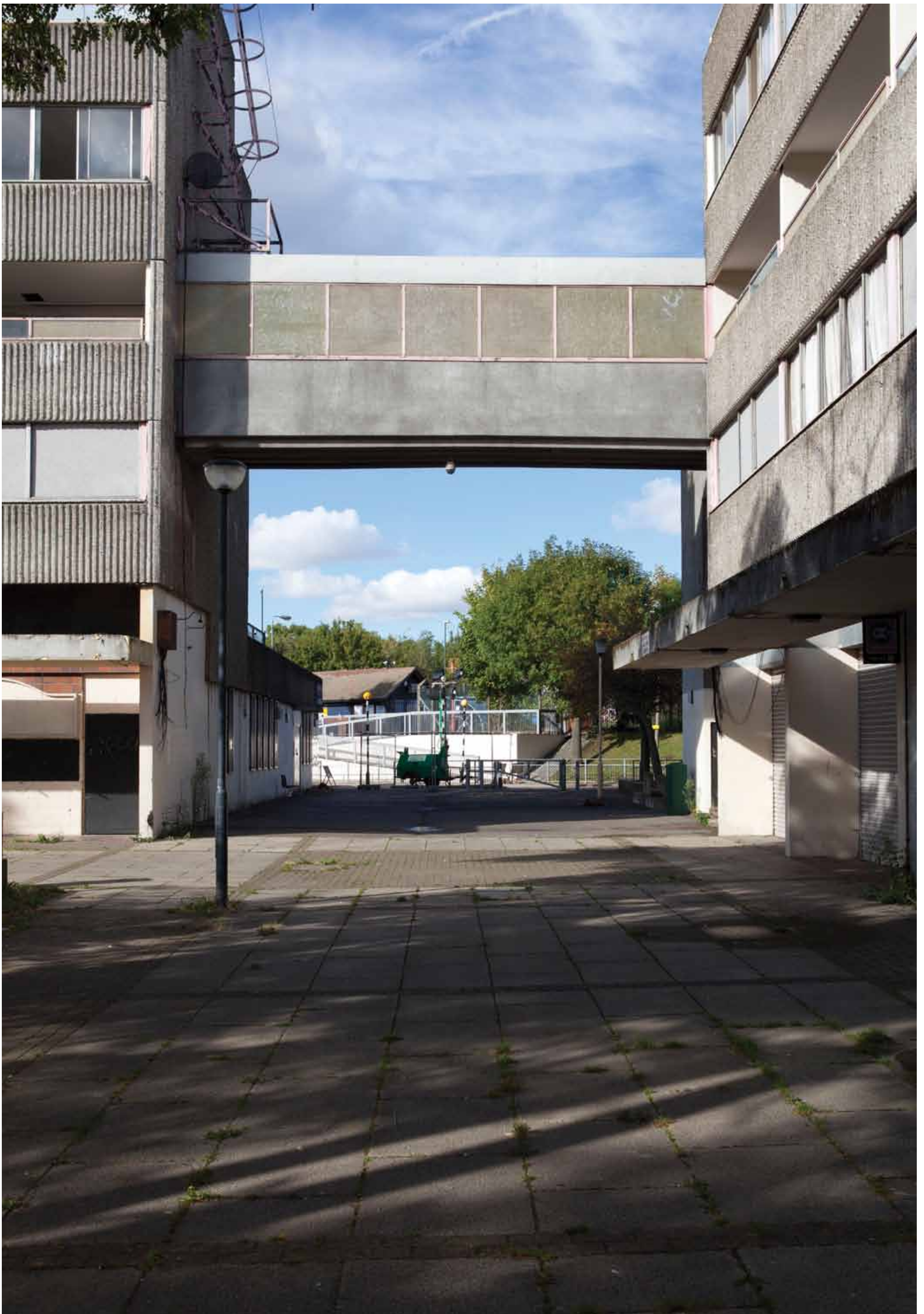


HOUSING

LONDON

An exhibition exploring
the design and delivery
of the capital's homes

**A selection of housing
projects by Partners of NLA**



The Ferrier Estate — a tired GLC development of the 1970s currently being transformed into Kidbrooke Village



London's population is growing and the capital needs to build around 36,000 new homes a year just to keep pace with the number of new households. This catalogue accompanies an exhibition by NLA — London's Centre for the Built Environment, which looks at how well the capital is keeping up with its targets, who is delivering new homes, the funding and policy context, exemplar projects, and new and imaginative ideas for designing and delivering new homes for London.



This catalogue is published by NLA to accompany the Housing London exhibition
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Housing London
The Building Centre,
26 Store Street,
London WC1E 7BT

31 October - 21 December 2012

Monday to Friday 9am - 6pm
Saturday 10am - 5pm
Closed Sunday

www.newlondonarchitecture.org/housinglondon

Housing London

The housing problem for London is simple but the solutions are complex: 7.9 million people (3.3 million households) live in the capital now, and that number is expected to grow to 10 million by 2031, creating an additional 700,000 households. We need 36,000 homes a year to meet this demand... but we are currently only delivering around 20,000 homes per year. In a period when there is just less money to go round, when prices remain high, mortgages are hard to come by, the demand for rental is growing yet the industry is not geared to deliver it, something's got to give.

On top of that there are 880,000 people in London on council housing waiting lists, 224,000 households currently live in overcrowded accommodation and 35,000 households are classed as homeless and in temporary accommodation, three-times the national average.

51 per cent of homes in London are privately owned, but with the shortfall in housing provision, house prices remain high in the capital. The average age of a first-time house-buyer is now 32 – three years older than elsewhere in the UK. The average house price in London is now £364,000, 55 per cent above that of the average for England. As a result renting is growing. But we have a poorly regulated private rental sector where 39 per cent of accommodation doesn't meet Decent Homes Standards. There has been a 50 per cent increase in complaints against private landlords over the past four years, yet the average private rent in the capital for a two-bed home now stands at £1,360 per month, two and a half times the national average. There is a real need for more quality accommodation in the rental sector but few developers are providing it.

The Montague Report, published in August, looked at ways of encouraging build-to-let and recommended waiving affordable housing requirements on new developments of homes specifically for private rent, setting up a task force to encourage build-to-let investment and allocating public sector land for build-to-let development. Following its publication, the Government announced support for the build-to-let sector, with £200m of funding and a £10bn debt guarantee fund to get the market moving.

Whether they are for sale or rent London needs more homes. The GLA calculates there are over 170,000 units in the pipeline, although there is no guarantee when or whether these will be built. The Strategic Housing Land Availability Assessment carried out by the GLA in 2009 identified the scope for development across the capital. The total capacity for new housing

on large and small sites was calculated to be 360,062 units – enough for ten years' supply.

In spite of knee jerk public reactions against any tampering with the Green Belt, pressure is increasing to look at building in these protected areas – at 110,000 hectares, around three times the size of the city itself. If a third of it was built on, it could contribute over one million new homes. Much of the Green Belt isn't so green – scrubby edges of ex-industrial estates and carved-up motorway-land could be regarded almost as brownfield sites. Whether we impinge on the Green Belt or not, we will need to look again at densities in the city if we are to maintain the current London Plan policy of locating all development within the GLA area.

The implementation of projects on larger available sites will make the biggest effective dent in the number of homes required in London. The London Plan identified 33 Areas of Opportunity, which typically have been projected to accommodate 2,500 homes. The London-wide capacity is 235,000 homes. A further ten Areas of Intensification have the capacity to provide a total of a further 14,300 homes. Some of these involve the redevelopment of failing post-war estates such as the Ferrier Estate in south east London now being transformed into Kidbrooke Village.

However, developers are warning that the new Community Infrastructure Levy (CIL) will act as a deterrent to new developments being started. CIL is a charge placed on almost all new developments to generate revenue for essential infrastructure and is gradually being adopted across London. There are two CIL types: Mayoral CIL was specifically introduced to raise funds for Crossrail and is applied based on the benefits a borough can expect from this major new piece of transport infrastructure; and borough-level CILs to fund specific local infrastructural needs. Local CIL is set by local authorities and varies across the capital. Assessed by a panel of evaluators, the CIL cost is a figure per square metre of development

space and is applied differently by each borough. Local CIL is chargeable on top of the Mayoral CIL, and in addition to any applicable Section 106 agreements.

There has been a lot of publicity recently surrounding the sale of homes to overseas buyers. In 2011, 60 per cent of prime homes in central London were bought by overseas investors, with 34 per cent of the prime market across the capital as a whole. In terms of new-build developments, 70 per cent of the prime market is made up of overseas buyers. In central London, 76 per cent of prime property in 2011 was bought by overseas purchasers as buy-to-let investments. Chinese and Asian Pacific buyers are particularly active in the new-build market. 66 per cent of purchases are for primary residence, although in central London the figure is lower at 46 per cent.

With over £18bn of net overseas money coming into London's prime housing market since 2007, this investment has helped the new-build supply of housing in the capital. However, concern remains that the influx of overseas capital into London has pushed up house prices, limiting the opportunity to develop affordable homes as land values increase and supply is directed towards more expensive accommodation.

There is also a shortage of housing for older people; providing more accommodation in this sector will release under occupied homes for younger families. In addition, the population of Londoners over the age of 80 is projected to increase by 40 per cent over the next thirty years. By 2031, 352,000 people in the capital will be over 80. The Government's agenda for housing this growing group was set out in HAPPI (Housing our Ageing Population: Panel for Innovation), published in 2009 by DCLG. It recognises that accommodating older people is a time-critical process – as we age, we have increasing social and care requirements, and we need to be planning and designing for this demographic shift now. However, the building of homes for lifetime adaptability and the



Clockwise from left: Council housing in Newham by Bell Phillips Architects; cohousing in Stoke Newington by HHbR Architects; private housing on the River Thames; homes for rent in East Village, Stratford.

development of more specialist older peoples housing has been slow.

There is renewed interest in selfbuild, custom building and cohousing. Despite often being viewed as a fringe sector, self-builders contribute 20 per cent of new homes each year. In London, life for the self builder is complicated by the high cost of land at an average of £258,000 for a fifth of an acre compared to £94,800 in the rest of the country. Construction costs are also 18 per cent higher. Self building is not necessarily do-it-yourself. There are a variety of models: self build one-off homes, contractor-built one-off homes, kit homes, community collaboration or cohousing.

Cohousing groups in London include those like Featherstone Co-housing whose members are mostly in their 50s and 60s, who want to live around “like-minded people, sharing common ideas and practice about community living and sustainable housing” and the Hackney Co-housing Project made up of people who love living in Hackney and want to avoid moving out in search of cheaper housing. The Mayor of London has a fund of £8 million to support custom housing and community right to build and is seeking self builders to support.

New housing is delivered in a gallimaufry of forms – courtyards, slabs, towers and terraces. Boris Johnson has been keen to promote projects that reflect something of ‘London’s DNA’. The Mayor’s London Housing Design Guide proposed the establishment of a new vernacular for the capital: “London’s terraced houses, apartment buildings, streets, squares and the best of 20th century development have created highly successful residential environments with enduring appeal. This guide aspires to encourage a new London vernacular that can take its place in this rich fabric.”

The vernacular is not only reflected in form, it also delivers the sort of adaptability inherent in more traditional designs. Ideas around ‘long life, loose fit’ help ensure that new-build has

a robustness that will survive changes long into the future. The Popular Homes project, set up by Urban Initiatives, addresses the issue of providing medium-density, ‘long-life, loose-fit’ housing, and proposes methods and mechanisms to speed up planning, achieve replicability with high design quality and open the housing market up to a broader interest group. It advocates the establishment of a fast-track planning system for housing based on a set of standard building types.

Such plans are part of a number of entrepreneurial endeavours to speed up delivery of housing in the capital. Complex regulations, many of them overlapping, are in desperate need of simplification. But balancing this with reducing costs, while maintaining quality, is a key issue. On the following pages we illustrate projects from Partners of NLA across a wide spectrum of types and styles, for a variety of occupiers, that set an encouraging standard for the future.





57 Broadway, E15

This project provides an opportunity to replace a vacant office block with a high quality mixed-use building in the historic heart of Stratford Town Centre. The scheme consists of two separate buildings, one to the Broadway frontage (including two retail units), and the second at the rear of the site. Double aspect apartments are created by the insertion of a light-filled atrium at the centre of each building, with a green landscaped shared amenity space at the centre of the site. Gardens, balconies and terraces provide useable private outdoor space for all homes.

Client East Thames Housing Group Architect Allford Hall Monaghan Morris Structural Engineer Conisbee M&E Engineer Baily Garner Planning Consultant Nathaniel Lichfield & Partners Project Manager / Cost Consultant Pellings	57 Broadway, Stratford, London E15 2PX LB Newham Planning permission pending 44 units (+ 2 retail units) 183 units per hectare
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Leonard Street, EC2

The façade of this new mixed-use development facing onto Leonard Street has an elegant simplicity; its material palette consisting of artisan bricks and high quality composite windows. The south façade overlooks a private courtyard and is more playful, with projecting balconies that afford views over the City of London. The penthouses are dual aspect with expansive open-plan living space that extends out onto a private landscaped terrace.

Client London Square Architect Allford Hall Monaghan Morris Structural Engineer Hayes Tillet Steel M&E / Sustainability Engineer GDM Other key project team members JHAI (Approved Inspector); Jackson Coles (CDM Coordinator)	24 Leonard Street, Islington, London EC2A 4BY LB Islington Under construction. Due for completion March 2013. 45 units 414 units per hectare
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William Street Quarter Phase II, IG11

This is the second phase of a masterplan produced jointly between Allford Hall Monaghan Morris and Maccreeanor Lavington for the London Borough of Barking and Dagenham and Laing O' Rourke to redevelop a site previously occupied by the 1960s Lintons Estate. The masterplan accommodates 201 high quality, mixed tenure homes (Level 4 of the Code for Sustainable Homes) including terrace houses, mansion blocks and a tower, alongside new amenity spaces to replace the old estate.

Client: London Borough of Barking and Dagenham; Thames Gateway Partnership for Learning Architect Allford Hall Monaghan Morris; Maccreeanor Lavington Structural Engineer ARUP M&E Engineer ARUP Planning Consultant Savills Project Manager / Cost Consultant Thames Gateway Partnership for Learning Contractor Laing O'Rourke	Linton Road, Barking, London IG11 8GH LB Barking & Dagenham First phase (Anne Mews) completed in March 2011. Second phase (William Street Quarter) onsite from October 2012. 201 units 116 units per hectare
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Tollgate Gardens, NW6

Situated on the corner of Kilburn High Road this project replaces an existing late 1960s estate and is part of Westminster City Council's Housing Renewal Strategy. A high level of community involvement from the residents has contributed to the emerging design. The plan for the site responds sensitively to the Oxford Road conservation area, reinstating the street frontage, and rises in scale to Kilburn High Road. Within the mixed tenure blind design a variety of building characters are proposed responding to the neighbouring edges of the site. The apartments are designed to the Mayor of London's Housing Design Guide, with the majority enjoying dual or triple aspect; each has a balcony or terrace.

Client City of Westminster Architect BDP Structural Engineer Waterman M&E Engineer Waterman Planning Consultant DJ Deloitte Project Manager / Cost Consultant DJ Deloitte	London NW6 City of Westminster Concept design (RIBA Stages A/B) 238 units (185 new homes and the refurbishment of 53 within Tollgate House) 200 units per hectare Project GDV £40million
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Vermillion, Rathbone Market, E16

This £117 million residential-led mixed-use scheme comprises 650 residential units (25 per cent affordable housing), a 25,000 sq ft new Civic Centre and library and 10,000 sq ft of retail space. The scheme is part of a development agreement with the London Borough of Newham and contributes to the planned regeneration of Canning Town in east London. Phase 1 is now complete with 271 residential units having been delivered in 20 months using unitised cladding and modular pod construction.

Client English Cities Fund; Muse; London Borough of Newham Architect CZWG Structural Engineer Ramboll M&E Engineer Hilson Moran Planning Consultant Longboard Consulting Project Manager / Cost Consultant Buro Four Contractor John Sisk & Sons	Rathbone Market, Canning Town, London E16 LB Newham Completed August 2012 271 units
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Plot N02 Athletes' Village, E15

The Athletes' Village provided 1,784 beds for athletes during London 2012 and is now being converted for legacy use as new homes which will meet the Lifetime Homes Standard. Plot N02, designed by Lifschutz Davidson Sandilands, will accommodate approximately 300 apartments and is set around a raised courtyard; taking as its inspiration a familiar London typology of buildings set around communal gardens. As contractor on the project Ardmore Construction has pre-fabricated and installed 600 bathroom pods along with 202 balconies prefabricated by Ardmore's sister company Paddington Construction Limited.

Client Bovis Lend Lease Architect Lifschutz Davidson Sandilands Structural Engineer URS M&E Engineer White Associates Project Manager / Cost Consultant Gardiner & Theobald Contractor Ardmore Group	Plot N02, Stratford, London LB Newham Under construction 298 units
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Greenwich Peninsula, SE10

The scheme consists of three blocks including a 19 storey (61 metre) tower, incorporating 229 apartments with two triplex luxury penthouses and two floors of car parking. There are 14 intermediate and shared ownership units (London and Quadrant Housing Trust are the RSL), 60 social-rented units and 169 private apartments. The scheme has been built using a traditional RC Framed structure with a euro-clad and rainscreen cladding process. A CHP biomass boiler at ground floor level allows the scheme to meet a 10% planning target for onsite renewable energy generation.

Client Bellway; London & Quadrant Architect Stock Woolstencroft Structural Engineer URS M&E Engineer White Associates Project Manager / Cost Consultant Walker Management Contractor Ardmore Group	Plot MO102, Peninsula Riverside, East Parkside, London SE10 0JF LB Greenwich Completed October 2011 229 units
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Micawber Street, N1

This mixed tenure development will provide 108 apartments and houses on an island site near the Regent's Canal in Hackney, with a substantial element of family housing. A seven storey apartment block on Wenlock Road will step down to five storeys to meet a terrace of 10 three storey houses on Taplow Street. The larger three bedroom family apartments are all on the lower floors and have terraces at the centre of the apartment block as well as balconies. All two- and three-bedroom apartments have a dual aspect. The scheme aims to meet Code for Sustainable Homes Level 4 and lifetime Homes standards.

Client Notting Hill Housing Architect Pollard Thomas Edwards architects Structural Engineer Malachy Walsh and Partners M&E Engineer Quinn Ross Consultants Project Manager / Cost Consultant Davis Langdon Contractor Ardmore Group	22 Micawber Street, London N1 7EQ LB Islington Under construction 351 units per hectare
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Mildmay, E2

Mildmay is a mixed-use project, combining a variety of private and social residential units, a church, a commercial space and a hospital. The development is located close to the Shoreditch Triangle on land off Hackney Road. Genesis Housing Association is the main client and the project is funded in part by the Homes and Communities Agency. Feilden Clegg Bradley Studios have worked with Matthew Lloyd Architects and East to prepare the masterplan and detailed design of the scheme, which is now under construction by main contractor, Ardmore Construction Limited, through its joint venture with First Base.

Client Genesis Housing Association Architect Feilden Clegg Bradley Studios; Matthew Lloyd Architects Structural Engineer Hilson Moran; URS M&E Engineer MLM Planning Consultant DP9 Project Manager / Cost Consultant Philip Pank Partnership Contractor Ardmore Group	Hackney Road & Austin Street, London E2 LB Hackney On site. Due for completion September 2015. No of units 139 Density (units per hectare) 505 Project GDV £30 million
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Paynes & Borthwick, NW1

Paynes & Borthwick is a riverside development providing 257 highly specified one, two and three bedroom apartments in a comprehensively landscaped setting. Ardmore will sensitively restore the listed building, construct a landmark residential tower along with art galleries, private gardens, underground car parking and 38,000 sq ft of commercial and retail space.

Client United House Developments Architect KDS Associates Structural Engineer Walsh Associates M&E Engineer Waterstone Contractor Ardmore Group	30 Oval Road, Camden, London NW1 7DE LB Camden Under construction 257 units
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Stratford Halo, E15

Stratford Halo is a landmark regeneration project for Stratford: a residential-led, mixed-use development by Genesis Housing. At a height of 133.10 metres – a total of 43 storeys – the tower will be one of the tallest residential buildings in London. The scheme comprises the demolition of existing buildings on the site, the construction of six new blocks and the refurbishment of locally listed Warton House. It will provide over 700 residential units, studios and associated external works.

Client Genesis Housing Association Architect KDS; Stock Woolstencroft Structural Engineer URS M&E Engineer CPC Project Manager / Cost Consultant Gardiner & Theobald Contractor Ardmore Group	Stratford, London E15 2FZ Under construction LB Newham 706 units
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Wornington Green, W10

Wornington Green is the largest regeneration scheme in the Royal Borough of Kensington and Chelsea for decades. PRP has provided the masterplan for the overall redevelopment of the site and the detailed design for the redevelopment of the first phase of the scheme – Portobello Square – with Ardmore Construction Ltd the main contractor. The scheme has been designed to complement the rich architectural history of the area and reinstate historic links between Portobello Road and Ladbroke Grove. The new development will eventually offer up to 1,000 new homes to the area and a new London square will form the focal point for this new urban quarter.

Client Catalyst Housing Group Architect PRP Structural Engineer Campbell Reith M&E Engineer CPC; Mendick Waring Ltd Planning Consultant CB Richard Ellis Ltd Project Manager / Cost Consultant EC Harris LLP Contractor Ardmore Group	Portobello Square, Portobello Road, London W10 RB Kensington & Chelsea Under construction. Phase 1 due for completion Spring 2014, 1000 (324 - Phase 1) units 105 units per hectare Project GDV £205 million
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Great West Quarter, TW8

This ambitious regeneration project along the Great West Road will provide 747 new homes and incorporates the transformation of the 1930s Art Deco, Grade II listed Wallis House and a 25 storey new tower. The project provides private and affordable apartments set among green open courtyards along with shops, cafes, offices and restaurants. A new landscaped piazza incorporates the largest piece of public artwork in the UK. The completed Wallis House building has been sensitively preserved and converted into commercial and residential use and acts as a centrepiece for the emerging 13 acre site. The tower will also be a focal point as it illuminates over West London.

Client **Barratt London**
Architect **Assael Architecture**
Structural Engineer **URS**
M&E Engineer **HBS/Whitecode/URS**
Planning Consultant **Planning Perspectives**
Project Manager / Cost Consultant
Barratt London
Contractor **Barratt London**

Great West Road, Brentford,
London TW8 9BD
LB Hounslow
Onsite. Due for completion 2014
747 units (+ 198 bed hotel)



St. Andrews, E3

Barratt's regeneration of the 3.01 hectare site of the former St Andrew's Hospital, in partnership with the London Development Agency and Circle Anglia, will provide 964 new homes. Phase 1 delivers the new health centre for the Tower Hamlets PCT and 194 new homes, of which 96 are affordable. Phase 2 provides 230 new homes, 70 per cent of which are affordable. Phase 3, designed by Glenn Howells Architects, will deliver 227 new homes. Phases 4 and 5 will include the creation of two new parks, a public plaza with community centre, retail facilities and a new pedestrian link to Bromley-by-Bow station.

Client **Barratt London**
Architect **Allies and Morrison**
(Masterplan and Phases 1, 4 & 5);
Maccleanor Lavington (Phase 2);
Glenn Howells Architects (Phase 3)
Structural Engineer **Walsh**
M&E Engineer **Whitecode**
Planning Consultant **CBRE**
Project Manager / Cost Consultant
Barratt London
Contractor **Barratt London**

Devas Street, Bromley-by-Bow,
London E3 3NT
LB Tower Hamlets
First three phases completed.
Fourth and penultimate phase under
construction. Due for completion 2014
964 units



Dalston Square, E8

Working in conjunction with the London Development Agency, this is a flagship regeneration project linking two derelict sites owned by Transport for London and Hackney Council. The scheme provides over 550 new homes including affordable housing and a range of energy-efficient measures alongside the new Dalston Junction station on the East London Line extension, a major new public square, a new public library and archive and new shops and restaurants.

Client **Barratt London**
Architect **John McAslan and Partners**
Structural Engineer **Adams Kara Taylor**
M&E Engineer **Whitecode**
Planning Consultant **ARUP Associates**
Project Manager / Cost Consultant
Barratt London
Contractor **Barratt London**

Roseberry Place, Dalston,
London E8 3DD
LB Hackney
First two phases, Dalston Lane South
and Dalston Junction North, completed.
Final phase due for completion 2013
575 units



The Courthouse, SW1

One of Barratt London's most prestigious projects is the redevelopment of two important sites in the heart of Westminster. As part of the reorganisation of court services in the borough, Barratt is redeveloping surplus land at Seymour Place, Marylebone, into 60 affordable homes. The redundant court in Horseferry Road will be developed into 129 luxury apartments. A planning agreement with Westminster Council links the two sites and places a premium on high-quality architecture.

Client **Barratt London**
Architect **HLM Architects**
Structural Engineer **Robert West**
M&E Engineer **Whitecode**
Planning Consultant **DP9**
Contractor **Barratt London**
Other key project team members
Westminster Council; Grid Architects

Horseferry Road, Westminster,
London SW1P 2AX
City of Westminster
On site. Due for completion 2015
129 units



Trenchard House, W1

Barratt London was chosen by the Homes and Communities Agency as their partner for the redevelopment of Trenchard House along with their affordable housing partner, the Dolphin Square Foundation. The mixed-use development combines affordable and private homes, together with retail floor space on the ground floor. Designed by TP Bennett the development will deliver 78 new homes.

Client **Barratt London in Partnership with United House Developments**
Architect **TP Bennett**
Structural Engineer **Ardent**
M&E Engineer **Whitecode**
Planning Consultant **Quod**
Project Manager / Cost Consultant
Barratt London
Contractor **Erith**

19-25 Broadwick Street, Soho,
London W1 0DF
City of Westminster
Demolition work scheduled to
commence in October 2012.
Due for completion 2016
78 units



Waterside Park, E16

Waterside Park is the final phase of development overlooking Barrier Park. It follows the completion of previous Barratt developments at Tradewinds and the award-winning Barrier Point enjoying a superb riverside location adjacent to the Thames Barrier. Working in partnership with the London Development Agency the scheme provides 780 new homes including 35 per cent affordable, commercial and retail space, new public realm, a crèche, children's play areas and new pedestrian links.

Client **Barratt London**
Architect **Allies and Morrison;**
Maccleanor Lavington
Structural Engineer **URS**
M&E Engineer **Faber Maunsell**
Planning Consultant **RPS**
Project Manager / Cost Consultant **CBRE**
Contractor **Barratt London**

North Woolwich Road, London E16 2HP
LB Newham
Phases one and two completed.
Phase three under construction.
Due for completion 2016
780 units



Fulham Riverside, SW6

Planning permission was granted in March 2012 for 463 riverside apartments and a new Sainsbury’s superstore. In addition to the housing and superstore it will include restaurants, cafes and bars, a crèche, a gym, landscaped gardens, a riverside walk and the use of a jetty to create an ecological area for riverside wildlife. The development will be delivered in two phases with phase one comprising the construction of the new supermarket together with 267 residential units of which 52 will be shared ownership. Phase two comprises the demolition of the existing superstore and the construction of 196 residential units.

Client **Barratt London**
Architect **Lifschutz Davidson Sandilands**
Structural Engineer **URS & GGA**
M&E Engineer **Whitecode, RPS & Thomson Ecology**
Planning Consultant **Broadway Malyan**
Project Manager / Cost Consultant **Barratt London**
Contractor **O’Keefe**

Townmead Road, Fulham, London SW6 2SY
LB Hammersmith & Fulham
On site. Due for completion 2016
463 units



Osiers, SW18

The Osiers development adjacent to Bell Lane Creek in Wandsworth will provide 275 new homes and approximately 32,000 sq ft of office and retail space. A clear residential identity has been given to this riverside scheme through careful use of scale and materials. A series of apartment blocks varying in height culminates in a 20 storey tower. The north, south east and west facades of this taller building are all visually different in order to respond to the specific environmental conditions of their orientation. The development aims to create a community alongside the River Wandle and connectivity to Wandsworth Town.

Client **Barratt London**
Architect **Assael Architecture**
Structural Engineer **URS Scott Wilson**
M&E Engineer **Whitecode**
Planning Consultant **Assael**
Project Manager / Cost Consultant **Barratt London**
Contractor **Barratt London**

Osiers Road, Wandsworth, London SW18 1NL
LB Wandsworth
Onsite. Due for completion 2014
275 units



Altitude, E1

This landmark 27-storey tower is located within easy walking distance of the heart of the City of London. The development will provide 235 new homes, together with retail and office space totalling 14,450 sq ft in two separate buildings. The ground floor will benefit from a new high-quality public plaza linking the development to the surrounding streets. The building will rise up to 90 metres and will boast 360-degree views over Tower Bridge and the Tower of London, Canary Wharf, the Olympic Park and the City.

Client **Barratt London**
Architect **BFLS**
Structural Engineer **URS Corporation**
M&E Engineer **Barratt London**
Planning Consultant **Barton Wilmore**
Project Manager / Cost Consultant **Barratt London**
Contractor **Barratt London**

Alie Street, Aldgate, London E1 8EB
LB Tower Hamlets
On site. Due for completion 2014
235 units



Maple Quays, SE16

Maple Quays forms part of the regeneration of Canada Water. The scheme comprises a series of perimeter blocks ranging in height from four to eight storeys, culminating in a 26-storey tower adjacent to Canada Water Jubilee Line Station and main bus station. The tower will front on to the new public plaza that has been created as part of the construction of the striking new public library. The buildings are predominantly residential with retail and community facilities located on principal frontages and adjacent to the civic square.

Client **Barratt London**
Architect **PKS Architects; KDS Associates; Maccreanor Lavington; Glenn Howells Architects; Hawkins Brown**
Structural Engineer **URS**
M&E Engineer **MLM**
Planning Consultant **DP9**
Project Manager / Cost Consultant **Barratt London**
Contractor **Barratt London**

Maple Quays, Surrey Quays Road, London SE16
LB Southwark
Construction completed on sites B1, B2, A1 and A2. Sites A3 and A4 currently under construction.
Due for completion 2013
668 units



Renaissance, SE17

This mixed-use development will provide 788 residential units alongside a new leisure centre that will achieve BREEAM ‘Excellent’ standard and 1,700 sqm of commercial floor space. A community energy system incorporates a CHP plant and renewable energy technologies to generate and deliver low temperature hot water and power from a centralised energy centre to all areas of the development. New community facilities for the London City Mission and commercial space will be provided, including studios for creative industries as part of an overarching cultural strategy.

Client **Barratt London**
Architect **Assael Architecture**
Structural Engineer **Adams Kara Taylor**
M&E Engineer **Buro Happold**
Planning Consultant **BPTW**
Project Manager / Cost Consultant **DBK Goynes Adams**
Contractor **Barratt London**

Loampit Vale, Lewisham, London SE17 7DJ
LB Lewisham
First three phases completed.
Due for completion 2015
788 units

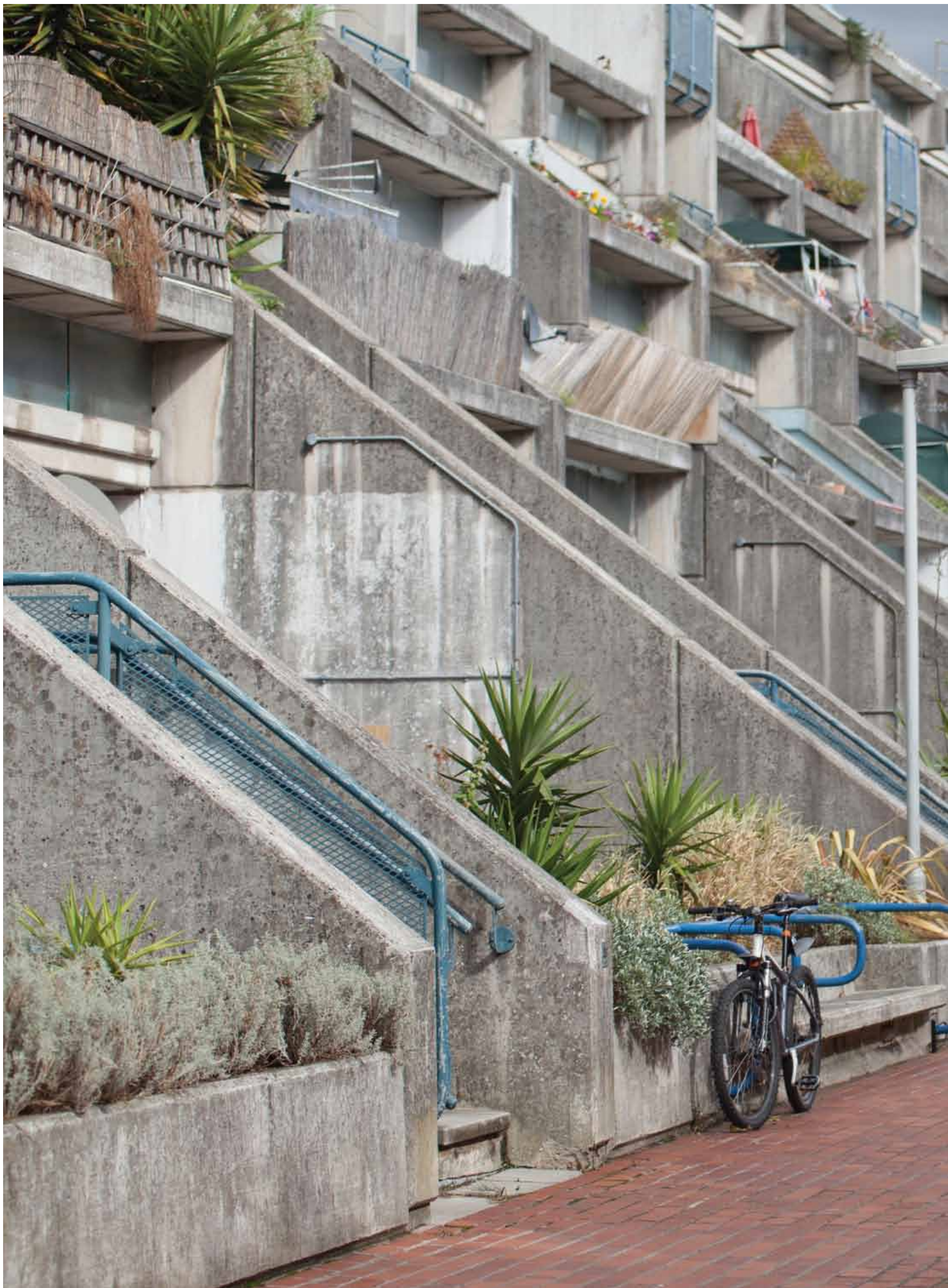


Fitzrovia Apartments, W1

The Fitzrovia Apartments incorporate private and social housing, office and healthcare spaces organised around generous courtyard gardens. The building is clad in natural limestone accented by vertical bay windows fabricated from anodised aluminium and glass. Dramatic coloured glass fins give artistic expression to the hospital clinic, whilst elevations of diagonal zinc tiles clad the courtyard elevations, reflecting the sun and maximising light in the heart of the project. Social and environmental sustainability is integral and the site is set to achieve BREEAM Very Good.

Client **Ridgeford Properties and Manhattan Lofts**
Architect **HOK**
Structural Engineer **Alan Baxter Associates**
M&E Engineer **Maleon**
Planning Consultant **Rolfe Judd**
Project Manager / Cost Consultant **Gardiner & Theobald**
Contractor **John Sisk & Son**

Bolsover Street, London W1W 5NG
LB Camden
Phase 1 completed 2009,
Phase 2 due for completion 2012.
100 units
264 units per hectare
Project GDV £43 million



Alexandra Road, designed by the Camden Architects Department in the late 1960s, represents a high point in low rise, high density, social housing





Edmund Street, SE5

This project by bptw partnership will complete the regeneration of the site, formerly a run-down 1960s estate, of which phase 1 was completed by bptw in 2005. The plans will provide 279 mixed tenure homes of which 37 are provided as family houses with private back gardens. Private for sale flats will optimise views over the recently renovated Burgess Park.

Client Notting Hill Housing Trust Architect bptw partnership Structural Engineer RSK STATS Geoconsult Limited M&E Engineer Calford Seaden Partnership Planning Consultant GVA Grimley Project Manager / Cost Consultant Davis Langdon LLP	Land adjacent to Edmund Street, Camberwell, London SE5 7JW LB Southwark Planning permission granted March 2012. Due for completion winter 2015 279 units 132 units per hectare Project GDV £59.6 million
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Heathside and Lethbridge, SE10

On behalf of Family Mosaic, bptw's architects and planners are working on new proposals to regenerate Heathside and Lethbridge Estates in Lewisham. The large scale development will see the former estates transformed into a modern mixed tenure scheme of over 1,200 high quality private and affordable homes designed to Code level 4, a community centre, nursery and retail space. Design drivers for phase 2 of the scheme focused on creating a triangular form - positioned adjacent to the new public square, central park and key routes.

Client Family Mosaic Architect bptw partnership Structural Engineer Tully De'Ath M&E Engineer MLM Planning Consultant bptw planning Project Manager / Cost Consultant Philip Pank Partnership Contractor Ardmore & Rydon Construction	Central Park, Blackheath Hill, London SE10 8DE LB Lewisham Under construction. Due for completion January 2013 190 units 271 units per hectare Project GDV £40 million
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Loughborough Park, SW9

The Guinness Trust who owns and manages the Loughborough Park Estate is redeveloping its existing homes in association with Countryside Properties to provide a sustainable mixed tenure community. The ambition is to create new high quality homes which meet the needs of existing residents now and in the future. Streets have been designed to Homezone principles to make a pleasing and accessible neighbourhood.

Client Guinness Trust & Countryside Properties (In Partnership) Architect bptw partnership Structural Engineer Brand Leonard M&E Engineer AWA Building Services Consultants Planning Consultant GL Hearn Limited Project Manager / Cost Consultant Ian Sayer & Co Contractor Countryside Properties (In Partnership)	Loughborough Park, London SW9 LB Lewisham Planning permission granted. Completion date TBC. 520 units 218 units per hectare Project GDV £75 million
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Forest Gate, E7

This masterplan for the regeneration of 6.6 acres of Forest Gate Town Centre anchors itself around a central park, a community street and a revitalised high street. Around 800 new homes will be built, along with shops, community facilities and new public spaces. The strategic objective is to ensure the area can take full advantage of the arrival of Crossrail in 2017. An important aspect of the masterplan is to preserve the best of the existing fabric and create a variety of new buildings that will restore the Victorian 'urban village' feel of the area.

Client Obsidian Capital Ltd Architect Buckley Gray Yeoman M&E Engineer Battle McCarthy Planning Consultant Dalton Wamer Davis	Forest Gate Town Centre, London E7 LB Newham Planning stage 800 units 750 units per hectare
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Long Street, EC2

The Long Street workshops were built in 1956 by the London County Council as 'flatted factories', to provide improved, flexible accommodation for the 'vernacular' pre-war furniture trade of the East End. Over the years, however, their use dwindled and disrepair set in, creating a haven for crime and prostitution. Regeneration of this two acre site in the Hackney Road Conservation Area aims to reverse this trend with the sensitive restoration of two of the original buildings, the creation of two new buildings for residential units and student housing, as well as major public realm improvements.

Client Middlewater Trading and Investment Ltd Architect Buckley Gray Yeoman Structural Engineer Price and Myers M&E Engineer MTT Planning Consultant DP9	1-13 Long Street, Hackney, London EC2 LB Hackney Submitted for planning 73 units (+ 237 student rooms)
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Merry Monarch, N1

Merry Monarch is a seven storey development of nine private sale residential units and a commercial unit on Cropley Street. The ground floor unit will provide public realm improvements and a community-based use to tie in with the adjacent parade of shops. The residential units above are designed to a high standard, all being dual aspect, with extensive glazing and private amenity space. The building is finished in distinctive metal cladding, as a counterpoint to the predominate brick aesthetic of the estate, and its volume articulated in such a way as to reduce its impact on the existing streetscape.

Client Aitch Group Architect Buckley Gray Yeoman Planning Consultant JB Planning / Aitch Group Project Manager / Cost Consultant Aitch Group Contractor Aitch Group	2-6 Cropley Street, Hackney, London N1 7PT LB Hackney Under construction. Due for completion 2013 9 units 1300 units per hectare
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Green Man Lane Estate Regeneration, W13

The regeneration of this failing estate is the first of a series of significant projects by Ealing Council. It will see the construction of over 700 mixed tenure new homes built to the highest space and design standards. New public spaces and community facilities include a community café, low cost gym, enterprise units and community spaces. Planning permission followed a year-long competition and extensive consultation with residents, local amenity groups, CABE and the GLA.

Client A2Dominion; Rydon Construction Architect Conran and Partners Structural Engineer Upton McGougan M&E Engineer Upton McGougan Planning Consultant Upton McGougan	Green Man Lane, Ealing, London W13 LB Ealing Phase 1 under construction. Due for completion 2013. Final phase due for completion 2018. 700 units 150 units per hectare Project GDV £137 million
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Walthamstow Stadium, E4

The £50 million housing-led redevelopment of Walthamstow stadium in east London will create 294 homes, a new leisure centre, children's nursery, parkland, play spaces, a public plaza and allotments. The designs play a key role in helping tackle the area's housing shortage while also preserving the site's historic listed buildings. The homes will be a balanced mix of private, intermediate and affordable housing, constructed to high environmental standards.

Client L&Q Architect Conran and Partners Structural Engineer Knapp Hicks & Partners M&E Engineer Calford Seaden Planning Consultant Calford Seaden	Chingford Road, Chingford, London E4 LB Waltham Forest Planning permission pending 294 units 89 units per hectare Project GDV £50 million
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Lanhill Road, W9

This scheme in Maida Hill, Westminster, accommodates 16 units; 12 will be available to the affordable intermediate market, whilst the other four will be released to the private market. A challenging site within a predominantly residential context, the proposals respond to the typology, scale and rhythm of the Victorian street. The scheme is a mixture of studio, one, two and three bedroom units. All designs are being developed in accordance with HCA Design and Quality Standards, Lifetime Homes and will achieve Code for Sustainable Homes Level 4.

Client Dolphin Square Foundation Architect Ryder Architecture Structural Engineer Price & Myers M&E Engineer Max Fordham Planning Consultant Drivers Jonas Deloitte Project Manager / Cost Consultant Davis Langdon	31 Lanhill Road, Westminster, London W9 2BS City of Westminster Planning permission granted. Due for completion December 2013 16 units 242 units per hectare Project GDV £5.6 million
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Suffolk House, W1

Located in the heart of the Fitzroy Square Conservation Area, the conversion and extension of a 19th century industrial works building provides new affordable housing on this challenging urban site. The lightweight rooftop extension crowns the original building with a dynamic roof form. The proposed additions and insertions are created from a single material to form a unified language which complements the existing building and contributes to the architectural richness of Fitzrovia. New entrances create an active street frontage where currently none exists, breathing new life into the historic fabric of the city.

Client Derwent London plc Architect DSDHA Structural Engineer Elliot Wood M&E Engineer Elliot Wood Planning Consultant Elliot Wood Project Manager / Cost Consultant Gardiner and Theobald Management Services; Bruce Shaw	1-8 Whitfield Place, 114-116 Whitfield Street, London W1T LB Camden Planning granted in 2010 13 units 288 units per hectare
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Queens, W2

The new building on the site of the former Queens Cinema will consist of 16 high-quality, private residential apartments over retail space. The project invigorates a neglected site, and creates a distinctive new building. It remains sympathetic to its former use, retaining the Art Deco facade of the former cinema, and with new elements taking their design cues from the same period. The construction satisfies the stringent environmental targets set by the planning permission and Derwent London's own corporate Sustainability Framework: it is targeted to meet Code for Sustainable Homes Level 4 and satisfies Lifetime Homes standard.

Client Derwent London plc Architect Stiff + Trevillion Structural Engineer AKT II M&E Engineer GDM Partnership Planning Consultant GDM Partnership Project Manager / Cost Consultant Blackburn & Co LLP; Davis Langdon	96-98 Bishop's Bridge Road, London W2 5AA City of Westminster Due for completion July 2014 16 units 16 units per hectare
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Whitfield Street, W1

A conversion and extension of two circa 1950s office buildings located in Fitzrovia into 55 residences for private and social rented tenure. The scheme will retain the character of the existing buildings while transforming the internal space into desirable homes. The buildings will be updated to achieve excellent sustainable performance, while retaining the energy embedded in the existing building fabric.

Client Derwent London plc Architect Make Architects Structural Engineer Arup M&E Engineer Arup Planning Consultant DP9 Project Manager / Cost Consultant Buro Four; Davis Langdon	Asta House & 67-69 Whitfield Street, London W1T 4AH LB Camden Planning permission granted Due for completion Spring 2015 55 units 334 units per hectare
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Iverson Road, NW6

Positioned between rail tracks and a residential/light industrial context this scheme responds to a challenging Y-shaped site by creating two distinctive architectural treatments for the front and rear. The southern wing adjacent to the railway tracks is raised on stilts to create a series of ‘tree houses’ to distance the apartments from the trains. They are topped with a folded wing-shaped metal roof, that acts as a protective skin from the trains, creating a dynamic roof form. The main frontage along Iverson Road is designed to respond to the streetscape with boxed balconies, roof terraces and a living green wall.

Architect Dexter Moren Associates M&E Engineer Richard Hodgkinson Consultancy Planning Consultant Indigo Planning Project Manager / Cost Consultant Indigo Planning	163 Iverson Road, West Hampstead, London NW6 2HH LB Camden Planning permission granted 33 flats and 3 townhouses 261 units per hectare
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Abell & Cleland, SW1

The proposal for Abell and Cleland is to create two new high-quality residential buildings of up to twelve storeys, with substantial setbacks and three basement floors to each building. The scheme responds to its location on the edge of two significant Conservation Areas: Cleland House addresses Horseferry Road and Smith Square, and Abell House provides a transition between the ‘modern city’ to its immediate north and the Millbank Estate and Tate Britain to the south. The design seeks to build on the qualities of the area whilst providing a contemporary, sustainable building that embodies high quality design and craftsmanship.

Client Berkeley Homes (Urban Renaissance) Ltd Architect DSDHA (Executive); EPR (Delivery); Project Orange (Interior) Structural Engineer Manhire Associates M&E Engineer URS Scott Wilson Planning Consultant Gerald Eve	John Islip Street, Westminster, London SW1P 4LH City of Westminster Planning permission granted Feb 2012. Due for completion 2016 275 units 414 units per hectare
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Gorleston Street, W14

Gorleston Street is a development of 28 units, split across three, four and five storey brick buildings. The site is bordered on two sides by Marcus Garvey Park in west Kensington. The scheme provides 28 residential units with a mix of key worker and private apartments in an L-shaped footprint. Balconies, roof terraces and a communal courtyard garden provide private outdoor amenity space for all residents, whilst green roofs, living walls, photovoltaic panels and quality material selection ensures the development can achieve Code for Sustainable Homes Level 4.

Client Dolphin Square Foundation Architect Terry Farrell & Partners Structural Engineer Price & Myers M&E Engineer Max Fordham Planning Consultant Drivers Jonas Deloitte Project Manager / Cost Consultant Davis Langdon	6-12 Gorleston Street, London W14 8XS LB Hammersmith & Fulham Due for completion 2014 28 units 400 units per hectare Project GDV £7.9 million
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Maple Quays, Site A, SE16

Glenn Howells Architects was appointed by Barratt Homes East London in March 2008 to prepare detailed designs for the three parcels of land that comprised site A of the Canada Water masterplan. The proposed development consists of three residential courtyards and a 26-storey landmark tower at the apex of the site, providing 668 mixed tenure apartments in total. The buildings are predominantly residential with retail and community facilities located on principal frontages and adjacent to the new civic square.

Client Barratt London Architect Glenn Howells Architects Structural Engineer URS M&E Engineer MLM Project Manager / Cost Consultant Barratt London Contractor Barratt London	Surrey Quays Rd, London SE16 LB Southwark Phases A1 and A2 completed. Phases A3 and A4 due for completion June 2013 668 units
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St Andrews, Phase 3, E3

The third phase of the regeneration of the 3.01 hectare site of the former St Andrew’s Hospital, East London, is a high quality mixed-tenure development accommodating 227 dwellings. Working within the masterplan framework by Allies & Morrison and alongside Maccreanor Lavington’s Phase 2 building, the scheme forms part of an ambitious regeneration project by Barratt Homes that is creating 964 residential units together with community facilities, a doctor’s surgery and commercial units. The overall scheme consists of three urban blocks with tree-lined, pedestrian streets and sheltered communal courtyards as well as two residential towers and two new urban parks.

Client Barratt London Architect Glenn Howells Architects Structural Engineer AKT (Stage C only); Brand Leonard (Stages D onwards) M&E Engineer Whitecode Planning Consultant CBRE Project Manager / Cost Consultant Barratt London Contractor Barratt London	Devas Street, Bromley-by-Bow, London E3 3NT LB Tower Hamlets Completed October 2011 227 units
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NEO Bankside, SE1

NEO Bankside is an award-winning £400 million residential scheme situated immediately adjacent to Tate Modern in the heart of Bankside. Developed by Native Land and Grosvenor, and designed by Roger Stirk Harbour + Partners, NEO Bankside comprises 217 premium residences arranged over four storeys of the art pavilions, set amongst a richly landscaped garden. The pavilions vary in height from 12 to 24 storeys and offer a selection of one, two and three bedroom apartments and a limited number of prestige duplex penthouses.

Client Native Land and Grosvenor (GC Bankside LLP) Architect Roger Stirk Harbour + Partners Structural Engineer Waterman Structures Limited M&E Engineer Hoare Lea Planning Consultant DP9 Project Manager / Cost Consultant EC Harris; WT Partnership Contractor Carillion	50 Holland Street, SE1 9FU LB Southwark Partially completed. Final pavilion due for completion 2013 217 units Project GDV £400 million
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Bentley Priory, HA7

This redevelopment of a former RAF fighter command HQ in the green belt will see the restoration and conversion of the Grade II* listed mansion building and listed gardens to flats, alongside a museum celebrating the role of the site in the Battle of Britain. The residential elements consist of three main types: the flats within the converted listed building (City and Country), the neo-Soaneist dwellings and flats constructed in place of former forces buildings (Barratt Homes) and seven large detached arts and crafts dwellings to be built in the north of the site (Banner Homes).

Client Barratt London; City and Country Architect Clague Architects; Purcell Miller Tritton Structural Engineer Structa LLP; Cook Associates M&E Engineer Vector Design; Venables Planning Consultant GVA; City & Country	The Common, Stanmore, Stanmore Park, London HA7 3HT LB Harrow Under construction. Due for completion 2014 118 units 0.19units per hectare
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Tottenham Court Road Over Site Development, W1

As part of the wider Tottenham Court Road Crossrail Station project, Hawkins\Brown was appointed to prepare oversite development (OSD) proposals above the Western Ticket Hall and associated smoke ventilation shaft. The site of the OSD comprises two city blocks bounded by Dean Street to the east and Oxford Street to the North. The OSD is mixed use incorporating retail use at ground floor level with market and affordable residential above. The proposals respond sensitively to the historic context of Soho and the eclectic commercial context of Oxford Street, with a different architectural approach to each city block.

Client Crossrail Architect Hawkins\Brown Structural Engineer Arup M&E Engineer Arup Planning Consultant GVA Project Manager / Cost Consultant Faithful & Gould	Dean Street, London W1 LB Westminster Due for completion 2018. 92 units 424 units per hectare Project GDV £100.5 million
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Woodberry Park, N4

Hawkins\Brown was appointed as one of the lead architects for both the design and construction of three schemes within one of the largest urban regeneration projects in Europe. The regeneration delivers 5,000 new homes in the London Borough of Hackney for all tenures, including private, intermediate shared ownership and social rented accommodation. One of the main design drivers for the Woodberry Grove North project has been to achieve tenure blindness, not only across the project itself but also in relation to other projects within the masterplan. Great care was taken to achieve visible quality of finishes, materials and detailing.

Client Berkeley Homes (Capital), Genesis Housing Association Architect Hawkins\Brown Structural Engineer Hawkins\Brown M&E Engineer Silcock Dawson Planning Consultant Rolfe Judd Project Manager / Cost Consultant Berkeley Homes Contractor Berkeley Homes	Manor House, London N4 1FN LB Hackney Under Construction. Due for completion December 2012. 220 units (66 Intermediate Shared Ownership, 154 Social Rented) 220 units per hectare Project GDV £40 million
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Hallsville Quarter, E16

Phase 1 of this major regeneration project is a residential led mixed-use scheme comprising approximately 200 residential units, supermarket and extensive basement parking. The development was designed to comply with the requirements of Part L 2010 and utilises photovoltaic cells and gas-fired CHP.

Client Bouygues UK Architect Haworth Tompkins Structural Engineer MLM Ltd M&E Engineer Hoare Lea Planning Consultant Montagu Evans Project Manager / Cost Consultant Bouygues UK / Bouygues Development Contractor Bouygues UK	Hallsville Quarter, 2 Silvertown Way, Canning Town, London E16 1EA LB Newham Planning permission granted 179 units 194.9 units per hectare Project GDV £70 million
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Lots Road, SW6

This high quality residential development comprises approximately 800 private and affordable residential units, together with commercial, leisure and retail space, extensive underground car parking and public areas. The development includes the conversion of the Lots Road Power Station into a mixed-use development alongside a number of new build elements, including two residential towers of 25 and 37 storeys. Heat rejection for the cooling systems is provided via water from the River Thames.

Client Hutchison Whampoa Property Architect Farrells; Formation Architects Structural Engineer Buro Happold M&E Engineer Hoare Lea Planning Consultant Buro Happold Project Manager / Cost Consultant Davis Langdon	Lots Road Power Station, London SW6 2AD RB Kensington & Chelsea Under construction 800 units
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The Heron, EC2

The Heron, a 36-storey residential tower at Milton Court, in the heart of the City of London, provides 285 luxury apartments along with new, world-class facilities for the internationally renowned Guildhall School of Music & Drama. The high quality residential units include suites, one, two and three bedroom apartments, duplexes and penthouses. Facilities for the Guildhall School of Music & Drama are accommodated on the lower floors, including a 608-seat concert hall, a 227-seat theatre, a studio theatre, rehearsal rooms and a TV studio suite.

Client Heron International Architect David Walker Architects; RHWL Structural Engineer WSP M&E Engineer Hoare Lea Planning Consultant DP9 Project Manager / Cost Consultant EC Harris Contractor Sir Robert McAlpine	The Heron, Milton Court, London EC2 City of London Under construction 285 units
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Clayton Court, E17

Clayton Court provides a model for delivering much needed affordable family accommodation in fringe-urban and suburban locations in London. The 100 per cent affordable scheme provides a wide tenure mix and layout of homes, recognising the diverse needs of the local community. An overall density of 85 dwellings per hectare is delivered through a combination of two bed flats over three bed maisonettes, each with their own front door onto the street.

Client Community Based Housing Association Architect HTA Structural Engineer Thomasons M&E Engineer Dunwoody Project Manager / Cost Consultant Hunters Contractor Mansell	St Andrews Road, Walthamstow, London E17 LB Waltham Forest Completed December 2011 3 Houses, 27 Flats/Maisonettes 86 units per hectare Project GDV £5 million
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Bunhill Court, EC1

Bunhill Court provides family and affordable housing in the heart of London. The 65 new homes are spacious with generous amenity and designed to Code Level 4. Three to four storey blocks fill in a gap in the existing streetscape and enclose a quiet courtyard garden to the rear. Most homes have views over the historic Bunhill Fields and the elevations echo the nineteenth-century warehouse buildings of the area using high quality materials and detailing. Duplexes with front doors at ground level keep the street active and create a sense of community.

Client Southern Housing Group Architect HTA Structural Engineer Halcrow Yolles Project Manager / Cost Consultant Airey Miller	Former Moorfields School site, 40 Bunhill Row, Islington, London EC1Y 8RX LB Islington Planning permission granted 65 units 147 units per hectare
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Atmosphere, HA9

This mixed-use development sits at a prominent junction along the main pedestrian route connecting Wembley station and the stadium. A 20 storey residential tower, courtyard apartments, and a 234 room hotel are all constructed from the Vision Modular System; a volumetric solution that delivers advantages in speed of construction, flexibility, efficiency of building fabric and the quality of finished homes. The project demonstrates the versatility of volumetric offsite manufacture to create rich and varied architectural solutions, including curved forms, economically and to high quality standards.

Client Pinnacle Developments Architect HTA Structural Engineer BMCE (Barrett Mahony Consulting Engineers) M&E Engineer MWP (Malachy Walshe Partners) Project Manager / Cost Consultant Donban Contractor Donban Limited	5 Olympic Way, Wembley, London HA9 LB Brent Under construction. Due for completion November 2012 158 units (plus 237 Hotel Rooms) 293 units per hectare Project GDV £60 million
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Saffron Square, CR9

Saffron Square is a mixed-use development comprising a landmark 45 storey tower and apartment blocks surrounding a large new public square flanked by cafés, bars, shops, a gym and office space. The open space will offer a safe and attractive environment for people to engage, rest and play. Saffron Square combines the vibrancy of city centre living with a sensitively landscaped environment.

Client Southern Housing Group Architect HTA Structural Engineer Halcrow Yolles Project Manager / Cost Consultant Airey Miller	Wellesley Rd, London, CR9 LB Croydon Phase 1 due for completion Spring 2013. Final completion 2015 780 units 975 units per hectare Project GDV £100 million
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Greenwich Millennium Village, SE10

The original masterplan for Greenwich Millennium Village and some of the early phase buildings were designed by the late Ralph Erskine during the 1990s. The new design updates his vision, incorporating a mixture of townhouses and apartments in lower rise buildings of between three and five storeys. It uses traditional street patterns in a way that is compatible with the design language of the initial phases but establishes its own identity. The proposal aims to balance the needs of residents and car users, providing a model of urban regeneration which could be a benchmark for future initiatives of this type.

Client Homes and Communities Agency; GMVL - Countryside Properties plc and Taylor Wimpey Developments Ltd Architect Jestico + Whiles Architects; Peter Barber Architects; Studio 54 Architecture Structural Engineer URS Scott Wilson M&E Engineer URS; XCO2 Energy Planning Consultant BNP Paribas Real Estate Project Manager / Cost Consultant WT Partnership	Bugsby's Way, Greenwich, London SE10 RB Greenwich Planning permission granted March 2012. Construction due to commence early 2013 1,746 units 150 units per hectare
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2-12 High Street Stratford, E15

Two tall buildings at 35 and 15 storeys are linked by a car park deck at the second and third floor, allowing all residential accommodation to be situated above the fourth floor, away from the noise and pollution of the Bow Flyover. Landscaped public gardens step down to meet the Bow Back River, while all the GLA and Lifetime Homes standard dwellings are provided with generous winter-garden balconies. The environmental strategy to achieve Code for Sustainable Homes level 4 includes a ventilation system that brings clean air in from high level, plus facade-mounted PV cells.

Client Stratford High Street Properties Architect Jestico + Whiles M&E Engineer XCO2 Energy Planning Consultant Montagu Evans LLP; London Borough of Newham Project Manager / Cost Consultant Walker Management Contractor Telford Homes plc	2-12 High Street, Stratford, London E15 LB Newham Planning permission granted 2011 191 units 868 units per hectare
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Campden Hill, W8

John McAslan + Partners was asked to develop a design proposal for Grosvenor and Native Land to build a BREEAM Excellent, luxury residential block in Campden Hill, one of London’s most exclusive residential districts overlooking Holland Park. The proposal provides 16,228 sqm, of high-end residential accommodation, all of which overlook private, south-facing landscaped gardens with mature trees and views over Holland Park. The scheme provides flexibility in phasing, unit size, mix and layout.

Client Grosvenor and Native Land Architect John McAslan + Partners Structural Engineer Watermans M&E Engineer Hoare Lea Planning Consultant Hoare Lea Project Manager / Cost Consultant EC Harris	London, W8 RB Kensington & Chelsea Due for completion April 2016 72 units 83 units per hectare Project GDV £80m
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Rubicon Court, N1

Rubicon Court is the first completed residential building within the 67 acre King’s Cross redevelopment. It provides 117 affordable homes with a combination of tenures, including general needs social rented (78 apartments, including 38 for families), shared ownership (24 apartments) and supported housing (15 apartments). There are two commercial units at street level. The internal layout is planned in clusters around vertical circulation cores that avoid long corridors and minimises single aspect dwellings. Common circulation cores are naturally lit and ventilated and all family flats enjoy large useable balconies. The treatment of the facade, using high quality materials and careful detailing, defies tenure distinction.

Client King’s Cross Central Limited Partnership (KCCLP) Architect PRP Architects Structural Engineer WSP M&E Engineer WSP; SES Planning Consultant KCCLP; RPS Project Manager / Cost Consultant KCCLP; Davis Langdon Contractor Kier; Carillion	3York Way, Camden, London N1C 4AE LB Camden Completed July 2012 117 units 234 units per hectare
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King’s Cross Central R5, N1

Block R5 is a high density housing scheme that will form part of the Kings Cross Central masterplan. The buildings are designed as a family to form one cohesive urban block around a central shared courtyard. The massing shares a ‘shoulder’ datum level of eight storeys, above which two 16 storey towers rise. The facades are simple and light facing the courtyard, and darker and richer facing the public realm. These facades extend across all the buildings of the block, tying them together into a tenure blind whole, with just subtle variations of expression from building to building.

Client King’s Cross Central Limited Partnership (KCCLP) Architect Maccreanor Lavington Structural Engineer Ramboll M&E Engineer Hoare Lea & Partners Planning Consultant RPS Project Manager / Cost Consultant Argent Contractor Carillion	York Way, London N1 LB Camden On site. Due for completion December 2012. 144 units 306 units per hectare
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Castle Lane, SW1

Constructed in the 1880s for the nearby Stag Brewery, the buildings are late examples of purpose built, working class accommodation. Most recently they were used as hostel accommodation. The adaptation to affordable housing works with the grain of the buildings and their internal structural walls. The scheme conforms to the London Housing Design Guide and City of Westminster’s housing mix requirements.

Client Land Securities Architect Henley Halebrown Rorrison Structural Engineer Clarke Nicholls Marcel M&E Engineer KUT Planning Consultant KUT Project Manager / Cost Consultant WT Partnership	Castle Lane, London SW1 City of Westminster Currently in planning 63 units 210 units per hectare Project GDV £15 million
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Bridport House, N1

Bridport House is the largest cross-laminated timber-framed building in Europe. With a construction time of ten weeks, it took half the time of a similar concrete or steel structure, and used nearly 900 fewer tonnes of carbon. The development was co-funded by Hackney Council and the HCA. It is the first completed phase of Hackney Council’s multi-phased regeneration of the Colville Estate. It will be delivered over 10 years, replacing 438 social rented homes with a mix of 925 units, including social rented, private and shared ownership and a range of new facilities including a community centre.

Client Hackney Council Architect Karakusevic Carson Architects (KCA) Structural Engineer Peter Brett Associates M&E Engineer Peter Brett Associates Planning Consultant Hackney Council; Karakusevic Carson Architects Project Manager / Cost Consultant Randall Simmonds Contractor Willmott Dixon Housing	Colville Estate, London N1 LB Hackney Planning permission granted for masterplan. First phase completed 925 units Project GDV £6 million
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Woodberry Down, N4

Hackney Council is leading the regeneration of Woodberry Down, which will involve a mix of over 4,500 social rented, private and shared ownership homes, and a range of new facilities including a community centre, new Academy, and extended primary school, as well as retail and commercial opportunities. The 20-year regeneration of Woodberry Down is being delivered in partnership with Berkeley Homes and Genesis Housing Association.

Client Hackney Council; Berkeley Homes Architect Rolfe Judd Architects Structural Engineer MLM Consulting M&E Engineer MLM Consulting Planning Consultant Rolfe Judd Planning Contractor Berkeley Homes	London N4 LB Hackney Under construction. Due for completion in 2031. 4,684 units 194 units per hectare Project GDV £1.2 billion
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Heygate Rehousing Programme

Since 2005 Southwark Council has been working in partnership with six housing associations to deliver a programme of new affordable housing across ten council owned sites. As a key part of the on-going Elephant & Castle Regeneration Programme these new affordable homes have provided replacement homes for council tenants who have moved off the 1,212-home Heygate Estate ahead of its demolition and redevelopment. The projects have been funded from a combination of HCA grant funding, the Council putting their land in for free, funds from the RSL and the recycling of value generated from private house sales. The key objective of the programme was to provide high quality, modern, affordable housing, within contemporarily designed buildings. The new homes exceed adopted space and design standards. The schemes are all examples of high density development on constrained urban sites and the overall programme can be seen as a successful example of a coordinated planning-led approach to regeneration. In total the programme, will deliver 604 new homes of which 532 are affordable (422 as social rented and 110 intermediate affordable housing) and over 25 per cent are three bed or more homes.



Wansey Street, SE17

The £4.2 million pilot project for the Elephant and Castle regeneration masterplan reinterprets the terrace with 21st century requirements for density, planning flexibility, sustainability, ownership and security. The scheme continues the split-level arrangement of adjacent terraces, with steps and ramps going down to garden level. The coloured facade creates cohesion between four blocks and the individual flats, while connecting existing terraces with the neighbouring town hall in terms of scale and proportion. The genuinely ‘pepper-potted’ mix of accommodation is an integration of 61 per cent social housing and 39 per cent private sale.

Client Southern Housing Group; Elephant and Castle Regeneration Architect dRMM Structural Engineer Bradbrook Consulting M&E Engineer Cameron Taylor Project Manager / Cost Consultant Martin Associates; Wates Construction Contractor Wates Construction	14-26 Wansey Street, London SE17 1LH LB Southwark Completed October 2006 31 units 293 units per hectare Project GDV £4.2 million
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St George's Road, SE1

This scheme takes the form of an L-shaped, five storey block and provides 15 high quality two bedroom apartments for rent, with secure, accessible open space. A timber screen around the building contains private balconies and gives acoustic protection from the busy road outside. The screen's grid pattern echoes neighbouring buildings, while rendered panels within it add bursts of colour. A wall of green glazed bricks provides colourful reflections. Sustainable features include mechanical ventilation with heat recovery, photovoltaic panels on the roof, low water-use appliances and parking for thirty bicycles under the screen and in the communal garden.

Client London & Quadrant Architect Sarah Wigglesworth Architects Structural Engineer Dewhurst Macfarlane and Partners M&E Engineer MLM Planning Consultant Calford Seaden Project Manager / Cost Consultant Calford Seaden Contractor Durkan Ltd	Wardroper House, St George's Road, London SE1 LB Southwark Completed November 2010 15 units 232 units per hectare
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New Kent Road, SE1

This striking residential scheme challenges the need for a perimeter building to ‘complete’ the existing urban block. Squeezed between an existing residential block, the railway viaduct and busy road, the ‘open block’ delivers a light and airy interior without sacrificing security and shelter. It maintains views and privacy for the existing tenants, reduces the dependency on retail use whilst maximising outdoor amenity, and is further defined by a strong material presence and eroded form.

Client London & Quadrant Architect S333 Architecture+Urbanism Structural Engineer Tully De'Ath Consultants M&E Engineer WYG Engineering Ltd Planning Consultant Calford Seaden Project Manager / Cost Consultant Calford Seaden Contractor Willmott Dixon Group	Arch Street, New Kent Road, London SE1 LB Southwark Completed February 2011 18 rent and 34 purchase units 260 units per hectare
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Newington South, SE5

This residential-led development creates 103 shared ownership and socially rented homes and two-three retail units on a triangular brownfield site on Camberwell New Road, a high-traffic red route in Southwark. The articulated building form steps up three to five storeys in height and encloses a landscaped courtyard at its heart with commercial space at ground level, and a mix of private and communal terraces on upper levels. The scheme uses an intelligent plan, carefully considered massing and open spaces to make the best of a difficult site, and responds sympathetically to the buildings in the nearby conservation area.

Client Wandle Housing Association Architect Cartwright Pickard Architects Structural Engineer Gyouri Self M&E Engineer White Associates Planning Consultant White Associates Project Manager / Cost Consultant Calford Seaden LLP Contractor Osbornes	59-81 Camberwell New Road SE5 0AE LB Southwark Completed 2011 103 units 198 units per hectare Project GDV £15 million
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Brandon Street, SE17

The Brandon Street scheme creates urbanity through public open space and acknowledges the location's future significance as an axis into the regenerated Elephant & Castle. The black brick elevations are contemporary extensions of the established adjoining material pattern. Ceramic-clad in 37 gradient colours, the main façade breaks this continuity; meandering past the four existing trees, it defines both external public and internal private spaces. Grey-white concrete benches follow the curvilinear façade are an invitation to stay, with the children of the adjoining pre-school and the elderly of the almshouse opposite in mind.

Client Southwark Council; London & Quadrant Architect Metaphorm Architects Structural Engineer Dewhurst Macfarlane M&E Engineer MLM Contractor Durkan	60 Brandon Street, London SE17 1AJ LB Southwark Completed January 2012 18 units 371 units per hectare
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Library Street, SE1

A combination of 40 affordable rented and shared ownership units face onto a large communal garden. Every floor includes between five and six units, each with its own large private balcony. A landscaped roof garden with views of the city provides further amenity space. Six three-storey, four-bed townhouses face onto Library Street with balconies to the front and back and south facing gardens. The material palette – slim Belgian facing bricks in a range of colours and precast concrete panels – provides variety and scale and responds directly to the red brick and stonework of the surrounding Victorian buildings.

Client Southwark Council; London & Quadrant Architect Metaphorm Architects; Sarah Wigglesworth Architects (Contractor's Architect) Structural Engineer Dewhurst Macfarlane and Partners M&E Engineer MLM Contractor Durkan Ltd	Muro Court, Milcote Street, Library Street, London SE1 0FH LB Southwark Completed January 2012 40 units 279 units per hectare
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Royal Road, SE17

Varying in height from four to nine storeys, the Royal Road scheme provides 100 per cent affordable housing including 20 per cent shared ownership units. The inspiration for the scheme was born out of the healthy, mature trees surrounding the site. Retaining as many trees as possible a cruciform plan developed, stepping around the trees and providing a central communal garden. As a result of the layout strategy, over 40 per cent of the units are triple aspect and the remaining units are dual aspect.

Client Affinity Sutton Homes Ltd Architect Panter Hudspith Architects Structural Engineer Thomasons M&E Engineer Hulley & Kirkwood Planning Consultant RPS Group Plc Project Manager / Cost Consultant Philip Pank Partnership Contractor Higgins Construction	Royal Road, London SE17 3NR LB Southwark Due for completion December 2012 96 units 229 units per hectare Project GDV £30 million
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Harper Square, SE1

Forming the next phase of social housing for Family Mosaic Housing, the Harper Road site will comprise a series of individual buildings linked with shared stairwells, which create a perimeter edge to a communal open court. All residents look out onto the landscape, and the majority of the units are 'through' apartments with rooms overlooking both street and garden; 97 per cent have a dual aspect to maximise light and natural cross ventilation. Units on the ground floor have terraces with defensible planting, offering private outdoor amenity. Stepped rooftop levels are utilised for private terraces and biodiversity.

Client Family Mosaic; Elephant and Castle Regeneration Architect dRMM Structural Engineer BCHF (UK) Ltd M&E Engineer BCHF (UK) Ltd Planning Consultant RPS Planning & Development Project Manager / Cost Consultant Philip Pank Partnership Contractor Lovell Partnerships	153-163 Harper Square, London SE1 6AE LB Southwark Under construction 72 units 147 units per hectare Project GDV £9.9 million
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Stead Street North, SE17

The Stead Street scheme consists of two adjacent sites in Southwark; the northern section has been designed by Haworth Tompkins and the southern by Panter Hudspith. The Haworth Tompkins scheme provides 63 affordable units and a new double height community church hall arranged around landscaped courtyards. The narrow site is split into three blocks, allowing through-routes and views onto Nursery Park to the South. Access to the upper flats is via generous galleries, with semi-private spaces providing a buffer zone between the circulation route and front door.

Client Guinness Development Ltd Architect Haworth Tompkins Structural Engineer Fluid Structures M&E Engineer Calford Seaden LLP Planning Consultant Greer Pritchard Project Manager / Cost Consultant Calford Seaden LLP	Stead Street, London SE17 LB Southwark Due for completion Spring 2015 63 units 201 units per hectare Project GDV £9.8 million
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Stead Street South, SE17

This project by Panter Hudspith contains 77 new homes arranged around two courtyards, including duplex units and a high proportion of family units. The buildings vary in height from four to seven storeys, stepping back at upper floors to create generous balconies and large rooftop terraces for the family units. 77 per cent of homes are dual aspect and almost all are orientated towards the adjacent park. The facades on Stead Street are gently cranked on plan to respond to the gently cranked roofline of the Haworth Tompkins buildings opposite.

Client Guinness Development Ltd Architect Panter Hudspith Architects Structural Engineer Fluid Structures M&E Engineer Calford Seaden LLP Planning Consultant Greer Pritchard Project Manager / Cost Consultant Calford Seaden LLP	Land at Stead Street, London SE17 LB Southwark Scheduled to commence early 2013. Due for completion mid 2014 77 units 235 units per hectare Project GDV £12 million
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Batavia Road, SE14

This regeneration development will deliver four new buildings comprising office accommodation; residential units and a café space with associated landscaping and public realm improvement works. The scheme will deliver high quality homes in a range of unit types and sizes, while also providing new office space, high quality urban realm and a stronger link between New Cross and Fordham Park.

Client GLE Properties Architect HKR Architects Structural Engineer Barton Engineers M&E Engineer Barton Engineers Planning Consultant West & Partners Project Manager / Cost Consultant P2M UK Ltd	Batavia Road, New Cross, London SE14 LB Lewisham Planning permission granted 2011. Due for completion 2014 114 units 275 units per hectare
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Greenwich Square, SE10

Greenwich Square sits on the vacant site of the former Greenwich District Hospital. The key aim is to regenerate the local area by providing new homes, a public destination and a community hub – all seamlessly integrated with the surrounding urban grain. A new urban neighbourhood will be created with a strong sense of place fully founded in its context. The masterplan creates a sustainable residential development with a wide range of housing types and tenures, providing a safe, secure environment that is well connected, legible and easy to navigate.

Client **Hadley/Mace Limited**
Architect **Make**
Structural Engineer **Meinhardt**
M&E Engineer **Chapman Bathurst**
Planning Consultant **GL Hearn**
Project Manager / Cost Consultant **Mace**
Project Management; **EC Harris**
Contractor **Mace Construction**

Former Greenwich District Hospital Site, Vanbrugh Hill, London, SE10
LB Greenwich
Under construction. Phase 1 due for completion 2016
645 units



Rowan Park, SW16

Part of the HCA's Design for Manufacture project, Rowan Park promotes modern methods of construction, better quality design and sustainability. The development, enabled using Merton Council's site, provides 217 new homes, a GP surgery, scout hall and community facility, restoration of the listed 1920s Rowan School set within home-zone style streets and surrounded by a new public park incorporating sustainable urban drainage systems. The project won the 2012 National Housing Design Award, commended for creating a new mid-density suburban vernacular for London, robust masterplan and commitment to place-making.

Client **Homes and Communities Agency London; Crest Nicholson Homes**
Architect **Sheppard Robson Architects**

Rowan Road, Mitcham, London SW16 5JF
LB Merton
Under construction. Due for completion late 2013
217 units
65 units per hectare
Project GDV £40 million



Brenley Park, CR4

Brenley Park is being delivered as a joint venture between Wilmott Dixon Homes, Notting Hill Housing and the HCA. Brenley takes on the form of a London square, but in a suburban context suitable for its location. Prompted by the local authority, the building design clusters apartments around small cores to resemble a traditional town-house typology. Built to Code for Sustainable Homes 4, the development incorporates solar PV panels and a site-wide Combined Heat and Power system.

Client **Homes and Communities Agency London; Wilmott Dixon Homes; Notting Hill Housing**
Architect **Hunters Architects**

Cedars Avenue, Mitcham, London CR4 1EA
LB Merton
Under construction. Due for completion mid 2013
169 units
75 units per hectare
Project GDV £36 million



Knapp Road Apartments, E3

Poplar HARCA selected Metropolitan Workshop to work on several sites in London's East End, one of which is a run-down low-rise residential block on Knapp Road. The brief was to replace bedsits with 35 mixed-tenure homes ranging from one to four bedroom apartments. The scheme will get rid of an unsafe lane and provide an active frontage to the street. The use of brick reflects the Victorian school opposite and the patterned façade is inspired by the 18th century Bow Porcelain Factory.

Client **Poplar HARCA**
Architect **Metropolitan Workshop**
Planning Consultant **Leaside Regeneration**
Project Manager / Cost Consultant **Madlin & Maddison**
Contractor **Hill Partnership**

25-77 Knapp Road, London E3 4BP
LB Tower Hamlets
Planning permission granted April 2012
35 units
125 units per hectare



Roding Lane North, IG8

Used as a car breaker's yard and for container storage since it was designated as Green Belt after WW2, the London Borough of Redbridge has for many years been seeking a more appropriate use for this site. Proposing development in Green Belt is a demanding and time-consuming process but Metropolitan Workshop demonstrated the Very Special Circumstances necessary and provided the design quality required. The planning gain is a new accessible meadowland overlooked by 28 homes, five of which are affordable. All homes are designed to Code Level 4 and Lifetime Homes Standards.

Client **Development Securities (No 51) Ltd**
Architect **Metropolitan Workshop**
Structural Engineer **Richard Jackson**
M&E Engineer **XC02**
Planning Consultant **Nathaniel Lichfield and Partners**
Project Manager / Cost Consultant **WT Partnership**

Roding Lane North, Claybury Oaks, London IG8 8LZ
LB Redbridge
Planning permission granted April 2012
28 units
18 dwellings per hectare



Minoco, E16

The ambition for Minoco is to create a thriving successful quarter of the city with a broad range of housing types and excellent local amenities. Large townhouses sit next to smaller terraced houses and apartments, characteristic of many areas of the capital. The whole development is driven by an open-ended masterplan that extends out to the east and the west, rather than confining itself only to maximising river views. Generous new parks and public squares take advantage of the excellent views over the Thames whilst some are more intimate and sheltered within the heart of the scheme.

Client **Ballymore Group**
Architect **Glenn Howells Architects**
(Masterplan and Plot Design Architects)
Structural Engineer **Walsh Associates**
M&E Engineer **Hoare Lee**
Planning Consultant **Sellwood Planning**
Project Manager / Cost Consultant **Bruceshaws**

North Woolwich Road, Silvertown, London E16 2BG
LB Newham
Planning permission granted 3,400 units
200 units per hectare
Project GDV £1 billion



Minoco, E16

Feilden Clegg Bradley Studios have designed three plots in the first phase of the larger Glenn Howells Architects-designed masterplan. The proposals seek to create a new piece of London, focusing on streets and other spaces and on family living with a large number of houses, instead of landmark buildings with only apartments. The plots are spread through the scheme, each with an individual character addressing the very different direct context that they are responding to but united by the architectural language.

Client **Ballymore Group**
Architect **Feilden Clegg Bradley Studios**
(Plot Design Architects)
Structural Engineer **Walsh Associates**
M&E Engineer **Hoare Lee**
Planning Consultant **Sellwood Planning**

North Woolwich Road, Silvertown, London E16 2BG
LB Newham
Planning permission granted
800 units
215 units per hectare
Project GDV £330 million



Basil Street, SW3

The proposal accommodates three luxury apartments for sale arranged over seven floors, replacing a single low-rise residential dwelling on this former bomb site to maximise the value of this strategic central London position. The project was designed to sit within a contextually rich area with an understated aesthetic whilst establishing a strong presence to the Hans Crescent and Basil Street corner opposite the iconic Harrod's building.

Client **Chennai Ltd**
Architect **Paul Davis + Partners**
Structural Engineer **Michael Barclay Partnership**
M&E Engineer **TASC Building Services Engineering**
Planning Consultant **The London Planning Practice**
Project Manager / Cost Consultant **Finchatton; Brendan Hennessey Associates**
Contractor **Knight Build Limited**

Basil Street, London SW3 1BA
Kensington & Chelsea
Under construction. Due for completion October 2012
6 units
300 units per hectare



Moreton Street, SW1

Located on a derelict site adjacent to JamesThe Less Church and the Lillington Gardens Estate, this courtyard scheme will provide key worker affordable units for Dolphin Square Foundation in Westminster. Working with Pocket Living, the architects developed a range of studios and one- and two-bed apartment starter homes. The building has been designed to achieve Code 5 in line with the client's aspirations for sustainable development. It uses heating and hot water from the Pimlico district heating system and generates its own electricity by way of a floating glass PV canopy.

Client **Dolphin Square Foundation**
Architect **Paul Davis + Partners**
Structural Engineer **Clancy**
M&E Engineer **KUT**
Planning Consultant **Rolfe Judd**
Project Manager / Cost Consultant **DBK**
Contractor **Wates Living Space**

Moreton Street, London SW1V 2BP
Pimlico
Under construction. Due for completion May 2013
39 units
367 units per hectare
Project GDV £14.1 million



Finsbury Park Place, N4

The architects increased the scale and height for the park frontage to Finsbury Park, adding an extra storey and providing the yardstick for future remodelling of the site with an appropriate massing and typology for a contemporary interpretation of the traditional London park front villa. They were able to increase density with key benefits of increasing the number of units with an aspect to the park and maximising the cross subsidy generated to capitalise more affordable housing.aspect to the park and maximising the cross subsidy generated to capitalise more affordable housing.

Client **London Borough of Hackney; Lovell**
Architect **PCKO**
Structural Engineer **MLM Consulting Engineers**
M&E Engineer **MLM Consulting Engineers**
Project Manager / Cost Consultant **Randall Simmonds**
Contractor **Lovell**

Seven Sisters Road, London N4 2PE
LB Hackney
Under construction. Due for completion November 2012
109 units
206 units per hectare



Grange Walk, SE16

Grange Walk is a mixed-use scheme designed around the concept of an urban village. Responding to challenging site constraints the scheme has a distinctive character with intimate courtyards and "second level gardens" which take full advantage of the roof space. A pedestrian-focused street stitches the development together, weaving through the site to Spa Road. Set between two listed buildings, a unique gateway building provides the opportunity to repair the street frontage and create an animated entrance.

Client **Notting Hill Housing**
Architect **PCKO**
Structural Engineer **RSK**
M&E Engineer **Upton McGougan**
Planning Consultant **DP9**
Project Manager / Cost Consultant **Davis Langdon**
Contractor **United House**

Bermondsey Spa, Spa Road, London, SE16 3QL
LB Southwark
Under construction. Due for completion Summer 2014
205 units
170 units per hectare



Surrey Canal

Surrey Canal is a mixed-use 30 acre masterplan that seeks to create a new place in a deprived area that has historically suffered from a lack of investment. The site will include a regional indoor sports centre, 50,000 sqm of commercial spaces, a new park and open spaces, a new London Overground station, a 1,500 capacity Faith Centre, a film & creative incubation quarter, a health centre, hotel and conferencing facilities as well as 2,400 homes.

Client **Renewal**
Architect **Studio Egret West**
Planning Consultant **Signet Planning**

Land to the north and south of Surrey Canal Road
LB Lewisham
Planning permission for outline granted March 2012
Construction due to commence 2013. Due for completion 2023.
2,400 units
200 units per hectare
Project GDV £1 billion



St John's Hill Estate Regeneration, SW11

The scheme involves the demolition of 353 sub-standard homes built in the 1930s and the development of 527 mixed tenure homes along with commercial space and a new community hub. The residential blocks range from 4 to 12 storeys. The proposals build on a previous masterplan to link Wandsworth Common to a refurbished entrance to Clapham Junction Station directly opposite the site on St John's Hill. The creation of a main boulevard through the site, together with new roads knitting back into the surrounding street network creates a strong and direct connection to the neighbourhood.

Client **Peabody**
Architect **Hawkins\Brown**
Structural Engineer **Ellis and Moore**
M&E Engineer **Max Fordham**
Planning Consultant **Indigo**
Project Manager / Cost Consultant **Gleeds**

Clapham Junction, London SW11 1UB
LB Wandsworth
Due for completion 2019
527 units
250 units per hectare



Plaistow Hospital, E13

The Plaistow Hospital site was the focus for Peabody's 150th anniversary design competition titled "150 homes for 150 years". An exhibition of the short listed schemes was held at the NLA in May. PCKO's solution is a reengineered terrace house responding to peoples aspirations, changing needs and diverse patterns of living. Behind the democratic facade activities flourish: living and working, diverse cultures, young people, families and older persons. Flexibility is derived from the number of rooms and spaces created rather than pre-conceived orthodox functional definitions and location.

Client **Peabody**
Architect **PCKO**
Structural Engineer **Clancy**
M&E Engineer **Frankhams**
Planning Consultant **Savills**
Project Manager / Cost Consultant **Baily Garner**

Samson Street, London E13 9EH
LB Newham
Due for completion Spring 2015
169 units
106 units per hectare



Camberwell Road, SE5

This scheme will provide a mixed tenure development above retail space. It comprises three blocks, including family houses along Medlar St that will be provided for Affordable Rent. Weston Williamson gained full planning consent for the previous site owner, but improved the quality for Peabody by providing more family homes as well as increasing the number of dual aspect units.

Client **Peabody**
Architect **Weston Williamson**
Structural Engineer **Curtins**
M&E Engineer **Curtins**
Planning Consultant **CMA Planning**
Project Manager / Cost Consultant **Calford Seaden**

272 -304 Camberwell Road and Medlar Street, Camberwell, London SE5
LB Southwark
Due for completion August 2014
66 units



Elmwood Court, SW11

The development will provide low-income, affordable homes with a mixture of affordable rent (12 homes) and shared ownership (10 homes). All dwellings will comply with the Housing Design Guide, be Lifetime Homes compliant and achieve Code Level 4. The building will form a new street scene and help re-engage a disconnected 1980s layout with the neighbouring properties.

Client **Peabody**
Architect **C. F. Møller Architects**
Structural Engineer **Curtins Consulting**
M&E Engineer **Frankham Consulting**
Planning Consultant **Peabody**
Project Manager / Cost Consultant **Calford Seaden**

38 Battersea Park Road, London SW11 4JE
LB Wandsworth
Due for completion December 2014
22 units



Gillender Street, E3

The proposals involve the demolition of the existing warehouse buildings and redevelopment to provide a mixed use scheme within three buildings ranging between 5 / 6 and 12 / 13 stories in height. The design evolved around the character of the conservation area, the replacement of commercial space and the relationship of the buildings to the water. All dwellings will comply with the Housing Design Guide standards, be Lifetime Homes compliant and achieve Code Level 4.

Client **Peabody**
Architect **Allies and Morrison**
Structural Engineer **Adams Kara Taylor II**
M&E Engineer **Good Design Practice**
Planning Consultant **Austin Mackie**
Project Manager / Cost Consultant **Austin Mackie**
Contractor **Ardmore**

Units 1, 2 & 3 Riverside Industrial Estate, 18 Gillender Street, London E3
LB Tower Hamlets
Due for completion July 2014
109 units
327 units per hectare



Greenheath, E2

Adjacent to a curving railway viaduct, the new building has a two storey green brick plinth which contains family maisonettes and wheelchair units, above are five storeys of apartments. The building is primarily orientated towards the South East; all the homes have winter gardens which help mitigate any noise from the railway line, and create useable external space all year round. Access is from a new pedestrian street which provides a new link between Bethnal Green mainline and underground stations.

Client **Peabody**
Architect **Pitman Tozer**
Structural Engineer **Clarke Nicholls Marcel**
M&E Engineer **Max Fordham**
Planning Consultant **CMA**
Project Manager / Cost Consultant **HBW**
Contractor **Galliford Try**

31 Three Colts Lane, London E2 6JB
LB Tower Hamlets
Due for completion November 2013
67 units
335 units per hectare



Pembury Circus, E8

Peabody is working in partnership with Bellway Homes to regenerate this brownfield site which adjoins the existing Pembury Estate in central Hackney. As well as 268 new homes, the development provides important new pedestrian routes between the existing estate and neighbouring streets, and a new community centre at its heart, which will enable all the various community buildings and services on the estate to operate from one hub.

Client **Peabody**
Architect **Fraser Brown McKenna**
Structural Engineer **MLM**
M&E Engineer **URS**
Planning Consultant **Savills**
Project Manager / Cost Consultant **Drivers Jonas Deloitte**
Contractor **Bellway; Ardmore**

Dalston Lane, London E8
LB Hackney
Due for completion Summer 2014
268 units
223 units per hectare



Milkwood Road, SE24

The development will provide a high percentage of low-income, affordable homes. All dwellings will comply with the Housing Design Guide standards, be Lifetime Homes compliant and achieve Code for Sustainable Homes level 4.

Client **Peabody**
Architect **C. F. Møller Architects**
Structural Engineer **Clancy Consulting**
M&E Engineer **Frankham Consulting**
Planning Consultant **CMA Planning**
Project Manager / Cost Consultant **Silver Development Consultants**

Land opposite 251 to 275 Milkwood Road,
Herne Hill, London SE24 0JE
LB Lambeth
Due for completion December 2014
42 units
210 units per hectare



Silchester Garages, W10

Working with Royal Borough of Kensington and Chelsea, the scheme will provide 75 per cent of the homes as affordable housing, including 30 family homes. The scheme is designed around a new private courtyard space that will provide amenity for the new homes. In addition, a new retail unit and community building will be provided; improvements to the wider landscape and the existing tower will ensure that the scheme benefits the existing community.

Client **Peabody**
Architect **Haworth Tompkins**
Structural Engineer **Conisbee**
M&E Engineer **Max Fordham**
Planning Consultant **CMA Planning**
Project Manager / Cost Consultant **Baily Garner**

Adjacent to Bramley Road, Freston Road
and Shalfleet Drive, North Kensington, W10
RB Kensington & Chelsea
Phase 1 due for completion Summer 2014,
Phase 2 due for completion Spring 2015
112 units
333 units per hectare



Wandsworth High Street, SW18

This project provides an opportunity to replace a vacant and unattractive office block with a mixed use building at the heart of Wandsworth Town Centre. The scheme will deliver new homes of varying size and tenure, including affordable family and wheelchair accessible dwellings. It will also house a new retail/ commercial unit which will provide an active frontage to the High Street and contribute to job creation and the local economy.

Client **Peabody**
Architect **Alford Hall Monaghan Morris**
Structural Engineer **Clarke Nicholls Marcel**
M&E Engineer **Frankhams**
Planning Consultant **Savills**
Project Manager / Cost Consultant **HBW**

102-104 Wandsworth High Street,
London SW18 4LA
LB Wandsworth
Due for completion October 2014
41 units
373 units per hectare



Underwood Road, E1

The scheme involves the demolition of 353 sub-standard homes built in the 1930s and the development of 527 mixed tenure homes along with commercial space and a new community hub. The residential blocks range from 4 to 12 storeys. The proposals build on a previous masterplan to link Wandsworth Common to a refurbished entrance to Clapham Junction Station directly opposite the site on St John's Hill. The creation of a main boulevard through the site, together with new roads knitting back into the surrounding street network creates a strong and direct connection to the neighbourhood.

Client **Peabody**
Architect **Brady Mallalieu**
Structural Engineer **Ellis and Moore**
M&E Engineer **Max Fordham**
Planning Consultant **CMA Planning**
Project Manager / Cost Consultant **Cox Drew Neale**

22-28 Underwood Road, London E1 5AW
LB Tower Hamlets
Due for completion Summer 2014
33 units
256 units per hectare



Whitechapel, E1

The proposed development completes an ensemble of six housing blocks surrounding an internal courtyard, the original block having been destroyed during World War II. The proposal respects the massing and characteristics of the existing buildings on the estate and continues the idea of "open corners", promoting easy pedestrian access between the courtyard and surround streets. Corner reveals around the windows and balconies provide space for planters. A naturally lit winding staircase provides access to the 13 new family units, all of which are affordable.

Client **Peabody**
Architect **Niall McLaughlin Architects**
Structural Engineer **Ellis and Moore**
M&E Engineer **Knifes**
Planning Consultant **CMA**
Project Manager / Cost Consultant **Pellings**
Contractor **Sandwood**

John Fisher Street, London, E1 8HA
LB Tower Hamlets
Due for completion November 2013
13 units
286 units per hectare



Rosendale, SE24

Peabody has identified five infill sites on its existing Rosendale Estate, which is in a conservation area, to provide a mixed tenure development of 12 new homes, five of which will be three bedroom houses for Affordable Rent. A central part of this development will be to provide a New Community Centre to deliver a range of services and activities addressing a wide section of the community's needs.

Client **Peabody**
Architect **Haworth Tompkins Ltd**
Structural Engineer **Conisbee**
M&E Engineer **Max Fordhams**
Planning Consultant **CMA**
Contractor **Philip Pank Partnership**

Herne Hill, London SE24
LB Lambeth
Due for completion Winter 2014
12 units



Kidbrooke Extra Care and Assisted Living, SE3

These extra care and assisted living units within the new Kidbrooke Village respond to the recommendations of the 2009 HAPPI report. The development sets a precedent for attractive contemporary retirement apartments at the heart of urban regeneration. The design challenges the central corridor Extra Care typology with a core and cluster arrangement. Extensive communal facilities are provided at the ground floor which are designed to enable access by the wider community to create a 'community hub'.

Client **Berkeley Homes (Urban Renaissance) Ltd**
Architect **PRP Architects**
Structural Engineer **RSK Group**
M&E Engineer **Meinhardt**
Planning Consultant **Barton Wilmore**
Project Manager / Cost Consultant **Berkeley Homes (Urban Renaissance) Ltd**
Contractor **Berkeley Homes (Urban Renaissance) Ltd**

Kidbrooke Village, Greenwich, London SE3
RB Greenwich
Under construction. Due for completion Spring 2013
170 units
377 units per hectare



Myatts Field, SW9

The masterplan focuses on the public realm, at the heart of which is a new central park and community centre. A new hierarchy of streets create character areas relating to the surrounding urban form, providing a variety of identities for the different parts of the estate. The plan incorporates new technologies for heat and power, a strategy to develop and enhance the ecology of the area and placement of art.

Client **Regenter & Higgins Construction**
Architect **PRP Architects**
Structural Engineer **Tully De'Ath**
M&E Engineer **RPS**
Planning Consultant **Savills**
Project Manager / Cost Consultant **Higgins Construction**
Contractor **Higgins Construction**

Stockwell, London SW9
LB Lambeth
Under construction. Due for completion August 2016
1,000 units
79 units per hectare
Project GDV £130 million



New Lidcote and Cumnor, SW9

Situated along the northern edge of the Stockwell Park estate the site is adjacent to a conservation area, a mature park and a 15-storey tower block. The main source of design inspiration has been the development of a brick grid structure that allows the building to achieve a sense of unity and coherence within a very diverse context. A secure, landscaped garden is located in the centre of the scheme, located above an underground car park. This will provide both physical and visual amenity to residents in all the homes, incorporating private gardens to houses, communal space for apartments and a secure sensory garden for the extra care residents.

Client **Network Housing Group**
Architect **PRP Architects**
Structural Engineer **Tully De'Ath**
M&E Engineer **Robinson Associates**
Planning Consultant **Savills**
Project Manager / Cost Consultant **Higgins Construction**
Contractor **Higgins Construction**

Stockwell Park, Stockwell, London SW9
LB Lambeth
Completed September 2012
139 units
275 units per hectare
Project GDV £30 million



Watling Place, NW6

Watling Place is the first phase of a £600 million masterplan in South Kilburn and features 113 affordable, 20 shared ownership and 20 private sale homes. PRP's design delivers 11 storey blocks in strategic positions along Albert Road. These prominent buildings create key vistas from South Kilburn's future focal point, an extended park in the heart of the masterplan. The spaces between the towers are occupied by smaller, lower-rise buildings which sit like a series of concertinaed, interlinking blocks each with their own identity yet working collectively.

Client **London Borough of Brent; London & Quadrant**
Architect **PRP Architects**
Structural Engineer **Fluid Structures & Ardent Consulting Engineers; Walker Associates**
M&E Engineer **Mendick Waring Ltd**
Project Manager / Cost Consultant **Sherlock Consultancy and London Borough of Brent / Arcadus**
Contractor **Denne Construction**
Acoustics (Acoustic Consultant)

Albert Road, Kilburn, London NW6
LB Brent
Completed July 2012
153 units
289 units per hectare
Project GDV £17 million



Riverwalk House, SW1

The site, adjacent to Vauxhall Bridge at a "gateway" to Westminster and just upstream from Tate Britain and the Palace of Westminster, has stunning views over the river and beyond. It also benefits from the adjoining Riverside Walk Gardens, a riverside walkway and further gardens and high quality buildings in the local area. The development comprises two buildings with 113 apartments, the taller building comprising 16 residential storeys above ground floor, and the lower building comprising six plus ground floor. The buildings house a mix of one, two, three and four bed apartments with penthouses on the upper floors of both buildings.

Client **Ronson Capital Partners**
Architect **Stanton Williams**
Structural Engineer **WSP**
M&E Engineer **Hoare Lea**
Planning Consultant **DP9**
Project Manager / Cost Consultant **EC Harris**

157-161 Millbank, London SW1P 4RR
City of Westminster
Planning permission granted.
Due for completion Summer 2015
113 units
257 units per hectare



Arundel Square, N7

The original Arundel Square was never completed. After three sides were finished the Victorian developer ran out of money and the North London Line was constructed in a cutting on the south side of the central gardens. The scheme decked over the railway, creating an extra acre of land. Half of this land has been added to Arundel Square Gardens, and a contemporary six-storey apartment building completed the square on the remainder. Its layered façade has been designed to harmonise with its surroundings, taking its framed proportions from the brick pilasters and sash windows of the existing houses.

Client United House Developments; Londonewcastle	Arundel Square, London N7 8AT
Architect Pollard Thomas Edwards architects	LB Islington
Structural Engineer Knapp Hicks	Completed 2010
M&E Engineer ME Engineering	147 units
Contractor United House	439 units per hectare
	Project GDV £30 million



Barnsbury Place, N1

This development has created a new urban quarter within the Barnsbury Conservation Area, combining old and new buildings, and luxury with affordable homes. Three imposing Victorian school buildings form the nucleus of an intricate series of landscaped courtyards, apartments and town houses. The site is closely overlooked by neighbouring residents: it required ingenuity, and patient engagement with the community, to negotiate planning permission and realise the full development potential. The existing buildings have been carefully restored, interior features have been retained, and new galleries preserve the integrity of the double-height spaces and lofty windows.

Client Grainger and Guinness Trust; Mount Anvil	Offord Road, London N1 1LR
Architect Pollard Thomas Edwards architects	LB Islington
(Pre-planning); MGM Chartered Architects Ltd (Executive)	Completed 2010
Structural Engineer JSA Consulting Engineers	141 units
M&E Engineer Van Zyl & de Villiers Consulting Engineers Limited	158 units per hectare
Planning Consultant The London Planning Practice	Project GDV £62 million
Project Manager / Cost Consultant EC Harris	
Contractor Mount Anvil	



Pentonville Road, N1

This development will create a new mixed-use urban block on Pentonville Road mid-way between Kings Cross and Angel. The buildings vary from five to ten storeys and respond to the three very different street contexts around the site. The residential foyers give access to a landscaped courtyard with terraced gardens and play space. Apartments are arranged in five core-access mansion blocks and range from studio flats to large family apartments and spectacular duplex penthouses. The space standards of all the homes, regardless of tenure, meet or exceed the Housing Design Guide requirements.

Client Groveworld	130-154 Pentonville Road, London N1 9JE
Architect Pollard Thomas Edwards architects	LB Islington
Structural Engineer URS	123 units
M&E Engineer URS	352 units per hectare
Planning Consultant Savills	
Project Manager / Cost Consultant Groveworld / Sawyer Fisher	
Other key project team members Farrer Huxley (Landscape Architect); DF Clark (Ecology); BBS (Sustainability Consultant); SKM (Transport Consultant); Peter Stewart Consultancy (Townscape Consultant)	



Greenwich Creekside, SE8

This urban regeneration project brings to life a former industrial site situated between Deptford Creek and the Laban Dance School. Three linear buildings provide a formal public face onto Creek Road, presenting a reflective façade punctuated by inset balconies and double storey sky gardens. An 8-storey block with a striking triangular form marks the corner of Creek Road and Creekside. Between these buildings, pedestrian routes physically and visually connect to the surrounding roads, offering views into a central landscaped plaza and the Laban Dance School.

Client Telford Homes plc	96-180 Creek Road,
Architect Squire and Partners	London SE8 3BZ
Structural Engineer Jenkins & Potter	Greenwich
M&E Engineer AJD Design Partnership Ltd	Due for completion Autumn 2012
Planning Consultant DP9	371 units
Project Manager / Cost Consultant Telford Homes plc	311 units per hectare
Contractor Telford Homes plc	



Chelsea Creek, SW6

Located on a 7.5 acre brownfield site, the scheme includes plans to restore and refurbish an existing lock, creating a series of new canals running throughout the proposed waterfront neighbourhood, and presenting a unique opportunity to connect the development to the river Thames. High quality homes, restaurants and shops will animate the water's edge, alongside publicly accessible waterside open space and communal areas. The designs have drawn upon the architectural language of the narrow canal-side districts in Copenhagen and Amsterdam.

Client St George Central London	9 Park Street, Chelsea Creek,
Architect Squire and Partners	London SW6 2FS
Structural Engineer JSA Consulting	LB Hammersmith and Fulham
M&E Engineer Richard Hodgkinson Consultancy	Planning permission granted February 2012
Planning Consultant Barton Willmore	489 units
Contractor St George Central London	157 units per hectare



One Tower Bridge, SE1

The site is located on the South Bank, between the GLA and Tower Bridge. Plans consist of nine blocks of private and affordable residential accommodation, providing high-quality homes and a large cultural facility. A long linear building addresses Potters Fields Park and the waterfront, connecting Shad Thames with More London, and a new street is created connecting Queen Elizabeth Street to the southern end of Tower Bridge. One Tower Bridge has been designed to mediate between the more traditional vernacular of Shad Thames and the modern buildings at More London.

Client Berkeley Homes; London Borough of Southwark	Potters Fields, Tower Bridge Road,
Architect Squire and Partners	London SE1
Structural Engineer Meinhardt Structures	LB Southwark
M&E Engineer Meinhardt Services	On site. Due for completion Summer 2016.
Planning Consultant Barton Willmore	353 units (+ 43 affordable units)
Project Manager / Cost Consultant Berkeley Homes with Jones Lang LaSalle	552 units per hectare (excluding the affordable)
Contractor Berkeley Homes	



190 Strand, WC2

The development is comprised of a series of urban blocks arranged around two courtyards and connected by an internal colonnade. A layered façade of stone, metalwork and glass are counterpoint with laser cut metal filigree balustrades. The filigree is also used to create the ‘mansard’ roof form, providing a veil to the residential terraces behind. The urban form is strengthened with facades tight to the back of the pavement, active frontages and single surfaced roads to allow better access to local pubs and cafes in the narrow streets to Temple.

Client **Berkeley Group; Prupim**
Architect **GRID**
Planning Consultant **Turley Associates**

190 Strand, London WC2
City of Westminster
Due to start on site November 2012
206 units



Stanmore Place, HA7

This 6.2 hectare site has been carefully landscaped with a range of one, two and three bed apartments. Flood storage is incorporated in a new lake, buildings shield railway noise, parking and commercial uses are located next to existing industrial land, a new road improves access to the tube station and a terrace of houses secures the privacy of existing homes.

Client **St Edward Homes Ltd**
Architect **GRID**
Structural Engineer **RSK**
M&E Engineer **Mott McDonald Fulcrum**
Planning Consultant **Turley Associates**
Project Manager / Cost Consultant **Berkeley Homes**
Contractor **Berkeley Homes**

Former Government offices,
Honeypt Lane, Stanmore, HA7
LB Harrow
Under construction
754 units
121 units per hectare
Project GDV £90 million



Ebury Square, SW1

The redevelopment of this 1950s residential block will form two separate residential buildings with shared basement car parking. The buildings will improve the appearance of the local area, as will the plans to reinvigorate the adjacent public square along with a generous tree planting initiative for the surrounding streets.

Client **Berkeley Group**
Architect **Squire & Partners**
Planning consultant **Turley Associates**

Ebury Square, Westminster, London SW1
City of Westminster
Under construction
71 units



120 Bayswater Road, W2

The design is a strong response to the existing site and the local context, with a deeply recessed red sandstone facade opening out to a fully glazed corner element. The new development regenerates a run-down part of Bayswater and will take advantage of its wonderful location, with views over Kensington Gardens and Hyde Park.

Client **Orchadia Ltd**
Architect **Squire & Partners**
Planning Consultant **Turley Associates**
Other key project team members **WSP (Transport and Highways)**

120 Bayswater Road, Kensington
Gardens, W2
City of Westminster
Planning permission granted 2011
22 units



Ambassador Building, Embassy Gardens, SW8

Embassy Gardens is the first phase of a Farrell-designed masterplan to redevelop the area near the new US embassy, comprising three buildings of high density residential mixed use by architects Feilden Clegg Bradley Studios, AHMM and Flacq (Arup). Drawing inspiration from nineteenth-century American high rise buildings and London’s classic mansion blocks, each plot gives a different emphasis to the proportion of masonry to window and how it is articulated. FCB Studios’ plot will contain 314 apartments and house the grand residents’ lobby, gym and lounge facilities that will serve all of the first phase blocks.

Client **Ballymore Group**
Architect **Feilden Clegg Bradley Studios**
Structural Engineer **Walsh Group**
M&E Engineer **OCSC**
Planning Consultant **CBRE**
Project Manager / Cost Consultant **Acumen; Gleeds**
Contractor **Ballymore Group Properties (Transport Engineer)**

51 Nine Elms Lane, London SW8
LB Wandsworth
Onsite. Due for completion winter 2014
314 units
400 units per hectare a



Capital Building, Embassy Gardens, SW8

Capital Building is part of the first phase of the new Embassy Gardens quarter for developers Ballymore Group. Set within the framework of the Terry Farrell and Partners masterplan, the design is strongly influenced by the commercial buildings of the 1930s in Manhattan and Chicago. The group of buildings designed by AHMM comprise of five elements around a central courtyard; four brick volumes of differing heights and an interconnecting high level bridge-structure which maintains views out to the river and north London beyond.

Client **Ballymore Group**
Architect **Alford Hall Monaghan Morris**
Structural Engineer **Walsh Group**
M&E Engineer **O'Connor Sutton Cronin (OCSC)**
Planning Consultant **CBRE**
Project Manager / Cost Consultant **Ballymore Group**

Embassy Gardens, Battersea, London SW8
LB Wandsworth
Due for completion April 2015
159 units
530 units per hectare



The Garden, SW8

The approach to the site is sustainable at its core, reusing brownfield land and densifying uses in a central location while offering a significant contribution to the public realm, providing entrances to the proposed Linear Park running from Vauxhall to Battersea Power Station and Battersea Park. The proposals offer Europe’s largest PV array working with district heating and energy production.

Architect Foster + Partners; Neil Tomlinson Architects Structural Engineer Arup M&E Engineer Hoare Lea Planning Consultant Jones Lang LaSalle Project Manager / Cost Consultant Turner & Townsend	New Covent Garden Market, Nine Elms Lane, Battersea, SW8 LB Wandsworth Planning application granted 2,431 units 876 units per hectare Project GDV £1 billion
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One Nine Elms, SW8

One Nine Elms, two linked towers at the heart of a new tall building cluster emerging at Vauxhall, is a mixed use development of residential, office, hotel, retail and a public viewing gallery at the top of what will be the tallest tower of the cluster at 58 floors. A second tower of 43 floors is linked by a bridge of communal amenities. Most flats have their own dedicated winter garden / balcony and share roof garden spaces. At ground level the site is transformed, with a square starting the new Linear Park linking through towards Battersea, and with two new routes across site towards the River Embankment.

Client Green Property Architect Kohn Pedersen Fox Structural Engineer AKT M&E Engineer Grontmij Planning Consultant Montagu Evans Project Manager / Cost Consultant EC Harris	Nine Elms Lane, London SW8 LB Wandsworth Planning permission granted. Due to commence 2016 491 units 584 units per hectare
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Junction Road, N19

The site is located on the east side of Junction Road north of Tufnell Park underground station. The site presented a significant opportunity for brown field site re-development. With high transport accessibility the proposal offers potential for a car free-scheme. The form and massing is dictated by the adjacent existing buildings, of which the Boston Arms public house opposite is Grade II listed. The footprint broadly follows that of the current building to minimise overlooking into adjoining properties. The existing rear courtyard space is maintained and enhanced.

Client Empyrean Developments Architect Weston Williamson Structural Engineer Iesis Special Structures M&E Engineer Iesis Special Structures Planning Consultant Turley Associates Project Manager / Cost Consultant Taylor Wimpey Contractor Taylor Wimpey	Junction Road, London N19 LB Islington Under construction 26 units 215 units per hectare Project GDV £3.5 million
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Spa Road, SE1

The scheme comprises 48 residential units of mixed tenure including social rented and market sale apartments over a ground floor commercial and retail space fronting Spa Road. A key strategy has been to incorporate a new public realm landscaped space-between the existing 1930’s Vauban estate residential blocks and the scheme. This new space offers a quiet, traffic free-zone, and creates a new east-west pedestrian link.

Client Hyde Housing Association Architect Weston Williamson Structural Engineer Peter Brett Associates Planning Consultant Tibbalds Project Manager / Cost Consultant Rooff Ltd Contractor Rooff Ltd	Spa Road, Bermondsey, London SE1 LB Southwark Completed September 2011 48 units 154 units per hectare Project GDV £6 million
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Talgarth Road, W14

The project raised considerable challenges in delivering a mixed tenure residential development on a site constrained by its busy urban context and site topography. The final scheme is configured to resolve the issues generated by the linear site footprint and the A4 dual carriageway which defines the site’s southern edge. The duplex units maximize space by fully utilising the roof volume and take reference from Frank Wheeler’s landmark 1890’s artist studios nearby.

Client Stadium Housing Architect Weston Williamson Structural Engineer Fife Belcher Consulting Engineers, Fife Belcher Grimsey & Partners M&E Engineer Frankham Consultancy Group Planning Consultant Savills Project Manager / Cost Consultant Airey Miller Partnership LLP Contractor Hills	Land to the rear of 39-61 Gyndwr Road, Hammersmith, London W14 LB Hammersmith & Fulham Completed September 2011 14 units 118 units per hectare Project GDV £2 million
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Weston Street, SE1

This project located at the south western edge of the Bermondsey Street Conservation Area replaces the existing three storey 1930s commercial building on site with a new five storey mixed use residential development. The primary design challenge was to achieve a solution which would not only address the outlook to the public realm but also to Leathermarket Gardens to the north. The contemporary development reinterprets the materiality and robust forms of the Victorian Tanneries and Waterhouses which form a significant component of the Conservation Area.

Client Templars Property Architect Weston Williamson Structural Engineer Weston Williamson M&E Engineer Bespoke Building Services; M.O. Associates Planning Consultant Bespoke Building Services / M.O. Associates Project Manager / Cost Consultant Oaklever Contractor Oaklever	106 Weston Street, Bermondsey, London SE1 LB Southwark Under Construction 9 units 243 units per hectare Project GDV £2 million
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The simple pitched roof geometry of Allford Hall Monaghan Morris' terraced housing at Anne Mews in Barking reflects what Boris Johnson calls 'London's DNA'.



Dickens Yard, W5

A St George development delivered in close collaboration with Ealing Council, Dickens Yard follows the borough’s approach to reinvigorating its town centres by building high-density housing around key transport locations. The scheme will provide 698 new homes as well as 100,000 sq ft of retail space. Working with Catalyst Housing Association, the affordable element of Dickens Yard is aimed at the over 55s as part of the borough’s housing policy ‘Active Elderly’ which aims to release under-occupied family homes on its stock by providing an appealing offer of new-build flats in central locations and close to community amenities.

Client **St George West London; LB Ealing**
Architect **John Thompson & Partners**

New Broadway, Ealing, London W5 2XA
LB Ealing
Under construction. First occupation
September 2012. Due for completion 2016
698 units
433 units per hectare
Project GDV £300 million



Acton Gardens, W3

The recently approved masterplan for the 15-year regeneration of the Acton Gardens estate includes 2,350 homes set on ‘traditional tree-lined streets’. Half of the homes will be affordable, and over a quarter will be family housing. There will also be parks, communal gardens and allotments. The overall vision is to reconnect the estate to the wider neighbourhood and to create a pedestrian-friendly environment with a sense of place, and safety and security for its residents. There will be distinct character areas to enable the former estate to become a collection of local neighbourhoods.

Client: **Action Gardens LLP**
(comprised of **London & Quadrant** and **Countryside Properties**)
Architect **HTA (Masterplanners and Lead Architect); Alison Brooks Architects (Phase 2 Architects)**
Planning Consultant **Terence O’Rourke**
Contractor **Countryside Properties Ltd**

South Action Estate, Bollo Bridge Road,
South Acton, W3 8DD
LB Ealing
Phase 1 under construction. Due for
completion August 2013
2,350 units (full masterplan);
159 (Phase 1)
222 units per hectare
Project GDV £592.8 million (masterplan)



Caulfield Park, W3

Phase 2.2 of the South Acton Estate Regeneration, designed by PRP for Catalyst Housing, was completed in 2011 to provide 125 new homes. The layout creates two distinct new spaces: a south facing semi-private soft landscaped courtyard and a hard landscaped public arrival square. All communal entrances are visible and easily accessible from the street, while each core serves a limited number of homes so that the length of corridor access to dwellings is minimised. The aspect is enclosed toward the recreation ground to the east whilst addressing a new public square adjacent to the station to the west.

Client **Catalyst Housing Limited**
Architect **PRP**
Contractor **Willmott Dixon**

Acton W3
LB Ealing
Completed 2011
125 units
181 units per hectare



Chester Balmore, N19

This 1970s estate included 25 homes and 12 commercial units many of which had been empty for some time. The blocks were in poor condition and would have been difficult and expensive to refurbish. When completed, the development will include 53 new homes and 467 sqm of commercial space. The new homes will be a mixture of affordable rented council housing, shared ownership, and market sale. Part funded by the Homes and Communities Agency, these will be the first new homes built by Camden since 1999.

Client **Camden Council**
Architect **Rick Mather Architects**
Structural Engineer **Haskins**
Robinson Waters
M&E / Sustainability Engineer
Mott MacDonald
Project Manager / Cost Consultant
McBains Cooper
Contractor **Willmott Dixon Housing Ltd**

Chester Road and Balmore Street,
London N19
LB Camden
Under construction. Due for completion
July 2013
53 units
220 units per hectare
Project GDV £25 million



Vaudeville Court, N4

This competition winning entry developed a new, exemplary architectural model for affordable family housing in Islington. The design was underpinned by the sustainable concept of ‘homesown’, growing your own fruit and vegetables. The 13 new homes ‘repair’ the existing residential terraces by extending to the same building line and scale. The full potential of the site is utilised by developing a courtyard form with large dwellings at ground level and apartments above. Every surface is used to provide shared and private amenity space. Adaptable plans allow the concept to be replicated to suit other inner-city sites. All dwellings exceed Code for Sustainable Homes Level 4.

Client **Homes for Islington**
Architect **Levitt Bernstein Associates Ltd.**
Structural Engineer **Aecom**
M&E / Sustainability Engineer **Aecom**
Planning Consultant **HTA**

10 St Thomas’s Road, London N4 2QG
LB Islington
Construction due to commence December
2012. Due for completion December 2013
13 units
100 units per hectare
Project GDV £2.7 million



Eastcote Lane, UB5

This 100 per cent affordable scheme represents the first council-built new-build scheme for 40 years in Ealing and provides 6 large family houses and 30 apartments. Buildings are arranged to follow the curve of Eastcote Lane and create a strong frontage definition. Gaps between two apartment blocks and houses provide visual amenity and break the development mass. The houses are formed with green roofs, which tilt broadly aligned with the adjacent railway embankment slope.

Client **Ealing Council Housing Services**
Architect **PCKO**
Contractor **Willmott Dixon**

Eastcote Lane, Northolt, London UB5
LB Ealing
Under construction
36 units
100 units per hectare
Project GDV £3.55 million



Eastern End of Thames View, IG11

The project forms part of the redevelopment of the eastern end of the Thames View estate, involving the construction of 276 residential units. This includes a mix of houses grouped in terraces and courtyard clusters, as well as five apartment blocks running north to south along the eastern boundary adjacent to Renwick Road. Units are a variety of one to four bed affordable housing properties and will achieve Level 4 for Code for Sustainable Homes. The scheme provides a mix of private and communal amenity spaces at the heart of the residential blocks as well as a safe and attractive streetscape and homezone environment.

Client **Thames Gateway Partnership for Learning and the London Borough of Barking and Dagenham**
Architect **Pollard Thomas Edwards architects**
Structural Engineer **ARUP**
M&E Engineer **ARUP**
Planning Consultant **Savills**
Project Manager / Cost Consultant **Thames Gateway Partnership for Learning**
Contractor **Jerram Falkus Ltd**

Bastable Avenue / Renwick Road, Barking, London IG11
LB Barking & Dagenham
Due for completion June 2014
276 units
66 units per hectare



Goresbrook Village, RM9

The new Goresbrook Village will replace three unpopular tower blocks as part of the London Borough of Barking & Dagenham's estate regeneration programme. Reintroducing traditional streets of mixed tenure homes, Stitch's approach is to create simple, repeatable house types within a masterplan that maximises family homes with gardens. The design aim is to 'get simple right', creating personality by variations in roof form, materials and textures along the terraces. Stitch's MakeYour Own models were used as a tool to help make the 'look and feel' of each house accessible to local residents, stakeholders and the council.

Client **Countryside Properties and London Borough of Barking and Dagenham**
Architect **Stitch (Masterplanner and architect); Mae**
M&E Engineer **PRP**
Planning Consultant **Montagu Evans**
Other key project team members **HTA Landscape Design (Landscape Architect)**

Goresbrook Road, Dagenham, RM9 4YG
LB Barking & Dagenham
Planning permission pending
Due for completion November 2015
149 units
56 units per hectare
Project GDV £22 million



Kidbrooke Village Phase I, SE3

Kidbrooke Village is a masterplan of 109 hectares which replaces the run-down Ferrier Estate. Phase 1 of the development consists of 449 new homes, including 80 three- and four-bed houses. Taller c-shaped residences front this open space benefiting from views across public amenity facilities - sports pitches, formal and informal gardens and outdoor performance space. The scale of the buildings reduces towards the edges of the plan with terraces of houses responding to the traditional suburban context at the boundaries. Safe and attractive routes for pedestrians and cyclists are provided along 'green fingers' which run along all the desire lines and link to the surrounding neighbourhoods.

Client **Berkeley Homes**
Architect **Lifschutz Davidson Sandilands (Planning); Carey Jones (Delivery)**
Structural Engineer **RSK**
M&E Engineer **Faber Maunsell**
Planning Consultant **Barton Willmore**
Project Manager / Cost Consultant **Berkeley Homes**
Contractor **Berkeley Homes**

Kidbrooke Village, London SE3
LB Greenwich
Completed Spring 2012
449 units
118 units per hectare
Project GDV £100 million



Bronte & Fielding House, NW6

In the heart of the South Kilburn Estate Regeneration area, the Bronte and Fielding House proposals restore the historic street frontage and respond directly to the local context, creating communal gardens and ensuring maximum sunlight to the generous apartments. The design sits easily with adjacent apartment blocks by Alison Brooks Architects, which form part of the same 'plot'. A new tree-lined Kilburn Park Road frontage along with the new 'roundabout site' development will demonstrate the area's potential, increase the standard of housing in Brent and improve quality of life for the wider Kilburn community.

Client **London Borough of Brent**
Architect **Lifschutz Davidson Sandilands**
Structural Engineer **WSP UK**
M&E Engineer **Norman Disney & Young**
Project Manager / Cost Consultant **Cyrill Sweet**

Kilburn Park, London NW6
LB Brent
Planning permission granted June 2012
229 units
188 units per hectare
Project GDV £35 million



Cambridge and Wells Court, NW6

Cambridge and Wells Court reinstates the urban form and street pattern which characterised the area before post-war development - a traditional model of villas fronting the main road with corresponding mews houses to the rear. A restored nineteenth-century route, Alpha Mews, runs the length of the scheme, providing shared surfaces, play areas, gardens and defined public and private spaces. A continuous frontage along Cambridge Avenue repairs the historic street pattern, while the modern brick facades reflect the formality of the Victorian villas opposite. The apartments themselves deliver high-quality living space with generously spaced, dual-aspect units.

Client **London Borough of Brent**
Architect **Lifschutz Davidson Sandilands**
Structural Engineer **WSP UK**
M&E Engineer **Norman Disney & Young**
Project Manager / Cost Consultant **Arcadis UK Ltd**

Cambridge Avenue, Kilburn Park, London NW6
LB Brent
Planning permission granted March 2011
101 units
83 units per hectare
Project GDV £20 million



Fitzroy Place, W1

The scheme includes market and affordable homes, retail, office space, a health centre and education facility for the local primary school. The scheme retains a Grade II* listed chapel which becomes a community centre, and an historic facade which terminates in a Grade II listed building and will be converted to apartments. Centred on a new landscaped public realm, the masterplan by Sheppard Robson opens up the block to the surrounding streets and creates new routes through the city.

Client **Exemplar Properties**
Architect **Lifschutz Davidson Sandilands; Sheppard Robson**
Structural Engineer **Ramboll UK**
M&E Engineer **AECOM**
Planning Consultant **DP9**
Project Manager / Cost Consultant **GVA**
Second London Wall; EC Harris
Contractor **Sir Robert McAlpine**

Fitzrovia, London W1
City of Westminster
Planning permission granted February 2012
211 units
243 units per hectare
Project GDV £200 million



Goodman’s Fields, E1

Seven towers rise to 24 storeys from lower courtyard blocks of up to 10 storeys in a mixed use development providing a selection of apartments as well as retail and commercial space, student accommodation and a hotel. Residents will benefit from a 24-hour concierge, health centre, pool, gym and stunning landscaping. The towers act as slender glass beacons in the city – a 21st Century version of the towers of San Gimignano in Italy – forming part of a dramatic new urban quarter in the city delivering 1,000 new homes.

Aylesbury Estate, SE17

Aylesbury South West Corner provides a total of 261 new homes, a community building, a small run of shops and a range of new streets and public spaces. The scheme provides a mix of one, two, three and four bedroom homes evenly split across affordable rent, intermediate (keyworker and shared ownership) and outright sale tenures within six new buildings. These have been designed to create a series of safe, distinctive and sustainable neighbourhoods. Nearly all homes benefit from being dual aspect ensuring high levels of natural daylight and ventilation, along with all homes achieving Code Level 4.

Loudoun Road, NW8

The design employs Passivhaus principles of high levels of insulation, excellent airtightness and good indoor air quality using a whole-house ventilation system with heat recovery. This strategy achieves significant reductions in carbon emissions and Code Level 4. A restricted palette of materials is used to express the Passivhaus strategy while creating a form that responds to the urban context.

Client **Berkeley Homes**
Architect **Lifschutz Davidson Sandilands**
Structural Engineer **PTA Consulting**
M&E Engineer **Wallace Whittle**
Planning Consultant **Wallace Whittle**
Project Manager / Cost Consultant **Wallace Whittle**
Contractor **Berkeley Homes**

Aldgate, London E1
LB Tower Hamlets
Planning permission granted March 2012
963 units
355 units per hectare
Project GDV £300 million

Client **London & Quadrant Group and London Borough of Southwark**
Architect **Levitt Bernstein Associates Ltd**
Structural Engineer **Conisbee**
M&E Engineer **AJD Building Services Consulting Engineers**
Planning Consultant **PH Warr plc**
Contractor **Durkan Ltd; Galliford Try**

Aylesbury Estate South West Corner, Southwark, London SE17
LB Southwark
Partially completed. Due for completion Summer 2013
261 units
240 units per hectare
Project GDV £42 million

Client **Origin Housing Group**
Architect **Levitt Bernstein Associates Ltd**
Structural Engineer **Michael Barclay Partnership**
M&E Engineer **Aecom**
Planning Consultant **MDA Consulting Ltd**
Project Manager / Cost Contractor **Durkan Ltd**

154 Loudoun Road, London NW8 0DJ
LB Camden
Construction commenced 2011. Due for completion November 2012
42 units
252 units per hectare
Project GDV £6 million



Queensbridge Quarter, E8

The scheme replaces the last of the notorious deck access buildings built between 1966 and 1971 and completes Levitt Bernstein’s transformation of the Holly Street estate. The design reflects the involvement of existing residents since the beginning of the project in 1999 and their desire to remain as council tenants. Using a restricted palette of materials in combination with large feature balconies and coloured glass cladding along the main road frontage, the design responds to the changes in scale and grain of the surrounding streets, while also making good use of passive solar energy.

Aberfeldy Village, E1

This transformation of an existing estate creates 1,176 mixed tenure new homes with a retail and community centre, PCT, faith space and a new public park. The residential buildings vary in character and scale across the masterplan, ranging between a ten storey tower at the east end of the park, a series of linear, muscular buildings along the A13, and lower rise courtyard housing on the north side of the park. All homes achieve Code for Sustainable Homes Level 4 and are designed to comply with London Housing Design Guide standards, across all tenures.

Sherwood Terrace, E16

These houses and flats are the first to be constructed by Newham for over thirty years. Won through a two-stage design competition the development sets a benchmark for the design of new housing in the borough. The six family units have been built for a shared equity tenure and achieves CFHS Level-5 (a challenging requirement on a constrained urban site) and to provide outstanding amenity for residents. The houses incorporate exceptional insulation and airtightness, an extensive PV array, green roof, MVHR and grey water recycling. Grey brick cladding complemented with gold-copper balconies give the building a crisp contemporary appearance.

Client **United House; Modern City Living**
Architect **Levitt Bernstein Associates Ltd**
Structural Engineer **Walker Associates**
M&E Engineer **United House M&E**
Planning Consultant **Tim Gaskell, CMA Planning (Phase 1)**
Contractor **United House**

Queensbridge Road, Hackney, London E8
LB Hackney
Phase 1 completed 2008. Phase 2 completed 2011
151 units
116 units per hectare
Project GDV £20m

Client **Aberfeldy Village LLP (joint venture between Poplar HARCA and Willmott Dixon Regeneration)**
Architect **Levitt Bernstein Associates Ltd (including Landscape and Urban Design)**
Structural Engineer **Campbell Reith Consulting**
M&E Engineer **Upton McGougan; Energy Council**
Planning Consultant **Tibbalds Planning and Urban Design & Leaside Regeneration**
Project Manager / Cost Consultant **Kim Sangster Associates**
Contractor **Willmott Dixon Housing**

Aberfeldy Village, Poplar, London E1
LB Tower Hamlets
Due for completion 2021
1,176 units
177 units per hectare (average density)
Project GDV £250 million

Client **LB Newham**
Architect **Bell Phillips Architects**
Structural Engineer **Marks Heeley**
M&E / Sustainability Engineer **AECOM**
Project Manager / Cost Consultant **IGM Associates**
Contractor **Kind & Co.**

371 Prince Regent Lane, London E16 3JP
LB Newham
Completed April 2012
6 units
118 units per hectare
Project GDV £1.39 million



Walter Segal designed this simple self build system for small sites in Lewisham deemed unsuitable for council house building. The first phase of building started in 1979, the second in 1984. Altogether 50 homes were built in this way.



Sponsors' profiles



Ardmore is one of the UK's largest privately owned design and build contractors with some 350,000 sq ft of factory, warehousing, workshop and head office accommodation based in Enfield, north London. Ardmore is recognised as one of the capital's leading contractors with an unparalleled range of in-house services, guaranteeing the delivery of cost efficient, timely and high quality products and services.

Ardmore provides turnkey construction solutions for major regeneration projects and has a well established reputation for delivering luxury and affordable residential property, hotels across all principal brand standards and has completed high profile schemes within the commercial, education and civic sectors.

Recent projects in London include the JCoSS School in Barnet, Athletes' Village accommodation along with the manufacture and supply of off-site bathroom pods, 150 Stratford High Street, Greenwich Peninsula, Beaufort Park, Imperial Wharf, Corinthia London, Mildmay Mission Hospital and Portobello Square. The company's order book and recent growth highlights the strength that Ardmore possesses in London.

Ardmore is able to offer a non-contractual and collaborative service that is ideally suited to meeting the challenges presented by complex urban sites.

Byrne House, Jeffreys Road, Brimsdown, Enfield, EN3 7UB
0208 344 0300 | www.ardmoregroup.co.uk



BARRATT
HOMES
find the one

Barratt London is one of the leading developers in the capital and at the forefront of regeneration in London. Since 2000 it has delivered over 16,000 new homes as well as providing new retail, leisure and community facilities. Employing over 340 people, Barratt London has extensive experience of delivering complex regeneration schemes including high-rise developments, the refurbishment and conversion of office buildings, mixed-use town centre developments and joint ventures with both the public and private sectors. It has worked closely on a large number of award-winning mixed-use regeneration schemes with government agencies and local authorities helping to transform large areas of the capital.

Across London – from Great West Quarter regeneration in Brentford and high value developments in Westminster in the west, to the transformation of Dalston, Lewisham and Canada Water in the east – Barratt is investing in London's future. Barratt is committed to quality design and is using award-winning architects to create iconic buildings and landmark schemes; recently winning several National Housing Design Awards.

Central House, 32-66 High Street, London, E15 2PF
020 8522 5500 | www.barrattlondon.com



PEABODY

George Peabody, an American philanthropist, set up The Peabody Donation Fund in 1862 to "ameliorate the condition of the poor and needy in this great metropolis". During his lifetime, he donated £500,000 to the Fund – now known simply as Peabody – which is equivalent to many millions today.

Peabody only operates in London, as specified in its original charter. Its first dwellings for the "artisans and labouring poor" were opened in Commercial Street, Spitalfields, in February 1864. These flats housed 66 low-income families and included provision for shops and laundries and marked the beginning of its work in London.

A hundred and fifty years on, Peabody is thriving. It owns or manages more than 20,000 homes for 50,000 people in 25 boroughs. It is known for its innovative, robust and attractive new developments and has plans to build 5,000 new homes by 2020.

Its mission is as relevant today as it was during George Peabody's lifetime – to make London a city of opportunity for everyone by ensuring that as many people as possible have a good home, a real sense of purpose and a strong sense of belonging. This mission is the driving force behind everything Peabody does.

45 Westminster Bridge Road, London SE1 7JB
020 7021 4000 | www.peabody.org.uk



AN ARCADIS COMPANY

RTKL is a worldwide planning, architecture and design organisation with a diverse portfolio of experience and expertise. Since the opening of its London office in 1990, it has designed and built more than 1,000,000 sqm of commercial development throughout the UK, Europe and the Middle East, including some of the most successful developments of the last ten years. A full-service practice that can lead a scheme through all stages of project development, RTKL produces detail-rich environments that blend an exciting diversity of offerings into a singular urban vitality.

RTKL is able to effectively service projects throughout the region, providing architecture and planning as well as interior design and environmental graphic design services. This presence and range of services gives it a global perspective with the expertise and cultural understanding of a small, local practice.

RTKL has stood at the forefront of commercial design for nearly four decades, literally writing the rules for multi-use developments that blend residential, retail and other uses into walkable, sustainable and economically viable places.

22 Torrington Place, London WC1E 7HP
020 7306 0404 | www.rtkl.com

TURLEYASSOCIATES

Turley Associates is a leading planning and urban design consultancy. The employee-owned company advises a range of private and public sector clients on all aspects of planning and urban design, from project inception and feasibility, through spatial planning and masterplanning, to site proposals and planning applications and implementations.

It is one of the UK's leading independent planning and urban design consultancies bringing creative, contemporary solutions to the challenges of urban living and working in the 21st century. Established in 1983, the company has national experience, regional presence and acts locally.

Its core business is facilitating new development in a range of sectors, all of which are vital to the future of sustainable communities. Acting primarily for the private sector, the consultancy has established a reputation for providing honest and sound advice, skilled presentation and negotiation and successful results. The company is now a market leader and well placed to deliver sustainable urban environments.

Turley Associates is a business rooted in values around service, unity, integrity, teamwork and commerciality, which aims to build strong, lasting relationships with its clients and with each other as the foundation for its achievement.

25 Savile Row, London W1S 2ES
020 7851 4010 | www.turleyassociates.co.uk

Credits

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NLA would like to thank Arnold Laver for generously supplying the plywood used in the exhibition and also the Timber Trade Federation

Arnold Laver



NLA — London's Centre for the Built Environment

NLA was founded in 2005 to create an independent information resource and a forum for discussion and debate about London's built environment for professionals, public and politicians. Since that time it has successfully established itself as a major focus for discussion about architecture, planning, development and construction in the capital with a year-round programme of events, publications and exhibitions, and a core mission – bringing people and ideas together to shape a better city.

www.newlondonarchitecture.org

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