

NEW LONDON

QUARTERLY

ISSUE TWENTY-EIGHT
AUTUMN 2016
£10

Tony Pidgley | Rachel Haugh | Weston Williamson
Gerry Hughes | Darren Rodwell | White Collar Factory



NEW LONDON AWARDS 2016

Well done to the teams!

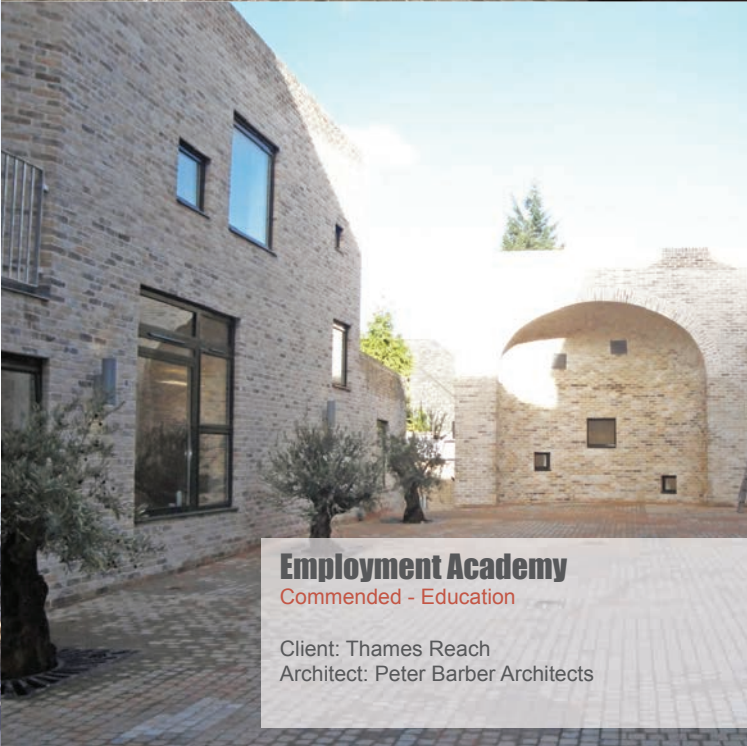


The Leadenhall Building
Built winner - Office buildings
Client: British Land and Oxford Properties
Architect: Rogers Stirk Harbour + Partners



Blossom Street
Commended - Mixed Use

Client: British Land
Architects: AHMM, DMA, DSDHA and Stanton Williams



Employment Academy
Commended - Education

Client: Thames Reach
Architect: Peter Barber Architects

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QUARTERLY

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Holmes Road Studios by Peter Barber Architects

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As quarters go, the last few months rank up amongst the most significant in recent years for London, with a new mayor and prime minister having to grapple not just with steep rises in population and consequent housing pressure, but the whole European question too. Whether or not Brexit means Brexit (whatever that means, analysed this issue in a special emergency Sounding Board meeting) the UK capital's long history of proving resilient is facing new pressures or, as some would see it, glimpsing opportunities.

One of those grappling with housing and the city's response is the New Londoner of the Year, Berkeley's Tony Pidgley, profiled this issue. And another forging a new identity for the area he loves, Barking and Dagenham's Darren Rodwell, is also applying his similarly no-nonsense approach to bringing wholesale change to what he sees as the engine of change and growth for the capital. While Rodwell is keen to press home the area's history of equality and diversity, GVA's Gerry Hughes is trying to do so internally as his company gears up for a new future across Europe.

This busy quarter also saw the NLA's awards, whose overall winner Peter Barber reflects on his public consciousness and oeuvre in our awards spotlight piece. The NLA's annual lecturers, meanwhile – Turner Prize winners Assemble – looked to small-scale workplaces in a way which neatly tees up the NLA's forthcoming programme on the changing face of the workplace. Sarah Yates looks at the series with a preview piece this issue, while we gauge the views of leading players on how and where work will take place in the future. Perhaps this will be in more buildings like the White Collar Factory, Derwent London's 'back to the future' vision of openable windows and more enjoyable workspaces, featured in the building review this time. Or maybe the world of more transport oriented development – epitomized in the work of Top of their Game practice Weston Williamson – will be more the norm as we approach Crossrail 2, HS2 and beyond. What is certain, however, is that a more politically eventful quarter couldn't be around the corner than the last. Or could it, Mr Trump? Enjoy the issue – and our new look!

David Taylor, Editor

ISSUE TWENTY-EIGHT



Portfolio 4

Glittering Prizes – the NLA 2016 award winners up in lights.

Awards spotlight 6

Cutting it – overall NLA award winner Peter Barber Architects. By David Taylor.

Need to know 10

The quarter – our potted summary of all the key news events this term.

Viewpoint 12

How should London plan for its future workplaces?

Soundbites 16

Who said what at the main NLA events this quarter.

New Londoner 18

On the house – New Londoner of the year Tony Pidgley. By Peter Murray.

Next generation 22

Making connections – Turner Prize winners Assemble give the annual lecture.



Murray Mints 24

Peter Murray looks at the role of the ‘Urban Room’ as the City Centre gets a refresh.

Interview 26

Barking’s Darren Rodwell on his plans for ‘London’s engine’. By David Taylor.

Opinion 34, 44, 54

Opinions this time from David Burney, Future City and Assael.

Profile 36

GVA’s Gerry Hughes on his ‘rollercoaster’ first seven months in charge. By David Taylor.

Insight preview 42

Sarah Yates gives a sneak preview to the NLA’s forthcoming WRK/LDN season.

Inspiring women 46

Rachel Haugh of SimpsonHaugh is the latest ‘Inspiring Woman’.

Sounding Board 48

Brexit meaning Brexit – the sounding board gets to grips with what it means for London.

Letter from the boroughs 52

Bexley chief executive Gill Steward on her borough’s plans for growth.

Top of their game 56

WestonWilliamson+Partners talk Crossrail, HS2, airports and more. By David Taylor.

Briefing Notes 62

All the news and views from the main NLA events over the quarter.

Coffee break 89

Native Land director Joanna Kennedy answers the NLQ questions.

Building review 90

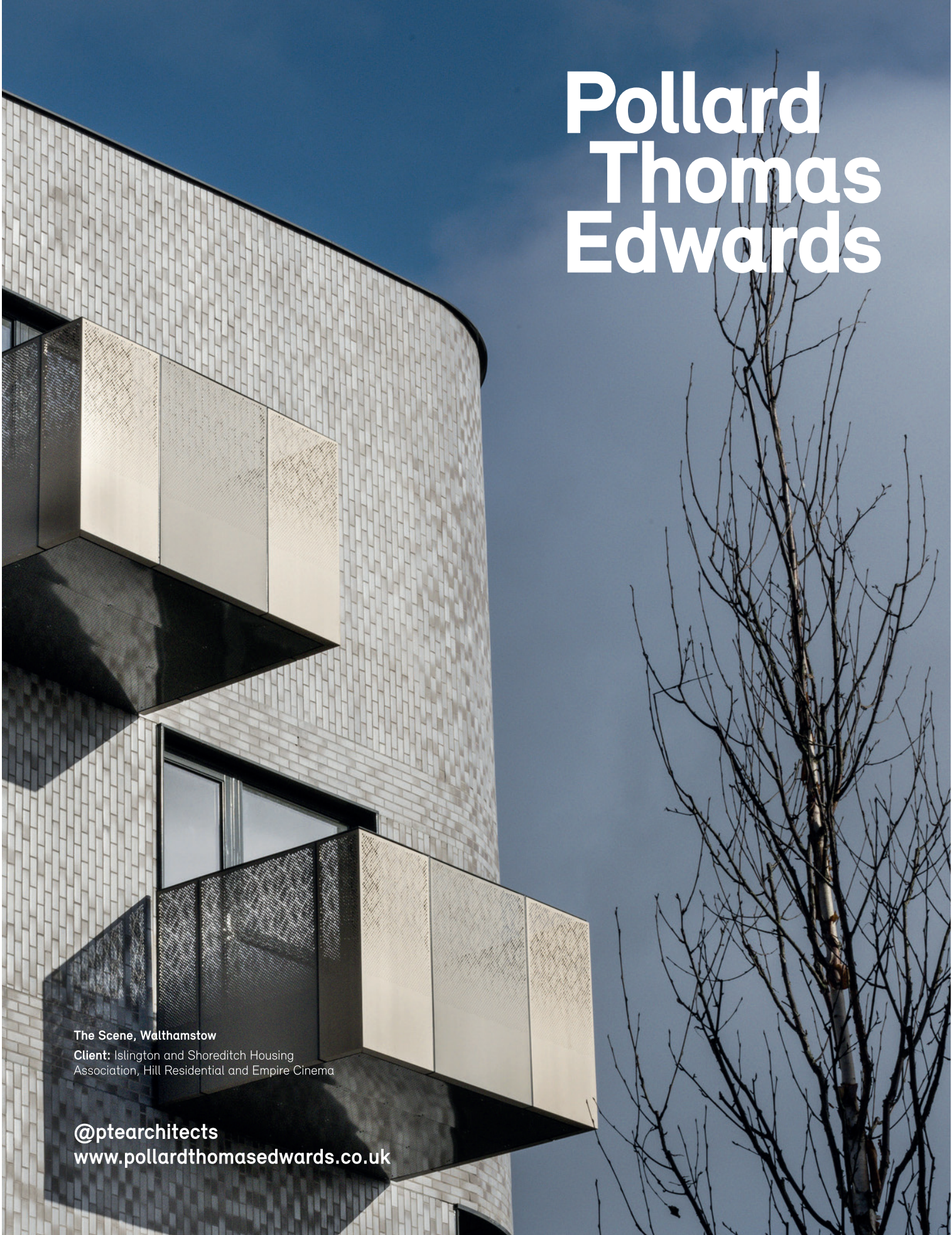
Derwent London’s White Collar Factory gets the building review treatment.

The directory 101

Our guide to the companies and properties in London, complete with agents’ views on specific areas.

My London 168

Broadway Malyan’s Stephen McGrath sings the praises of Soho.



Pollard Thomas Edwards

The Scene, Walthamstow
Client: Islington and Shoreditch Housing Association, Hill Residential and Empire Cinema

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HOME FOR HOMELESS SCOOPS TOP NLA PRIZE



↑
Best of the best:
Peter Barber
Architects' Holmes
Road Studios

← ←
People's choice –
the Rotherhithe
Bridge

←
Ashden prize
winner Penoyre
& Prasad's
New Studio at
Wimbledon College
of Arts

Holmes Road Studios in Camden by Peter Barber Architects, which provides accommodation for 59 homeless people, was the Overall Winner – the 'best of the best' at the 2016 New London Awards.

The jury applauded the almshouse-inspired studio flats that will give its occupants a real sense of belonging, empowerment and self-worth to enable them to find their feet. Peter Barber Architects also won best built project in the Conservation & Retrofit category for its Mount Pleasant Studios project, and a commendation for its Employment Academy scheme in the Education category – the practice is profiled in the following pages.

From a shortlist of 136 projects, 26 category winners were honoured across all sectors of London's built environment, ranging from Housing to Offices, Education to

Transport & Infrastructure, and Public Spaces to Masterplans & Area Strategies. Each scheme was selected by a prestigious international jury advised by London-based experts for having both the highest design quality and most positive social and economic impact for London. Rogers Stirk Harbour + Partners won the Mayor's Prize, selected by newly elected Mayor of London Sadiq Khan, for its PLACE/Ladywell residential project, which will provide 24 homes for local families in need. The Lewisham Council scheme occupies a site awaiting development, and uses a volumetric construction method to create high quality temporary accommodation that has a design life of 60 years and is re-deployable up to five times.

The inaugural People's Choice award, which gave members of the public the chance to vote for their

favourite London buildings over the London Festival of Architecture in June, went to reForm Architects and Elliott Wood's Rotherhithe Bridge design. Receiving an overwhelming number of votes, the win for the currently unfunded project demonstrates the will of the two communities it will link.

The Ashden Prize – championing sustainable projects that demonstrate high levels of energy efficiency – was won by The New Studio at Wimbledon College of Arts. Designed by Penoyre & Prasad, the highly energy efficient project received the second highest BREEAM score in the world in design stage assessment, and has achieved below Zero Carbon and an A+ EPC rating. ●

For the full list of awards please go to:
www.newlondonarchitecture.org/programme/new-london-awards/new-london-awards/awards-winners-2016

MAKING THE CUT

Peter Barber talks housing, awards and breaks on the way to delivering a distinctive approach to design. By *David Taylor*

When it was announced that Peter Barber had won the overall prize at this year's New London Awards, Barber himself was nowhere to be seen. It's a mark of his modesty, despite his talent, that he was – how shall we put this – otherwise engaged in a rather smaller room in the depths of the Guildhall.

'I was having a wee', he laughs. 'I thought it was hilarious that they all came on the stage and then it was broadcast where I was. Really funny. It was amazing to get that, and really nice that it was for that project, because you're always up against the museums and the big money projects. But sometimes that works in your favour because there is the feelgood factor if people believe there is something that is socially beneficial coming out of the situation.'

There has been quite a big reaction to the award, says Barber, with one email invitation within a week to do a talk to the AIA in Washington – DC, not Tyne and Wear – which he has happily accepted. And he giggles at one web account of the news that said his practice's award used a 10th-century typology – almshouses – viewed from an American standpoint. The *Morning Star* also reported the win following an article on the practice a few years ago, a paper which broadly follows Barber's own left-wing principles, especially his firm belief in the impact on this country provided by the great Labour reforms, such as initiating social housing and the health service. Lastly, on the day we meet, Barber had also been visited by a project manager who knew all about the win to discuss a potential future scheme. So it all helps.

The practice's work has a distinctive style which Barber tries to characterise partially as 'souped up Minimalism' with simple forms, and partially through his background at the Richard Rogers Partnership and Jestico + Whiles. It's about street-based housing, but he's not averse to high-rise if well managed and done well, with a considered way of meeting the ground. A lot of the towers going up at the moment, though, have greed as their principal motivation, Barber believes. Then there was his training under David Green in

'There is a feelgood factor if people believe there is something that is socially beneficial coming out of the situation'

'ephemerality and lightness' with everything High-Tech and 'spindly', as well as buildings which could move and walk. But while at Rogers he was captivated by an exhibition on the Mexican architect Louis Barragán and the work of Alvaro Siza, which was much more solid and rooted in the ground, rather than the lighter touch approach of High-Tech appearing to look like machines. 'I got really into the opposite thing, and I think that stayed with me really, just of an architecture about solidity and mass and permanence.' The earlier work of the practice such as Donnybrook deals in render and a fascination in light, but there is an important social dimension too that runs through everything, with street-based housing

a particular concern. We make our buildings but they then come back and influence us, says Barber, citing Walter Benjamin.

In his formative years, Barber didn't know what to do. But he got a chance to work in a school in Botswana, Africa, aged 18, just over the border from Apartheid South Africa. It was a multi-racial school with lots of kids from middle-class families over the border who were fed up with the system. Barber worked on the maintenance team, which got him interested in building and thinking that architecture might be a good career. He returned to England and worked for Scott Brownrigg & Turner before fetching up in 'cheap and fun' Sheffield, and then Central London Poly, University of Westminster, where he now teaches. PCL was then a 'poor man's AA', says Barber, with many of the same tutors. Then it was on to a year out at Jestico + Whiles where he learnt from John Whiles' understanding of the commercial side of developing housing and, crucially, about what makes a very happy place in which to work. 'They still are', says Barber, 'and for a massive practice that's really hard to do. I've carried that through to here. We have a great time.' He also seized an early chance to work on a new house – an exercise in gender relations, he says – in Saudi Arabia, which he designed and built over a year, even bartering in the market for building materials. This got him ahead, as he puts it, since it is still relatively easy to do extensions, but hard for young practices to be set loose on an entire house. 'It nearly killed me.'





Return to render
– Barber’s work
at Donnybrook
Quarter, Hackney

**‘You don’t turn work down,
especially if it is for a good cause’**



The practice moved from Amwell Street in Islington around 12 years ago to its current home, a former printers’ near to King’s Cross. Barber pursued the site doggedly after seeing a ‘for sale’ sign, offering the agent its £200,000 asking price unseen, then £205,000 after visiting it. The agent was having none of it, however, saying that it would be a sealed bid affair. But crucially, Barber and he made friends, perhaps because the agent could admire his tenacity. ‘It came to the day of sealed bids and I said to him, if I went to £210,000 would I get it and he said I probably would. But on the day the bids were due in I got a phone call at 8am and it was: “Hi. You know that figure you mentioned? It’s not quite going to do it.” So he was letting me know!’ Barber moved in, and the office is a delightful cluster of models made on the site of all their work, ranged around in the ‘shop window’. They can, he says, put banners in the windows and say what they think – on the day I visit, a few weeks after the Brexit vote, it’s a sign reading:

‘Europeans welcome here.’ Typical Barber. Lots of people come and look and take photographs of the exterior, one major job came from a passer-by, and once a gaggle of Japanese tourists even filed in, taking photos as they went, in silence. ‘I think they thought it was kind of an open house gallery’, laughs Barber. ‘We get all sorts, we really do.’ The practice has a planning application in with Camden to extend its forecourt out under the basement to cater for an extra staff member or two – and perhaps open a jazz club.

The nine-strong practice today is busy, with 50 projects on the go, mainly in London, and despite his obvious talent, Barber feels lucky to be where he is. There is also time for the practice to include thoughtful investigations such as the 100-mile city – an idea the practice has had to create a ring of housing around the capital as a new linear city just inside the green belt. This four-storey-high, 200m wide wall reinforces the edge of London as a kind of city wall; a piece of Genoa in the UK capital. ‘So

when you arrive in London, rather than it petering out, you get this edge. And it would give you – I did the calculation – millions of homes. You could solve the housing crisis.’ The theoretical project also includes a monorail to connect the loose ends of the transport system in London, Barber adds, and could be ‘backfilled’ to allow for that street-based city all the way round. In the early days, the practice got rather less ambitious breaks by working on small projects such as a £100 scheme to rework a Broadway Market café for a Sicilian he wanted to help out. And, one lunchtime while making a bacon butty the same man later recommended him to one of his customers who wanted a house built in Hampstead, Barber’s first in London after his Saudi Arabian experiences. ‘That was a very good early lesson in practice, that what goes around comes around,’ says Barber. ‘And, you know, you don’t turn work down, especially if it is for a good cause.’ ●

INSPIRA

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Roca presents Inspira, a new system that revolutionises the traditional concept of a bathroom collection. With three basic shapes that can be effortlessly combined, you can create a space with ultra-modern, harmonious and above all unique results. Discover Inspira - a bathroom collection with a personal touch.

THE QUARTER

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

Buildings

Stanton Williams and Asif Khan won the competition to design the new home for the Museum of London at Smithfield. London Eye architects Barfield Marks opened their new creation for British Airways, the **i360 tower** in Brighton. Renzo Piano redesigned the **Paddington Pole**, producing a 14-storey, 360,000 sq ft office cube-shaped scheme. Delancey’s client fund DV4 and pension fund asset manager APG revealed the next stage of their proposals for a new town centre at **Elephant and Castle**. The plans include an integrated campus for London College of Communication (LCC), part of University of Arts London (UAL), a 1,000 seat multi-screen cinema and a 500 capacity grass-roots music venue. Dexter Moren Associates unveiled **Peel Place**, a new £5 million scheme near Earls Court for Singaporean developer Favor Well Ltd, consisting of nine town houses aimed at the private rented market. A new public art installation, **The Art Wall**, was unveiled near Old Street tube. Designed by Dutch artists DeMakersVan, the 21m-long landmark celebrating local heritage was commissioned by Helical, and is situated at the developer’s The Bower scheme. **Crossrail**, aka the Elizabeth Line, reached its 75% complete milestone at the end of August, with London Mayor Sadiq Khan paying a

visit to Custom House station. British Land unveiled an artistic tribute to scientist and mathematician Alan Turing at its Paddington Central campus. **‘Message from the Unseen World’** was curated by Futurecity and devised by United Visual Artsts in collaboration with Hackney-based poet Nick Drake. BuckleyGrayYeoman secured planning permission for Eccleston Place, a creative hub for retailers, designers and makers near Victoria Station.

People

GLA assistant director of planning **Stewart Murray** is to join GL Hearn as head of its Development Group this autumn. **Ben Derbyshire** was elected as the next president of the RIBA. The **Duke of Westminster** and head of the Grosvenor Estate, Gerald Cavendish Grosvenor died aged 64. **Lord Kerslake** was elected an Honorary Member of the Royal Town Planning Institute (RTPI) ‘for his outstanding contribution to helping promote the value of town planning’.

Competitions

Weston Williamson + Partners won the Science City International Architectural Competition in Cairo, Egypt, beating third-placed Zaha Hadid Architects in the process. The project involves creating a masterplan and conceptual design for the museum.

Six teams were shortlisted to create lighting schemes for London’s key bridges in a competition backed by Sadiq Khan and the Rothschild Foundation. They were **Adjaye Associates** with Chris Ofili, Thukral & Tagra, Doug Aitken, AKTII, HPF (Hurley Palmer Flatt), Four Communications, DP9, Plan A and DHA Designs; **A_LA** with Asif Kapadia, Simon Stephens, SEAM Design and GROSS.MAX; **Diller Scofidio + Renfro** with L’Observatoire International, Arup, Transsolar, Jennifer Tipton and Oliver Beer; **Les Éclairagistes Associés** with ecqi, ewo, Federico Pietrella, and GVA Lighting Europe Limited; **Lifschutz Davidson Sandilands** with Future\ Pace, Leo Villareal, Pentagram, Price & Myers, Atelier Ten, Beckett Rankine and Core Five; **Sam Jacob Studio and Simon Heijdens** with Electrolight, Daisy Froud and Elliott Wood. A shortlist of developers was revealed to design £450m housing scheme near Tottenham Hotspur’s new stadium. Barratt is working with **Bell Phillips** and Mae; Countryside with **Pollard Thomas Edwards** as masterplanner and **Sheppard Robson** as architect; Stanhope with **Allies & Morrison** and Taylor Wimpey is working with landscape architect Planit IE as masterplanner. Prime minister Theresa May backed a £4bn restoration of the Houses of Parliament. Brookfield lodged an application for a 37-storey Make-designed tower at 1 Leadenhall.



↑
Jumbo plans – Elephant & Castle's next chapter



Kerb appeal – Dexter Moren's Peel Place
←



→
Weston Williamson's Science City competition win



↑
Art attack – 'Message from the unseen world'



Bower power – The Art Wall

VIEWPOINT

How should London plan for its future workplaces?



Nicola Gillen
Global practice
lead for workplace,
AECOM

Work is already something we do, not a place we go, so the unit of design is no longer just about the office building – it is the city. Mobility is being driven by technology, as well as the expectations of the next generation of more flexibility in how and where we work.

However, organisations continue to use the office to build corporate memories and shared culture. Increasingly, the office is the ‘community hub’, and as boundaries blur between the workplace and the rest of our lives, so too should the relationship between the office and its surrounding area. If work has now left the building, the city is our new ‘place of work’.

To engage with the city, corporate headquarters are opening up to allow the public in. For example, in Sydney, many newer office buildings include amenity space and a location for community activities. In London, next generation workers increasingly want to work, rest and play in walkable communities.

In offices, we need more flexible spaces that can adapt to different tasks; in buildings, to mix things up – living, working, shopping and eating. In cities, corporations no longer need such large headquarters. The city needs to open up, share space and mix uses.

And with reduced commuting – local hubs within walking/cycling distance from home, shaped to users’ needs – there are greater opportunities for resource management, reduced bills and greater productivity from a happier, healthier workforce.



John Robertson
Director,
John Robertson
Architects

One of London’s greatest strengths has been its ability to evolve very quickly to provide workplaces which are suitable for the market forces which shape its future. For example, in the 1980s, London responded to the demands of its commercial economy by planning new financial districts at Broadgate and Canary Wharf in response to the rapid changes in financial services after ‘big-bang’. Since the early 2000s dot-com boom, developers have responded to the requirements of the new enterprise digital economy by providing interesting workplaces for a generation of millennial tech-workers who value their live/work balance by building good value, co-working environments which offer flexible, intelligent workspaces with freedom from long leases.

London’s manufacturing economy is also home to innovation and enterprise and has a proud tradition of making things. However, London’s light industrial land and space is increasingly under threat from the demand for new housing and about 50 per cent of London’s industrial stock has disappeared since 2000. The invisible workspaces, comprising artist’s studios, metal-bashing workshops and depots and sheds that support and service the city as an important constituent of London’s workplaces are gradually disappearing.

The future of London’s workplaces may lie in the provision of affordable ‘maker-spaces’ – open access workshops and robotic innovation centres based on the co-working shared model. These would provide affordable workplaces where the knowledge-based, commercial, new enterprise and manufacturing economies merge.



Jennifer Ross
Director,
Tibbalds

Technology is creating freedom. Many workers now move around the world, coming together to collaborate on projects for defined periods of time before moving on again.

Organisations such as Second Home are tapping into this new ‘techno-nomad’ culture and are creating workspaces where individuals and companies are not tenants but members.

A variety of underused spaces are being utilised, including old factories and warehouses, which are being simply converted to provide a variety of workspaces for use by individuals and groups. Emphasis is being given to openness, rather than privacy. Opportunities to collaborate and interact with fellow members and the wider community are being actively encouraged through the physical design of the space and the programme of activities that are being hosted.

As part of their expansion plans, Second Home are currently looking to take their members’ concept further, recognising the ‘nomadic’ nature of workers they are now looking to create a ‘work-hotel’ where workspaces and sleep will be combined into a single building.

The concept is giving rise to some interesting discussions with planners; ‘Well is it a hotel and what use class does that fall within?’

The way we work is rapidly changing and hence the spaces that need to be created to respond to these needs are also changing. The planning system in London needs to recognise and understand such changes and to be able to respond creatively and quickly to the space requirements of these new entrepreneurs.



Jane Clay
Principal and head
of consulting EMEA,
Gensler

Successful workplaces are all about driving creativity, innovation and differentiation, and there are three key variables to achieving these factors. Workplace design, in particular the level to which an employee’s workplace supports collaboration; meaning and purpose, or whether an employee sees their organisation as making a positive impact on society; and managerial relationships, specifically if and to what extent an employee’s manager cares about their wellbeing and career development.

Collaboration and connection don’t operate in a vacuum, and a collaborative workplace doesn’t necessarily mean an open one – though it can. What we know from our ongoing study of the workplace is that to support collaboration and connection, you also need to support the individual work that continues to dominate employees’ time and is essential to their performance. And innovative companies know and respect this duality. Future workplaces need to provide a rich mix and balance of other spaces such as conference rooms, open meeting areas, project spaces, scrums, hubs or cafeterias to give employees the opportunity to collaborate away from their desks.

Workplaces need to move towards increased choice and autonomy, allowing employees to work when and where best suits the task at hand – this shouldn’t just be a leadership perk. Choice can have a positive impact at every level of the organisation – and the biggest opportunity to improve lies with professional, technical and administrative staff today.



Helen Berresford
Partner and head
of ID:SR, Sheppard
Robson

As corporate cultures become more complex, our workplaces become increasingly mercurial. We are currently working on three of the largest pre-let requirements in London and it is clear that corporate workplace has moved away from static rows of task furniture; instead, offices are looking to weave together a range of amenities that blur the boundaries between live, work and play.

The office can be a mutually supportive neighbourhood: a place where a bank can work next to a start-up or somewhere a members club can be co-located with a blue-chip. This cooperative energy is transforming large developments from stacks of fixed floorplates to something that is outward-facing and much more aware of the world around it.

This civic quality will mean that workplaces will increasingly become living, breathing parts of a city and certainly London as a global centre. This will fundamentally mean that the future of offices is a flexibility that is in tune with offices’ much more integrated outlook.

I think in the near future we’ll be talking less about stand-alone office blocks and more about office neighbourhoods formed from a network of engaged businesses. Once we saw the informal, social workspaces as the calling card of the tech start-up, with the bean bag as the ultimate gesture of a more horizontal, relaxed corporate culture. Now a varied range of agile work settings are high on the agenda of even the most traditional of sectors, all determined to adapt and make their office work as hard as possible for them.



Elaine Rossall
Head of London
markets research,
Cushman & Wakefield

Planning for future workplaces really encompasses two themes: where and what. A combination of many factors – demographics, urbanisation, planning, growth of SMEs, housing, transport and digital connectivity for example – need to be considered and it quickly becomes clear that the answer is complex and stakeholders numerous.

It is well documented that the attitudes of generation Y and their expectations of the workplace are changing the corporate mindset. The future workspace will be designed to make the employee feel engaged, valued and connected, while health and wellbeing will rise up the agenda. The trend for increased densification and flexibility within the office is firmly set. Developers need to pay heed to these trends, but at the same time not alienate the SMEs who are a mainstay of growth.

However, in an age where we are increasingly told that employees can work anywhere, the ability of workers to physically get to the office will be of upmost importance. The delivery of new infrastructure has the ability to unlock new areas for regeneration, but to be successful must be done in a coordinated manner with the property industry. Developers and planners need to work together to deliver an authentic not contrived urban environment. It’s not just about office space – more-mixed use development will become prevalent, with public space and the provision of amenities at street level instrumental in attracting the workforce.



Alan Holland
Business unit director
for London portfolio,
SEGRO

With the seismic shift in consumer shopping habits, the industrial sector has become a vital employment generator and an essential cog in ensuring London can meet the needs of its growing population. The rise of e-commerce is unprecedented, with retailers striving to meet the growing expectations of consumers for same day – or even next hour – delivery slots, bringing about a demand for strategically located urban logistics hubs to fulfil last mile deliveries in and around London.

But despite the rapid growth in e-commerce, there has been a near 50 per cent reduction in industrial land across London over the last 30 years, and this trend is set to accelerate. There is now a crucial need to protect industrial space in the capital, and to build the modern warehouses to support the e-commerce revolution, otherwise London’s supply chain will grind to a halt.

One initiative to address the dichotomy between a growing population and constrained land base is a greater focus on mixed-use development. Earlier this year SEGRO selected Barratt London as the residential partner to deliver over 1,000 new homes as part of a mixed-use development on the former Nestlé plant in Hayes, west London. In addition to providing much-needed new homes, the 30 acre site will deliver 230,000 sq ft of modern industrial and urban logistics warehouses. In my view, this type of mixed-use regeneration will become more typical across London as the capital faces the challenges of creating the sustainable employment opportunities and housing to serve a growing population.



Amelia Saberwal
Interiors innovation
leader, Woods Baggot

In this global and (sadly) post-Brexit market, we need to take risks, challenge status quo and bring alternative thinking and solutions into the fold. We now have to fight that much harder to maintain London’s multicultural and global hub status. Our workplaces need to be exemplary, a real attraction for talent and global organisations to remain here.

We believe cultivating creativity and igniting innovation are the essential ingredients for London’s future workplaces. To do so, we must fully embrace the impact of technology and talent demands.

As the pace of technological change accelerates, new kinds of proficiencies and workstyles continue to emerge. The workforce, also, comprises four generations; demanding the need to allow for flexibility and alternatives. How do we build for the remote worker, the 59-year-old guru and the tech-savvy, gadget-hungry recent grad?

Exploring an ‘access not ownership’ philosophy, is our key to unlocking a creative, innovative workspace. The challenge is reflecting this behavioural change within a typical workplace. Not because of lack of design prowess(!), but because of the brevity it requires for an organisation to execute it. When advocating a break with years of tradition; of desk-tethered, territorial behaviours, change management becomes imperative to the success of a step change in company culture. Without it, the most beautifully thought-out, well-intentioned designs fall over.

I implore you London, feel the fear and do it anyway. BE BRAVE!



Lisa Sharp
Senior regeneration
manager (economic
delivery), London
Borough of Croydon

Market disrupters such as Uber and Airbnb are examples of the changing landscape of the workplace – neither uses traditional workspace and yet both are thriving London and global businesses.

So, how to define, protect and enable workplaces of the future in this fast-changing technological and social landscape?

Over 99 per cent of London’s businesses are micros or SMEs, employing almost 50 per cent of the workforce, each needing suitable start-up and grow-on space. But we can’t forget the needs of the big, global players who are crucial to maintaining London’s place within the global economy.

Planners will need to be quick to respond to the changing market while not being afraid to pause for thought or stymied from applying the brakes fast.

Take PDR conversions to residential. This may be delivering much-needed housing, but it’s changing the landscape of our available workspaces, arguably irrevocably, and often without the time required to reflect and plan based on evidence and local experience.

Our collective job as place makers and shapers is to meet the need for homes while retaining the right mix of workspaces and more flexible use classes (arguably these need updating now) to suit retail, industrial and office requirements.

Social networking, co-working and innovation spaces will fuel collaborations to meet the requirements of the ever blurring boundary between work, remote and home life. Are we adept enough to adapt to a faster pace of change than ever before?

WHAT THEY SAID

Some of the best quotes and facts from NLA speakers and across the twittersphere via hashtags



‘It’s difficult to express the level of ambivalence we find in parliament to cycling. We have a long way to go’
Ruth Cadbury

‘London’s recent progress on #cycling has been so transformational other cities risk being left behind’
GM Cycling Campaign

#CycleSummit16

‘We want a clear direction from the PM that cycling is a national priority. Warm words are not enough’
Ruth Cadbury MP

‘We need to shift from creating streets that only work for motorised traffic to creating streets for people’
Val Shawcross

‘There is so much of London that is traffic-dominated and alienating’
Val Shawcross

‘Really interesting morning at #CycleSummit16 @nlalondon key theme of needing to “normalise” #cycling esp in public consultations’
Laura Wells

#NLAOlympics

‘4 years on it’s early to say if we’ve succeeded or not but have to say the evidence is quite compelling’
Jason Prior

‘I’m an unalloyed fan of the power of what the Olympics did for London but we had a bench-strength to deliver’
Jason Prior

#southwarkOL

‘Peckham is suffering from a certain amount of consultation fatigue’
Carl Turner

‘Chaucer – the Canterbury Tales; Monopoly!; the time has come for Old Kent Road’
Steve Platts

‘There’s been a massive shift in ambition since 2004’
Colin Wilson on the London plan

‘Southwark expecting around 11 towers of 30-50 storeys at Canada Water’
Steve Platts

#NLA_MoL

‘We were totally blown away by the physicality of it. We knew that had to be harnessed and not lost’
Paul Williams on Smithfield

‘This is a heart, this building, that hasn’t beaten for a long time’
Asif Khan on the new Smithfield project

‘Loved hearing about @MuseumofLondon vision today; design is generous & clever response to fascinating site’
Patricia Brown

‘The Queen will open the museum of London. I hope she finds it – Sunday Times, 1976’
Quoted by MoL director Sharon Ament

#NLAwards

‘I don’t think land is the challenge. I think skills are the challenge’
Tony Pidgley #NLAwards

#LREF

‘The message I want you to leave with is: we’re here to work with you’
Deputy Mayor James Murray

‘This is not Thatcher’s Britain. We have Millennials who are quite happy to rent’
Grosvenor’s Simon Harding Roots

‘I’d give a huge spanking to the utility companies, particularly BT’
Dan Van Gelder, Exemplar on what he’d do if he was mayor

‘65% of primary school kids today will be in jobs that don’t even exist yet’
Land Securities’ Marcus Geddes

‘It’s not a different product; it’s a better product’
Quintain’s Michael Allen on PRS

‘I don’t think London’s current envelope can solve its housing problems’
JLL’s Jon Neale

#NLABoroughs

Richard Wilson @CamdenTalking says Camden own 1/3 of land in the borough + are working to make 50% of new homes affordable
NLA

#LFA2016

‘Ultimately we’re not that interested in titles. We’re primarily interested in the work’
Assemble’s Paloma Strelitz

#inspiringwomen

‘We spent our first cheque on a skiing holiday’
Rachel Haugh remembering the early days of practice



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BACK TO BASICS

Tony Pidgley – New Londoner of the Year 2016 – tells *Peter Murray* what he would do if he was deputy mayor for housing

In spite of being London’s biggest house builder Tony Pidgley retains a keen eye for the details of the homes he builds. ‘Why’re there two sockets that side of the bed?’ he asks his team as we tour one of his newest products – the ‘Berkeley Urban House’. This is an ingenious reinvention of the back-to-back which provides 120 dwellings per hectare in a three-storey street layout. A prototype terrace has been built at Kidbrooke Village at Blackheath. I imagine this is what Boris had in mind when he called for a new London Vernacular.

‘Can’t we make this front door a bit more inviting? How about changing that planter?’. The Urban House is a product in development which is likely to have a big impact on the London housing market. A new and repeatable format for the London terrace is long overdue.

I’ve come to interview Pidgley after NLA named him New Londoner of the Year in recognition of his substantial output of housing in the capital through the Berkeley Group’s various companies. Kidbrooke Village is as good a place as any to get a feel of the scale and quality at which the company works. A masterplan, by Lifschutz Davidson Sandilands (LDS), and schemes by Piers Gough at CZWG and Studio

Egret West, is replacing the old Ferrier Estate, a 1960s development by the GLC which had become a byword for physical and social decay. The first phase of housing by LDS was designed in close consultation with local residents, the result is polite pitched-roofed rows. Elsewhere there are signature Piers Gough balconies, variegated brick blocks and well tended landscaping; the site model of the completed scheme in

‘When I started off I built houses in ones and twos, but now that is impossible’

the marketing suite shows a tower designed by Egret West in the town centre next to the railway station. ‘It was better when it had a few more floors on it,’ says Pidgley. He’s probably right.

Our conversation takes place in the Village marketing suite, located in a temporary shopping and social centre built to fill the gap until the main centre is completed. It’s a far cry from the Brutalism and social breakdown of the post-war estate.

‘The same 500 people who lived on the Ferrier Estate live in Kidbrooke Village now. They were living in deprivation and everybody thought they were awful people. We have given them back their respect and aspiration. They have paid us back by becoming part of the community. Give people somewhere decent to live and they’ll look after it.’

Giving enough people decent places to live is the key task that faces Sadiq Khan. I ask Pidgley what he would do if he was Deputy Mayor for Housing. ‘I would encourage everybody to understand that housing is a force for good, that local authorities are not there solely to enforce policy, they should think about people’s lives and about communities and they should build more homes. I would ask the government to help the small house builder; after the war they produced 50 per cent of the housing in this country, but they can’t survive in these difficult times. When I started off I built houses in ones and twos, but now that is impossible because all the red tape and regulation locks out the small builder.’

‘I would then try and persuade the 32 London Boroughs to take a close look at their public land; stop thinking only about ‘best value’. What is ‘best value’? The quality of somebody’s life



or the pounds? I would then look at the rest of the public sector. If I was going to build a new hospital I would build accommodation for my nurses in the grounds so they are close to their work. I would do the same with firemen, policeman, anyone in the public sector.'

'I would challenge the local authorities and central government to get on with it - stop talking about it and just start doing it!'

So what is holding things up? Is it the planning system? 'There are plenty of sites where the planning process takes far too long and there is too much red tape, but if the leader of a borough and his members are pro-development, then their officers engage with us. When boroughs are not pro-development, they have enough policies to make life very difficult and very awkward. The average Section 106 negotiation across our group still takes 6 to 9 months even when you have been through the democracy of the planning system.'

The company won't spend any money on working drawings until they are sure there will be no applications for judicial review, which adds at least six weeks to the process. 'So it can be 12 months before we are able start. And we're in the middle of a housing crisis!'

Type approval for the Urban House could speed things up: 'We would love to take the House to the GLA and for them to say 'Yes, Berkeley, we like this and it's got one standard building regulation' - this is possible because it will use modern methods of construction. We would never have to go through the regulation process again, just through the debate about whether it is acceptable in terms of planning.'

The 83-acre gasworks site in Southall has been derelict for 30 years. In west London close to Heathrow, an easy travelling distance into London and with Crossrail from December 2019, Pidgley says 'we have a perfect environment for development.' It has

been branded Southall Waterside, 'but we have been on site two and a half years and haven't laid a brick. Red tape. Boris called it in and gave us planning and we ought to be building. There are planning conditions, and until those are cleared, we can't even start the Section 106 process.'

'The Mayor should go to the London Boroughs who are holding us up and say: "No, that is red tape. Berkeley have a great brand, a great reputation, they don't cut corners, let's get on and work out the details as we do so". One of the big problems is that authorities are cutting planning officers at the very time we need them to help deliver the homes.'

Pidgley has suggested that another way of speeding up the system would be to have fixed tariffs for affordable housing - he suggests 30 per cent

'The worst thing that could happen to our industry now is that we lose our labour force'

- in order to avoid long drawn out arguments about viability. 'If you take the eight big Berkeley sites around London they all have a minimum of 30 percent affordable. Kidbrooke has 35 per cent, Woodberry is 41 per cent.'

'On the big sites I would have a fixed tariff as standard; give the development industry time and let it come off the land value. Developers and local authorities are always fighting about viability. Let's stop that fighting and pull together, let's have a clear policy. It's the job of government to set clear policy.'

He hopes that Theresa May will rethink the increase in Stamp Duty which has had a big impact on the housing market and cost the Treasury money rather than earning it because of a slow down in sales. 'The last

Chancellor put stamp duty on twice. I understood the first time he did it, although it was for political reasons not for housebuilding reasons. The second stamp duty was clumsy. He did that and then we had the uncertainty of Brexit come along.'

'The worst thing that could happen to our industry now is that we lose our labour force. 50 per cent of our labour is European; it works, it does a good job and if we lose that skill set and that labour we will be in trouble. The industry has to recognise that.'

Land availability is an issue. In addition to releasing public land, should the Mayor review the role of the Green Belt? 'Because somebody put a red line around a piece of land in 1947 it does not mean it is Green Belt in the way that most people think of Green Belt. If it's a non-conforming use, a scrap yard, a haulage yard and it doesn't do any good for society then let it come back into use. If it's been locked up for 50 years and there is a barbed wire fence around it and you can't walk your dog or your child can't play on it, if you can't sit on it or enjoy it, then it isn't any benefit to the community. If it's a lovely green piece of space in the middle of a village that should not be touched. We have to decide if land is to the benefit of the community or not.'

Berkeley has already developed some of Thames Water's old sewage works situated in Green Belt. 'They still have a lot: they have a big one in Guildford, another in Kingston of 85 acres. Why not bring that land back into use? As technology changes the way that we manage sewage, they can build a new modern plant in 10-20 acres; let the other 65 acres go for housing.'

It is on such unprepossessing sites that Berkeley builds, not estates, not just placemaking, Pidgley sees these big developments as new London villages. A report by the London School of Economics studied Kidbrooke against a series of criteria of what makes a village - issues like



New Londoner of the Year Pidgley in full flow at the NLA awards

identity, social and demographic mix, interaction, scale, communal services and residents' management. A key recommendation is that private developers should lead on community development. As a result Berkeley are now creating community plans across 12 of its sites.

'Community' and 'team' play a key role in the Pidgley lexicon. "We have to ask ourselves, are we creating the right places, are we using the right materials, have we got the right architecture, are we all working as a team at the end of the day?"

'It's like your (NLA) lunch the other day, what was fascinating was the sheer camaraderie around the room. Everybody wanted to do it. Everybody wanted to do something and make a little bit of difference, smaller schemes and bigger schemes.'

As I'm leaving the marketing suite he asks Karl Whiteman who leads Berkeley Homes East Thames Division about the health of a member of his staff. 'Send her a bunch of flowers', he says. Not quite the rough, tough Tony of legend. They say 'retail is detail'. They would say same about residential if it rhymed. ●



Kidbrooke - the new urban house



MAKING CONNECTIONS

Turner Prize winners Assemble called for London's 'connective tissue' – industry and affordable workspace – to be preserved in this year's annual lecture. By *David Taylor*

Turner Prize winners Assemble made London's fast dwindling supply of affordable workspace a central theme and real cause for concern as they delivered NLA's Annual Lecture and LFA keynote talk.

Co-founders of the multi-disciplinary collective Paloma Strelitz and James Binning said that the creative practice, based in Sugarhouse Studios on Stratford High Street, works in 'a critical and immersive design process' on a disparate range of projects alongside carpenters, product designers, textile designers and artists; a set up that is 'incredibly rewarding', said Binning. 'But it is becoming increasingly difficult in London, where the lack of affordable workspace is a real issue and the historic model of finding an empty warehouse or light industrial building is just no longer viable.'

The creative industries are a central part of the UK's economy and cultural identity and yet they are increasingly under threat with its 'other connective tissue' – industry in all its forms – given much less focus than the public debate surrounding affordable housing. A good city needs industry, said Strelitz, and can accommodate its messier sides as well as its neat, citing Cass professor Mark Brearley's talk 'A Good City Has Industry' on the subject.

The pair explored this theme through their projects and the importance of bringing what they called London's unseen 'back of house' processes, showing the audience schemes such as its first, the Cineroleum. This was

a temporary cinema project in an old petrol station on the Clerkenwell Road which used 'curtains' made of Tyvek, normally used for underlay, which dramatically revealed the city as 'a scene of urban cinema' to the audience once the film was over. The Theatre on the Fly for Chichester Theatre revealed the mechanics of the fly system, inviting the audience to experience the 'spatial drama' normally behind the curtain, said Strelitz. The Art House, said Binning, was

'We've always been interested in the idea that we can take on a number of different personalities'

developed as a prototype for low-cost, new-build workspace and as an interim model that could be developed on sites awaiting development. 'It's really our version of the Amish barn', he said, 'a practical, generous and three-aisle timber structure with spaces on either side for private studios and double-height shared space in the middle that can be used by all tenants for larger scale pieces of work.' And the 1,500 handmade concrete tiles that clad the building are another example of celebrating the kind of production, or 'messy trades', in London that often goes unseen, said Binning. It's also something of a metaphor for Assemble's work: 'It combines the pragmatic with the systematic and the handmade with the playful', said Binning. The pair

also showed their work at Blackhorse Workshop – 'a kind of public library where the main resource was tools instead of books', and the Baltic Street Adventure Playground in a deprived area of Glasgow, where formal design took a back seat in favour of creating a playful environment.

Finally, Assemble's work in Granby in Liverpool demonstrated how they could transform an area of dereliction through working with the remaining 50 or so residents and 'direct DIY action extended out into the streets', and forming a Community Land Trust and, now, a winter garden for the area. Assemble also helped to create a social enterprise workshop and developed a series of products for sale, which were used in a showroom in the Tramway Gallery in Glasgow for its Turner Prize entry.

So, has the collective always considered what it does as being art, asked one member of the audience? 'No', said Binning. 'It wasn't really something that occurred to us as a way of describing the work until somebody else tried to. We've always been interested in the idea that we can take on a number of different personalities.' But the 'authority of an artist' as opposed to that of an architect has been a very useful tool to ask questions and get different answers. 'We have always sat between worlds in that sense', said Strelitz, and the 'elasticity' of how they can operate has been useful. 'Ultimately, we're not that interested in the titles', she said. 'We're primarily interested in the work.' ●

REBUILDING LONDON

Peter Murray looks at the City Centre, London's new 'urban room' for showing the merits of the Square Mile



Model behaviour – the City Centre and model of the Square Mile

‘Every town and city should have an “urban room” where the past, present and future of that place can be inspected’, said the Farrell Review, carried out for former Culture Minister Ed Vaizey. Author Terry Farrell suggested these ‘Place Spaces’ should have a physical or virtual model, and they should be funded jointly by the public and private sector, not owned exclusively by one or the other.

You might have thought he was talking about NLA – and indeed Sir Terry is on record as a massive fan of what we do in Store Street and around the capital. We are following his advice and extending our reach into the City of London. The Corporation invited NLA to help curate a programme to transform the old City Marketing Suite, used to promote the Square Mile to inward investors, into a more public environment where the public, local workers and businesses as well as investors can find out what is happening to the local built environment. As at Store Street, a Pipers’ model forms the centrepiece

of the exhibitions and displays. But the City Centre has one remarkable feature: while the model presents London in the 21st century with its clusters of towers and new buildings, on the other side of the lecture space is the Roman amphitheatre, the remains of first century Londinium. It highlights beautifully the mix of ancient and modern that characterises the Square Mile and makes it such a special place.

Under the Centre’s dynamic director, Benjamin O’Connor, the space has already become a regular haunt of City workers; an exhibition and education programme and a series of public events exploring themes around urban regeneration, green infrastructure and the public realm have been set up – much of it with the generous support of the City’s largest developer Brookfield.

The importance of this work struck home recently when in my role as Master of the Worshipful Company of Chartered Architects I organised a lecture about the

Leadenhall Building designed by Rogers Stirk Harbour + Partners. One of the speakers was Gwyn Richards, head of design in the City planning department. Gwyn gave an excellent analysis of the work that his department does in encouraging good design and how it fits in with wider strategies including the View Management Framework. He also illustrated how the department is now using its 3D computer model as a planning aid. In the audience were many Masters of other livery companies – important City figures who were gobsmacked by the presentation. In the reception afterwards, to a man/woman, they said ‘I never knew it worked like that! I did not realise so much thought went into planning!’ I was equally astonished that such an elite and educated group were so unaware and I realised we have got to work a lot harder to get the message across. So I welcome the City Centre into the NLA team and their help in spreading the word.

I cannot end this piece on urban rooms without highlighting that this year the Architecture Centre in Bristol celebrates its 20th anniversary. It was the first purpose-built architecture centre in the country. Over the past two decades it has been involved in the debate about the future shape of the city, particularly over the last four years when George Ferguson was mayor. David Mellor, a key founder of the Centre, has stated ‘we have raised the level of debate and increased public engagement in issues concerning the built environment in pursuit of our aims to promote better buildings and places for all’, which is a pretty good aim for any urban room. But there is a lot more work to do. ●



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MADE IN DAGENHAM

Barking and Dagenham leader Darren Rodwell is injecting energy – and belief – into one of the fastest changing boroughs in London. By *David Taylor*



Barking Town Centre – on the up

For a man who has successfully fought four head tumours in his 20s and 30s, Darren Rodwell shows no signs of fatigue. Indeed, this instantly likeable force of nature driving through the London borough of Barking and Dagenham and towards a new, more hopeful horizon lives every day like it might be his last. For the sake of the borough and the wider city, however, it is hoped that there will be many more to come. ‘That’s why I don’t mess around’, he says. ‘I’m lucky I’m here. Every day is a new opportunity, with its challenges, but it’s a new opportunity.’

Council leader Darren Rodwell felt his calling had come when the area he grew up in and loves – that of Dame Vera Lynn, Bobby Moore, and the birth of the women’s movement – was on the verge of falling to the BNP in 2006. Describing himself as a ‘simple

lad from Dagenham’ who didn’t like to see the extremism that was happening, he put aside his alternative career in events to defeat the party and take power at the town hall.

But although Rodwell has already instigated great change at the borough level with his own brand of ‘Dagenham direct’ pragmatism, has the ear of London Mayor Sadiq Khan and has brought in key people like John East to lead a push for housing for all, there is still much to be done.

First up, Rodwell is particularly concerned about equality and diversity in the borough, which is home to more than 100 nationalities. The gender push is reflected in the make-up of the cabinet of the council, where six out of the 10 are female, while in the council the proportion of women in the council is 42 per cent compared to the 30 per cent

average. It has prepared a gender equality charter and runs a Women’s Empowerment Month in March. ‘We’re really pleased that the first feminist museum is going to be in Barking’, reveals Rodwell. ‘We hope it will be in situ for 2018 when we will be celebrating 100 years of women having the right to vote.’ Women’s rights activist Mary Wollstonecraft, another figure from the borough, and prison reformer and philanthropist Elizabeth Fry, buried nearby, would have been pleased, as would the women of Dagenham Ford made even more famous by the recent ‘Made in Dagenham’ film of 2010 about

‘We’re really pleased that the first feminist museum is going to be in Barking’

their 1968 dispute. Not only that, self-confessed history buff Rodwell goes on, Barking Town Centre has its abbey, where the most powerful woman of her day in the country, the abbess, ruled the roost. ‘This is where the first United Kingdom government was’, Rodwell beams about the abbey during a tour of the area in his old Volvo. ‘I call this the village green, and what you want to do is get everything around it the best you can.’ It could be a metaphor for his tenure, allowing and encouraging good new development alongside a kind of underplayed heritage.

Rodwell has not had it easy. A single parent by the time he was 21, he was the first man to win residency of a child under the Children’s Act of 1990 in Romford County Court – ‘an interesting fight’. Then he had his first head tumour at 24, then 26, then 29 and then 32. And after he got through his second, aged 27, he lost his ‘hearing, balance and everything else’, but decided to start up a company. ‘I always wanted to dance’, says Rodwell.



Mayor Sadiq Khan approved the 10,000 home Barking Riverside masterplan, dubbed 'Barcelona-on-Thames'



The new Barking – ushering in quality



‘It was always something you weren’t allowed to do in the borough. Boys did sport and girls danced. But I enjoyed dance so I started up a dance company, which grew to become the biggest in Essex for adults – swing dance, jive dance, that sort of stuff.’ Rodwell went on to take over holiday parks and helped roll out T-Mobile’s 3G network, before the BNP turned up, and he started a charity to help the most vulnerable people with welfare rights. ‘I grew up in a borough where if you didn’t conform you were an outcast.’ All the great people that have come from the borough just in Rodwell’s lifetime – Bobby Moore, Vera Lynn, Max Bygraves, Alf Ramsey, didn’t stay. ‘Why? Because their mindset was bigger than the people that were surrounding them,’ he says. ‘My job as the leader of the council is to get everyone thinking like those people,’ says Rodwell. And, importantly, to get them and other entrepreneurial people to stay, and to get people believing in themselves.

There are a number of big projects that could help the borough, not least the £1.3bn tunnelling of the A13, which will help with health outcomes as well as healing a big scar on the area and allowing the construction of 7,500 homes, funded by uplift on stamp duty. ‘It’s not asking for a handout; it’s asking for a business deal.’ Currently there is only one junction serving the Barking Riverside, where something like 30,000 homes will be built. That is not satisfactory, and Rodwell’s team is having discussions with the Mayor on improving the situation. Rodwell’s beloved West Ham has moved to the Olympic stadium, which he also views as progress. ‘You can’t live in the past. You can respect it; you shouldn’t live in it.’

How is the borough perceived? Two years ago it was insular and wanted to be part of Essex still, says Rodwell. But the first time he walked into the leaders’ meeting at the London Councils he won a round of applause. He was later told by one that it was

the first time they could remember a Barking leader attending for 20 years. The borough was well-off before Ford left – it is now the third most deprived and has high unemployment figures. But it is also one of the safest, which indicates to Rodwell that the community is strong but needs opportunities. So Rodwell is trying to shift on from the ‘widgets’ culture, buoyed by a community, a third of which is under the age of 19, and which has the quickest growing stats in terms of improving schools anywhere. And to help on aspiration, it is bringing the University of the Year – Coventry – into the borough, a city which shares a similar industrial past to Barking through Rover and Jaguar cars.

‘You can keep your Camdens. You can keep your Shoreditches. They’re gentrified. I don’t want that’

Barking Town Centre will be a cultural hub for the aspirational working class, Rodwell goes on. ‘You can keep your Camdens. You can keep your Shoreditches. They’re gentrified. I don’t want that. The working class are the people who make tomorrow.’

This is why the borough is investing in institutional PRS and in live/work spaces for artists in the ground floors of many of the housing schemes in the area, which is already bearing fruit in the form of Bow Arts moving in, and giving a gentle push to start-ups. The Ice House Quarter includes such space, and its heritage stretches back to when fish was frozen here before being shipped to London. Over on the Riverside, also part of a tour of the borough led by Rodwell and his team, we see a post-industrial 1920s-style landscape today. But tomorrow, Rodwell insists, it will be a 21st-century, green energy, aspirational and industrial zone, led by the council taking away – or forcing away – some of the unnecessary ‘dirty’ businesses. All

to make the best use of what could be a great waterside environment for homes and communities. When Henry Ford came to the area he saw the Becontree Estate being built, with its 27,000 homes and all the infrastructure. He knew it was the best place to build his motor plant, outside Detroit.

‘What we’ve got to do, 100 years on, is do that same thing, with the Riverside happening, with all the other developments we’re doing – 40,000 homes in one London borough. No other borough is doing that. What we’ve got to do is capture that same essence of saving the micro businesses, which are much more prolific – we want them to actually make this their home, whether you’re an artist, whether you’re in IT. I don’t need Canary Wharf, Canary Wharf’s all there. I don’t need Stratford. I don’t need the big institutions, the V&A. What I need is tomorrow’s entrepreneurs. I already have some in the borough but just need some others to help that whole mix and take it forward.’

The council is doing this by allowing the community to lead, as it does in some of the music festivals it stages in the area. The council facilitates, and then brings in partners to invest. ‘I call it the borough’s ambition triangle’, says Rodwell. ‘What we’ve really got to do is empower people to believe in themselves again. It’s getting those people to understand they’re worth something.’

If Brexit has crystallised London’s position in the country and how it is perceived, Rodwell has firm views here, having raised a European flag on the council building. Just over 60 per cent of people voted, and 62 per cent of them voted out, so actually that is under half of the borough, says Rodwell. And most of the same people voted for the BNP. But 10 years ago 99 per cent would have voted out, he reasons, and those who didn’t vote were happy with the status quo. The political class at a national level were wrong for not listening, he adds. For London to

flourish we need to link it to Europe, he says, and the capital will die as a place if there is a mass exodus of artists or the financial sector.

London was not built on home ownership but on renters, so Rodwell is trying to reintroduce that, allowing people to choose between how they rent or buy some asset but not take it all. The borough is looking at its assets but not being selfish, allowing residents and other partners to invest. Rodwell is also getting tough on the buy-to-let market, lobbying to be able to introduce a 'rogue landlord order' to clamp down on those people felt to be abusing the 'privilege' they have in effectively running a small business. 'We've got properties in the borough where you've got 35 people living in one house', he says. This is not good for the people in it, or for those who live around it, he says, and they are being abused by someone's greed. Rodwell's answer would be an order that says they could put the people into accommodation the council owns, charging the landlord in the process, avoiding lengthy court processes. It is also investing in PRS, with 625 units already in operation and more to come. It is starting this autumn with the first live/work spaces for artists and hopes to have 200-300 artists just in the town centre alone, says Rodwell. 'We're talking about having a T-shirt made for MIPIM that says "Don't go to Berlin, come to Barking"', he says. 'Because actually, London needs that vibe.'

Rodwell is keen to link the area with Liverpool Street, with a line already existent that could be used from Manor House. Why waste money, Rodwell asks, if one could think outside the box? Discussions on this with TfL are ongoing. Why are the Thames Clippers not coming down to Barking Riverside either? Numbers just aren't right at the moment, but it shouldn't be ruled out. And why does the DLR stop at Beckton? If it's not possible to come across to the Riverside, Rodwell expects to see at least a tram that goes from Dagenham Dock to the Royal Docks. And then there are the bus routes.

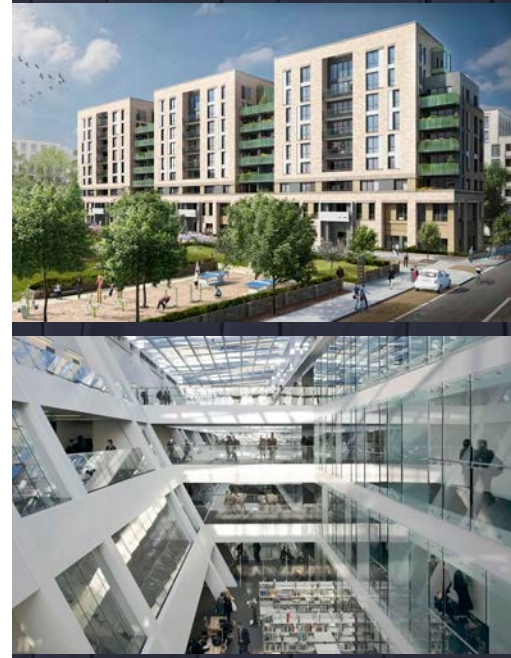
'We are having a very constructive conversation it's fair to say with TfL on the infrastructure, because we are going to produce what they need, which is the homes. So it's getting that balance.'

Another balance is being struck on car use with people in the borough, which is difficult given the area's history in car manufacture. But Rodwell is determined here too, especially given difficult traffic problems in the area and the health outcomes that can come from reducing the load. 'I do believe in the green agenda, massively. That's why we've just okayed a green energy company, ESCO. We're the first in London for that. So we don't mess around.'

It's also the only 'Healthy Town' in London, responding to a national competition from the NHS on ensuring that health and wellbeing issues are firmly in place in new developments.

Ultimately, Rodwell's push may get a boost from the involvement of Michael Heseltine, who came at his invitation to see the Barking and Dagenham vision as part of his work at the Growth Commission. 'He spent four hours here, saw our vision and thought it was absolutely first rate', says Rodwell. 'He actually told me to just get on with it.' It was one of Heseltine's 'reflections' that although Docklands happened, the Thames Gateway didn't, Rodwell discloses. The future is a little clearer economically for the Barking leader, however. 'People talk about the Northern Powerhouse, and I've got great respect for what that is. But let's be absolutely honest about east London, whether that be south east, north east or east, into Essex and Kent. We're the country's powerhouse. And people have to give us respect.' The future looks promising for Barking and Dagenham too in Rodwell's hands, and consequently perhaps for Greater London and beyond. 'We are on the cusp of having to do what our forefathers and mothers did 100 years ago for us', says Rodwell. 'London is pulsing; we've got to answer that call.' ●

'Let's be absolutely honest about east London. We're the country's powerhouse. And people have to give us respect'



COMBINED STRENGTH IN LONDON

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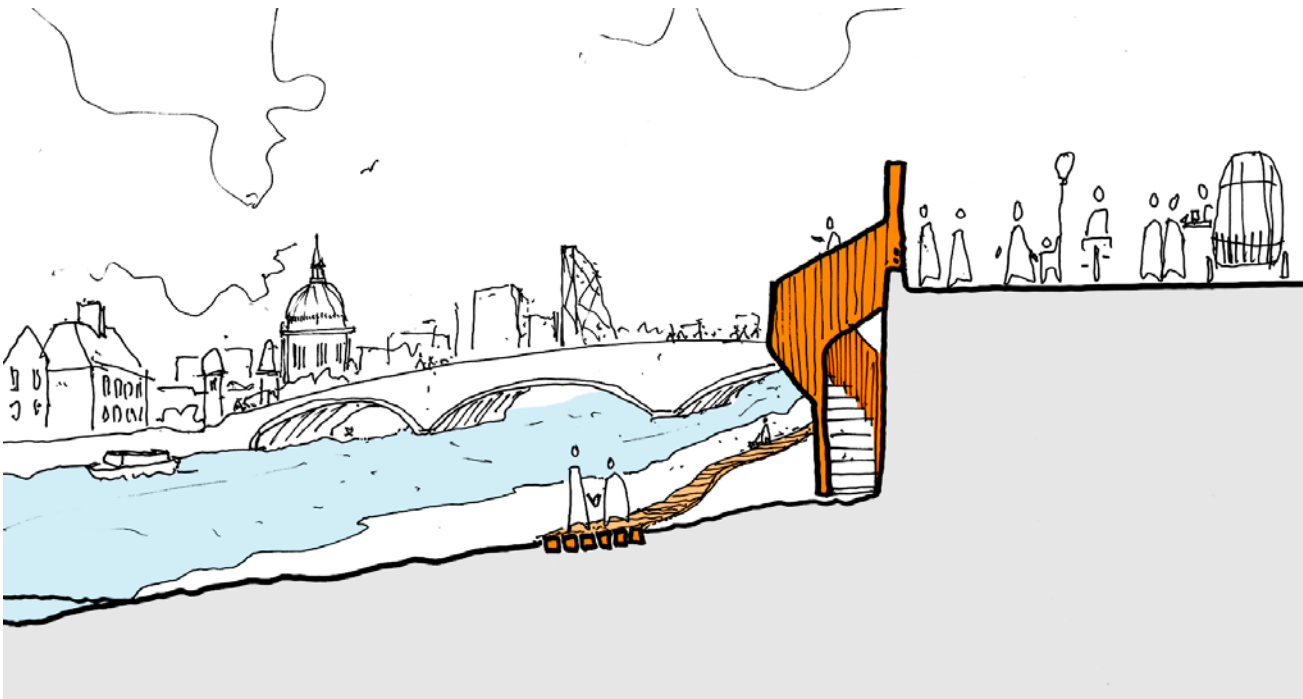
SOUTH-BED WALK

By *Sally Atkinson* –
associate, MSMR Architects

As well as being one of London’s top tourist attractions, the two-mile walk from Waterloo to Tower Bridge is used by commuters on foot, running clubs, schools and more.

And while numbers increase, the South Bank risks becoming a chaotic gridlock.

The South-Bed Walk is a robust causeway that reveals itself with the tidal change. Built along the edge of the river bed, with numerous stairways to connect the existing river-bank walk with the new river-bed walk, space is effectively doubled and the diverse mix of visitors using the South Bank on a daily basis is accommodated. ●



REACHING FOR THE SKY

By Architecture PLB directors
Rachel Shaw and *Rupert Cook*

London presents both a challenge and an opportunity for its universities, whether they are a cohesive historic campus (Imperial) or a city quarter expanded over time through construction and acquisition (LSE/King’s). It is a truism that the upgrading of a legacy campus is a painful and long exercise. Complex, phased refurbishments go on for years and are costly both financially and in terms of the image the university presents. Staff and researchers may leave a university where building work is constantly under way, and years of construction will not help in attracting new students or academics.

A step change in scale and ambition could unlock the long-term aspirations of a university, but achieving this in London requires a challenge to the concept of ‘campus’ and preconceived notions of the modern university estate.

The senior team of an ageing city centre university may long for the chance to ‘start over’, looking back at the opportunity enjoyed by those involved in developing the vision for the ‘plate-glass’ universities in the heady days of the post-war university boom.

Some universities in overcrowded 21st-century city centre settings have taken the chance to relocate to edge of city locations, building an entirely new campus, much as the ‘plate-glass’ universities did. But, for some of these universities there has been a realisation that for their students, part of the attraction was the city centre location. A suburban campus, no matter how new and well designed, is not what they were looking for.

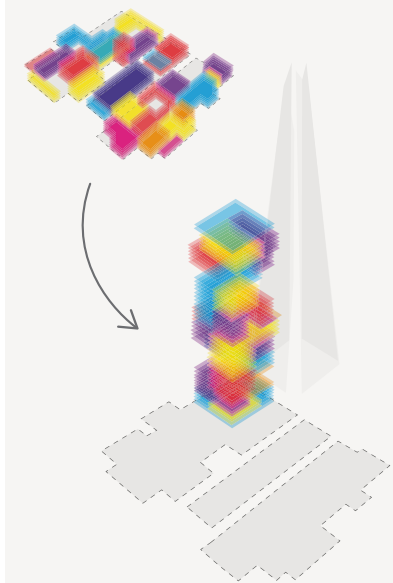
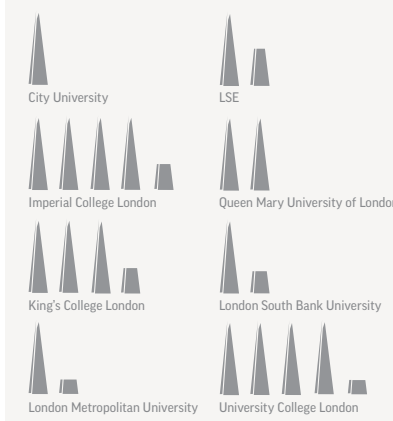
So for city centre universities with ageing estates, is there an alternative to selling out to suburbia? Why not a vertical solution? Renzo Piano pioneered mixed-use, high-rise with the Shard, albeit the different uses in the Shard are completely separate, each with their own entrance. A high-rise university, might be ‘mixed use’ in the same way with residences and academic space under one roof, but there is a greater opportunity to be realised by designing the building to create a vibrant 24hr academic community rather than provide distinct and separated building sections for different uses.

A university in a tower could release swathes of land taken up by a standard campus for other developments. Why not replace a rambling, poor quality campus wholesale with a tower or two on just a small part of the campus? An amazing opportunity to create an innovative and pioneering model, a university in the sky with a unique identity, an adaptable education skyscraper designed to flex to suit changing requirements over time.

Learning from the best commercial high-rise developments could offer great potential for a vertical university:

- Mixed use; residential and academic, a vertical 24hr community;
- Sky gardens and mini-atria can form the focus of collaboration spaces between schools and faculties;
- Student residences on site avoid the commute to campus;
- Shared energy balance through night and daytime occupancy;
- Flexible floor-plates designed to adapt to different uses;

How many ‘Shards’ does it take to accommodate a London University?



- Release of land within the existing campus for development to underpin the long-term financial stability;
- Foster public engagement with the university. Attract the public into the academic world with publicly accessible lower levels and a unique academic events and exhibition venue at high level;
- Unique, prominent buildings with ‘bill board’ presence and identity in the city. ●

HEALTHY CITIES

Professor of planning and placemaking at the Pratt Institute School of Architecture, New York City, *David Burney* analyses the latest thinking in active travel

‘The alarming epidemic of obesity worldwide is a result of both poor nutrition and sedentary living’

As our century-long love affair with the automobile finally fades (at least in the advanced industrial countries) and we see the terrifying costs to public health of our sedentary lifestyles, we are waking up to some of the policy changes needed to create healthier environments. The paper ‘Working Together to Promote Active Travel’ by Public Health England sets out guidelines for local government policy-makers that support more active travel alternatives to sitting in cars.

The public health case made in this paper has been all too clear for some time. The alarming epidemic of obesity worldwide (as frequently reported by the World Health Organization) is a result of both poor nutrition and sedentary living. I regret to admit that as architects and planners we have been accomplices in the lack of mobility, with our lifts, escalators and drive-in everything. In the USA now you can frequently ‘drive-in’ to your local pharmacy to pick up your meds (meds that you might have avoided if you ever got out of the car and walked for a change).

PHE’s paper gives some sensible policy recommendations for reversing the dependence on car travel (there are other aspects to healthy urban design – the use of stairs in buildings; access to public open space; and access to healthy food – that should also be considered). As the paper points out, car dependence is worsened by the marketing of smaller, cheaper

vehicles that extend car ownership further down the economic scale. In countries like China and India where car ownership signals ‘success’ and cycling yells out ‘poverty’, the problem is especially severe. But in Britain, mainland Europe and the USA, most cities are embracing the paradigm shift to the idea of multi-modal transit, and ‘complete streets’ as places where cars, pedestrians and cyclists have equal rights. The relationship between safety and activity is also an important synergism. In response to the levels of pedestrian injuries, New York City launched a ‘Vision Zero’ initiative intended to reduce pedestrian fatalities to zero by 2025. The traffic calming measures implemented by programmes like Vision Zero also lead to increased pedestrian and cycling activity as streets become more bike and pedestrian-friendly.

Despite the overwhelming evidence of the public health benefits, it can still be a challenge to implement active living policies. On the plus side, government generally controls much of what goes on in our streets and public spaces. But even sensible policies can be thwarted or just ignored. New York City’s attempt to emulate London’s Congestion Charge was blocked by car-friendly legislators in the New York State Assembly. New York’s recent adoption of a 25mph speed limit city-wide and 20mph in some residential streets lacks any noticeable enforcement by the much-vaunted NYPD.



Property cycle – the design community should respond to the need for more active communities

But local authorities can help by building policy papers like this into local Codes (New York City made the Active Design Guidelines (<http://centerforactivedesign.org/guidelines/>) a mandatory part of all City development projects). The Department for Transport competition for funds provides a good incentive for local authorities, and the Infrastructure Act (2015) requires local authorities to set cycling and walking strategies. Cambridgeshire’s policy requiring mandatory Health Impact Assessments for all planning applications should also be emulated. As the policy changes begin to bite, one concern is the technical ability

of local planners and developers to design the active communities that we need. The design community should respond. The Center for Active Design recently responded to a request for assistance from the Urban Land Institute (an organisation representing developers across the USA) for advice on how to design healthy communities. The resulting ‘Toolkit’ (<http://centerforactivedesign.org/buildinghealthyplacestoolkit>) will help to make new speculative residential development be more transit-oriented and walkable. But ‘healthy communities’ should go beyond walkability to include balance, not just between modes

of transit. We need a balance of residential, commercial, educational – neighborhoods that reduce car-dependence simply because most of what we need is within a walkable distance. A last thought – what if as a truly enlightened society we could reap the public health savings made by increased physical activity projected by the PHE paper and plough those funds back into our communities to support better public transit, parks and quality of life. Could PHE craft a plan that brought those health-cost savings back to the communities that earned them? That would be a game-changer. ●

MAN WITH A PLAN

Gerry Hughes is spearheading GVA's next chapter with major regeneration projects, raising the status of urban planning and making strides on gender and race equality. By *David Taylor*

Urban planning, says GVA chief executive Gerry Hughes, has a bad reputation in this country, and is not sufficiently understood or appreciated by the general public. What is more, trained planner Hughes goes on, it isn't helped by the RTPI's failure to bang the drum that this is actually a positive force for shaping successful cities, rather than its common perception as development control alone. So it's part of Hughes' mission to try and turn this around as GVA enters a new phase of growth – alongside a personal crusade to get more women and different ethnic groups into the business.

We meet at GVA's offices in the City to talk through the company's latest transmogrification after various rebrands and mergers over the last decades. In September, buoyed with investment from a new equity partner, it hopes to be just plain old GVA once again, after being Grimley JR Eve, GVA Grimley, GVA Bilfinger, and, if we're going way back to its roots two centuries ago, HN Grimley and Son. Hughes, who has been with the company for 25 years but only became chief executive in February, hopes to spearhead a drive further and stronger into Europe to align with growing cities such as Berlin and consolidate its position as a real estate advisor

par excellence to government, local government and others.

How has it been thus far? 'It's been a bit of a rollercoaster', says Hughes, in his distinctive Belfast brogue. 'We've been sold, or are being sold to a private equity outfit, EQT, which is going to be an interesting experience because we're hopeful they will invest in us, leading up to an IPO in about five years time. So that's a really positive thing.'

'It's been a bit of a rollercoaster. We are being sold to a private equity outfit, EQT, which is going to be an interesting experience because we're hopeful they will invest in us'

As we speak the firm is getting in place its investment programmes and strategies, building up the brand around GVA to be used across Europe, where it is building a new 'platform'. But aren't all these changes confusing? With such apparent flux, how does the ethos of the company remain consistent?

'That's a key question', says Hughes, 'about how we are seeking to position ourselves in the market

place. As a starting point and as a real estate business we are very much a consultancy business as opposed to a brokerage business.' In fact around 80% of GVA's fee income is consultancy-related, setting it apart from the likes of JLL, Cushman and Wakefield, CBRE and Savills. 'So we're different from them and we probably have quite a special place in the market and we're known for that consultancy approach'. It is also known for advising the public sector to a large degree, with nearly 60% of fee income orientated that way. 'And the third thing that sets us apart is that we are very much involved in the placemaking, urban planning, regeneration agenda', says Hughes, pointing to many of the big regeneration projects around in London at present. Some of the key ones here are the Haringey Development Vehicle, Canada Water and Winstanley Road. 'In all those instances we are the ringmaster, I suppose', says Hughes, 'pulling together different disciplines, acting as the interface between public and private, we're running the procurement processes, we're setting structures up, we're finding the funding. It puts us in quite a unique position'. And it is from this platform that Hughes wants to develop and build 'probably the leading real estate advisory business in the



UK’, and take that model into Europe, aided by investment. Hughes wants to bolster urban planning across the UK, up into the ‘Northern Powerhouse’ and ‘Midlands Engine’ and is beginning discussions with businesses in Germany, France, Spain, Italy, and the Nordics, either to buy firms or partner with them.

EQT are buying the real estate and facilities management wings of GVA but the GVA name will figure across the expansion plans. And although Hughes believes the market is not confused about the firm, the Bilfinger name didn’t help, when the German

engineering company’s name was attached in 2014. ‘If we were to look at that deal now we wouldn’t do it’, says Hughes. ‘They immediately went into a period of business turmoil’. They also had some compliance issues associated with some ‘bad practice in Africa’ that meant they were in the spotlight, and that fed through to GVA, along with something of a culture clash, it’s fair to say, between the ‘people to people’ GVA business and the Bilfinger business-to-business one. One option this time around had been one of GVA’s major competitors, JLL, buying them and eventually

subsuming them within that family, losing the name and the brand in the process. ‘That wasn’t something that was attractive to us’ says Hughes.

Hughes joined what was then Grimley JR Eve from BDP’s planning team in Manchester, after training in Queen’s Belfast in geography and then urban planning and then going to BDP in Belfast, before joining BDP in its old Gresse Street home in London with Peter Drummond and people of that ilk. He helped write the masterplan for Newcastle Riverside, for the centre of Manchester and Laganside in Belfast.

In Manchester he worked on Trafford Park, got involved in Olympic and Commonwealth Games bids and on many of the big Manchester projects of that time. Grimley JR Eve approached him to ask if he could set up a planning team in Manchester, and he moved across because he wanted to be more involved in development delivery with more of a commercial perspective on big projects. He found he liked the culture of facilitating and enabling people to get on with developing their careers, something he still enjoys about GVA today. He took over planning, development and regeneration in the company in London, before stepping up as chief executive, and believes he’s probably the only town planning chief executive in a real estate business in the UK, which says something about the culture there. He is first and foremost a planner, but also a businessman. Is he moving away from the coalface? In a sense, yes; he has had to, given the all the corporate activity. ‘But my ambition is to get back to coalface work as you call it if I can but that may not be possible under the new structure’.

Key projects under his watchful eye include Winstanley Road, the Clapham Junction estate renewal project, and Haringey Development Vehicle because of its sheer scale and potential. Both could be ground-breaking in terms of delivering homes, but also in Haringey’s case an approach to regeneration which was in the news for all the wrong reasons – the riots. ‘It’s much more about regeneration than it is gentrification. The social and economic needs of the people who currently live there are at the forefront of the programme.’ Hughes believes that all the signs are that this could be a ‘seminal’ approach to regeneration, with the right political structure, appetite, and market dynamic with Crossrail 2, Tottenham Football Club and some ‘fantastic people working up there’. The council has some ‘fantastic assets to bring into play’ and GVA is

working with the delivery vehicle and around the stadium with Hermes and Argent Related. GVA is also working in Hughes’ own manor, Crouch End, with the Hornsey Town Hall project.

Gentrification, though, is a massive difficulty in London, Hughes believes. ‘The market almost pushes you down that route to gentrify, because the values that can be created by putting a piece of infrastructure in will mean house prices shoot up and local people tend not to be the ones that benefit from that’. Gentrification is not negative in absolute terms, but it can be if it is gentrification at the expense of everything else. And yet some of it is needed to bring wealth into the local economy, jobs and to create better living circumstances for locals. The onus is on local government and the GLA to make sure that an overly negative impact does not result from investment, Hughes believes.

‘In this country planning has become associated with negativity, development control, and not seen as a positive discipline’

And he feels that in this country the public don’t understand the role of the urban planner. ‘In Scandinavia, the Netherlands and Germany people understand because it is built into their psyche’, he says. ‘In this country planning has become associated with negativity, development control, and not seen as a positive discipline. I agree absolutely with Terry Farrell on this. The problem is in our training and I’ll go one stage forward and won’t be very popular for this. I blame the RTPI for not being absolutely clear that urban planning is a positive discipline by its very nature.’ This leads to a feeling that change is bad and is heightened especially now with planning departments and space under pressure. It could be addressed at school level with a segue from Human Geography

on why planning is important in a UK context to plan for population change and sustainability reasons and so on. ‘It’s critical, but it’s not addressed’, he says.

GVA was behind the ‘well received’ methodology behind the Elizabeth Line that measured its impacts, and which underpins TfL’s attitude to future schemes. It is now working with AECOM on making the case for Crossrail 2 around regeneration and the impacts on investment and capturing it to make the business case. And on High Speed Two it is involved in Euston providing an area action plan, where a private sector investor partner will be sought for what is a phased, complex project. But it is the sheer scale and history of Thamesmead that stirs Hughes, with its two Crossrail stations and several kilometres of riverfront, even if it lacks a river crossing. Peabody engaged GVA initially to secure funding through the Housing Zone initiative and retained them to advise on strategically delivery. ‘It is pretty much a new town in London’, says Hughes. It will be market testing the private sector’s appetite to engage with Peabody on the scheme later this year. ‘These are the sorts of projects we want to be associated with because of their scale and change making potential.’

So what of the future? Hughes is clear on cementing GVA’s position as a distinctive real estate advisory business that is making a difference across the UK and is allowing cities to develop to their full potential. He wants to be involved at scale, and recognised as the organisation people go to for high quality strategic advice on either a place or city scale. And he wants to be known as a company that can get involved at each stage right through to delivery. ‘We’re already doing it. We just need to be much more coherent about how we tell our clients that that’s what we can do, and get them to buy into it.’

He admires Arup and Arcadis in their structures and impact, but there



Spur for regeneration – the vision for North Tottenham

is no one organisation quite like GVA, says Hughes. But London needs the public sector to help to build homes, even if home ownership is not as important as it once was.

Looking internally is crucially important too, however. Hughes wants to be at the forefront of the diversity agenda with a proper representation at all levels of the organisation from different genders and backgrounds. ‘We’ve taken external advice to tell us where the obstacles are which are stopping women and people from different backgrounds from making progress. Where are those problems? Where are those logjams? Where do we think there is bias, conscious or unconscious, that might be preventing those people making progress in our organisation? We want to lead the way on this, because we will be a better business for it.’

‘When you get a chance to make a change, make a change’

At board level there are seven men and one woman currently. All are white. But there is a newly promoted head of the London office – Ros Goode – one of Hughes’ first appointments in what is something of a personal crusade. ‘We will be making a difference all the way through my time here’, he says, across recruitment, appraisals, meetings, flexible working and an end to Hughes himself refusing to sit on all white male panels externally. As someone who came across from Ireland, Hughes himself experienced prejudice 25 years ago – even called ‘Paddy’ and ‘Mick’ to his face from within the profession. ‘That stays with you’, says Hughes, pausing before offering what could be a metaphor for GVA under his rule. ‘So, when you get a chance to make a change, make a change.’ ●



↑
Up the junction:
GVA is involved in
regenerating the
Winstanley and
York Road estates
near Clapham
Junction



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FLEXIBLE WORKING

Sarah Yates previews WRK/LDN, the forthcoming season of events and exhibition at NLA on the changing face of the workplace

‘The city is one large workplace, so the workplace needs to be more like the city’

Despina Katsikakis,
Transforming Workplace

‘Work’ of every type has shaped London’s entire urban landscape – from the legacy of great Victorian industrial buildings to the huge modern sheds housing logistic and manufacturing operations, and from glass and steel commercial towers of the iconic changing City skyline to workshops in railway arches and tiny craft studios. Every space in the city – including its streets, cafés, shops, parks, public spaces, libraries, foyers, community centres and homes – is synonymous with work, as the speed of technological change becomes even faster and the boundaries between working, living and leisure ever more indistinct. Knowledge, innovation and collaboration are fundamentally linked to economic activity: work is not just the output of tangible products and services – it is also about the creation of personal and social value, meaning, identity and networks. This fundamental shift has and will impact on the types of space that we need for work and where these are located in the capital, and has been the focus of our investigations for New London Architecture’s forthcoming WRK / LDN insight study and programme. Although London’s economy has continued to grow, land and space for commercial and industrial uses are under threat, especially because of the massive demand for housing a population expected to grow to more than 10 million by 2039 and the higher value thus accorded to residential property. Furthermore, in the face of the uncertainties generated

by Brexit, London will still have to work harder than ever to compete on a global level, especially to attract the talents of the ‘millennial’ generation born in the 1980s. Availability, affordability and – most importantly for the built environment industries – quality of the spaces in which we work will become ever more important. The combination of higher cost, low availability, advances in technology, ‘untethered’ work and the ‘sharing economy’ (in both industry and commerce) means that, more than ever before, businesses and workers are asking ‘what is the workplace for?’ The rise of more informal working environments that blend the desired features of work, home and leisure – especially the boom in co-working spaces over the last five to 10 years – has been one of the key responses to this question. Co-working spaces in London are now many and varied, from the American import WeWork to the equally vital but perhaps lesser-known spaces set up by local authorities as a way to support local town centre regeneration and growth. Tracking the emergence (in such a short time span) of distinct types of co-working space has been one of the main themes of the study and it will be interesting to see how these spaces develop and change over time. As work becomes ‘boundless’, the need to accommodate more uses in less space – and thus for greater density and intensification of development – can present new



←
Future of work?
The general
consensus is
that the physical
workplace will
remain a constant

opportunities for innovative ways of thinking about how and where we work, and the places that we need for it. Exploring the potential for these new types of urban spaces has been one of the most exciting parts of the study. Trying to anticipate how the workplaces of future London might look and function is a taxing task, but ‘flexibility’ was the single most important factor that all our many interviewees – including the GLA, agents, developers, architects, local authorities and businesses – agreed was needed. This is not just at an individual building level but also relates to how the city could function in a much more integrated way overall – cleaner and greener infrastructure (perhaps electric cars) means that we might be using the public realm even more for work than we do now, while Tube and rail stations might also be transformed into local business hubs as people seek to work closer to where they live, especially in outer London. A holistic placemaking approach is essential to the creation of successful workplaces as cultural and leisure amenities and access to green space

(especially to support health and wellbeing) are as important as internal spaces. The gradual convergence of living, working and producing can already be seen in the trend towards ‘coliving’ and ‘hybrid’ homes through such schemes as those built by The Collective, Fish Island Village and plans for Hackney Wick. What is more of a challenge is integrating and co-locating industrial uses with residential on a larger scale, though Enfield’s Meridian Village and light industrial developer SEGRO’s other partnerships with Barratt Developments, for example, could help to show the way forward. The role of ‘hubs’ in both inner and outer London – libraries, community centres and universities, for example, as well as purpose-built corporate spaces – will undoubtedly become more important as work becomes more dispersed and centrally located functions are even further rationalised as demand for and cost of space is expected to keep rising. Design is not the only factor in new typologies for the workplace – more diverse models

of ownership and management are also vital and there could be potential for the third sector and community-led bodies such as Community Land Trusts to play a bigger role. A more nuanced and less rigid approach to the application of the current use classes system is also needed to reflect how spaces are used for work in the 21st century. New occupations will emerge in the future, but the general consensus is that the physical workplace will remain a constant – in any type of economy. Its function will be to support social interaction, trust and, vitally, collaboration, which drives the innovation necessary to support a diverse and resilient economy, society and city. The fluidity of work, and the increasingly blurred demarcations across business sectors and working districts, means that there are great opportunities to create new networked, multi-use spaces, to reflect the integration of working, living, creating and making in our daily lives. Ultimately the workplace of the future will need a new typology of our city. ●

CULTURE CLUB

Claire Thomas, head of external affairs at Futurecity, looks at how cities are turning to culture to forge distinct identities

The sign of a successful city used to be as simple as counting the cranes.

Now, in an age of breakneck urban transformation, new places need their own cultural identity to survive and flourish. Only by offering a distinctive sense of place can cities compete for mobile, informed world citizens.

Eight out of 10 visitors to London say culture and heritage is the magnet. The creative industries account for a 16 per cent chunk of the city's workforce and £35 billion of its annual revenue. The city is run on culture. But who is in the driving seat?

Developers are investing in culture and placemaking strategies for their schemes because they see how the arts can contribute to local identity and sustain communities undertaking rapid change. On top of this, the savviest understand that culture yields both social and financial dividends – attracting businesses to stay in, or start up in the area. With no identity and a weak narrative, a new development will wither on the vine.

The creative vision for a new place no longer belongs solely to the architect. A new breed of artists and creatives is working alongside – and even replacing – traditional urban practitioners. The new Energy Centre opening this month on Greenwich Peninsula will no longer be a metal box with a 49 metre chimney. Instead, it will be transformed by Conrad Shawcross RA into a towering, world-class art work.

Futurecity has recently expanded with major placemaking projects in the US and Australia. London still leads the pack because of the natural collaboration that exists between public and private sectors. But



'Slipstream', by Richard Wilson RA, at Heathrow Terminal 2

without the glue of a cultural strategy, and the shared goal of enlivening new places, the two sectors would have few common ambitions.

The GLA puts culture on a level footing with housing and business, with its own deputy mayor. This level of esteem for the arts is vital for any city that wants to compete for the best thinkers and innovators. City Hall is an effective unlocker of funds but it is the private sector that is turbo boosting the city's global arts status.

Culture can only succeed if it is involved right to the core of the business model. Why build a bridge when you can flip the budget and create a sculpture you can walk across? Why buy a sculpture for the forecourt when you could develop an accompanying arts programme with the people who live and work there?

For a cultural city to work, art must inform everything from bins to buildings. As an example, we were appointed by Crossrail to develop a strategy for The Culture Line: collaborative partnerships with London's leading contemporary art galleries, world-class artists and sponsors in order to integrate public art works along the Elizabeth line. It will be the most ambitious engineering project in Europe – defined by spectacular, large-scale art works running through central London. A fitting tribute to a cultural city.

Futurecity has advised and delivered over 200 arts projects and strategies in cities around the world. We have been inside the explosion as London's culture boom and its building boom have coincided. A coincidence, but certainly no accident. ●



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GETTING THE GIG

Inspiring woman Rachel Haugh delivered a keynote address at NLA about struggling past the hard times and realising that, in the end, anything is possible. By *David Taylor*

Rachel Haugh took an audience on a whistle-stop tour of the highs and lows of more than 30 years in practice as she gave the second ‘Inspiring Women’ talk at NLA.

Haugh, who with Ian Simpson formed Ian Simpson Architects in 1987 (‘my surname has always been a problem’) after training at Bath University, described how her firm set up in Manchester and went on to open a further office in Clerkenwell, as well as a competitions studio.

‘Getting the gig is the most important thing. Everything else follows’

Despite having ‘a shared ambition to create great architecture with people who shared that vision’, they had encountered a rocky road along the way in the shape of recessions and the resultant painful but decisive task of having to make 50 per cent of the staff redundant at one stage just to survive.

Haugh described how the firm rode its difficult times – even having to deal with a security guard who ran up a phone bill of £15,000 on chatlines – and celebrated its first big project cheque on ‘a ski holiday and associated ski suits’. But its big breaks came via recommendations from friends and a new-build house from one of Simpson’s university friends, then the creation of its own space which it shared with a landscape architect, a planner and a graphic



Aiming high – SimpsonHaugh and Partners’ One Blackfriars scheme

designer. ‘It was about making things happen, when very little was’, she said, although the regeneration of Manchester, post-IRA bomb, would really put the practice on the map, with URBIS and Number 1 Deansgate following quickly after. ‘It was and is a fantastic time to be an architect in Manchester, a city where the individual can make a tangible difference.’ More generally, however, there was more advice on making that step up: ‘Getting the gig is the most important thing’, she said. ‘Everything else follows.’

Today the firm – now called SimpsonHaugh and Partners and

with more equity partners sharing the load and 120 staff – is behind major schemes such as One Blackfriars, Dollar Bay and first phase work at Battersea Power Station. The future is exciting, despite the ‘nightmare’ of Brexit, said Haugh, but the firm is only as good as its last project, they feel they are still only just at the beginning, and they harbour a responsibility to help create a more diverse and inclusive profession, with more women coming through. But Haugh had one main message for her audience. ‘If you have a passion for what you do and believe in yourself, together with ambition, then really anything’s possible.’ ●



BREXIT, AND BEYOND

NLA's Sounding Board held an emergency session to debate the effects Brexit might have on property. By *David Taylor*

Brexit, we are told, means Brexit. But how should London’s built environment industry respond? How can it remain, in mayor Sadiq Khan’s words, Open for Business? And how can it pull together to deliver the development and integrated community that the capital needs?

The New London Sounding Board sought to provide some answers to these questions and more as they gathered in a special session in August to debate ways forward in the light of June’s EU referendum result.

Chris Madel, Board Director, London Communications Agency said that London had proved resilient in the past, weathering storms such as in the early 1990s thanks mainly to its strong economy. But while it is perhaps still a little early to draw conclusions of what Brexit means for London, the line about London being ‘open’ needs to be explored further. ‘At the moment there isn’t much meat on the bones on that. What does that mean in terms of investing in London, and foreign investment in particular?’ he asked. There were further question marks over the housing market and skills, and there needs to be a more ‘joined up approach’ that works across all the capital’s sectors including the built environment.

For LSE London director Tony Travers, the challenge for the built environment and London and UK economy more generally is that the uncertainty about almost all aspects about how Britain’s trade relations and migration work are ‘iteratively linked’. And, as of August, there has been very little ‘signalling’ out of central government. There is a

very complex matrix of trade policy and migration policy, which has to be negotiated one by one, he said. ‘This has a far, far greater impact in London than anywhere else, because London depends more than any other part of the UK on migrants in its workforce’, said Travers. Of London’s 5 million workforce, indeed, 1.5 million are migrants born overseas, some 30-35% of the city’s employment as regards ‘official’ numbers, compared to around 2 per cent in the North East. The Government is committed to reducing migration to the tens of thousands as stated policy. But what matters is the emerging policy that will affect London more than the rest of the UK as it relies on international migrant workers and openness and trading relationships that have allowed businesses like commercial office and residential development to take place. ‘All I’m saying is there is a lot of uncertainty and that uncertainty will take some time in being removed’, said Travers. For some politicians driving the debate, saying ‘Brexit means Brexit’, simply means very close control over these migration numbers.

What could London do about this? Sectors and sub sectors of the London economy could constructively point out the extent to which they rely on migrant labour and look at the consequences of that being considerably reduced, suggested Travers. Some sectors are harder hit than others – in the university sector around 35% are EU citizens, another 25% non-EU. So whether this stays or falls has a large impact.

Perhaps, suggested investment director at Mount Anvil, Darragh Hurley, this issue of the possible impact of a drop-off in numbers of workers in the construction industry should be twinned with a broader approach to education and skills, particularly early engagement with schools.

The ‘void in policy’ from government on the whole issue must, said Royal Borough of Kensington and Chelsea Councillor Daniel Moylan, be clarified by September or October to avoid the whole thing ‘drifting enormously’. But it was clear that there are two sides – the first being where the UK is no longer a participant in the single market, where an immigration system does not privilege EU citizens. The other strand is to try to maintain some sort of privileged relationship or participation in the single market, and access for EU citizens. ‘My personal view is people lobbying for London have to decide: which of those do you want to push for?’, said Moylan. This is the existential choice at the top level, and if it is the former then what sort of criteria and arguments can be made for a ‘looser’ approach to immigration, he asked.

London’s experience is that immigration and the cosmopolitan nature of the city is a good thing, said Newham’s director of regeneration and planning Deirdra Armsby, so are we asking to maintain the level, or do we have to pay attention to the situation in the rest of the UK? There is strong academic evidence that there isn’t a fixed number of jobs, said Tony Travers. London produces a third of the taxes of the UK, so reducing the size of the London economy in a ‘spirit level’ way to make it fairer would mean less money for social services for the rest of the country. And that is something the Treasury won’t do. Would it be good for London to shrink?

Cushman and Wakefield’s chair UK & Ireland and head of London

markets Digby Flower took a different perspective, looking at where demand is coming from. The UK is a net importer in terms of goods from the EU except in relation to financial services. So unless we get the passporting right to allow London to export to the rest of the EU this will have a major impact on what happens on financial services in London and, at a fundamental level, the demand for space. But the talk of Frankfurt, Paris and Dublin as an alternative are non-starters, Flower said. And Turley executive director Michael Lowndes agreed – none of the other cities mentioned have anything like the cultural heritage or entertainment assets that London has. The powerhouse for the likes of the Goldmans and the Citibanks are in London, and that is where the main people are, said Flower. However, FinTech could really impact here, said Savills’ world research director Yolande Barnes, because you could, using technology, execute in another European country but still have your decision-making in London. ‘There’s a big question about whether it’s back room functions or front room functions. As it happens, my money’s on Amsterdam if they do have to move.’

‘Skills are really important and we have to equip more people to be in work. Additional apprenticeships are needed’, said chair of the London Forum of Amenity and Civic Societies, Peter Eversden. ‘Eastern Europeans are returning home and we have to replace them. The Mayor will have to be helped by businesses and Councils to know what he has to bargain for with Government as regards the built environment’, he added. What could be done to help deliver more housing, for instance? ‘There are over 200,000 homes with planning permission in London, and we need to find out why they are not being built or get them reviewed.’ ‘Starter Homes are not the place to put our efforts. That Government

policy should be rethought now and so too should the permitted development rights for office conversion which has put up office rents and reduced office availability, which deters new entrants and deprives expanding businesses of options. We have to provide homes to rent at around 35% of average area incomes and more workspaces for small and emerging enterprises.’

This may also be where the public private partnership comes in, said Hurley, with an emphasis placed upon the private sector to engage more on skills. ‘There has to be some give and take on this’.

In Lambeth there is a pipeline of 3,500 homes the council will be building on its own land. But the challenge it has is to commission the skills and the construction industry to

‘Should we suspend the right to buy in London for the next 10 years?’

Peter Eversden

make that happen, said the borough’s strategic director neighbourhoods and growth, Sue Foster. ‘We do still go back to the issue of needing the skillset in London to make that happen’ she said. It is difficult to get skilled planners to process applications for instance. For its part, Newham has an Enterprise Zone, said Deirdra Armsby; the council trains; talks to employers about the skills they want, and drives it through. So it can be successful at scale. But some of the big challenges include affordable housing – an essential piece of infrastructure in the city. ‘Should we suspend the right to buy in London for the next 10 years? We’re trying to catch up 16,000 units that we’ve lost’.

How about new funding mechanisms for the capital? London is already treated differently with

‘This has a far, far greater impact in London than anywhere else’

Tony Travers



Cartoon by Martin Rowson © London Communications Agency

two-thirds of Crossrail paid for by London – a third by London taxpayers, said Tony Travers, and a third by TfL borrowing against fares. The Northern Line Extension will be 100% funded by a TIF. And then on the other hand, Travers went on, there is High Speed 2, which is 100% government funded and High Speed 3 would be similarly 100%. ‘So the issue in London is not will it pay for its own development, although this leads to very high development densities, which people don’t understand...but will it be given the powers to do it?’ That in turn begs the question whether the government wants the capital to go on growing, ‘or just deny it the powers and just allow it to become congested’.

A large component of those in London voting to leave was about pressure on public services, said Daniel Moylan, and in particular on school places. Similarly, the primary care system appears to have become ‘incoherent and overstretched’, he suggested. ‘So one of the things we should be saying is that if you really are listening to what people say and you get beyond the one word slogan “immigration”, and you ask them what they’re talking about, it’s not xenophobia that is driving them but a genuine pressure on services. And we need to address that.’

London is also seeing a general collapse in demand for luxury housing, Moylan went on, something that pre-dated Brexit but which is

compounded by it. If turnover falls and the amount of construction goes down, said Yolande Barnes, given that most affordable housing is provided via Section 106 it per se means there are lower levels of affordable housing. On the other hand, the boom that is happening lies in build to rent, said HTA Design managing partner Ben Derbyshire, with overseas investors preparing very big schemes.

But, said Travers, all that has happened is that the terms of trade have adjusted away from the public sector towards the developer, so that when it comes to a new development the developer has a slightly greater toehold in negotiating than they did before. And it will thus be more difficult for the public sector to get the

kind of ‘goodies’ from development, like new transport lines, that used to be seen as possible in London and nowhere else, said Travers. We are seeing a pause in development, said Sue Foster, so some towers that were expected to be now on site have been put on hold, and the flipping of tenure type has gone from for sale to PRS, a potentially positive outcome. The negotiation has shifted, sure – but only slightly.

Digital and creative are certainly taking over from financial as the country’s key driver, said Barnes, something which is consistent in London’s ‘twin city’ New York as well. In both cities there is an issue about gentrification becoming a dirty word and in both cities what we have seen is urban dispersal. This is true of Philadelphia with New York

‘Sadiq has made it very obvious that he is supportive of business London and I think that is very welcome’

or very small places like Ithaca or Jersey City Heights, while in London that translates into alternative cities like Manchester, Bristol or Glasgow, or indeed very small places like Margate. ‘There are little kernels of entrepreneurial London scattered around’ said Barnes. So the issue of people moving out of London is true, but people aren’t commuting daily – it’s all about high quality urban centres connected to London. The city is still an important hub, but we may have to start to see its influence as being more dispersed, suggested Barnes, with London’s trade now being in human capital rather than physical or financial. So, what to do? London must be thought of as a lot bigger than the GLA boundaries, and the other urban centres’ contribution should be recognised.

We could create in post-Brexit London, a kind of world hub for design and building design, on the same scale as the financial hub, suggested Derbyshire, citing work done by David Cash of the Construction Leadership Council. Indeed, the architectural profession, interior design and construction skills professions would make for a powerful hub, said NLA chairman Peter Murray, and could indeed be part of a wider market place. So how can the changes lead to growth in trade with the wider world?

For Annie Hampson, chief planning officer, City of London Corporation, one of the things we do at our peril is to downplay the situation and put ourselves in a greater problem than we are in. Given the state of world markets, London remains a good place in which to put your money, said Hampson, but transport and housing are key issues for the business sector. To talk about the business sector is a bit general, too, with its wide variety of needs. ‘Sadiq has made it very obvious that he is supportive of business London and I think that is very welcome’, she said. And yet, said Barnes, it is very difficult to see how the situation will lead to a growth in trade. Trading with London was, after all, seen as a gateway to the EU. Part of the problem is that the average Londoner does not understand the relationship between growth and the pressure on public services, said head of sustainable places at British Land, Sarah Cary, and we must open out a more public discussion around the next London Plan. As an industry, this is not just about our role in ‘hosting’ people, she said – the way we create and manage places affects how people live and work, and delivering open, integrated places will be even more important. London’s heritage is one of its biggest selling points, said Emily Gee, Head of Listing Advice, Historic England, and should be an integral part of the new iteration of the London Plan.

Exactly a third of Allies and Morrison’s 300 staff come from Europe, said Bob Allies, with nine per cent from elsewhere in the world. ‘So it is daunting for us wondering what the hell is going to happen. We hope they will stay, but the whole process of how we work will have to change because we totally relied on the ability to bring wonderful people to come and work for us’. But it is not just about migrants coming and living here, but about mobility, he added, and the opening up of more complex networks. If policy could achieve anything it would be to allow people to still come and work here, even if for short periods. And allowing architects to go and work freely in Europe has been an important pressure release valve, added Allies.

Ultimately, said Evans, London is an important city in the world economy which, in order to carry on growing, needs to attract and retain the right skills, a large proportion of which comes from the EU and overseas. Since the city needs more investment in infrastructure, the definition of which should be extended to include healthcare, education and affordable housing, one answer may lie in pushing for greater devolution of the mayor’s powers. If London does do that, there are implications for density and scale and what London looks like – and how it is communicated. National policies such as Starter Homes and Permitted Development Rights may need revisiting in the London context, with more positive intervention on Build to Rent from the mayor. There are many opportunities for London, and the industry, to strengthen ties around the world, and foreign ownership should be seen as part of a positive story about investment. But for Evans what has been interesting over the last few weeks is the extent to which private developers and local authorities have ‘rolled their sleeves up’ to try to get developments done – creating their own certainty in a more uncertain world. ●

BEYOND THAMESMEAD – BUILDING BEXLEY

LB Bexley’s new chief executive *Gill Steward* explains why it’s an exciting time for the borough and why infrastructure improvements will be key to growth

These are fantastic times for development and growth in Bexley. As London looks east, there is a wealth of amazing opportunities in our borough. We are keen to hear from potential partners who share our aspirations and ambition to develop quality, exciting, vibrant communities well served by good infrastructure and a buoyant local economy.

In the past 12 months alone, we have secured nearly £60m of direct funding for regeneration schemes in Thamesmead and Erith. Working in partnership with Peabody, £500 million will be spent on the Housing Zone in Thamesmead, delivering 1,500 homes in Bexley and a further 1,500 homes in neighbouring Greenwich. It will also offer significant improvements to the area’s social and physical infrastructure, including a new library, central square, highway improvements, commercial space and transformed public spaces.

This wave of interest and investment is enabled in part by Crossrail, which will serve Abbey Wood from 2018 with a journey time of just 11 minutes from Canary Wharf, saving 20 minutes on the current journey times. The newly named Elizabeth line will operate a reliable, fast service with 12 trains an hour at peak time and open up direct access to wide areas of London.

A couple of stops down the line in Erith, with an easy interchange for Crossrail, we are kick-starting a programme that will take advantage of the town’s fantastic riverside location, with support from the GLA’s London Regeneration Fund, the LEP’s Growing Places Fund and Transport for London’s Major Schemes programme. It will build on interest from local partners such as Orbit Housing, whose redeveloped

‘Good growth will only happen with the right infrastructure to support it’

Erith Park scheme recently won Regeneration Project of the Year at the 2016 London RICS Awards, and Evolve Estates, the new owners of the Riverside Shopping Centre, to deliver homes and a re-energised retail and leisure offer.

We are a key landowner in Erith town centre. We intend to use our ownership to secure quality development and to safeguard against decline or uses that will not enhance the local economy.

With TfL we are developing a range of public realm improvements to roads, footpaths and cycle networks that will reduce congestion, promote alternative means of transport and create better connectivity.

Our determination is exemplified in our emerging Growth Strategy. At its heart is our belief that good growth will only happen with the right infrastructure to support it. We’ve seen the effect of Crossrail on areas across London and we are actively lobbying for the route to Abbey Wood to be extended down to Gravesend. We are also keen to support new river crossings, particularly at Belvedere, which will deliver improved connectivity across the Thames, relieve existing crossings, create better public transport links, enhance the resilience of the road network and enable development.

Growth in Bexley isn’t just about new homes and infrastructure. There is a significant employment offer, particularly in the north of the borough, with many entrepreneurial opportunities just waiting to be unlocked.

If you agree with us that Bexley has massive potential and are keen to know more, then please get in touch. We’re keen to talk! ●



↓
Abbey Wood station



↑ →
Future Thamesmead



BUILDING TO RENT

Russell Pedley, co-founder and director of Assael Architecture and vice-chair of Urban Land Institute's UK Residential Council looks at one answer to the UK's housing shortage

Build to Rent could be the answer to the UK's housing shortage, providing large numbers of high-quality homes to the market quicker than for-sale accommodation. It shares the same characteristic in providing a roof over their head for those seeking to rent a home, but any similarities with buy-to-let housing and other rented homes in the Private Rented Sector (PRS) ends there.

These developments are different because they are purpose-designed and professionally run, representing a long-term solution to squeezing out dodgy landlords, bad management and poor accommodation. It's a whole new world where there are no 'tenants' and only customers.

'These developments are different because they are purpose-designed and professionally run'

What's so different about working within the Build to Rent sector is the business model it's based on. For us, from a design point of view, the change is the client focus, which is on net operating income rather than capital value, bringing with it a long-term perspective to every aspect of these developments – from materials specification to placemaking. We find it hugely motivating and rewarding to focus on the product and the place, and to be working for the operator. These new institutional players in the market really care about how the buildings will be managed, their durability, and how they can foster communities.

When design is not targeting capital values, as with the traditional for-sale market, but focusing on net operating income for the life of the investment, different design decisions come into play. The conversations we have at Assael are not only about design resilience, lifetime costs, and low-energy costs as you would expect, but also about creating vibrant places that will attract customers. Renters need to feel that they are renting the whole building and not just their own flat. For instance, some apartments are purpose-designed for house sharing so no one has to draw the short straw for the small bedroom. Shared areas that create a neighbourly feel are important, ranging from club room-style facilities clustered around central reception spaces with access to roof terraces, a café lounge, work at home facilities, to a games room, gym, bike workshops, and so on – all of the trappings needed for true sanctuary.

Although Build to Rent may be new to the UK, in the US there is a similar and well-established sector known as multi-family housing. We started studying the evolution of professionally rented housing there in 2008, exploring how housing designs have changed to help operators deliver an impressive customer service to a mass market of renters. Although there are no standards in housing design or services, the quality is driven by competition – if it isn't, the news quickly spreads via 'TripAdvisor' style renter reviews. Here, the term 'rogue landlord' really is just a quaint English phrase.

Critics say the UK doesn't want this 'customer service', but I believe they



Assael's Creekside Wharf scheme in Greenwich

will; it's just that, despite the hype, these places don't exist yet. However, Essential Living will be one of the first with its development in Archway, which completed in September, and another in Greenwich, which is on site and already attracting interest. And we're already looking ahead and anticipating a shift in how these projects will be built, with volumetric modular construction coming into play. It's faster, safer and better constructed with factory pre-completed apartments and houses delivered to site.

Ultimately, these neighbourhoods will be delivered within a cultural strategy that ensures they are desirable and fun places to live. And I believe it will become the new way to live. Not just in our cities, but everywhere. ●

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TRANSPORTS OF DELIGHT

After 30 years in the business, Weston Williamson is enjoying the ride as London embraces transport-led development. *David Taylor* talks to Chris Williamson and Rob Naybour

Take a Tube in London and sooner or later you will brush up against the work of Weston Williamson + Partners. Whether that's sitting on their distinctive seating at the London Bridge Jubilee Line station they designed, or in multiple stations on the Docklands Light Railway or East London Line, the upcoming Victoria station upgrade, not to mention the new Crossrail-enabled Paddington, the work of the UK's biggest transport architect underpins London's development.

After 30 years in business, the practice is not quite as good at shouting about its work as it should be, and for all its success and string of awards it is keen not to be too pigeon-holed in one particular area. But one thing it is sure of is that transport-led development is the new big thing, and fits precisely with their life-affirming, sustainable, successful city principles.

I meet up with the practice's Chris Williamson and another of the founding partners, Rob Naybour, near their offices of the last three years in Waterloo to talk through where they have come from, and where they're going.

Now up to 115 staff, the practice has entered a new phase of work abroad, with schemes on the go in Malaysia and Australia – an extension to the metro in Perth and residential tower above a planned station in Sydney, the Melbourne metro and Sydney metro – to add to its bedrock in the UK capital. And the future looks exciting, with HS2, the Elizabeth line and Crossrail 2 all shaping up as far more than rail projects alone.

So where did they come from? Andrew Weston, Chris Williamson and the other founding partner Steve Humphreys were all together at Leicester Poly. 'I got put with

Andrew in alphabetical order for group projects', smiles Williamson. 'We worked well together and had similar interests.' After university, Williamson went to Michael Hopkins and Partners, Weston to Richard Rogers, but the pair kept on doing competitions together in the evenings. Having scored a few second places, they put them all together and entered the '40 under 40' competition at the RIBA alongside practices like Allies and Morrison, Alsop & Lyall, Harper Mackay, Armstrong Chipperfield and others. 'But out of all of those there is only us and Allies and Morrison still together', says Williamson.

They won a competition for the Port of London for an office building, but, having done all the working drawings and planning application, the 1986 crash happened and the project went with it. But Roland Paoletti interviewed them for the Jubilee Line



and they were thus able to put all the more effort into it as a result. ‘If that office building hadn’t been stopped, our career would probably have gone a different way’, says Williamson. ‘It’s taken a different path, and it’s been great.’

Paoletti had wanted young architects working on the JLE, bringing their new ideas to go along with transport expertise. So that was one of the first big breaks. ‘But we do do a lot of other work as well’, says Williamson. ‘We don’t want to disabuse people that we’re not transport experts but we do want to do other works which we have been doing for the last 30 years.’ It’s easy to get typecast in England, where people are known as commercial or residential architects, and it is getting more specialist, says Naybour. But Weston Williamson enjoys working with civil engineers on large, complicated projects and to do a restaurant or a jewellery shop, say, might be a bit ‘flippant’, Williamson feels, without perhaps satisfying the social responsibility they like and need. Naybour agrees: ‘Transport’s moved on. Cities are as much judged by their infrastructure as by their individual buildings’, he says. ‘And it’s the space between buildings that’s really critical.’

Crossrail has led the way in masterplanning around stations and thinking about city-making, even if the only frustration is that projects are so slow in the making. In Malaysia, where they are also working, the politics are quicker partially because they need such infrastructure so much more, but the construction process is the same. ‘Our biggest problem there was recruitment because people would have a two-hour commute into and out of the office’, Naybour adds. ‘In a car, sitting in traffic in the rain, is pretty grim.’

Has London turned a corner in its attitude to the car? Williamson feels that the change from TfL having a one-year budget to planning for five has made a huge difference to the way

people travel and the investment in the transport system. That has been coupled with developers – he cites Urban Splash – making city living attractive. Furthermore the Elizabeth line and Crossrail 2 will give people a choice about where they want to live and work. There has also been a change in culture towards cycling, although Williamson is not yet sold on the superhighway nearby at Blackfriars Road, where the segregated lane has even enticed confused car drivers to use it instead of the bikes. There has to be a more considerate cycling culture, with more consideration between all road users, Williamson believes.

So what is it about rail that turns them on? It sounds too ‘preachy’,

‘The idea that a station sits at the heart of a community or a development actually really makes sense from a civic point of view’

says Williamson, but it is one of the most important climate change issues and has an enormous effect on the way we live in cities. If you can get that right, and get a civilised way of moving around the city, it will have an enormous effect on the environment – air quality, health and so on. And the changes that the next 20 years will bring will be phenomenal. ‘If we can take that opportunity, it will transform the way that cities work’, and all the sci-fi ideas of the way the city will be developed – the *Bladerunner* ideal – will turn out to be exactly the opposite. So this is their big desire – to create civilised spaces around stations, using things like the Elizabeth line, Crossrail 2 and HS2 to do so.

Indeed, there aren’t many civic buildings we design that are part of our everyday experience, says Naybour. Libraries are rare, town halls are completely different now, but

transport buildings still have a civic quality. ‘I suppose it’s a badge of honour that we’re doing something good, doing something worthwhile, which is what drives people to do architecture anyway’, says Naybour. ‘And the idea that a station sits at the heart of a community or a development actually really makes sense from a civic point of view.’ It also feels like they can build on the great transport tradition of London.

The practice is working on HS2, and Williamson feels the line is much needed, offering people choice of where they want to work and helping to spread the wealth around the country – a big point behind the Brexit vote (about which Williamson remains positive as an opportunity to trade more with the rest of the world; Naybour less so). Without HS2, Old Oak Common will stay as it is, says Williamson, and the idea of agglomeration in the north is important, adds Naybour, to complement the south’s success. But perhaps the Northern Powerhouse needs a ‘big idea’, like the manufacture of driverless cars, suggests Williamson. HS2 offers something to the northern cities in its capacity to help remake them.

It’s not all rail in Weston Williamson’s sights, however. The practice was behind a proposal to expand Luton Airport during the long, protracted aviation debate, drawing on where the infrastructure was. Williamson points to the existence of the West Coast Main Line, East Coast Main Line, the A1 and the M1, which could be linked by relatively inexpensive light rail to Luton. This was received favourably locally, even if the actual owners of the airport weren’t keen. But the aviation debate as a whole has become ‘a bit of a beauty parade’, says Williamson, while the main issue is that the problem has remained unidentified. ‘If we need a Dubai-style airport which is 24 hours a day, seven days a week, four runways, there’s only

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All change: Paddington bears fruit for Crossrail



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The ‘kissing towers’ – WW+P’s Arcology Tower in Hong Kong



one place to put it', says Williamson, 'because you need a site that is five miles by five miles and we've Googled all of the south of England looking. There's nowhere that would avoid bulldozing at least a couple of nice hamlets.' The question is whether the UK needs this kind of hub airport at all. Naybour thinks the process has become a 'bit of a shambles', with our political system proving to be good at moderating things, but less good at driving projects forward. The national infrastructure commission under 'big hitter' Lord Adonis may help here as an independent body. And at least at Old Oak Common with the ODPC and HS2 there is 'quite big stuff going on', says Naybour. In Australia now, there is much more cross-party support for the big schemes, says Williamson, which contrasts with the UK airport decision. 'It's those sort of things that stifle investment.'

The practice is involved with Crossrail 2 at an unusually early stage, looking at masterplanning around the stations, with housing opportunities arising out of frameworks generally from Network Rail or Transport for London. And still on housing, in 2008 when every housing project the practice was doing seemed to stop overnight, one came back as student housing in Lewisham, a 600-unit prefabricated scheme that has allowed the firm to look into how this could now provide something of a solution to the housing crisis. And transport is again connected. Crossrail 2 is about city making, adds Naybour, looking at the growth areas and leading the firm into other areas of big thinking around infrastructure. So is it a golden era for transport-led development?

'When we started working on the Jubilee Line that was very much a transport project', says Williamson, 'and then the developers made a lot of money on the back of that.' The uplift was 'phenomenal', and this time around, Crossrail 2 is trying to capture that, ensuring that a third of its money comes from the private

purse for Crossrail and maybe half for Crossrail 2. 'That's been the biggest change, really, and different people throughout the world are trying to learn from that.' In a sense, the practice is a kind of 'lobbyist' for this type of approach, says Naybour, but with an ambition to be seen as a design practice which can work across a number of sectors. It is about how to facilitate a city through transport, adds Williamson, such as how Paddington facilitates the Basin or how Woolwich Crossrail will do the same for Berkeley Homes' project at the Royal Arsenal. 'Just as the Jubilee Line raises people's aspirations about transport, I think Crossrail will transform people's expectations about how cities will work.'

As to the firm's own future, there is a succession plan in place that allows it to 'fight its shyness', says Naybour. The practice changed to become a limited liability company in 2013, ushering in 13 new partners, and has now set up and implemented a bonus system and created a good benefits system. But there is no desire to conquer the world, Williamson says; it wants to grow organically and perhaps be completing five significant schemes every year, across a wider variety of building types. 'The masterplanning allows you to look at a lot of things.' Interestingly, as part of its plans, Weston Williamson looked internally to find answers to its own question of what sort of practice it wants to be. And what is that? Partially it is one which carries on being involved in local charities, getting schoolchildren in to work on projects. It wants to do this internationally and to that end is funding the building of a school in Cambodia, with 12 of the team going out in October. And then there is the rest of the work in this golden era for transport. Williamson sums it up: 'The kind of stage we are in at the moment and the kind of work we have done, regardless of how we have got there, gives us a huge platform to look at shaping cities and civilised cities.' ●

'The kind of work we have done, regardless of how we have got there, gives us a huge platform to look at shaping cities – and civilised cities.'

the design line



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BRIEFING NOTES

Our regular round-up of conferences and events at NLA

ON LOCATION

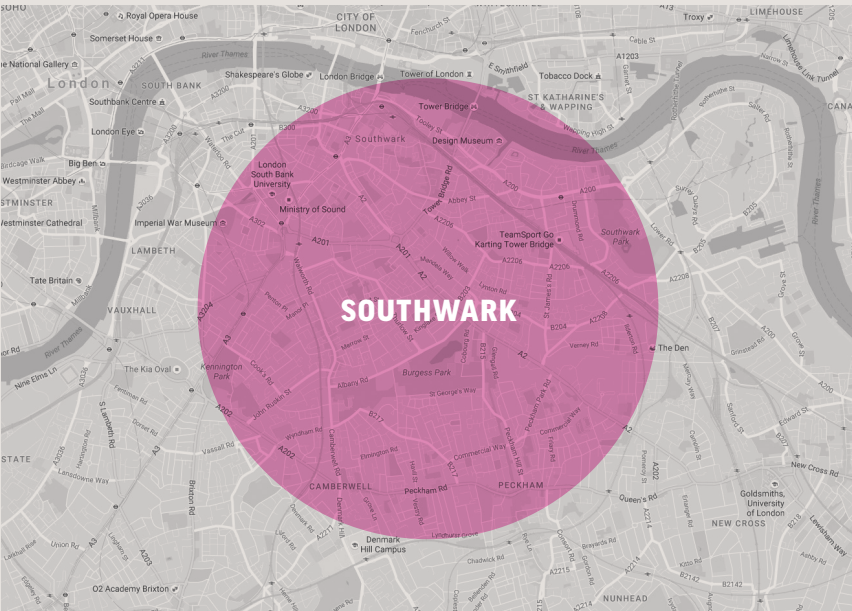
Southwark moves to centre stage

Southwark has all but completed its ‘mission’ to become recognised as being in the very heart of central London. But now the borough’s emphasis has switched to developing areas away from the tourist honeypots of the south bank, resolving to ‘take the community with them’ in fast-developing places like the Old Kent Road, Canada Water and Peckham.

Those were some of the key messages to emerge from an NLA On Location event held in another area of rapid change, Elephant and Castle.

Southwark leader Peter John kicked off the conference six years on from a similar event in the borough, saying things had progressed rapidly on its main aspiration. ‘I’m cautious of having a banner saying: “mission accomplished” behind me’, he said, ‘but I think Southwark is increasingly recognised as being in the heart of central London.’

The council has six key themes including the provision of quality affordable homes, the best start in life, revitalised neighbourhoods and a strong local economy, but the difference is that it delivers under those headings, said John. It is a similar picture in housing, where the borough has built just shy of 9,000 new homes in the last four years, 37% of them affordable. It also aims to deliver 11,000 new council homes by 2043, the largest such commitment any council has made in the country. ‘It’s having a very clear vision of what we can achieve, and delivering it’, said John. Other



Map data © 2016 Google

schemes of note include the new Camberwell library or the flagship Canada Water library, which has had a million visits in two years. And improving the quality of public realm is another key commitment, with Blackfriars Road and Elephant and Castle significant projects for new, cycle-friendly schemes.

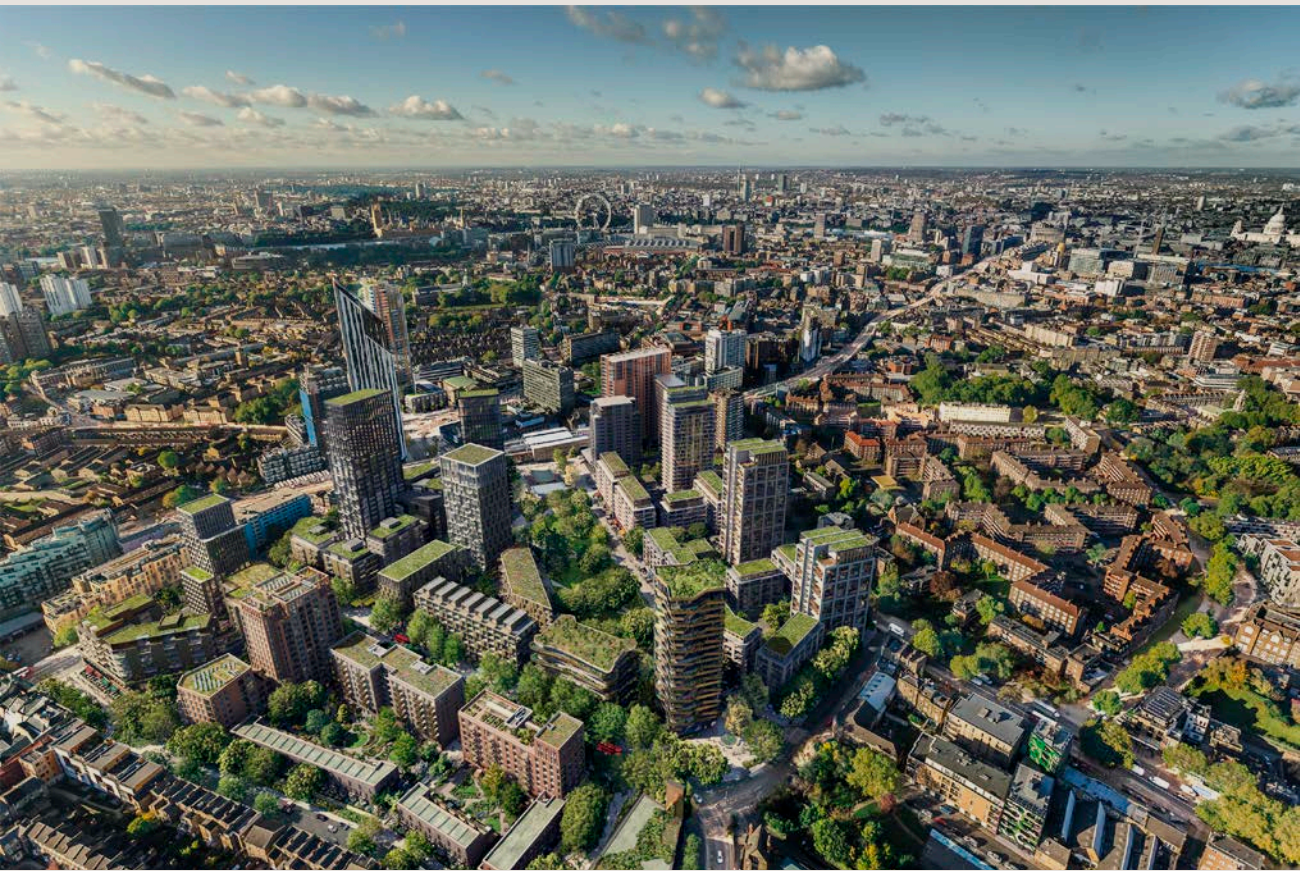
The council’s director of regeneration Steve Platts said that 50% of the borough had been

‘Southwark is increasingly recognised as being in the heart of central London’

identified for substantial growth and development, with 50-100,000 more people expected over the next 20 years. Canada Water represents some 10 million sq ft of development on its 56-acre site with ownerships split between British Land and Southwark, and Sellar, King’s College and Notting Hill Housing. Platts said the council is expecting around 11 towers of between 30-50 storeys high – including one

in the public domain by David Chipperfield – and holds a vision to ‘create the best of the best in urban regeneration’ in the area. The approach in Peckham is less of a grand masterplan or vision but of ‘organic change and working with the community’, said Platts, while beyond its historical connections with Chaucer’s Canterbury Tales and even the Monopoly board, ‘the time has come’ for Old Kent Road, with its biggest and most ambitious project, including ‘high density, high rise development’, 20,000 new homes, 5,000 new jobs 8 new primary and 2 new secondary schools part of the regeneration picture. But all of this was getting more challenging with austerity and reduced budgets meaning direct council investment was becoming more difficult, said Platts.

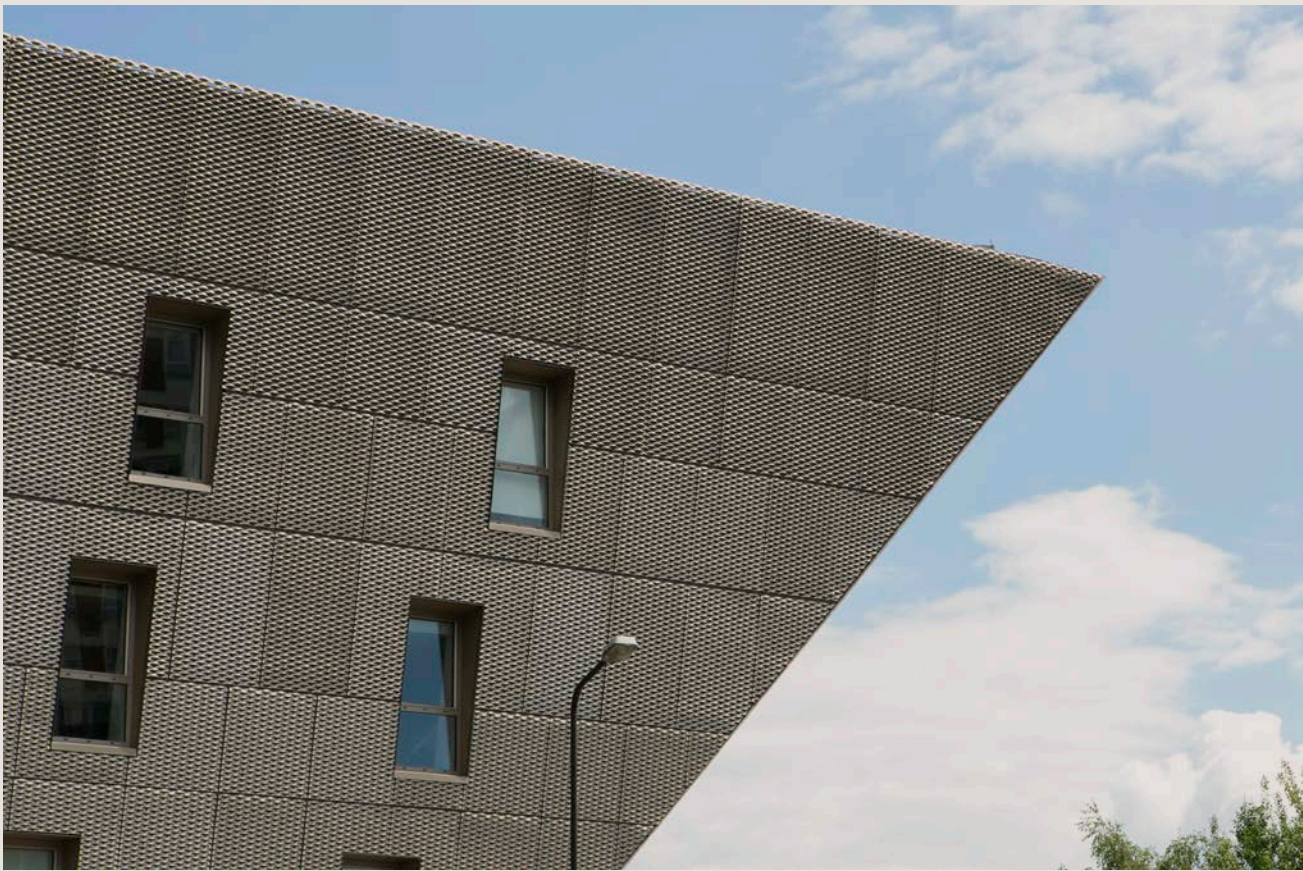
Transport infrastructure is a ‘an absolutely vital dimension in efforts to regenerate places’, said acting director of borough planning at TfL, Lucinda Turner. The work on transforming Elephant and Castle roundabout and its environs has already helped to transform the place into one that is ‘easier and



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Southwark aims to deliver 11,000 new council homes by 2043

‘It’s having a very clear vision of what we can achieve, and delivering it’

←
All change at the Elephant and Castle



↑
Fully booked:
Canada Water
library



→
Liquid assets:
Canada Water



↑
Canada Water
Station

safer for people to walk and cycle in', and there is a 'great value-for-money case' behind the £2-3bn (2015 prices) extension to the Bakerloo Line to Lewisham. Turner also revealed that TfL is investigating the potential of roll-on, roll-off ferries for bikes between Rotherhithe and Canary Wharf as well as bridge and tunnel options.

The conference also heard from GLA strategic planning manager Colin Wilson on delivering London's next Opportunity Areas, including Old Kent Road. 'We're trying to articulate a shift in growth potential in London', he said, citing the 'massive shift in ambition' between the London Plan of 2004 to the 210,000 proposed new homes in the next iteration. The Old Kent Road Area Action Plan includes locations for 20,000 new homes including new council homes over the next 20 years.

Carl Turner led a discussion about co-design and its role in facilitating regeneration, looking at his work in Peckham Square in extensive consultation with local stakeholders, with fliers, workshops, social media and a website and portal. 'It's now out there that Peckham's a great place'. One of the keys to good engagement is to clearly set out what the rules of engagement are, he said. At Peckham Levels, a £2.7 million conversion project now granted planning permission, Turner has grasped the chance to be not just architect but part of the development team. In so doing his practice is creating low cost space for artists - perhaps even his own practice as it outgrows its home in Pop Brixton - in the former car park through engaging, listening, demonstrating, evolving and initiating, he said. 'We can't just present the fait accompli at the end. We all want to avoid alienating communities and we do need to find ways to bring the communities with us so development is done with them, not to them.'

CYCLING SUMMIT

Make cycling ‘a national priority’, MP tells NLA summit

The momentum and political will is in place to power London’s cycling revolution throughout Sadiq Khan’s time in office. And the creation of more Superhighways, Quietways and mini Hollands must be reframed as not just good for bike riders, but for the city as a whole. But there is a worrying level of ‘ambivalence’ in government that needs to be overturned by the figurative leadership on cycling’s benefits for the city, led from the very top – prime minister Theresa May.



Is a new cycling revolution underway?

Those were some of the key points to emerge from a fascinating Cycling Summit held at the NLA and kicked off by Ruth Cadbury MP. A cyclist herself who advocates the term ‘people who ride bikes’ rather than ‘cyclist’, Cadbury co-chairs the All Party Parliamentary Cycling Group that published a report in June, ‘Stuck in first gear – the Government’s Cycling Revolution’. That report called for 10 per cent of all journeys in Britain to be by bike by 2025 and a minimum investment of £10 per person per year, rising to £20 per person. But Cadbury said they had been ‘extremely disappointed in the lack of ambition, measurable outputs, funding and strategy they found. ‘We want a clear direction that cycling is a national priority’, she said. ‘Warm words are not enough’. The UK needs a ‘strong ambition for cycling’: ‘For us it’s high time we kick-started a true cycling revolution that reaches beyond the Lycra brigade’. Cadbury said it was important that former Prime Minister David Cameron’s stated intention to start a ‘cycling revolution’

in August 2013 be followed through with Theresa May and the new ‘government’ - but that she was ‘not holding her breath’. It was also, she said, ‘difficult to express the level of ambivalence we find in parliament to cycling. We have a long way to go’. Deputy mayor for transport Val Shawcross said that mayor Sadiq Khan has a ‘very strong mandate to deliver on the cycling agenda’, and desire to progress a ‘modal shift’, motivated by issues like better air quality, reducing congestion and improving health. The Superhighways programme will continue, with the latest being that the mayor wants Superhighway

‘Sadiq Khan has a very strong mandate to deliver on the cycling agenda’

11 built, and a focus on segregated provision. ‘The mayor’s aim is to make London a byword for cycling’, said Shawcross. The mayor is also working to direct utility companies to manage the infrastructure in the most efficient way, with works phased more carefully, and wants a ‘vision zero’ approach for London on safety. ‘We should not be tolerating so many road deaths’, said Shawcross. ‘We need to go out with an agenda that this is not just for cyclists; this is for all of us’. The ultimate goal, however, was to ‘keep up the momentum’, and ‘move the programme of cycling development from the embattled flagship policy years to mainstream core business’. The conference also heard from Transport for London principal technical specialist for cycling Brian Deegan on the ‘transformational’ impact of mini-Hollands, helped by a strategy of trialling changes to give

people a taste of life with closed off streets, and Sustrans deputy director Matt Winfield on the benefits for all from the Quietways programme. Other highlights included TfL’s Hannah White showing progress on safety with CLOCS and work with lorry manufacturers. And they also included Transport for London’s head of sponsorship, road space management Nigel Hardy, who said at peak periods cyclists using Vauxhall Bridge was up by 73%, around 7,000 use the Victoria embankment and that more children were using the superhighways too. ‘It truly feels like we have the momentum’, said Hardy. ‘The political will is there too and we’re well set for the next chapter of active travel, here in London.’

EU DEBATE

‘If you’re not at the table, you’re on the menu’

Leaving the EU would have a major effect on the UK’s ability to draw upon the best talent, with a resultant blow dealt to the economy and the built environment sectors. It would be far better to ‘roll our sleeves’ up and change it from within, rather than risk being ‘on the menu’ if we are not ‘at the table’. Those were some of the key messages to emerge from a debate on the EU referendum hosted by NLA, RTPI London, Landscape Institute and Planning Futures. Introducing the debate, NLA chairman Peter Murray related how Land Secs chairman Robert Noel

had said his firm would not develop anything for the next five years if the UK voted to leave Europe on 23 June. UCL Bartlett School of Planning visiting professor Janice Morphet said that most planners did not pay a huge amount of attention to the role of the EU in framing what they do, and at its heart the EU is ‘an economic project’. But the great difference between the UK and rest of the EU is in our political styles, the former being an adversarial approach, the latter more consensual. And where the UK works in five-year parliaments, the rest works on a ‘cumulative approach’ and a flow of legislation. But it was ‘a cultural thing’ that meant that the UK hasn’t effectively engaged with the EU since its formation, said Morphet. Indeed, an example of how little the UK is engaging with Europe, is that there is an EU Urban Agenda being officially launched through the Pact of Amsterdam at the end of this month, but no-one in the conference had even heard of it. (<http://urbanagenda.nl/pactofamsterdam/>) David Green, director of Belsize Architects and the former head of the European division of the Bank of England said the key issues relate to what, if anything, we put in place of European legislation should the UK leave, what sort of access we would like to have of what is left of the single market and issues relating to procurement, free movement of labour, professional qualifications and professional standards. The professional bodies will also need to find a unified lobbying position, he said. ‘I’d like facts to be produced – what are the decisions which need to be made?’ For AECOM’s Jason Prior, chief executive, building and places, any restriction on the talent pool would have a ‘huge’ impact in the long term, and the consultancy sector is a major piece of the UK economy.

But the quality of debate was ‘awful’ and UK political leadership in Europe ‘dreadful’, as it had been for ‘generations.’ Pulling out of Europe might also be problematic for architects getting hold of, say, Italian façade systems or German engineering products. ‘Let’s not kid ourselves’, said Prior, ‘It’s a piece of cake working in Europe compared to working anywhere else.’ RICS policy manager Hew Edgar said ‘uncertainty’ had cropped up a great deal since the announcement of the EU referendum, and surveys had indicated a steady easing in investment into central London. Another survey, said Edgar, indicated that only 6% of its respondents felt that Brexit would have a positive effect on the sector.

‘Let’s not kid ourselves. It’s a piece of cake working in Europe compared to working anywhere else’

Finally, Make Architects partner John Prevc said he wanted to see more ‘objectivity’ in the debate to replace the subjectivity and half-truths that abound. ‘What on earth are we voting for?’, he asked. Make has 17% EU employees, and 13% non-EU, but only 10% of its work is from outside the UK. Jobs have definitely gone on hold, however, with three particular ones from the office now in limbo in London. And although architecture is a ‘very resilient profession’ and intellectual capital crosses borders daily, Prevc said he feared for the UK education system and for research, often well funded by monies from Europe. ‘I don’t believe our back yard stops at the white cliffs of Dover’, said Prevc. ‘It’s a global back yard.’

COMMUNITY

‘Ignore the value of local residents at your peril’

Architects must work harder to truly engage with local communities in a bid to better understand the areas they are designing for and the people who will live there. But they must understand that an ability to ‘get things done’ is often more useful than design in community architecture, and although developers and boroughs can use a whole series of new engagement techniques, there is no substitute for face-to-face meetings and hard work.

Those were some of the main views to emerge from Listening to Londoners – Community engagement in development, an NLA breakfast talk.

Former RIBA president Dr Rod Hackney said that he had worked on a scheme where a condition of contract was that designers had to live within the community they were designing for, for a period of between five and 10 years. ‘If that doesn’t change your life, I don’t know what will’, he said. But key to becoming a ‘proper community architect’, Hackney went on, was to develop the qualities of learning how to ‘survive’ and being ‘available’ to communities. This could involve ‘fighting the system’ to get approvals, even capitalising on the fact that many local authorities don’t work at weekends to build during that time and submitting a retrospective planning application when the council rings on the Monday. ‘It’s cheaper, faster, and you get their attention very quickly’,

said Hackney. Survival must come before the ‘niceties’, and architecture should not be reduced to door handles but be about providing secure shelter, Hackney added. ‘Architects are naive enough to have a dream. Keep that dream – don’t lose it’ said Hackney. ‘Architects believe that they can see the future. They can if they see it through the eyes of the residents and act as the enabler and not the person who designs something. Community architecture is not about design. It’s about getting things done the way that residents want.’

Roger Madelin CBE, Head of Canada Water Development at British Land said he was quite optimistic about democracy and the planning system and that without the judicial review process King’s Cross would not have happened, and neither would he now be

‘Architects are naive enough to have a dream. Keep that dream – don’t lose it’

involved at Canada Water. But, asked in Japan recently why the public and private sectors work so well together in the UK, Madelin cited Margaret Thatcher as the one who made the two so far apart that things could not get done, before Sir John Major forced public and private sectors to talk together and Tony Blair accepted it and accelerated it. Madelin related how he gave one of his many talks to the community at King’s Cross – some 703 meetings in four years – to point out how wealth is created in the UK, by the private sector. ‘There is no such thing as public money’, he said, and development now has to pay for more and more that the public sector used to provide. At Brindleyplace in Birmingham



↑
Making a community –
King's Cross

a meeting with MP Clare Short revealed that she felt that the jobs being created were not the right ones for the area. And a similar charge was leveled at former London Mayor Ken Livingstone over Canary Wharf by a ‘ranter’ at a public meeting, who claimed that the development had never done anything for London or the boroughs. ’85,000 jobs ain’t a bad start’ had been Livingstone’s response. But at King’s Cross Madelin said he had decided to spend time on learning from the failures of previous schemes, and discovered that there is not one but many communities to deal with and reach out to. ‘I made a statement that I would go anywhere any place any time to listen and learn and discuss and debate – and I did.’ This engagement needs to be not just with the ‘usual suspects’ but also the hard-to reach stakeholders, he said, although dealing with single interest groups who spread ‘misinformation about a project can be difficult’.

‘The message is listen and get out to as many people as possible because there are some wise words out there and at the end of the day we’re in a democratic society. Long may it last, and we will get there in the end.’

The talk also heard from Rheanne Holm, Delivery Coordinator, London Borough of Lambeth, particularly regarding her work in West Norwood and Tulse Hill, where she said she had a head start as a former resident. The council is using a wide range of techniques to engage, including community researchers, sponsorship of local events, Twitter, and Commonplace, an engagement tool combined with a mapping device that has attracted 570 comments inside two months. But, said Levitt Bernstein director Jo McCafferty in discussion, ‘there may well be toolkits out there but it’s about understanding what’s appropriate for every project and really getting to know a site – its

geography and the people who live there’, she said. ‘You ignore the value of what local residents can tell you at your peril.’

HIGHER EDUCATION

Universities set stall out to integrate more into the city fabric

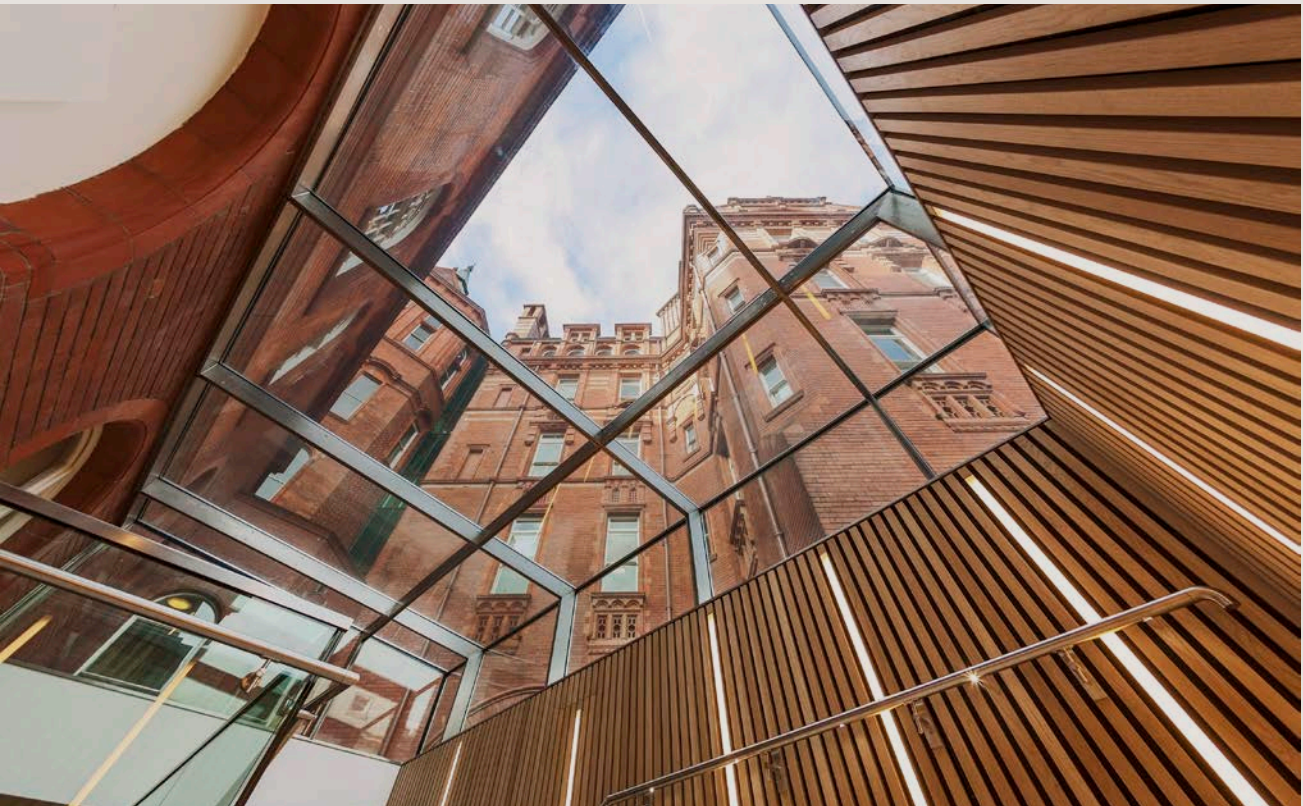
Higher education estates across London are ‘sweating their assets’ and integrating more with their surrounding communities in a bid to attract the best staff and students in an increasingly competitive global market.

That was one of the key messages to emerge from ‘Universities: Closed estates or integrated campuses?’ – a half day conference held at NLA with a keynote by LSE’s director of estates Julian Robinson. Situated midway between commerce (The City) and the state (government) the university builds for future generations as well as current ones, said Robinson, with an ongoing programme of works. This includes a piece of ‘seminal university architecture’ and ‘new front door to the campus’ at 44 Lincoln’s Inn Fields by competition-winner Grafton Architects, with which it intends to remain a viable draw for talent and the public. But London’s universities need help in a globally competitive market place, he said, so politicians, planners and the new mayor of London must be reminded that ‘we are an integral part of London and a key part of its current and indeed future success story’. University estates are no

longer a ‘designer accessory’ but key components of their brands, despite the academic office being the last bastion of cellular space, said Robinson. But LSE’s strategy is not just about buildings but the public space around them and, increasingly importantly, the spaces inside. The LSE is getting a name as an intelligent client, with a ‘perfected’ competition process that is followed by its peers, said Robinson. ‘Essentially we do know the difference between value and price’, he said. ‘And we need to value our estate to remain a world class university.’ The affordability for housing for students is a problem, said Robinson, but he was ‘encouraged’ by the London Plan’s emphasis on university-led housing.

Architecture PLB associate Andrew Fifield explored the relationship between town and gown, referencing some work the practice is doing at Portsmouth University, and claiming that, far from the solitary exercise of centuries ago, today’s higher education estates are more about providing a territory for students that is theirs, with spaces for unprogrammed social learning taking precedence. ‘Universities are becoming increasingly more relevant in the city in terms of the economy, social life and environmental life’ he said. ‘You can’t do a masterplan and just talk to the university. The city is a mash up.’ Masterplans need to have a ‘soft systems approach’, Fifield added, with the more useful ones being a process rather than a blueprint.

Wellbeing is another important factor for universities – as with other building types – to consider, said Atkins design director Philip Watson, especially given the £5.8bn that universities contribute to the UK’s GDP every year. We shape buildings and buildings shape us, said Watson, and with mental health issues costing a minimum of £26bn a year there is a ‘hugely compelling argument for putting wellbeing at the heart of design’. This is reinforced by the fact that 33% of students reject an



Bloomsbury set – the Cruciform Hub at UCL

institution based on the facilities they observed and 80% said the quality of the estate influenced their decision on where to study.

While Centre for London research manager Kat Hanna emphasised the importance of innovation districts and students’ desires to be in lively places rather than soulless campuses, Hawkins\Brown partner Oliver Milton showed how both Here East and Innovation Central in Cardiff were seeking to create more collaboration spaces and meeting places where academia and commerce can mix. ‘Both understand that they need to build a community rather than just a building’, he said.

The conference also heard from case studies including UCL’s Stratford and Bloomsbury proposals, its director of estates Andrew Grainger stressing the need for good quality, flexible, adaptable spaces to end ‘a huge

legacy in underinvestment in our estate’. UCL has acquired 11 acres on the Olympic Park and is procuring design teams for new facilities that will include a focus on smart cities and built environment within the

‘Universities are becoming increasingly more relevant in the city in terms of the economy, social life and environmental life’

to-be-rebranded Olympicopolis project. ‘We want to be integrated into the fabric of the city’, he said. London College of Communications’ regeneration and cultural partnerships manager Gill Henderson detailed LCC’s plans for Elephant and Castle, including a new screen school by Allies and Morrison, the first three

floors of which will be open to the public using the model of the Royal Festival Hall on the South Bank. Sheppard Robson’s Lee Bennett took the audience through the practice’s long-burn project for the London Business School, which includes a new ‘cat’s cradle’ entrance into a reworked Marylebone Town Hall. ‘We think we’ve made a progressive move and have an integrated, progressive campus. And before Jestico + Whiles’ associate director Julian Dickens’ presentation on whole life cycle costing, Sergison Bates Architects’ senior partner Stephen Bates showed how the Hult International Business School transformed disparate buildings on a former brewery site in Aldgate with a unifying, beautiful staircase that became ‘a set of rooms’ and exemplified a pervasive ‘multi-space concept’ across many higher education buildings.

SMITHFIELD

Museum of London, Smithfield, will be new ‘centre of the City’

The team behind the competition-winning scheme to create a new home for the Museum of London was at the NLA to talk through the project and help reposition West Smithfield as the new centre of the City of London.

Stanton Williams director Paul Williams said the competition proposals, developed alongside Asif Khan over just seven weeks and including two site visits was ‘more than the CGIs’ and entailed a complex vision to ‘orchestrate’ the new spaces. One of the biggest moves the team made is to put both permanent and

‘We were totally blown away by the physicality of it. We knew that had to be harnessed’

temporary spaces underground to encourage the public to move through the ‘sedimentary layers’ of the scheme on what is an ‘amazing site’. ‘We were totally blown away by the physicality of it’, said Williams. ‘We knew that had to be harnessed and not lost’.

Museum of London director Sharon Ament said the project was driven by the Museum’s desire to radically change and move away to a more vibrant, accessible place and leave behind the inherent problems of its current Rotunda building, opened in 1976. The museum was nevertheless ‘bursting at the seams with people’,



The new Museum of London’s proposed sunken garden

with 1.25 million visitors per year, said Ament, and the new look museum will be both grounded in history but also look to the contemporary and future. ‘It’s important to tell the story of London’, she said.

The winning scheme, chosen from a shortlist by a panel including Simon Jenkins (who praised the process as the best he has ever seen), puts temporary and permanent collections underground beneath ‘expressed arches’, where other ideas at this stage include creating an aperture to allow visitors to see passing underground trains. Williams said the design team wanted to evoke something of the magic of ‘Narnia’ in drawing visitors down and through into ‘something special’, and that there will be a ‘public house’ area beneath the 16m-wide Smithfield dome,

plus an ‘incubator crust’ for other institutions – perhaps even the NLA and SAVE – and the public. The plans also include a rooftop restaurant, café and terrace, potentially with cast bricks to reference icehouses, an indoor theatre and a sunken garden, as well as a possible tunnel beneath a tunnel to link to the poultry ‘wing’ temporary galleries. There was also the possibility, encouraged session chair Pat Brown, to develop meanwhile uses for the Smithfield site before the museum relocates.

Speaking via Skype from Japan, Asif Khan said that being involved in such a project was an exciting proposition, and that he hoped this ‘heart of a building’ could be allowed to beat once more after a long absence. ‘Every nerve in my body gets tingled when I speak about this project’, he said.



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The ‘public house’ area beneath the 16m-wide Smithfield dome

SOUTH WEST LONDON

Let transport lead housing, says deputy mayor Murray

Supported by Mayor of London

London must move to a situation where the development of transport infrastructure leads housing investment rather than catching up when homes are already there.

So said deputy mayor for housing James Murray at the NLA, where he was giving the keynote address in a conference about southwest London and how Crossrail 2 will impact it, with a prospective 200,000 new homes across the capital on the cards.

Murray said after a busy period since his appointment talking to all the stakeholders involved in attending to London’s housing crisis, he had been ‘really shocked’ at the amount of consensus there is on what we need to do, the scale of the challenge and the economic importance of housing. But there were three big priorities in terms of building a coalition to lead the way. The first is investment, with public money needing to join private; land, which needs a better approach and ‘deliverable programme’ needed on public land; and planning, which needs strong capacity in town halls and an update of planning policies.

South west London, though, has not had the same degree of transport investment as other areas and there will be a clear tension going forward between the prioritisation of housing and commercial space. ‘But I think the overall conclusion of what Crossrail 2 brings is that we need to see

transport as not just reacting to growth, but driving growth’, said Murray. ‘We want to see transport and housing working more closely together in future.’

GLA strategic planning manager Colin Wilson agreed that the potential of the so-called ‘western wedge’ has been ‘largely untapped, and that’s a good thing for London.’ He pointed to RB Kingston, with its 10 Crossrail stations, but that this and the wider project was ‘all about being in the city, actually being part of London and benefiting and sharing from its growth.’ The GLA is trying to encourage boroughs to look at planning the city in its entirety too, across borough boundaries, particularly with regard to managing industrial and commercial land.

Crossrail 2 is in its early stages, said the project’s strategic manager, growth and development, Joanna Averley, but will help relieve ‘particularly pressing’ pressure on south west London. ‘The do-nothing option isn’t really an option for the transport system’, she said. But importantly the line will also open up the opportunity for transport-related development around key nodes, offering up part of the solution to an economic productivity challenge and aiding travel through and across the city as well as to the centre. It will also help address the housing challenge, said Averley, catalysing a projected 200,000 homes and benefiting places from The Solent to the Wash. We all know the impact that infrastructure like the JLE and, in Paris, the RER, have had, added Averley, but this was probably the first time the link has been made so directly. ‘Crossrail 2 is about quite substantial change’, she said. ‘Positive London boroughs are showing real leadership about planned growth. Hopefully Crossrail 2 will be part of that story.’

The conference also heard from London boroughs affected by the proposed line, with Sutton’s

executive head of economic development, planning and sustainability Greg Macdonald aiming to match the area’s ambition with, crucially, a plan to make it happen. ‘It’s not just about the line; it’s about the broader area’, he said. ‘That’s the mantra we need to put across’.

Kingston, similarly is looking to optimise the benefits of Crossrail 2 for its residents, with a population set to increase by 10% from 168,000 to 186,000 by the mid 2030s, said the borough’s Eric Owens. And head of futureMerton Paul McGarry said the new line will be a ‘game changer’ with the potential to unlock more than 5,000 homes and 8,000 jobs by 2030, and a particular focus on Wimbledon. ‘It’s about taking a very linear town centre and making it grow across the tracks’, he said.

‘The GLA is trying to encourage boroughs to look at planning the city in its entirety, across borough boundaries’

Director of Merton Regeneration Paul Quinn added that schemes such as its High Path project demonstrate that densification can mean a fair residents offer, good design, larger homes and private outdoor spaces.

Finally, Weston Williamson partner Christian Bocci said the onset of the Crossrail 2 project was a ‘fantastic move forward’ with the potential to offer a different approach. ‘What I’m advocating is to have a placemaking agenda looking at the stations and considering what it can become as a place and an opportunity, and then marrying the density to it’, he said. ‘I’d advocate that we don’t have a suburban relationship to Crossrail 2. It’s a different mindset we need to consider.’

AWARDS

Barber unveils ‘100-mile city’ idea

New London Awards overall winner Peter Barber was at the NLA to talk through his distinctive, public-spirited projects and philosophy on life.

Barber, introduced by friend, collaborator and long-term band mate Heinz Richardson of Jestico + Whiles as having ‘raw talent in abundance’, presented Holmes Road Studios, Camden, this year’s Overall Winner; the Mount Pleasant Studios scheme, winner of best built project in the Conservation & Retrofit category; and the Employment Academy scheme which received a commendation in the Education category.

The Holmes Road project showed ‘just what is possible in the public sector’, said Barber, and it would be great to see significant amounts of social housing being built despite the ‘chaos’ caused by Right to Buy and the ‘disaster’ of the Housing Bill. The ideas which run through Barber’s work start, he said, with Walter Benjamin’s views

on the complex relationship between people and architecture. Architecture and the way we design our cities can influence the way we behave – ‘they can constrain us in certain ways and they can liberate us in certain ways’, said Barber, ‘and that lies at the heart of our approach and the ideology of our practice’. Public space is also important – it belongs to everybody and nobody, said Barber, and Marrakech is a particular inspiration in the way that the architecture is of the people, ephemeral architecture that is not created by monuments but about the ‘incredible scene, which unfolds each night.’ And streets form the basis of Barber’s successful city, well-designed ones aiding navigation, sustainability, and helping to create a coherent and cohesive – and safe – social scene.

Showing his work in Haggerston, Barber commented that it was very hard to generalize what people want from housing, and that this was the problem with design standards. ‘They assume that everybody’s the same, and people aren’t the same’. But what did emerge from that work was people’s desires to have their own front doors and a piece of outside space, and Donnybrook unlocked the possibility of creating relatively high density, street-based housing.

The award-winning Holmes Road hostel project involved creating a

courtyard of almshouses for vulnerable homeless people, a more ‘benign’ and sociable scheme ‘which could lift the spirits’. The practice created 14-16m2 houses without wasting money with corridors or lifts, instead creating a courtyard and garden to look after people whose lives had become ‘chaotic’.

And the Mount Pleasant hostel created another courtyard scheme, while ideas projects in the practice include ‘Hundred Mile City’, creating a 200-metre wide strip around London to ease the housing crisis with a low-rise solution, connected by monorail, and to the ‘frayed ends of the transport network’. ‘It’s street based housing in a strip around the city’, said Barber. ‘It’s a linear Barceloneta, a circular Rome, a stretched Porto; suburbia reprogrammed, hybridized, compressed. A kind of catalytic urbanism.’

OLYMPICS

London needs Olympian ‘bench-strength’ for major projects

The London Olympics had a transformative effect on the way the UK capital delivers major projects, providing a ‘bench-strength’ that stretches back through politics to built environment expertise. Now it must adopt that same mindset to tackle sizeable schemes like Old Oak Common and attend to London’s ongoing housing crisis.

Those were some of the key issues to arise from an NLA breakfast conference on whether or not the



Peter Barber in full flow



Olympian effort – Queen Elizabeth Park

Olympics was a catalyst for urban renewal, held four years on from the sports event and a week before Rio.

For former AECOM chief executive Jason Prior, a key player in the London Olympics, it was still a little early to see if we had succeeded or not in bringing regeneration to East London. ‘But I have to say the evidence is quite compelling’, said Prior, especially in the light of some 70 attempted masterplans for the area which had come before in the preceding 15 years, fragmented land ownership, and a ‘whole series of uncompleted ambitions.’

But it was the institutional improvements in capability which were key, and the first signs that the team was getting things right came at the CPO inquiry, getting land into public ownership. ‘We CPO’d against the end state, not against the Games itself’, said Prior. This led to London winning from the process whatever the outcome, creating a vehicle to ‘get

on with a whole lot of stuff’, not least a redesign of the flood mechanisms at the River Lea and a coordination of emergency services that was ‘light years on’ from what it was. ‘Don’t just look at what is on the ground, but behind and at the way the city is run’, said Prior.

Today the area is attracting major universities and cultural institutions, ‘staggering things’ which may have happened in time but not as quickly as the impetus provided by the Games. ‘The Olympics allowed us to stand back and look at the piece in the round. I’m an unalloyed fan of the power of what the Olympics did for London but we had a bench-strength in the industry to deliver...We should never underestimate what London did to our institutional systems and our capability to deliver projects like this. And I would imagine the ultimate success of places like Old Oak Common when they come forward will be largely be built on the foundations and lessons learned from

projects like the Olympics. We’ve come a hell of a long way.’

Rio, by contrast, has had to be cut back from its original ambitious and flamboyant plans because it didn’t have the institutional strength behind London, where politicians and planning ‘coalesced’ around a vision and Ken Livingstone’s view that this was a clear opportunity to transform this part of town, said LLDC executive director of development Rosanna Lawes. Strong, aligned political leadership allowed the vision to be moved on to lasting benefits beyond the games, with an elite sporting mode moving to something more tangible and far more human, Lawes added. ‘Momentum has been our absolute focus.’

London’s latter-day growth needed the ‘strategic underpinning’, agreed Khaa director Kay Hughes, providing the ground work for the growth of London in a strategic, well-balanced way. And one of the messages from

LVRPA chief executive Shaun Dawson was to involve the legacy client and owner of facilities from day one. Savills head of London Residential Development Dominic Grace said it was easy to forget the banking crisis that happened just after London won the games, so it was ‘quite extraordinary what we all got done. But the key point was that there was deadline, and we need to adopt the same mindset to approach projects like Old Oak Common and housing more generally’. Finally, Atkins Principal Landscape Architect Paul Reynolds said the park is the ‘jewel’ at the heart of the whole scheme. ‘The way it is used today is one of the most beneficial things to come from it’, he said.

TRANSPORT LED DEVELOPMENT

Unlock post-Brexit housing using the transport key

Sponsored by AECOM, supported by TfL

Transport-led development can hold the key to unlocking development in London as it seeks to solve its housing crisis. And Crossrail will generate some £5.5bn of GDP benefit within two years of opening, catalyzing 50,000 homes through the confidence it will instill in the city.

So said Crossrail chairman Sir Terry Morgan at a conference on the subject at the NLA, against a backdrop of uncertainty caused by Brexit.

‘Crossrail is a global programme, it’s a wonderful programme, it’s on time, and it’s within the funding’, said Morgan. ‘And the one thing that

is continuing with certainty is that Crossrail will open in 2018 with all the aspirations that we have set for it.’

Now 75% complete, the 120km long east-west line had a robust business case from its start, with £42bn GDP benefit over its lifetime projected, along with 10 per cent extra capacity and ‘a real statement’ about London’s potential to grow further. Just two years after it opens, it will generate £5.5bn of GDP benefit, said Morgan, enabling over 50,000 new homes to be built. ‘This isn’t about new sites, this is about confidence’. The architecture will be ‘themed’, with distinctively different stations along with ‘ambitious’ art via the Culture Line project, but Crossrail is more than just a railway. ‘It will have a massive impact on the wellbeing of the city and indeed the impact of what we’re trying to do reinforces the importance of continuing infrastructure investment and making sure we have the skills that support it.’

The linkage between transport infrastructure investment and development is clear when 50% of those making planning applications cite Crossrail as the reason they’re doing it now. And Crossrail is developing air space above stations, with 3.3m sqft in a combination of housing, retail and business sites planned.

Development consultant to Crossrail 2 and TfL William Jackson said the market had failed to deliver in the housing sector, and was questionable in the office sector in central London, only supplying to demand in a reactive manner. But Crossrail 2 is the opportunity to define how infrastructure can be delivered. ‘It’s a once in a generation opportunity to bring together transport delivery and property development across the city’. And with a population set for 10 million by 2030 it gives the extra capacity to keep the wider south east working. But this too is not just a transport project, with 200,000

new homes set to be built across the region with ‘a sensible approach to density’ and placemaking, along with 200,000 new jobs. ‘We have to have the solutions to transport otherwise the city will die’, he said.

The conference also head from Arup senior leader Richard de Cani, who said London needs to create a new home every 11 minutes to deal with the housing crisis but that rail connectivity is key to unlocking development – witness the Jubilee Line and Canary Wharf. Some 82% of residential development since 2000 has come forward within 1km of a station, said de Cani. ‘We need to acknowledge that and use it to our advantage to deliver more homes in London.’ AECOM regional director Bob Miller agreed, looking at central versus outer London and, necessarily, wider to the city region

‘Crossrail will open in 2018 with all the aspirations that we have set for it’

considering the corridors of growth, including a reexamination of the Green Belt that could yield 2.5m homes from those areas within a mile from existing stations. Chris Williamson, partner at Weston Williamson showed the future possibilities of transport-orientated development along with their ability to help in meeting climate change targets and the creation of ‘civilized cities’, perhaps even car free ones akin to the practice’s recent research. Finally, Ken Baikie, director of Thamesmead Regeneration at Peabody showed how a new town centre could be built around transport. A DLR extension and tunnel would support the delivery of 11,500 additional homes in North Thamesmead, he said. ‘What Thamesmead never got was transport infrastructure’.



↑
Weston
Williamson's
TOD Green City,
Brisbane

'50% of those making planning applications cite Crossrail as the reason they're doing it now'



→
Crossrail Canary
Wharf on opening
day

PLACEMAKING

Placemaking – how can London improve?

Sponsored by Broadgate Estates and Capco

How can London get better at placemaking? And is the very term becoming outdated, misunderstood or solely the preserve of the marketing team?

A talk headlined by four select speakers at NLA and sponsored by Broadgate Estates and Capco sought to find out.

Called 'Placemaking: Everyone is doing it but what does it mean?', that central question was tackled first by Anette Simpson, group director of planning at Capco. 'For us, placemaking is a core belief and actually a commercial priority', she said, pointing to the work the firm has done over the last decade at Covent Garden as an example, even if taking the message for investment to board level can often be difficult. Covent Garden has been transformed from a tourist hotspot to a more 'democratic and diverse place' used more by Londoners, said Simpson, but the secret to good placemaking lies as much in small scale interventions such as maintaining good public realm, as it does with grander gestures. Placemaking is certainly still relevant and 'prolific' as a term but that is no bad thing, and, done well, it should have both a positive social impact but also an economic one, providing an energy to a place that is beyond the buildings themselves, said Simpson.

For Urban Space Management's John Burton, placemaking is more at the level of 'marketing speak', and all too often is an afterthought, used to market a

space or create a label for selling houses. There is a marked difference between those who develop to sell and those who develop with a longer term approach like Capco, said Burton. And examples like Central St Martins at King's Cross show how something that wasn't overly planned can bring something with such vitality to an area. Another issue is keeping things interesting over time, said Burton, who says he now does not enjoy visiting places like Camden Market, which he feels is too touristy and seen as a property asset above all. 'How do you keep an open, embracing environment, particularly where property is traded as assets?' he asked. 'There's no formula; it's not a science. It's about hard work.'

Urban design consultant Kathryn Firth said the term 'placemaking' has perhaps been devalued through overuse and the public would be hard put to describe what it is. But everywhere always has a context from which good schemes could and should learn. 'It should be place-growing, or place-extending', said Firth. At the London Legacy Development Corporation, Firth's team had striven to include destinations and amenities at the perimeter of the development to better

connect with existing communities. 'It's about facilitating creative patterns of use', said Firth. 'The long term life of a place is so important', so needs bottom-up collaborations from the outset, at a local level. 'As soon as it goes beyond a block, you're creating a piece of city', she said.

Finally, PRP director Craig Sheach said one of the main considerations should be to activate the ground floor uses of schemes, but he was uncomfortable with the term 'placemaking' since it implies a full stop as a final object. Also problematic was how density is starting to affect places, with ground floors swallowed by bins, plant rooms and bikes.

Perhaps, said Firth, it was time to reassess planning policies where we no longer have the high street life we did, people multi-task and distinctions are blurring, even between inside and outside spaces. Simpson agreed, saying that there was perhaps too much policy, with outdated planning use classes meaning she was constantly trying to shoe-horn things in to create an active ground floor. 'Every place is different and places change and evolve' she said. 'But what makes a place great is having a diversity of people'.



Making a new place: LDA Design's Olympic Park

THINK TANK

How do we keep Islington growing?

NLA think tank, working with London Borough of Islington

How can Islington embrace an even more ambitious growth agenda and help to build more high quality homes in the borough, despite constraints on space and the challenges of some troublesome new elements of government housing policy?

An invited group of councillors, developers, planners, architects and other housing experts gathered at Islington Town Hall to debate this issue and more as part of an NLA think tank, with the issues of growth, certainty, viability and density to the fore for housing in the borough – and beyond.

Islington is the most densely populated place in the country. It is delivering new homes faster than anywhere else in London apart from Tower Hamlets. The borough has ambitions to continue delivering at this high rate of growth provided that this brings real benefits for local communities particularly in the form of high levels of social housing.

Islington is also facing a challenge in terms of meeting the demand for new employment space in the borough.

One Islington representative said there was a real feeling across London that boroughs and developers need to up their game quickly and in a sustained way if we are to make sure housing output rises and stays high. This must also be done in a way that brings communities alongside, avoids conflict and concentrates on shared outcomes.

Developers don’t like delay and uncertainty, and there is a need, said one present at the meeting, to better ‘tramline’ applications towards a positive decision by the local authority. So, how can speed and certainty be increased?

Islington’s record of delivery shows it is pro-growth, said one contributor. The key question is therefore how can the council work more effectively with the private sector and housing associations to achieve a ‘win-win’ situation whereby local communities truly benefit from increased housing and employment delivery and developers get the speed and certainty of delivery that they crave?

The delays in the process arise mainly through its adversarial nature, something that has seemingly increased in recent years and wastes resources on all sides. What can often slow things down most are discussions about development viability, causing undesirable delay, conflict and uncertainty.

The government and the previous Mayor of London have allowed many developers to reduce affordable housing delivery using the viability process. However, many developers agree that the current system only really benefits the landowner by pushing land values up so far that it is impossible to meet the boroughs’ affordable housing targets and other planning requirements.

This situation also creates mistrust and conflict with local communities and often resistance to development. Local communities often feel that they experience all the dis-benefits of development both during and after construction but see very few of the benefits. Local people may feel that developers are making too much money at the expense of local communities or, perhaps, the local authority is being too lenient.

In 2008 there was a requirement for 50% affordable housing in London, and there was no confusion about what that meant. Now though,

said one contributor, it was almost impossible to even define what affordable housing is. The city can create schemes like Old Oak Common that only deliver benefits to the landowners, because of the prevailing planning policy. Why not clearly define what affordable housing means and impose a fixed affordable housing target across the capital?

The general view amongst developers and housing associations present was that the market could adapt quite readily to the situation of a clear definition of affordable housing with a fixed target. Taking a fixed target as a starting point would avoid the ‘shadow-boxing dance’ of viability discussions. It was also suggested that there should be a ‘valve’ for genuinely exceptional cases. But in moving to a fixed target there may be a risk that landowners might decide to simply

‘Islington is already Britain's most densely populated area’

sit tight for a few years in the hope that new administrations change the rules again.

The GLA needs to push affordable housing as a pan-London issue, said one contributor, especially as new transport links are making the city ‘smaller’. More of a ‘use it or lose it’ approach could also be used with public land, and there should be measures taken to prevent landowners applying for permission when they have no intention of actually building schemes out.

The absence of trust around the industry needs to be addressed with clearer communication to local people of the tangible benefits of development, whether around a contribution to affordable housing, CIL or S106. Indeed, thought one contributor, the planning system has become ‘dispassionate’ – how can



How can Islington Council work more effectively with the private sector and housing associations?

planning become an advocate for development in its area as a good thing whilst also allowing proper decision-making?

The challenge of continuing high levels of growth in Britain’s most densely populated area was also debated.

How about innovative density approaches such as in North America, where applicants can go taller if they deliver more affordable housing? This informally exists in terms of getting the balance of benefits in schemes right, but could this be made more explicit in policy here? Intensification can sometimes price out people on low incomes

said one contributor, especially in some of the tower schemes with high service charges.

But it isn’t just about tall buildings. Even with relatively few tall buildings Islington is already Britain’s most densely populated area. Are there other building typologies that can deliver high density growth just as effectively? How can we deliver well designed high density schemes of the highest architectural quality?

The group also discussed planning reform. There were strong concerns that planning reform would be extremely disruptive to the certainty and speed of decision making that developers want, with Islington

particularly concerned about elements like the ever-more complex and onerous Starter Homes policy and other provisions in the Housing and Planning Bill (now Act).

The session concluded that everyone around the table had the shared aim of bringing forward high quality development with speed and certainty. This would provide the homes and jobs that London needs whilst addressing the legitimate concerns of local communities. Everyone was enthusiastic that these discussions should continue as Islington reviewed its planning policies and a conversation opened up with a new Mayor.

THINK TANK

How do we define ‘placemaking’ for London?

Sponsored by Broadgate Estates and Capco

For Steven Bee, principal at Steven Bee Urban Counsel and Chairman of the Academy of Urbanism, there are a number of factors that regularly feature in the places that the Academy celebrates through its annual Urbanism Awards. These include leadership, particularly the value of an active and independent mayor to a city; ‘stewardship’ – making a long-term commitment, and the importance of having a clear and ambitious vision. Successful places will be adaptable, reinforce their local distinctiveness, and ‘recognize, understand and exploit their cultural and built inheritance, said Bee. They will value ‘proximity’ – the new ideas and opportunities

‘Great places are often framed by good rather than spectacular development, not buildings that shout at you’

that come from people and activities rubbing up against each other, and they will also have an understanding of how places of different scales sit within or beyond each other. Bee took Think Tank members through a series of examples from finalists in the Urbanism Awards, of different scales, from King’s Place in London, Cairns Street in Liverpool, Devonport

in Plymouth and current ‘town of the year’ Frome in Somerset, to Rotterdam, the Academy’s European City of the year 2015. Rotterdam has rediscovered its identity with confident long-term leadership, a high level of autonomy and a clear vision of what it wants to be. Its concept of the city centre public realm as an Urban Lounge is being implemented with great enthusiasm. ‘Great places are often framed by good rather than spectacular development, not buildings that shout at you, but quiet buildings that provide the appropriate setting’, said Bee. ‘We could do the ordinary rather better, with less focus on the exceptional...Buildings should set the scene, not steal it’.”

Bristol’s Architecture Centre programme manager Rob Gregory said the city he works in had produced two recent plans on good food and transport, engaging stakeholders with clear ideas and objectives, and that a good places plan will come next. The Architecture Centre is working on common terms of reference and is trying to get down to five this year: the land, footprint, identity, efficiency and change.

Over in Barking & Dagenham, the borough’s strategic director for growth and homes John East said there is a sea-change taking place, led at political and officer level, working to create an interesting place. Key to its approach has been to recognize that this is not just about building physical properties, said East, with a push to create a cultural industries quarter, attracting artists to the area and at the same time recognizing the heritage of the borough. It is doing this partially by commissioning a series of characterization plans of different areas of the borough. Leadership is a consistent factor in Camden, where a balance is being sought between generating growth and using it to benefit the borough’s communities, said Camden’s regeneration and place manager Richard Wilson. While in Enfield, said

its programme director Peter George, strong leadership has been coupled with a ‘very interventionist approach’, with the council buying up 17ha of land at the Meridian Water project to keep ‘control in the right places’ and to begin to change perceptions of the area and create a new identity. George also suggested that LBE aim to ensure developers retain the original architects through to delivery to maintain clarity of vision. He also mentioned that the council would look to retain freehold on commercial space to influence the mix of offerings which can help to activate the public spaces in new developments.

The ‘Holy Grail’ of good placemaking, said Argent partner Anna Strongman, is ‘bringing together a successful place where people want to come, with making money.’ But the reason why placemaking is such a ubiquitous term is that it can mean so many different things to so many people’, she said. And perhaps it is better to think of it less as a recipe book or grand vision and more about an approach and state of mind – Argent is adopting a place-specific approach in its other development projects at Brent Cross South and Tottenham.

There has to be a commercial imperative and a balance, it is true, agreed British Land’s Matt Webster. Places are successful when people come, and the company is looking to use its urban fabric to increase wellbeing, health and happiness. It is also about ‘delight’ and developing a set of principles to guide thinking on new places, including items such as access to nature, inclusivity, a nod to beauty and public art and ‘something around the unexpected’ – creating a sense of wonder about a place.

While Kingston First chief executive Ros Morgan outlined that politics can be either the key to success or barrier to it, money does indeed talk –‘without it, this is just a conversation’, she said. But sometimes something as simple as a market such

as in Kingston can be transformative, answering a need from the people for community and interaction, 29 stalls turning over almost £1.6m annually and boosting incremental spend of many more millions in the area. Indeed, said Broadgate Estates chief executive Steve Whyman, one of the most successful things that Broadgate Estates does is run a farmers’ market. People just want to do something different, and that doesn’t mean that it is sterile or over-managed, he added. ‘It has to have that local authenticity.’

‘One of the key problems in placemaking is that there is no one ‘toolkit’ and no-one knows how to value it’

On the North Bank, said the BID’s chief executive Ruth Duston, wellbeing is a big agenda, playing an important part in placemaking, particularly around air quality, with the BID acting as the ‘custodian’ of the area, looking to take out the Aldwych gyratory and replace it with a two-way. But one of the key problems in placemaking, said Capco’s creative director Beverley Churchill, is that there is no one ‘toolkit’ and no-one knows how to value it. ‘The only time you see the value of what you do is when you sell an asset.’

Planning restrictions are another barrier, said Anna Coverdale of Coverdale Barclay. And we have such a structured way of delivering development in this country, said Futurecity founder Mark Davy, relying on the architect for the vision and then ‘subsumed providers’ underneath that pyramid. ‘I think it is the other way up now and it all filters down to the architect’, said Davy. But the cultural opportunity is massive, he said, with 180 UK art schools generating 10,000 art students every year, most of them coming to London.

The problem is in how to tap into that cultural energy. But success for FutureCity is in getting in early to see how things that wouldn’t normally have cultural value can be flipped, said Davy - and we live in an era when ‘the idea of a cultural city is huge’.

For some, the very word placemaking is one which is avoided. One is Victoria Wagner, associate director of Publica, who said her practice talks more about integration and character rather than a word which implies a kind of tabula rasa approach. “Our approach always starts with a focus on understanding the place and it’s particular qualities, character and context. This informs our strategies and proposals and tailors them to that particular place”. Or for Patel Taylor associate Roger Meyer - who says the term is frowned upon in the office - perhaps it was about trying to create, through design of the environment and beginning with landscape, the positive emotional response which can arise spontaneously in the least programmed spaces. Context is also important to Conran and Partners project director Victoria Whenray, and about how a new building can act as a backdrop, while for PDP’s Prachi Rampuria, the common thread was that placemaking is a lot to do with the relationships between different elements that make a place.

Ultimately, for JTP Managing Partner Marcus Adams, the test is potentially that the new places we make are as good as the places we like, with the ‘hardware’ of neighbourhoods, streets and spaces activated by ‘software’ of social and economic activity, and with visions not imposed on places but borne of a collective input. Rather than look at masterplans as finished propositions, the attitude should be one of staged placemaking, and of ‘growing’ a place. ‘We believe in engagement with communities’, said Adams. ‘Doing that leads naturally to a distinctiveness, and a cohesive vision for a place.’

THINK TANK

London councils put heads together to create more affordable workspace

What is the role of the public sector in providing and managing shared workspace? And how can affordable workspaces – both shared and industrial – best be protected, especially for small and micro-businesses? As part of the upcoming NLA study and exhibition WRK / LDN, NLA sought to find out some answers to these questions and more by hearing from those at the ‘coal face’. A session hosted and facilitated by London Councils invited a wide range of local authorities to discuss the main issues.

The discussion, held under the Chatham House rule, involved representatives from 13 local authorities, with much of the talk revolving around what constitutes ‘affordable’ in this context. Some boroughs follow the principle of affordable workspace constituting 50% of market rate, but for others there was more sense in having a variable rate. Certainly, however, rising prices were a real cause for concern, and in many areas, artists and other creatives are being forced to look further afield to set up their workspaces. Some central creative industries are moving to outer London boroughs because of these escalating rents, said one attendee, so trying to retain a good, balanced economy is important. Old Street rents, for example, have risen to



Is the writing on the wall for working in Hackney Wick?

£100/square foot, and, as another contributor commented, ‘50% of a whole lot is still a whole lot’. One remedy discussed was to obtain space for an extended period at a peppercorn rent plus 50% of the rent and rates, or indeed to take payments in lieu from developers and invest elsewhere in the borough, rather than ‘shoehorn’ affordable workspace into major schemes.

Workspace providers can provide local authorities with a lot of ‘intelligence’ on where the need for such workspace exists, and some boroughs are investigating the potential of reusing garages. At Hackney Wick, many of the area’s artists have been retained, partially through the council securing workspace and the council is looking into the option of capping rents in Section 106 agreements. ‘It’s got the biggest concentration of artists

and creatives in Europe’, said one attendee. ‘We want to keep that as our brand for the area.’

An issue common to many of the boroughs is having different priorities to property services teams trying to achieve market rent. Some outer London local authorities have also struggled to secure sites, often being outbid by developers. One emerging solution is to turn to libraries, many of which are going digital and therefore freeing up space. They are already community hubs, said one contributor, so why not use them for affordable workspace, as opposed to other council buildings which could be commercially let for other things. Universities and colleges are another answer to providing space.

In order to create more mixed-use environments, participants discussed the opportunities presented by

Housing Zones to encourage the use of ground floor commercial or creative space. Other local authorities are putting D1 uses on the base of each student accommodation scheme, with one borough seeking to install the voluntary commercial sector organisations it helps to fund in such spaces, freeing up their accommodation elsewhere.

Certainly though, said one attendee, it is quite unhealthy for each authority to have different Section 106 clauses. ‘It would really be a way forward to just have one robust system rather than going from borough to borough’.

London Councils said it was looking to work with potential partners GLA and FoL to create an online platform that London boroughs could access with information on workspace and shared resources on Section 106 agreements that could prove a model for other authorities.



↑
Working it –
Here East

‘In many areas, artists and other creatives are being forced to look further afield to set up their workspaces’



COFFEE BREAK

With *Joanna Kennedy* – director, Native Land



What is your proudest achievement and why?
Apart from bringing up my two sons alongside my engineering career, it is helping to found Arup’s successful Project Management practice, of which I later became global leader. It has twice been awarded Project Management Company of the Year. Being chosen as First Woman of Engineering in 2013 was a bonus!

What would you have been if you hadn’t chosen the path you did?
I did some work experience programming at IBM but quickly ruled that out. I wanted to design and build things which helped ‘make a better world’ and engineering has been an exciting and rewarding career.

What is your favourite film?
Chariots of Fire. The story of Eric Liddell is inspirational and I am looking forward to the Chinese-made sequel *The Last Race* later this year.

What is your favourite restaurant?
The Portrait Restaurant at the National Portrait Gallery, where I am a trustee. As well as excellent food it has spectacular rooftop views from Nelson’s Column to Big Ben and the London Eye.

What or who has been the biggest influence on your career thus far?
Sir Ove Arup, whom I first met when I joined his firm in the 1970s. His ethos of innovative and high-quality ‘total design’, social usefulness, humane organisation and straight and honourable dealings still permeates Arup today. The current V&A exhibition in his memory *Engineering the World* sums up his legacy.

What would your advice be to those starting out in your profession(s)?
Get a good start with a recognised professional qualification and training in an organisation you believe in and who will value you. Then take every opportunity to diversify and progress.

How do you see the housing market moving in post-Brexit London?
Clearly, there are some uncertainties in the immediate term but, looking ahead, I have every confidence that London will remain an attractive city for investors and a key place to do business. As a stable, world-class cultural and lifestyle destination it should maintain its position as a leading competitor in the global marketplace.

What do you feel is the main area of London to watch, and why?
London is a world-class city that

has so many high-quality living environments to offer, not only in established neighbourhoods such as Kensington, Chelsea, Holland Park and Mayfair, but also exciting cultural and creative quarters such as the South Bank, Shoreditch and others which are emerging; it is this variety of dynamic areas that make London such an attractive and fascinating city.

How can engineering become more appealing as a career to women?
The key lies in schools. Those with the best maths and physics teachers, and with careers advisers who are properly informed and bring in successful female role models, find that girls are just as attracted to the diverse and worthwhile opportunities in engineering as to medicine. Enlightened employers are already doing their bit through initiatives such as the WISE Ten Steps Campaign.

What would you do if you were Mayor for the day?
Implement the recent Thames Vision strategy, by the Port of London Authority, to encourage greater use of the River Thames as a sustainable transport option for freight and passengers and increase its recreational and environmental benefits.

How optimistic are you for the year ahead (and why)?
Very optimistic – high-quality, well-located developments will succeed in a world-class city like London, irrespective of external challenges. ●

WHITE COLLAR FACTORY

We take a look at Derwent London's bid to rethink the office – the White Collar Factory on Old Street roundabout

Developer: **Derwent London** Architect: **AHMM Architects** Engineers: **AKT II and Arup**

THE DEVELOPER'S ACCOUNT

BY SIMON SILVER, DERWENT LONDON



'I believe it will be the most progressive new office building yet constructed in London'

We sat down with our professional team of architects, AHMM, engineers, Arup and AKT II, and consultant, David Rosen of Pilcher Hershman in 2008 to consider the effect of 'excess' within office development. This was as a result of the downturn in the market and how we might do things differently given the opportunity at some time in the future.

This brainstorming initiative, which could apply to any prospective site, lasted over a period of maybe eight to nine months after which our collaboration came up with the idea of a building based on a factory. It was the kind of space that we at Derwent had always admired for its generosity of volume and its ability to sometimes stay cool in the summer and warm in the winter without substantial mechanical infrastructure. Our findings indicated that a new building would have to contain above-average floor-to-ceiling heights of at least 3.5 metres in order that the heat gathering above head height had the opportunity to be cooled naturally by a series of cold-water pipework embedded in a concrete soffit which was christened 'concrete core cooling'.

We really liked this idea as it was simple and sustainable and, while not sophisticated, our engineer, Mike Stych at Arup, believed it would do the job admirably. We later identified our site on Old Street roundabout as the perfect opportunity to suit this model. We knew we would be losing at least one floor to achieve these objectives; however the loss of floor area would be partially offset by the saving in M&E infrastructure. Overall, we felt it was worth the sacrifice and in any case who wouldn't prefer super large volume floors?!

It would also allow us an open shutter-window which we at Derwent

normally insist upon rather than having the proverbial glass sealed box that so dominates many of the office buildings today.

This would be a factory-cum-office space not for blue collar workers but for white collar – thus the name the White Collar Factory.

After winning planning permission in March 2012, we embarked upon a testing period that involved building a fully fitted prototype of circa 3,000 sq ft, built on stilts on part of our site. This was promoted vigorously by Simon Allford of AHMM who felt we would learn so much from the experience. Simon was proved right and demolition of our buildings commenced in January 2014.

Looking at our topped-out building all these years later fills me and my colleagues with both tremendous excitement and already a sense of fulfilment. White Collar Factory, partly inspired by the designs and innovation of French engineer Jean Prouvé, is now a reality. It will be accompanied by a series of five low-rise buildings – two existing which are being retained – plus three new buildings, two as offices and one new residential comprising eight apartments and a new public realm which will be served by a variety of restaurants. So, not only a special new building on Old Street roundabout but also a new publicly accessible place to be known as Old Street Yard. White Collar Factory offers 240,000 sq ft and is already proving popular, with 11 and a half floors out of the 15 now pre-let to six different tenants. I believe it will be the most progressive new office building yet constructed in London. A loose fit, long life solution that ticks so many boxes when it comes to sustainability and low energy consumption.





THE ARCHITECT'S ACCOUNT

STEPHEN TAYLOR, ASSOCIATE DIRECTOR AT AHMM ARCHITECTS



The benefit of hindsight is a wonderful thing, particularly when you have time to do it justice. It was during the go-slow of recession that we were encouraged by our client Derwent London to test the question; why do old buildings convert so well to the 21st century where much of the current brood fail to futureproof?

The industrial buildings of the past that convert so well to a changing workforce enjoyed a freedom from the Use Class orders that seemingly restrict modern buildings to the lowest common denominator. This lack of sophistication sees many contemporary structures replaced instead of gifting them the ability to breathe.

A forensic study of a suite of conversion projects that we have completed with Derwent over the past 15 years provided some answers. Robust and exposed structure, volume and light, passive cooling and air, no obsolescence and simple finishing. This became the DNA for our reinvention of the modern workplace and initiated the concept for the White Collar Factory.

Like its lineage, the White Collar Factory is enriched by the collaboration of engineering and architecture, environment and market. The energy story dictates more now than ever before that a building's facade, structure and life support systems cooperate. Tall ceilings, compact structure and a permeable facade provide both the function and



The scheme includes five other low-rise buildings and new public realm

the finish. A generosity of the shell allows for further adaptation and enhancement options or a baseline where workers can occupy then leave with minimal effort, and cost.

The concept was initially examined with models, both digital and physical, followed by visual mock-ups and finally a fully operational prototype. Data gathering of its performance through the seasons provided the confidence that we were all on to a good thing. A period of detailed design then commenced with intense, often impassioned, discussions of function and aesthetic. What kept our feet on the ground, however, was reference to the baseline concept and also to past master Jean Prouvé. The legacy of his skill as an engineer touches elements of the White Collar Factory from the facade to the door handles.

Maybe it was the influence of Prouvé as designer/maker or simply market forces that suggested the most efficient way of delivering the White Collar

Factory was through early engagement with those who build. Lessons learnt from creating the prototype meant that the contractor team could work closely with packages of the design process, bringing with it the value of method and quality control.

The early collaboration with the engineering and cost team meant that designing the building in BIM was the natural choice. The White Collar Factory tower is joined by two retained existing buildings and another three new buildings to complete a horseshoe around a new open courtyard. A unifying basement allows sharing of services and plant and distribution of arteries, all coordinated digitally in three dimensions. The construction team adopted this model and with a succession of specialist trade updates will ultimately give it back to the client and design team as part of a toolkit of occupational monitoring. Hindsight is a wonderful thing.

THE BUILDING SERVICES ENGINEER'S ACCOUNT

BY MICHAEL STYCH, DIRECTOR, ARUP



The client's technical brief for White Collar Factory was very clear: to create an office that matches the demanding needs of today's users and the future workspace, while drawing on past experience of simple, efficient, long life and loose fit buildings. As building services engineers, this gave us the freedom to combine passive design principles with new technologies, delivering a highly sustainable, user-focused design that meets best practice standards.

The overall concept centres on tried and tested environmental principles: large open floors and tall ceilings

for flexibility and good daylight; an exposed concrete structure for thermal mass; and natural ventilation to reduce energy consumption. This is wrapped in a simple facade where shading, glazing, openings and insulation are tailored to respond to each elevation's orientation to the sun.

Internally, we used the thermal inertia of the structure as the first means of climate control – as it is exposed, variations in temperature are absorbed by the slab, keeping occupied spaces cool for longer. The slab's thermal mass is further enhanced by embedded chilled-water pipes in the concrete. These are also used to cool the structure overnight, when air temperatures are lower, to maximise the efficiency of the chillers.

This combination of optimised facade and thermal mass helps to create a stable, comfortable internal environment, which reduces the dependency on mechanical air

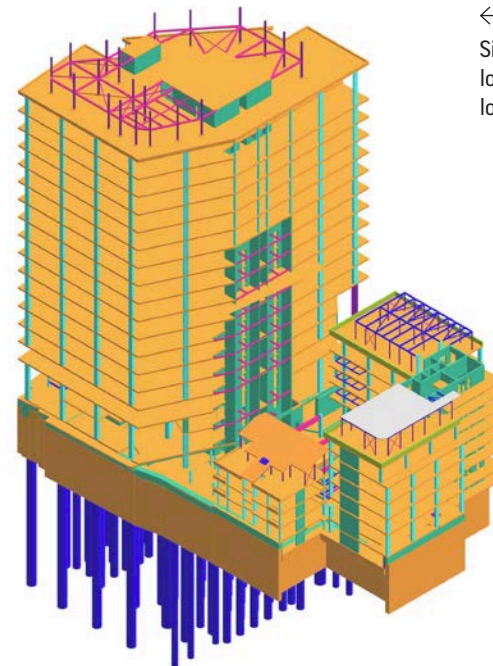
conditioning, and requires less plant.

This approach works hand-in-hand with natural ventilation. Modern office facades tend to be sealed and rely entirely on mechanical systems for ventilation. At the White Collar Factory, we encourage people to open the windows. The building's mechanical ventilation system is shut off when opening the windows will improve conditions inside. These 'green days' are prompted by a traffic light system to give the user the choice. Booster cooling for very hot days is provided. This is also controlled by the occupant rather than pre-set by a central system.

The focus on the user has very much influenced the digital strategy for the building. The building systems, traditionally separated, are on the landlord's IT network so that energy and environmental data can be easily collected, analysed and fed to users and building managers for direct feedback.

It was essential that we could demonstrate a working solution to our approach. Derwent's decision to build a working prototype of the White Collar Factory allowed us to undertake months of testing prior to construction. By populating the prototype and then monitoring conditions throughout a hot summer and variable autumn season, we were able to verify the performance of the building services design before construction of the 16-storey tower began.

This integrated approach to the design has helped us to achieve BREEAM Outstanding and LEED Platinum certifications. In the run up to completion and tenant occupation, we have developed a green performance plan to enable continuous monitoring and improvements of the building in all aspects of its environmental design.



Simple, efficient,
long life and
loose fit

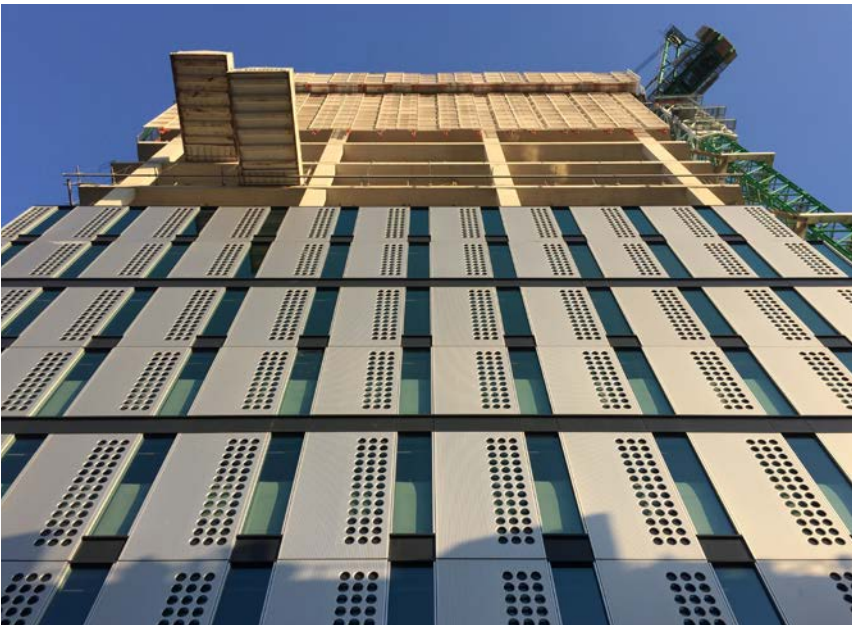
THE STRUCTURAL ENGINEER'S (AND TENANT'S) ACCOUNT
BY ROB PARTRIDGE, AKT II DIRECTOR



The White Collar Factory was born out of the economic earthquake of 2008, invented by Simon Silver and his team as a research project for an inventive approach to an office building in an abstract industrial park at a time when all other projects had come to a sudden stop. It wasn't a totally abstract question, as at the heart of the proposition was how offices would be used in the future and by whom in London, and what we would make them out of. To answer this, of course, the usual design parameters were explored in search of innovation, such as grid options, floor vibrations, loadings, new materials etc, but the core achievement is that Derwent provided a rare opportunity for 'design thinking' that allowed us to bring out our best technical competences and creativity.

Once Derwent had identified a real site, application of the White Collar Factory research to a real site in the city has been a challenge but has helped to redefine some of the rules of how through interdisciplinary design, investment in research can change how buildings are used.

We were inherently motivated to push our own discipline of structural engineering beyond the normal parameters of office design in London. Addressing the irregular floor plate required teamwide debates on many variables. For example, how tenants would use the large floor volumes was just as important as optimisation of structure, or whether it was steel



AKT II's occupation of the building speaks volumes

or concrete. The resulting in situ RC slabs span 12m, aided by only five internal columns relying on connectivity into the central core with edge cantilevers to balance deflections. This structural concrete is utilised for multiple functions, including acting as a thermal buffer and as an exposed visual ceiling, thus supporting the integrative holistic approach identified in the initial research.

Designing around a dense network of infrastructure is a specific complexity on this site and required a sensitive collaboration with interested third parties. This included four of London's oldest railway tunnels buried below City Road feeding Old Street station to the north. By opening dialogue early and agreeing joint objectives, the normal cumbersome 'process' was shortcut. The result was that the structural design relied on channelling load away from high-risk areas combined with 'prescribing'

realistic damage assessment criteria that led to an agreed track monitoring regime. This unique process has allowed us to use the data collected to continue to enhance below-ground analysis in collaboration with LUL on other London sites as this condition becomes more common.

Ultimately, the end product has achieved many of the aspirations set out in the initial approach and is capable of supporting the trends and methods of working in the knowledge economy such as our own design office.

Choosing a new home should not be a gamble; it should be a conscious decision with meaning and function beyond the art of development or the conception of delivery. And our occupation of something that we were part of in itself says a lot about the White Collar Factory, its parents (Derwent), its authors (AHMM), its makers (Brookfield), and of course the AKT II team. ●



←
The scheme includes a rooftop running track



↓
Making an entrance

Tate Modern's extension is an iconic addition to London's skyline. The ground breaking extension pushes the boundaries of modern design and engineering. From its one-of-a-kind geometric structure to its striking brick façade, every facet of this building has been planned and engineered with staggering accuracy.

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CITY, OLD STREET, SHOREDITCH & WHITECHAPEL



James Roberts
Partner, chief economist, Knight Frank

The City property market has entered the post-referendum world with strong fundamentals in place. The uncertainty arising from Brexit will cause volatility, but this robust market is up to the challenge.

Some commentators are downbeat on the City market’s outlook following the Brexit vote. Leaving the EU, in theory, places the ‘financial passport’ at risk – the right for a London-based institution to offer its services anywhere in the single European market. However, this is debatable, and over-states the importance of finance to the City today.

Firstly, this pre-supposes that the future Brexit deal excludes the UK from the single European market, which remains to be seen. Even if it does, there could be workarounds, such as banks establishing a subsidiary firm in the EU, but with their main office remaining in London; just as some Lloyd’s insurers are registered in Bermuda but trade in EC3. There is also the possibility that under the EU’s new MIFID law, the UK could maintain financial passporting by virtue of having an equivalent regulatory regime to other EU nations.

Secondly, the pessimists’ case ignores the growing importance of the City’s non-financial industries, particularly the tech and creative firms. In the last five years, the City (taking the wider definition of the Core, plus the rising outer sub-markets) has seen take-up of 8.7 million sq ft by tech and creative firms, compared to 5.7 million sq ft for financial firms. Given many other leading tech hubs around the world, such as Silicon Valley, Taiwan,

Tel Aviv, and Seoul, are not in the European Union, you could query how much impact Brexit will have on the City’s new digital industries?

Inevitably a slowing economy will impact demand in the near-term, but low supply of office space will help support rent levels. In the next two-and-a-half years 4.4 million sq ft of speculative office development will complete in the City. However, during the two-and-a-half years from Q3 2007 to Q4 2009 (the darkest hours of the Global Financial Crisis, or GFC), take-up of new build office space was 5.7 million sq ft. So even if demand levels going forward were to be as low as those seen during the GFC, which is unlikely, the current development pipeline would still be inadequate.

‘The City property market has entered the post-referendum world with strong fundamentals in place’

Particularly in the City’s tech belt, we believe the real estate market will continue to evolve and diversify through the Brexit period. For many tech and creative firms it is important to be in a mixed-use environment, with nearby retail and leisure property, and more homes near to work.

There has been a lot of success bringing high street retail into the square mile itself, as shown by the transformation of Cheapside. However, in the tech sub-markets there has been a bias towards cafés and bars, but less fashion retail, which is an opportunity yet to be exploited.

FEATURED PROJECTS

PAGES 104-105

- 1 ONE BRAHAM**
Aldgate Developments & Starwood Capital
- 2 21 LIME STREET**
Aldgate Developments and The City of London
- 3 1 FINSBURY AVENUE**
British Land (GIC)
- 4 100 LIVERPOOL STREET**
British Land (GIC)
- 5 199 BISHOPSGATE, EC2**
British Land (GIC)
- 6 5 BROADGATE, EC2**
British Land / GIC
- 7 THE BROADGATE TOWER, EC2**
British Land (GIC)
- 8 THE LEADENHALL BUILDING, EC3**
British Land / Oxford Properties
- 9 BLOSSOM STREET, E1**
City of London Corporation / British Land
- 10 ALDGATE TOWER**
Brookfield & China Life
- 11 99 BISHOPSGATE, EC2**
Brookfield / China Life / QIA
- 12 100 BISHOPSGATE, EC2**
Brookfield

PAGES 106-107

- 13 LONDON WALL PLACE, EC2**
Brookfield / Oxford Properties
- 14 PRINCIPAL PLACE, EC2**
Brookfield
- 15 LEADENHALL COURT**
Brookfield
- 16 MOOR PLACE**
Brookfield
- 17 PRINCIPAL TOWER**
Brookfield / Concord Pacific & W1
- 18 100 CHEAPSIDE, EC2**
City of London / Standard Life
- 19 OLD STREET RETAIL PARADE**
Crosstree Real Estate Partners
- 20 CITY TOWER, EC2**
Great Portland Estates
- 21 THE WHITE CHAPEL BUILDING E1**
Derwent London plc
- 22 THE BUCKLEY BUILDING, 49 CLERKENWELL GREEN EC1**
Derwent London plc
- 23 TURNMILL, 63 CLERKENWELL ROAD EC1**
Derwent London plc
- 24 WHITE COLLAR FACTORY EC1**
Derwent London plc

PAGES 108-109

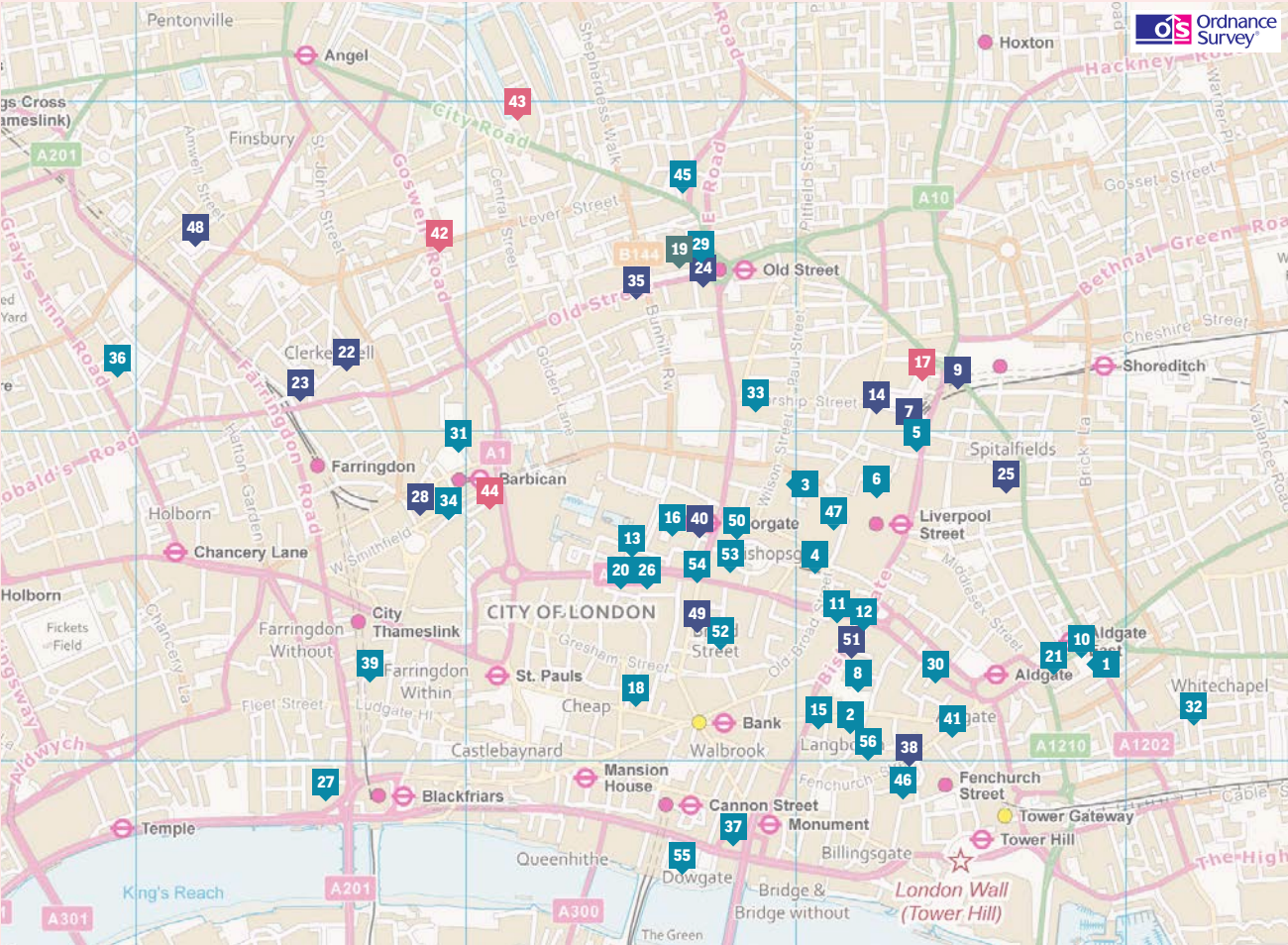
- 25 LONDON FRUIT AND WOOL EXCHANGE, E1**
Exemplar / M&G Real Estate

- 26 SKY LIGHT, CITY TOWER, EC2**
Great Star Partnership
- 27 VIEW58**
FORE Partnership / Kier Property
- 28 BARTS SQUARE**
Helical plc / Baupost Group LLP
- 29 THE BOWER**
Helical plc & Crosstree Real Estate Partners LLP
- 30 ONE CREECHURCH PLACE**
Helical plc
- 31 25 CHARTERHOUSE SQUARE**
Helical Bar plc / Charterhouse
- 32 THE LOOM**
Helical plc
- 33 C-SPACE**
Helical plc
- 34 ONE BARTHOLOMEW CLOSE**
Clients of Ashby Capital LLP / Helical plc / Baupost Group LLP
- 35 160 OLD STREET**
Great Ropemaker Partnership

- 36 ELM YARD**
Great Ropemaker Partnership (a joint venture between Great Portland Estates plc and BP Pension Fund Ltd)
- PAGES 110-111
- 37 33 CENTRAL**
HB Reavis
 - 38 20 FENCHURCH STREET, EC3**
Land Securities & Canary Wharf Group
 - 39 NEW LUDGATE, EC4**
Land Securities
 - 40 21 MOORFIELDS**
Land Securities
 - 41 80 FENCHURCH STREET**
Partners Group/Marick Real Estate
 - 42 CENTRAL SQUARE**
Mount Anvil in joint venture with One Housing Group

- 43 LEXICON**
Mount Anvil in joint venture with Affinity Sutton
 - 44 SEWARD STREET**
Mount Anvil in joint venture with Notting Hill Housing Group
 - 45 THE EAGLE**
Mount Anvil
 - 46 70 MARK LANE, EC3**
Stanhope / Mitsui Fudosan
 - 47 70 WILSON STREET / 50 WORSHIP STREET, EC2**
Stanhope / Threadneedle / Low Carbon Workplace Trust
 - 48 ROSEBERY AVENUE, EC1**
Stanhope / Threadneedle / Low Carbon Workplace Trust
- PAGES 112-113
- 49 THE BANKING HALL, EC2**
Stanhope / Mitsui Fudosan

- 50 8 FINSBURY CIRCUS**
Mitsubishi Estate London / Stanhope
- 51 6-8 BISHOPSGATE, 150 LEADENHALL STREET**
Mitsubishi Estate Company / Stanhope
- 52 ONE ANGEL COURT, EC2**
Stanhope / Mitsui Fudosan
- 53 FINSBURY CIRCUS HOUSE, 10 SOUTH PLACE, EC2**
Union Investment Real Estate GmbH / CORE
- 54 ONE COLEMAN STREET, EC2**
Union Investment Real Estate GMBH
- 55 WATERMARK PLACE**
Union Investment in joint venture with Oxford Properties
- 56 THE SCALPEL, 52 LIME STREET**
WRBC Development UK Limited





ONE BRAHAM
300,000 sq ft | Planning Granted
Developer: Aldgate Developments & Starwood Capital
Architect: Wilkinson Eyre
www.onebraham.com

Phase 2 of Aldgate Developments’ redevelopment of Aldgate, the newly built One Braham will have triple access point floorplates of c.20,000 sq ft. It will incorporate exposed ceilings, two cafes in reception, large roof terraces and an internal winter garden/atrium, with stunning sunset views of nearly every conceivable London icon. The building will appeal to more creative companies or those seeking a contemporary fit out, whilst still availing of the outstanding transport connections. It will have two entrances and front onto the new Braham Park. Completion Q4 2018.



21 LIME STREET
31,000 sq ft | Under Construction
Developer: Aldgate Developments and The City of London
Architect: Leach Rhodes Walker
www.21limestreet.com

Under construction and due for completion in Q1 2017, 21 Lime Street will offer a New Grade A and high profile office building with a BREEAM “Very Good” Rating, on this busy pedestrian thoroughfare at the southern entrance to the Leadenhall Market. Located just yards from Lloyds of London, in the heart of the insurance district, there will be roof terraces on the two highest floors as well as full glazing offering spectacular views. 21 Lime Street will have two retail units at ground floor level.



1 FINSBURY AVENUE
280,000 sq ft | Planning Granted
Developer: British Land & GIC
Architect: Arup Associates

1 Finsbury Avenue is located at the centre of London’s financial, cultural, entrepreneurial and creative areas. The Arup Associates designed scheme will provide 280,000 sq ft of bright, contemporary office space over nine efficient and adaptable floors designed to encourage communication and team work. The reception, at the base of a full height, light filled atrium, will create an uplifting and memorable environment. The extensive terraces provide impressive spaces for client entertainment and staff breakout.



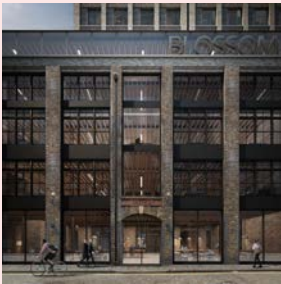
THE BROADGATE TOWER, EC2
400,000 sq ft | Existing
Developer: British Land (GIC)
Architect: Skidmore, Owings & Merrill
www.broadgatetower.com

Developed with 201 Bishopsgate, this 165m (540ft) 400,000 sq ft tower is one of the latest landmarks for the City of London. Constructed to the highest specification, The Broadgate Tower is 100% let to occupiers such as Banco Itaú, Dickson Minto WS, Gill Jennings & Every LLP, Greenlight, Hill Dickinson, Itochu, Liquidnet, Reed Smith, Regus, William Blair and Skidmore, Owings & Merill.



THE LEADENHALL BUILDING, EC3
57,000 sq m | Existing
Developer: British Land / Oxford Properties
Architect: Rogers Stirk Harbour + Partners
www.theleadenhallbuilding.com

The Leadenhall Building is a joint venture between British Land and Oxford Properties. It occupies a prominent City site, directly opposite Lloyd’s of London. Designed by Rogers Stirk Harbour + Partners, the 45 storey building provides 610,000 sq ft of the highest quality office, retail and restaurant space in the City. The spectacular scale of the landscaped space at the base of the building is unprecedented in London. The Building is now 100% let.



BLOSSOM STREET, E1
2.2 acres | Proposed
Developer: City of London Corporation / British Land
Architect: AHMM / Stanton Williams / Duggan Morris / DSDHA

Blossom Street comprises 2 acres immediately to the north of Spitalfields and the City of London. A planning application has been submitted to deliver 347,000 sq ft comprising office space, 13 new retail units and 40 new apartments in a mix of new, retained and refurbished buildings. The scheme has been designed to appeal to a broad spectrum of tenants from SMEs to more established occupiers seeking highly specified, character offices in this exciting location.



100 LIVERPOOL STREET
515,000 sq ft | Planning Granted
Developer: British Land & GIC
Architect: Hopkins Architects

British Land and GIC have submitted a detailed planning application for the refurbishment and extension of 100 Liverpool Street, to create an as new building, designed by Hopkins Architects, totaling around 515,000 sq ft of office and retail space. Under the proposed plans, a further three floors, covering 135,000 sq ft will be added to 100 Liverpool Street, and the 9th floor of the building will include a spectacular restaurant with external terracing. The proposal also improves the connections and public space between 100 Liverpool Street, Liverpool Street Station and the Broadgate Circle.



199 BISHOPSGATE, BROADGATE EC2
13,600 sq m | Existing
Developer: British Land (GIC)
Architect: John Robertson Architects
www.199bishopsgate.com

199 Bishopsgate is a 146,000 sq ft (13,600 sq m) Grade A office building with typical floors of 14,460 sq ft. A statement entrance leads to a light-filled and spacious double height reception. The building is now fully let to a diverse group of major occupiers including RBB Economics, Dorsey & Whitney LLP, JX Nippon, SAS Software and Allianz. The most recent letting is to U.S Co-working service provider, WeWork, who are taking 62,000 sq ft. 199 Bishopsgate draws great advantage from being part of Broadgate – one of the world’s leading business locations.



5 BROADGATE, EC2
65,000 sq m | Under Construction
Developer: British Land / GIC
Architect: Make Architects
www.5broadgate.com

Construction is underway on a new world class office building for financial services firm, UBS, at 5 Broadgate. Programmed for completion in early 2015, 5 Broadgate will provide office floor space of approximately 700,000 sq ft, and will include four trading floors capable of accommodating approximately 750 traders per floor. This new building represents a further stage in the successful evolution of Broadgate, which retains one of the world’s leading investment banks in the heart of the City of London.



ALDGATE TOWER
320,000 sq ft | Existing
Developer: Brookfield & China Life
Architect: Wilkinson Eyre Architects
www.aldgatetower.com

Aldgate Tower comprises 16 levels of Grade A office space completed in 2014. The building is located on the corner of Whitechapel High Street and Commercial Street, well placed between the traditional City core, the TechCity hub around Old Street and Shoreditch, Brick Lane and Spitalfields and the leisure facilities of St Katharine Docks. The building is 97% let to tenants including Uber, Aecom, WeWork and Tag Worldwide.



99 BISHOPSGATE
40,000 sq ft | Existing
Developer: Brookfield, China Life & QIA
Architect: GMW Architects
www.99bishopsgate.com

99 Bishopsgate provides 26 floors of high specification office accommodation totalling 340,000 sq ft. With its dramatic glazed facades and commanding presence, 99 Bishopsgate is a landmark building at the centre of Europe’s financial capital. The building was extensively reconstructed in 1995, with further refurbishment in 2006. In 2012, 143,000 sq ft of vacant office space received a new CAT-A finish and in 2013, a stunning, new entrance façade and reception were completed. The building is 100% let.



100 BISHOPSGATE
900,000 sq ft | Under Construction
Developer: Brookfield
Architect: Allies & Morrison / Arney Fender & Katsalidis
www.100bishopsgate.com

100 Bishopsgate is a 40-storey office tower providing highly efficient and flexible floor space in the heart of the City. The scheme will offer a 0.5 acre public realm to activate and enrich the environment adjacent to the 15,000 sq ft, double height reception. The development consists of five contiguous lower floors of 44,000 sq ft each, plus a further 32 upper floors that range from 19,000- 25,000 sq ft. RBC have pre-let levels 1-7 and Jefferies have pre-let levels 11-15.



LONDON WALL PLACE
500,000 sq ft | Under Construction
Developer: Brookfield / Oxford Properties
Architect: MAKE Architects
www.londonwallplace.com

London Wall Place is a new destination, offering an acre of landscaped public realm between two statement office buildings totalling 500,000 sq ft. LWP benefits from a close proximity to the City retail environment of Cheapside and sits adjacent to the Moorgate entrance to Crossrail, opening 2018. Schrodgers have pre-leased 1LWP (300,000 sq ft) as their new global headquarters, while Cleary Gottlieb have pre-let 60,000 sq ft at 2 London Wall Place. The scheme is due for completion Q1 2017.



PRINCIPAL PLACE, EC2
600,000 sq ft | Under Construction
Developer: Brookfield
Architect: Foster + Partners
www.principalplace.co.uk

Principal Place is where the City meets Shoreditch. The 600,000 sq ft, 15 storey office building offers Grade A space with typical floors of c. 45,000 sq ft and nearly an acre of roof terraces. The development will also feature a 50-storey residential tower and a 25,000 sq ft vibrant public piazza, activated by 20,000 sq ft of retail units. Amazon, the Fortune 100 online retailer, has pre-let 430,000 sq ft and will take occupation in 2017.



LEADENHALL COURT
109,000 sq ft | Existing
Developer: Brookfield
Architect: GMW Architects

Leadenhall Court consists of 109,000 sq ft of commercial office space, situated next to Lloyd's of London and the vibrant Leadenhall market. The building is 100% let to Amazon.



OLD STREET RETAIL PARADE
63,000 sq ft | Existing
Developer: Crosstree Real Estate Partners
Architect: Ian Chalk Architects

183-205 Old Street is a 63,000 sq ft parade of retail units, fully let to a diverse range of occupiers including Argos, The Post Office and Gymbox. The Post Office unit has been awarded planning consent for an additional 4,000 sq ft of A1-A3 accommodation. The parade is well located for retail occupiers, below an 8-storey residential building adjacent to Old Street Roundabout, and is well positioned to benefit from the continued redevelopment of Old Street and the surrounding areas.



CITY TOWER, EC2
140,000 sq ft | Existing
Developer: Great Portland Estates plc
Architect: ORMS
www.citytowerlondon.com

City Tower is one of the most recognised and well established office addresses in Central London. The 19 storey tower building is in the core of the City of London, offering occupiers panoramic views of the Square Mile and beyond from the upper floors. The building has undergone a comprehensive refurbishment to provide rectangular 6,000 sq ft floors with excellent natural light from all 4 elevations, along with a repositioning of the reception and renewal of the façade.



THE WHITE CHAPEL BUILDING, 10 WHITECHAPEL HIGH STREET E1
270,000 sq ft | Under Construction
Developer: Derwent London plc
Architect: Fletcher Priest
www.whitechapelbuilding.london

This office building was acquired in December 2015. A light touch refurbishment is currently underway and will deliver 200,000 sq ft in Q4 2016 and a further 70,000 sq ft in 2017. The first phase is 46% pre-let and will remodel and enlarge the reception area, refurbish floors one to seven and add a number of new amenities to the building including a lounge, café and terrace. The second phase will integrate the ground and lower ground floors.



MOOR PLACE
236,348 sq ft | Existing
Owner: Brookfield
Architect: HKR Architects
www.moorplace.com

Moor Place is a new development situated adjacent to Moorgate station, with access to four underground lines and national rail and Crossrail from 2018. The 11-storey building provides 217,465 sq ft of Grade A office accommodation and floor plates ranging from 8,000 sq ft to 24,000 sq ft. Each floor offers column free, efficient office space with full height glazing on 100% of the perimeter, as well as accessible outdoor terraces on the top 6 levels. The building is 100% let.



PRINCIPAL TOWER
250,000 sq ft | Planning Granted
Developer: Brookfield, Concord Pacific & W1
Architect: Foster + Partners
www.principaltower.com

Principal Tower will be Foster + Partners' first fully designed residential tower in London, reaching 50 storeys and 175 meters, making it one of the tallest residential buildings in Central London. The development will have expansive views from Canary Wharf to St. Paul's and the Houses of Parliament. Principal Tower is part of the mixed-use scheme at Principal Place, which includes Amazon UK's new London offices, 20,000 sq ft of retail and a half-acre public piazza.



100 CHEAPSIDE, EC2
9,000 sq m | Existing
Developer: City of London / Standard Life
Architect: EPR Architects

1,020 sq m floor plates will provide Grade A office space in the heart of the City of London, between the Bank of England and St Paul's Cathedral. This will be the last piece of Cheapside to be redeveloped and will include some prime retail space on the greatly improved public space on Cheapside initiated by the City Corporation. The joint venture will develop a new BREEAM 'Excellent' building with completion by the end of 2014. Completed.



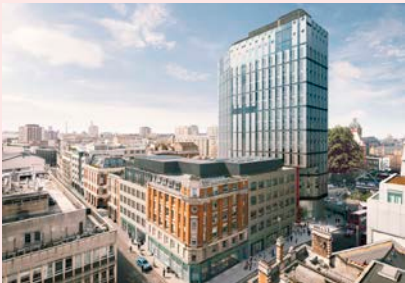
THE BUCKLEY BUILDING, 49 CLERKENWELL GREEN EC1
85,100 sq ft | Existing
Developer: Derwent London plc
Architect: Buckley Gray Yeoman

The refurbishment and extension of this property was completed in April 2013. It created 79,900 sq ft of offices and 5,200 sq ft of retail – an uplift of 13% on the existing floorspace. The atrium was infilled, the entrance was relocated to the front of Clerkenwell Green and the ground floor fascia was remodeled to create additional office space. Within six months of completion, the property was fully let. Office tenants include Unilever, Hill+Knowlton (part of WPP), Tipp24 and Deloitte Digital with the retail let to Granger & Co, a leading restaurant.



TURNMILL, 63 CLERKENWELL ROAD EC1
70,500 sq ft | Existing
Developer: Derwent London plc
Architect: Piercy & Company

This new office and retail scheme was delivered in January 2015 and is now fully let. It occupies a major corner site in the heart of Clerkenwell and is close to Farringdon station, an important new Crossrail interchange. In June 2013, the Group announced that the entire 58,200 sq ft of offices had been pre-let to Publicis Groupe at £3.1m pa. Two exciting new restaurants have signed at Turnmill. Jason Atherton, the Michelin-starred chef behind Pollen Street Social, has opened his first Japanese style restaurant 'Sosharu', and Albion, part of the award winning Prescott & Conran stable, has opened its fourth London restaurant.



WHITE COLLAR FACTORY EC1
293,000 sq ft | Under Construction
Developer: Derwent London plc
Architect: AHMM
www.whitecollarfactory.com

This 293,000 sq ft office-led development is located at Old Street roundabout in the heart of London's Tech Belt. It is being developed using our 'White Collar Factory' principles and is a part refurbishment and part redevelopment. It incorporates a new 16-storey office building, a blend of refurbished and new low-rise buildings incorporating offices, retail and residential and a new public square. The scheme is due to complete in Q4 2016 and is 60% pre-let.



LONDON FRUIT AND WOOL EXCHANGE, E1
320,000 sq ft | Under Construction
Developer: Exemplar / M&G Real Estate
Architect: Bennetts Associates
www.lfwe.com

LFWE comprises a new 320,000 sq ft grade A office & retail building offering floor plates up to 63,000 sq ft. The office element has now been pre-let to Ashurst LLP. The development includes new retail and restaurant space and a pedestrian route through the centre of the building opening into new open spaces. Located directly opposite Old Spitalfields Market and Bishops Square on Brushfield Street the building is within close proximity to Bishopsgate and Liverpool Street Station. Demolition commenced in 2015 and completion is planned for Spring 2018.



SKY LIGHT, CITY TOWER, EC2
25,700 sq ft | Existing
Developer: Great Star Partnership
Architect: ORMS
www.citytowerlondon.com

Situated adjacent to City Tower, Sky Light is a new self-contained 25,700 sq ft office. With its own 6m high glazed reception, bright double height spaces and feature roof lights, Sky Light is a unique office with a genuine 1 person per 8 sq m occupancy capability, new cycle centre, roof top gardens and car parking. Sky Light has been let to Porta communications plc on a 15 year lease.



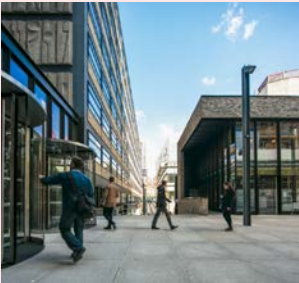
VIEW58
47,000 sq ft | Under Construction
Developer: FORE Partnership / Kier Property
Architect: tp bennett

VIEW58 is a grade-A office with a difference, a rare headquarter-style building on the river Thames. Situated in London's "Northbank", the building provides flexible floor plates from 4,000 to 7,000 sq ft and three floors of terraces with unobstructed views up and down the river. A large glass atrium fills the space with light. A bold, broad view on sustainability and the built environment means a fully integrated vision, not token bolts-ons. A vision focused on delivering tenants real cost savings.



BARTS SQUARE
Circa 450,000 sq ft | Under Construction
Developer: Helical and Baupost Group LLP
Architect: Sheppard Robson / Piercy and Co / Maccleanor Lavington
www.bartssquare.com

Barts Square is the creation of a new urban quarter in the heart of the City. Contrasting historic character with elegant modern architecture, Barts Square stands apart from the crowd. Comprising 236 high quality apartments, 246,000 sq ft of office space across three very different buildings and circa 25,000 sq ft of new retail and restaurant space, Barts Square sensitively and charmingly revitalises a part of historic London that will be further enhanced by the opening of Crossrail in 2018.



THE BOWER
335,000 sq ft | Under Construction
Developer: Helical / Crosstree Real Estate Partners LLP
Architect: AHMM
www.theboweroldst.com

The Bower takes a landlocked site with ageing buildings in one of the hottest locations in the capital and turns it into the dynamic, mixed use quarter that the area deserves. With 320,000 sq ft of raw yet refined office space across three buildings, a new pedestrianised street and some of the UK's newest and best restaurants now open in the scheme, The Bower is fast becoming a key new East London destination. Phase 1 is fully let. Phase 2, The Tower, has commenced on site and 170,000 sq ft of offices and two retail units will be available in Spring 2018.



ONE CREECHURCH PLACE
270,000 sq ft | Under Construction
Developer: Helical
Architect: Sheppard Robson
www.onecreechurchplace.com

Completion is due at One Creechurch Place in October 2016, bringing an elegant and sharply designed new headquarters office building to the vibrant EC3 area. The new building will provide 270,000 sq ft of spectacular office space over 17 floors, with excellent natural light and stunning views across the City. There will be significant public realm improvements at ground floor, greatly improving the area for both existing and new occupiers.



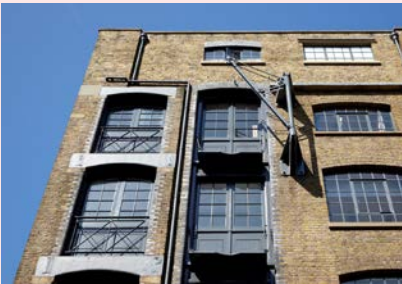
25 CHARTERHOUSE SQUARE
44,000 sq ft | Under Construction
Developer: Helical / The Charterhouse
Architect: Buckley Gray Yeoman

An exciting major refurbishment adjacent to Farringdon East Crossrail Station and overlooking the historic Charterhouse Square, which is undergoing a major face lift in 2016. The building will comprise 38,518 sq ft of offices and two A3 units of 2,987 sq ft and 2,173 sq ft. Building works have commenced and completion is due Q1 2017.



ONE BARTHOLOMEW CLOSE
212,000 sq ft | Under Construction
Developer: Clients of Ashby Capital LLP/Helical and Baupost Group LLP
Architect: Sheppard Robson
www.onebartholomewclose.co.uk

One Bartholomew Close, part of Helical's Barts Square mixed use development, is a 212,000 sq ft office development site which will comprise a top quality new building on ground and eleven upper floors with average floor plates of circa 19,300 sq ft, a large terrace on the tenth floor and 388 bicycle spaces.



THE LOOM
110,000 sq ft | Existing
Developer: Helical
Architect: Duggan Morris
www.theloom-e1.com

The Loom is a multi-let, listed Victorian 'warehouse' style office building that provides 110,000 sq ft of office and storage space over five floors. There are 50 lettable units providing between 1,000 sq ft and 9,200 sq ft of workspace each. Helical have recently completed a comprehensive refurbishment of a number of units whilst also creating a new entrance/reception and a café, repositioning the building and enhancing the facilities on offer.



160 OLD STREET
160,000 sq ft | Under Construction
Developer: Great Ropemaker Partnership (a joint venture between Great Portland Estates plc and BP Pension Fund Ltd)
Architect: ORMS

160 Old Street is a 160,000 sq ft redevelopment including offices, retail and restaurant. The offices are collaborative, light filled spaces with terraces on every floor, including double height areas overlooking private courtyards. The building is due for completion in Q1 2018.



C-SPACE
62,000 sq ft | Existing
Developer: Helical
Architect: Buckley Gray Yeoman
www.cspacelondon.co.uk

Formerly a carpet warehouse, Buckley Gray Yeoman have designed a simple yet elegant refurbishment scheme, keeping the best of the old and adding sensitively with striking new elements. Featuring a landscaped courtyard and an impressive 'pavilion' entrance, C-Space provides vibrant City Road with 62,000 sq ft of high quality, flexible office space, contributing to the wide scale regeneration of this area.



ELM YARD
50,000 sq ft | Under Construction
Developer: Great Ropemaker Partnership (a joint venture between Great Portland Estates plc and BP Pension Fund Ltd)
Architect: IMA

Located in Clerkenwell, near to the future Farringdon Crossrail station, this 50,000 sq. ft. refurbishment has a 12,800 sq. ft. ground/courtyard unit and 900 sq. ft. of private terraces that is due for completion in Q4 2016.



33 CENTRAL
227,000 sq ft | Under Construction
Developer: HB Reavis
Architect: John Robertson Architects
www.33central.com

33 Central will provide 227,000 sq ft of stunning office space, with large flexible floor plates and state-of-the-art facilities that maximise natural light and outside space, while making the most of the spectacular surrounding views. Features of the new eleven-storey building designed by John Robertson Architects include a double height reception and a quarter acre roof top garden offering panoramic views of London’s most famous landmarks including the Shard, St. Paul’s, 20 Fenchurch Street and the River Thames.



20 FENCHURCH STREET, EC3
686,600 sq ft | Complete
Developer: Land Securities / Canary Wharf Group
Architect: Rafael Viñoly Architects
20fenchurchstreet.co.uk

Land Securities and Canary Wharf Group have delivered 20 Fenchurch Street, EC3, in the City of London. The 160 m (525 ft) tower was designed by internationally acclaimed architect Rafael Viñoly. The largest floors are located at the top of the building and in total 20 Fenchurch Street provides approximately 670,000 sq ft of prime office accommodation. The building is 100% let with the occupiers successfully moved in. The spectacular Sky Garden was opened to the public last year, offering restaurants and public realm on levels 35-37.



NEW LUDGATE, EC4
379,400 sq ft | Completed
Developer: Land Securities
Architect: Fletcher Priest / Sauerbruch Hutton
newludgate.com

One and Two New Ludgate are statement buildings united by new public space, designed to be individual yet harmonious. They were the only major new office buildings to complete in the City in 2015 and together offer outstanding work environments as well as generous open and green spaces. The office space at Two New Ludgate was pre-let in its entirety to Mizuho Bank and with other recent lettings the New Ludgate scheme is now 95% let.



21 MOORFIELDS
East Building 418,000 sq ft / West Building 94,944 sq ft | Proposed
Developer: Land Securities
Architect: Wilkinson Eyre

21 Moorfields was acquired in February 2015. The 1.9 acre site is located at the western entrance to the new Liverpool Street Crossrail station situated at Moorgate. Full planning consent has been granted for the scheme comprising two new buildings with unique commercial and retail opportunities. Not only will the development provide landmark office space but it will also improve pedestrian permeability and provide a lively public square.



80 FENCHURCH STREET
250,000 sq ft | Planning Granted
Developer: Partners Group/Marick Real Estate
Architect: T.P. Bennett
eightyfenchurch.co.uk

A prime new 250,000 sq ft office building incorporating 12,500 sq ft of high quality retail space. The design is arranged over 14 floors with 6 external landscaped terraces. Floorplates are arranged around a central atrium generally providing circa 20,000 sq ft floorplates, with 2 floors designed to cater for trader floor densities.



CENTRAL SQUARE
242,489 sq ft | Existing
Developer: Mount Anvil in joint venture with One Housing Group

Central Square is an award-winning development of 274 homes in Clerkenwell. As well as 170 homes for private sale, the development also included more than 48,000 sq ft commercial space. Central Square has been widely recognised for its design, partnering approach and landscaping. It won Silver for Best Interior Design and Bronze for Best Partnership (with One Housing Group) at the What House? Awards, and was commended in the 2012 Sunday Times British Homes Awards in the Best Development category.



LEXICON
330,107 sq ft | Existing
Developer: Mount Anvil in joint venture with Affinity Sutton
Architect: Squire and Partners / SOM

Lexicon, located on City Road (EC1) close to the buzz of Shoreditch and sophistication of Angel, is a stunning, sleek and slender tower adding to Central London’s dynamic skyline. Delivered by the world-renowned Skidmore Owings & Merrill (SOM), at 36-storeys high it stands as Islington’s tallest residential building. Offering 307 new homes, including 200 one, two and three bedroom apartments for private sale, Lexicon offers unrivalled views over London in a canal-side location.



SEWARD STREET
183,492 sq ft | Existing
Developer: Mount Anvil in joint venture with Notting Hill Housing Group

This bold development located on Seward Street, in the Clerkenwell Quarter, delivered 161 homes – including 107 as part of a much-needed private rented scheme in the area.



THE EAGLE
387,500 sq ft | Existing
Developer: Mount Anvil
Architect: Farrells

Located a stone’s throw from Old Street’s booming silicon roundabout, in the heart of buzzing Tech City, The Eagle is a bold, 27 storey Art Deco inspired development of 276 new homes and more than 65,000 sq ft of commercial space. Designed by leading urban architects, Farrells, the design retains the original 1933 building on the site, and features stunning architectural details throughout, communal space created to bring people together, and breathtaking views across the city and beyond.



70 MARK LANE, EC3
250,000 sq ft | Existing
Developer: Stanhope / Mitsui Fudosan
Architect: Bennetts Associates
www.70marklaneec3.com

This island site, located on the Fenchurch Street Station forecourt, enjoys magnificent views over the Tower of London and Tower Bridge. The sixteen-storey building, offering 170,000 sq ft of prime offices, benefits from south facing terraces on seven of the upper floors (8th and 10th-15th inclusive). The scheme has achieved a BREEAM ‘Excellent’ rating. The building was substantially pre-let during its construction to insurance companies Zurich and Miller accounting for over 90% of the office space.



70 WILSON STREET / 50 WORSHIP STREET, EC2
76,500 sq ft | Under Construction
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
Architect: A Studio

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building’s energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. Refurbishment and extension with recladding of a 1980s office building. The project will be BREEAM Excellent. Due for completion in Q3 2016.



ROSEBERY AVENUE, EC1
33,500 sq ft | Under Construction
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
Architect: Buckley Gray Yeoman

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building’s energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. Reconfiguration of three Victorian buildings into contemporary offices and residential units, was completed Q3 2016.



THE BANKING HALL, EC2
155,000 sq ft | Existing
Developer: Stanhope / Mitsui Fudosan
Architect: Allies and Morrison
www.thebankinghall.com

An innovative scheme providing contemporary office space behind a retained façade, with a modern extension at the upper levels providing terraces. The scheme also provides retail space. 100% of the office space was pre-let to ING during construction.



8 FINSBURY CIRCUS
160,000 sq ft | Existing
Owner / Developer: Mitsubishi Estate London / Stanhope
Architect: Wilkinson Eyre

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



6-8 BISHOPSGATE, 150 LEADENHALL STREET
770,000 sq ft | Planning Granted
Developer: Mitsubishi Estate Company / Stanhope plc
Architect: Wilkinson Eyre

Working with our partners, Mitsubishi Estate Company, a planning application has been approved for a new £900m building in the heart of the City. The 40-storey office development will be built on a site currently occupied by 6-8 Bishopsgate, EC2, and 150 Leadenhall Street, EC3, next to the Cheesegrater tower. The Wilkinson Eyre-designed building will provide 770,000 sq ft gross area and include ground floor shops and restaurants and a public viewing gallery at level 40.



WATERMARK PLACE
50,400 sq m | Existing
Owner/Developer: Union Investment in joint venture Oxford Properties
Architect: Fletcher Priest

Situated in a prominent location on the Thames in the heart of the City of London, the office property is fully let to a Japanese investment bank until 2029 and therefore offers stable long-term rental income. Completed in 2009, the building comprises total floor space of 50,400 sq m, of which 45,650 sq m is office space, plus 33 car parking spaces.



THE SCALPEL, 52 LIME STREET
400,000 sq ft | Under Construction
Owner/Developer: WRBC Development UK Limited
Architect: Kohn Pedersen Fox Associates (KPF)
www.thescalpec3.co.uk

52 Lime Street will accommodate the European headquarters of the global insurance business W. R. Berkley Corporation, and is being developed by its UK-based development arm. The building, due for completion at the end of 2017, will be approximately 190m tall and will consist of 35 floors of offices above ground and mezzanine levels with an additional three basement levels. The main entrance to the building will be from a new public square on Lime Street.



ONE ANGEL COURT, EC2
300,000 sq ft | Under Construction
Developer: Stanhope / Mitsui Fudosan
Architect: Fletcher Priest

The replacement of a 1970's building in the Bank Conservation Area in the heart of the City of London. The scheme will provide 300,000 net lettable sq ft of high quality office accommodation over 24 levels, together with 20,000 sq ft retail/leisure and improved public realm. The tower floors have spectacular and uninterrupted views of the City, river and West End from the garden floors and sky floors.



FINSBURY CIRCUS HOUSE, 10 SOUTH PLACE, EC2
145,000 sq m | Existing
Developer: Union Investment Real Estate GmbH / CORE
Architect: Fletcher Priest
www.finsburycircushouse.com

CORE, on behalf of Union Investment Real Estate, have been appointed Development Manager for the development of Finsbury Circus House. Planning consent was obtained for a major reconstruction of the building designed by Fletcher Priest including a new north façade and dual access from Finsbury Circus and South Place. The Grade A offices with 145,000 sq ft of new, light filled office space, now includes a new top floor with south-facing terrace.



ONE COLEMAN STREET, EC2
16,649 sq m | Existing
Owner: Union Investment Real Estate GMBH
Developer: Stanhope and Bovis Lendlease
Architect: Swanke Hayden Connell / David Walker

One Coleman Street, a 9-storey office building developed by Stanhope in conjunction with Bovis Lendlease, is located in the City of London on London Wall. Swanke Hayden Connell Architects worked with David Walker on the design of the building, which offers prime, fully air-conditioned office accommodation. The building comprises a total of 16,649 sq m of open-plan space. The impressive entrance hall features accent lighting and modern materials to create a sense of space, with the lobbies being similarly stylish.

Canary Wharf, Stratford, Greenwich & The Royal Docks



James Heyworth-Dunne
Partner, City Agency,
London markets,
Cushman and
Wakefield

Offices

Docklands availability increased slightly in July, after two consecutive months of availability decreasing although availability only equates to 4.62%. Total availability now stands at 933,168 sq ft, which is 10,117 sq ft below the availability figure recorded at the same point in 2015. Major under offers include the approximate 500,000 sq ft to the Government Property Unit (GPU), at 20 Cabot Square. Within Canary Wharf itself, total availability now stands at 682,969 sq ft which equates to a vacancy rate of 4.44%. Year-to-date take-up increased month-on-month by 27,436 sq ft, to surpass the half a million sq ft mark and currently stands at 500,888 sq ft.

In Stratford, work continues on site on the two TFL and FCA buildings due for completion in Q4 2018 and International Quarter London, as it is now known. Lendlease now has 150 people based in the porta-cabins on site and the south site is active with enabling works Building S4 (600,000 sq ft) and Building S9 (300,000 sq ft) the next phase of the development. At Delancey’s Here East scheme, the first wave of independent retailers on the Canalside at Here East have opened with excellent feedback in the press and it has already created a fantastic new retail destination. Delancey has also formed a JV with Entiq to open Europe’s largest Innovation Centre. It will focus on attracting sport, health, fashion, design and Internet of Things businesses to the 70,000 sq ft facility which will form part of the overall office element of the scheme.



Olivia Trace
Negotiator, Savills
Canary Wharf

Residential

This part of London has undergone such a level of change over the past few decades and it’s showing no signs of slowing. Canary Wharf remains a growing market in terms of employment and housing requirement and buyers are increasingly purchasing here to live, rather than purely invest. Far from appealing only to those who work in the area, many city-based financiers are choosing to settle here also.

The expansion and development of the Royal Docks has opened up a previously untapped market to the public, particularly with the prospect of the Elizabeth Line in 2018. The Royal Docks are deemed more affordable than their neighbours, yet easily accessible, and the apartments at Royal Albert Wharf have become an attractive option for buyers.

As a long established residential location, Greenwich now has a market of two distinct halves; the traditional, family-led market, with buyers often moving within the area and willing to wait years for the right property, and then Greenwich Peninsula, one of the most ambitious developments in London with regeneration and the creation of around 15,700 homes, creating a whole new community for the area.

Finally, with the Olympics in Rio recently coming to an end, the legacy of our own in 2012 still lives on in Stratford. With the bulk of properties sold or built in the last 4 years, we are now seeing the next wave of development which, coupled with an increasing sense of community and improved connectivity, is rapidly making Stratford a popular employment and residential destination.

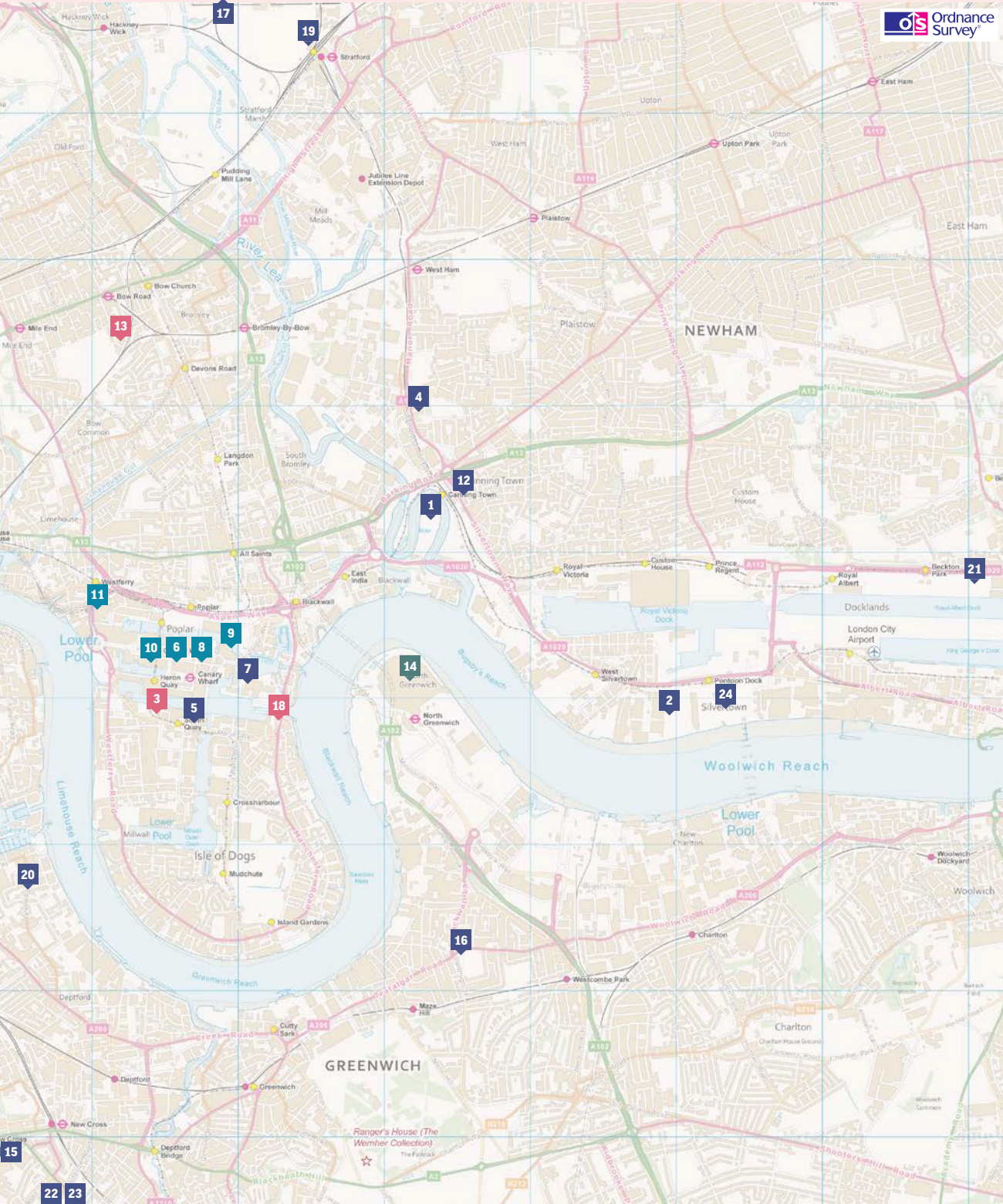
FEATURED PROJECTS

PAGES 116-117

- 1 LONDON CITY ISLAND**
Ballymore with EcoWorld
- 2 ROYAL WHARF**
Ballymore and Oxley
- 3 WARDIAN LONDON**
Ballymore with EcoWorld
- 4 STEPHENSON STREET**
Berkeley South East London
- 5 SOUTH QUAY PLAZA**
Berkeley Homes South East London
- 6 ONE CANADA SQUARE**
Canary Wharf Group
- 7 CANARY WHARFS NEW PHASE**
Canary Wharf Group
- 8 5 BANK STREET**
Canary Wharf Group
- 9 10 BANK STREET**
Canary Wharf Group
- 10 40 BANK STREET**
Canary Wharf Group
- 11 THE COLUMBUS BUILDING**
Canary Wharf Group
- 12 CANNING TOWN (AREA3)**
Countryside

PAGES 118-119

- 13 LEOPOLD ESTATE**
Countryside
- 14 THE 02**
Crosstree Real Estae Partners / AEG
- 15 CHAMPION HILL**
Hadley Property Group
- 16 GREENWICH SQUARE**
Hadley Property Group
- 17 SOUTH GROVE**
Hadley Property Group
- 18 DOLLAR BAY**
Mount Anvil in joint venture with One Housing Group
- 19 THE INTERNATIONAL QUARTER, STRATFORD**
Lendlease and LCR
- 20 THE TIMBERYARD DEPTFORD**
Lendlease
- 21 ROYAL ALBERT DOCK, E16**
APB Investment Ltd / GLA / Stanhope
- 22 RUSKIN SQUARE, CRO**
Croydon Gateway Limited
- 23 THE CROYDON PARTNERSHIP**
Joint venture between Westfield and Hammerson
- 24 SILVERTOWN**
Greater London Authority





LONDON CITY ISLAND
12 acres | Under Construction
Developer: Ballymore, with EcoWorld Ballymore for phase two
Architect: Glenn Howells Architects
www.londoncityisland.com

London City Island will comprise 1,700 new homes along with independent artisan restaurants, shops, creative hubs and al fresco spaces. The development takes its inspiration from the area’s maritime heritage, with bold primary colours and making use of its waterside surroundings with river walkways. London’s new island neighbourhood, dubbed a ‘mini Manhattan’, will become a vibrant cultural area and one of the Capital’s most exciting and inspirational places to live. English National Ballet and London Film School will relocate to the site, furthering the island’s creative credentials.



ROYAL WHARF
40 acres | Under Construction
Developer: Ballymore and Oxley
Architect: Masterplanned by Glenn Howells Architects. WCEC are executive architects
www.royalwharf.com

Royal Wharf will create an entirely new community, with a network of interconnecting streets leading onto town squares and gardens, a market square, Sovereign Place, and Marylebone style high street. Located on the riverfront, Royal Wharf is inspired by the energy of the River Thames and the area’s maritime heritage. The development includes 500m of riverfront promenade, a 2.4 acre park and is bordered by two riverside parks, Lyle Park and Barrier Park. Royal Wharf also features a 20,000 sq ft David Morley designed leisure facility for residents and new school.



WARDIAN LONDON
5500 sq m | Under Construction
Developer: EcoWorld Ballymore
Architect: Glenn Howells
www.wardianlondon.com

Taking its name from the traditional Wardian Cases – first created in East London to transport botanical plants – Wardian London offers a sense of escape and tranquillity, whilst remaining connected to thriving Canary Wharf. Overlooking South Dock with commanding views of Canary Wharf, each apartment offers an extensive private ‘sky garden’, up to 37.2 square metres in size. Wardian London will provide a tranquil oasis within the heart of London’s most lively business district, promoting a sense of wellbeing and creating a serene escape within the city.



CANARY WHARF'S NEW PHASE
GIA 728,882 sq m | Under Construction
Developer: Canary Wharf Group
Architect: Masterplanned by Allies and Morrison
www.canarywharf.com/residential/wood-wharf

Canary Wharf’s new phase of mixed-use development is under construction, comprising 4.9 million sq ft of residential (private and PRS), 2 million sq ft of offices, retail and community uses. This 22 acre development has been master planned by Allies & Morrison and will provide 9 acres of interconnected public open spaces with the majority of the planned 300,000 sq ft of retail at street level, thereby providing an active and dynamic environment as well as new arts and events programme.



5 BANK STREET
65,032 sq m | Under Construction
Developer: Canary Wharf Group
Architect: Kohn Pederson Fox Associates
www.canarywharf.com

5 Bank Street is the latest office scheme to commence on the Canary Wharf estate, with the lower floors pre-let to Société Générale (280,000 sq ft). Completion is scheduled for Q1 2019 and up to 420,000 sq ft is available with flexible floor plates of approximately 27,000 sq ft. It will be one of the most striking, modern office buildings in London, benefiting from an enhanced Canary Wharf specification.



10 BANK STREET
77,107 sq m | Proposed
Developer: Canary Wharf Group
Architect: Kohn Pedersen Fox Associates
www.canarywharf.com

The proposed new scheme will comprise 850,000 sq ft and is available on a prelet basis. A tenant will have the unique opportunity to choose the size of the building, layout of the floor plates to suit their occupational requirements and benefit from prestigious leading-edge, flexible and intelligent space with top enhanced Canary Wharf specification.



STEPHENSON STREET
800,000 sq ft | Proposed
Developer: Berkeley South East London
Architect: Patel Taylor

Stephenson Street will be a new village for London. It will have all the qualities that a successful community needs: shops, workspaces and a school, links between neighbours, a beautiful park where people can play and great transport connections. Above all, this site will create homes for people regardless of their age, background or income. It will be a place for everyone. Tony Pidgley, Berkeley Group Chairman.



SOUTH QUAY PLAZA
3.2 acres | Under Construction
Developer: Berkeley Homes South East London
Architect: Foster + Partners
www.berkeleygroup.co.uk/new-homes/london/canary-wharf/south-quay-plaza

South Quay Plaza is a landmark 68 storey development with a second tower at 36 storeys, located in the Isle of Dogs just moments from Canary Wharf. Designed by the world renowned architects Foster + Partners, it is the first scheme that Berkeley Group has ever built in Canary Wharf and is currently one of the tallest residential towers in Europe with planning permission. Its strapline is ‘London’s youngest landmark’, as South Quay Plaza will add to the London skyline and stand proudly alongside One Canada Square and Citi bank.



ONE CANADA SQUARE
114,000 sq m | Existing
Developer: Canary Wharf Group
Architect: Pelli Clarke Pelli Architects
www.canarywharf.com

Located at the centre of Canary Wharf, One Canada Square is designed by internationally famous Pelli Clarke Pelli Architects. This impressive London icon has 50 floors and is 800 feet (244 metres) high. Offices available from 2,000 sq ft on flexible lease(s). The building is home to Level39, Europe’s largest tech accelerator.



40 BANK STREET
55,740 sq m | Existing
Developer: Canary Wharf Group
Architect: Pelli Clarke Pelli Architects
www.canarywharf.com

40 Bank Street is a striking 32-storey tower fronting Jubilee Park, with typical floor plates of 19,000 sq ft (1,765 sq m). High quality, column free office accommodation is available to let from 5,000 sq ft upwards on flexible lease(s).



THE COLUMBUS BUILDING
14,864 sq m | Existing
Developer: Canary Wharf Group
Architect: Skidmore, Owings & Merrill
www.canarywharf.com

Currently undergoing a comprehensive refurbishment, the building boasts uninterrupted views to the river and the City, has dual entrances into the reception area, external terraces on the upper floors and floor to ceiling glazing. Typical floor plates are 23,000 sq ft which overlook Westferry Circus and Columbus Courtyard. Completion is scheduled for summer 2016.



CANNING TOWN (AREA 3)
396,112 sq ft | Existing
Developer: Countryside
Architect: Maccreanor Lavington / Shepherd Epstein Hunter
www.eastcitypoint.com

Our award-winning East City Point development in Canning Town is part of the £3.7 billion regeneration of Canning Town and Custom House. Working in partnership with Newham Council and Affinity Sutton, we have delivered 311 new homes and a new primary school. We are on site for phase 2 which will deliver a further 338 new homes will delivered by 2019.



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

We are working in partnership with Poplar HARCA and have delivered 122 new homes as part of Phase 1 of the award-winning regeneration of the Leopold Estate in Bow, Tower Hamlets. We are currently on site to deliver a further 364 new homes. Private and affordable homes are being provided in tenure-blind buildings situated around landscaped courtyards with public and residents only communal areas.



THE O2
370,000 sq ft / Development: 207,000 sq ft
Existing / Under Construction
Developer: Crosstree Real Estate Partners / AEG
Architect: RTKL

The O2 is an iconic London landmark and the world’s leading leisure / entertainment venue, comprising 370,000 sq ft of prime retail / leisure accommodation and the exceptional 21,000 capacity arena. Development has commenced on an RTKL-designed Designer Outlet which will sit on the currently undeveloped land within the roof dome. The outlet will provide 207,000 sq ft of premium retail / restaurant accommodation and complete the regeneration of one of London’s most world-renowned buildings.



CHAMPION HILL
143 new homes | Planning Granted
Developer: Hadley Property Group

Champion Hill is a mixed-use development made up of a new 4000 capacity stadium for Dulwich Hamlet FC, a community leisure facility and 143 high-quality homes.



GREENWICH SQUARE
947,514 sq ft | Under Construction
Developer: Hadley Property Group
Architect: Make Architects

In addition to providing 645 new homes, Greenwich SQ will offer a range of retail, café and restaurant opportunities adjoining an expansive landscaped public square. The Greenwich Centre’s library and customer service centre with the new NHS medical facility and ‘Better’ gymnasium and pool, is expected to attract over a million visitors a year, creating the newest landmark destination in Greenwich.



SOUTH GROVE
473 new homes | Planning Granted
Developer: Hadley Property Group

South Grove is an approved scheme for 473 new homes, a park and retail space in the heart of Walthamstow.



DOLLAR BAY
118,499 sq ft | Under Construction
Developer: Mount Anvil in joint venture with One Housing Group
Architect: Simpson Haugh and Partners

Dollar Bay’s prime location at the foot of the South Dock, overlooking Canary Wharf, makes for spectacular views. Designed by international award-winning Ian Simpson Architects, and informed by a strong, contemporary design concept, paying homage to its waterside location, Dollar Bay is a striking, iconic addition to London’s impressive skyline. The 31 storey tower offers 121 new homes, including 115 for private sale. Each of the studio, one, two and three bedroom apartments offer water views and winter garden.



INTERNATIONAL QUARTER LONDON
22 acres | Under Construction
Developer: Lendlease and LCR
Architect: Rogers Stirk Harbour + Partners
www.theinternationalquarter.london

Located at the gateway to Queen Elizabeth Olympic Park, International Quarter London is a major new business location with an anticipated end value of £2.3billion. Offering 333 new homes, retail opportunities and four million square feet of flexible and sustainable office space, over 25,000 people will work there once completed in 2025. Construction is underway on the residential towers Glasshouse Gardens and new landmark towers for the FCA and TfL.



THE TIMBERYARD DEPTFORD
11.6 acres | Under Construction
Developer: Lendlease
Architect: Hawkins Brown
www.thetimberyard.london

The Timberyard Deptford will create 1,132 new homes across 11.6 acres, as well as flexible studio space, a range of shops and cafés and an incubator hub that will give smaller, independent businesses the chance to prosper. Each home and building is designed in a contemporary architectural style that reflects and adds to the area’s rich industrial heritage, offering buildings of excellent design quality that will suit all tastes. Cedarwood Square, the first release of 203 homes is now launched.



ROYAL ALBERT DOCK, E16
4,700,000 sq ft | Planning Granted
Developer: ABP Investments Ltd / GLA / Stanhope
Architect: Farrells

A masterplan for the regeneration of the Royal Albert Dock to provide a new business district with a mix of uses including up to 850 residential units and 160,000 sq ft of retail and leisure uses. Phase 1 will comprise up to 750,000 sq ft and is programmed for completion by 2018. Demand for a significant proportion of the first phase is underpinned by demand from Chinese companies seeking to establish a headquarters here in the UK.



RUSKIN SQUARE, CRO
2.2m sq ft | Under Construction
Developer: Croydon Gateway Limited Partnership (Stanhope plc and Schroders Exempt Property Unit Trust)
Architect: Foster + Partners (masterplan) / AHMM / Shed KM
www.ruskinsquare.com

A mixed use scheme comprising offices, residential, retail and external areas of new public realm along East Croydon Station. This site is at the centre of the Croydon’s Central Business District regeneration. The first phase of residential, developed in joint venture with Places for People, comprises 170 units including affordable housing (completion due Q3 2016). The first office building of c.200,000 sq ft designed by Shed KM is due for completion Q4 2016 and has been pre-let to HMRC.



THE CROYDON PARTNERSHIP
1.5 Million sq ft | Planning Granted / Proposed
Developer: Westfield / Hammerson
Architect: Allies and Morrison (masterplan), Leonard Design Architects (retail), Hawkins\Brown (residential)
www.silvertownlondon.com

The Croydon Partnership, the joint venture between Westfield and Hammerson, is committed to investing over £1.4 billion to redevelop Croydon’s retail town centre. The Partnership will deliver a 1.5m sq ft scheme to transform Croydon into a retail and leisure hub for South London, creating 5,000 new local jobs and acting as a catalyst for the wider regeneration of the town.



SILVERTOWN
7 Million sq ft | Planning Granted
Developer: The Silvertown Partnership / Greater London Authority
www.silvertownlondon.com

SILVERTOWN is a £3.5billion scheme that will create a new piece of the city in London’s Royal Docks. The scheme will create 3,000 new homes, up to 21,000 new jobs and contribute £260m a year to the London economy including vital jobs for the Newham economy. The Silvertown Partnership is a consortium consisting of Chelsfield Properties, First Base and Macquarie Capital. The team has delivered major developments including Stratford City, Broadgate, Stockley Park, The Treasury Building and Chiswick Park.

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Second Home, Hanbury Street, for Second Home
Architect: Selgas Cano



Faircharm Creative Quarter, for Workspace
Architect: Karakusevic Carson Architects



White Collar Factory, City Road, for Derwent London
Architect: AHMM



Hackney Wick, for London Legacy Development Corporation
Architect: Karakusevic Carson Architects



Borough High Street, for The Office Group
Architect: Stiff + Trevillion

WEST END, EARLS COURT & PADDINGTON



Ben Burston
Head of offices
research, JLL

Offices

Despite the unexpected Brexit vote, at 1.5 million sq ft, take-up in the West End is broadly in line with the five year average for the first half of the year and it is expected to exceed 3 million sq ft by year end. Demand in the West End remains solid and there is currently 1.1 million sq ft under offer. Although this figure is heavily skewed by Apple, which is considering taking circa 400,000 sq ft at Battersea Power Station, under offers would still exceed the 10 year average of 569,000 sq ft if Apple were excluded from the figures. As a result of two large completions in the first half of the year, the vacancy rate has edged up to 3.4% although it remains below the 10-year average of 4.4%. Supply is still tight in the West End and we expect this will help to maintain pricing in the near term.

Vacancy rates are also below average in the Paddington sub-market and supply is expected to remain tight here as well with there being no speculative developments due to complete this year. New supply will not come to the market until the middle of 2017 when British Land's 4 Kingdom Street (147,000 sq ft) is due for completion. Rents in Paddington are relatively modest compared to many West End sub-markets and with Crossrail expected here in 2019, the area is likely to attract a diverse range of occupiers.

Supply in Earls Court is not expected to increase until 2018 when 70,000 sq ft should be delivered at Beaumont House, W14.



Colin Burnet
Director, retail
research, JLL

Retail

The West End retail area comprises Oxford Street, Regent Street, Bond Street and Covent Garden, forming the largest concentration of retail in Europe. London ranks as the most attractive location for international retailers globally, according to JLL's latest global research, Destination Retail 2016, and continues to be a magnet for new brands thanks to its unique blend of market size, maturity and high degree of transparency. The 300,000 sq ft Crossrail development on New Bond Street is the largest development in the pipeline. The majority of the development will be office space, but it will also feature 44,000 sq ft of flagship retail space. The project will be delivered before Crossrail opens and is likely to attract more aspirational premium and luxury brands. Rents at the northern end of New Bond Street are currently around £450 Zone A, however we predict that rents in this new high-class retail environment may increase substantially. Additionally, complementing this new scheme, detailed planning has begun for the first public realm improvement plan in 30 years for the whole of Bond Street, which will increase pedestrian space, reduce traffic and greatly improve the quality of the public spaces.

JLL is predicting the 'Brexit effect' on London retail to be broadly positive, as London continues to demonstrate its resilience and longevity to political and economic uncertainty, as it has done throughout history. Indeed, sales were up by almost 5% in July in the West End, according to the New West End Company (NWE), as opportunistic tourists benefitted from currency fluctuations since June's European Union referendum.



Adam Challis
Head of residential
research, JLL

Residential

The weakness in Prime London residential markets has continued through the middle of 2016. The EU Referendum result represented a further short-term shock to market demand as the ensuing economic uncertainty has restrained some activity. However, a devaluation of the pound sterling has also encouraged international buyers to consider prime markets with a renewed interest.

Some developers committed to higher value delivery have had to reconsider valuations and will be looking to adjust schemes and/ or pricing to generate demand over the rest of 2016 and into next year. This includes Capital and Counties at Earls Court, as well as the 'Paddington Pole' which has become the 'Paddington Cube' in order to meet concerns of local residents and planners over the height of that scheme. The transformative development around Paddington Basin is now entering its final phases, with progress shifting east from Merchant Square towards West End Green on Edgware Road.

It is likely that these high-value markets will continue to experience some weakness in demand through the rest of this year, although reports of significant discounting are overstated. Vendors have already absorbed modest price reductions over the past 12 months and as the risk of a 'hard Brexit' dissipates, London's most prestigious residential markets will continue to align fortunes with a city economy that has no comparison in Europe.

FEATURED PROJECTS

PAGES 124–125

- 1 CENTRE POINT
Almacantar
- 2 EDGWARE ROAD
Almacantar
- 3 MARBLE ARCH PLACE
Almacantar
- 4 10 BROCK STREET, NW1
British Land
- 5 30 BROCK STREET, REGENT'S PLACE NW1
British Land
- 6 THE CLARGES ESTATE, W1
British Land
- 7 MARBLE ARCH HOUSE, W1
British Land
- 8 10 PORTMAN SQUARE, W1
British Land
- 9 10 & 20 TRITON STREET, NW1
British Land
- 10 4 KINGDOM STREET
British Land
- 11 YALDING HOUSE, W1
British Land
- 12 EARLS COURT
Capital & Counties Properties PLC

PAGES 126–127

- 13 LILLIE SQUARE
Capital & Counties Properties PLC
- 14 ACTON GARDENS, W3
Acton Gardens LLP (Countryside and L&Q)
- 15 20 GOLDEN SQUARE
Crosstree Real Estate Partners
- 16 PORTAL WAY
Crosstree Real Estate Partners
- 17 THE BERKELEY ESTATE
Crosstree Real Estate Partners
- 18 80 CHARLOTTE STREET W1
Derwent London plc
- 19 1 OXFORD STREET W1
Derwent London plc
- 20 BRUNEL BUILDING, 55–65 NORTH WHARF ROAD W2
Derwent London plc
- 21 1 PAGE STREET SW1
Derwent London plc
- 22 THE COPYRIGHT BUILDING, 30 BERNERS STREET, W1
Derwent London plc
- 23 1–2 STEPHEN STREET, W1
Derwent London plc
- 24 1 NEW BURLINGTON PLACE, W1
The Crown Estate / Exemplar

PAGES 128–129

- 25 FITZROY PLACE, W1
Aviva Investors / Exemplar
- 26 10 NEW BURLINGTON STREET, W1
The Crown Estate / Exemplar
- 27 ONE BEDFORD AVENUE, WC1
Ashby Capital / Exemplar
- 28 5 & 6 ST JAMES'S SQUARE, SW1
Exemplar
- 29 WALMAR HOUSE, W1
Great Portland Estates plc
- 30 65 WELLS STREET
Great Portland Estates plc
- 31 48–50 BROADWICK STREET TOWNHOUSES
Great Portland Estates plc
- 32 RATHBONE SQUARE
Great Portland Estates plc
- 33 HANOVER SQUARE
Great Portland Estates plc 50/50 JV Hong Kong Monetary Authority
- 34 1 DEAN STREET
Great Portland Estates plc
- 35 78/92 GREAT PORTLAND STREET
Great Portland Estates plc
- 36 30 BROADWICK
Great Portland Estates plc

PAGES 130–131

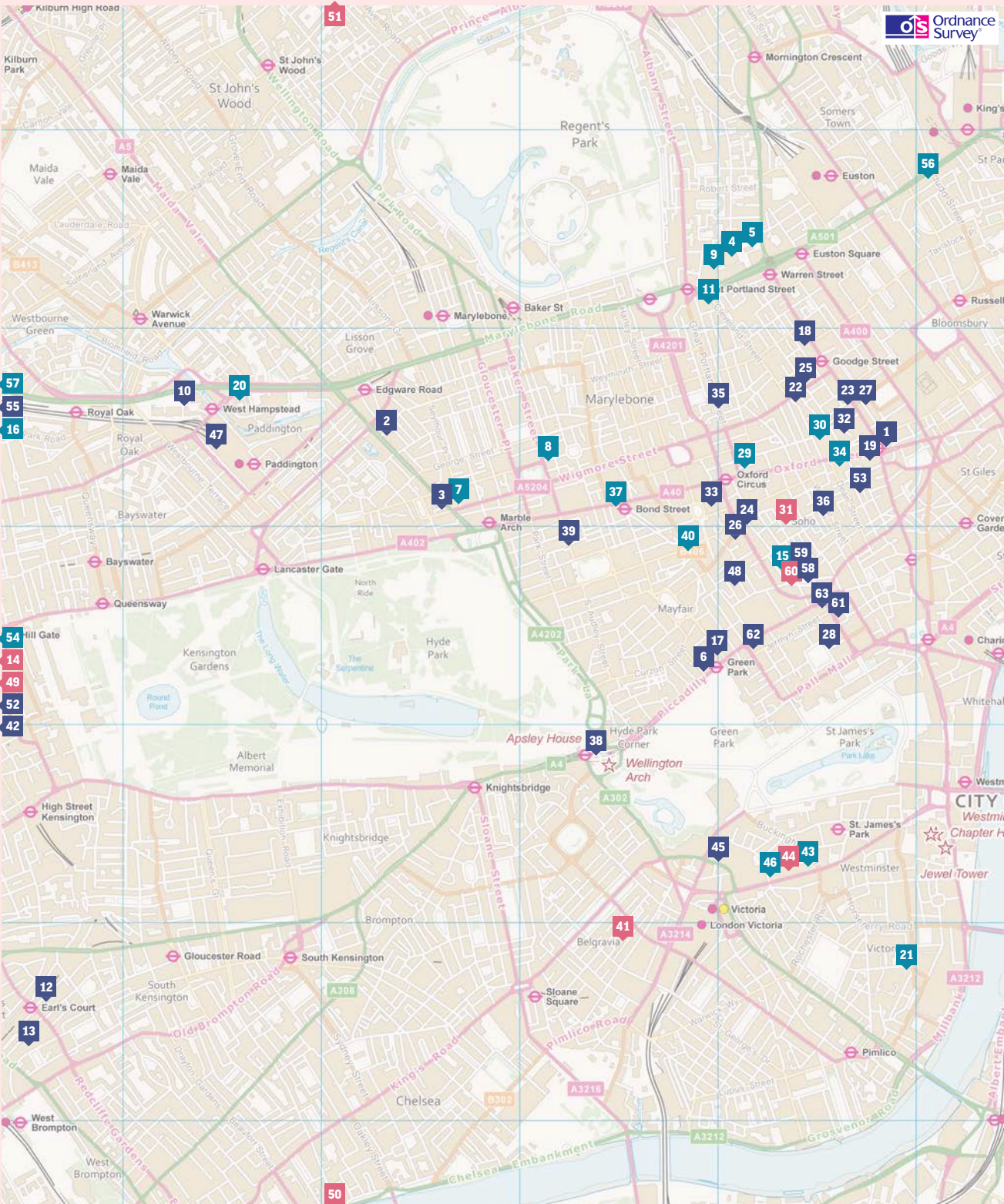
- 37 65 DAVIES STREET, W1
Grosvenor and Crossrail
- 38 1–5 GROSVENOR PLACE, W1
Grosvenor / Hongkong Shanghai Hotels Limited
- 39 ST MARK'S, MAYFAIR
Grosvenor
- 40 33 GROSVENOR STREET, W1K
Grosvenor
- 41 119 EBURY STREET, SW1
Grosvenor
- 42 KING STREET, HAMMERSMITH
Helical Bar plc / Grainger plc
- 43 62 BUCKINGHAM GATE, SW1
Land Securities
- 44 KINGS GATE, SW1
Land Securities
- 45 NOVA, VICTORIA, SW1
Land Securities & CPPIB
- 46 THE ZIG ZAG BUILDING, SW1
Land Securities
- 47 20 EASTBOURNE TERRACE
Land Securities
- 48 BURLINGTON GATE
Native Land in joint venture with Grosvenor

PAGES 132–133

- 49 HOLLAND PARK VILLAS
Native Land in joint venture with Grosvenor
- 50 CHEYNE TERRACE
Native Land in joint venture with Grosvenor and an International Family Office Investor
- 51 HAMPSTEAD MANOR
Mount Anvil in joint venture with Ares Management
- 52 QUEENS WHARF
Mount Anvil with A2Dominion
- 53 5 HANOVER SQUARE, W1
Stanhope / Mitsui Fudosan
- 54 GROVE HOUSE, HAMMERSMITH, W6
Stanhope / Threadneedle / Low Carbon Workplace Trust
- 55 TELEVISION CENTRE, W12
Stanhope / Mitsui Fudosan / AIMCo / BBC
- 56 THE HALO BUILDING
Stanhope
- 57 WHITE CITY PLACE
Mitsui Fudosan / Stanhope
- 58 7 AIR STREET AND 21 GLASSHOUSE STREET
The Crown Estate
- 59 AIRW1
The Crown Estate
- 60 QUADRANT 4, W1
The Crown Estate

PAGE 134

- 61 ST JAMES'S MARKET
The Crown Estate / Oxford Properties with Hanover Cube as Development Manager
- 62 29–30 ST JAMES'S STREET AND 25–27 BURY STREET, ST JAMES'S
The Crown Estate
- 63 1 EAGLE PLACE
The Crown Estate & Healthcare of Ontario Pension Plan (HOOPP) with Stanhope as Development Manager





CENTRE POINT
184,000 sq ft NIA | Under Construction
Developer: Almacantar
Architect: Conran and Partners / Rick Mather Architects

A landmark seen from every corner of the capital, this is a building that justifies its name and embodies the spirit of the sixties style. Standing at the junction of Oxford Street and Tottenham Court Road, the scheme offers 82 expansive apartments by Conran & Partners and a new pedestrian piazza surrounded by 39,000 sq ft of retail and 13 affordable homes by Rick Mather Architects. The piazza links Soho, Covent Garden, Fitzrovia and Bloomsbury with direct access to Tottenham Court Road Crossrail, reaffirming Centre Point’s geographical and symbolic position at the heart of London.



EDGWARE ROAD
73,400 sq ft NIA | Planning Granted
Developer: Almacantar
Architect: Farrells

Working with iconic architects Farrells, 466–490 Edgware Road will be developed by Almacantar to provide a high quality mix of 47 affordable homes, 29 private apartments, retail units along with the re-provision of a petrol station, creating a desirable and striking new building that connects Edgware Road and the surrounding residential streets of Little Venice and Maida Vale.



MARBLE ARCH PLACE
272,007 sq ft NIA | Under Construction
Developer: Almacantar
Architect: Rafael Viñoly Architects

Designed by Rafael Viñoly, Marble Arch Place includes a spectacular 18-storey, 54 apartment residential building overlooking Hyde Park, Mayfair and beyond and a state of the art commercial building offering 95,000 sq ft of offices. The buildings are connected by a new public realm with 48,000 sq ft of retail. Redefining this corner of Mayfair by creating a clearer transition between Oxford Street and Hyde Park, Marble Arch Place is a striking new gateway to the West End.



MARBLE ARCH HOUSE, W1
6,000 sq m | Existing
Developer: British Land
Architect: Bennetts Associates
www.marblearchhouselondon.com

Marble Arch House is located within the Portman Village. The development has a BREEAM ‘Excellent’ environmental rating and delivers 60,000 sq ft of exceptional quality office accommodation, 15,000 sq ft of retail space and ten luxury residential apartments built adjacent to the office building. The building is now fully let. Occupiers include Cirrus Logic, BXR Partners LLP, global gaming technology company GTECH, Access Industries, Fulcrum Asset Management and NERA.



10 PORTMAN SQUARE, W1
12,500 sq m | Existing
Developer: British Land
Architect: Jestico + Whiles
www.10portmansquare.com

10 Portman Square is a 134,000 sq ft office building with retail units at ground and lower ground levels. A seven storey building, 10 Portman Square benefits from natural light on four sides, with typical floors of 18,500 sq ft. There are three ‘trophy’ floors at the top of the building, which enjoy large accessible terraces and dramatic views across London. The building is fully let to Aspect Capital, Aramco, Arrowgrass, Independent Franchise Partners, Ardagh Glass, Ontario Teachers’ Pension Plan and Weston Homes.



10 & 20 TRITON STREET, NW1
34,530 sq m | Existing
Developer: British Land
Architect: Farrells
www.20tritonstreet.com

This 490,000 sq ft mixed use development comprises office accommodation within 10 and 20 Triton Street, and 110,000 sq ft of apartments at One Osnaburgh Street. Both buildings are fully let. 10 Triton Street is completely let to Aegis Group and 20 Triton Street is let to Dimensional Fund Advisors, Gazprom, Lendlease and Ricoh and Aegis.



10 BROCK STREET, NW1
29,729 sq m | Existing
Developer: British Land
Architect: Wilkinson Eyre Architects
www.regentsplace.com

Designed by Wilkinson Eyre, 10 Brock Street is a new 320,000 sq ft office building that incorporates three glass towers of 8, 10, and 16 storeys, with floor to ceiling glazed external cladding. The building is now fully let to a diverse range of occupiers, including Debenhams, Facebook, Manchester City Football Club and Whitefoord LLP. The development completes Regent’s Place, which is now 2 million sq ft of office, retail and residential space, providing accommodation for 15,000 workers and residents.



30 BROCK STREET, REGENT’S PLACE, NW1
1,858 sq m | Existing
Developer: British Land
Architect: Stephen Marshall Architects / Tate Hindle
www.30brockstreet.com

Completed in Summer 2013, 30 Brock Street is the latest addition to Regent’s Place, a 13 acre, fully managed campus in the heart of London. Developed alongside the larger 10 Brock Street and delivered as part of a mixed use scheme with 126,000 sq ft of residential apartments, 30 Brock Street provides 20,000 sq ft of new office space with 3,500 sq ft floor plates arranged over the 1st to 6th floors. The building is fully let.



THE CLARGES ESTATE, W1
17,744 sq m | Under Construction
Developer: British Land
Architect: Squire and Partners

In July 2012 British Land purchased Clarges House, 6–12 Clarges Street and 82–84 Piccadilly in Mayfair. Planning consent has now been granted for a comprehensive redevelopment of the site, set for completion in 2016 to 2017. Clarges is a residential-led mixed use scheme comprising over 30 apartments and 50,000 sq ft of Grade A office space with destination retail at ground level. The Kennel Club, currently based at 1–5 Clarges Street will be relocated to a new building within the development.



4 KINGDOM STREET
145,000 sq ft | Under Construction
Developer: British Land
Architect: Allies and Morrison

4 Kingdom Street is a new 145,000 sq ft office building located in Paddington Central. The nine storey building will have typical floor plates of 15,000 sq ft, with each floor having a large corner terrace and a glass pod designed as a creative meeting space. The plant room has been located in the basement which frees up space for a roof terrace for the occupiers to use as outside space for meeting, entertaining and sporting activities.



YALDING HOUSE, W1
23,000 sq m | Existing
Developer: British Land
Architect: Buckley Gray Yeoman

Yalding House is located in Fitzrovia on Great Portland Street. The building underwent a major refurbishment and extension to the existing offices to create a remarkable six storey contemporary office building. The development has a BREEAM ‘Very Good’ environmental rating and delivers 23,000 sq ft of exceptional quality office accommodation over 6 floors, with a new retail offer at ground level.



EARLS COURT
10,100,000 sq ft | Planning Granted
Developer: Capital & Counties Properties PLC (Capco)

The Earls Court Masterplan is the most exciting development opportunity in central London, covering over 70 acres of prime land and located across Chelsea and Fulham. The predominantly residential scheme is consented to provide over 7,500 new homes (including Lillie Square), creating 10,000 new jobs, and will deliver over £450 million of community benefits.



LILLIE SQUARE
1,000,000 sq ft | Under Construction
Developer: Capital & Counties Properties PLC (Capco)

Lillie Square phase 1 was launched in Spring 2014 with exceptional demand establishing a positive pricing benchmark for the area. Phase 2 was launched in Autumn 2015 with over 50% of the initial release sold. First completions are scheduled for autumn 2016.



ACTON GARDENS, W3
1,350,000 sq ft | Existing
Developer: Acton Gardens LLP (Countryside and L&Q)
Architect: HTA Masterplanners and PH 1 / Alison Brooks PH 2 / Stitch Studio PH 3.1 & 7.1 / Maccreanor Lavington PH 3.2 / PCKO PH 4 / HTA PH 5 / Levitt Bernstein PH 6
www.actongardens.co.uk

An ambitious £600m regeneration programme being undertaken by Acton Gardens LLP, a joint venture partnership between Countryside and L&Q, to redevelop the original South Acton Estate. The 15-year scheme will transform the area into a new urban village of 2,700 homes and reconnect the estate to the wider neighbourhood. The development combines eco-friendly design with high standards of sustainability set within parks, communal gardens and allotments.



20 GOLDEN SQUARE
25,000 sq ft | Existing
Developer: Crosstree Real Estate Partners
Architect: Orms

20 Golden Square is a prime Grade II listed Victorian Warehouse building fronting a prestigious garden square in the centre of London's traditional cluster of media and creative industries. Crosstree fully refurbished the building in 2014 to create a mixture of high quality gallery and office space. The building is now fully let to a leading New York art gallery (Marian Goodman) and recording studio 750 mph.



1 OXFORD STREET W1
275,000 sq ft | Planning Granted
Developer: Derwent London plc
Architect: AHMM

Derwent London has planning permission for a 275,000 sq ft mixed-use scheme at Tottenham Court Road station. This includes 204,000 sq ft of offices, 37,000 sq ft of retail, a theatre and a new public realm. With the 2018 arrival of Crossrail, this major new transport interchange is providing a much needed regeneration boost to the area. In July 2015, Derwent London signed an agreement with Crossrail to re-acquire the site on a new 150-year lease upon completion of the station works in late 2017. The scheme could complete in 2020.



BRUNEL BUILDING, 55-65 NORTH WHARF ROAD W2
240,000 sq ft | Under Construction
Developer: Derwent London plc
Architect: Fletcher Priest
www.brunelbuilding.com

Early in 2013, Derwent London secured an option to regear the leasehold structure at this site, thereby unlocking the office development. Demolition is now complete and the main build is underway with scheme completion in H1 2019. This is a prime location adjacent to Paddington station where a Crossrail interchange will join the existing mainline and underground links in 2018.



1 PAGE STREET SW1
127,800 sq ft | Existing
Developer: Derwent London plc
Architect: PLP Architecture

The comprehensive refurbishment of this 127,800 sq ft office building, which was pre-let to Burberry, completed in mid 2013. The work included a new elegant masonry facade with brick detailing akin to that of the adjacent Horseferry House which Burberry also occupy. Burberry pay an initial rent of £5.3m pa, rising to a minimum of £5.7m pa after year five. The lease is for a 20-year term with a tenant-only break in year 10.



PORTAL WAY
800,000 sq ft | Planning Granted
Developer: Crosstree Real Estate Partners
Architect: Lifschutz Davidson Sandilands

Portal Way is a 4.5 acre freehold site located in North Acton and currently houses the 152,000 sq ft office headquarters of Dixons Carphone under a long term lease. A ten-year outline planning consent has been granted on the site for a 800,000 sq ft residential-led redevelopment across 8 buildings, ranging in height up to 32 storeys. The planned development comprises 764 residential units, 52,000 sq ft of retail and community space, and a fully landscaped public realm.



THE BERKELEY ESTATE
400,000 sq ft | Planning Granted
Developer: Crosstree Real Estate Partners
Architect: Adjaye Associates

In Dec 2011 Crosstree acquired 1 Berkeley Street and subsequently acquired the adjacent 43-48 Dover Street in May 2013 to form The Berkeley Estate. The combined properties offer a rare 1.1 acre freehold redevelopment site in the heart of Mayfair opposite The Ritz. Planning consent has now been achieved for a David Adjaye-designed 400,000 sq ft mixed-use redevelopment, which comprises a 80-120 bed luxury hotel, 52 super-prime residential units and 40,000 sq ft retail accommodation.



80 CHARLOTTE STREET W1
380,000 sq ft | Under Construction
Developer: Derwent London plc
Architect: Make Architects
www.80charlottestreet.com

This 380,000 sq ft mixed-use development was granted planning permission in September 2011. It will provide 321,000 sq ft of offices, 35,000 sq ft of private residential, 10,000 sq ft of affordable housing, 14,000 sq ft of retail and a new public park. The scheme will be a major step forward in the wider regeneration of the area. Construction commenced in H2 2015 with completion in H2 2019.



THE COPYRIGHT BUILDING, 30 BERNERS STREET W1
107,150 sq ft | Under Construction
Developer: Derwent London plc
Architect: Piercy & Company

In October 2014, planning consent was secured for a seven-storey office and retail building of 107,150 sq ft. Vacant possession was gained in early 2015 and demolition completed in October. In February 2016 we announced the pre-letting of the entire office element, totaling 87,150 sq ft, to Capita at £7.4m pa (gross) on a 20-year lease with no breaks. The scheme is progressing well and due to complete in H2 2017.



1-2 STEPHEN STREET, W1
265,000 sq ft | Existing
Developer: Derwent London plc
Architect: ORMS
www.1and2stephenstreet.com

This 265,000 sq ft freehold property is undergoing a phased refurbishment. The office refurbishment has so far delivered over 110,000 sq ft. This has remodeled the Stephen Street entrance and significantly enhanced the street level exterior. The 38,000 sq ft retail refurbishment and extension, Tottenham Court Walk, completed in May 2015 and has transformed the retail frontage along Tottenham Court Road. New occupiers include DF Mexico, Fabled by Marie Claire, Hotel Chocolat, Planet Organic, Oasis and Waterstones.



1 NEW BURLINGTON PLACE, W1
110,000 sq ft | Existing
Developer: The Crown Estate / Exemplar
Architect: AHMM
www.1nbp.co.uk

The sister building to 10 New Burlington Street, 1 New Burlington Place is the latest project as part of The Crown Estate's investment programme on Regent Street. The scheme, designed by Stirling Prize winning architects Allford Hall Monaghan Morris, consists of two flagship stores fronting Regent Street, a comprehensively renovated Georgian townhouse, 80,000 sq ft of Grade A office accommodation, and an eye-catching public art installation designed by Turner Prize winner Keith Tyson. The development completed in April 2016 and is over 75% let.



FITZROY PLACE, W1
570,000 sq ft | Existing
Developer: Aviva Investors / Exemplar
Architect: Lifschutz Davidson Sandilands and Sheppard Robson
www.fitzroyplace.com

Fitzroy Place is a mixed-use development providing 235 private apartments, two headquarters office buildings totaling 220,000 sq ft, as well as restaurant, retail and a new public landscaped square, providing the opportunity to live and work in a thriving environment. The 140,000 sq ft 1 Fitzroy Place has been pre-let entirely to Estée Lauder Companies. The 80,000 sq ft 2 Fitzroy Place has 26,000 sq ft remaining over two levels.



10 NEW BURLINGTON STREET, W1
130,000 sq ft | Existing
Developer: The Crown Estate / Exemplar
Architect: AHMM
www.10nbs.com

The Crown Estate and Exemplar have completed 10 New Burlington Street, another recent exciting addition to its premium “Offices by Regent Street” offer. Designed by award winning architects AHMM it consists of 35,000 sq ft of flagship retail space and 95,000 sq ft of premium office accommodation. The BREEAM ‘excellent’ building incorporates two contemporary curved façades bordering a landscaped courtyard and a magnificent retained façade on Regent Street. The building is now fully let, with occupiers including J Crew, Watches of Switzerland, Ares Asset Management and Tudor Capital.



ONE BEDFORD AVENUE, WC1
115,000 sq ft | Under Construction
Developer: Ashby Capital / Exemplar
Architect: Bennetts Associates
www.exemplar.co.uk/one-bedford-avenue

Exemplar, in partnership with Ashby Capital and The Bedford Estates, is redeveloping One Bedford Avenue, a site comprising two existing retail and office buildings fronting Tottenham Court Road. The new development, by Stirling nominated architects Bennetts Associates, comprises 115,000 sq ft of high quality retail and office accommodation. Completion of the redevelopment is due in early 2017.



48-50 BROADWICK STREET TOWNHOUSES
2 units | Existing
Developer: Great Portland Estates plc
Architect: IMA
www.broadwickstreettownhouses.com

48 & 50 Broadwick Street are two newly refurbished, Grade II listed, four-storey, three-bedroom homes of the highest quality, harmonizing tradition, technology and sensitive modern styling. Both buildings were originally built in the early 18th century.



RATHBONE SQUARE
2.3 acre site, 420,000 sq ft, 142 private residential units | Under Construction
Developer: Great Portland Estates plc
Architect: Make
www.rathbonesquare.com

Located in the heart of the West End in close proximity to Crossrail’s Tottenham Court Road Station, this 420,000 sq ft new development includes offices, retail, signature restaurant and premium residential all centred around a new garden square. All 242,800 sq ft of offices at One Rathbone Square have been pre-let to Facebook ahead of the buildings completion in Q2 2017.



HANOVER SQUARE
223,600 sq ft | Planning Granted
Developer: Great Portland Estates 50/50 JV Hong Kong Monetary Authority
Architect: Lifschutz Davidson Sandilands

Hanover Square will include high quality offices, international standard retail space on New Bond Street and six residential apartments on Brook Street. The scheme will also create a new public square. Construction is scheduled from 2016, once works to the Crossrail Station have completed. The development will be carried out around the Eastern Ticket Hall of the Bond Street Crossrail station on the north-west corner of Hanover Square. Our proposals will provide two new buildings, together with the refurbishment of the Grade II* listed Georgian building at 20 Hanover Square.



5 & 6 ST JAMES'S SQUARE, SW1
145,000 sq ft | Existing
Developer: Exemplar
Architect: GMW Architects
www.exemplar.co.uk/rio-tinto

Exemplar has recently completed the redevelopment of Rio Tinto’s global headquarters in arguably the most prestigious location in London – St James’s Square. The development comprises 115,000 sq ft of premium grade A office space, together with 13 luxury apartments arranged over 7 upper floors, 15,000 sq ft of refurbished grade II* office accommodation and an art gallery.



WALMAR HOUSE, W1
50,000 sq ft | Existing
Developer: Great Portland Estates plc
Architect: RFK
www.walmarw1.com

Walmar House is a 50,000 sq ft office and retail development situated yards from Oxford Circus with a prominent frontage onto Regent Street. The building has undergone a comprehensive refurbishment to provide 6,000 sq ft office floors with light from all four elevations.



65 WELLS STREET
34,000 sq ft | Under Construction
Developer: Great Portland Estates plc
Architect: Buckley Grey Yeoman

Situated in a prominent position in the heart of Fitzrovia, this 34,000 sq ft new office building has a double height reception and typical floors of 5,000 sq ft. Completion is set for Q4 2017.



1 DEAN STREET
88,000 sq ft | Planning Granted
Developer: Great Portland Estates plc
Architect: Lifschutz Davidson Sandilands

Located at the eastern end of Oxford Street, and opposite the Dean Street Crossrail entrance. Planning permission was granted to transform the existing time expired buildings on the site into 88,000 sq ft of new retail and office space.



78/92 GREAT PORTLAND STREET
18,000 sq ft office, 15 residential apartments and 5 retail units | Under Construction
Developer: Great Portland Estates plc
Architect: Lifschutz Davidson Sandilands

Located in the heart of Fitzrovia in a prominent position on the corner of Great Portland and Riding House Streets, 78/92 Great Portland Street comprises 18,000 sq. ft. of extensively refurbished office space, 15 couture residences and 12,000 sq ft of retail / showroom in five units on ground and basement levels. Due for completion Q4 2016.



30 BROADWICK
95,000 sq ft | Under Construction
Developer: Great Portland Estates plc
Architect: Emrys

Thirty Broadwick is a development by Great Portland Estates plc, located within the heart of Soho. The building, with up to 87,000 sq ft of uncompromised offices, 3,700 sq ft of terraces and 7,650 sq ft of prime retail and restaurant space, nestles amongst the vibrant, creative bodies and voices of this exciting district in London. This new office development is due to complete in Q4 2016.



65 DAVIES STREET, W1
6,000 sq m | Planning Granted
Developer: Grosvenor and Crossrail
Architect: PLP Architecture

The 64,000 sq ft development will be located above the western ticket hall for Crossrail’s new Bond Street Station. The contemporary office scheme has been carefully designed by PLP Architecture to be sensitive to the traditional architecture of Mayfair, incorporating high-quality natural materials with a highly detailed façade. Construction is due to start in 2017, to complete with the opening of the Crossrail service in late 2018.



1-5 GROSVENOR PLACE, SW1
Proposed
Developer: Grosvenor / Hongkong Shanghai Hotels Limited
Architect: Hopkins Architects

Grosvenor has entered into a partnership with Hongkong Shanghai Hotels to develop a hotel and residential scheme on this site overlooking Hyde Park Corner. Planning permission was granted in April 2016 following an extensive consultation phase with the local community. Construction is targeted to commence in 2017.



ST MARK’S, MAYFAIR
14,500 sq ft | Planning Granted
Developer: Grosvenor
Architect: Donal Insall Architects

Grosvenor proposes a £5m repair and restoration of the former church, into retail and restaurant use as part of their long-term transformation of North Mayfair. The designs, which have been drawn up by conservation architects Donald Insall Associates, include restoring the building’s heritage features and installing an impressive glass staircase, providing access to the first floor gallery. Works are set to commence in autumn 2016 to the Grade-I heritage listing, with completion in early 2018.



33 GROSVENOR STREET, W1K
11,437 sq ft | Existing
Developer: Grosvenor
Architect: Squire and Partners

33 Grosvenor Street is a highly specified, classical ‘boutique’ townhouse office building in Mayfair. The building meets the needs of prime West End office occupiers who seek contemporary finishes within a heritage setting. Taking advantage of its period Georgian features and incorporated within contemporary open plan offices, features include: a cantilevered stone stair set within a highly detailed ornate atria, VRF fan coil air conditioning, showers, bicycle storage and landscaped courtyards. EPC ‘B’ Rating and BREEAM ‘Very Good’ targeted.



119 EBURY STREET, SW1
4,000 sq ft | Completed
Developer: Grosvenor
Architect: David Morley

A project to investigate the boundaries of sustainability, while maintaining the historic fabric of a Grade II Listed Georgian residential property. The performance of the three-duplex apartment scheme will be monitored for two years and benchmarked against the Grosvenor standard specification. Sustainable initiatives include: Aerogel internal wall insulation, vacuum glazing, whole house ventilation with heat recovery, phase change materials, rain water harvesting, renewable supplies (solar thermal and photo voltaic array) and a fully integrated Building Management System (BMS).



KING STREET, HAMMERSMITH
Circa 515,000 sq ft | Planning Granted
Developer: Helical / Grainger plc
Architect: Lifschutz Davidson Sandilands

Helical and Grainger’s joint venture will completely regenerate the west end of King Street, Hammersmith, bringing circa 200 well-designed homes, a new art house cinema and restaurants to this well connected area of London. With beautiful new buildings designed by local architects Lifschutz Davidson Sandilands sitting alongside the listed Town Hall, the scheme also provides a new office for the Council featuring an elegant clock tower giving prominence and stature to the Town Hall quarter.



62 BUCKINGHAM GATE, SW1
275,300 sq ft | Existing
Developer: Land Securities
Architect: Pelli Clarke Pelli Architects / Swanke Hayden Connell

This landmark building, located on the north side of Victoria Street at the junction with Buckingham Gate, offers 259,700 sq ft of stunning office space over 11 floors and 15,600 sq ft of retail on the ground and upper basement floors. The building is 100% let to occupiers which include World Fuel Services, Rolls Royce, The Bill & Melinda Gates Foundation, OMV, Mediobanca, Chime Communications, Ciber UK and WorldRemit.



THE ZIG ZAG BUILDING, SW1
232,900 sq ft | Existing
Developer: Land Securities
Architect: Lynch Architects
www.thezigzagbuilding.com

The Zig Zag Building offers 188,700 sq ft of highly flexible Grade ‘A’ office space complemented by retail and restaurants at the basement, ground and first floors. The innovative design sees the building step back from the streetscape as it rises resulting in a ‘zig-zag’, improving pedestrian flow at street level and creating terraces to seven floors. Occupiers benefit from spectacular views of the Royal Parks and famous London landmarks from most office floors. Ten floors are now let to Jupiter, Deutsche Bank and Moneycorp.



KINGS GATE, SW1
100 Apartments | Existing
Developer: Land Securities
Architect: Lynch Architects
www.kingsgatesw1.co.uk

Kings Gate is the second significant residential addition to Victoria and Land Securities’ residential portfolio. It offers 100 luxury apartments over 14 storeys, complemented by new public realm and Jamie’s Italian on the ground and first floors. The majority of apartments benefit from private balconies offering breath-taking views of the Royal Parks and Westminster Cathedral. The interior architecture designed by Millier, uses a palette of natural materials whilst the exterior design by Lynch Architects features elegant balustrades and Jura limestone pillars.



20 EASTBOURNE TERRACE
91,800 sq ft | Existing
Developer: Land Securities
Architect: Fletcher Priest Architects
www.20eastbourneterrace.co.uk

20 Eastbourne Terrace is unique to Paddington as the only office tower in the area. The refurbishment is now complete and provides 91,800 sq ft of Grade ‘A’ office space, across 16 storeys with panoramic views of London, a substantial communal roof garden, a stunning in-house café and collaboration space at ground floor. Its enviable location, opposite the new Crossrail entrance at Paddington Station offers businesses quick access to international and national transport hubs.



NOVA, VICTORIA SW1
726,600 sq ft | Under Construction
Developer: Land Securities & CPPIB
Architect: PLP Architects / Benson + Forsyth / Flanagan Lawrence / Lynch Architects
www.novasw1.com

Nova, Victoria is an architecturally daring development and a major new destination for London. The development of this 5.5 acre island site opposite Victoria station will create an aspirational place to work, live and enjoy. The joint venture between Land Securities and Canada Pension Plan Investment Board commenced construction of the £787 million initial phase in June 2013. The first phase comprising of three of the five sub-buildings offers: 480,300 sq ft of high quality office accommodation, 79,900 sq ft of exciting retail/restaurant space and 170 luxury apartments.



HOLLAND PARK VILLAS
180,000 sq ft | Under Construction
Developer: Native Land in joint venture with Grosvenor
Architect: John McAslan + Partners
www.native-land.com/development-portfolio/campden-hill

Native Land purchased the site from the Royal Borough of Kensington & Chelsea (RBKC) in January 2010 in a 50/50 joint venture with Grosvenor. On behalf of the joint venture, Native Land delivered an enhanced planning permission in July 2011 for 72 private apartments, together with 96 affordable homes to be built on three separate sites across the Royal Borough. The development is set to become one of the most sought after new addresses in ultra-prime central London, with completion scheduled for Quarter 1 2017.



CHEYNE TERRACE
100,000 sq ft | Existing
Developer: Native Land in joint venture with Grosvenor and an international Family Office investor
Architect: MSMR Architects
www.native-land.com/development-portfolio/cheyne-terrace

Cheyne Terrace was purchased by Native Land in a joint venture with Grosvenor and a Hong Kong based Family Office investor in early 2012. Cheyne Terrace is located in prime central London between the Kings Road and Cheyne Walk. The development comprises 26 private apartments with the benefit of a private swimming pool and leisure facilities, along with extensive car parking, 24 hour security and a concierge service. Cheyne Terrace completed in September 2014.



HAMPSTEAD MANOR
131,320 sq ft | Under Construction
Developer: Mount Anvil in joint venture with Ares Management
Architect: Scott Brownrigg

Hampstead Manor, located in leafy surrounds and close to London's most sought-after villages, centres around the Grade II listed Kidderpore Hall, which was built in 1843. It was historically part of King's College London portfolio since 1992. Hampstead Manor's 156 residences range from studio apartments to five-bedroom homes. Set over 13 distinct buildings along a handsome, historic avenue, the development is truly remarkable proposition – an intriguing mix of eras and architectural styles that begs to be explored.



TELEVISION CENTRE, W12
2,300,000 sq ft | Under Construction
Developer: Stanhope / Mitsui Fudosan / AIMCo / BBC
Architect: AHMM / Maccreanor Lavington / Duggan Morris / Gillespies & DRMM
www.television-centre.com

The opening up and transformation of Television Centre into a mixed use development including new office and studio space for the BBC, complementary entertainment and leisure facilities, public open space, offices, a hotel and c. 950 residential units comprising apartments both converted and new build and town houses. Phase I construction commenced Q2 2015. Completion due Q4 2017. Includes c. 400 units, 300,000 sq ft offices and Soho House (hotel, restaurant, club and cinema) together with opening up the site for new public realm.



THE HALO BUILDING
120,000 sq ft | Existing
Developer: Stanhope
Architect: Bennetts Associates
www.thehalobuilding.com

A high quality office refurbishment and extension of One Mabledon Place, a 10 storey, 90,000 sq ft net office building in the prime regeneration area of Kings Cross and St Pancras. The building overlooks the British Library and the newly refurbished St Pancras Station and hotel and has new entrances and panoramic views across the West End. The building provides BREEAM excellent space. The whole building has been pre-let to TDL.



WHITE CITY PLACE
17 acres (2m sq ft offices) | Proposed
Developer: Mitsui Fudosan / Stanhope plc / AIMCo
Architect: Allies & Morrison
whitecityplace.com

White City Place sits on 17 acres of land adjacent to the Imperial College campus, White City and Wood Lane tube stations. It is comprised of 6 existing buildings of 950,000 sq ft and a 4-acre development site. Plans include the total refurbishment and repositioning of 3 existing buildings to transform them into modern working environments, as well as the potential development of new office buildings. Over 3,000 BBC staff will continue to make White City Place a vibrant working environment.



QUEEN'S WHARF
325,554 sq ft | Under Construction
Developer: Mount Anvil in joint venture with A2Dominion
Architect: Assael

Queen's Wharf is a pioneering new development located on the 'Surrey Bend' of the River Thames in Hammersmith. The 165 individual residences, ranging in size from studio to three bedrooms, have been carefully designed to maximise the panoramas of the river and to embody the best of British design. The site will also house the world-famous Riverside Studios, securing its future in the borough, and its many amenities including a new riverside walkway, theatre, café, restaurant, bar and cinema.



5 HANOVER SQUARE, W1
110,000 sq ft | Existing
Developer: Stanhope / Mitsui Fudosan
Architect: Squire and Partners
www.fivehanoversquare.com

The replacement of a 1960s building within the Mayfair Conservation Area. The redevelopment of this prominent site with contemporary office space, a ground floor art gallery, and 5 residential apartments. Emerging Italian artist Esther Stocker was commissioned to create a dramatic black and white marble artwork that is installed on one of the exterior walls of the development.



GROVE HOUSE HAMMERSMITH, W6
65,000 sq ft | Existing
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
Architect: Bennetts Associates

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building's energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. The refurbishment and extension of a 1950s building has created contemporary office space with new entrance and entrance sequence canopy landscaping. BREEAM Excellent.



7 AIR STREET AND 21 GLASSHOUSE STREET
c 71,000 sq ft | Existing
Developer: The Crown Estate
Architect: Barr Gazetas

7 Air Street is the first West End office refurbishment to be BREEAM, 2011 'Outstanding' certified. A reception and façade adorned with commissioned artworks create a welcoming presence at street level and open floorplates, with raised floors, offer high quality office accommodation. The building was fully let within 9 months of completion. 21 Glasshouse Street, featuring retained façades to elevations above Regent Street and Glasshouse Street, benefits from a newly created entrance with bronze canopy on Glasshouse Street, taking advantage of the significant public realm improvements. The building was fully let within 4 months of completion.



AIRW1
280,000 sq ft | Existing
Developer: The Crown Estate
Architect: Dixon Jones

A redevelopment of the former Regent Palace Hotel, Quadrant 3 reworks an entire urban block, integrating historically important features with a mix of office, retail and residential uses. Breathing new life into a previously run-down quarter of central London, the dramatic new and renovated Art Deco interior spaces combine with a lively street scene. The building also features a central Energy Centre, serving all four Quadrant blocks, making it a leading example of sustainable urban development.



QUADRANT 4, W1
48 residential apartments | Under Construction
Developer: The Crown Estate
Architect: AHMM

Q4 is principally a residential development. The proposals include the major structural refurbishment of the existing building, including rebuilding the top two floors. The building will provide 48 high quality residential apartments and the introduction of a new core, whilst keeping an existing gymnasium open on the lower floor.

**ST JAMES'S MARKET**

315,000 sq ft | Under Construction
Developer: The Crown Estate /
Oxford Properties with Hanover Cube
as Development Manager
Architect: Make Architects

St James's Market brings together world-class modern architecture with preserved historic façades. The redevelopment of two existing blocks has created c. 260,000 sq ft of modern office accommodation and c. 55,000 sq ft of flagship retail and restaurant accommodation. The project is a new destination for the West End and a fantastic new amenity for St James's. Half an acre of public realm has been created with a new pedestrian square in a world-class business, shopping and dining environment.

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

35,000 sq ft | Under Construction
Developer: The Crown Estate
Architect: Tate Hindle and MSMR

The plans will see the existing site redeveloped to create a mixed use scheme with retail, residential and office accommodation. The scheme has been carefully considered to minimise visual impact from the street level. The principal façades facing St James's Street and Bury Street are retained, whilst improvements are made to the unattractive and cluttered roofscapes.

**1 EAGLE PLACE**

100,000 sq ft | Existing
Developer: The Crown Estate & Healthcare of
Ontario Pension Plan (HOOPP) with Stanhope as
Development Manager
Architect: Eric Parry Architects
www.stjameslondon.co.uk/portfolio

Situated in the St James's Conservation Area, the building blends contemporary modern façades with retained façades to provide a well-considered piece of commercial architecture occupying a prominent position on Piccadilly. The building has 60,000 sq ft of modern office accommodation, 20,000 sq ft of residential apartments and 20,000 sq ft of retail space on Piccadilly, Jermyn Street and Regent Street. The scheme also makes an important contribution to the public realm, introducing public art from Richard Deacon and Stephen Cox.

John Robertson Architects



WeWork Spitalfields interior fit out | Photograph by Hutton+Crow

KING’S CROSS, MIDTOWN & COVENT GARDEN



Philip Pearce
Director, Central
London offices team,
Savills

Offices

Midtown, Covent Garden and King’s Cross have seen high levels of tenant demand in recent years, much of this driven by large pre-lets at Argent’s King’s Cross development, with seven transactions exceeding 100,000 sq ft in the sub-market since 2013.

Tech & Media firms have dominated take-up in the area, accounting for 41% of total take-up between 2011 and the end of Q2 2016. Notable occupiers from the sector include Google, Universal Music, and King Digital Entertainment the creators of the Candy Crush franchise.

Midtown and King’s Cross experienced a significant constriction of office supply in 2015 with only 785,492 sq ft available at the end of the year, equating to a vacancy rate of just 2.6%. However, 2016 has seen supply surge to 1.53m sq ft (recorded at the end of Q2 2016) which has resulted in the vacancy rate rising to 5.0%. Much of this increase in supply can be attributed to several large developments and extensive refurbishments due for completion in 2016 being added to the supply pipeline.

In line with Central London as a whole, the area has experienced rapid rental growth with the average Grade A rent rising 41% from £44.11 per sq ft in 2012 to £62.16 per sq ft at the end of Q2 2016.



Oliver Green
Director, Central
London retail team,
Savills

Retail

The King’s Cross development has helped to significantly transform the retail and leisure offer of an area which has traditionally been poor. Located behind King’s Cross and St Pancras stations, the scheme is currently a mix of food and beverage, a music venue and cinema and some retail, and over the next few years will add fashion and lifestyle retailers to the mix. The heart of the King’s Cross retail offering is in Coal Drops Yard, a Heatherwick building due to be completed in 2018, which will attract high visitor numbers to its ‘new London street’.

The increased tourist numbers and resultant spend of recent years have benefited Covent Garden more than any other area of Central London. Subsequently the retail mix has improved, largely driven by Capco’s strategy of focussing on premium retailers for its estate around the market buildings. The opening of the Apple store marked the beginning of real change which has attracted London-based shoppers as well as tourists. Restaurant trade has also been boosted as a result and rental values are now on par with Soho.

New hotels including the Rosewood London and the Hoxton, Holborn have increased leisure activity in Midtown, which will be further enhanced when L’Oscar Hotel opens later this year. More creative office occupiers which were traditionally based in Soho, coupled with the additional hotel activity, have in turn attracted a more creative customer to the area and driven an increase in independent retail and leisure operators.



Ted Harding
Graduate surveyor,
residential investment
and development,
Cushman and
Wakefield

Residential

These three areas are a timeline of the regeneration potential of an area historically seen as the divide between the City and the West End.

At the mature end is Covent Garden, with Capco’s ownership of the Estate reinvigorating the retail offer and turning this former fruit and veg market from tourist sprawl to cultural centre. The rejuvenation of Covent Garden and neighbouring Soho has seen a string of high end residential developments in the area offering equal, if not superior, capital growth potential but with lower entry prices than traditional prime areas such as Knightsbridge or Mayfair.

In the middle of the process is King’s Cross, formerly an industrial landscape dominated by the railway but now being returned to London. Argent lead the way on the 67 acre regeneration site, and values have risen precipitously, crowned by the renovation of the historic gasholders into flats where asking prices are touching £2,000 per square foot. Argent are not the only developer operating in the area, with Taylor Wimpey’s canal-side Onyx Apartments asking £1,400 per square foot.

At the crossroads between these two areas, the West End and the City, Midtown (Bloomsbury, Holborn and St Giles) is set to become the centre of London not just physically but in connectivity. The district is bookmarked by the Crossrail stations at Tottenham Court Road and Farringdon, and Holborn Tube station is undergoing a £250m modernisation. The former neighbourhood of Dickens, Woolf and Barrie now has its own compelling story, and is identified as an area of growth by The Mayor’s Plan for the next two decades.

FEATURED PROJECTS

PAGES 138–139

- 1 COVENT GARDEN**
Capital & Counties Properties PLC
- 2 THE STANDARD, LONDON**
Crosstree Real Estate Partners
- 3 KING’S CROSS, N1C**
King’s Cross Central Limited Partnership
- 4 ARTHOUSE**
King’s Cross Central Limited Partnership
- 5 FIVE PANCRAS SQUARE**
King’s Cross Central Limited Partnership
- 6 GERMAN GYMNASIUM**
King’s Cross Central Limited Partnership
- 7 MIDLAND GOODS SHED**
King’s Cross Central Limited Partnership
- 8 ONE PANCRAS SQUARE**
King’s Cross Central Limited Partnership
- 9 RUBICON COURT**
King’s Cross Central Limited Partnership
- 10 SAXON COURT AND ROSEBERRY MANSIONS**
King’s Cross Central Limited Partnership
- 11 TAPESTRY**
King’s Cross Central Limited Partnership
- 12 THE PLIMSOLL BUILDING**
King’s Cross Central Limited Partnership

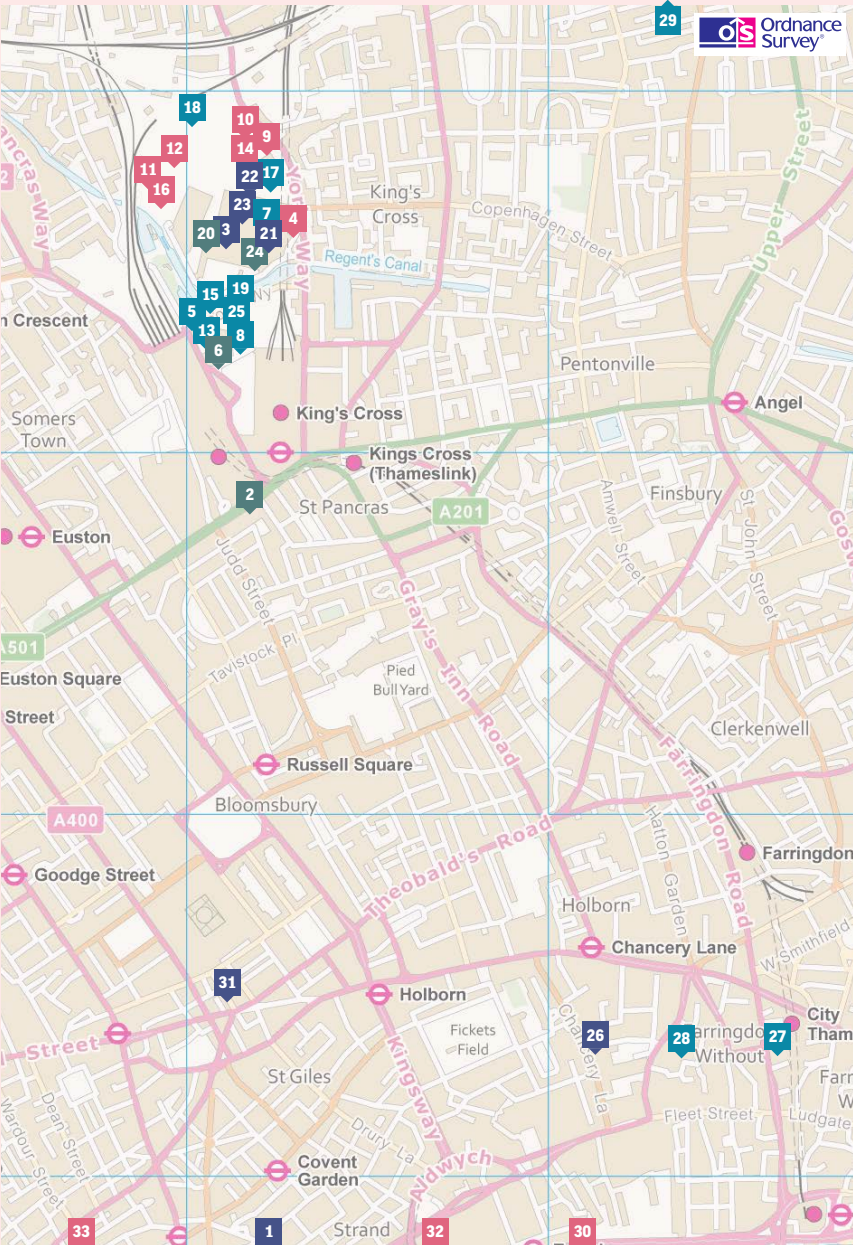
PAGES 140–141

- 13 THE STANLEY BUILDING SEVEN PANCRAS SQUARE**
King’s Cross Central Limited Partnership
- 14 FENMAN HOUSE**
King’s Cross Central Limited Partnership
- 15 FOUR PANCRAS SQUARE**
King’s Cross Central Limited Partnership
- 16 GASHOLDERS LONDON**
King’s Cross Central Limited Partnership
- 17 R7**
King’s Cross Central Limited Partnership
- 18 S2**
King’s Cross Central Limited Partnership
- 19 THREE PANCRAS SQUARE**
King’s Cross Central Limited Partnership
- 20 COAL DROPS**
King’s Cross Central Limited Partnership
- 21 TWO GRANARY SQUARE**
King’s Cross Central Limited Partnership
- 22 R8**
King’s Cross Central Limited Partnership
- 23 UNIVERSITY OF THE ARTS, LONDON**
King’s Cross Central Limited Partnership
- 24 CANALSIDE PAVILION**
King’s Cross Central Limited Partnership

PAGES 142–143

- 25 TWO PANCRAS SQUARE**
King’s Cross Central Limited Partnership

- 26 40 CHANCERY LANE WC2**
Derwent London plc
- 27 20 FARRINGTON STREET**
HB Reavis
- 28 ONE NEW STREET SQUARE, EC4**
Land Securities
- 29 THE LOXFORDS**
Mount Anvil
- 30 THE POST BUILDING**
A Joint Venture between Brockton Capital and Oxford Properties
- 31 79 FITZJOHNS AVENUE**
PegasusLife
- 32 HAMPSTEAD GREEN PLACE**
PegasusLife





COVENT GARDEN
1,000,000 sq ft | Existing
Developer: Capital & Counties Properties PLC (Capco)
www.coventgarden.london

Covent Garden has reinforced its position as a leading global destination. Capco’s creative approach to managing and investing in the estate continues to attract premium brands and the district’s vibrancy continues to attract quality footfall.



THE STANDARD, LONDON
186,000 sq ft | Under Construction
Developer: Crosstree Real Estate Partners
Architect: Orms / Ian Chalk Architects / Archer Humphries

The Standard, London is the redevelopment of a Brutalist 1970’s office building on a prominent 0.6 acre freehold site opposite St Pancras International station. Planning consent has been granted and construction commenced for its conversion into a 270-bed hotel including a 3-storey roof extension. Crosstree has partnered with world-renowned hoteliers The Standard to deliver a full-service luxury lifestyle hotel, their first outside the U.S.



KING'S CROSS, N1C
67 acres | Under Construction
Developer: King's Cross Central Limited Partnership
Masterplanners: Allies and Morrison / Porphyrios Associates / Townshend Landscape Architects
www.kingscross.co.uk

At 67 acres, King’s Cross is the most significant development in central London. An extraordinary piece of city is taking shape; with a new postcode, N1C. With six tube lines, two mainline stations, Eurostar and direct links to London’s main airports, it’s the best connected part of London. The location, connections, canalside setting, rich industrial heritage, eclectic cultural scene and thriving community come together to make King’s Cross a diverse and exciting destination, set around tree-lined streets and outstanding public spaces.



ARTHOUSE
134,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: dRMM

ArtHouse comprises of 143 one, two, three, four-bed and penthouse residential units (including 29 Registered Social Landlord units) over eight floors. The building includes commercial units at street level and 37 basement parking spaces. ArtHouse is superbly located, looking out over Regent’s Canal and Handyside Park. Designed by award-winning architects dRMM, the living spaces are bright and spacious, with a palette of quality materials and clever, integrated storage. Landscaped courtyards and glazed cloister corridors connect the building with Handyside Park.



FIVE PANCRAS SQUARE
150,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Bennetts Associates

This building is the new headquarters for the London Borough of Camden. The facility houses a leisure centre, a library and café as well as the Council’s customer access centre and administrative offices. The building is 150,000 sq ft and a typical floor is 16,000 sq ft. It is one of the first inner-city buildings in the UK to achieve a BREEAM ‘Outstanding’ sustainability rating. An energy efficient ventilation system and solar panels ensure low carbon emissions and reduced running costs.



GERMAN GYMNASIUM
13,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Allies and Morrison / Conran & Partners Interior Architects
www.kingscross.co.uk/german-gymnasium-restaurant

Allies & Morrison are behind the refurbishment of the historic German Gymnasium, a new dining destination for D&D London. The Grade II listed building was built in 1865 for the German Gymnastics Society. The interior by Conran & Partners takes inspiration from the original gymnastic activities which took place inside. The building contains a grand café at ground level with a further dining area and bar upstairs overlooking the area below, outdoor terraces face King’s Cross station and Battle Bridge Place.



MIDLAND GOODS SHED
60,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Bennetts Associates
www.kingscross.co.uk/offices-midland-goods-shed

This existing Grade II listed Victorian trainshed and railway canopy has undergone an extensive refurbishment and adaptation to house a new membership hub and events venue for The Guardian, and a new full size supermarket for Waitrose. In addition it houses a cookery school for Waitrose, allowing members of the public to come and take part in their renowned masterclasses.



SAXON COURT AND ROSEBERRY MANSIONS
108,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Maccreanor Lavington

Saxon Court and Roseberry Mansions are part of the second residential scheme to be delivered at King’s Cross. Saxon Court provides 63 social rented apartments and 40 affordable shared ownership homes. Roseberry Mansions provides 40 apartments designed for the active elderly. These homes allow older people to live independently while also having access to the care and support services which they may need over time.



ONE PANCRAS SQUARE
55,120 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: David Chipperfield
www.kingscross.co.uk/one-pancras-square

The building is placed on Pancras Square as part of a two million sq ft cluster of 8 office buildings. It is accessed either from Pancras Square or King’s Boulevard. The building is approximately 55,120 sq ft net over 8 floors. A typical floor is 7,050 sq ft net with 600 sq ft of balconies. Shops and cafés will be housed at street level. A public leisure centre with two pools and a public library are also located on Pancras Square.



TAPESTRY
125,500 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Niall McLaughlin Architects
www.kingscross.co.uk/tapestry

Tapestry brings 129 one, two and three bedroom apartments, townhouses and penthouses overlooking Gasholder Park. Niall McLaughlin Architects have achieved an incredibly considered and characterful residence, offering homes with breathtaking views over the canal and across London. The apartments offer waterside living in central London whilst also benefiting from a private, landscaped garden square in the sky designed by internationally respected Dan Pearson Studio. The building houses a multi-use game area, a multi-storey car park and the site’s energy centre.



RUBICON COURT
95,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: PRP Architects

Of the 117 affordable homes in Rubicon Court, 78 are social rented apartments, 15 are supported housing apartments, and 24 are available as shared ownership homes. The apartments are arranged in small clusters, allowing communities to develop on each floor. More than half have generous balconies and many have stunning views across the city. All are designed to meet Lifetime Homes standards. Funding support for Rubicon Court was provided by the Homes and Communities Agency.



THE PLIMSOLL BUILDING
244,500 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: David Morley Architects
www.plimsollkingscross.co.uk

The Plimsoll Building brings 255 one, two and three bedroom apartments, duplexes and penthouses, of which 77 will be delivered as affordable rented homes. Situated alongside Regent’s Canal overlooking Gasholder Park, a new public space set in the historic Gasholder No 8 guide frame, the building design references the Victorian industrial heritage of King’s Cross. Also included in The Plimsoll Building are two schools – King’s Cross Academy school for ages 5–11 and Frank Barnes’ School for Deaf Children.



THE STANLEY BUILDING, SEVEN PANCRAS SQUARE
29,700 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Studio Downie Architects

Seven Pancras Square was developed and is now occupied by The Office Group to provide boutique serviced offices, club rooms and meeting space. The building is approximately 29,700 sq ft net over 5 floors and typical floor is 3,900 sq ft. A striking lightwell links the old and new buildings and brings the original Victorian roof terrace back into use. The building meets BREEAM standard 'Excellent' and is connected to the site-wide district heating network.



FENMAN HOUSE
109,000 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Maccreanor Lavington
www.kingscross.co.uk/fenman-house

A 14 storey classic brick building, completing an 'urban block' also comprising Saxon Court and Roseberry Mansions. The principal façades are richly textured featuring a warm 'woven' glazed brick detail, pronounced brick piers, tall and elegant double windows and complementing dark metalwork. The building houses 75 apartments, all featuring outdoor space. The ground floor of the building, housing the residential lobby and a retail/commercial unit features a weighty reconstituted stone framing around each window or entrance bay.



FOUR PANCRAS SQUARE
175,000 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Eric Parry Architects
www.kingscross.co.uk/four-pancras-square

A Grade A office building, fully let to Universal Music, located on Pancras Square and Goods Way, with approximately 175,000 sq ft over 10 floors. A typical floor is 20,500 sq ft and premier retail space is housed at ground level. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard 'Excellent' as a minimum and will be linked to the site-wide district heating network.



THREE PANCRAS SQUARE
158,000 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Porphyrios Associates
www.kingscross.co.uk/three-pancras-square

A Grade A office building located on Pancras Square which has been let to global communications group, Havas. The building houses approximately 158,000 sq ft over 10 floors and a typical floor is 18,300 sq ft. The street level will house premier retail. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard 'Excellent' as a minimum and will be linked to the site-wide district heating network.



COAL DROPS YARD
92,000 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Heatherwick Studio
www.kingscross.co.uk/coal-drops-yard

Built to receive and sort coal from the North of England, the Victorian Coal Drops buildings and Western Wharf Road Arches are being restored and adapted to a retail use – Coal Drops Yard, a curated mix of shopping and leisure – to a design by Heatherwick Studio. Construction is due to complete in autumn 2018.



TWO GRANARY SQUARE
10,506 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: John McAslan + Partners
www.kingscross.co.uk/two-granary-square

A mixed-use heritage building from the 1850s adapted by architects John McAslan + Partners. Works to the outside of the building were kept to a minimum to preserve the historic fabric, in the same style as the Granary Building. Internally the building has been opened up through the creation of open plan floors. The building is a mix of restoration and new build and is now home to The Art Fund and House of Illustration.



GASHOLDERS LONDON
21,569 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Wilkinson Eyre
www.gasholderslondon.co.uk

A residential scheme comprising 145 apartments in three separate buildings of differing heights built within a refurbished triplet of Grade II Listed cast-iron gasholder guide frames. The building includes ground floor retail space which opens out onto landscaped gardens. Residential building amenities include a gym and spa, a business lounge, private dining room, 14 seater screening room and a rooftop garden with panoramic views of London. Completion is anticipated in Summer 2017.



R7
155,000 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Duggan Morris Architects
www.kingscross.co.uk/R7

A 155,000 sq ft Grade A office building with floor plates of 17,000 sq ft over 10 floors with retail space at the ground and mezzanine levels. Upper office levels have highly flexible floorplates, sub-divided into a variety of smaller or larger areas with the ability to link floors vertically via internal stairs. Each floor will have at least one terrace, with a shared roof terrace on the ninth floor. The building will meet the BREEAM standard 'Excellent' as a minimum.



S2
190,000 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Mossessian Architecture
www.kingscross.co.uk/S2-handyside

A Grade A office building overlooking Lewis Cubitt Park and Handyside Street with approximately 190,000 sq ft net over 10 floors. A typical floor is 20,000 sq ft net and premier retail space is housed at ground level. The building is being designed to meet the BREEAM standard 'Excellent' and will be linked to the site-wide district heating network.



R8
68,000 sq ft | Planning granted
Developer: King's Cross Central Limited Partnership
Architect: Piercy & Company
www.kingscross.co.uk/r8-handyside

R8 is a pair of 10-13 storey, mixed-use buildings designed around a central courtyard. The building features a textured brick facade and industrial style windows, echoing the King's Cross heritage. The building offers 68,000 sq ft of office space, 3,208 sq ft of retail and 151 residential units, of which 69 will be market and 82 affordable units. The building will meet the BREEAM standard 'Excellent' and will be linked to the site-wide district heating network.



UNIVERSITY OF THE ARTS, LONDON
326,440 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Stanton Williams Architects
www.kingscross.co.uk/granary

Originally a store for Lincolnshire wheat, the Grade II listed building is the centrepiece of Granary Square and the front door to the new UAL campus that extends nearly 200m to the North, flanked on either side by the historic Transit Sheds. Internally, studios, workshops and lecture theatres are built around a broad, covered "street" with overhead walkways. The building also houses performance and exhibition spaces and the 350-seat Platform Theatre. The former stables now hold up to 275 bicycles.



CANALSIDE PAVILION
9,200 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Stanton Williams Architects
www.kingscross.co.uk/eating-and-drinking/the-lighterman

The three-storey building is a modern addition to the heritage buildings around Granary Square and is occupied by restaurant and bar, The Lighterman. The structure has an open sided basement which leads out onto the towpath of the adjacent Regent's Canal. Within this form, the building provides a gateway between Granary Square and the canal for both pedestrians and cyclists. The building has been awarded BREEAM 'Excellent'.



TWO PANCRAS SQUARE
130,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Allies and Morrison

This Grade A island building overlooks Pancras Square and King's Boulevard. The building is part of a two million sq ft cluster of 8 office buildings south of Regent's Canal. The building is approximately 130,000 sq ft over 9 floors. A typical floor is 14,800 sq ft. There are south facing gardens and terraces on the top floor and rooftop. The street level houses premier retail. The very latest technology reduces running costs for the occupiers and minimizes environmental impact.



40 CHANCERY LANE WC2
102,000 sq ft | Existing
Developer: Derwent London plc
Architect: Bennetts Associates

This new-build 102,000 sq ft office and retail development provides eight floors of high quality offices, a retail unit and a publicly accessible passageway to a new courtyard that brings daylight to the office floors. The office element, totaling 97,400 sq ft, and the retail unit was pre-let to Publicis Groupe.



20 FARRINGDON STREET
83,000 sq ft | Under Construction
Developer: HB Reavis
Architect: Denton Corker Marshall
www.20farringdonstreet.co.uk

20 Farringdon offers 83,000 sq ft of brand new, user-focused office space in a vibrant central London location. Close to the new Crossrail hub at Farringdon and the city's Cycle Superhighway, this design-led workspace boasts a dramatic reception with bespoke lighting installation by Acrylicize and a fully glazed wrap allowing maximum natural light into the building. The upper levels are set-back from the main façade line to create terraces and 136 cycle spaces with associated ancillary changing/showering facilities are provided.



79 FITZJOHNS AVENUE
73,173 sq ft | Under Construction
Developer: PegasusLife
Architect: Sergison Bates

The site is a cornerstone and surrounded by a selection of conservation areas, bordering Fitzjohns and Hampstead Village centre itself each with its own transitional qualities. Two massing volumes are proposed to replace the current sprawling single volume of the existing brutalist building. Towards the front (street) side, these align themselves with their neighbours then adjust to provide focus at the corner of the site. The spaces between the villas emphasise their individual scale as large houses and establish an architectural context of individual houses set back from the street rather than a streetscape of linked (terrace) houses.



HAMPSTEAD GREEN PLACE
52,776 sq ft | Under Construction
Developer: PegasusLife
Architect: Duggan Morris Architects

The site is an "island" surrounded by six conservation areas each with their own unique qualities. The plan form of the building is organised as 4 blocks that touch one another. Each block contains either a social function, or apartments depending on the level, with the required circulation space along which to move. The landscape between the building and the site boundary is further divided to form a series of outdoor rooms that relate to each of the blocks in a different way.



ONE NEW STREET SQUARE, EC4
270,900 sq ft | Under Construction
Developer: Land Securities
Architect: Robin Partington Architects

One New Street Square is the final piece in the New Street Square jigsaw. The scheme will deliver on so many levels; as a landmark for London and as a world-class office headquarters, whilst contributing to the wider midtown plan. The building has been pre-let in its entirety to Deloitte LLP. Construction of the building is well underway which will include two impressive entrances into one large reception and terraces to the upper floors.



THE LOXFORDS
129,489 sq ft | Existing
Developer: Mount Anvil
Architect: Metropolis

Mount Anvil acquired this historic three acre site in Spring 2011, and kept its promise to lovingly restore the 19th Century Loxford House. 143 new homes were created, comprising a mix of restored and new build apartments and townhouses. In addition the scheme provides a nursery and landscaped public garden.



THE POST BUILDING
73,173 sq ft | Under Construction
Developer: A Joint Venture between Brockton Capital and Oxford Properties
Architect: AHMM

The Post Building (the former Royal Mail Sorting Office) will form a 320,000 sq ft, AHMM- designed scheme providing flexible, Grade A office space with vast section heights, unparalleled volume and light, exciting street-level retail and restaurant space; and rooftop gardens. The project will significantly enhance the public realm in the area and will be delivered in line with the new Crossrail station at Tottenham Court Road and other significant public realm improvements, to form an emerging new quarter of the West End. Completion is scheduled for H1 2018.

LONDON BRIDGE, SOUTHWARK, NINE ELMS & WATERLOO



Philip Pearce
Director, Central London offices team, Savills

Offices

Tech & Media occupiers are attracted to what the South Bank has to offer and we have also seen notable interest from serviced office providers.

Take-up reached 1.3m sq ft in 2014, 89% up on the long term average, however a lack of grade A stock is limiting activity with only 0.5m sq ft of take up in 2015 and 213,000 sq ft of take-up seen this year. Of the deals that have completed, 82% of transactions are for grade A space.

The vacancy rate is 3.1%, compared to 5.2% in the City, and moreover, if we were to discount The Shard (101,944 sq ft available) and South Bank Tower (225,000 sq ft available), then only 290,284 sq ft of office space remains which equates to a vacancy rate of 1.5%.

Due to the clear lack of grade A space, we would expect to see some record rents achieved at The Shard, 240 Blackfriars Road and the South Bank Tower going forward, as they stand alone in being able to offer brand new space in this market. We also anticipate high levels of pre-lets on a large proportion of the space currently under construction. The top rent achieved in SE1 peaked last year at a record amount of £90 per sq ft at The Shard, achieving like-for-like rents to the City, with an overall growth of average grade A rents too.



James Burt
Director, Retail, leisure and hotels, Bilfinger GVA

Retail

Despite the horrific conditions suffered by commuters at London Bridge station (the fourth busiest station in the country!), the retail scene continues to flourish with new units being let around the base of The Shard and a flagship letting at the front of Hay’s Galleria to Charles Tyrwhitt. Capacity at London Bridge station will increase by over two thirds when its improvements are finished next year. Southwark will benefit further as no doubt the 4.5 million visitors to Borough Market, (a similar number to the Tate Modern) and 900,000 to The Shard will increase.

We are seeing a number of creative industries and showrooms looking to move to the area as a more cost-effective alternative to Clerkenwell and Shoreditch, with Sea Containers House being the nucleus. Southbank Central next door has 13 new retail and leisure units due to open this autumn, anchored by Waitrose. The whole south bank of the riverside from More London to Waterloo is being rapidly regenerated.

Nine Elms is still at the nascent phase of its development and will start to take shape next year with the openings of the American and Dutch embassies. This is the largest regeneration area in Europe, with over 20,000 new homes and 25,000 job opportunities. At the moment most of the lettings in the area are leisure with rents of around £30-£40/sq ft., a big discount to the West End. There is no retail heart to Nine Elms, at least not until Battersea Power Station opens, as well as the two new tube stations. At the moment Vauxhall is more of a transport hub than a destination in its own right.



Matthew Starkowski
Development sales manager, London residential, Cushman and Wakefield

Residential

The cynics among us would lead you to believe that Nine Elms is a market from which to wholeheartedly retreat, leaving nothing behind. Although this view seems to be shared by the majority of journalists, as after all, good news does not sell papers, I have a much more optimistic and pragmatic view on the area. After all, once the cranes come down and the retail and commercial puzzle pieces slot into place the area will start to develop its own identity and character and this is when we will really start to see the values build and desirability grow.

Moving slightly along and down the river to an area best known for one of London’s busiest railway stations, London Bridge entertains over 50 million commuters each year, most of whom pass through without so much as a glance at the surroundings. This is a huge shame considering the area has undergone an exciting cultural regeneration over the past five years and now offers a wide variety of independent bars and restaurants along fashionable Bermondsey Street as well more established names such as the Shangri-La at The Shard.

Away from the glass and steel of neighbouring London Bridge, Southwark offers a much quieter and low-rise alternative for buyers and those looking for period or loft-style apartments. Prices here tend to be more competitive than those found in the north of the borough which has meant the area remains popular with first-time buyers and investors.

FEATURED PROJECTS

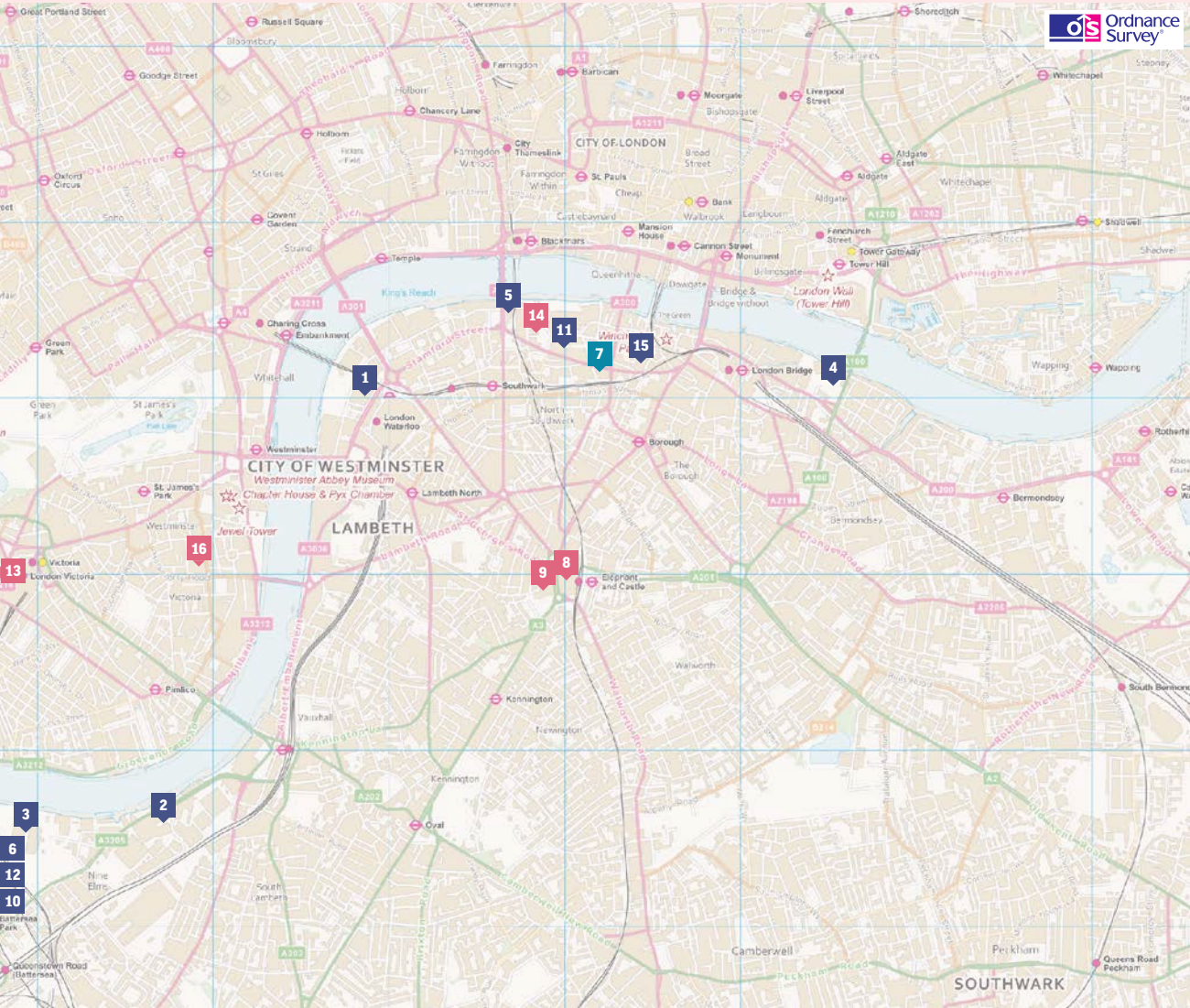
PAGES 146-147

- 1 ONE AND TWO SOUTHBANK PLACE**
Almacantar
- 2 EMBASSEY GARDENS**
Ballymore and EcoWorld
- 3 BATTERSEA POWER STATION**
Battersea Project Holding Company and subsidiaries
- 4 ONE TOWER BRIDGE**
Berkeley South East London
- 5 240 BLACKFRIARS ROAD, SE1**
Great Ropemaker Partnership (a 50:50 JV between Great Portland Estates and Ropemaker)

- 6 CHELSEA ISLAND**
Hadley Property Group
- 7 61 SOUTHWARK STREET**
HB Reavis
- 8 ELEPHANT PARK**
Lendlease
- 9 ONE THE ELEPHANT**
Lendlease
- 10 CAMBIUM**
Lendlease
- 11 KEYBRIDGE HOUSE**
Mount Anvil in joint venture with A2Dominion
- 12 THE FILAMENTS**
Mount Anvil

PAGE 148

- 13 THE LANDAU**
Mount Anvil / Affinity Sutton
- 14 NEO BANKSIDE**
Native Land in joint venture with Grosvenor
- 15 UNION STREET**
Mount Anvil
- 16 CHIMES WESTMINSTER**
PegasusLife





ONE AND TWO SOUTHBANK PLACE

572,327 sq ft | Under Construction
Owner: Almacantar
Architect: One Southbank Place, Squire and Partners, Two Southbank Place, Kohn Pedersen Fox Associates

One and Two Southbank Place will provide much need high-quality commercial space in this prominent part of Central London. Southbank Place is in a new development, creating London’s newest district. Additionally, One and Two Southbank Place provides occupiers with enviable transportation links and the cultural offering of the South Bank. One Southbank Place has been pre-let to Shell International, while Two Southbank Place provides 283,000 sq ft of speculative offices completing in Q3 2018. The two buildings also feature around 25,000 sq ft of retail.



EMBASSY GARDENS

241,548 sq m | Under Construction
Developer: EcoWorld Ballymore
Architect: Sir Terry Farrell (masterplan) Allford Hall Monaghan Morris, Fielden Clegg Bradley and Arup Associates

Embassy Gardens is a landmark development which will establish a totally new community within central London. Embassy Gardens includes nearly 2,000 new homes, stunning landscaped gardens, a section of the new Nine Elms park which connects the development to Battersea Park, vibrant new bars and restaurants providing a variety of al fresco spaces and 130,000 ft² of shopping space. Phase two is being delivered by EcoWorld Ballymore with phase one delivered by Ballymore Group. In 2015 first residents moved in to the scheme and plans for The Sky Pool were unveiled.



BATTERSEA POWER STATION

42 acres | Under Construction
Developer: Battersea Project Holding Company and subsidiaries
Architect: Various
batterseapowerstation.co.uk

Battersea Power Station is one of the world’s most famous buildings, one of the finest surviving examples of art deco architecture, and is at the heart of central London’s most visionary and eagerly anticipated new development. The 42 acre former industrial site will be home to shops, offices, cafés, hotels, residential properties and public parkland. The first new home-owners are moving in at the end of 2016 followed shortly after by the first commercial tenants. It will be served by its own new Zone 1 tube station.



61 SOUTHWARK STREET

77,000 sq ft | Under Construction
Developer: HB Reavis
Architect: Tate Hindle Architects

HB Reavis’ comprehensive refurbishment and extension of an existing nine-storey Southbank building will provide 77,000 sq ft of modern and flexible office space. The scheme in Southwark Street will extend the existing building adding additional floor space, new terraces on the two top floors, and a self-contained building accessed off Great Guildford Street providing its own entrance and street address.



ELEPHANT PARK

Circa 10ha, up to 2,988 homes | Under Construction
Developer: Lendlease
Architect: MAKE / Squire and Partners / dRMM Architects / Maccreanor Lavington / AHMM / Panter Hudspith Architects
www.lendlease.com/elephantandcastle

Lendlease is working in partnership with Southwark Council to deliver a transformative £1.5billion regeneration project in Elephant & Castle, providing almost 3,000 homes, new shops and restaurants, and a brand new park right in the centre of the development. With a strong emphasis on energy efficient buildings, urban nature and new pedestrian and cycle paths it represents one of the world’s most sustainable developments, and is one of only 17 founding projects globally to be part of the Clinton Climate Positive Development Program.



ONE THE ELEPHANT

Circa 0.56ha | Under Construction
Developer: Lendlease
Architect: Squire and Partners
www.onetheelephant.com

One The Elephant is a bold new development and part of an exciting longer term vision for the regeneration of Elephant & Castle, being driven by Lendlease in partnership with Southwark Council. Comprising an elegant 37-storey tower and a four-storey pavilion, One The Elephant’s 284 homes will set new standards for sustainable, practical and contemporary London living. Every home will benefit from a quality private outside space and is designed to make the most of London’s spectacular skyline.



ONE TOWER BRIDGE

65,616 sq m | Under Construction
Developer: Berkeley South East London
Architect: Squire and Partners
www.berkeleygroup.co.uk/new-homes/london/tower-bridge/one-tower-bridge

In total, One Tower Bridge comprises 80,000 sq ft of retail, leisure and cultural space in addition to 419 high specification new apartments. The development will be surrounded by public realm, including a riverfront walkway, landscaped piazzas and a new pedestrian street linking Tooley Street to the river Thames. A new 70 bedroom boutique hotel in the Grade II listed St Olave’s building located off Tooley Street by world-class hotelier, The LaLIT, is also due to open in 2017.



240 BLACKFRIARS ROAD, SE1

237,000 sq ft | Existing
Developer: Great Ropemaker Partnership (a 50:50 JV between Great Portland Estates and Ropemaker Properties Ltd)
Architect: Allford Hall Monaghan Morris
www.240blackfriars.com

An architecturally stunning 19 storey tower development designed by award winning architects. The building offers occupiers 11,000 square foot modern office floors with fantastic river views through the floor to ceiling glazing and a genuine 1:8 sq m occupancy capability. The building has achieved a BREEAM 2011 ‘Excellent’ rating. New occupiers include professional services, Ramboll UK Ltd and Technology firm, Alternative Networks, media and publishing company UBM, Mayfair Law firm Boodle Hatfield and travel guide company Lonely Planet.



CHELSEA ISLAND

118,715 sq ft | Under Construction
Developer: Hadley Property Group
Architect: Arney Fender Katsalidis Architects
www.hadleypropertygroup.com/properties/chelsea-island

Chelsea Island is a unique development of 89 high-end apartments in SW10. The development will introduce 1, 2, 3 and 4 bedroom apartments, private rooftop courtyards and outdoor spaces for residents to enjoy. AFK Architects have created an innovative build, with attention to detail at the forefront of its design inspiration. Generously proportioned apartments, flooded with natural light were created in each of Chelsea Island’s apartments, generating the highest standards of living in one of the capital’s most sought-after boroughs.



CAMBIUM

110 units | Planning Granted
Developer: Lendlease
Architect: Scott Brownrigg
www.cambium.london

Cambium offers 55 apartments and 55 houses in the leafy setting of Southfields, carefully designed around a 200 year old oak tree to Code for Sustainable Homes Level Four. The development features 12 individual styles of townhouse across either three or four floors. Along with a private garden and off-road parking space or garage, some houses also feature rooftop terraces. The apartments offer open lateral living, each with a generously sized private terrace or balcony. All homes benefit from access to shared courtyard gardens.



KEYBRIDGE

602,778 sq ft | Under Construction
Developer: Mount Anvil in joint venture with A2Dominion
Architect: Allies and Morrison

Located within the Vauxhall, Nine Elms and Battersea Opportunity Area, Keybridge House will be the tallest residential brick building in the UK. Keybridge boasts two towers of 22 storeys and 36 storeys, as well as mansion-block style homes. The scheme offers 441 new homes, one acre of public open space, more than 96,000 sq. ft. of commercial space and facilities including a 24-hour concierge, residents lounge, and luxury spa.



THE FILAMENTS

529,907 sq ft | Existing
Developer: Mount Anvil
Architect: Rolfe Judd

A pillar of Wandsworth’s £1 billion regeneration, The Filaments is a new development of architecturally outstanding buildings. Set back from Wandsworth High Street, opposite King George’s Park, the bold mixed-use development provided 416 new one to four bedroom homes, office and retail space and features beautifully landscaped podium gardens and bright pedestrian walkways.



THE LANDAU

160,802 sq ft | Existing
Developer: Mount Anvil, in joint venture with Affinity Sutton
Architect: David Wood Architects / Powell Dobson

A boutique collection of 108 of individually-designed luxury homes set in a secluded area of Fulham, SW6. The 90 duplex and lateral apartments for private sale offered one to three bedrooms and each features a balcony or outside space in which to relax and unwind. The elegantly designed building is constructed in warm Portland stones and Hammersmith London Stock, with contemporary windows and deep reveals. The Landau is quintessentially British taking its name from an elegant ‘landau’ carriage favoured by the Royal Family.



NEO BANKSIDE

390,000 sq ft | Existing
Developer: Native Land in joint venture with Grosvenor
Architect: Rogers Stirk Harbour + Partners
www.native-land.com/development-portfolio/neo-bankside

A 50/50 joint venture with Grosvenor, NEO Bankside is a landmark scheme, making it one of the world’s most desirable addresses. NEO is located beside Tate Modern on the South Bank of the Thames, the capital’s ‘ribbon of culture’. The development offers 217 private apartments and penthouses within four ‘pavilions’ rising in sequence with views towards The City and St Paul’s Cathedral. NEO Bankside completed in November 2012.



UNION STREET

61,494 sq ft | Existing
Developer: Mount Anvil
Architect: MGM Architects

A stand-out mixed-use development in Southwark’s heart, offering 85 homes, almost 30,000 sq ft of commercial space and parking for the nearby London Fire Brigade.



CHIMES, WESTMINSTER

41,601 sq ft | Under Construction
Developer: PegasusLife
Architect: Mae Architects
www.chimeswestminster.co.uk

Our design approach consists of two equal height six storey blocks, running parallel to Horseferry Road. This creates an eighteen metre courtyard between framed by a colonnade. The courtyard creates a serene green centre for the residents and allows all the flats to be dual aspect. The concept of the scheme is a community centred on a courtyard garden room, where social interaction is encouraged by focusing social interaction and amenity space at ground level. With private terraces on the flats that allow the flats to link with the courtyard and arcade below.



NEW LONDON ARCHITECTURE

Bringing people together to shape a better city

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NEW LONDON COMPANY DIRECTORY

NLA is a member-supported organisation with over 450 member organisations from across property, architecture, planning and construction. NLA members are listed in this directory along with profiles of key companies active across London.

To have your company profile included in the next issue of New London Quarterly or to find out about NLA membership, please contact Emily Wilson on 020 7636 4044 or email emily.wilson@newlondonarchitecture.org

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15 Grosvenor Street
London
W1K 4QZ
020 3214 9150
capitalandcounties.com

Carter Jonas
One Chapel Place
London
W1G 0BG
020 7518 3200
carterjonas.co.uk

Catalyst Housing Group
Ealing Gateway
26–30 Uxbridge Road
London
W5 2AU
020 3693 2444
chg.org.uk

CBRE
Henrietta House
Henrietta Place
London
W1G 0NB
020 7182 2000
cbre.co.uk

CgMs / RPS Planning and Development
140 London Wall
London
EC2Y 5DN
020 7583 6767
cgms.co.uk

Coin Street Community Builders
Coin Street Neighbourhood Centre
108 Stamford Street
South Bank
London
SE1 9NH
020 7021 1600
coinstreet.org

Countryside plc
The Drive
Brentwood
CM13 3AT
01277 237 968
cpplc.com

Craigewan Ltd
33 Great Portland Street
London
W1W 8QG
020 3595 1280
craigewan.com

Crosstree Real Estate Partners
One Curzon Street
London
W1J 5HD
020 7016 4178
crosstree.com

Cushman & Wakefield
43–45 Portman Square
London
W1A 3BG
020 7935 5000
cushmanwakefield.co.uk

Delancey
Landsdowne House
Berkeley Square
London
W1J 6ER
020 7448 1448
delancey.com

Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ
020 7936 3000
deloitterealestate.co.uk

Derwent London
25 Savile Row
London
W1S 2ER
020 7659 3000
derwentlondon.com

Dominic Lawson Bespoke Planning
1 Gracechurch Street
London
EC3V 0DD
020 3713 8500
dominiclawson.co.uk

DP9
100 Pall Mall
London
SW1Y 5NQ
020 7004 1700
dp9.co.uk

DPP One Ltd
66 Porchester Road
London
W2 6ET
020 7706 6290
dppukltd.com

Element Capital
98 New Bond Street
London
W1S 1SN
elementcapital.co

Essential Living Ltd
30 Monck Street
London
SW1P 2AP
020 7340 0300
essentialliving.uk.com

Exemplar
Kent House
14–17 Market Place
London
W1W 8AJ
020 7299 0800
exemplar.co.uk

Farebrother
27 Bream's Building
Fetter Lane
London
EC4A 1DZ
020 7405 4545
farebrother.com

First Base
33 Cavendish Square
London
W1G 0DT
020 7851 5555
firstbase.com

Fusion Land
71–75 Shelton Street
Covent Garden
London
WC2H 9JQ
020 7470 8844
fusionland.com

Gerald Eve
72 Welbeck Street
London
W1G 0AY
020 7493 3338
geraldve.com

GL Hearn
280 High Holborn
London
WC1V 7EE
020 7851 4900
glhearn.com

Great Portland Estates
33 Cavendish Square
London
W1G 0PW
020 7647 3000
gpe.co.uk

GreenOak Real Estate
4 Sloane Terrace
London
SW1X 9DQ
020 7866 8800
greenoakrealestate.com

Grosvenor
70 Grosvenor Street
London
W1K 3JP
020 7408 0988
grosvenor.com

Hadley Property Group
3rd Floor
16 Garrick Street
London
WC2E 9BA
020 3167 3484
hadleypropertygroup.com

HB Reavis Real Estate
5 Martin Lane
London
EC4R 0DP
020 7621 9334
hbreavis.com

Helical
5 Hanover Square
London
W1S 1HQ
020 7629 0113
helical.co.uk

Hepher Grincell
45 Welbeck Street
London
W1G 8DZ
020 3409 7755
hephergrincell.com

Home Group
2 Gosforth Park Way
Gosforth Business Park
Newcastle upon Tyne
NE12 8ET
0845 155 1234
homegroup.org.uk

Hurford Salvi Carr
37–41 St John Street
London
EC1M 4AN
0207 299 3322
hurford-salvi-carr.co.uk

Indigo Planning Ltd
87 Chancery Lane
London
WC2A 1ET
020 7269 6300
indigoplanning.com

JLL
30 Warwick Street
London
W1B 5NH
020 7493 6040
jll.co.uk

King's Cross Central Limited Partnership
14 Stable Street
London
N1C 4AB
020 3664 0200
kingscross.co.uk

Knight Frank
55 Baker Street
London
W1U 8AN
020 7629 8171
knightfrank.co.uk

L&Q Housing Association
3 Maidstone Road
Sidcup
Kent
DA14 5HU
0844 4069000
lqgroup.org.uk

Land Securities
5 Strand
London
WC2N 5AF
020 7413 9000
landsecurities.com

Langham Estate Management Ltd
London House
9a Margaret Street
London
W1W 8RJ
020 7580 5656
langhamestate.com

Lendlease
20 Triton Street
Regents Place
London
NW1 3BF
020 3430 9000
lendlease.com

Levy Real Estate LLP
Nuffield House
41–46 Piccadilly
London
W1J 0DS
020 7930 1070
levylp.co.uk

London and Continental Railways
1 Kemble Street
London
WC2B 4AN
020 7391 4300
lcrhq.co.uk

Londonewcastle
The Courtyard Building
17 Evelyn Yard
London
W1T 1AU
020 7534 1888
londonewcastle.com

Marick Real Estate
Liberty House
222 Regent Street
London
W1B 5TR
020 7147 7085
marickrealestate.com

Mercers' Company
Mercers' Hall
Ironmonger Lane
London
EC2V 8HE
020 7726 4991
mercers.co.uk

Millbank Group
Gable House
18–24 Turnham Green Terrace
London
W4 3PA
03333 700 007
millbankgroup.co.uk

Mount Anvil
140 Aldersgate Street
London
EC1A 4HY
020 7776 1800
mountanvil.com

Native Land
The Pavillion
118 Southwark Street
London
SE1 0SW
020 7758 3652
native-land.com

Octagon Partnership
c/o The Oval Partnership
27 Hoxton Street
London
N1 6NH
020 8133 6001

Oxford Properties
The Leadenhall Building
122 Leadenhall Street
London
EC3V 4AB
020 7822 8300
oxfordproperties.com

Peabody
45 Westminster Bridge Road
London
SE1 7JB
020 7021 4444
peabody.org.uk

Pegasus Group
23 Hanover Square
London
W1S 1JB
pegasuspg.co.uk

PegasusLife
Royal Court
Church Green Close
Kings Worthly
Winchester
SO23 7TW
01962 710751
pegasuslife.co.uk

Pinnacle Group Ltd
1st Floor
6 St Andrew Street
London,
EC4A 3AE
020 7017 2000
pinnaclegroup.co.uk

Pocket Living
14 Floral Street
London
WC2E 9DH
02072913680
pocketliving.com

Qatari Diar
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London
W1J 3JR
020 7907 2330
qataridiar.com

Quintain
43–45 Portman Square
London
W1H 6LY
020 3219 2200
quintain.co.uk

Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX
020 3597 1000
quod.com

REM Ltd (UK)
Level 4, The Shard
32 London Bridge Street
London
SE1 9SG
020 3102 1000

Renewal Group
c/o Rooftop
Guild House
Rollins Street
London
SE15 1EP
020 7358 1933
renewalgroup.co.uk

Savills
33 Margaret Street
London
W1G 0JD
020 7409 8834
savills.com

Sellar Property Group
110 Park Street
Mayfair
London
W1K 6NX
0207 493 5311
sellardevelopments.com

Shaw Corporation
42 Langham Street
London
W1W 7AT
020 7409 0909
shawcorporation.com

Soho Limited
120 Charing Cross Road
London
WC2H 0JR
020 7557 7405
soholimited.com

Stanhope plc
Norfolk House
31 St. James's Square
London
SW1Y 4JJ
020 7170 1700
stanhopeplc.com

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urbancounsel.co.uk

The Cadogan Estate
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Chelsea
London
SW3 2RP
020 7730 4567
cadogan.co.uk

The Collective
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London
WC1B 3JA
020 7183 5478
thecollective.co.uk

The Crown Estate
16 New Burlington Place
London
W1S 2HX
020 7851 5050
thecrownestate.co.uk

The Office Group
The Smiths Building, 179 Great Portland
Street, London
London
W1W 5PL
0203 457 0982
theofficegroup.co.uk

The Portman Estate
Ground Floor
40 Portman Square
London
W1H 6LT
020 7563 1400
portmanestate.co.uk

Thorncliffe
The Old Marmite House
W20
1–45 Durham Street
London
SE11 5JH
020 3151 4511
thorncliffe.com

Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB
020 7089 2121
tibbalds.co.uk

Turley
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17 Gresse Street
London
W1T 1QL
020 7851 4010
turley.co.uk

U+I
7A Howick Place
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SW1P 1DZ
020 7828 4777
uandiplc.com

Urban Space Management
Trinity Buoy Wharf
64 Orchard Place
London
E14 0JW
020 7515 7153
urbanspace.com

van Bruggen Urbanism
Branch Hill Mews
Branch Hill
London
NW3 7LT
020 7433 1191
vburbanidesign.com

Voreda
48 George Street
London
W1U 7DY
020 3219 5793
voreda.com

Westfield Shoppingtowns Limited
6th Floor Mid City Place
71 High Holborn
London
WC1V 6EA
020 7061 1400
uk.westfield.com

Whitbread
Whitbread Court
Houghton Hall Business Park
Porz Avenue
Dunstable
LU5 5XE
01582 424200
whitbread.co.uk

WRBC Development UK
6th Floor
40 Lime Street
London
EC3M 7AW
020 7337 9128
wrberkley.com

PUBLIC BODIES

Crossrail
25 Canada Square
Canary Wharf
London
E14 5LQ
0345 602 3813
crossrail.co.uk

Danish Embassy London
55 Sloane Street
London
SW1X 9SR
020 7333 0200
storbritannien.um.dk

Design Council Cabe
Angel Building
407 Saint John Street
Islington
London
EC1V 4AB
020 7420 5200
designcouncil.org.uk

Embassy of the Kingdom of the Netherlands
Department of the Public Diplomacy, Press
and Culture
38 Hyde Park Gate
London
SW7 5DP
dutchembassyuk.org

Greater London Authority
Planning Unit
City Hall
The Queens Walk
London
SE1 2AA
020 7983 4641
london.gov.uk/mayor-assembly/gla

Historic England
Accounts Payable RM2/60, The Engine
House, Fire Fly Avenue, Swindon
Wiltshire
SN2 2EH
020 7973 3700
historicengland.org.uk

London Borough of Barking & Dagenham
Civic Centre
Dagenham
London
RM10 7BN
020 8215 3000
lbdd.gov.uk

London Borough of Barnet
North London Business Park
Oakleigh Road South
London
N11 1NP
020 8359 2000
barnet.gov.uk

London Borough of Bexley
Civic Offices
2 Watling Street
Bexleyheath
DA6 7AT
020 8303 7777
bexley.gov.uk

London Borough of Camden
Placeshaping-5 Pancras Square (2nd Floor)
Regeneration and Planning
Culture and Environment London Borough of
Camden Judd Street
London
WC1H 9JE
020 7974 4444
camden.gov.uk

London Borough of Croydon
9th Floor
Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA
020 8726 6000
croydon.gov.uk

London Borough of Ealing
Perceval House 4th Floor
14-16 Uxbridge Road
London
W5 2HL
020 8825 5000
ealing.gov.uk

London Borough of Enfield
London Borough of Enfield Civic Centre
Silver Street
Middlesex
EN1 3XE
020 8379 1000
enfield.gov.uk

London Borough of Hackney
Hackney Service Centre
1 Hilman Street
London
E8 1DY
020 8356 3000
hackney.gov.uk

London Borough of Haringey
639 Enterprise Centre
639 High Road
Tottenham
London
N17 8AA
020 8489 1000
haringey.gov.uk

London Borough of Hounslow
Civic Centre
Lampton Road
Hounslow
London
TW3 4DN
020 8583 2000
hounslow.gov.uk

London Borough of Islington
Highbury House
4-5 Highbury Crescent
London
N5 1RN
020 7527 2000
islington.gov.uk

London Borough of Lambeth
Phoenix House
1st floor
10 Wandsworth Road
London
SW8 2LL
020 7926 5997
lambeth.gov.uk

London Borough of Merton
Enviroment and Regeneration
13 Floor, Merton Civic Centre
London Road
London
SM4 5DX
020 8274 4901
merton.gov.uk

London Borough of Newham
Newham Dockside
1000 Dockside Road
London
E16 2QU
020 8430 2000
newham.gov.uk

London Borough of Redbridge
PO Box 2
128-142 High Road
Ilford
Essex
IG1 1DD
020 8554 5000
redbridge.gov.uk

London Borough of Southwark
5th Floor
160 Tooley Street
London
SE1 2TZ
020 7525 5000
southwark.gov.uk

London Borough of Tower Hamlets
Mulberry Place
2nd Floor
5 Clove Crescent
London
E14 2BG
020 7364 5000
towerhamlets.gov.uk

London Borough of Wandsworth
The Town Hall
Wandsworth High Street
London
SW18 2PU
020 8871 6000
wandsworth.gov.uk

London Legacy Development Corporation
Level 10
Stratford Place
Montfichet Road
London
E20 1EJ
020 3288 1800
londonlegacy.co.uk

Museum of London Archaeology
Mortimer Wheeler House
46 Eagle Wharf Road
London
N1 7ED
020 7410 2200
museumoflondonarchaeology.org.uk

Old Oak and Park Royal Development
Corporation
Greater London Authority, City Hall, The
Queen?s Walk,
London
SE1 2AA
020 7983 4212
oldoakpark.co.uk

Ordnance Survey
157-197 Buckingham Palace Road
London
SW1W 9SP
02920 660185
ordnancesurvey.co.uk

Royal Borough of Kensington and Chelsea
The Town Hall
Horton Street
London
W8 7NX
0207 361 3000
rbkc.gov.uk

Royal Borough of Kingston upon Thames
Guildhall 2
High Street
Kingston upon Thames
KT1 1EU
020 8547 5000
kingston.gov.uk

Transport for London
Windsor House
42-50 Victoria Street
London
SW1H 0TL
020 3054 3883
tfl.gov.uk

WEHRA
66 Woodside
Wimbledon
London
SW19 7AF
020 8946 1619

OTHER

Moore Stephens
150 Aldersgate Street
London
EC1A 4AB
020 7509 9000
moorestephens.co.uk

Precis Management Services Limited
93 Park Lane
Mayfair
London
W1K 7TB

The Mill Co. Project
43 De Beauvoir Rd
London
N1 5SQ
0207 923 3565
themillcoproject.co.uk

ViewTheSpace
Medius House
2 Sheraton Street
London
W1F 8BH
07738 427466
viewthespace.com



ALDGATE DEVELOPMENTS

Developer
Maersk House, 1 Braham Street,
Aldgate, London E1 8EP
www.aldgatedevelopments.com

Aldgate Developments provides a full range of “cradle to grave” development services. The company has been the key office promoter of the significant new development cluster in Aldgate, E1. Aldgate Tower (completed Dec 2014) and One Braham (completing Q1 2018) will provide 625,000 sq ft of Grade A headquarter office space. 21 Lime Street, completing in Q1 2017, will provide a high profile street frontage adjacent to Lloyds of London and The Leadenhall Market, in the heart of the insurance district.



BALLYMORE

Developer
Ballymore Ireland, Fonthill House, Old Lucan Road,
Palmerstown Dublin 20, Ireland
www.ballymoregroup.com

Ballymore is an international property development company with a reputation for innovative projects that push boundaries and energise cities. Led by its founder, Chairman and CEO Sean Mulryan, who formed the company in Ireland over 35 years ago, Ballymore believe in creating developments that improve, enrich and enhance people’s lives, with the scale of a heavyweight developer whilst retaining the integrity of a family business. Ballymore’s portfolio includes Royal Wharf, London City Island, Embassy Gardens, Wardian London, 161 Marsh Wall, Three Snowhill, Dublin Landings, West Hampstead Square, Pipers Hill and Royal Canal Park.



ALMACANTAR

Property Investment and Development Company
3 Quebec Mews,
London W1H 7NX
www.almacantar.com

Almacantar is a property investment and development group. It specialises in large-scale, complex investments in Central London, with the potential to create long-term value through development, repositioning or active asset management. Almacantar launched in 2010 and owns over 1.5 million sq. ft. of prime assets in the heart of London including Centre Point, Marble Arch Place, CAA House, One and Two Southbank Place and 125 Shaftesbury Avenue.



BAM CONSTRUCT UK

Contractor
24 Chiswell Street, London EC1Y 4TY
www.bam.co.uk

BAM Construction is one of the foremost contractors with an annual turnover in excess of £850m. We set high standards for everything we do and we have a reputation for providing lasting value for our customers by, Creating excellent working relationships, Listening to our customers, Exceeding our customers’ needs, aspiration and expectations, Delivering projects on time and on budget and being responsible Our projects span seven main markets: office, education, retail, mixed use development, health, leisure and law & order.



ARGENT

Developer
4 Stable Street, King’s Cross,
London N1C 4AB
www.argentllp.co.uk

Argent delivers some of the best mixed-use developments in the UK: major commercial, residential, education, cultural and community developments in the country’s largest cities. It is involved in the full development process from identifying and assembling sites to financing, project management of the construction process, letting and asset management. It also manages and maintains buildings and estate. In 2015, Argent entered into a joint venture partnership with US developer Related, forming Argent Related, to pursue future opportunities for urban development, with a focus on the build-to-rent sector.



BARRATT LONDON

Developer
7th Floor, 1 Portsoken Street, London E1 8BT
barrattlondon.com

Barratt London is a market-leading residential developer, with over 30 years’ experience in the Capital, delivering over 2,000 new homes in London each year. Barratt London is committed to providing an unbeatable customer experience and developing exceptional homes for all Londoner’s – with the vision to make London an even better place to live. Barratt London’s portfolio includes residential developments, from state-of-the-art penthouses in Westminster, riverside communities in Fulham, to complex, mixed-use regeneration schemes in Hendon.



BATTERSEA POWER STATION DEVELOPMENT COMPANY

Development Manager
188 Kirtling Street SW8 5BN
batterseapowerstation.co.uk

Battersea Power Station is one of the world’s most famous buildings and is at the heart of central London’s most visionary and eagerly anticipated new development. The redevelopment of the 42 acre site is being managed by Battersea Power Station Development Company (BPSDC). The first phase of the redevelopment, Circus West, will formally open in 2017 with the first new home-owners and commercial tenants moving in from the end of 2016.



BERKELEY HOMES SOUTH EAST LONDON

Developer
India House, 45 Curlew Street, London, SE1 2ND
www.berkeleygroup.co.uk/property-developers/berkeley

The Berkeley Group comprises five brands: Berkeley, St George, St James, St Edward and St William. Each is autonomous with its own operational management that has specialist knowledge, local understanding and expertise. Berkeley is the Group’s longest established brand, founded in 1976 and today creating medium to large-scale developments in towns, cities and the countryside, encompassing executive homes, mixed use schemes, riverside apartments, refurbished historic buildings and urban loft spaces.



BRITISH LAND

Developer
York House, 45 Seymour Street,
London W1H 7LX
www.britishland.com

One of Europe’s largest REITs, British Land owns and manages a portfolio of commercial property worth £20 billion, with a share of £14.6 billion. Focusing on occupier needs at every stage, British Land invests and develops high quality buildings in prime locations, managing them to a high standard. Our objective is to deliver long-term and sustainable total returns to our shareholders and we do this by focusing on Places People Prefer. Our approach has proved successful; each year our properties attract over 330 million visits and are home to over 1,200 different organisations and retail brands.



CITY OF LONDON

Local Government
Guildhall, PO Box 270, London EC2P 2EJ
www.cityoflondon.gov.uk

The City of London is a uniquely diverse organisation with three main aims: to support and promote the City as the world leader in international finance / business services; to provide high quality local services and policing for the Square Mile; and to provide valued services to London and the nation as a whole. The City Surveyor’s Department manages commercial property in excess of £2bn. The City Property Advisory Team acts as a facilitator between internal departments, businesses and the property industry.



COUNTRYSIDE

Developer
Countryside House, The Drive,
Brentwood, Essex CM13 3AT
www.countryside-properties.com

Countryside works in partnership with public and private sector organisations to regenerate housing estates and secure the provision of high quality mixed-use and mixed-tenure schemes. Our projects are developed in partnership with local authorities, housing associations and local communities. We have undertaken more than 40 estate regeneration schemes since the 1980s and we have been building new homes in London and the South East for more than 55 years.



CROSSTREE REAL ESTATE PARTNERS

Owner, Investor and Developer
1 Curzon Street, London W1J 5HD
www.crosstree.com

Crosstree is a London-based and focused real estate investment and development company. Crosstree’s portfolio includes over 1.5m sq ft of projects across the retail, office, hotel and residential sectors.



BROOKFIELD PROPERTY PARTNERS

Owner, Developer and Asset Manager
99 Bishopsgate EC2M 3XD
www.brookfield.com

Brookfield Property Partners (NYSE: BPY; TSX: BPY.UN) is one of the world’s largest commercial real estate companies, with over \$65 billion in total assets. We are leading owners, operators and investors in commercial property assets, with a diversified portfolio that includes over 150 premier office properties and over 170 best-in-class retail malls around the world. We also hold interests in multifamily, triple net lease, industrial and hospitality assets. Brookfield Property Partners is the flagship listed real estate company of Brookfield Asset Management, a leading global alternative asset manager with over \$225 billion of assets under management.



CANARY WHARF GROUP PLC

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

Canary Wharf is a major central business district in London. No other business district in a major European city offers occupiers the flexibility of design from a developer with an unsurpassed track record of delivering buildings. With over 17 million sq ft of office and retail space, a working population of over 105,000 people, 300 shops, bars, restaurants, health clubs and other amenities, 30 acres of intricately landscaped public spaces, and an extensive arts & events programme – Canary Wharf provides an unrivalled working lifestyle.



CAPITAL AND COUNTIES PROPERTIES PLC

Property & investment
15 Grosvenor Street, London W1K 4QZ
www.capitalandcounties.com

Capital & Counties Properties PLC (Capco) is one of the largest listed property companies in central London. Our key assets are the Covent Garden and Earls Court estates – two of the capital’s greatest destinations and addresses. We create and grow value through a combination of asset management, strategic investment and development.



THE CROWN ESTATE

Real Estate Investment Trust/Asset Manager
16 New Burlington Place, London W1S 2HX
www.thecrownestate.co.uk

The Crown Estate is a diverse property business with a capital value of £8.6 billion, and around £900m of joint venture partner funds under management. In 2012/13 we recorded record profits of £252.6m, up 5.2% year on year. This performance is underpinned by our strength in core sectors, particularly in prime retail across the UK and in London’s West End.



DERWENT LONDON

Developer
25 Savile Row, London W1S 2ER
www.derwentlondon.com

Derwent London is the largest central London REIT with a portfolio of 6.2 million sq ft located predominantly in central London. We create value by developing, refurbishing and managing our assets well. We typically acquire properties off-market with low capital values and modest rents in improving locations. We take a fresh approach to the regeneration of each property with a focus on tenants and an emphasis on design. A strong balance sheet with modest leverage and flexible financing supports these activities.



EPR ARCHITECTS

Architect
30 Millbank, London SW1P 4DU
www.epr.co.uk

EPR Architects is an award-winning practice with a well-established reputation for quality architecture, master planning and interior design thanks to our extensive experience delivering an array of building typologies across workplace, lifestyle and leisure sectors. From our central London studio, our experienced team of over 180 talented people collaborate to produce vibrant and inventive architecture in response to our client’s unique requirements. This approach, understanding and experience has ensured our continuous association with many of the country’s leading clients.

exemplar

EXEMPLAR

Developer
Kent House, 14-17 Market Place,
London W1W 8AJ
www.exemplar.co.uk

Exemplar is one of London’s leading property developers focusing on the development of the highest quality commercial and residential real estate. Since inception in 2003, Exemplar have been involved in over 25 projects, totalling in excess of 4 million sq ft and are currently on site developing over 1.2 million sq ft in London’s West End alone. We are multi-award winning, and dedicated to unflinching attention to detail and a belief that property should invoke feelings of wellbeing and happiness.



FOSTER + PARTNERS

Architect
Riverside, 22 Hester Road, London SW11 4AN
www.fosterandpartners.com

Foster + Partners is an architecture and integrated design studio. Over the past four decades the practice has pioneered a sustainable approach to architecture through a striking wide range of work, from urban masterplans, public infrastructure, airports, civic and cultural buildings, offices and workplaces to private houses and product design. Based in London, with offices worldwide, the practice has an international reputation, with buildings on six continents.



FORE PARTNERSHIP

Investor / Developer
18 Savile Row, London W1S 3PW
www.forepartnership.com

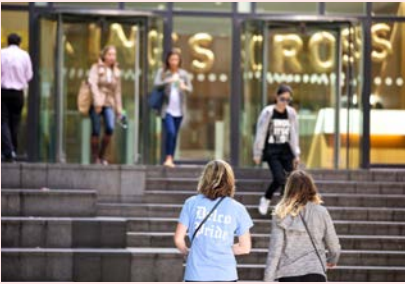
FORE Partnership is a transformational real estate investment firm that addresses the specific needs of family offices and private investors for greater alignment with their property investments. FORE achieves this firstly through the direct co-investing platform it has developed which sources, manages and realises value through hands-on, creative real estate strategies in the UK and Western Europe. Via a principled investment approach, FORE drives returns with a holistic view on sustainability, design, occupational trends, community and the built environment.



GREAT PORTLAND ESTATES PLC

Investor/Developer
33 Cavendish Square, London W1G 0PW
www.gpe.co.uk

Great Portland Estates is a FTSE 250 property investment and development company owning £3.6 billion of office, retail and residential space in central London. Our portfolio consists of 68 properties totalling 3.6 million sq ft, with a development pipeline totalling c2.5 million sq ft of potential new space. We aim to deliver superior returns to our shareholders by unlocking the often hidden potential in retail and office property in central London.



FIRST BASE

Developer
33 Cavendish Square, London W1G 0DT
www.firstbase.com

First Base has established a reputation for delivering innovative buildings and places that are adaptable to the changing needs of communities and businesses. Our mixed-use portfolio of projects, ranging from residential, retail to workspace, always include place-making at their core. First Base’s best-known projects are Silvertown, a 62-acre, £3.5bn development in East London, KX Nido, a £200m development in Kings Cross and East Village, Stratford, a £300 million portfolio of homes that is part of the 2012 Olympic Legacy.



GROSVENOR BRITAIN & IRELAND

Development, Investment & Asset Management
70 Grosvenor Street
www.grosvenor.com

Grosvenor Britain & Ireland aims to create value through its skills in place-making and design, repositioning locations in ways that change customer perceptions and deliver results for our stakeholders. The core portfolio comprises 300 acres of Mayfair and Belgravia in London and active management of this estate remains at the heart of our strategy. Grosvenor Britain & Ireland also undertakes development across London, and in selected city centres around the UK.



HADLEY PROPERTY GROUP

Development
3rd Floor, 16 Garrick Street, London WC2E 9BA
www.hadleypropertygroup.com

Hadley Property Group is one of the fastest-growing residential developers in London, with several diverse, active sites across the capital. These schemes will deliver over 2,500 homes to London, primarily for Londoners. We have the funding and expertise to move quickly, expand significantly, invest in exceptional quality design and public realm, and go the extra mile to deliver for local communities.



LAND SECURITIES

Developer
5 Strand, London WC2N 5AF
landsecuritieslondon.com

Land Securities is the UK’s largest listed commercial real estate company. Our £14.5 billion portfolio totals 23.6 million sq ft and includes some of London’s most desirable office buildings and the UK’s most successful shopping and leisure destinations. We are the biggest office developer in London, where we own and manage a portfolio totalling more than £8.2 billion. Our relentless customer focus delivers vibrant working environments, both in our developments and through thoughtful asset management, which resonate strongly with businesses looking to attract and retain top talent.

HB REAVIS

HB REAVIS

Developer
5 Martin Lane, London EC4R 0DP
www.hbreavis.com/en

HB Reavis is an international real estate developer currently delivering premium quality, modern and sustainable workspaces in the United Kingdom, Poland, Czech Republic, Slovakia, Hungary and Turkey. Operations, which also include shopping, entertainment and logistics spaces, have so far yielded a total of 9.88 million sq ft, and over 10 million sq ft of developments are in the planning, permit or construction stages. HB Reavis pioneers a fully integrated business model covering development, construction, property and investment management.



LENLEASE

Developer
20 Triton Street, Regent’s Place,
London NW1 3BF
www.lendlease.com

Founded in Australia in the 1950s and listed on the Australian Securities Exchange, Lendlease is a world leader in delivering end-to-end property solutions. Our fully integrated model is built on our core strengths in development, construction, infrastructure, fund management and asset management. Our vision is to create the best places. We specialise in developing large, complex, mixed-use regeneration schemes and have particular strengths in partnering with the public and private sector, naturally targeting projects with long term duration.



HELICAL

HELICAL PLC

Developer
5 Hanover Square, London W1S 1HQ
www.helical.co.uk

Helical are currently on site with in excess of 1 million sq ft of commercial development. Spanning City offices, high end residential, vibrant mixed use schemes and creative office estates, Helical’s current development pipeline is dynamic and exciting. With a concentration around the EC1 area, highlights include Barts Square, a 3.2 acre mixed use residential and commercial scheme, The Bower, situated immediately adjacent to Old Street roundabout and comprising a 3 building office estate with exciting ground floor retail and restaurant tenants, and C Space, an office refurbishment setting the rental tone for the area.



MARICK REAL ESTATE LTD

Developer
Liberty House, 222 Regent Street,
London W1B 5TR
www.marickrealestate.com

Marick Real Estate Ltd is a multi-disciplinary organisation providing a range of services across the property life cycle for all sectors, including development, project and capital management. We are an experienced team of property professionals with a ‘can-do’ attitude. The successful partnerships we have developed with occupiers, public sector organisations, agents, investors, construction professionals and financial organisations are testament to this approach. Our track record includes all sectors with particular emphasis on commercial office space and hotel development.



THE MERCERS' COMPANY

Land Owner
Mercers' Hall, Ironmonger Lane,
London EC2V 8HE
www.mercers.co.uk

The Mercers' Company is the Premier Livery Company of the City with over 700 years of history. The Company and its associated charities are active in supporting care for the elderly, education and general welfare. Its activities are funded from income derived from investments, primarily property in London's West End and the City. Having completed the St Martin's Courtyard development in 2010 in a joint venture with Shaftesbury PLC the Company continues to modernize and develop its Covent Garden estate.



MITSUBISHI ESTATE

Developer
5 Golden Square, London W1F 9HT
www.mec.co.jp/e/global/uk/index

Mitsubishi Estate is a leading international property development and investment company with a substantial commercial and residential portfolio in Japan, which includes more than 30 buildings in Marunouchi, Tokyo's central business district. Mitsubishi Estate is best known in the UK for its highly successful redevelopments of Paternoster Square, Bow Bells House in the City of London and also the Central Saint Giles development in London's West End.



**London homes,
the Mount Anvil way**

MOUNT ANVIL

Developer
140 Aldersgate Street, London EC1A 4HY
mountanvil.com

Mount Anvil is Central London's specialist multi-award-winning residential-led developer. Established in 1991, we have created more than 5,000 London homes. We are planning to create another 2,500 by 2018. An owner-managed organisation, we focus on the most desirable locations, work with internationally-acclaimed architects and search the world for the best materials – all to create homes which add to London's world-class reputation.



THE CROYDON PARTNERSHIP

Developer
thecroydonpartnership.com

The Croydon Partnership, the joint venture between Westfield and Hammerson, is committed to investing over £1.4 billion to redevelop Croydon's retail town centre. The Partnership will deliver a 1.5m sq ft scheme to transform Croydon into a retail and leisure hub for South London, creating 5,000 new local jobs and acting as a catalyst for the wider regeneration of the town.



QUINTAIN LIMITED

Developer and PRS specialist
43-45 Portman Square, London W1H 6LY
www.quintain.co.uk

Quintain develops and invests in London property to create great places where Londoners thrive. From individual buildings through to entire districts, we transform unappreciated spaces into environments that attract the people and investment that will secure their future, creating new chapters for overlooked corners of the capital. Quintain is a London property specialist and adjusts the balance of its development and investment activities as the cycle evolves, seeking to deliver significant value and outperformance through our relative scale, portfolio and team.



SELLAR PROPERTY GROUP

Developer/Asset Management
110 Park Street, W1K 6NX
www.sellarproperty.com

Founded by Irvine Sellar, Sellar Property Group operates across diverse sectors and services ranging from asset management to iconic development. Spanning all assets we have a current investment portfolio of £400m and a £3bn development programme. wGlobally recognised as the creator and mastermind behind the ground-breaking Shard and London Bridge Quarter development, in partnership with the State of Qatar, Sellar has a long and enviable track record in the property sector stretching back 35 years.



NATIVE LAND

Developer
The Pavilion, 118 Southwark Street,
London SE1 0SW
www.native-land.com

Native Land is one of London's leading mixed use and residential developers delivering homes for private sale, together with affordable housing, across central London. Coupled with a dedication to deliver design led buildings of the highest quality, Native Land is committed to the communities in which it develops, providing affordable housing and public realm improvements into many central London boroughs. Native Land's current portfolio of around 2 million sq ft includes the multi-award winning NEO Bankside and Burlington Gate, a new gallery and residential development in Mayfair.



OXFORD PROPERTIES

Developer / Investor
The Leadenhall Building, 122 Leadenhall Street
London EC3V 4AB
www.oxfordproperties.com

Oxford Properties Group is a global platform for real estate investment, development and management, with over 2,000 employees and C\$40bn of real estate assets that it manages for itself and on behalf of its co-owners and investment partners. Oxford has regional offices in Toronto, London and New York and has approximately C\$8bn of assets under management in Europe, with a focus on core office and high street retail assets in Central London and Paris. For more information about Oxford visit: www.oxfordproperties.com



PegasusLife

PEGASUSLIFE

Developer
Church Green Close, Kings Worthy,
Winchester SO23 7TW
www.pegasuslife.co.uk

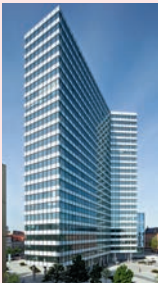
PegasusLife was established in 2012 on the premise of redefining the retirement housing market in order to overcome the chronic lack of relevant housing options available to the older generation in the U.K. In the last century our society has seen unprecedented leaps in health, education, travel and communication – it's time our homes reflected this. Our work is fundamentally changing the way retirement property is understood and delivered in the UK. The company was founded by Oaktree Capital Management, a substantial American private equity house whose equity has been significantly enhanced by a significant debt facility provided by AIG.



STANHOPE PLC

Developer
2nd Floor, 100 New Oxford Street,
London WC1A 1HB
www.stanhopeplc.com

We are developers with 30 years' experience and more than £20 billion of completed projects behind us. Our successful track-record includes landmark projects such as Broadgate, Paternoster Square, Chiswick Park. Our new projects include Television Centre, White City. We are a focussed team of development entrepreneurs from professional property and construction backgrounds including surveyors, engineers and building experts, together with a finance team and support staff. Uniquely, the majority of the Stanhope executive team have worked together for over 15 years.



UNION INVESTMENT REAL ESTATE GMBH

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

Union Investment is a leading international investment company specializing in open-ended real estate funds for private and institutional investors. Union Investment has assets under management of €28.5 billion in twenty real estate funds. The portfolios of Union Investment's open-ended real estate funds comprise some 321 properties and projects in Germany, other European countries, the Americas and Asia. Our high-quality portfolio already includes 86 certified and one pre-certified sustainable properties and projects with a market value of some €10.7 billion.



WRBC DEVELOPMENT UK LIMITED

Developer
6th Floor, 40 Lime Street, London EC3M 7AW
www.thescalpelec3.co.uk

WRBC Development UK Limited is the London property arm of quoted US insurance firm W. R. Berkley Corporation, developing 52 Lime Street in the City of London. The building, a new 35 storey office tower of 400,000 sq ft, will accommodate the new European HQ of WRBC, who will occupy approximately 20% of the building. Completion is due at Q4 2017.

SOHO

Broadway Malyan director of global design
Stephen McGrath sings the praises of the real,
buzzing and authentic centre of London, Soho

Charing Cross might be the geographical centre of London, but for me the centre is Soho. I was first acquainted with the place almost 30 years ago. Fitzroy Square, where I lived then, was gentrified and quiet. Soho was noisy, gritty and ‘open late’. I thought this was the stuff of proper cities and it suited me. Living in the centre I always travelled on foot. I would visit the Troy Bar in Hanway Street on my way south then, after crossing Oxford Street, I would enter the Soho ‘quarter’ – that heady grid of dense, lower rise streets. It was always night-time in Soho.

‘Soho is a living ‘sketchbook’ illustrating the life of London. Best not clean it up too much’

Soho is for walking. Today I approach from Centre Point and pass through the Pillars of Hercules gateway into Greek Street. It’s a warm Friday morning and workers are cleaning the streets, preparing for the weekend when Soho plays the conductor in the West End’s urban orchestra. The pavements smell of the previous night’s activities.

I walk north to Soho Square passing the House of Barnabas, a handsome Georgian building from 1744, the brickwork stained heavily by the patina of time. It’s a reminder that charity was and still is part of the heart of this place. Before the NHS,

Soho’s old hospitals provided care regardless of rank.

These days there is much talk about gentrifying Soho. It’s being cleaned up, for sure, but gentrification is perhaps an overstatement. It was and remains the stalking ground for all and sundry, including the more ‘shady’ sections of society.

There is much that hasn’t changed in Soho, and that’s not a bad thing. It has always been a place for café society, an essential social driver for any city. My favourite old-fashioned café, Maison Bertaux, London’s first patisserie, still thrives on lower Greek Street. Here you can watch the street while drinking tea and indulging in the best cakes around.

Bars and restaurants spill onto the streets, dissolving boundaries between pavements and tables. In the early 90s, Bateman Street was a hive of start-up cafés, front rooms filled with second hand settees where one could spend all afternoon fixing the future while creating tomorrow’s hangover.

Walking along Dean Street I make a venerable bow to what used to be The Colony Room at number 41, where Francis Bacon would hold fort until the early hours. I stop in Wardour Street to sit at the brass counter in Princi for my second espresso of the day and watch a *Big Issue* seller in conversation with the owner of a shiny new Porsche.

Numerous clubs abound for all tastes; public, private and definitely secretive. Sadly Madame JoJo’s has closed, but Blacks in Dean Street, an old friend of the past, lives on hidden behind its black painted façade.



Legendary former Soho nightclub Madame JoJo's

Moving south, Old Compton Street is the hedonistic heartbeat of the place. At night the street becomes a club and romance is in the air!

Soho is the grand daddy of urban chic but mustn’t become complacent. Urban character is precious and Soho still needs to ‘box clever’ through reinvention. What if the Bateman Buildings alleyway were to be a walk-through café, instead of functioning as a night-time toilet? Or do the dark alleyways of old London still play a positive role?

Soho has a rhythm of bricks, windows, and colourful shop fronts. Of grime and graffiti. These, combined with the human characters that are still drawn there create a rich urban palimpsest. Soho is a living ‘sketchbook’ illustrating the life of London. Best not clean it up too much. ●

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