

## LONDON'S OFFICE ARCHITECTURE



# LONDON'S OFFICE ARCHITECTURE

Canary Wharf

City of London

Fitzrovia

King's Cross & Euston

Midtown

Paddington

South Bank

Victoria

West End

+ Greenwich Peninsula,  
Nine Elms & Stratford

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The centre for  
London's built  
environment



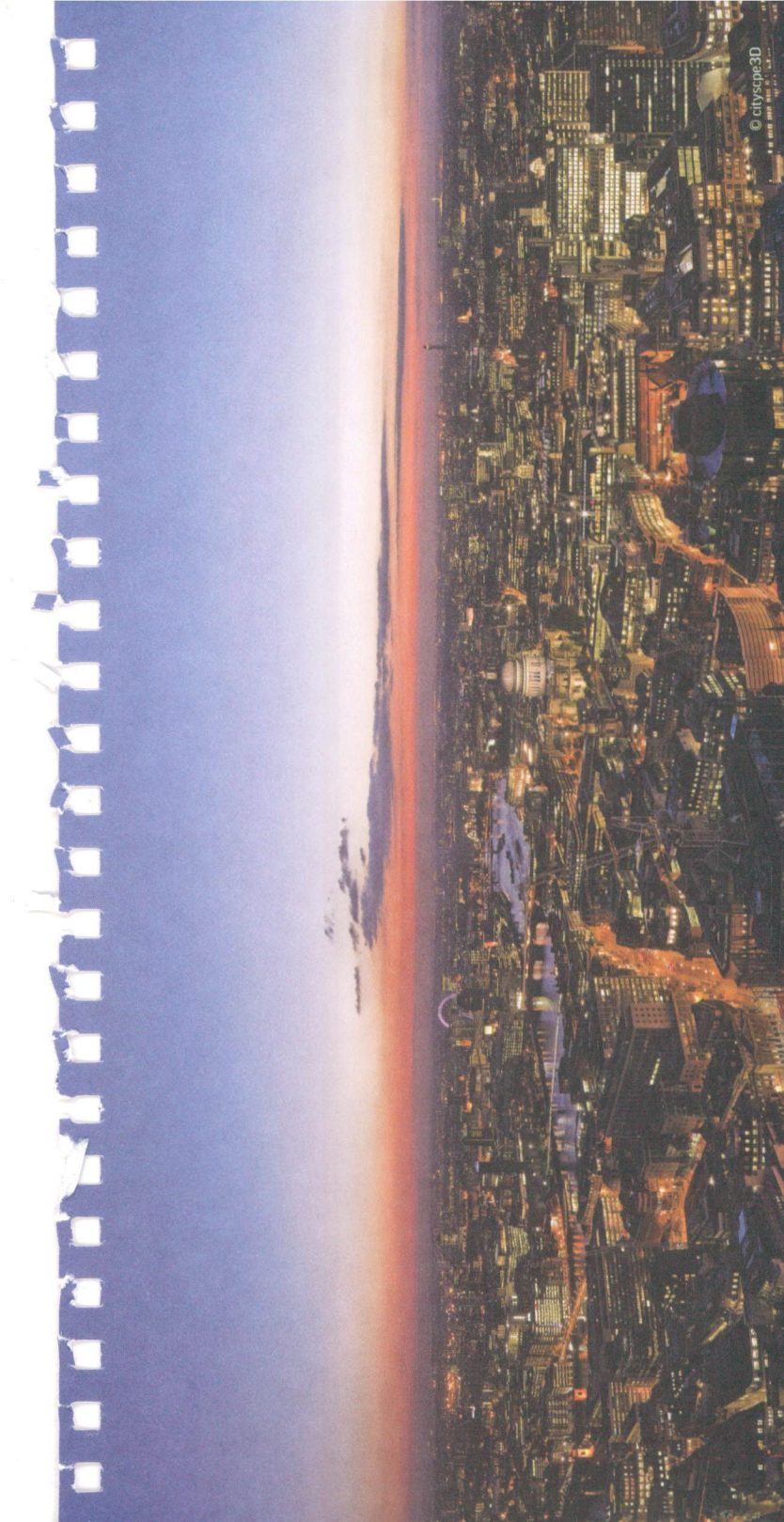
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# Introduction

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This booklet provides a guide to central London's rich mix of office districts and clusters. London is often described as a city of villages, a description which aptly captures the enormous variety and character of the different areas that make up the UK capital. At their heart is the ancient City which continues to operate as one of the world's greatest trading hubs despite having to do so within a medieval street layout; even within the Square Mile there remain postal codes that attract different occupiers – EC3 for insurance, EC2 for financial and EC4 for legal. The West End commands higher rents for smaller sized buildings and attracts a different class of customer, although perhaps fewer hedge funds than in previous years. How different is the character of Canary Wharf! Its rigorously planned floorplates and towers owe more to Toronto and Battery Park than they do to the Isle of Dogs, or Fitzrovia with its rich literary history, pleasant Georgian streets and busy restaurants. Here the occupier groups are split between advertising and engineering. The guide also explains some of the emerging areas of the capital, areas of opportunity that will absorb the substantial growth that London still expects to take place over the next couple of decades. Nine Elms, Stratford and Greenwich Peninsula are massive brownfield sites with ambitions to capture substantial chunks of the future office market. Each section highlights significant commercial buildings alongside recently completed and under construction buildings, as well as a selection of proposed developments.

**PETER MURRAY** CHAIRMAN, NLA

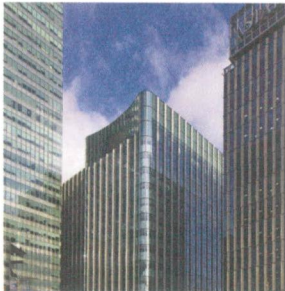
# Canary Wharf

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Canary Wharf, with some 15.5 million square feet of office space constructed over the last twenty years, is by far the largest estate of its kind in the country. Schemes in the pipeline will deliver a further 4m sq ft. A masterplan for Wood Wharf to the east has been devised in partnership with British Waterways and Ballymore and will add a further 3.1 million sq ft of offices. The Wharf is also a highly successful regional retail centre. Some bemoan the fact that the ripple effect on the surrounding area has been limited; certainly the rest of the Isle of Dogs has struggled to gather the momentum of Songbird's City of the east.



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### 5 CHURCHILL PLACE

5 Churchill Place totals 313,500 sq ft was completed in Summer 2009. Its twelve upper floors each provide circa 26,000 sq ft of open office space. The majority of the building is let to JP Morgan.

Developer: Canary Wharf Group  
Architect: HOK

### 20 CHURCHILL PLACE

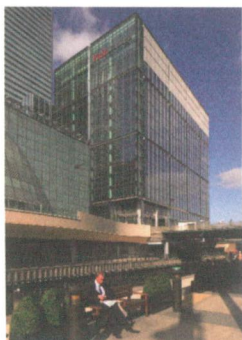
20 Churchill Place was designed by Kohn Pedersen Fox and is composed of three main components, totalling 300,000 sqft of office space. The building is fully let to State Street.

Developer: Canary Wharf Group  
Architect: Kohn Pedersen Fox

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### 30 NORTH COLONNADE

30 North Colonnade is currently in fit-out stage, with practical completion of the shell and core in September 2009. Designed by Kohn Pedersen Fox, the building provides approximately 340,000 sq ft of office accommodation. Its location opposite the new Crossrail station means that it will become one of the key gateways to the Canary Wharf estate. Approximately 100,000 sq ft of the building will be occupied by Fitch Ratings Limited.

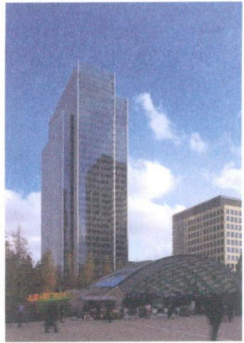
Developer: Canary Wharf Group  
Architect: Kohn Pedersen Fox

## 10 UPPER BANK STREET

16

The 32 storey building was completed in 2003 and totals 151 meters in height. The majority of the building is occupied by Clifford Chance, with the remaining space taken by the FTSE Group, KPMG and Infosys Technologies Limited.

Developer: Canary Wharf Group  
Architect: Pelli Clarke Pelli



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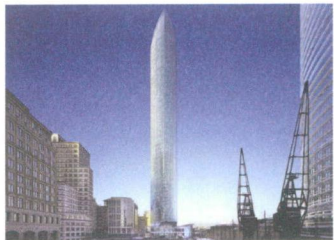
## 25 CHURCHILL PLACE

This proposed development features a 108m tall tower, and 71,169 square metres of office space. The building is clad in high performance glazing. At dock level will be the construction of a new promenade and footbridge.

Developer: Canary Wharf Group plc  
Architect: Kohn Pedersen Fox

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## COLUMBUS TOWER



Columbus Tower is a proposed 63-storey tower, located on a 0.36 hectare site. The scheme, designed by Mark Weintraub Architecture & Design, will include 30,871sqm of prime office space, a 192-room hotel, 74 serviced apartments, a rooftop bar and a restaurant, as well as a health and fitness club, significant retail space and a publicly-accessible Winter Garden at ground level.

Developer: Commercial Estates Group  
Architect: Mark Weintraub Architecture & Design

## HERON QUAYS WEST

19

Heron Quays West is a proposal for three towers of 12, 21, and 33 storeys, as well as a four-storey pavilion featuring restaurants and cafes. The tallest building on site will rise to a maximum height of 205 metres, housing some 7,960 staff.

**Developer:** Canary Wharf Group  
**Architect:** Rogers Stirk Harbour + Partners



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## NORTH QUAY

North Quay is a proposed office development by Pelli Clarke Pelli, consisting of three towers ranging from 221m, 120m and 209m in height. Crossrail, currently under construction, will run underneath the proposed towers.

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



## RIVERSIDE SOUTH

21

Riverside South is a proposed development that has been earmarked for JP Morgan, with a potential for up to 20,000 staff set to move into the flagship headquarters. Canary Wharf Group secured planning permission for the development in February last year.

**Developer:** Canary Wharf Group / JP Morgan  
**Architect:** Rogers Stirk Harbour + Partners







## WOOD WHARF

This proposed masterplan will transform Wood Wharf into a mixed-use community. The development is expected to create 25,000 new jobs, 1,668 new homes and a new community park. The scheme will deliver in excess of £50m worth of planning benefits for Tower Hamlets, in one of the largest Section 106 ever agreed as well as a £100m financial contribution towards the Crossrail project.

Developer: Wood Wharf Partnership

Architect: Rogers Stirk Harbour + Partners

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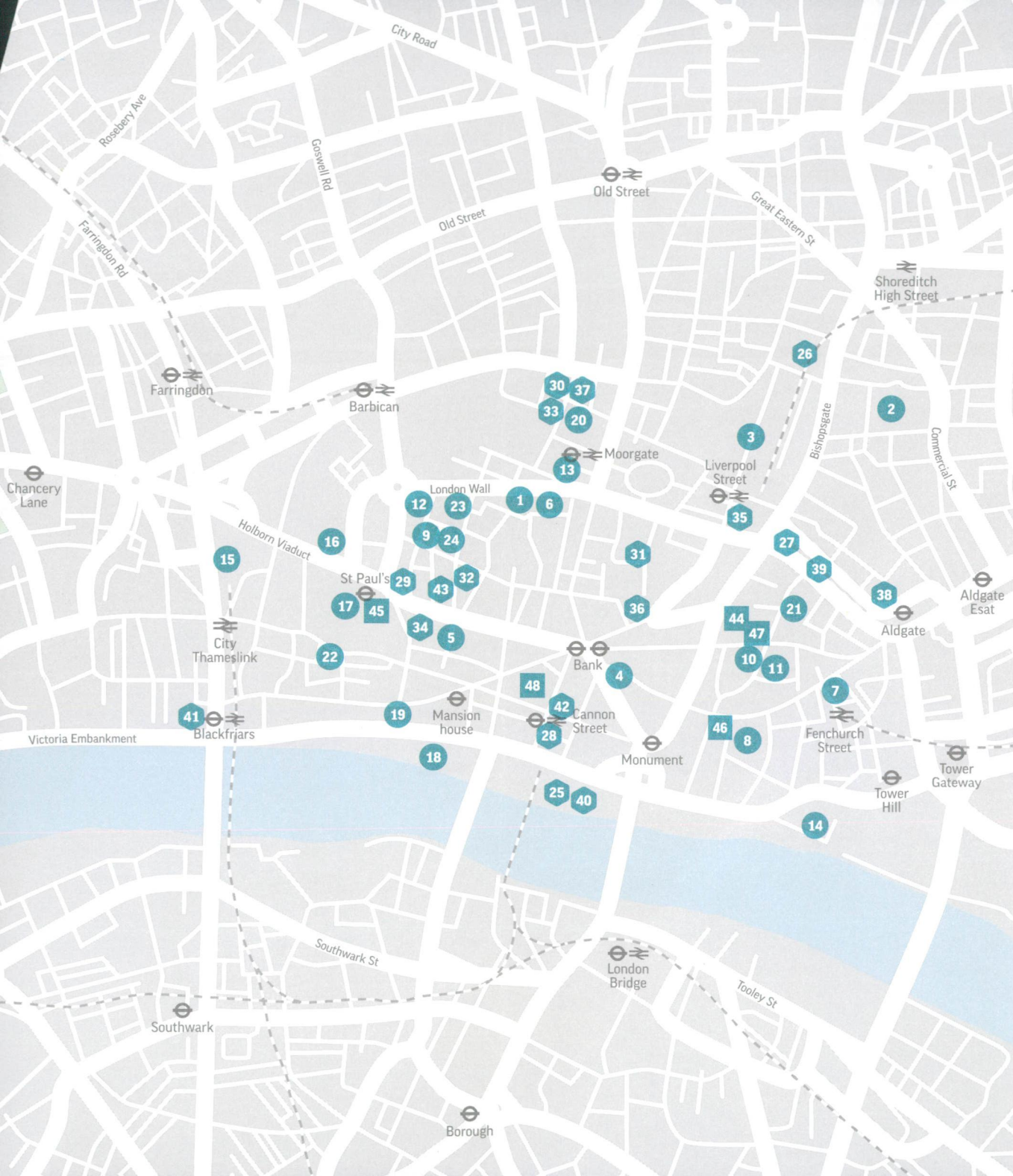
# City of London

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The City is the traditional centre of commerce in the capital – it is the old part of town but unlike many other European cities where the ‘altstadt’ is a tourist attraction, the Square Mile houses the world’s major financial centre. Office buildings in the City are exemplified by small floorplate, clustered towers grouped to the east of Bishopsgate on the one hand and large floorplates buildings around the outer edges of the City. The Corporation’s strategy of encouraging more retail in the area will see a major step forward with the completion of LandSecs’ One New Change at the end of 2010.







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Significant buildings

New buildings

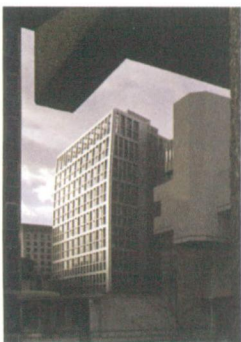
Proposed buildings







1



## 5 ALDERMANBURY SQUARE

This new office building replaced the 1960s Royex House, and has been designed to appeal to a range of prospective tenants requiring varied space planning solutions, while maximising natural light and views from all floors. The building draws together Wood Street and Aldermanbury Square by the creation of a new public space under its curtilage.

Developer: Scottish Widows  
Investment Partnership  
Architect: Eric Parry Architects

2



## BISHOPS SQUARE

Bishops Square provides some 71,900 sqm of offices, 21 retail units and one of London's most popular covered markets. The scheme has been recognised with a number of awards, including Best Commercial-led Regeneration Project of the Year (2006); London Planning Awards Best Public Space (2007); and British Urban Regeneration Award (2008).

Developer: Hammerson  
Architect: Foster + Partners

3



## BROADGATE

Broadgate was developed as an innovative City business district in 1985 by Rosehaugh Stanhope developments and British Land. The area was developed to offer office buildings with large, flexible floor areas, high specification lobbies, atriums and facades as well as open spaces - all of which were in short supply in the City at the time. Today, Broadgate is home to some of the largest global companies who occupy over 16 buildings.

Developer: Rosehaugh Stanhope  
Architect: Arup Associates



## CAPITAL HOUSE

4

Capital House provides 109,965 sq ft of Grade A accommodation, adjacent to the Bank underground and road interchange and overlooking the Bank of England in the heart of the City. The project was funded by Commerz Real.

Developer: CORE

Architect: Sidell Gibson



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## CHEAPSIDE, BOW BELLS HOUSE

This new 20,000 sqm building was designed by David Walker and HOK, and completed in December 2007. It is comprised of seven floors of offices, with retail units on the ground floor. Office space is let to Bank of Ireland and Aberdeen Asset Management

Developer: Mitsubishi Estate (MEC UK Ltd.), Mitsubishi Corporation, Stanhope plc

Architect: David Walker Associates with HOK International

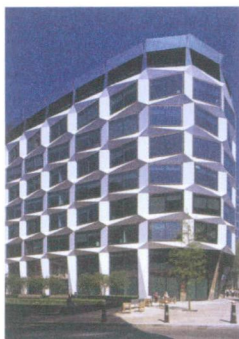
## ONE COLEMAN STREET

6

One Coleman Street is a nine-storey office building developed by Stanhope in conjunction with Bovis Lend Lease. Swanke Hayden Connell Architects worked with David Walker on the design of the building. The building comprises a total of 16,650 sqm of open-plan space, and each floor can be divided to accommodate two tenants in areas of equal size.

Developer: Stanhope and Bovis Lend Lease

Architect: Swanke Hayden Connell Architects



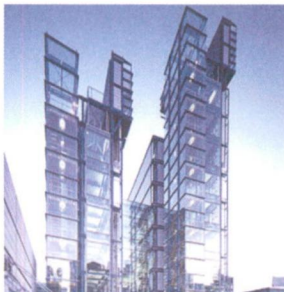
## FENCHURCH STREET, LLOYD'S REGISTER OF SHIPPING

7

Lloyd's Register is accessed through a landscaped churchyard. The Grade II listed 71 Fenchurch St has been incorporated into the new headquarters and extensively restored. The floor plates of the new building comprise fourteen stories of office space and two basements. This design allows daylight penetration and provides thermal buffers between the offices and the external environment.

**Developer:** Lloyd's Register of Shipping

**Architect:** Rogers Stirk Harbour + Partners



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## FENCHURCH STREET, PLANTATION PLACE

Plantation Place occupies almost a complete block within the City. The floor plates of the building extend to the site boundary, which creates deep plan office areas. As the streets around the site are relatively narrow, the façades are designed to be viewed obliquely. Projecting limestone fins create an impression of solidity, and also provide a sense of human scale without reducing the occupants' external views.

**Developer:** British Land

**Architect:** Arup Associates



## 25 GRESHAM STREET

9

This 110,000 square foot scheme designed by Nicholas Grimshaw, originally marketed under the name of Arboris, was completed in 2001. It is on a site owned by the Goldsmiths Company, and Lloyds Banking Group occupy the entire building, having moved there from their Lombard Street offices where they had been located since 1884.

**Developer:** IVG Asticus

**Architect:** Grimshaw



## LIME STREET, LLOYD'S BUILDING

10

Richard Rogers won a competition to design a new building for Lloyd's in 1976. The building has been designed to expand (or contract), according to the needs of the market, by means of a series of galleries around a central space, with escalators and external glazed lifts providing easy access between floors.

Developer: Lloyd's of London  
Architect: Rogers Stirk Harbour  
+ Partners



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## LIME STREET, THE WILLIS BUILDING

The Willis Building was designed by Foster + Partners, with a striking 28-storey tower and a series of overlapping curved shells. Roof terraces overlooking the plaza on the lower two steps are directly accessible from the office spaces. The development occupies a prime site directly opposite Lloyd's of London.

Developer: British Land  
Architect: Foster + Partners



## ONE LONDON WALL

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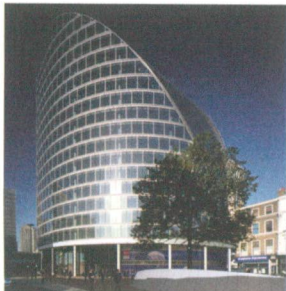
One London Wall provides high quality office accommodation with a typical floorplate of up to 1,923 sqm, and is multi-let to a range of tenants. The property benefits from good natural daylight and offers panoramic views of the City of London.

Developer: Hammerson  
Architect: Foster + Partners





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**LONDON WALL, MOOR HOUSE**

The 19-storey glass-clad office building at the junction of London Wall and Moorgate offers 43,000 sqm of space. At ground and first floor levels the building is given over to shops, restaurants and bars, and the façade is stepped back at these levels to create a covered walkway that relates to the low level buildings opposite. Service areas are housed in a central core, allowing for efficient and highly flexible office space.

Developer: CORE, Greycoat, City Corporation  
Architect: Foster + Partners

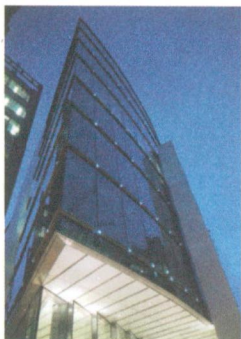
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**LOWER THAMES STREET, TOWER PLACE**

This is a low-rise, deep-plan office building with flexible, full-access floors. New buildings at Tower Place have helped to restore the site's traditional urban grain, while reinstating historical views and creating a new public plaza with trees and water in front of All Hallows Church.

Developer: Tishman Speyer and the Marsh McLellan Group  
Architect: Foster + Partners

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**LUDGATE WEST**

Ludgate West extends the existing Ludgate Estate. The new design creates a pedestrian walkway that connects Fleet Plaza with Farringdon Street.

Developer: British Land  
Architect: Skidmore, Owings & Merrill



**MERRILL LYNCH,  
NEWGATE STREET**

This 77,110 sqm headquarters has provided Merrill Lynch with high quality office space, two of Europe's largest trading floors and client and amenity spaces in four buildings. With St Bartholomew's Hospital and the Old Bailey as immediate neighbours, this complex site includes four ancient monuments, an operational post office railway system and St Paul's height restrictions.

**Developer:** Merrill Lynch

**Architect:** Swanke Hayden Connel Architects



## **PATERNOSTER SQUARE**

The Paternoster masterplan was designed to create an appropriate setting for St Paul's with the Cathedral as its chief point of reference. The buildings provide one million sq ft of office and retail space, yet are independent of each other as a result of the central infrastructure design which provides underground vehicle access to each building, leaving the piazza to be enjoyed by pedestrians.

**Developer:** MEC

**Masterplan:** Whitfield Partners

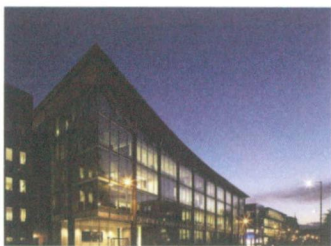
## **10 QUEEN STREET PLACE**

John Robertson Architects' remodelling of 10 Queen Street Place for The Blackstone Group International won the British Council for Offices (BCO) Award in 2006 for best refurbished workplace in London. JRA have added space, improved efficiency and flexibility to the existing floors, and enhanced the building's amenities. A new double-height entrance clarifies circulation leading to a remodelled atrium.

**Developer:** The Blackstone Group

**Architect:** John Robertson Architects





### 95 QUEEN VICTORIA STREET

In response to the challenges of building on a sloping site, offices have been created both above and below ground, producing 90,000 sq ft of highly efficient office space on seven levels. The roof inclines upwards at the north west corner of the building, taking advantage of the less restrictive height zone on part of the site to provide views of the City.

Developer: Legal & General

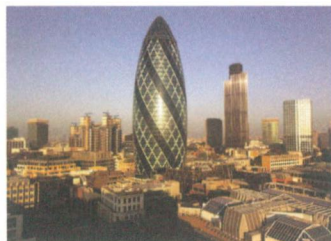
Architect: Sheppard Robson

### ROPEMAKER STREET, CITYPOINT

CityPoint was originally built in 1967 as headquarters for, BP and was originally named Britannic House. It was refurbished in 2000 which increased the height to 127 metres (417 ft) and increased the available floor space. Upon completion, it was renamed CityPoint. Its anchor tenant is the law firm Simmons & Simmons.

Developer: Wates

Architect: Sheppard Robson



### 30 ST MARY AXE

30 St Mary Axe won the RIBA Stirling Prize in 2004. At forty storeys high, and with a distinctive tapering form, it has become an instantly recognizable addition to the City's skyline. The building was purchased from Swiss Re by IVG, in conjunction with Evans Randall, in 2007.

Developer: IVG with Evans Randall

Architect: Foster + Partners





### ST PAUL'S CHURCHYARD, CONDOR HOUSE

Condor House sits immediately adjacent to St Paul's Cathedral and provides 130,000 sq ft of Grade A office accommodation and retail, behind a retained façade. The scheme was designed by Rolfe Judd. The building is let to a number of prominent institutions including banking group, Barclays Capital and law firms Morgan Lewis & Brockius and Shepherd & Wedderburn.

Developer: CORE, LaSalle Investment Management

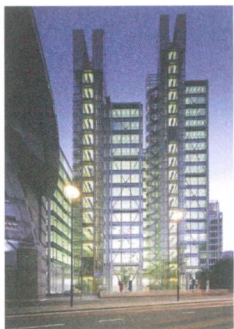
Architect: Rolfe Judd

### 88 WOOD STREET

This building is arranged as three linked blocks of office accommodation that step up from eight storeys on Wood Street, where the context includes two listed buildings, to fourteen and finally eighteen storeys to the west, responding to the taller built topography towards London Wall.

Developer: Daiwa Europe Properties

Architect: Rogers Stirk Harbour + Partners

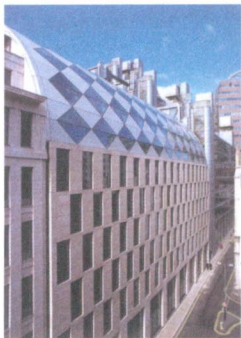


### 100 WOOD STREET

The building was completed in April 2000, and is now fully let to Chase JP Morgan, Friends Ivory & Sime, and Schroder Investment Management. Designed by Foster + Partners, the building is clad in Portland Stone on the Wood Street façade, while the St Mary Staining Churchyard elevation forms a great curved glass scoop, which brings light into the building and enhances the church garden.

Developer: Helical Bar

Architect: Foster + Partners



## ANGEL PASSAGE, WATERMARK PLACE

25

Watermark Place provides 525,000 sq ft of new offices with typical floor plates of 34,000 to 54,000 sq ft. The building provides the largest public riverside space in the City enlivened with cafes, bars and restaurants. The building was let in its entirety to Nomura International upon completion.

Developer: Oxford Properties,  
Hermes Real Estate and CORE  
Architect: Fletcher Priest  
Architects

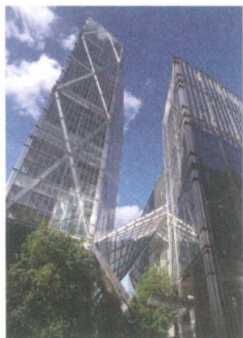


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## 201 BISHOPSGATE AND THE BROADGATE TOWER

Designed by architects Skidmore, Owings & Merrill as the next phase of Broadgate, 201 Bishopsgate provides 417,000 sq ft of offices across floor plates of up to 38,600 sq ft. Over 88% of 201 Bishopsgate is now let to Henderson Global Investors, LBBW, Alpari and Mayer Brown. Developed in conjunction with The Broadgate Tower, an 165m (540 ft) tower that is already a new landmark for the City of London.

Developer: The British Land  
Company PLC  
Architect: Skidmore, Owings  
& Merrill



## BISHOPSGATE, HERON TOWER AND HERON PLAZA

27

The centrepiece of Heron Plaza will be the 46-storey Heron Tower, stretching 230 metres into the London skyline. The tower will provide 36 storeys of office space with a restaurant and skybar on levels 38-40. It will be completed at the end of the first quarter 2011. Heron Plaza will further incorporate new public spaces and a network of squares and gardens to create new green space in the heart of the City.

Developer: Heron International  
Architect: Kohn Pedersen Fox  
and PLP



## CANNON STREET, CANNON PLACE

28

This new building will provide Grade A offices of approximately 400,000 sq ft above Cannon Street station over eight floors. The Cannon Street mainline station and London underground station will also be substantially remodelled, providing improved access and facilities for rail and underground users. Construction started in early 2008 with anticipated completion to shell and core during summer 2011.

Developer: Hines

Architect: Foggo Associates



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## 150 CHEAPSIDE

A striking landmark office development, designed by Michael Aukett Architects, stands prominently on the corner of Cheapside and St Martin's Le Grand overlooking St Paul's Cathedral. Its design of glass and traditional Portland stone has been designed to blend in with the surrounding buildings. The building has achieved a BREEAM 'Excellent' rating.

Developer: St Martins Property

Architect: Michael Aukett Architects

30

## CHISWELL STREET, MILTON GATE



A striking new interior has been created within this Sir Denys Lasdun designed office building. A new entrance has been created off Chiswell Street and spaces reconfigured to provide a full height atrium and regular floorplates. The building is located on an island site, which means that offices have floor to ceiling glazing on all elevations. The building was let in its entirety to Addelshaw Goddard in March 2008.

Developer: Exemplar Properties / UBS Global Asset Management Ltd

Architect: Squire and Partners

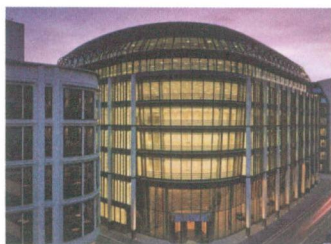


## DRAPERS GARDENS

31

Work on the new 290,000 sq ft Foggo Associates designed building was completed in December 2009. The property is being developed in joint venture between Exemplar Developments and Canary Wharf Group on behalf of the Drapers Gardens Unit Trust. The building has been let in its entirety to Blackrock Investment Management (UK) Limited.

Developer: Exemplar Properties,  
Canary Wharf  
Architect: Foggo Associates



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## 20 GRESHAM STREET

This building completes the redevelopment of the western end of Gresham Street, which has been completely redefined by new buildings in the past few years. 20 Gresham Street has a distinctive burgundy colour and curves at roof level; the facade extends along Gresham Street at ground and first floor level forming the entrance lobby façade.

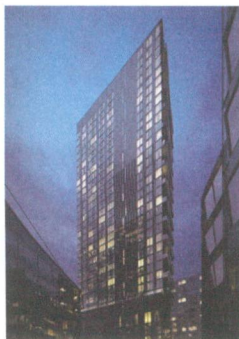
Developer: Hermes & CORE  
Architect: Kohn Pedersen Fox

## MILTON COURT, THE HERON

33

The Heron is the first major residential tower to be built in the City of London for a number of years. The development will incorporate new facilities for the Guildhall School of Music and Drama, and a 36-storey tower housing 284 high specification apartments.

Developer: Heron International  
Architect: David Walker Architects  
in association with RHWL





### ONE NEW CHANGE

This mixed-use scheme, developed by Land Securities and designed by architect Jean Nouvel, will offer 340,000 sq ft of office space and 220,000 sq ft of shops, cafes and restaurants. Set to open in time for Christmas 2010, it will lead the transformation of the City into a seven-day shopping and leisure destination.

Developer: Land Securities  
Architect: Jean Nouvel, Sidell Gibson

### OLD BROAD STREET, DASHWOOD

Dashwood offers a contemporary office space, very close to extensive transport links, in a discreet, historic setting. The space has been completely modernised and upgraded by architects Fletcher Priest, and was completed at the end of 2008.

Developer: Land Securities  
Architect: Fletcher Priest



### 125 OLD BROAD STREET

Hammerson completed this redevelopment of the former London Stock Exchange in July 2008. The development provides 29,700 sqm of Grade A office accommodation and 1,200 sqm of retail and storage space. Principal tenants include international real estate advisor DTZ, international law firms Gide Loyrette Nouel, King and Spalding, Lloyds Underwriters, RenaissanceRe and service office providers Landmark Business Centres.

Developer: Hammerson  
Architect: GMW Architects



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## ROPEMAKER PLACE

This development was completed in May 2009. The 20-storey building provides two trading floors at the lower level, with a variety of floor plates above. The building has impressive sustainability credentials, including expansive roof terraces, solar heating panels, photovoltaic cells, rainwater harvesting, and use of a double-glazed tilted façade to reduce heat gain.

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



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## ST BOTOLPHS

The St. Botolph building will provide over 46,450 sqm of flexible offices designed to meet the requirements of City occupiers. 25,700 sqm is still available following forward commitments by Lockton and Clyde & Co. The building is under construction and will be completed autumn 2010.

**Developer:** Minerva plc  
**Architect:** Grimshaw

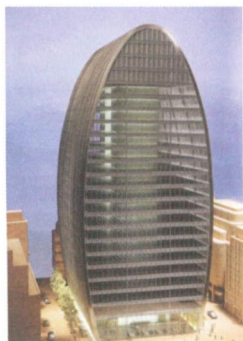


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## 60-70 ST MARY AXE

Planning permission has been given for a new landmark office building at 60-70 St Mary Axe. This 90m glass and steel tower, designed by Foggo Associates, will have a distinctive semi-elliptical form and add to the views of the City skyline. With flexible office accommodation, the development will appeal to a single occupier as a corporate headquarters or for multi-let use. Internally, the reception runs the width of the development and will provide direct access to column free office accommodation.

**Developer:** Targetfollow  
**Architect:** Foggo Associates





## SWAN LANE, RIVERBANK HOUSE

40

Riverbank House, is a new 29,728 sqm office headquarters, pre-let to Man Group and funded by clients of Evans Randall. The building is under construction and due to be completed in spring 2010.

Developer: Pace Investment, City of London, Helical Bar  
Architect: David Walker Architects



41

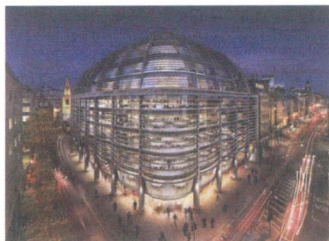
## VICTORIA EMBANKMENT, UNILEVER HOUSE

This Grade-II-listed building has been occupied by Unilever since the early 1930s. A major redevelopment of the building has safeguarded its historic fabric while providing modern and flexible office accommodation, public access and a commitment to sustainability.

Developer: Unilever  
Architect: Kohn Pedersen Fox

42

## THE WALBROOK



This new office headquarters has created some 410,000 sq ft of offices with trading floors and versatile office accommodation over ten floors. Retail accommodation amounting to 35,000 sq ft will be provided along the Cannon Street frontage directly opposite the station. The building was completed in February 2010.

Developer: Minerva  
Architect: Foster + Partners

## ONE WOOD STREET

43

One Wood Street has been designed by Fletcher Priest to provide modern, contemporary architecture whilst remaining sympathetic to the heritage of this key City location. The office floorplates provide flexibility to accommodate different occupier types and layouts.

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



44

## THE PINNACLE

CORE have achieved planning consent for a 60 storey office tower development known as the Pinnacle. The tower provides a net area of 870,000 sq ft and will be the tallest building in the City.

**Developer:** CORE  
**Architect:** Kohn Pedersen Fox

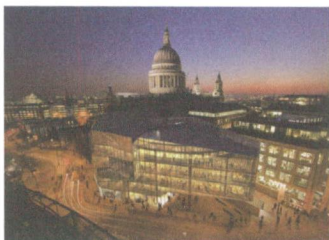


45

## 5 CHEAPSIDE

A new landmark building adjacent to St Paul's Cathedral will open up new views of the historic dome. The office will provide 9,980 sqm of office and retail space and has achieved a BREEAM 'Excellent' rating.

**Developer:** St Martins Property  
**Architect:** John McAslan + Partners



## TWENTY FENCHURCH STREET

46

The new 155m (509 ft) tower at Twenty Fenchurch Street will have its largest floorplates at its summit, not its base. Once completed it will incorporate approximately 63,794 sqm of office accommodation, retail, a café and a publicly accessible Sky Garden over three floors.

Developer: Land Securities  
Architect: Rafael Viñoly

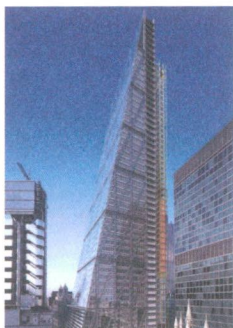


47

## LEADENHALL BUILDING

This proposed tower at 122 Leadenhall Street has been designed to protect views of St Paul's Cathedral from Fleet Street. The rectangular floor plates are unencumbered by internal columns and the building's services are contained within a separate structural element to maximise net floor space. The base of the tower will form a six-storey enclosed public space with shops, cafes and restaurants.

Developer: British Land  
Architect: Rogers Stirk Harbour + Partners



48

## WALBROOK SQUARE

The masterplan for this island site will see four office buildings developed, creating one million sq ft of floorspace. Shops, cafes and restaurants will line a new public square and pedestrian streets. Renewable energy technologies will be incorporated into the development, including ground water cooling and rainwater harvesting. Revised plans for the site are thought to have been recently drawn up.

Developer: Legal & General  
Architect: Foster + Partners, Atelier Jean Nouvel







# Fitzrovia

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The area is a rich mix of creative industries – media and broadcasting, rag trade, advertising, architecture and engineering. Pre-credit crunch, rising rents were pushing companies out to the newer creative hubs in Clerkenwell and Hoxton but the recession has provided a temporary reprieve. The historic environment and active local residents are ideally suited to the sensitive hands and quality design of Great Portland Estates and Derwent London – the two major players in the area. Some have attempted to describe the southern part of the area as Noho but it has never caught on, except in reference to Candy and Candy's ill-fated Noho Square project.





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- 1 One Alfred Place
- 2 8 Fitzroy Street
- 3 The Met Building

Page 50

- 4 Broadcasting House
- 5 60 Charlotte Street
- 6 Grasse Street, Charlotte Building

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- 7 1-5 Maple Street
- 8 Mortimer Street, Wells & More
- 9 101 New Cavendish Street

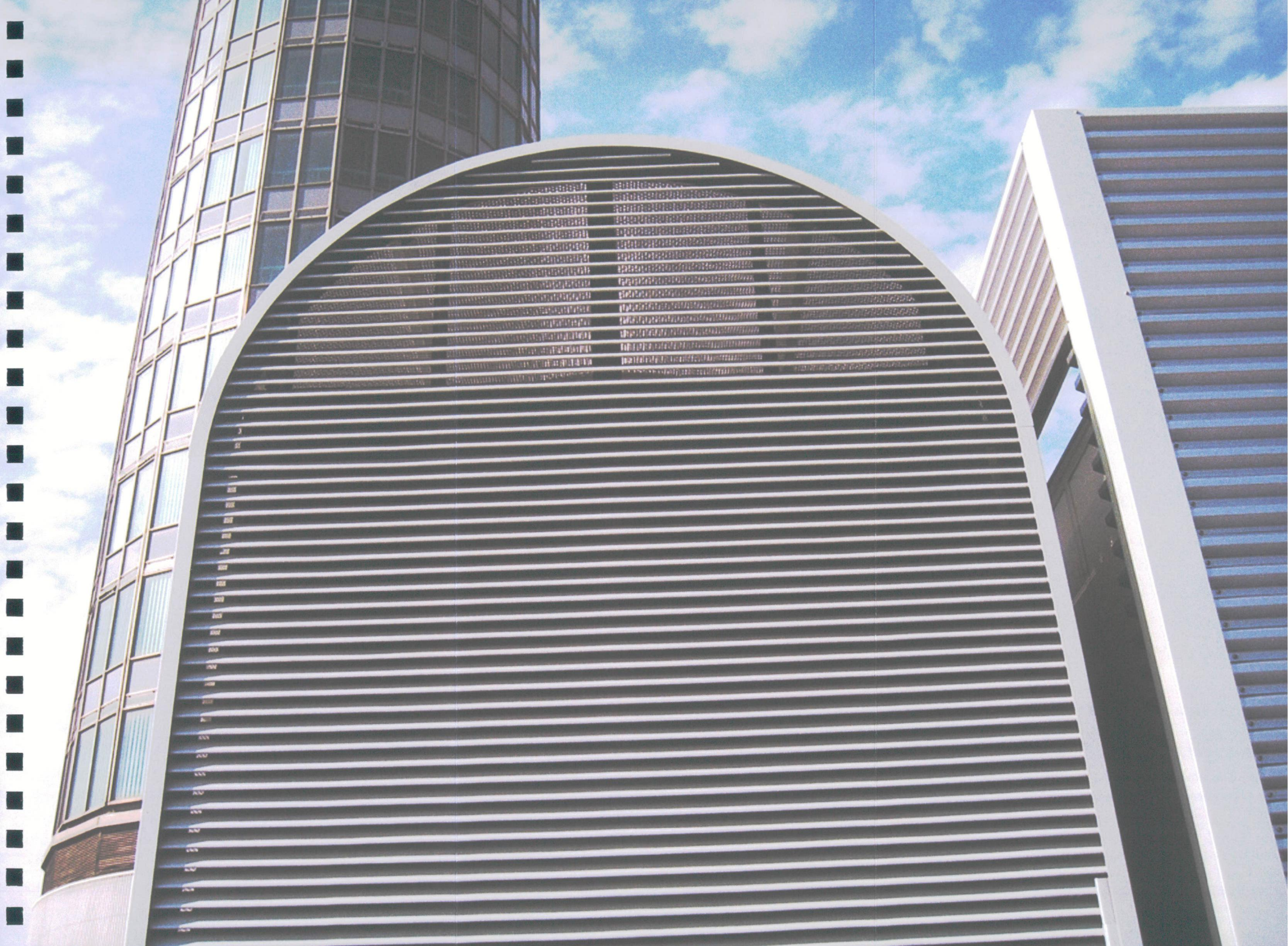
Page 52

- 10 Qube
- 11 South Crescent Project  
227-233 Tottenham Court Road
- 12 6-10 Whitfield Street

Page 53

- 13 43 Whitfield Street
- 14 65 Whitfield Street







## ONE ALFRED PLACE

1

A business lounge/private members club off Tottenham Court Road. The club is situated on a single floor of a period building. It has a modern, spacious, light interior, designed to incorporate meeting areas, private boardrooms, 13 workstations, presentation suites, and dining spaces.

Developer: City of London Corporation  
Architect: Michaelis Boyd Associates



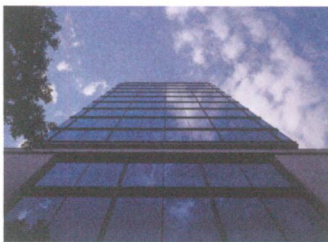
2

## 8 FITZROY STREET

Phases 2 and 3 of the Sheppard Robson designed redevelopment of 8 Fitzroy Street have replaced two 1960s buildings to provide Arup with five levels of offices and associated meeting rooms, reception, café, library, conference and exhibition space. This has supplemented Phase 1, also by Sheppard Robson, which completed in 2003.

Developer: Derwent London  
Architect: Sheppard Robson

3



## THE MET BUILDING

Completed in May 2005, Met Building was substantially let by December 2005 to a strong line up of tenants including Publicis subsidiary Zenith Optimedia, construction consultant Gardiner & Theobald, BA Pension Trustees, HSBC and NatWest.

Developer: Great Portland Estates  
Architect: ORMS



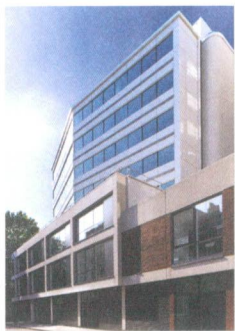
## BROADCASTING HOUSE

The project involved the refurbishment of Broadcasting House and the construction of 653,000 sq ft of new buildings to provide state of the art radio and TV broadcasting facilities for BBC Radio and Music, BBC World Service and BBC News. The project involved redeveloping two 1960s office blocks, Egton House and 16 Langham Street, that sit alongside, and to find ways of opening up the site to the public.

Developer: BBC

Architect: MJP Architects / Sheppard Robson

## 60 CHARLOTTE STREET



This nine storey 1970s office building, formerly the Channel 4 headquarters, has been reclad and redeveloped into a modern office development with extensions at the second and seventh floor. This has expanded the lettable area and greatly improved the exterior appearance of the building, allowing it sit more comfortably within its Conservation Area surroundings without disappearing from view.

Developer: PPG Metro /

Greenhall Estates

Architect: Rolfe Judd

## GRESSE STREET, CHARLOTTE BUILDING



This elegant modern 4,400 sqm new building by Lifschutz Davidson Sandilands was completed in October 2009. With lettings to Converse, Unanimis, Icon Entertainment and Brandopus, just one floor of 685 sqm remains available.

Developer: Derwent London plc

Architect: Lifschutz Davidson Sandilands



7



### 1-5 MAPLE STREET

A sensitive 1,100 sqm refurbishment of an old coach house located in a private mews in the heart of Fitzrovia. Wherever possible the original character of the building has been retained and, in places where it has been destroyed, is being reinstated with idiosyncratic reinterpretations. The refurbishment will be completed in July 2010.

Developer: Derwent London plc  
Architect: Duggan Morris Architects



8

### MORTIMER STREET, WELLS & MORE

Wells and More provides 94,000 sq ft of office space within a self-contained headquarters building, completed in 2009. The majority of the building is let to retailer New Look. The contemporary approach to the architecture creates a stunning new workplace. The prominent corner position leads into an impressive reception, innovative full height atrium, and onto c17,000 sq ft floor plates with excellent natural light.

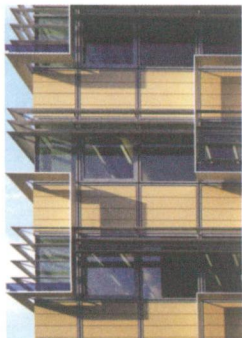
Developer: Great Portland Estates plc  
Architect: AukettFitzroyRobinson

9

### 101 NEW CAVENDISH STREET

101 New Cavendish Street occupies an island site of just over half an acre, and provides 90,000 sq ft of offices with floor plates of circa 22,000 sq ft.

Developer: Greycoat / CORE  
Architect: Sturgis Associates

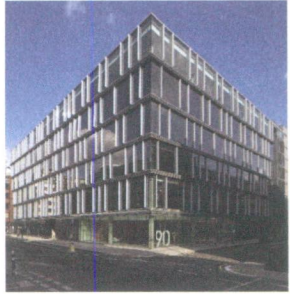


## QUBE

10

Designed by architects EPR, this Grade A office space is centred around a light-filled atrium, and benefits from a dramatic reception featuring large works by artist Ian Davenport. Three of the five office floors are let to HOK, Vizeum and Tribal Group.

Developer: Derwent London  
Architect: EPR Architects



11

## SOUTH CRESCENT PROJECT 227-233 TOTTENHAM COURT ROAD

South Crescent Project is at 227-233 Tottenham Court Road and includes 10-12 South Crescent and 24 Store Street. Office space totalling 4,274 sqm has been let in its entirety to Gradiner & Theobald. Retail space remains unlet.

Developer: City of London  
Architect: Collado Collins

## 6-10 WHITFIELD STREET

12

Draco has completed the development of a 21,400 sq ft speculative office building in the Noho submarket of London's West End. The building was designed by local architects Barr Gazettas. The site was originally acquired vacant in June 2005 from Staffordshire Council Pension Fund. The multilevel building has been leased to Fisher Wealth Management and Genesis.

Developer: Draco  
Architect: Barr Gazettas





### 43 WHITFIELD STREET

Located in the heart of Fitzrovia, 43 Whitfield Street provides refurbished office floors from 2,124 – 15,521 sq ft over five floors.

Developer: Derwent London

Architect: Nissen Adams



### 65 WHITFIELD STREET

Refurbishment is underway at this 2,800 sqm five-storey office building. The scheme is designed by MAKE Architects, who have also taken a pre-let of 1,200 sqm over two floors. There is 1,600 sqm available over three upper floors. The refurbishment is due to complete in July 2010.

Developer: Derwent London plc

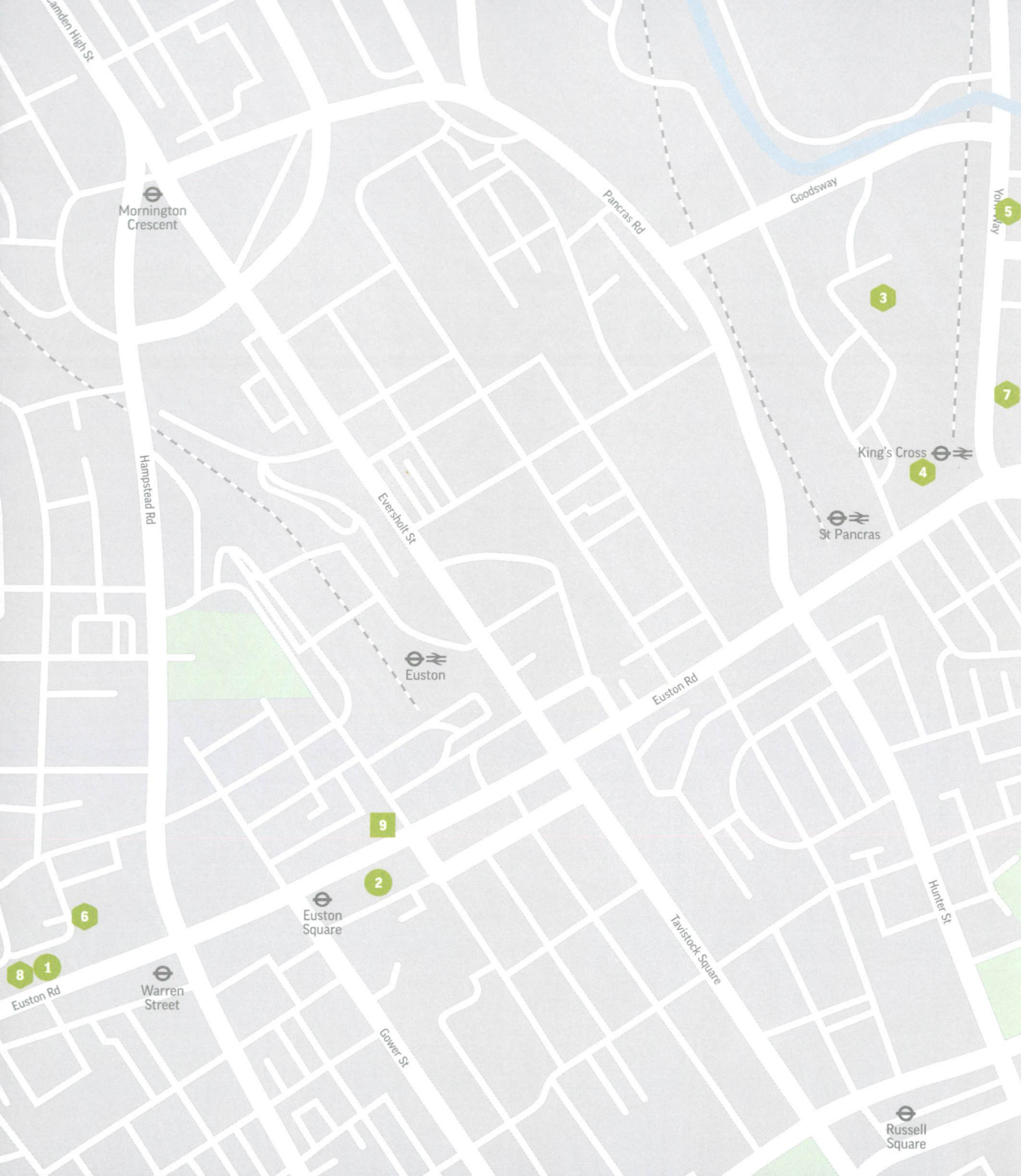
Architect: Make Architects



# King's Cross & Euston

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When completed King's Cross Central will provide 4.9 million sq ft of offices, but the first stage of development is being driven by the construction of the University of the Arts and retail space in the heart of the 72 ha site. Granary Square, which will front the University's campus, will be one of the largest public squares in London. The construction of an energy centre and a district heating grid incorporating Combined Heat and Power engines will enable significant carbon savings to be achieved across the site. To the west along the Euston Road British Land are going ahead with development on the latest phase of Regents Place. The mixed use development, a combination of public space, office buildings and high end residential, provide large floorplate Grade A space with a West End location.



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- 1 350 Euston Road
- 2 Gibbs Building,  
215 Euston Road
- 3 King's Cross Central

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- 4 King's Cross Station -  
Western Concourse
- 5 Kings Place
- 6 Regent's Place

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- 7 Regent Quarter
- 8 10 & 20 Triton Street
- 9 194 Euston Road

Significant buildings

New buildings

Proposed buildings





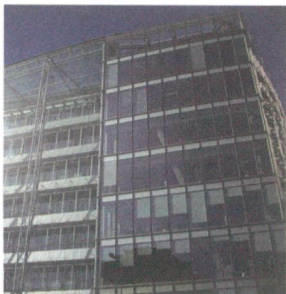


1

**350 EUSTON ROAD**

The design of this office building allows for multi-let opportunities, comprising two office wings separated from the exterior by two dramatic atria on the south and east façades. It was completed in 2001.

Developer: British Land  
Architect: Sheppard Robson



2

**GIBBS BUILDING,  
215 EUSTON ROAD**

This headquarters building for The Wellcome Trust brings 600 staff together in a dynamic workspace. The building consists of two blocks of accommodation - one wider, of eight stories, facing Euston Road to the north, and a narrower four storey parallel block to the south. Over both is a curving glazed roof, enveloping a generous atrium between.

Developer: The Wellcome Trust  
Architect: Hopkins Architects

**KING'S CROSS CENTRAL**

3

King's Cross Central is the most significant development in central London with planning permission for 8 million sq ft of mixed use development including 4.9 million sq ft of offices, the new University of the Arts London, hotels, student housing, 500,000 sq ft of retail and 2000 homes and serviced apartments. The project encompasses 20 brand new streets and 10 major new public spaces.

Developer: King's Cross Central Limited Partnership  
Masterplan: Allies and Morrison, Porphyrios Associates and Townshend Landscape Architects



4



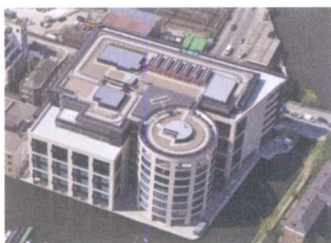
### KING'S CROSS STATION - WESTERN CONCOURSE

King's Cross Station will be extended through a new western concourse, three times the size of the current concourse area. This will deliver improved access to services on the Underground, the new Thameslink station and domestic and international services at the adjoining St Pancras International station. Network Rail have started on site and the expected practical completion is Summer 2012.

Developer: Network Rail

Architect: John McAslan & Partners

5



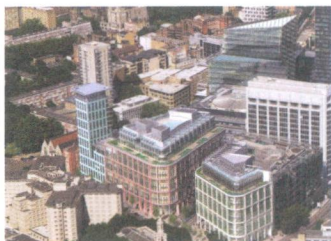
### KINGS PLACE

Designed by architects Dixon Jones, Kings Place brings together under one roof a creative hub, a dining venue, a conference and events centre, and office complex. On the west face is a three-layered undulating glass façade, which allows Kings Place to be seen and recognised from as far as Kings Cross station and also reduces heat gain.

Developer: Parabola Land

Architect: Dixon Jones

6



### REGENT'S PLACE

Regent's Place is a 13-acre mixed-use office and retail estate. Over the next few years, it is set to nearly double in size and will become home to around 14,000 workers and residents. A final phase of development, the NEQ (North East Quadrant) site on Hampstead Road, has planning permission for 380,000 sq ft of offices/commercial and 171 residential units.

Developer: British Land

7

### REGENT QUARTER

Regent Quarter is an area of 5.8 acres immediately east of King's Cross and St Pancras station. This is a mixed-use scheme which will provide 220,000 sq ft (20,439 sqm) of offices, 63,600 sq ft (5,908 sqm) of retail and restaurant space, together with 142 residential units and a 277-bed hotel.

Developer: P&O Developments

Architect: RHWL



8



### 10 & 20 TRITON STREET

This development has significantly extended and enhanced Regent's Place by increasing the permeability of the estate through the creation of new or improved east / west and north / south links, and a new western entrance onto Osnaburgh Street. The 2.5 acre site contains 490,000 sq ft of mixed use development and office accommodation.

Developer: British Land

Architect: Terry Farrell & Partners

9

### 194 EUSTON ROAD

IVG Development purchased this building July 2007. Architects Lifschutz Davidson Sandilands have transformed the space into a modern Grade A office.

Developer: IVG

Architect: Lifschutz Davidson Sandilands



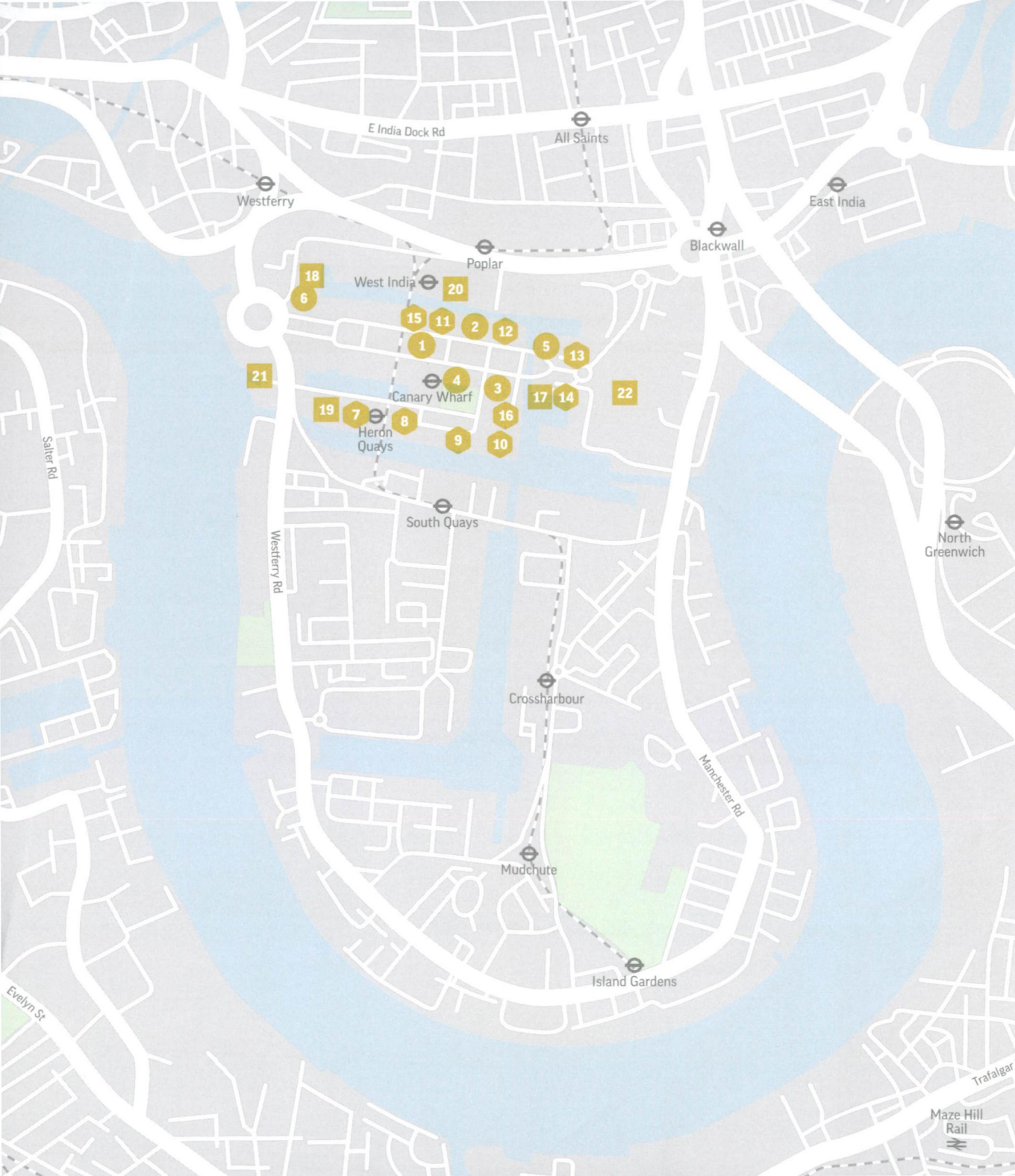


# Midtown

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The recent revival of Midtown, for so long seen as the poor relation of the West End and City, began when Nabarro Nathanson moved from Piccadilly to Theobalds Road at the end of the 90s. A decade later saw the completion of New Street Square off Fetter Lane, designed by Bennetts Associates and one of best pieces of new urbanism since Broadgate. The development stitched together an area which had been destroyed by insensitive and impermeable slab blocks during the 1960s.





#### Page 9

- 1 One Canada Square
- 2 8-16 Canada Square
- 3 20 Canada Square

#### Page 10

- 4 25 & 33 Canada Square
- 5 One Churchill Place
- 6 17 Columbus Courtyard

#### Page 11

- 7 20 Bank Street
- 8 25 Bank Street
- 9 40 Bank Street

#### Page 12

- 10 50 Bank Street
- 11 5 Canada Square
- 12 15 Canada Square

#### Page 13

- 13 5 Churchill Place
- 14 20 Churchill Place
- 15 30 North Colonnade

#### Page 14

- 16 10 Upper Bank Street
- 17 25 Churchill Place
- 18 Columbus Tower

#### Page 15

- 19 Heron Quays West
- 20 North Quay
- 21 Riverside South

#### Page 16

- 22 Wood Wharf







1



## ONE CANADA SQUARE

At the centre of Canary Wharf, One Canada Square remains the tallest building in the UK, designed by Pelli Clarke Pelli. This London icon has 50 floors and is 800 feet (244 metres high).

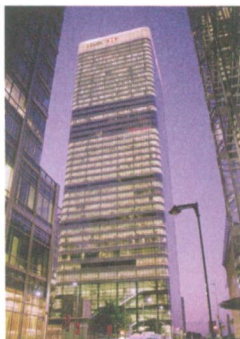
**Developer:** Canary Wharf Group  
**Architect:** Pelli Clarke Pelli

## 8-16 CANADA SQUARE

This building brought together HSBC's 8,000 UK staff together for the first time. The 200m high tower provides almost 100,000 sqm of floorspace, with 39 floors. All main facilities are configured within a central core, which allows open-plan floors throughout. The 28 metre high entrance lobby provides direct escalator access to three double-height trading halls.

**Developer:** Canary Wharf Group  
**Architect:** Foster + Partners

2



3



## 20 CANADA SQUARE

Designed by Skidmore, Owings & Merrill in Chicago, this building is occupied by two major tenants: BP occupy floors 1-6, and floors 7-12 are the headquarters for the McGraw-Hill Companies, which includes Standard & Poor's and Business Week.

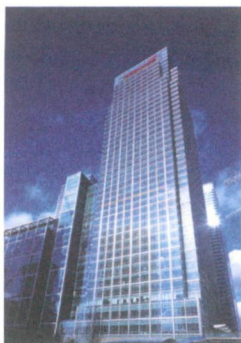
**Developer:** Canary Wharf Group  
**Architect:** Skidmore, Owings & Merrill

## 25 & 33 CANADA SQUARE

4

33 Canada Square and 25 Canada Square, house the bulk of Citigroup's UK employee base. Together, both buildings form the Citigroup Centre complex. The smaller of the two buildings, was designed by Foster + Partners and Pelli Clarke Pelli and completed in 1999, two years before its neighbour. All eighteen floors are adjoined to their equivalent floors in 25 Canada Square.

**Developer:** Canary Wharf Group  
**Architect:** Foster + Partners and Pelli Clarke Pelli

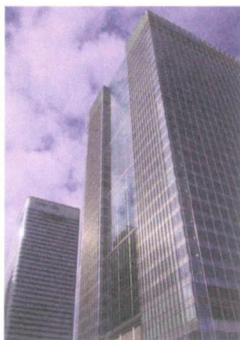


5

## ONE CHURCHILL PLACE

One Churchill Place is a 156 m tall skyscraper with 32 floors, currently serving as the headquarters of Barclays Bank. Barclays occupy approximately two-thirds of the building. Floors 18-23 are currently being leased to the London 2012 Olympic organisation and to BGC Partners.

**Developer:** Canary Wharf Group  
**Architect:** HOK



6

## 17 COLUMBUS COURTYARD

17 Columbus Courtyard provides 200,000 sq ft of premium office space and is let in its entirety to Credit Suisse. In 2005 Vico Capital acquired 17 Columbus Courtyard as a long let landmark investment, with a transaction size of approximately £125 million.

**Developer:** Canary Wharf Group  
**Architect:** Gensler

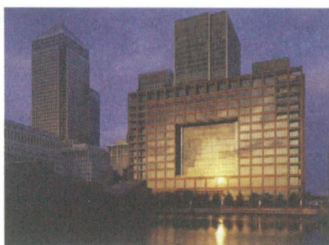


7

## 20 BANK STREET

20 Bank Street, otherwise known as the Morgan Stanley Building, completed in 2003. It was designed by Skidmore, Owings & Merrill (Skidmore, Owings & Merrill). The building is 68m tall, with 14-storeys and a floorspace of 47,565 sqm.

Developer: Canary Wharf Group  
Architect: Skidmore, Owings & Merrill



8

## 25 BANK STREET

25 Bank Street was built in 2003 and designed by Pelli Clarke Pelli. Before September 2008, the building was primarily occupied by Lehman Brothers; now the space is a multi-tenanted site including Nomura Securities Co., and the Financial Services Authority. The building is 153m tall, with 33 floors.

Developer: Canary Wharf Group  
Architect: Pelli Clarke Pelli

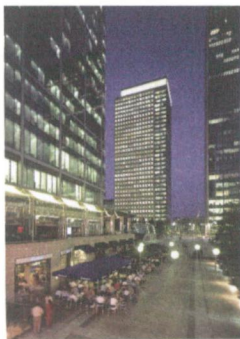


## 40 BANK STREET

40 Bank Street was completed in 2003, and stands at 153 metres (502 ft) tall. 33 floor plates range in size from 1,678.5 to 1,809 sqm. Occupiers include Allen & Overy, Barclays Capital and ANZ Bank.

Developer: Canary Wharf Group  
Architect: Pelli Clarke Pelli

9





10



## 50 BANK STREET

Designed by Pelli Clarke Pelli, this 12 floor headquarters building of 220,993 sq ft has been occupied by The Northern Trust Company since 2002.

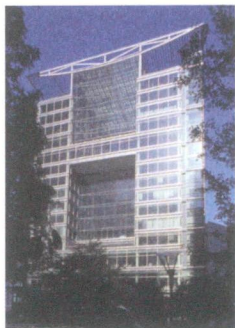
Developer: Canary Wharf Group  
Architect: Pelli Clarke Pelli

## 5 CANADA SQUARE

5 Canada Square is a 16-floor office building, at 88 metres tall and with a floorspace of 46,450 sqm. The building features one of Europe's largest trading floors. The principal tenant is the European arm and HQ of Bank of America Securities, while Credit Suisse occupies floors 11-15.

Developer: Canary Wharf Group  
Architect: Skidmore, Owings & Merrill

11



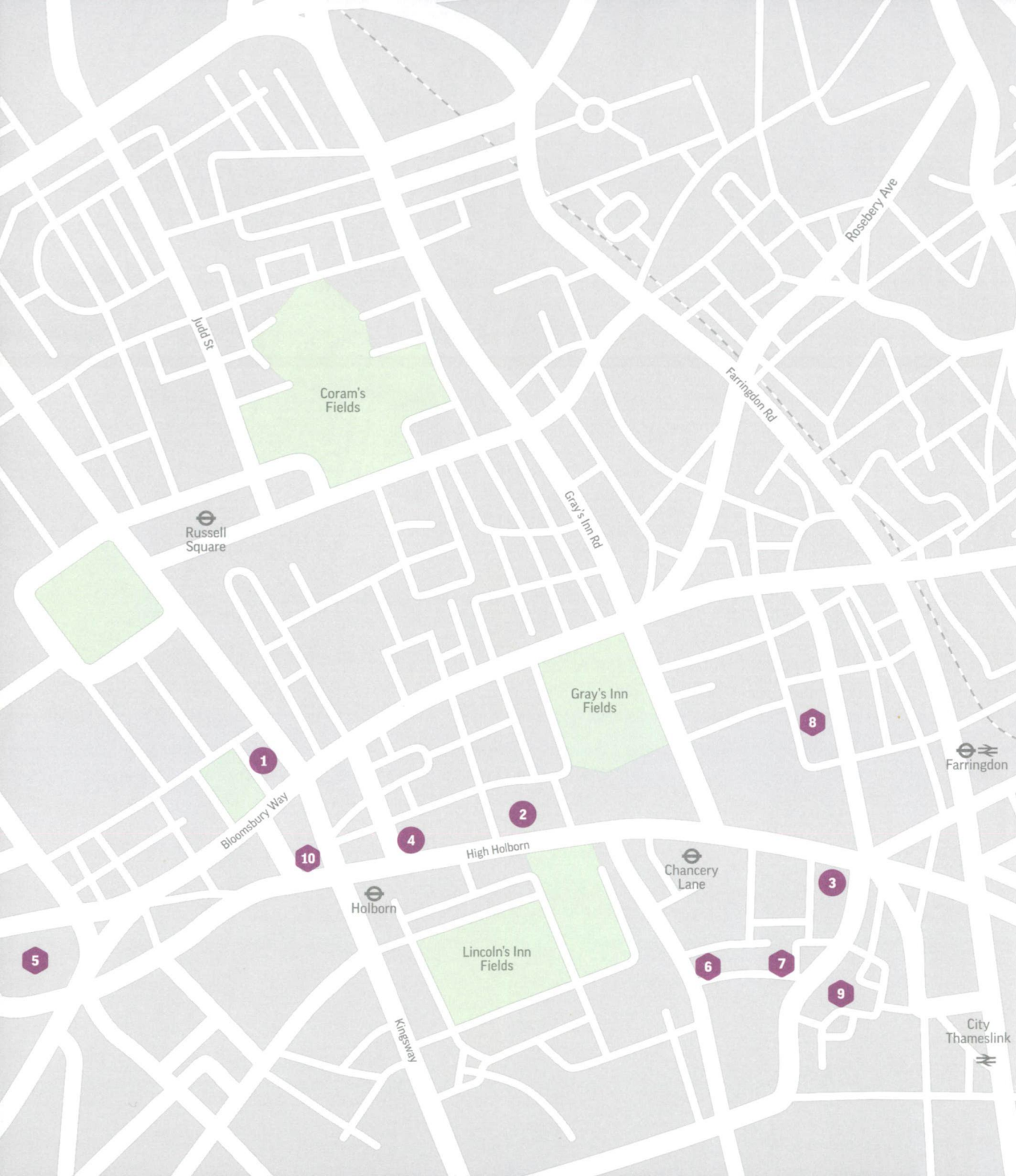
12



## 15 CANADA SQUARE

KPMG's £260m office space in at 15 Canada Square is currently in fit-out stage, with 4,000 staff to move in by Autumn 2010. The exterior has been designed by Kohn Pedersen Fox (Kohn Pedersen Fox) and Adamsons Associates. Swanke Hayden Connell, designers of the interior spaces, also worked on Merrill Lynch's European HQ in London.

Developer: Canary Wharf Group  
Architect: Kohn Pedersen Fox



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- 1 Bloomsbury Square, Victoria House
- 2 High Holborn, MidCity Place
- 3 33 Holborn

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- 4 Procter Street, The Eye
- 5 Central Saint Giles
- 6 22 Chancery Lane

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- 7 Fetter Lane, Rolls Building
- 8 Hatton Garden, Johnson Building
- 9 New Street Square

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- 10 One Southampton Row







1

### BLOOMSBURY SQUARE, VICTORIA HOUSE



Victoria House is an impressive Grade II Listed office building dating from the 1920s but substantially refurbished recently. Situated in Bloomsbury on the corner of Southampton Row and Vernon Place, the property is within a couple of minutes walk of Holborn Underground.

Developer : Garbe  
Architect : Alsop Architects

2

### HIGH HOLBORN, MIDCITY PLACE



MidCity Place is a landmark building comprising over 29,000 sqm (300,000 sq ft) of office space. Occupiers include Towers Perrin, Mitsubichi, Davis Langdon & Everest, and Electricite de France Trading Ltd.

Developer: Matsushita Investment & Development  
Architect: Kohn Pedersen Fox

3

### 33 HOLBORN



This eight-storey property has a grand glazed atrium and curved exterior in granite and glass and was completed in 2001. Built on the site of the former Daily Mirror building, the office block features total floor space of 30,491 sqm.

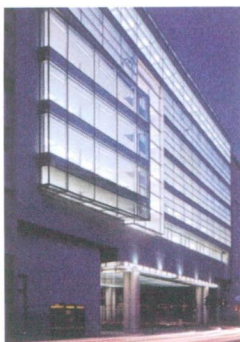
Developer: Union Investment Real Estate  
Architect: Foster + Partners

## PROCTER STREET, THE EYE

4

This project involved the refurbishment and extension of three office buildings that were all built during the sixties. A 40m span within the central block passes over the main one-way system in Holborn.

Developer: Bee Bee Developments  
Architect: ttsp



5

## CENTRAL SAINT GILES

Central Saint Giles provides offices, residential, retail and restaurant accommodation arranged around a new public realm. The principal commercial building includes 36,232 sqm (390,000 sq ft) net office space, configured to provide typical floors of 3,994 sq m (43,000 sq ft) featuring colourful ceramic façades, winter gardens and roof terraces. The restaurant and café accommodation is arranged around the public realm.

Developer: Legal & General  
Property/ Mitsubishi Estate Co  
Architect: Renzo Piano



6

## 22 CHANCERY LANE

22 Chancery Lane is a Grade A office development configured over eight floors. This 40,000 sq ft building remains sympathetic to the adjacent Grade II listed Kings College Library with extensive use of high quality Portland Stone. The building has average floor plates of 6,000 sq ft and a balcony on the top floor provides views across Midtown and the Inns of Court.

Developer: Standard Life Investments  
Architect: PKS Architects LLP



## FETTER LANE, ROLLS BUILDING

7

This project involved the redevelopment of Rolls and Arnold Houses and No 8 Brems Buildings. The new development will provide 272,500 sq ft net of offices on basement, lower ground, ground and eight upper floors, incorporating floor plates of circa 32,500 sq ft. The scheme incorporates large external terrace areas. Fitout is due to be completed in September 2010.

Developer: Delancey  
Architect: Woods Bagot



8

## HATTON GARDEN, JOHNSON BUILDING

This development involved the refurbishment of an existing Hatton Garden building coupled with the construction of a new six-storey building linked by an atrium. This has created 185,000 sq ft of office space with an annex containing 14 flats and jewellery workshops. The developers leased all the space within six months completion to multiple tenants.

Developer: Derwent London  
Architect: AHMM

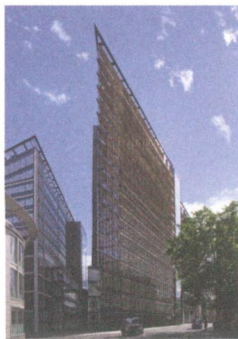


## NEW STREET SQUARE

9

New Street Square consists of five buildings which cluster around a main square, with trees, water features and a 'green wall', planted with shrubs, ferns and grasses. 65,513 sqm of office space is divided into flexible spaces, and has been let to companies including Deloitte, Speechly Bircham, Taylor Wessing and the Carbon Trust.

Developer: Land Securities  
Architect: Bennetts Associates  
Architects





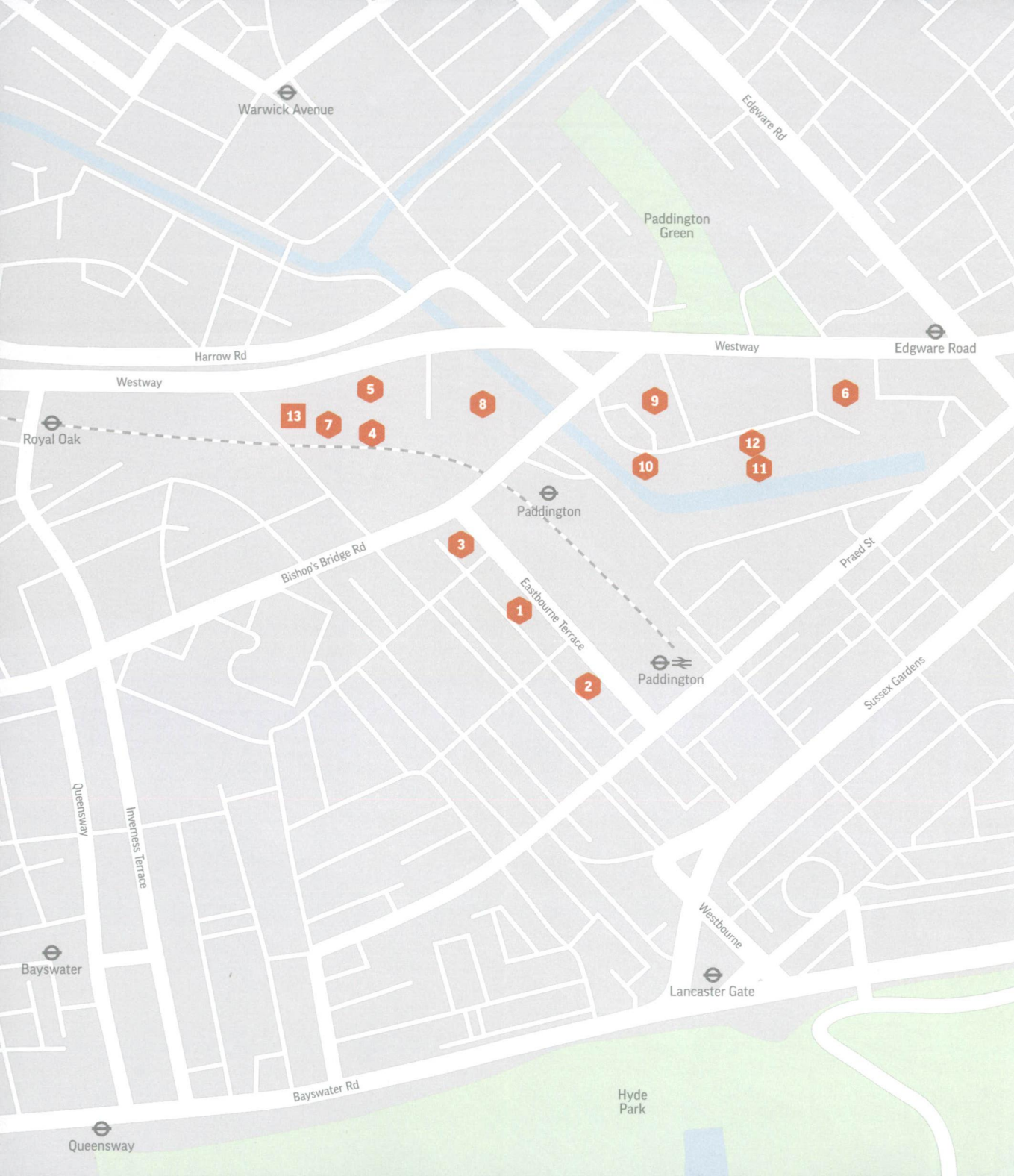


### ONE SOUTHAMPTON ROW

The design of this 11,000 sqm office and retail development in the Bloomsbury Conservation Area has provided five floors of modern office space behind both new and retained façades.

Developer: Englander Group

Architect: Sheppard Robson



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- 1 10-30 Eastbourne Terrace
- 2 40 Eastbourne Terrace
- 3 Eastbourne Terrace, Telstar

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- 4 One Kingdom Street
- 5 Two Kingdom Street
- 6 Merchant Square

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- 7 Novotel Paddington
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- 12 Waterside

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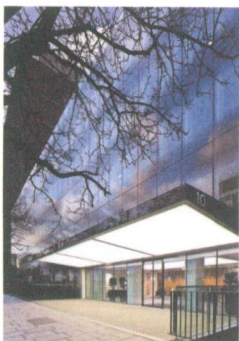
- 13 Four & Five Kingdom Street







1



## 10-30 EASTBOURNE TERRACE

10-30 Eastbourne Terrace offers 48,000 square feet of Grade A office accommodation distributed over six floors. The building is one of a family of properties that make up the estate facing Paddington Station. These modernised refurbishments have transformed a range of existing offices into contemporary business environments with an "Excellent" BREEAM rating.

Developer: Land Securities  
Architect: Fletcher Priest

2

## 40 EASTBOURNE TERRACE

The refurbishment of this prominent office building, directly opposite Paddington Station, provides 7,635 sqm of grade A space, with a brand new facade and a dramatic full height glazed reception.

Developer: Land Securities  
Architect: Fletcher Priest



## EASTBOURNE TERRACE, TELSTAR

3

This building by Fletcher Priest replaces a 13-storey fire-damaged structure. The six-storey HQ design for international mining company Rio Tinto evolved from a height restriction and the right-of-light envelope, resulting in west-facing tiered volumes that set back from the boundary line to provide terraces at the upper levels. The cladding acts as a seamless facade that wraps the exterior with a continuous glass and stone envelope.

Developer: Derwent London  
Architect: Fletcher Priest

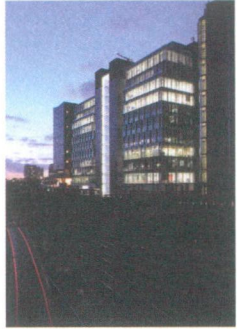


## ONE KINGDOM STREET

4

Completed in February 2008, this ten-storey office block has achieved an Excellent BREEAM rating and provides flexible floorplates of approximately 27,000 sq ft. The floors are U-shaped with twin atria housing six semi-scenic lifts through the building. This marks the second phase of development at Paddington Central fronting the newly created Kingdom Street, a central boulevard leading to an open space with extensive landscaping.

**Developer:** Development Securities, Aviva Investors and Union Investment Real Estate  
**Architect:** Sheppard Robson

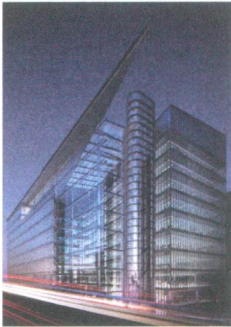


5

## TWO KINGDOM STREET

This ten-storey speculative office designed by Kohn Pedersen Fox is partly pre-let to AstraZeneca and will provide 235,000 sq ft of Grade A offices with open floorplates of 26,000 sq ft, and 23,700 sq ft of self-contained studio accommodation over the two lower ground floors.

**Developer:** Development Securities, Aviva Investors and Avestus Capital Partners  
**Architect:** Kohn Pedersen Fox



6

## MERCHANT SQUARE

Merchant Square combines residential, office and retail accommodation. Created by architects including Mossessian & Partners, the commercial buildings draw their inspiration from their waterside location.

**Developer:** European Land  
**Architect:** Mossessian & Partners, Perkins and Will, Tryfon Kalyvides Partnership



## NOVOTEL PADDINGTON

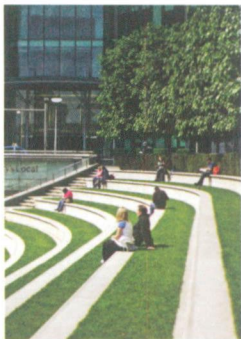
7

The Novotel London Paddington is located within Development Securities' Paddington Central business park. The hotel incorporates conference and meeting spaces, leisure facilities including a pool, a bar and restaurant area opening out onto a landscaped square, and a tower of 206 rooms including three penthouse suites. Clad in copper based brass and gold shingles, the building creates a landmark amongst neighbouring glass-clad office blocks.

**Developer:** Development Securities plc, Accor Hotel Group  
**Architect:** Dexter Moren Associates



8



## PADDINGTON CENTRAL

PaddingtonCentral is located in the heart of Paddington Waterside, an 80-acre mixed-use regeneration area. The first phase of Paddington Central is set around Sheldon Square, with a terraced amphitheatre, and comprises two buildings totalling 340,000 sq ft and housing tenants such as Prudential and Kingfisher. The final phase will comprise 350,000 sq ft of office space, and will include a formal garden.

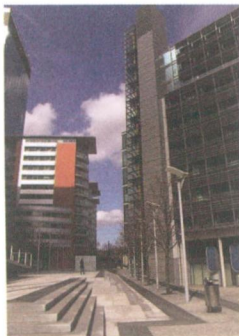
**Developer:** Development Securities plc, Aviva Investors  
**Architect:** Sidell Gibson, Sheppard Robson, Kohn Pedersen Fox, Allies and Morrison

## PADDINGTON WALK

9

The £45 million Paddington Walk building comprises 232 apartments, including 79 affordable homes which are being developed jointly with Peabody Trust. Homes include rented units and shared equity apartments.

**Developer:** European Land  
**Architect:** Munkenbeck & Marshall



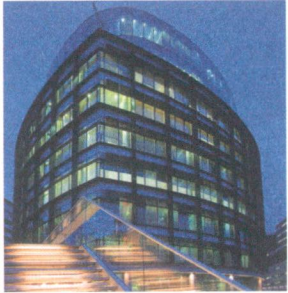


## THE POINT

10

The Point is a 10-storey office block, situated on the waterfront of Paddington Basin. The ground and lower ground levels have full height glazing, recessed behind polished concrete columns. The two curved facades above this comprise full height glazing behind a frame of vertical metal fins.

Developer: European Land  
Architect: Terry Farrell & Partners

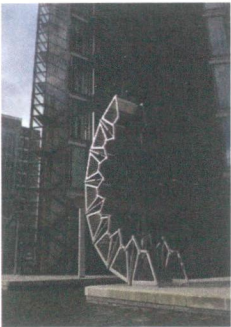


11

## ROLLING BRIDGE

The bridge was designed by Heatherwick Studio to span a small inlet of the Grand Union Canal that required access for boats. The structure curls up by using a series of hydraulic rams integrated into the balustrade. As it curls, each of its eight segments simultaneously lifts, causing it to roll until the two ends touch and form a circle.

Architect: Heatherwick Studio



12

## WATERSIDE

Waterside, the new corporate headquarters for Marks & Spencer, comprises 13 levels of accommodation, including plant and parking facilities at basement level. Large triangular floor plates provide good levels of daylight and oblique views along the canal. The forms are cut back in plan to create simple, contained external spaces fronting onto the canal.

Developer: European Land  
Architect: Rogers Stirk Harbour + Partners



## FOUR & FIVE KINGDOM STREET

13

Allies & Morrison are designing two new cutting edge headquarters office buildings, Four and Five Kingdom Street, which total 130,000 sq ft and 210,000 sq ft respectively. The buildings will front a new garden to be created at the western end of the scheme.

Developer: Development Securities  
Architect: Allies & Morrison

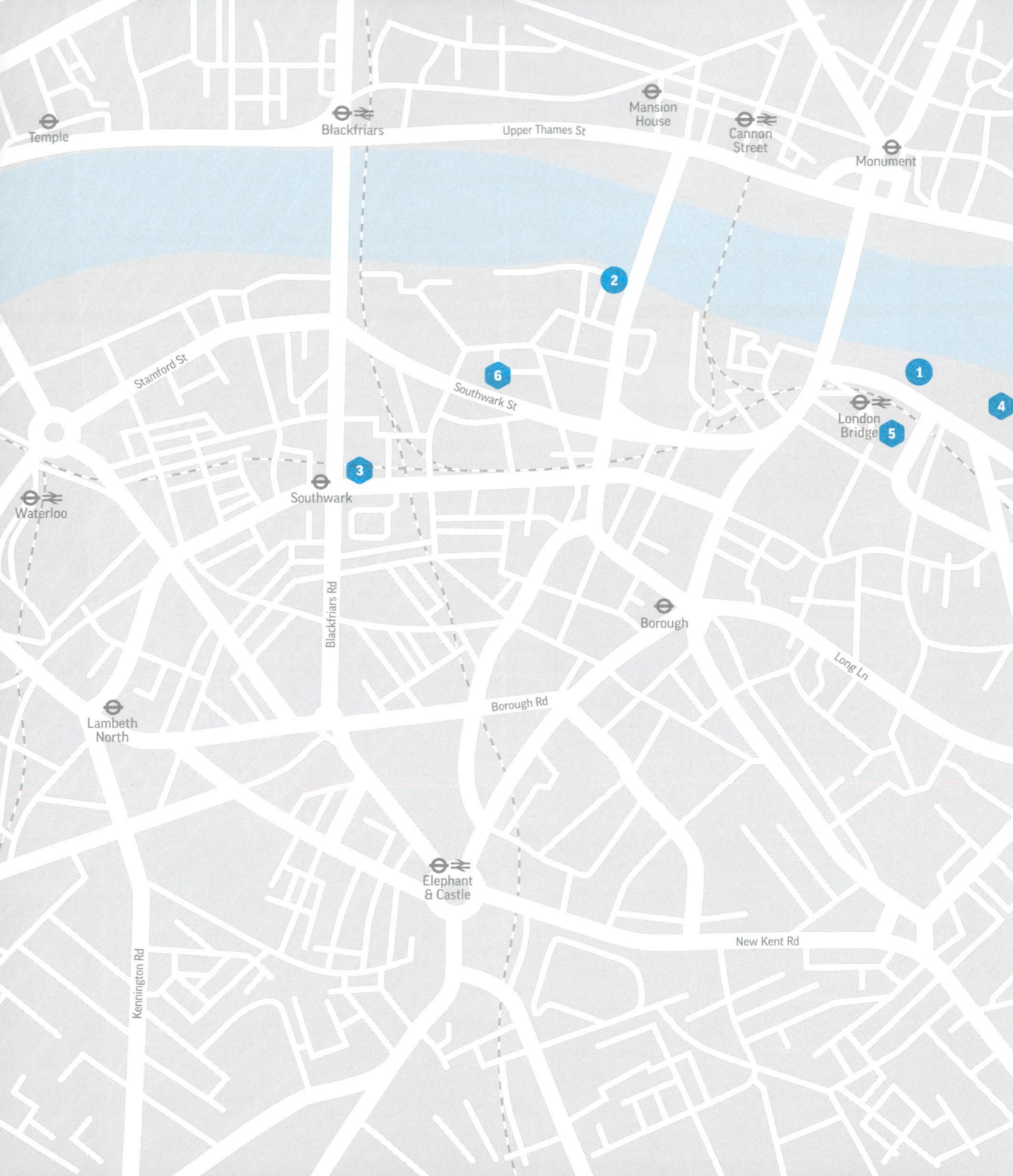


# South Bank

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A very varied area which has seen major change in the past decade although progress is patchy. More London has succeeded in tempting City firms south of the river, while the establishment of Tate Modern at Bankside has led to the revival of the area around Southwark Street and the development of LandSec's massive Bankside 123. But the upgrade of Blackfriars Road has stuttered in spite of the pioneering Palestra and the Southwark Jubilee Line station, and P&O struggled unsuccessfully for over twenty years to redevelop York Road next to Waterloo Station.





- 1 London Bridge City
- 2 Southwark Bridge Road, Riverside House
- 3 Blackfriars Road, Palestra

- 4 More London
- 5 The Shard and London Bridge Place
- 6 Southwark Street, Bankside 123





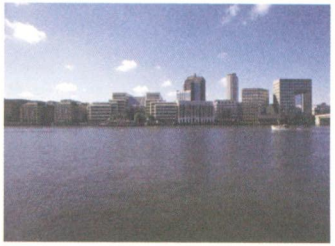


1

### LONDON BRIDGE CITY

Situated between London Bridge and Tower Bridge on the banks of the River Thames, the London Bridge City estate contains over 93,000 sqm of office, retail, leisure and residential accommodation. The development includes No 1. London Bridge, the Hay's Galleria retail and restaurant complex, London Bridge Hospital, the Cottons Centre and St Olaf's House.

Developer: St Martins Property



### SOUTHWARK BRIDGE ROAD, RIVERSIDE HOUSE

2

Riverside House is a RHWL designed building right on the Thames at Southwark Bridge. It was let to the Financial Times and subsequently sublet to Ofcom.

Developer: IVG (UK) Ltd  
Architect: RHWL



3

### BLACKFRIARS ROAD, PALESTRA

Behind the bold abstract pattern of this office development lies 300,000 sq ft of specified, and highly flexible floorplates, home to the London Development Agency.

Developer: Blackfriars Investments  
Architect: Alsop Architects







## MORE LONDON

More London, the 13-acre development between London Bridge and Tower Bridge, provides 3 million sq ft (280,000 sqm) of space, including 2 million sq ft (186,000 sqm) of offices. More London is also home to City Hall, the seat of the Mayor of London and London Assembly.

Developer: More London Development

Architect: Foster + Partners



## THE SHARD AND LONDON BRIDGE PLACE

The Shard and London Bridge Place will create a high-density cosmopolitan mixed used quarter. The iconic Shard will be Europe's tallest building at 1016 ft, combining offices, a hotel, restaurants, residences and viewing galleries. London Bridge Place will sympathetically complement the Shard and be a corporate headquarter building. The development is due for completion in May 2012.

Developer: Sellar Property, LBQ (Holdings) Ltd

Architect: Renzo Piano

## SOUTHWARK STREET, BANKSIDE 123

These three buildings occupy a prime site on the South Bank. The development houses 71,535 sqm of office space and 5,388 sqm of retail. Bankside building One has been sold to IPC Media, while both Bankside buildings Two and Three have been let to Royal Bank of Scotland.

Developer: Land Securities

Architect: Allies and Morrison



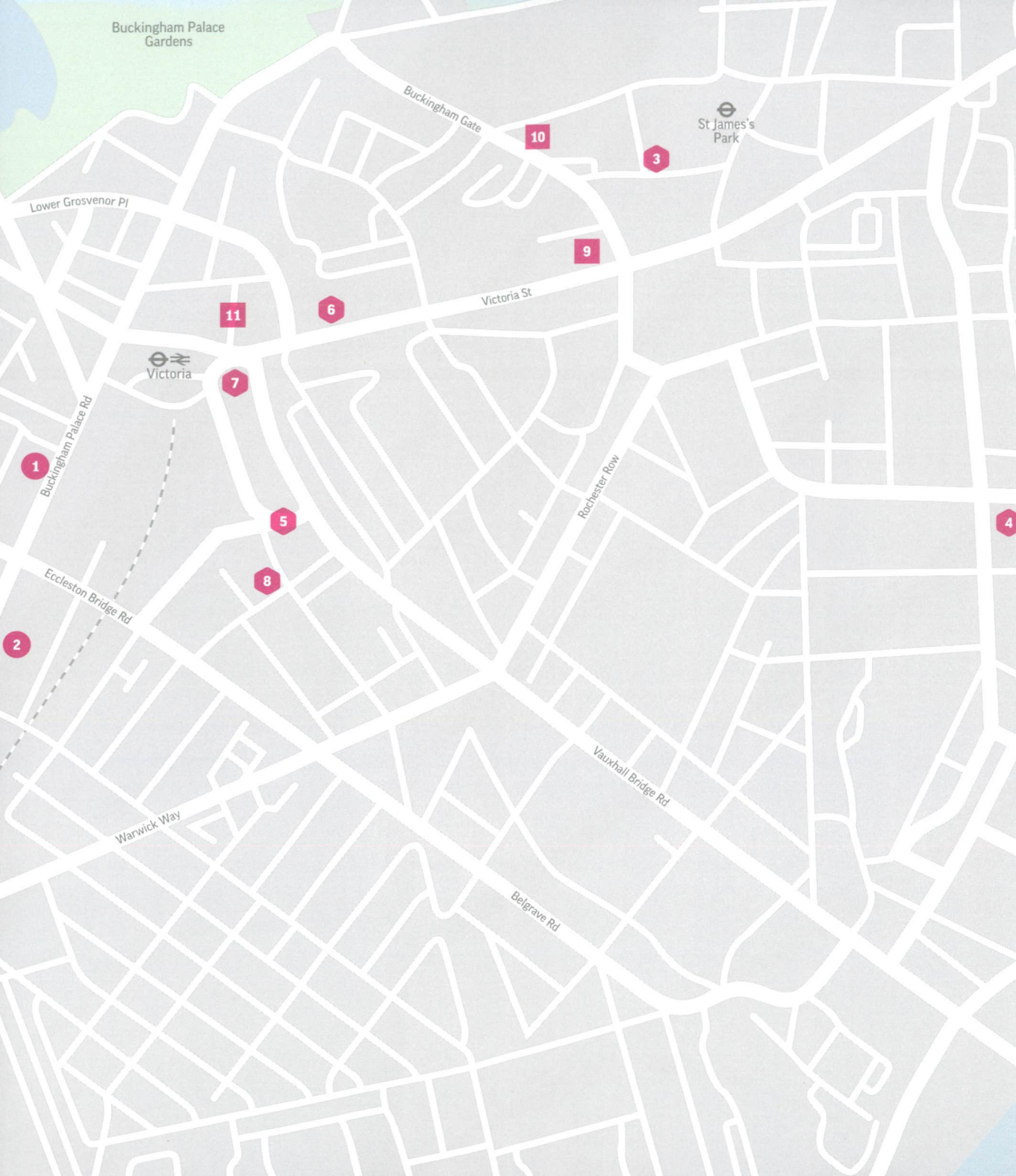


# Victoria

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Development in Victoria is undoubtedly led by Land Securities who, since the 1960s, have had major land holdings along Victoria Street and around Cardinal Place (formerly Stag Place). After a lengthy struggle with Westminster planners the company received permission in 2009 for the Victoria Station Interchange (VTI2) site to the north of the station, masterplanned by Kohn Pedersen Fox. Gerald Ronson recently snuck onto LandSec's patch to develop the 100,000 sq ft (9,290 sq m) Sheppard Robson-designed The Peak on the station forecourt.





#### Page 105

- 1 Buckingham Palace Road, Belgrave House
- 2 Buckingham Palace Road, Victoria Central (Victoria Plaza)
- 3 Caxton Street, The Asticus Building

#### Page 106

- 4 Horseferry Road, Horseferry House
- 5 One Neathouse Yard
- 6 Victoria Street, Cardinal Place

#### Page 107

- 7 Victoria Street, The Peak
- 8 Wilton Road, Wilton Plaza
- 9 Buckingham Gate, Selborne House

#### Page 108

- 10 Buckingham Gate, Wellington House
- 11 VT12

Significant buildings

New buildings

Proposed buildings







## BUCKINGHAM PALACE ROAD , BELGRAVE HOUSE

1

Completed in 2004, this building is fully let to a range of international corporate occupiers including American Express, Vitol and Google. The large, clear floorplates provide versatile, efficient and contemporary space. The building extends over ground and six upper floors. Each floor has only eight columns and is an average of 40,000 sq ft.

Developer: Grosvenor, JER Partners  
Architect: Squire and Partners



2

## BUCKINGHAM PALACE ROAD, VICTORIA CENTRAL (VICTORIA PLAZA)

Complete in 1984 by Greycoat, the 230,000 sq.ft Victoria Plaza scheme was refurbished again in 2004 by HRO and subsequently sold to the Telegraph Media Group.

Developer: HRO



## CAXTON STREET, THE ASTICUS BUILDING

3

The Asticus Building provides some 57,000 sq ft of high quality offices, over nine floors with a typical floorplate of approximately 6,450 sq ft. It uses a circular plan with an offset core. The round form was used to maximise the daylight on a constrained site. The building sets back at level eight to create a terrace.

Developer: IVG  
Architect: Lifschutz Davidson  
Sandilands





4

### **HORSEFERRY ROAD, HORSEFERRY HOUSE**



The redevelopment of an existing 1930s warehouse, this building provides 150,000 sq ft of new office space, now occupied by the fashion company Burberry.

Developer: Derwent London

Architect: AHMM

5



### **ONE NEATHOUSE YARD**

This building was winner of the BCO 'Best Urban Workspace Building' and let in its entirety to BHP Billiton Petroleum.

Developer: IVG

Architect: Avery Associates

6

### **VICTORIA STREET, CARDINAL PLACE**



Cardinal Place includes two main buildings – 16 Palace Street and 80-100 Victoria Street – linked by public gardens and thoroughfares. 49,100 sqm of offices have caught the interest of blue-chip businesses from sectors rarely seen in Victoria before, including Microsoft's MSN. The View is a complex of 124 residential apartments with all-glass walls opening onto broad balconies.

Developer: Land Securities

Architect: EPR Architects



### **VICTORIA STREET, THE PEAK**

The Peak is a new headquarters office building, including approximately 7,321 sqm (78,800 sq ft) of office space and 1,782 sqm (19,200 sq ft) of high quality retail on the ground and lower ground floors. Launched in November 2009 by the Mayor of London, The Peak offers high standards of sustainability and flexibility of use.

Developer: Heron International  
Architect: Sheppard Robson

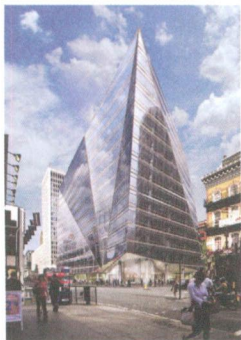


### **WILTON ROAD, WILTON PLAZA**

This scheme includes 158 student bedrooms for University College London, 111 residential dwellings (market and affordable) and three retail units including two restaurants. The building is clad in a striking combination of pre-oxidised copper and white terracotta tiling.

Developer: Land Securities  
Architect: Jestico + Whiles

### **BUCKINGHAM GATE, SELBORNE HOUSE**



Selborne House will comprise 23,500 sqm of office space over 11 floors and 1,551 sqm of retail on the ground and upper basement floors. The 12-storey building, due for completion in 2013, has been designed by Pelli Clarke Pelli Architects and Swanke Hayden Connell Architects and was granted planning consent in October 2009.

Developer: Land Securities  
Architect: Pelli Clarke Pelli, Swanke Hayden Connell Architects

## BUCKINGHAM GATE, WELLINGTON HOUSE

10

Designed by architectural practice John McAslan + Partners, this 5,820 sqm contemporary building will provide high quality residential accommodation. There will be 59 apartments, ranging from studios to four-bed duplex, all designed to meet the Lifetime Homes specification. Many of the apartments will have balconies, with those on the upper floors enjoying a roof terrace. The development is estimated to complete by mid 2012.

**Developer:** Land Securities  
**Architect:** John McAslan + Partners



11

**VT12**

Masterplanned by architects Kohn Pedersen Fox Associates (KPF), VT12 will comprise six buildings arranged to open up new accessible public places. The buildings will provide mix of housing, premium office space, quality shops and restaurants and a public library. Planning consent was given by Westminster City Council in October 2009.

**Developer:** Land Securities  
**Architect:** Kohn Pedersen Fox, Benson + Forsyth, Lynch Architects



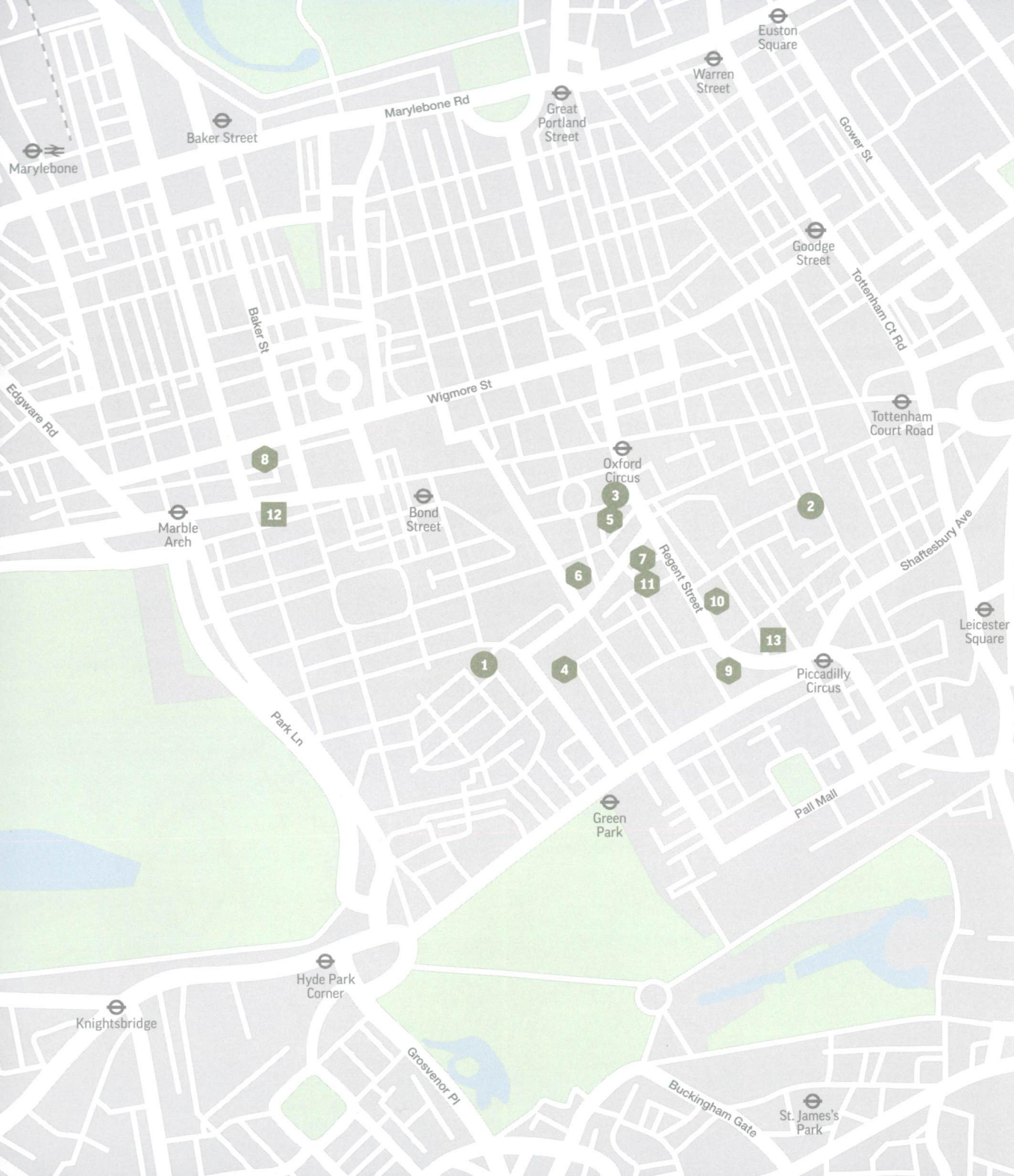


# West End

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Some 75 per cent of Westminster is conservation area, which somewhat constrains the scale and ebullience of new architecture in the borough.

The Grosvenor and Crown Estates are the major players here – Mayfair remains London's smartest office location while the Crown's once-a-century renewal of Regent Street has provided efficient floorplates behind the Edwardian facades. The St James's area is due for a revival as the throttle of the one-way traffic in Piccadilly and Pall Mall is soon to be released.



#### Page 117

- 1 40 Berkeley Square
- 2 Berwick Street,  
Broadwick House
- 3 One Hanover Street

#### Page 118

- 4 One Grafton Street
- 5 8-10 Hanover Street
- 6 50 New Bond Street

#### Page 119

- 7 New Burlington Place
- 8 40 Portman Square
- 9 83-97 Regent Street,  
11-20 Swallow Street &  
10-13 Vine Street

#### Page 120

- 10 132-154 Regent Street  
& The Curve,  
30 Warwick Street
- 11 23 Savile Row
- 12 Oxford Street, Park House

#### Page 121

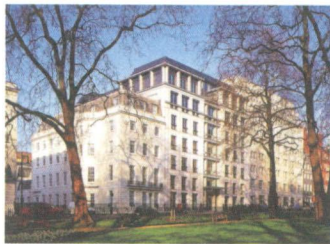
- 13 The Quadrant,  
Regent Street







1



### 40 BERKELEY SQUARE

A high quality office development of 75,000 sq ft, with 33,500 sq ft let to Blackstone Group, 14,000 sq ft let to Caxton Europe Asset Management and 21,000 sq ft let to Multiplex Constructions (UK) Ltd.

Developer: Helical Bar

Architect: BFLS

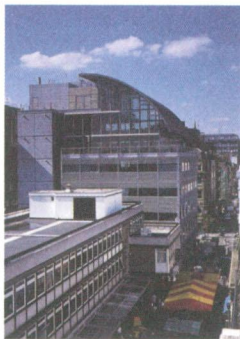
### BERWICK STREET, BROADWICK HOUSE

2

The existing 1930s Post Office building has been developed with a new design that features large, modern, flexible floorplates and excellent day lighting. The inclusion of public uses on the lower ground and ground floor levels complements the office space and links the building to the busy surrounding streets.

Developer: Derwent London

Architect: Rogers Stirk Harbour  
+ Partners



3

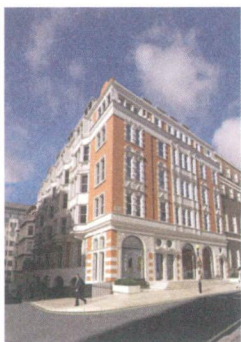
### ONE HANOVER STREET

The redevelopment of One Hanover Street has doubled the site's commercial area, adding retail, office and residential space. Eleven buildings were demolished behind the carefully preserved façade, while a listed building was converted into apartments. All the retail space is let; Apple's superb flagship store has now been joined by Ted Baker & Lacoste, Karen Millen & Quicksilver. Apple also occupy the second floor as their European headquarters.

Developer: The Crown Estate, Stanhope

Architect: Sheppard Robson

4



## ONE GRAFTON STREET

Hines hired architects BFLS to renovate this 1899 structure into a first-class office building while retaining and restoring its original façade. Plans include creating 3,274 sqm (35,234 sq ft) of office, retail and residential space and moving the main entrance on Hay Hill to the other side of the building. Construction on the project began in early 2008 with a completion date in 2010.

Developer: Hines  
Architect: BFLS

5

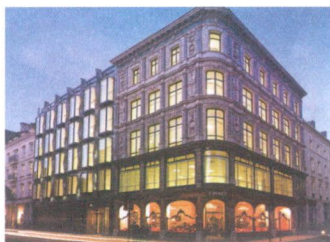


## 8-10 HANOVER STREET

This 32,500 sq ft mixed-use scheme will provide 25,000 sq ft office, 1,500 sq ft retail and a distinctive residential building of 6,000 sq ft.

Developer: CORE, LaSalle  
Investment Management  
Architect: Squire + Partners

6



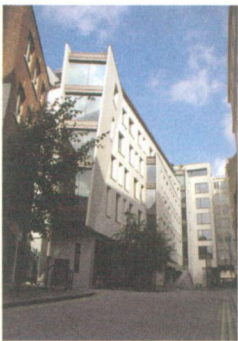
## 50 NEW BOND STREET

50 New Bond Street is a prestigious office development combining modern construction with a listed Edwardian corner building. The development provides a total of 33,920 sq ft of office space.

Developer: Scottish Widows Investment Partnership  
Architect: Eric Parry Architects



7



## NEW BURLINGTON PLACE

The building has been designed with an energy efficient and environmentally conscious philosophy, and is BREEAM certificated 'Excellent'. On each floor the influx of natural light has been maximised, whilst externally public art and trees have been installed. The new building features the use of photovoltaic cells, a combined heat and power system, and rainwater recycling, together with 41 bike racks. The Grade II-listed façade of 185-191 Regent Street has been retained.

**Developer:** The Crown Estate  
**Architect:** Trehearne Architects

## 40 PORTMAN SQUARE

Situated in one of central London's most prestigious locations on the southern axis of Portman Square, this Portland stone and glass building provides seven floors, or 97,000 sq ft, of modern office space and two floors of luxury residential accommodation. The scheme replaces two existing buildings dating from the 1960s.

**Developer:** Delancey  
**Architect:** Squire + Partners

8



9



## 83-97 REGENT STREET, 11-20 SWALLOW STREET & 10-13 VINE STREET

This Allies & Morrison designed building combines a superb modern building constructed behind retained facades to Regent Street and some of Swallow Street. It provides 54,000 sq ft of offices around a central atrium; 20,000 sq ft of retail and 7 high quality penthouse duplexes. This project forms the first part of the ambitious Quadrant development.

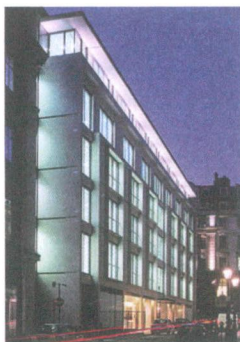
**Developer:** The Crown Estate  
**Architect:** Allies & Morrison

## 132-154 REGENT STREET & THE CURVE, 30 WARWICK STREET

10

The Curve comprises 73,850 sq ft of offices and 33,660 sq ft of retail fronting Regent Street. As part of the development, Eleanor Long was commissioned to create a work of art in glass, set in the Warwick Street elevation of the building. In parallel with the development, The Crown Estate undertook public realm improvements in Warwick Street, Regent Place and Beak Street.

Developer: The Crown Estate,  
CORE & Aviva  
Architect: Squire & Partners



11

## 23 SAVILE ROW

23 Savile Row is a six-storey office and retail building designed by Eric Parry Architects, which provides one of the largest and most flexible office developments to have been constructed in the West End in recent years. The building also features a major commission of public art designed by the famous New York sculptor Joel Shapiro.

Developer: Legal & General  
Property  
Architect: Eric Parry Architects



12

## OXFORD STREET, PARK HOUSE

Park House occupies an entire city block of 0.42 hectares at the western end of Oxford Street. This contemporary designed building will provide 8,818 sqm of retail accommodation, 15,143 sqm of office space and 39 high quality apartments which will take in views across Oxford Street and south Mayfair. The development will include enhancement to the public realm in North Row.

Developer: Land Securities  
Architect: Robin Partington Architects



### THE QUADRANT, REGENT STREET



The Quadrant forms part of The Crown Estate's £500 million initiative to remodel, refurbish and revitalise Regent Street and proposes a comprehensive mixed use regeneration of the Café Royal, the Regent Palace Hotel and Quadrant Arcade blocks totaling some 93,000 sq. m (one million sq. feet).

Developer: The Crown Estate

Architect: Allies & Morrison

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# Emerging Locations

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Here we highlight some of the emerging areas of the capital, areas of opportunity that will absorb the substantial growth that London still expects to take place over the next couple of decades. Nine Elms, Stratford and Greenwich Peninsula are massive brownfield sites with ambitions to capture substantial chunks of the future office market.



## GREENWICH PENINSULA

The commercial section of Greenwich North is focused around the O2 Arena and is predictably entitled Peninsula Central. The area will provide a total of 3.5 million square feet of commercial space in 14 buildings over the next 15 years. The first 2 buildings, Pier Walk – fully let to TfL – and Mitre Passage – designed by Farrells – are complete. In September 2010, 1400 students from Ravensbourne College move into a striking new campus designed by Foreign Office Architects. When completed the Peninsula will include some 10,000 homes.



## NINE ELMS

Nine Elms is the most significant new central London brownfield site to emerge in recent years. With the planned move of the US Embassy from Grosvenor Square and new plans for Battersea Power Station, possibilities are emerging for redefining this traditionally industrial district into a modern, bustling neighbourhood. However its success depends on the delivery of an extension to the Northern Line; methods of funding are currently under consideration.



## STRATFORD

Stratford City was on the Chelsfield drawing board long before the Olympic bid was even a twinkle in Ken Livingstone's eye, but 2012 has speeded up the process of delivering this major new settlement in east London. Westfield are concentrating on the delivery of the retail element by the time of the 2012 Olympics with the office centre still in the 'future' box. The long term success of the area depends largely on plans currently being prepared by the Olympic Park Legacy Company.







# Paddington

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Paddington is a textbook example of the benefits of good infrastructure as a driver for development. The Victorians created a major junction of rail and canal but it was the launch of the Heathrow Express that provided the momentum for the success of recent and ongoing projects. Crossrail will provide an extra boost when completed.

The Paddington estate is an amalgam of various masterplans – St Mary's Hospital, West End Quay, Paddington Basin, Paddington Central and Merchant Square – and buildings – Eastbourne Terrace and North Wharf Road.

