



LONDON'S TOWNS

Shaping the polycentric city

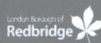


LONDON'S TOWNS

25 Sept - 15 Nov 2008

New London Architecture
The Building Centre
26 Store Street
London WC1E 7BT

Supported by



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London beyond the centre is home to a rich and diverse mixture of towns, neighbourhoods and communities that help make our city the exciting place it is. It includes prosperous green and leafy suburbs, but also places facing deprivation amongst the worst in the country.

Making sure outer London lives up to its full potential as a place to work, live and enjoy is vital if London is to meet the challenges of population and employment growth while also acting on imperatives like climate change. That is why I have flagged planning for outer London as a major priority, which will be backed by a Mayoral Commission later in the year.

"London's Towns" raises many of the questions we will have to address, and shows what can be achieved with imagination and hard work. It is a good start to the discussion, exchange of ideas, policy-making and delivery on the ground that we will need to make the kind of change our city - and its towns - needs.

Boris Johnson
Mayor of London

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DOUGHNUTS AND PIZZAS

The Mayor's 'blue doughnut strategy' won him the mayoralty. Johnson was elected not by central London, but by the outer districts like Bexley, Bromley, Ealing, Kingston and Barnet.

So it was not surprising that in the Mayor's first declaration of intent on planning in the capital, he makes it clear that outer London will be a higher priority than it was with his predecessor. In *Planning for a Better London*, published in July, Johnson outlines his approach. Although he will target disadvantage in inner London and publish a planning framework on the major topics affecting it, more emphasis will be given 'to issues affecting outer London and ways of realising untapped potential there.' Outer London is the place where most Londoners live and work, so the new regime is aiming to improve the 'liveability of the huge variety of places and neighbourhoods that make up outer London'.

Part of that picture is reducing the distance between where people work and where they live, with a bid to bring more jobs to the outer zones. Johnson aims to reduce strain on already congested transport links into central London and will be establishing an Outer London Commission to identify ways of ensuring this significant zone of the capital becomes less of 'an all too-often overlooked asset'. This exhibition looks at plans and projects already underway to support the economies of London as a polycentric city.



The centric city



The polycentric city



London's Network of Town Centres Crown copyright. © All rights reserved. Greater London Authority 100032379 (2007)

THE SCATTERED CITY



High Road, Ilford c1905
© Redbridge Local Studies and Archives

In his major study on the capital - *London the Unique City* - the Danish academic and anglophile Steen Eiler Rasmussen wrote 'Two chief types are distinguishable among large cities: the concentrated and the scattered. The former is the more common on the continent.....The second is represented by the English town, which now seems to many of us the ideal....and London is the very type of the scattered city.'

Rasmussen neatly describes the difference between Livingstone and Johnson's planning strategies. The former mayor, advised by Richard Rogers had a vision of a dense European city as a model for the development of London.

Johnson's desire to give greater autonomy to the boroughs recognises that London is polycentric; a 'city of villages' and a network of town centres each with its own character and style.

While the City and Westminster form the core of the historic capital, towns like Kingston upon Thames boast an equally ancient lineage. On the site of the first crossing of the river upstream from London Bridge, the town appears in the Domesday Book and received its first charters from King John in 1200. Romford has been a market town since 1247. As the railways and underground system promoted

commuting into the centre so these towns attracted suburban development - lower density housing with gardens and increasingly dependent upon the motor car. The 1930s saw the huge expansion and the heyday of the suburbs.

But in recent years the outer London areas have not been doing well in comparison to the central area or the outer metropolitan region. As Professor Ian Gordon of the LSE wrote in 2006 "a standstill in outer London employment numbers threatens the sustainability/recovery to viability of outer London commercial centres, some of which could have an important role to play in a more polycentric future London economy."

It is a model that needs to adapt to meet the needs of the sustainable city - it does not make sense to have employment growth in the centre thus encouraging more commuting. The Urbed report '*Over the Edge - Town centres and the London economy*' says that 'considerable efforts are needed to reverse trends in outer London and to deal with new patterns of economic activity, residential settlement and movement.' London 'needs to make full use of all its assets if it is to attain its aspiration to become an 'exemplary world city.'

INFRASTRUCTURE AND EMPLOYMENT



Planned new commercial space at FirstCentral in Park Royal

Outer London is home to some 4.6 million people - 60 per cent of the capital's population; 42 per cent of London's jobs are located in the 19 outer boroughs, whose population grew by about 8 per cent over the past 20 years. That pattern is expected to continue - with growth of 11 per cent over the next 20 years.

During the 1990s the suburbs showed only modest increases in employment compared to the Inner, Central and Outer Metropolitan areas. Recently total jobs have averaged a small decline. A major factor behind underperformance has been the growth of financial services and related activities which have a strong tendency to cluster centrally. As a result only 10 per cent of London's office construction activity in 2006 was outside central London.

The projections anticipate more employment growth (11%) in outer London over the next 20 years in sectors such as professional services, creative industries and leisure and transport. Unless more employment is generated locally, higher population and housing growth scheduled for London's outlying districts will mean more workers resident in outer London will have to seek employment elsewhere, placing further strains on transport systems. Crossrail and improvements

to Thameslink by 2016 will have a major impact on outer London while Transport for London is spending £88 million on local transport schemes during the current year. This will improve not only the capacity to make radial journeys but also to support orbital movements, especially to town centres. London Overground plans to complete its orbital rail network by 2011.

Although 'Outer London' is defined specifically on maps, in reality the dividing line is more fuzzy. This exhibition therefore includes towns like Lewisham, Hammersmith and Wandsworth which sit within the definition of 'Inner London' but exhibit many of the characteristics of the more suburban centres.

CONFERENCE SERIES

To accompany the London's Towns exhibition NLA is hosting a series of three half day conferences to explore the issues affecting the planning, development and future potential of London's towns and urban centres in greater detail.

These conferences will bring together the policy-makers, planners, sub-regional organisations, architects and developers, to inform, inspire and encourage debate about the capital's towns' roles in the continued growth and prosperity of London as a world city.

SPECIAL OFFER:

Buy all three 'London's Towns' conferences for only £399+VAT (£349+VAT NLA Supporters)

TICKETS:

£149+VAT per conference (£129+VAT NLA Supporters)

DEVELOPING COMMUNITIES: HOW THE OUTER BOROUGHES WORK

Half day / Thursday 9 October / 09:00 - 12:30

Sustainable communities are vital to the future success and prosperity of the outer boroughs and London as a whole. This conference will look at how London's towns tackle the key issues of housing, employment, leisure activities and sustainable development.

SPEAKERS INCLUDE:

- Gideon Amos, Director, Town & Country Planning Association
- Andrew Barry-Pursell, Head of the London Plan, Greater London Authority
- Peter Bishop, Group Director - Design, Development & Environment, London Development Agency
- Sir Richard MacCormac, Chairman, MacCormac Jamieson Prichard
- John McGill, Deputy Director, North London Strategic Alliance
- Richard Powell, Director, First Base
- Brian Reynolds, Deputy Chief Executive and Executive Director for Environment & Transport, London Borough of Barnet
- Senior Rep of Homes & Communities Agency

GAIN INSIGHT TO:

- The infrastructure and services needed for a community to flourish
- How to turn your town/development into a sustainable community
- Innovative models for financing schemes and securing employment
- The opportunities available demonstrated through borough case studies

For details and tickets, visit www.newlondonarchitecture.org/conferences or call 020 7636 4044

PLACEMAKING: CREATING A DESTINATION

Half-day / Thursday 30 October / 09:00 - 12:30

What creates a destination? This conference will offer detailed insight into enhancing destinations in outer London during a period where the draw of central London and new mega-malls has never been stronger. It will draw upon theoretical and practical approaches to creating a place, look into population movements and enforce the importance of public realm.

SPEAKERS INCLUDE:

- Joost Beunderman, Associate, Urhahn Urban Design
- Ian Clement, Deputy Mayor, Government Relations
- Nick Falk, Director, Urbed Ltd
- Tom Holbrook, Director, 5th Studio
- Nicholas Monger-Godfrey, Chief Executive, Park Royal Partnership
- Tim Stonor, Managing Director, Space Syntax
- Malcolm Allen, Director, Locum Consulting

GAIN INSIGHT TO:

- What key factors make a destination
- Leading development case studies
- The latest thinking in public realm strategies
- Maintaining town centre identities

CONNECTING OUTER LONDON

Half day / Thursday 4 November / 09:00 - 12:30

Public transport within and between the outer boroughs is not always as efficient as within the central zone, with passengers often having to travel into the centre before traveling out again. What are the new schemes and solutions to orbital transport and how can outer London improve its connectivity.

SPEAKERS INCLUDE:

- Kulveer Ranger, Director of Transport Strategy, Greater London Authority
- Janet Rangeley, Chairman - Integrated Transport Studies Group, Sweltrack
- Iain Sim, Divisional Director - Regeneration, London Borough of Croydon
- David Ubaka, Assistant Director - Projects & Implementation, Design for London

GAIN INSIGHT TO:

- The importance of enhancing transport connections in the outer zones to London's economic and environmental future
- The planned, proposed and desired schemes
- The solutions to orbital transport
- The opportunities for investment & regeneration created by transport improvements such as Crossrail and the East London Line

CROYDON

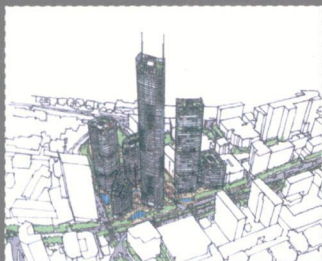
With 337,000 people calling Croydon home, this is London's most populated borough. But it is set to grow even further thanks to its recognition in the London Plan as an Opportunity Area and the council's Vision 2020 plan - to become London's 'third city'. Over £2 billion of investment is expected over the next decade. Much will be in the centre, with the borough keen to escape its humdrum reputation by commissioning visioning from SMC Alsop, and an Area Action Plan that envisages new retail, commercial, leisure, community use, strategic employment and mixed use housing areas aiding the London Plan target of 11,200 additional dwellings by 2016. The extension of the East London Line will also bring benefits, not least around West Croydon station.

CROYDON: THIRD CITY



Will Alsop's iconic masterplan for Croydon - "The Third City"

1 LANSDOWNE ROAD



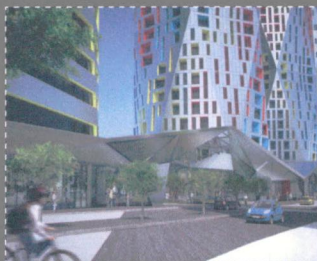
1 Lansdowne Road,
Croydon, CR9 2BN

Pre-planning

Client:
Rosepride Ltd and
Guildhouse UK

Architect:
CZWG architects

CHERRY ORCHARD



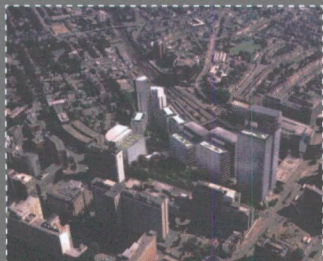
Cherry Orchard Road,
Croydon, CR0

Proposed, completion
anticipated 2013

Client:
Menta

Architect:
Make Architects

RUSKIN SQUARE



Land adjoining East Croydon Stn, CR0 2NF

Proposed, completion anticipated 2014/15

Client:
Croydon Gateway LP (JV Stanhope & Schroders)

Architects:
Foster + Partners,
Faulkner Browns

CROYDON URV



Fell Road, CR9

Proposed

Client:
John Laing

Architect:
EPR Architects Ltd

CARGREEN MEWS



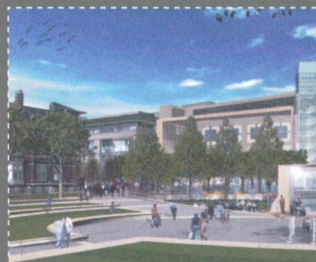
2 Cargreen Road,
South Norwood,
Croydon,
London SE25

Proposed

Client:
MacDonald Egan
Developments

Architect:
Emoli Petroschka

PARK PLACE



High Street,
Croydon CR0

Planning granted

Client:
Minerva

Architect:
RTKL UK Ltd

CHROMA



George Street,
Croydon
CR0 1PJ

Planning granted,
completion
anticipated 2010

Client:
Terrace Hill

Architect:
Sheppard Robson

WELLESLEY SQUARE



Corner of Wellesley
Road and Bedford
Park Road, CR0

Planning granted,
completion
anticipated 2012

Client:
Berkeley Homes Ltd

Architect:
Rolfe Judd

KINGSTON

Central to Kingston-upon-Thames's future is the adoption of the K+20 emerging Area Action Plan. Amongst other things, this aims to maintain a diverse and sustainable economy and enhance the quality and range of town centre uses, ensure new development is supported by adequate infrastructure, and provide housing. The Business Improvement District, Kingston First, is working with Hammerson on mixed use development including retail and town centre homes. As with other suburbs, however, the tensions to be balanced are to do with providing intensification via the 3,850 additional homes 10 year target and maintaining the area's look and feel.

CLAPHAM

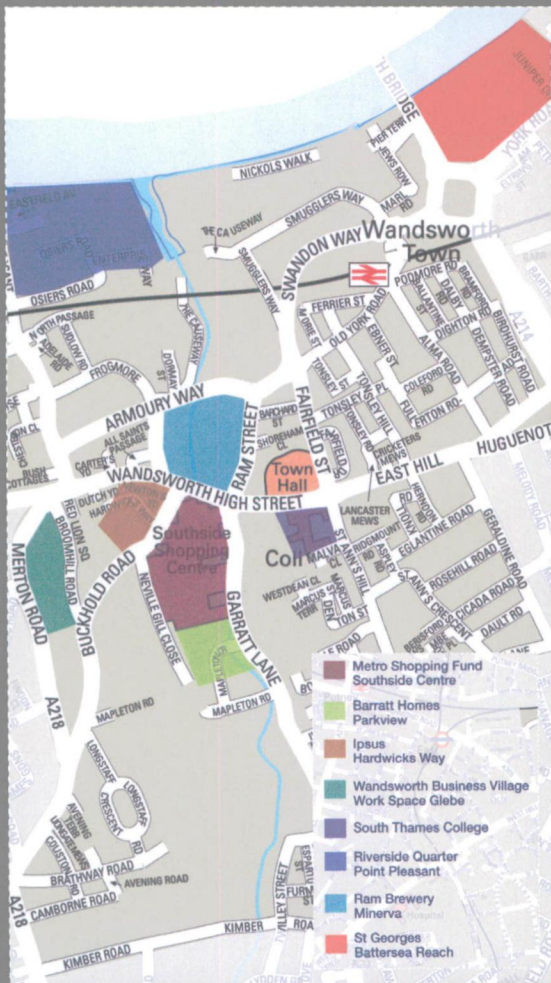
Clapham has been the subject of highly visible significant investment in retail, restaurants and bars in recent years, and this will shortly be followed by £75million more in the way of Cathedral Group's plans for leisure facilities, a library, surgery and housing. Meanwhile the Clapham Junction Town Centre Partnership has ensured that townscape improvements have happened and the Northcote Market has been preserved and expanded. The station itself - Britain's busiest - is also due to attract regeneration money. A scheme valued at £400m includes two 39-storey residential towers with 500 homes and a revamped two-level shopping centre, developed by Metro Shopping Fund, a partnership between Delancey and Land Securities.

SHOPSTOP



Major new development at Clapham Junction by Collado Collins for Metro Shopping Fund

TOWN PLAN



Wandsworth's immediate future is inexorably tied up with developer Minerva's vision for a "new urban quarter" on the site of the former Young's Ram Brewery. The firm bought the 6.5-acre site for £69m last year and now plans to convert the historic brewery into a residential-led, mixed-use development. The EPR-designed scheme comprise 700 flats spread across two residential towers of 29 and 39 storeys and a mix of low-rise homes, 180,000 sq ft of restaurants, shops and a microbrewery. The model for the development's character is that of Marylebone High Street. Elsewhere, developments such as Ipsus O1 and Battersea Reach showcase large-scale residential-led mixed use projects on riverside sites in the area.

Private sector investment will be the engine of the next stage of transformation of Wandsworth Town Centre. £1 billion of investment is known to be planned for the next 7 years, including:

- Hardwick's Quarter, including Wandsworth Business Village - £100m
- The Ram Brewery / Capital Studios - £300m
- Southside Shopping Centre - £150m
- Wandsworth Riverside Quarter - £250m
- South Thames College - £68m

HAMMERSMITH & WHITE CITY

Hammersmith is a key transport hub on the western approach to central London that is blessed by two tube lines, key arterial routes, bus station at the Broadway and a bridge over the Thames. It has moved from industry to commerce and services with companies like Disney, Coca Cola and L'Oreal.

The £1.6 billion Westfield London retail project in White City also includes a £170 million upgrade to the transport network and more than 200 flats in an affordable housing scheme. Designated as a 'major centre' in the London Plan, Hammersmith and Fulham's target is for 4,500 additional homes between 2007 and 2017. To the north, Helical Bar is planning to develop a creative hub masterplan by Rem Koolhaas.

HAMMERSMITH GROVE



Hammersmith, W6

Planning granted,
completion
anticipated 2012

Client:
Development
Securities Plc

Architect:
Hamiltons

KING STREET



King Street, W6 9JU

Pre-planning

Client:
Helical Bar/
Grainger PLC

Architect:
Sheppard Robson

WESTFIELD LONDON



White City, W12

Opening 30
October 2008

Client:
Westfield

Architect:
Westfield

HOUNSLOW

GREAT WEST QUARTER

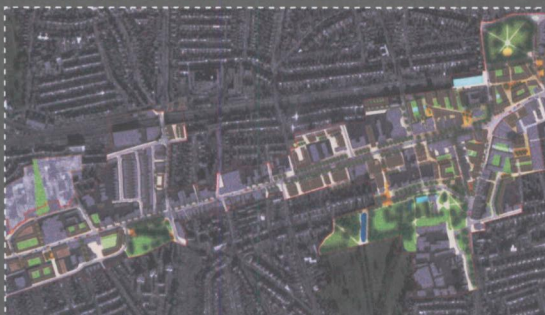


A new high density, mixed use quarter in Brentford designed by Assael Architecture for Barratt West London

Hounslow's so-called 'Golden Mile' - the stretch of the Great West Road between the Chiswick roundabout and Syon Lane - lured many multinational companies, impressed by its links both to central London and Heathrow, before stagnation set in and large sites lay vacant. But now the metropolitan centre of Hounslow is being transformed through a series of mixed use applications and redevelopment plans submitted from existing occupiers such as BSkyB. This, it is hoped, will contribute to the sustainable regeneration of the Brentford area, increasing both resident and working populations and ushering forward the redevelopment of Brentford Town Centre. The town centre is also being masterplanned to designs by EDAW, including proposals for a tall residential scheme by Blenheim Norwest. Hounslow's ten year target is to have 4,450 extra homes.

EALING

TOWN CENTRE PLAN



Tibbalds' Spatial Development Framework for LB Ealing to guide the town centre's future development

The home of the famous studios, Ealing is also a bustling, multi-cultural borough at the heart of West London, with 300,000 people inhabiting its seven individual town centres. Ealing also has the largest Sikh community in London and a large Muslim community. The council has commissioned masterplans for Ealing, Southall and Acton town centres and launched the 'Good for Greenford' project aimed at delivering a vibrant local town centre. With its good links to Heathrow, Ealing is aiming to respond positively to competition from Richmond, Kingston and the West End, as well as major new retail developments at White City, Wembley and Brent Cross. It is also growing in popularity: there are more VAT registered businesses here than in any other West London borough with a 14.3% increase in number of businesses in the last five years.

PARK ROYAL

Since the 1930s, Park Royal has been the 'workshop for London'. The area is most famous for its business park, the largest in London, occupying 1,606 acres (650 ha). The area is designated as an Opportunity Area with a target to accommodate 11,000 new jobs and a minimum of 500 new homes over the plan period 2001 - 2026. Earlier this year the Mayor of London published a draft planning framework for the area which aspires to maintain 'growing economic clusters of food/drink, transport/logistics and television/film.' The framework does not preclude use of parts of the site for housing but Park Royal's main thrust will be on jobs and the economy. Meanwhile, a draft strategy for Park Royal Partnership by 5th Studio aims to revitalise the area's public realm and tackle congestion 'to strengthen its sense of the whole while also seeking to protect and foster the diversity of the area'.

PUBLIC REALM STRATEGY



Park Royal
Business Park

Proposed

Client:
Park Royal Partnership

Architect:
5th Studio

FIRSTCENTRAL



Coronation Road,
NW10 7HQ

Diageo HQ complete.
FC200 on site. Further
phases planned

Client:
London & Regional

Masterplanner:
Sheppard Robson

PERFUME FACTORY

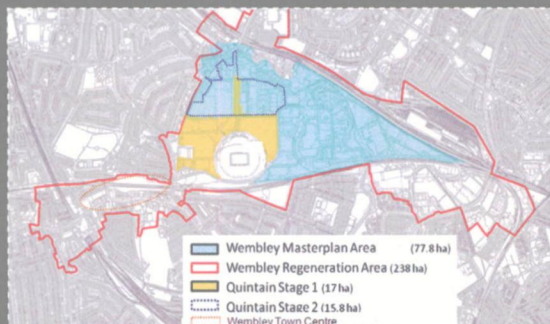


140 Wales Farm Road,
North Acton W3

Proposed

Client:
Bhuchar Rock

Architect:
Haskoll



WEMBLEY CITY



Wembley

Under construction

Client:
Quintain Estates and
Development plc

Masterplanner:
Rogers Stirk Harbour

WEMBLEY TOWN CENTRE STRATEGIC VISION



Wembley

Pre-masterplanning

Client:
London Borough
of Brent

Masterplanner:
Metaphorm

Wembley is about more than just the football. But the new national stadium, with its trademark arch, along with the now complete Arena Square and White Horse Bridge, has catalysed a series of other major regeneration plans. Wembley Arena has undergone a £35 million refurbishment and re-orientation, while all three of the stadium's stations have been improved, and Quintain plans a residential and leisure complex the size of Leicester Square, Trafalgar Square and Covent Garden combined immediately around the new National Stadium, but linked to and extending the town centre. Elsewhere, particularly in Alperton, Brent is pushing to encourage residential-friendly industry to waterfront areas and help alleviate traffic congestion in the borough, while the local development framework of the borough proposes housing growth areas, of which Wembley is the largest, and a masterplan for South Kilburn.

MIXED USE DEVELOPMENT, TOWN CENTRE



London Road, Wembley HA9 0AJ

Under construction,
completion due 2009

Client:
St Modwen, Rotch
Property Group

Architect:
Dexter Mores
Associates

BARNET

Brent Cross Cricklewood & Colindale's future inevitably hinges on the £4.5 billion scheme to regenerate Cricklewood, Brent Cross and West Hendon, whose vision is to 'create a new gateway for London and a vibrant urban area in Barnet'. Ill-planned and disconnected at present, the regeneration area covers over 150 hectares, bordered by Brent Cross Shopping Centre in the North, The A41 (Hendon Way) in the East, Cricklewood Lane in the South and the A5 (Edgware Road) in the West. Barnet council has agreed a new planning policy for the area to create a town centre for the borough. This aims to bring 27,000 jobs, 7,500 new homes, a transformed Brent Cross Shopping Centre, a new commercial district, a new high street and exceptional parks and open spaces. In addition the borough has developed Area Action Plans for both Colindale and Mill Hill East. Barnet's ten year target for extra homes is 20,550.

BRENT CROSS CRICKLEWOOD



Brent Cross
Cricklewood

Proposed

Client:
Brent Cross Cricklewood
Development Partners

Architect:
Masterplan by Allies
& Morrison, working
with BDP

COLINDALE AREA ACTION PLAN



Colindale

Under preparation

Client:
London Borough
of Barnet

Architect:
Rick Mather Architects

FORMER COLINDALE HOSPITAL



Colindale Avenue,
Colindale,
NW9 5HG

Pre-planning

Client:
Fairview New Homes Ltd

Architect:
John Pardey Architects
and Barton Willmore
(Masterplanning)

GRAHAME PARK



Colindale, NW9

Planning granted,
completion
anticipated 2015

Client:
Choices for Grahame
Park (Genesis Housing
Group with LB Barnet)

Architect: Pollard
Thomas Edwards

MILL HILL EAST AREA REDEVELOPMENT



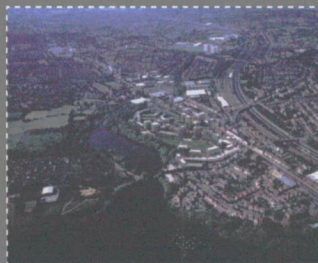
Mill Hill,
NW7

Pre-planning

Client:
London Borough
of Barnet in
conjunction with two
other major landowners

Architect:
PRP Architects

WEST HENDON REGENERATION



West Hendon, NW9

Planning granted,
completion
anticipated 2023

Client: JV between
Metropolitan Housing
Trust & Barratt Homes
with LB Barnet

Architects: Anne Thorne
Architects Partnership,
Hughes Jones Farrell

UXBRIDGE

BRUNEL UNIVERSITY



The new Brunel University Michael Sterling building
designed by YRM and completed in July 2007

One of the major metropolitan centres identified in the London Plan, Uxbridge, to the north west of central London, was famous for being the headquarters of Fighter Command during the Battle of Britain. Today the former MOD site - and elsewhere in the locality - is primed for residential development, with the other main push being towards the creation of more business parks, aided by the town's location five miles from Heathrow. Closer still is Hayes. Housebuilder Ballymore is to play a key part in the regeneration of the area with Hayes Central, a major mixed use scheme including 500 residential units next to Hayes and Harlington Station, one of the stations on the Crossrail route. Hillingdon's housing target is for 3,650 additional homes inside 10 years.

HARROW

One of London's most economically, ethnically and culturally diverse boroughs, Harrow combines a commercial centre with a third of the borough given over to Green Belt land. Its town centre is faced with competition from other centres such as Watford, Brent Cross and Westfield London, so the council is working with major landowners on a Business Improvement District. The focus of its Town Centre Development Strategy is on land at Harrow on the Hill station, with comprehensive proposals expected later this year, while £4million is going into public realm improvements in the town centre. Another key to regeneration is held by the college, which is to get a new campus in the largest tertiary education project in the UK. By 2025 an additional 10,000 people will be living in Harrow and the Local Development Framework is designed to accommodate them.

HARROW COLLEGE



The new Harrow College campus designed by MJP Architects is due for completion in 2011

HONEYPOT LANE, STANMORE



A mixed use residential masterplan by Hamilton Associates for St Edward Homes will create a new high density community in Stanmore

ILFORD URBAN DESIGN STUDY



Ilford Town Centre

Study complete

Client:
London Borough
of Redbridge

Architect:
GMW Architects

PIONEER POINT



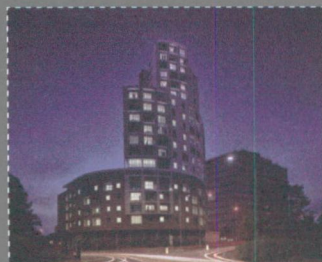
**Winston Way, Ilford
IG1 2RD**

Under construction,
completion
anticipated 2010

Client:
Empire Property Group,
Henry Developments

Architect:
Haskoll

VISION 20



**246-250 High Road,
Ilford, IG1 1YS**

Under construction,
completion anticipated
2009

Client:
Galliard Homes

Architect:
Michael Taylor

Ilford is a district of Redbridge nine miles north-east of Charing Cross and is designated as one of the major metropolitan centres in the London Plan. Its major companies include the eponymous photographic, radio, electronics and telecommunications firm, Plessey. Increasingly attractive to housebuyers thanks to its leafy environment, the borough is also ideally placed for two areas of dramatic growth - the Thames Gateway and Stansted Cambridge Peterborough growth corridor as well as being on the edge of the London 2012 Olympic site. Ilford town centre is one of the top locations for business start-ups, and the borough is expected to grow by 8,000 new homes by 2017, with a now adopted action plan aimed at renewing the town centre with a high quality urban environment and 5,500 new homes. Importantly, the town centre is also going for BID status, having already achieved the UK's first BID on an industrial estate at Hainault Business Park.

UPPER LEA VALLEY

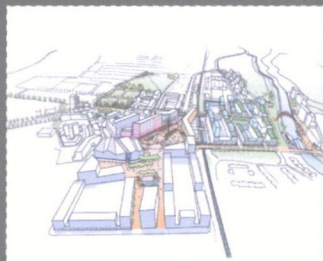
Located in North London, the Upper Lea Valley is a six mile corridor, spanning three London boroughs: Enfield, Haringey and Waltham Forest. Culturally-diverse Tottenham Hale sits within one of the most deprived boroughs in the country, Haringey but one which is set for widespread change thanks to major regeneration schemes in the locality. The first part of a wider programme for the area is Hale Village, including plans for over 1,200 new homes, schools, shops and parks linking to the station and Lea Valley Park. It also includes sustainability measures including CCHP*. Waltham Forest is involved in ongoing work on Walthamstow Town Centre by devising, with the Prince's Foundation for the Built Environment, an interim planning policy framework which should also create new opportunities for business and the community. Wood Green will be buoyed by the Haringey Heartlands regeneration scheme, with plans for up to 2,500 new homes as well as small business space, a 20 storey landmark tower, and open spaces and play areas.

UPPER LEA VALLEY



Major regeneration of the Upper Lea Valley aims to create a distinctive network of new urban centres along 'North London's Waterside'

TOTTENHAM HALE MASTERPLAN



Tottenham Hale

Masterplan completed
August 2008

Client:
London Borough
of Haringey

Architect:
Urban Practitioners

HALE VILLAGE MASTERPLAN AND STUDENT HOUSING



Mill Mead Road, Tottenham, N17 9QQ

Under construction,
due completion 2009

Client: Lee Valley
Estates (masterplan),
Unite Group
(student housing)

Architect:
BDP

THE BUTTERFLY



Hale Village,
Tottenham, N17 9QQ

Proposed, completion
anticipated 2012

Client:
Lee Valley Estates

Architect:
Hamiltons Architects

HARINGEY HEARTLANDS DEVELOPMENT FRAMEWORK



Haringey Heartlands

Development
framework completed
April 2005

Client:
London Borough
of Haringey

Architect:
Make Architects

BLACKHORSE LANE



Upper Lea Valley

Interim Planning Policy
Framework adopted
September 2006

Client:
London Borough of
Waltham Forest

Masterplanner:
Regen First

WALTHAMSTOW TOWN CENTRE MASTERPLAN



Walthamstow Town
Centre, E17

Developing delivery
programme

Client:
London Borough of
Waltham Forest, LDA

Masterplanner:
The Prince's Trust

NEW RIVER VILLAGE



High Street,
Hornsey, N8

Completed
January 2006

Client:
St James Homes

Architect:
Stock Woolstencroft LLP

EDMONTON GREEN REGENERATION



Edmonton Green

Phase 1 completed
2007, Phase 2
completion due
November 2008

Client:
London Borough
of Enfield

Architect:
Lyons Sleeman Hoare

STRATFORD

Stratford is the focus for unparalleled development. Construction is underway on the 2012 Olympics and Stratford City which together with investment linked with major transport schemes are set to secure its future. The area is forging a new identity as a metropolitan centre for east London. In addition to the major environmental and economic changes brought about by these monumental projects, the area is expected to see an additional 16,000 new homes built. New and existing communities will also benefit from new Crossrail stations and Stratford International Station on High Speed One (opening next year). Theatre Royal Stratford East and Stratford Circus, form the hub of the town's cultural quarter and dynamic and expanding arts scene. Stratford is also developing as a higher educational centre with proposals for new facilities further broadening the offer which the existing centre will make as its metropolitan status evolves.

150 HIGH STREET STRATFORD



Stratford, E15 2NE

Under construction,
completion due 2011

Client:
Genesis Housing Group

Architect:
Stock Woolstencroft LLP

ATHLETES' VILLAGE



Stratford

Under construction,
completion due 2011

Client:
Olympic Delivery
Authority

Architects:
Various

CHOBHAM SCHOOL



North Avenue and
Temple Mills Lane,
Athletes' Village

Proposed, completion
anticipated 2011

Client:
Lend Lease

Architect:
Alford Hall
Monaghan Morris

STRATFORD PUBLIC SPACES PROJECT



High St Stratford,
Whitechapel High St,
Mile End Rd and Bow Rd

Proposed

Client: LB Newham,
Design for London,
Transport for London,
English Heritage, LTGDC,
LB Tower Hamlets

Architect: FLUID

OLYMPIC PARK



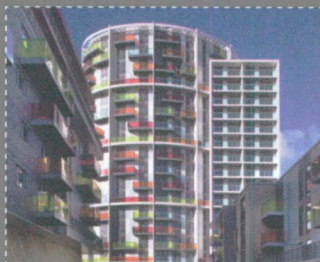
Lea Valley

Under construction,
completion due 2011

Client:
Olympic Delivery
Authority

Masterplanner:
EDAW

ICONA



Stratford, E15 2LE

Completed May 2008

Client:
Telford Homes

Architect:
Stock Woolstencroft LLP

OLYMPIC ENERGY CENTRES



Station Avenue

Planning granted,
completion
anticipated 2010

Client:
Elyo East London
Energy Ltd

Architect:
John McAslan +
Partners

LEA RIVER PARK



Lower Lea Valley

Proposed

Client:
LTGDC; Design for
London; Lee Valley
Regional Park Authority

Architect:
5th Studio

STRATFORD CITY



Stratford

Under construction,
completion due 2011

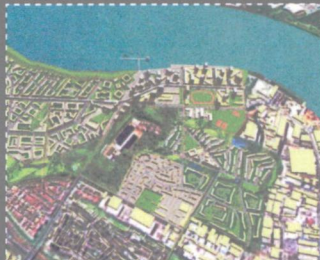
Client:
Westfield

Architects:
Westfield Architects,
Fletcher Priest

BARKING

Olympics-influenced Barking & Dagenham is undergoing rapid change, transforming itself away from its manufacturing past. On the old Ford plant in Dagenham a new sustainable community is being forged; the borough is home to the UK's biggest regeneration site at Barking Riverside and it is positioning itself as the future home of London's environmental technologies at Dagenham Dock. All at the heart of the Thames Gateway regeneration zone. Barking has also heeded recommendations from Design for London on high quality design and higher density development, as at Barking Town Centre, which is also one of four energy action areas in London.

BARKING RIVERSIDE



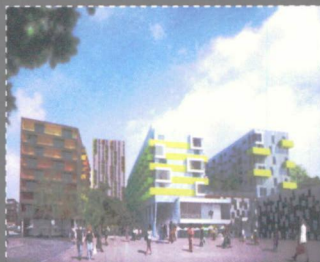
Off Renwick Rd, Barking

Proposed

Client:
Barking Riverside Ltd
(JV between English
Partnerships & Bellway)

Architects: Maxwan
(Masterplanner),
Sheppard Robson,
Maccleanor Lavington

BARKING CENTRAL II



Axe Street,
Barking
IG11 7NB

Under construction,
completion due 2010

Client:
Redrow Regeneration Plc

Architect:
Allford Hall
Monaghan Morris

LONDON ROAD NORTH STREET MASTERPLAN



Corner site of
London Road and
North Street, IG11

Adopted 2007

Client:
London Borough of
Barking & Dagenham,
English Partnerships

Architect:
Rick Mather Architects

BARKING STATION INTERCHANGE MASTERPLAN



Barking Station, Station
Parade, Barking IG11 8TU

Proposed

Client:
London Thames
Gateway Development
Corporation

Architects: Atkins
(Masterplanner)
Grimshaw Architects

TANNER STREET



Tanner Street,
Barking,
IG11 7PB

Completed
December 2005

Client:
East Thames Group

Architects:
Jestico + Whiles and
Peter Barber Architects

THE BROADWAY



The Broadway,
Barking IG11 7LS

Completed
November 2004

Client:
London Borough of
Barking & Dagenham,
Barking College

Architect:
Tim Foster Architects

WILLIAM STREET QUARTER



William Street

Proposed

Client:
London Borough of
Barking & Dagenham

Architects:
Karakusevic Carson,
Maccreanor Lavington,
Design Engine, Urhahn
Urban Design

WAKERING ROAD FOYER



Wakering Road,
Barking,
IG11

Under construction,
due for completion
Autumn 2008

Client:
East Thames Group

Architect:
Jestico + Whiles

UNIVERSITY OF EAST LONDON



Longbridge Road,
Dagenham, RM8 2AS

Planning granted,
completion
anticipated 2013

Client:
Taylor Wimpey
East London

Architect:
Assael Architecture

GREENWICH

The historic borough of Greenwich is changing with the times, with large tracts of former industrial and MOD land being remediated and rebuilt as mixed use communities. The Royal Arsenal has already been updated with 1,248 new homes, a new heritage quarter housing the Greenwich Heritage Centre and Firepower, The Royal Artillery Museum, Woolwich Pier and a new park, plus a new business centre. Greenwich Peninsula has become a watchword for regeneration, with the O₂ Centre heading a masterplan which includes a mixed use district, with residential set to be intensified and development further east including rejuvenated wharves, whilst to the west of the town centre, Greenwich Reach East.

CALLIS YARD



Callis Yard,
Woolwich High Street,
Woolwich SE18 6LF

Proposed, completion
anticipated 2011

Client:
MacDonald Egan
Developments

Architect: Allford Hall
Monaghan Morris

GREENWICH PENINSULA



Greenwich Peninsula

Under construction,
anticipated mid 2020s

Client:
Greenwich Peninsula
Regeneration
Limited and English
Partnerships

Masterplanner:
Terry Farrell & Partners

ROYAL ARSENAL



Plumstead Road,
SE18 6GH

Phase 1
completed 2007

Client:
Berkeley Homes

Architect:
Broadway Malyan,
A&Q Partnership,
Allies & Morrison

RUBICON



Tarves Way,
SE10 9JX

Under construction,
completion due 2009

Client:
Bellway Homes

Architect:
Stock Woolstencroft LLP

THE HEART OF EAST GREENWICH



Woolwich Road SE10

Proposed

Client:
English Partnerships,
First Base Limited

Architect:
Make Architects

ROMFORD

MERCURY GARDENS



Proposed new mixed use development designed by 3DReid for Neptune Land incorporating a 20 storey tower

Romford is 14 miles north east of Charing Cross and one of the major metropolitan centres identified in the London Plan. The town centre is now London's third largest, and the premier retail and leisure destination in east London, with 25 million visits a year and an annual turnover of £500 million. Key projects have included the redevelopment of the former Romford Brewery and transformation of its main shopping centre. Havering's plans for more town centre living gather pace - its vision is for up to 2,000 new homes in Romford over the next ten years, amidst Havering's overall target of 5,350. Crossrail and the East London Transit will only help matters.

LEWISHAM

Inner London's third largest borough, Lewisham, is aiming to provide substantial new housing alongside other uses, lifting the town centre to metropolitan status within the London-wide retail hierarchy. The main growth areas are the town centre and Deptford/New Cross. In the town centre there is the potential to deliver around 4,000 new homes, 40,000 sq m of new retail floorspace, and 13,000 sq m of new public/leisure floorspace. The Gateway scheme is a key element in the regeneration programme, with up to 100,000m² of new shops, restaurants, bars and offices, plus up to 800 new homes. New Cross Gate's masterplan focuses on redevelopment of six large under-used industrial sites in the north of the borough. Deptford Creek is also identified as an Opportunity Area in Central Government's London Plan, capable of accommodating substantial new jobs and homes. 10,000 new homes are to be built in Lewisham by 2017.

LEWISHAM GATEWAY



Lewisham Town Centre, SE13

Planning granted, completion anticipated 2015

Client: Lewisham Gateway Developments Ltd

Masterplanner: Arup

LOAMPIT VALE



Lewisham, SE13

Proposed, completion anticipated 2015

Client: Barratt East London

Architects: Assael Architecture, LA Architects (leisure element)

CORNMill GARDENS



Off Cornmill Lane, Lewisham, SE13

Completed 2007

Client: London Borough of Lewisham

Architect: BDP

RIVER MILL PARK



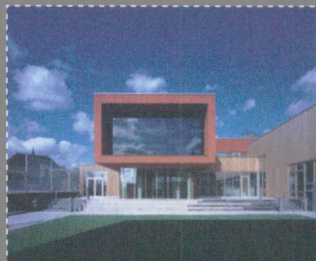
Bankside Avenue,
Lewisham, SE13 7BD

Completed
August 2007

Client:
London & Quadrant
Housing Trust and
Tower Homes

Architect:
bptw partnership

HABERDASHERS' ASKE'S HATCHAM COLLEGE



Pepys Road, New Cross,
SE14 5SF

Completed
February 2007

Client:
HAHC Education Ltd

Architect:
Jestico + Whiles

PRIORY MANOR



1 Blagdon Road,
Lewisham, London
SE13 7HL

Proposed

Client:
Angelana
Investments Ltd

Architect:
Duggan Morris
Architects

MARTINS YARD



82a Endwell Road,
London SE4 2PD

Proposed

Client:
MacDonald Egan
Developments

Architect:
Duggan Morris
Architects

NDC, NEW CROSS GATE



Lewisham

Proposed, completion
anticipated 2009

Client:
New Deal for
Communities (NDC)

Architect:
Feilden Clegg
Bradley

CLYDE TERRACE



Forest Hill,
SE23 3BA

Completed March 2008

Client:
London and
Quadrant Group

Architect:
bptw partnership

LEWISHAM CONTINUED

DEPTFORD STATION



Deptford High St, SE8 4RL

Detailed design stage,
completion anticipated
Summer 2010

Client: London Borough
of Lewisham /
Network Rail

Architect:
Dawson Horrell
Architects

DEPTFORD LOUNGE & TIDEMILL PRIMARY SCHOOL



Giffin Square, Deptford
SE8 and Frankham St,
Lewisham SE8 4RN

Proposed

Client:
London Borough
of Lewisham

Architect:
Pollard Thomas
Edwards architects

RUSHEY GREEN PRIMARY SCHOOL



Culverley Road,
London SE6 2LA

Under construction,
completion due 2009

Client: London Borough
of Lewisham, the staff
and governors of RGPS

Architect:
Pollard Thomas
Edwards architects

CHILDERS STREET



Deptford, SE8 5PT

Under construction,
completion due
November 2009

Client:
Circle Anglia

Architect:
bptw partnership

72-78 NIGHTINGALE GROVE, HITHER GREEN



Lewisham, London,
SE13 6DZ

Planning, completion
anticipated Feb 2010

Client: MacDonald Egan
Developments,
L&Q Housing Trust

Architect:
Emoli Petroschka
Architects

SUNDRIDGE PARK



A planned residential development by Robert Adam Architects for Millgate Homes

Designated in the London Plan as a metropolitan centre, Bromley's development is being guided over the next 15 years by an Area Action Plan which includes plans for more residential plus 50,000sqm of retail space. Within easy reach of central London (12 miles), the borough is London's largest, and features a primarily suburban environment characterised by large tracts of open space and Green Belt. As such, it is a sought-after residential centre. The London Plan has set 4,850 additional homes for the next 10 years as its target: the borough aims to balance development with protection of open spaces.

LONDON'S TOWNS ORGANISATIONS - WHO DOES WHAT?

GREATER LONDON AUTHORITY (GLA)

The GLA is made up of a directly elected mayor and a separately elected assembly - the London Assembly. Around 600 staff help the mayor and Assembly in their duties.

LONDON DEVELOPMENT AGENCY (LDA)

The LDA delivers the Mayor's vision for London to be 'a sustainable world city with strong, long-term economic growth, social inclusion and active environmental improvement.'

LONDON COUNCILS

London Councils is a cross-party, member-funded organisation that fights for more resources for the capital and getting the best possible deal for London's 33 local authorities.

SOUTH LONDON PARTNERSHIP

The South London Partnership is an alliance of public, private and community organisations in south London and promotes and represents the interests of the south London sub-region to national and London government.

EAST LONDON BUSINESS ALLIANCE

The East London Business Alliance (ELBA) is a business-led, business-funded regeneration agency that encourages and facilitates business involvement in social and economic regeneration.

STRATFORD RENAISSANCE PARTNERSHIP

Stratford Renaissance Partnership brings together the major stakeholders delivering growth and regeneration in Stratford with the aim of ensuring that developments are well integrated and create a place of quality and character.

NORTH LONDON STRATEGIC ALLIANCE

The North London Strategic Alliance (NLSA) brings together public, private and voluntary organisations working in Barnet, Enfield, Haringey and Waltham Forest.

WEST LONDON ALLIANCE

The West London Alliance (WLA) comprises the boroughs of Brent, Ealing, Hammersmith & Fulham, Harrow, Hillingdon and Hounslow. The WLA's aims are to lobby for the interests of the sub-region.

SOUTH LONDON BUSINESS

South London Business is the 'Voice of Business' in South London. Its aim is to help South London prosper by representing and promoting the interests of the business community.

GATEWAY TO LONDON

Gateway to London provides investors in the London Thames Gateway with the tools they need to maximise opportunities in the area.

ROYAL DOCKS PARTNERSHIP

The Royal Docks Partnership has been created to ensure the Royal Docks achieve their maximum potential in bringing investment, jobs, homes and amenities to this part of the Thames Gateway.

PARK ROYAL PARTNERSHIP

Park Royal Partnership (PRP) is a not-for-profit company that brings together private companies, local authorities and other public sector organisations.

WEST LONDON PARTNERSHIP

The West London Partnership (WLP), provides strategic leadership by bringing together major representative bodies from local government, business, public service and the voluntary sector.

WEST LONDON BUSINESS

A business network for West London with over 300 members ranging from GlaxoSmithKline, BSKyB and BAA to Hines Air Property and Meica Group.

HEATHROW CITY PARTNERSHIP

The Heathrow City Partnership (HCP) was set up to take forward future regeneration matters with Ealing Council and other stakeholders and partners.

BUSINESS IMPROVEMENT DISTRICTS

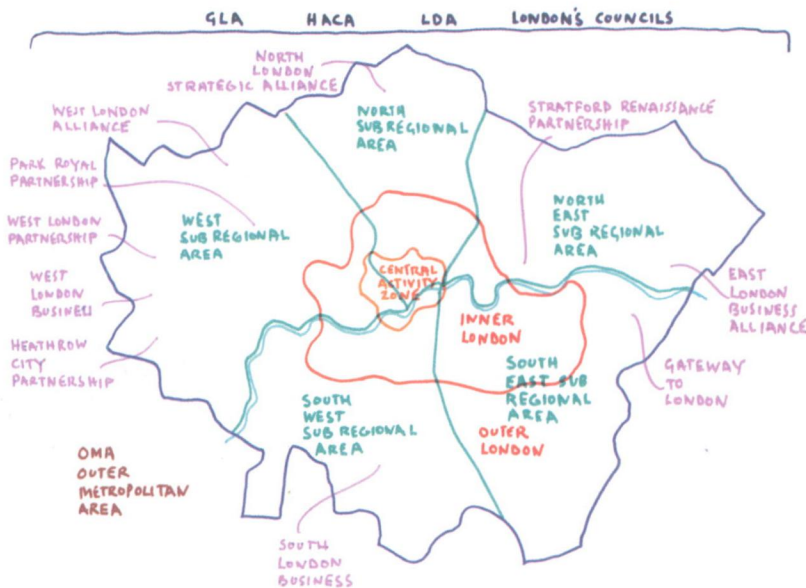
There are BIDs established or proposed in Kingston, Hammersmith, Ealing Broadway, Croydon, and Hainault.

ENGLISH PARTNERSHIPS

EP is due to merge with the Housing Corporation to form the Homes and Communities Agency, which will, for the first time, bring together responsibility for land and for money to deliver new housing, community facilities and new infrastructure. The HCA is expected to start work in December 2008.

SUB REGIONAL AREAS

It is understood that the Mayor is looking to alter the sub regional areas and to increase the permeability of the boundaries.



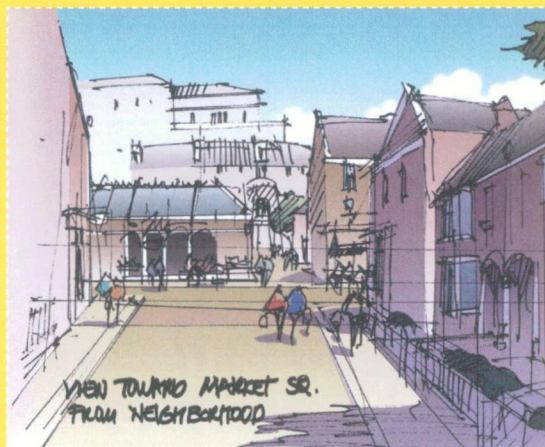
THE WAY FORWARD

London's growth over the last two decades has been driven largely by the financial sector and related business services which cluster within the central activity zone; at the same time back-office employment has moved away from London and often away from the UK. Neither of these facts are good news for the suburbs. As the NLSA and WLA report points out there is a real danger of some centres spiralling downwards into the sort of degenerated environments seen in American downtowns. The report highlights deficiencies in the quality of public space and the importance of town centre management.

Suburban town centres could benefit from Business Improvement Districts - the New West End Company has shown how BIDs can successfully transform an area facing significant challenges. A handful of BIDs are planned in suburban centres, although the greater number of smaller businesses makes it much harder to galvanise effective cooperation.

This exhibition illustrates how towns and their surrounding areas are tackling these problems. The work of Urhahn shows how physical interventions can mend the urban fabric to create more successful place. The work by the Prince's Foundation for the Built Environment at Walthamstow reshapes the town centre over time, to create a mixed-use town centre for people to live, work and spend leisure time in an environment that maximizes walkability and accessibility and provides a balance between retail, residential, leisure and commercial activity. Croydon has commissioned Will Alsop to create an iconic town plan that is as bold as the original vision for the town in the 1950 and 60s.

These provide very different but optimistic models for London's towns. The idea of the polycentric city does not mean that the centre loses its sense of focus; surely, a healthy and vibrant periphery must be an essential part of a world city.



Sketch from the Prince's Foundation masterplan for Walthamstow Town Centre



Croydon's future skyline as envisaged in Will Alsop's 'Third City' Masterplan

Balham, Wandsworth

Balham is a thriving District Centre. The study reviewed how the most accessible part of the town centre near Balham station could accommodate high-density housing in combination with the full complexity of current uses (from supermarket parking and offices to a school and self-storage) whilst respecting the built heritage of the place. The three scenarios explore different scales of response to the mixed-use challenge.

West Norwood, Lambeth

The study investigated how housing intensification on the edge of the town centre can complement currently proposed regeneration in the core. The three scenarios focus on the potential for individual infill on lower-density sites and possibilities for introducing housing in a protected employment area without affecting the latter use.

Old Kent Road, Southwark

The Old Kent Road is not designated as a town centre but in practice fulfils many of its functions along parts of its approximately 2.5 km length. In response to the lack of public space and adverse environmental conditions resulting from traffic and industry, the study explored typologies for resilient housing typologies which can also improve the overall urban design and streetscape quality of the area.

Morden, Merton

Morden is a small, convenience-driven District Centre which was developed in the 1920s and 1930s following the arrival of the Northern Line. How can intensification strengthen this centre's distinctive character and public offer? The scenarios explore possibilities for intensifying retail blocks, turning a trunk road into a green boulevard and creating an active outdoor sports-based residential development on top of the Underground sidings.

Lee Green, Lewisham/Greenwich

Lee Green is a small District Centre straddling the boundaries of the London Boroughs of Lewisham and Greenwich. The study looked at how housing intensification can redefine the role of this second-order town centre and revive its public life. The three scenarios focus on alternative housing procurement strategies and on non-retail town centre uses.

Purley, Croydon

Surrounded by some of London's most wealthy suburban areas, Purley suffers from underinvestment in the public realm, is badly affected by car traffic and dominated by a large suburban supermarket. The study looked at how intensification around the High Street can provide a different housing and town centre environment, and how this can inform regeneration of the wider town centre.

Anerley Hill, Bromley

Anerley Hill, technically not a town centre, consists of a series of discontinuous retail parades around two rail stations. The study investigated how to respond strategically to the East London Line extension arriving in 2010, to generate benefits beyond current piecemeal developments. The three scenarios explore a comprehensive re-think of Victorian shopping parades and post-war suburban housing estates, and a formation of a new core around a concentration of public health services.

Urahn Urban Design has produced a report on housing intensification in seven south London Town Centres for Design for London

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BREAKFAST TALKS

**Talks are free to attend but
booking is essential.**

Wednesday 1 October 2008

INTRODUCING WEMBLEY LIVE

Melissa Clark, Regeneration Officer (Major Projects),
Brent Council

Wednesday 15 October 2008

OVER THE EDGE? TOWN CENTRES AND THE LOCAL ECONOMY

Nicholas Falk, Director, URBED Ltd

Wednesday 29 October 2008

CROYDON URBAN REGENERATION VEHICLE

Jamie Kerr, Managing Director of John Laing Projects &
Developments; Councillor Tim Pollard, Deputy Leader,
London Borough of Croydon, Panellists; Tony Middleton,
Director of Regeneration & Infrastructure; Malcolm Lyon,
Head of Croydon URV, (Croydon Council)

Wednesday 5 November 2008

AN URBAN DESIGN FRAMEWORK FOR ILFORD

Terry Brown, Senior Design Partner, GMW Architects

Wednesday 12 November 2008

NEW SUBURBS

Alex Lifschutz, Founding Director,
Lifschutz Davidson Sandilands

BOOKING INFORMATION

Free Entry

Registration essential at

www.newlondonarchitecture.org/talks

or call Tanya Conyers Silverthorn on 020 7636 4044

VENUE

New London Architecture
The Building Centre
26 Store Street
London WC1E 7BT

TIME

8.30 - 9.30am

(doors open/breakfast served from 8am)

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North London Strategic Alliance

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Greater London Authority

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London Development Agency



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