

NEW LONDON

QUARTERLY

ISSUE THIRTY-TWO
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Sadie Morgan, by Agnese Sanvito

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The Grenfell Tower tragedy was the single defining incident of the last quarter, prompting a period of soul-searching and analysis focusing on the built environment sector, but with ramifications spreading much deeper into society. How could this have happened? Exactly who is living in our tower blocks? And how can we stop anything similar from happening ever again? A full inquiry will go some way to answering some of these questions and more about housing policy, but others – such as cladding, compartmentation, access and pooling resources – were grappled with in two separate events covered in one article in this issue. The first was an all-party parliamentary group session at Westminster; the second an emergency meeting of NLA's Sounding Board. One thing was clear – change needs to come.

Change is something that our New Londoner of the Year Sadie Morgan is getting used to, and possibly even delights in. dRMM joint founder Morgan has been named alongside NLA chairman Peter Murray and others as one of Mayor Sadiq Khan's Design Advocates, and is pushing design principles far and wide in government, cramming in her work on HS2 and the Growth Commission,

and living life to the full. She is profiled in these pages, and is joined by other interviewees including Arup's Isabel Dedring, championing transport initiatives worldwide, and Hugh Seaborn, leading a quiet placemaking revolution at the Top of their Game outfit this time – the Cadogan Estate.

Change is also the watchword of Fred Pilbrow. Having left KPF to set up PLP he took another gamble to set up his eponymous practice four years ago. Now up to 50 staff, he looks back over the trials and tribulations of setting up, winning work and establishing a new name in the design arena in our Practice Profile.

Our Building Review this quarter is the Bartlett, which is itself looking to change and adapt to the future and its property needs, particularly with an outpost at Here East. The review looks at Hawkins\Brown's designs in reworking the Bartlett's 22 Gordon Street to transform the student and staff experience. And finally, Squire and Partners is embracing change with its move from King's Cross to Brixton. Michael Squire pens a piece this time about how the practice is creating a new kind of office space and future-proofing itself in the process.

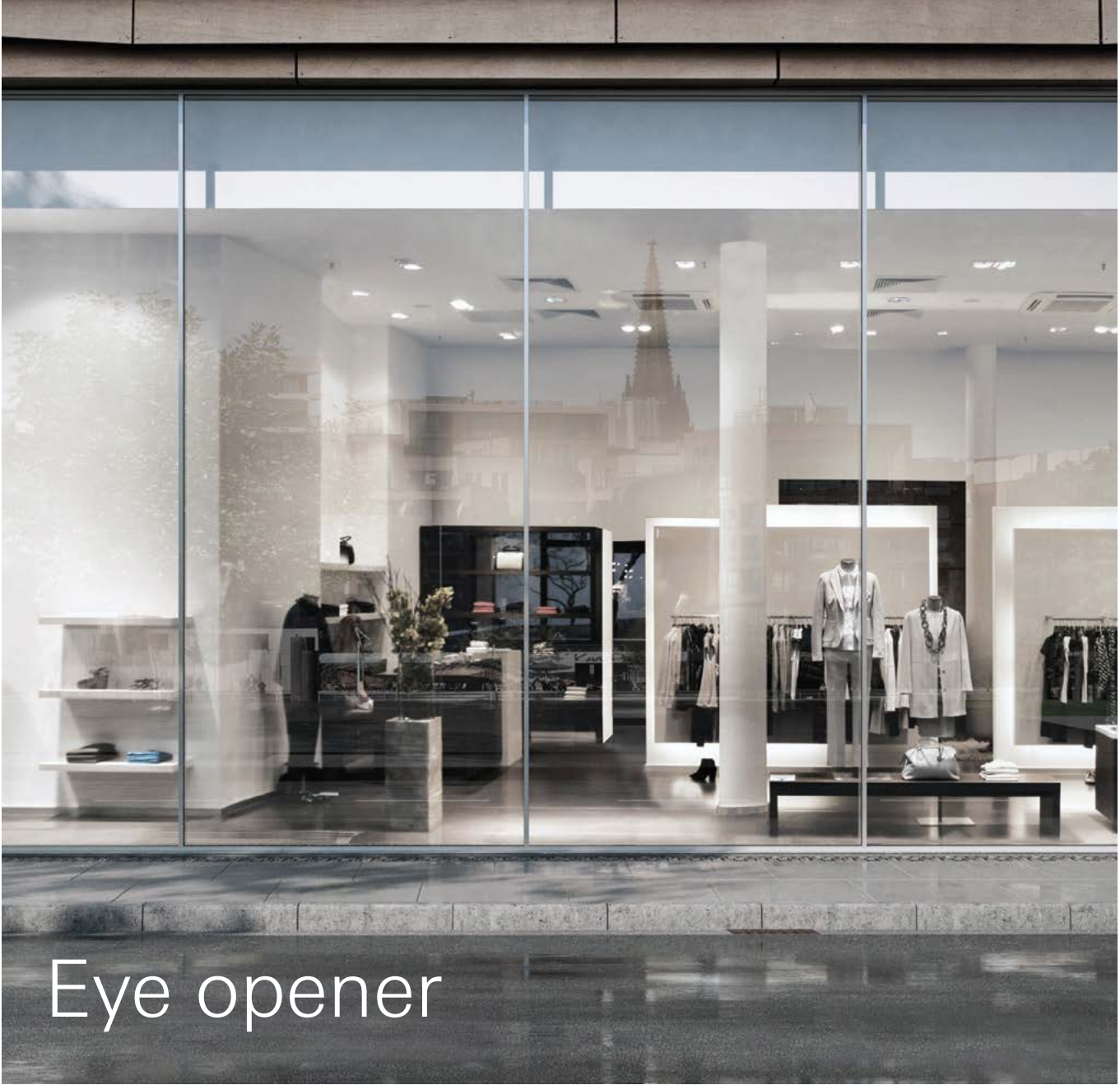
Enjoy the issue.

David Taylor, Editor

ISSUE THIRTY-TWO



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THE QUARTER

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



→
Doing the Strand
– Adjaye gets the green light



↑
Gensler's new space for Microsoft

→
The new Broadgate
– ORMS' scheme wins planning



Buildings

Google won planning permission for its UK HQ in King's Cross, designed by Heatherwick and BIG. Adjaye Associates won planning permission for its mixed-use **5 Strand** scheme (pictured) for Alchemi Group. The project is a six-storey design with offices, residential and retail. FCB Studios won permission for a 100 per cent affordable residential scheme in Wandsworth for 71 units designed with the Tibbalds CampbellReith team. The Garden Bridge Trust called time and wound itself up, ending the project and citing a lack of support for the project going forward from the Mayor. ORMS won planning permission to enliven **3 Broadgate**, transforming the public link between Broadgate Circle and Finsbury Avenue Square (pictured). The scheme updates its use as a marketing suite and activates its ground floor with a coffee shop. **Battersea Power Station** completed the painting of its four rebuilt chimneys to the exact colour of the originals. Gensler completed the new HQ for **Microsoft** in Paddington (pictured).

Companies

Notting Hill Housing agreed a proposed partnership with **Genesis Housing**. The new organisation, **Notting Hill Genesis** will have 54,000 homes across London and will be the largest provider of shared ownership in the country. Cancer Research UK and the British Council announced they will relocate to **Lendlease's** £2.4bn International Quarter in Stratford. HAB, Grand Designs' presenter Kevin McCloud's company, announced plans to raise £50m to build 600 homes a year. **Tyréns** was appointed as masterplanners for Croydon's Destination Parks Masterplanning, LB Croydon's vision is to encourage healthier lifestyles, host community and other events, preserve and improve the borough's ecology and local heritage.

People

London Mayor **Sadiq Khan** appointed 50 architects and designers including NLA chairman **Peter Murray** and NLA Londoner of the Year **Sadie Morgan** (see profile, page 20) as design advocates, part of his Good Growth by Design programme. The full list is: David Adjaye, Hiro Aso, Joanna Averley, Rachel Bagenal, Clara Bagenal George, Claire Bennie, Dinah Bornat, Andy von Bradsky, Alison Brooks, Adam Brown, Peter Coleman, Russell Curtis, John Dales, Irene Djao-Rakotine, Alex Ely, Liza Fior, Kathryn Firth, Daisy Froud, Alice Fung, Roger Hawkins, Wayne Hemingway, Dan Hill, Tom Holbrook, Rory Hyde, Indy Johar, Dipa Joshi, Paul Karakusevic, Adam Khan, Lynn Kinnear, Vincent Lacovara, Richard Lavington, Christopher Lee, Julian Lewis, Holly Lewis, Laura Mazzeo,

Sadie Morgan, Peter Murray, Lucy Musgrave, Fabienne Nicholas, David Ogunmuyiwa, Elsie Owusu, Julia Park, Sowmya Parthasarathy, Manisha Patel, Sunand Prasad, Hilary Satchwell, Monica von Schmalensee, Fiona Scott, Neil Smith, Maria Smith, Paloma Strelitz and David West. HB Reavis UK CEO **Tomáš Jurdák** resigned, **Radim Rimaneš** taking over on an interim basis. Benoy appointed Barry Spencer Hughes as design director. **Ben Derbyshire** began his two-year term as president of the RIBA, replacing **Jane Duncan**.

Competitions

The RIBA and Peabody announced its shortlist for a new £5m **Thamesmead** library. The teams are: Adam Khan Architects; Architecture 00 Ltd / Studio Weave; Bisset Adams Ltd; Keith Williams Architects;

Reiulf Ramstad Arkitekter, Norway. The London Festival of Architecture announced a design competition for a **Modern Maypole** to stand outside St Mary Le Strand at next year's event. The City Centre announced its third and final competition element – submit your ideas for **security, energy and transport in the City of London** – deadline 25 September.

Politics

Transport secretary **Chris Grayling** launched a fresh public consultation on Crossrail 2; **Sadiq Khan** released new planning policy – Homes for Londoners; affordable housing and viability, supplementary planning guidance 2017. Over 42,000 planning applications for housing were submitted in the first six months of 2017, 38 per cent up on the average rate since 2010.

It was a busy quarter for NLA events, including design surgeries, a summer academy, NLA Nights at Royal Wharf and the Francis Crick Institute, and speed mentoring with Inspiring Women.



↑
Francis Crick Institute

→
Inspiring Women



↑
Royal Wharf



←
NLA summer academy

LONDON PRIDE

NLA gave glittering prizes to 32 projects across all sectors of the built environment earlier this summer at the Guildhall in the City of London.

Alongside the award of New Londoner of the Year, presented to Sadie Morgan of dRMM, profiled this issue, and the Overall Winner prize given to the Olympic legacy masterplan for Wickside in Hackney Wick by BUJ Architects and Ash Sakula featured in Project Preview, there were some other high-profile specialist awards to present too.

The Central Parade creative hub in Waltham Forest, by Gort Scott Architects, was awarded the Mayor's Prize for its sensitive updating of a municipal asset; and the new Cancer Centre at Guy's Hospital by Rogers Stirk Harbour + Partners was named winner of the Ashden Prize for Sustainability for setting new standards in energy use and improving comfort for patients and staff at the same time.

The tiny wooden Belarusian Memorial Chapel in Woodside Park by Spheron Architects took the People's Choice, with Londoners casting over 4,000 votes over the London Festival of Architecture. ●

The full list of winners can be seen at: <https://goo.gl/d3y9uT>



Ashden prize winner – the Cancer Centre at Guy's Hospital, Rogers Stirk Harbour + Partners



Mayor's Prize winner – Central Parade, Waltham Forest, Gort Scott Architects



The People's Choice – the Belarusian Memorial Chapel, Woodside Park, Spheron Architects



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VIEWPOINT

What is good growth?



Joanna Averley
Mayor's design advocate and the strategic manager for growth and development at Crossrail 2



NLA is supporting the mayor's new design advocates, including those quizzed here

London and the South East is set to grow to over 28 million people by 2041 – a population equivalent to Benelux or Scandinavia. The next London Plan will address how to positively accommodate this growth – against the backdrop of a housing crisis and the uncertainty of Brexit. The Mayor's Transport Strategy (MTS) outlines how the systems that keep the city moving will need investment, as by 2041 65 per cent and 71 per cent of commuters on trains and the tube respectively will be in overcrowded conditions and many central stations will struggle to cope with the crowds. It is evident that investment in transport will be vital to underpin London's attractiveness to businesses and investors. This is complemented by the "healthy streets" approach – designing and managing road and public space to encourage people to walk and cycle to take the pressure off public transport and improve people's health. Without recourse to expand the city outwards, it will be vital to increase London's provision of squares, gardens and parks. Building at density also requires forensic attention to the urban design and architecture of homes and neighbourhoods. That's why the Mayor's "Good Growth by Design Programme", with its many facets, is welcome. It aims to set the right standards, vet proposals, support local delivery, lead by example and ensure the design industry reflects Londoners' many diverse perspectives and needs. Good growth is about getting the fixed elements of our built environment right, providing high quality homes and outdoor spaces for people in a busy city, investment in the systems that help the city function and investing in the processes to support good decision making within the Boroughs who are guardians of this quality.

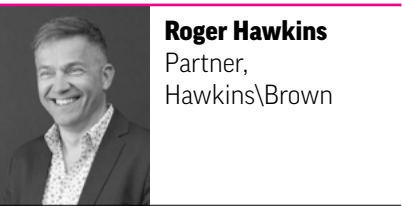


Hilary Satchwell
Director, Tibbalds

Good growth has people at its heart. It is growth that focuses on making homes, workplaces, culture, transport and social infrastructure that prioritise having a positive impact on how people live. It is growth that celebrates diversity, community, inclusion and making places that actually work beyond the red line of individual development projects.

What we do know is that good growth doesn't come about by chance. It isn't an automatic by-product of development. So it is something that we have to work at, to shape and to define clearly from a strong vision, and from clear and appropriate standards and regulations.

One of the real challenges around good growth is that it is about more than the physical form and design of our buildings and spaces. It is about design in its very broadest sense and is affected by how we arrange our homes, places, towns, high streets and cities at all levels. It is about who lives there and how safe they feel. It is about how we provide space for jobs, leisure and culture. It is about how the public realm feels to walk around. It is about providing places for play. It is about properly integrated transport. It is about good housing that creates high-quality living environments and places of social interaction. It is about understanding that not everyone is the same. It is about how well places are cared for and managed.



Roger Hawkins
Partner,
Hawkins\Brown

Good growth for London is not just about building more homes and places for people to work. We need to create an inclusive city and social infrastructure that delivers better healthcare, improved schools and places for the young and old to enjoy. The aspiration is for a smart and sustainable city that deals with urban waste and pollution, and considers the long term. Good design is therefore essential for good growth where urban designers and architects have a role in promoting strategic planning and detailed implementation of projects.

But where can this growth be accommodated? A serious issue is expansion into the surrounding countryside. Rather than a green belt strangling development, green fingers, eloquently described by Farrells, would allow development along rail and road corridors. This promotes good growth in strategically located urban development areas which can then be linked by improved public transport.

To avoid urban sprawl there also needs to be better use of existing space and higher density within the M25. The use of smaller brownfield and infill sites could be encouraged by tax incentives to attract smaller developers and co-operative models.



Richard Lavington
Founding director,
Maccleanor Lavington

Change and growth can improve the city, but this improvement must benefit the whole community if it is to gain support. At the heart of the current issues facing the city is the housing crisis; London urgently needs more homes, but in delivering these homes we must ensure that we are doing so for all Londoners.

There is great potential to accommodate growth in outer London town centres: an opportunity to meet housing demand in a sustainable manner, while responding to change in the office and retail sectors, by proactively reshaping town centres.

We have been concerned to understand what this balance should be. While additional residential development will play a key role in transforming these town centres, their primary role must remain as centres for the communities they serve.

Traditional retail may be in decline; however, its place will be taken by the additional services, workplaces (town centres remain the location of most jobs in outer London), leisure, green space and the social and cultural infrastructure needed to serve an increasing population.

The debate must be about this evolving mix, these town centres can be better, bustling places that sustain larger communities.



Manisha Patel
Partner, PRP

A lot is expected from the area of estate regeneration in helping to solve the country's housing crisis. Growth in this regard is measured in the increased residential capacity that can be achieved in ensuring commercial viability, while rehousing all of the existing residents that wish to be rehoused. Typically, this must be at least a doubling of the existing condition. All living things in an eco-system primed for growth are interconnected through networks of relationships. In estate regeneration, good growth will only occur if the relationship with residents is properly nurtured, allowing their aspirations to be met within the spirit of the regeneration process. A well-planned consultation strategy places communication at its heart and ensures that hard-to-reach sections of the community are not forgotten. A variety of communication techniques can reassure residents and allay real fears about what growth through regeneration can bring. Local schools can become involved with modules aligning with curriculum so that residents' children become embedded in the process of change. Planned growth ensures that residents need move only once, into a brand new home that they have helped to plan.

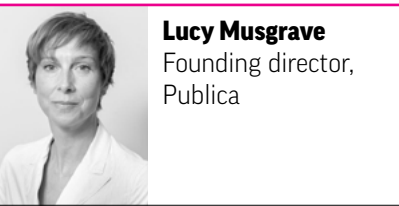


Clara Bagenal George
Environmental design
engineer, Elementa
Consulting

I see good growth in London as a move towards a zero-emissions capital developing a zero carbon, circular economy that considers not only carbon emissions but air quality, fuel poverty and climate change resilience. London will take the lead in tackling climate change for cities.

A key measure of success will be to develop places that are socially just, culturally rich, free of fossil fuels, powered by renewables, with embodied energy offset connected by a network of healthy streets. Real-life working examples exist, many of which use the 'Living Building Challenge' as their framework, for example, the David and Lucile Packard Foundation Headquarters in California and DPR Construction's Net Zero Energy Office in San Francisco, both Elementa Consulting projects.

To enable good growth, energy policy needs to be based on broader performance metrics with mandatory disclosure of performance data. Measured 'in-use' data capturing energy consumption, air quality, energy cost and wellbeing markers are key to understanding building performance. Sadiq Khan has set the ambition for London to be a zero carbon city by 2050, as published in the draft London Environment Strategy in August 2017. It is now down to us as built environment professionals to solve our part of the puzzle.



Lucy Musgrave
Founding director,
Publica

The key objective of good growth should be to achieve the vital ingredients of a successful urban neighbourhood for all citizens. London could set a new international crosscutting agenda for innovative and inclusive urban change by joining up infrastructure, housing, planning and development.

To powerfully articulate what good growth means, the new London Plan must put into practice how to address the integration of our social and cultural infrastructure, commerce, employment, transport, connectivity, public realm and civic identity; achieved through both an integrated and inclusive process. London benefits from mixed and diverse urban neighbourhoods and the city's future lies in dense and compact urban growth. In the light of the aftermath of the catastrophic events at Grenfell Tower, London's harsh reality is that it urgently needs to develop a shared duty of care to the city and all its citizens.

London requires a new mode of practice that is research and principle-led in order to set the right brief for urban change that is socially and spatially driven. By doing this, London would again become a world-leader of innovative urban change setting a new international standard of good growth by acting as a living laboratory for inclusive development.

WHAT THEY SAID

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



#LREF2017

‘I want more people who work here to live here. We want 60 per cent of homes in the intermediate market’

Westminster leader Nickie Aiken

‘The war for talent is on’

Philipp Bouteiller on Berlin vs London

‘I don’t see a mass exodus, Brexit or not, for financial services or the tech sector’

JLL’s Katie Kopeck

‘Half of the investment into London commercial real estate is now coming from Hong Kong’

C&W’s Fergus Keane

‘British people have not saved so little in 50 years according to Chris Giles’

Rupert Parker – @rupert_parker

‘We have a serious, serious infrastructure challenge. We look with envy to London’

Carl Weisbrod, former director of the New York City Department of City Planning, on New York

‘There’s a very deep universe of potential tenants we can tap into’

Quintain’s Angus Dodd on build to rent

‘We’ve had 20 years – a golden age – of culturally led regeneration’

Publica’s Lucy Musgrave

‘Culture has got to be specific. It has to come out of a place’

Peabody’s Adriana Marques

‘All housing in London is unaffordable, even the affordable’

Will Alsop

‘London is booming. 60,000 homes required annually by 2050 and a 50 per cent increase in public transport. Crossrail only caters for 10 per cent’

Sandy Mooneepaen, Director at Property Insurance Initiatives – @Mooneepaen

#NLAPanning

‘A lot of planning happens in Excel sheets’

AECOM’s Eric Hallquist

‘London is growing by six new residents every hour’

Paul Harwood, Visualisation Specialist, Transport for London

‘Car ownership in the city, we believe, is a broken model’

Zipcar general manager Jonathan Hampson

‘Planners should watch trends, like stockbrokers watch the stock market!’

Timothy Burgess

‘We need to ensure data and the tools to manipulate it result in better decisions and outcomes’

Ben van Bruggen – @vburbandesign

#NLAwards17

‘We were really excited with this scheme to splice more green with the architecture’

Cany Ash on Wickside’s biophilia

#WestLDNOL

‘I want Ealing to be the Copenhagen of London’

Ealing leader Julian Bell at NLA On Location

‘Glassy Junction opened in 1994 in Southall – the first London pub to accept rupees’

Berkeley’s Damian Leydon



For more live tweets and quotes from NLA events, follow @nlalondon. For write-ups, go to www.newlondonarchitecture.org/news

Oustanding housing design for a new London

Congratulations to the winners and runners-up in the New London Awards Housing category. The winning designs complement the local environment, make great use of space and bring out the best of the city.

As category sponsors for the first time we were pleased to support these awards and to be associated with such fantastic innovation in building design.

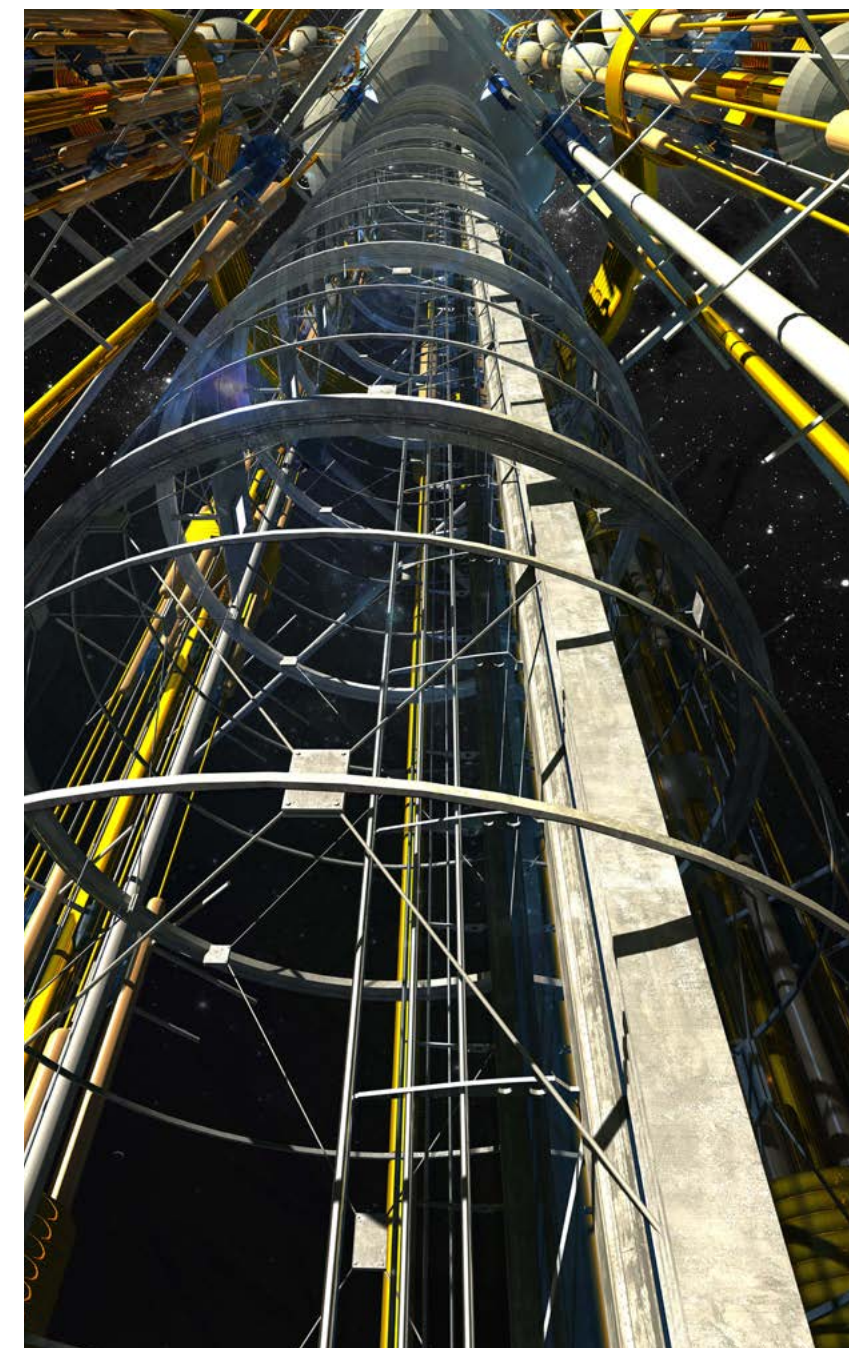
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THE LONDON SPACE ELEVATOR

By *Tom Phillips*, architectural assistant at Broadway Malyan



Since biblical times, people have dreamed of a stairway to heaven, but it is only recent technological advances that have made this not just plausible but, within a few decades from now, probable.

The focus of this project is the Base Station of the elevator and the logistics, zoning, design and integration of its specific elements. The Space Elevator itself is mobile, with its base acting as a large, manoeuvrable ship-like form that can dock into the permanent platform off the coast of Shoeburyness in the Thames Estuary.

The design of the two-part Base Station offers an architectural interpretation of the possibilities of a future London Space Elevator, while adhering to multiple technical findings and conforming to an intrinsically considered series of functions and zones.

With the current progression in key technologies such as carbon nanotube strength, coupled with the clear benefits as regards future space exploration and colonisation, the realisation of a London Space Elevator could be more science than fiction. ●

To see the full project, go to www.tparchitecture.com



Stairway to heaven – the design imagines how new materials might allow an elevator into space

IN STORE

Squire and Partners is making a fresh start with new offices in a former department store in Brixton, covering all bases for a bright, flexible future. By *Michael Squire*



As a practice, we see office relocations as an opportunity for change and to express the evolving philosophy of the firm. Our move to King's Cross in 2001 was led by a desire to improve internal communication and demonstrate to clients that we were a serious corporate contender in the architectural field. By 2014, our growth to 200+ staff meant we were spilling out into satellite offices nearby, rented at figures well in excess of our expectations, which forced us to search for new accommodation.

When we viewed a dilapidated former Edwardian department store just off Brixton high street, we immediately fell in love with both the

building and the area for its character and strong sense of community. We recognised the location's connectivity, being less than 10 minutes from central London on the Victoria Line, and were encouraged to find that our costs would be half of what we were paying in King's Cross.

The building design allowed the narrative and history of the existing building to guide the process through a period of exploration and discovery. Stripping the building back to its raw state revealed a decayed grandeur and an extraordinary commitment to craft and detail. The practice sought to reveal and highlight these elements – in their found state – as

well as exposing remnants left by more recent inhabitants, while adding a series of sensitive contemporary interventions in order to repurpose the building as an inspiring and efficient modern workspace.

Internally we adopted a deliberately anti-corporate approach, moving away from industry standards to prioritise personal expression, exploration and social interaction.

No two floors are the same, and all have opening windows and outside terraces. Project team areas provide communal making spaces as well as individual desks, while informal shared spaces are furnished with large rugs, sofas and lounge chairs.

Large open-plan areas facilitate weekly design reviews, and connections are made between the three workplace floors through voids and openings. Significant investment has also been made in our Modelshop, Interior Design, Illustration, CGI and IT departments to ensure we can explore and interrogate all aspects of design in-house.

Staff facilities comprise 76 secure cycle spaces with high-quality showers, drying and changing areas. In our 3,000 sq ft Downstairs event space we host twice-weekly yoga classes, and office-wide presentations as well as outside events. A new fourth floor provides 5,000 sq ft of social space with table football,

'We adopted a deliberately anti-corporate approach, moving away from industry standards to prioritise personal expression, exploration and social interaction'

ping pong and a large outside terrace. Freshly cooked lunch is served daily, subsidised by the practice, and a bar operates into the evening.

Moving to The Department Store in Brixton facilitates the long-term stability for the firm, in what we see as an uncertain economic landscape. While we are currently the predominant occupier, the building can accommodate expansion or contraction within the practice, absorb co-working or sublet arrangements, and offers future development opportunities including a plan to create a new creative co-working hub next door. The Upstairs restaurant and Downstairs event space offer alternative revenue streams, and ensure that the building serves the community in which it sits.

We are absolutely delighted with our move to Brixton, and look forward to being here for many years ahead. ●



← Interiors celebrate the decayed grandeur, craft and detail of the original building



↑ Shopping for architecture – the practice's new front door

← Life at the top – a new fourth floor includes a large outside terrace



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DESIRABLE DENSITY

Peter Murray outlines plans for a UK Housing Expo to explore how ‘desirable density’ can help ‘good growth’ and enhance placemaking

Housing Expos have a distinguished pedigree. The Weissenhof-Siedlung was constructed in Stuttgart in 1927 with innovative designs by Le Corbusier, Mies van der Rohe, Gropius, Hans Scharoun and Peter Behrens. It was a turning point in the development of the Modern Movement and represented the social, aesthetic and technological changes that followed the end of the First World War.

The International Building Exhibition Berlin (IBA Berlin 1979-87) explored methods of ‘careful urban renewal’ and ‘critical reconstruction’. International architects including Eisenman,

‘We hope that the Expo will create a more positive perception of new development’

Gregotti, Hertzberger, Hollein and Stirling contributed to what Time magazine called ‘the most ambitious showcase of world architecture in this generation’.

As part of Glasgow City of Architecture and Design 1999, Deyan Sudjic – now director of the Design Museum – organised Homes for the Future, intended as an innovative model for urban living and a lasting legacy of the year-long festival. Masterplanned by Page & Park Architects, it included buildings by RMJM, Ian Ritchie, Elder & Cannon, Ushida Findlay and Rick Mather.

The Swedish city of Malmö organised Bo01-‘City of Tomorrow’ in 2001, designed to be an exemplar of sustainable development. Masterplanner Klas Tham envisioned a network of streets with a varied character – although the most notable building built for Bo01 was Calatrava’s Turning Torso tower, Scandinavia’s tallest building.

When NLA held its ‘Big Debate’ on the new London Plan in January this year, Ben Derbyshire, now the president of the RIBA, suggested that London needed an expo to investigate how we can deliver ‘desirable density’ as part of the Mayor’s strategy for ‘good growth’. The response from many people in the industry was so positive that Ben and I agreed to pursue the idea. We got Deyan Sudjic on board because he’d done one before and because of his encyclopedic knowledge of design and designers.

At various times in our history we Brits have been leaders in thinking about housing – from Georgian terraces to garden cities to the low-rise high-density housing of Camden in the 70s. We think the UK can reclaim its international pre-eminence by mounting a Housing Expo and make a significant impact during Sadiq Khan’s term as Mayor.

The plans are still evolving but our proposal currently envisages three phases.

First, a website or app which will identify past and current examples of exceptional housing.

This will act as a guide for Londoners and visitors.

Second, an international competition which will match internationally recognised designers with developers in order to stimulate innovation and introduce new cultural and social influences alongside high-quality design and technical innovation. A major exhibition will feature the competition entries in BIM format so that they can be experienced by the general public in virtual reality. This would be linked to exhibitions of modern methods of construction and latest technologies for housing delivery.

Third, the main Expo site will deliver a mixed-use neighbourhood with a number of streets, blocks and spaces and a variety of types and explore how ‘desirable density’ can enhance placemaking, increase social and economic interaction and act as a driver of affordability.

City Hall is supporting the project and we are approaching the mayors and leaders of other UK cities to see if they are interested in delivering similar programmes to make it a truly national event with international impact.

We hope that the Expo will create a more positive perception of new development; it will provide opportunities for the public and professionals to study and experience the benefits of denser urban design. We want it to be a collaborative event, so anyone wanting to be involved please get in touch. ●



ALL GOOD

New Londoner of the Year Sadie Morgan is on a mission to get design deeply inscribed into government, City Hall – and everywhere else. *David Taylor* caught up with her

Sadie Morgan likes a challenge.

The joint founder of De Rijke Marsh Morgan and NLA's New Londoner of the Year has just accepted a role as one of mayor Sadiq Khan's design advocates. That's to add to her work chairing the design panel for High Speed Two, more high powered inputting to the National Infrastructure Commission led by Lord Adonis, and her commissioner role on the Thames Estuary 2050 Growth Commission. Oh, and as if all that were not enough, alongside her recent spell as president of the AA, being an active parent, fighting cancer, and various sailing and cycling adventures, she has just accepted a challenge to climb Mount Kilimanjaro in support of charity The Railway Children. I'm tired just writing it.

We catch up at the practice's offices on Tooley Street near London Bridge, handily close to City Hall for the latest role to land on Morgan's CV. Morgan is just back from a holiday in Croatia with her two daughters, Inez and Ava, and is about to head off to Burning Man – in a sense a fitting event for her character and work in being a city where everything that happens is created by its active participants. Morgan was brought up in a commune, where she still lives, and that experience has clearly shaped her sunny, non-judgmental, zestful and infectious outlook on life to all who meet her. One could also attribute her ability to mix with anyone and everyone to this, to ask what she calls the simple 'exam question' when

faced with high powered intellectuals, caught off guard by her fresh approach and ability to bring new thinking to ingrained problems.

Having been diagnosed with breast cancer just over a year ago and then received the all clear has given Morgan a new lease of life quite literally as well as metaphorically. Hence why she is grabbing opportunities with a new zeal, including Kilimanjaro. 'I thought that, being alive, and all that kind of stuff... it came about last year when I was at a charity ball with a fellow National Infrastructure Commissioner', says Morgan. This was Bridget Rosewell, who Morgan adores as 'one of those

'I think what I draw upon is my deep-rooted belief in parity and fairness and listening to anybody.'

unbelievably intelligent people who just go and do stuff.' After watching a heart-wrenching video, Rosewell announced: 'I think I'm going to do that', and, being a game girl, Morgan followed suit. 'It's classic Sadie', she says with a shriek. 'Yeah, I'll do it!'. But she is proud to have raised £12,000 already for the Railway Children charity which helps disadvantaged kids around the world.

Is HS2 and the Growth Commission similar? Did she jump into that too, head first? 'The honest truth about HS2 is that a friend suggested I should go for it. I'd just finished my presidency at the Architectural Association and

I loved doing something outside of work that I felt I could contribute to', she says. So she wrote asking for more information, but it was only when a colleague said she could do the job 'standing on her head' that she read through the description with more confidence. 'Actually, I could do that', she remembers thinking. She spoke to the headhunter, whose patronizing tone ruffled her feathers, and it was a gauntlet thrown down. 'I thought: this isn't good enough. I am a completely capable woman. I've read the job description. I've carefully looked at the skills that I have and how I could apply them. there are things in that list that I'm not good at yet, but I'm a fast learner.' She was honest when it came to the interview with HS2, saying that for an organization that needed to be light on its feet, adaptable, flexible and forward thinking they could do a lot worse than having 'younger women' running something like the design panel. 'I just went in all guns blazing'.

How has it been, thus far? 'I love it. I absolutely love it', she says. 'Because as an organization they really want this. They want the help and advice from the design panel. They have published a design vision and it is an ambitious design vision and they want to deliver on it.' They see the panel as a critical friend, and a group of people there to design and mentor. This is partially about review, but Morgan prefers to see it as an opportunity for people to help problem-solve rather than arrive at aesthetic judgments. It's about anticipating what might happen in the



A Stirling winner? dRMM's shortlisted Hastings Pier scheme

future, something creative thinkers are really good at; coming to the table with a different mindset from the engineers who help to deliver. The project needs innovative thinking and risk-taking, she goes on, which isn’t that compatible with a high-speed railway that quite rightly puts safety first. Some of the successes it has had thus far have led to a change in procurement documents, and a whole series of thinking that Morgan suspects HS2 did not expect. ‘They have been really willing to step out of the normal design review process and do something different’, she adds. ‘And I think that will be a benchmark for other creative review processes that will be happening. This includes the Mayor’s Design Advisory Panel, which will look at HS2 as best practice.

Morgan has also convinced Lord Adonis and the National Infrastructure Assessment that they should also be recommending that there is a similar panel for all similar national infrastructure projects. ‘I passionately

believe that it makes a difference. It’s a mindset that says long-term critical thinking is better than short-term, knee-jerk, or quick-fix problem solving, and especially when it comes to value. The thing that design always struggles with is in convincing people that it doesn’t cost more money, and that good design ultimately saves money. If one can do anything, it’s changing that culture.’

Is government getting this kind of message generally? ‘I’m such an optimist that I will say yes’, Morgan grins. ‘I’ve had people from the Treasury come and talk to me and say, Sadie, how can we help?’ There is perhaps a generation of people beginning to understand that it really matters to deliver and build things of quality whether that is housing or infrastructure. And by quality that it ties in better with its environs, and thinks about the user. ‘It’s about saying big infrastructure or whatever it might be in the built environment has to tie back to people and place.’

How does she carve up her time? Morgan is thankful to her practice for allowing her space to do all of this stuff, but is there a payback? dRMM is incredibly generous, says Morgan, with an ethos that happy people make great buildings. Having come to dRMM when she left college, she now realizes that, 20 years on, in order to lead the practice it is important to come with a wider perspective. ‘I am much more capable now of inputting in a strategic way to all of the projects’, she says, ‘because I have an understanding that comes from working outside, actually directly with the people who make the policy, right from top, down.’ She spends around 2.5 days a week (‘ish’) dedicated to dRMM, not including evenings and the 45 key lectures and speeches she totted up last year. ‘But my time and energy is condensed in a way that I think comes with time and experience’, she says. ‘So it probably takes me a quarter of the time it used to to critique a scheme. I’m much more

useful and have a much more strategic overview of everything in the practice.’

Morgan struck up a great relationship with Michael Heseltine – even at one visit presenting him with a pair of red trainers he had remarked about – believing him to be an extraordinary man and one who is missed for his expertise, charisma and ability to get people in a room. He was the ‘galvanizing force’, particularly with the Thames Estuary and this is such an important piece of work that needs doing, but which government happily recognizes the importance of too, says Morgan. ‘It will happen, and will deliver something exceptional’, she says, ‘not regardless of whether Michael is there or not, but because of him and because of his legacy and his passion and interest in wanting to make things happen’.

Morgan does not share Heseltine’s politics – her father was architect Jack Morgan, while her grandfather was a communist who decided to live very differently. A psychiatrist, he joined other professionals in St Julian’s in Sevenoaks, and Morgan found it so extraordinary she has never left. Grandpa built a nursery because he believed mothers should be able to go out and work and kids from local care homes would come and live there too. ‘It’s a very generous way of living’, says Morgan, who would come home to look after her great-grandmother Ellen Morgan (who died at 111, and is in the Guinness Book of World Records). This all seemed perfectly normal and natural, and even led to Morgan appearing on John Craven’s Newsround. But the point was that there was an extended family on which Morgan could draw, whether that was the nuclear physicist who lived above who helped out on maths and physics homework or the risqué barmaid who taught Morgan ‘everything she didn’t need to know about relationships’, she laughs. ‘You garner a whole lot of experience and understanding from a whole lot of people’.

Is it too much of a stretch to attribute that to her approach all these years later? ‘I think I’m very much a product of how I’ve been brought up’, she says. ‘I think what I draw upon is my deep-rooted belief in parity and fairness and listening to anybody.’ Morgan can see elements of this in her daughters, and especially in the way that her 18-year-old engages in rigorous debates about anything with Morgan’s 80-year-old stepfather Robert Myers, founder of Price & Myers. But in her own meetings with other truly high powered people like Lords Adonis and Heseltine it is an intimidating atmosphere but one where discussion has moved too quickly through the bottom layers, she often feels. So someone like Morgan is vital in getting them to think differently. ‘I hope if I bring anything to the table it is this unabashed ability to ask the exam question’, she says.

‘I hope if I bring anything to the table it is this unabashed ability to ask the exam question’

‘I passionately believe in people and places and it’s not that the people around the table aren’t thinking about that but they’re generally thinking about numbers and money and how it all stacks up. And it’s quite easy when you are talking about big projects or issues that somehow the basics can get missed out of the conversation. I think that’s something I can contribute to.’ Morgan has other passions that cut across into design. First is sailing. Her father was a great sailor and she adores the water – rowing, swimming and fishing included. At one building awards ceremony she had too much champagne and got chatting to a guy who was into sailing. Morgan got nostalgic and a bit weepy and he invited her on a trip - it turned out he was sailing a full racing boat crewed by ex-Olympians. Morgan

was the only woman and they went on to win their class in the Fastnet, and became the winning GB team in the Commodores Cup. This led her to Bermuda to watch the Americas Cup, about which she tells the tale of the Kiwis winning ahead of the vastly more financed Americans by employing Olympic cyclists to do all the hard yards on the boat, ‘grinding’ to move the hydraulic fluid and thus the blades on the catamaran. ‘It’s the most extraordinary thing to see. It’s not illegal, it’s not out of the rules. It’s just a group of people who thought about something completely laterally and have come up with a solution which is frankly brilliant.’

She’s also into cycling as of the last five years, taking on the London-Cannes MIPIM challenge and, from a standing start, the BCO one from Bilbao to Madrid (the only girl with 50 men – ‘this is a theme, obviously’, she laughs). She loves the camaraderie and the money she could raise for charity. Motorbikes are a different matter – we met first at dRMM’s Centaur Street project the day after she had fallen off practice partner Alex de Rijke’s motorbike onto her face, and she has fallen off twice since, including badly injuring her back the last time when a car hit their Ducati and she was thrown clear.

She is honoured to receive the New Londoner of the Year Award, which she prepared a video for, having promised that when all of her turbulent year was behind her and the breast cancer foiled, she would be on a beach somewhere supping champagne when the ceremony was taking place. So she was doing precisely that. ‘I think I contribute in a way that I hadn’t understood people recognised’, she says. ‘I’m really honoured that the work that I’ve been trying to do either at the National Infrastructure Commission or HS2 but behind closed doors in a way...I feel like I’m working hard to influence things, but within situations where I don’t expect that to filter through. So in that sense I was surprised.’



↑
CLT and TLC – the practice's Maggie's Centre in Oldham



→
dRMM's 235-home Trafalgar House scheme at Elephant & Castle

Morgan's best friend Lucy Musgrave picked up the award in her absence. Their paths first crossed back at the Architecture Foundation in 1994 during an ideas competition on housing, but they had babies at very similar times, even sharing a nanny, and their children are still firm friends today. Musgrave says that Morgan has an uncanny ability to mix with anyone, and has performed a major achievement in getting design thought of so highly as best practice in the corridors of power.

'We haven't really had enough people who provide those sort of leadership skills', she adds, and it feels like a shift to the younger guard representing

people in architecture and design with an enormous amount to give. But personally Morgan is also just a great life spirit, Musgrave says – an engaging, disarming generous communicator who speaks a lot of common sense, is 'on a mission' and affects everyone around her with her zest and desire to get on and do things. 'Her relish of life is completely infectious', says Musgrave. 'She has an extraordinary attitude and is an extremely strong individual; she's very focused, has a lot of energy, but she also has a great sense of humour. She makes life fun... I'm just very, very lucky to have a best friend who has always been there for me'.

As to the mayor's advocacy role, Morgan thinks it is a 'really bloody positive thing' that Sadiq Khan is saying design matters and that we want to make a great place for Londoners. She is keen to help make sure the role of the MDAs is not to simply review big projects at certain stages but that it is more about advocacy to make sure design is integral and decisions are made on other things than just money. The MDAs need to help government and the mayor make sure that right from the get go, design quality is in the brief, in the mindset of the client and there will be people asking difficult questions. 'I've said to the mayor let's make sure we're driving design at policy level.'

So, what's next? The Stirling Prize may yet be on the mantelpiece soon if the practice's Hastings Pier wins through, a project that is relevant to how we need to do things in the future, Morgan believes, being a community-led regeneration scheme that dRMM is the 'curator' of. Architects have to change, because their skills are more and more done by robots and computers. 'I keep judging things that are designed by algorithm. So I just think: come on, what are we good at? Problem solving, lateral thinking; we need to be Madonna and reinvent ourselves a bit, to stop kind of plugging away, saying here's what I'm good at, I'm going to draw it and you're going to build it. That's not going to happen in five years' time.'

What of her own five-year ambitions? 'Well, first of all I hope I'm alive, cancer-wise', she says, with disarming pragmatism. 'If I'm alive in five years' time, I'm back like normal people' she laughs. But it has changed her, of course. 'Oh completely. I always say that if I stay alive it's the best thing to have happened to me, honest to God... The way I deal with it is by keeping looking forward; you say God, you are doing so many things, well, I can't chomp enough of it up. And I feel like I have got a huge amount of energy – it gives you a new lease of life. It's as corny as that. So, all good. All good.' ●

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CYCLING AS DEVELOPMENT-ENABLER

SYSTRA's *Giulio Ferrini* says that cycle-centric development has a big part to play in London's future

Wake up, grab a coffee, squeeze onto the train, get in the lift, sit at your desk. Planning policy has made this the daily routine for most Londoners, by concentrating homes and offices in areas of high PTALs (Public Transport Accessibility Levels). While this has resulted in a shift from driving to public transport, both the increasing levels of physical inactivity and the need to continuously invest in capital-intensive rail infrastructure have raised questions about the sustainability of this development model.

For this reason, the last 10 years have seen a significant investment in active travel in London, with improved public realm, cycle hire schemes and superhighways creating healthier streets. The current London Plan has set ambitious cycle parking requirements for all land uses, preparing the city for a mass-cycling future. While the quantum of cycle parking may appear overly onerous to some, there is increasing evidence that high-quality cycle facilities (showers, lockers, parking, workshops) attract higher-profile commercial tenants

and increase market value. Similarly, there is evidence that segregated cycle infrastructure has a positive impact on both residential and commercial property values in the surrounding area.

In the Strategic Cycling Analysis, TfL has introduced the Cycling PTAL, which identifies areas from which residents could cycle rather than walk to stations. This new consideration of cycling as a development enabler could be a potential game-changer for the housing market, particularly if applied to areas with poor public transport connectivity, but within cycling distance of employment centres (Stoke Newington, Haggerston, Peckham, Camberwell).

Cycling levels are growing exponentially and, in areas with these characteristics, cycling is establishing itself as a major mode of transport, particularly where accompanied by high-quality cycle infrastructure. CEOs with £10,000 bikes, hipsters with fixies as fifth limbs and Fitbit-wearing gym-goers are forming a diverse and growing group of Londoners who want to live in places that make cycling to work as easy as possible.

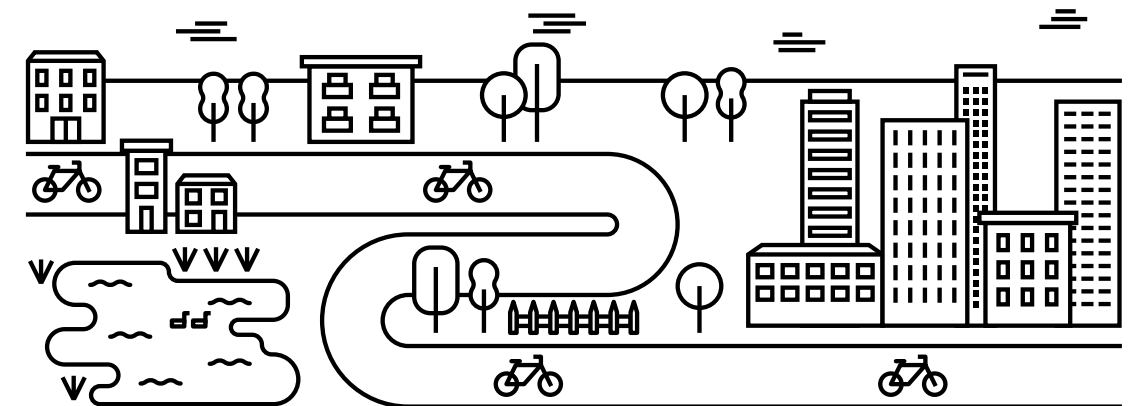
Imagine a development where each flat has safe, high-quality designer cycle parking either in safe dedicated rooms or integrated in the walls, ceilings or furniture. In the communal areas, you can find a repair station with regular maintenance workshops, bike cleaning facilities and shared cargo-bikes for grocery shopping. Lifts are replaced with gentle spiralling ramps, allowing residents on all floors to cycle in and out of their front doors. This development is just a stone's throw away from a segregated cycle lane that takes you to work and your children to school, without mixing with general traffic.

Londoners use public transport because it is practical and convenient. Cycle-centric development makes cycling the obvious choice for the majority, potentially increasing density while alleviating pressure on public transport infrastructure and reducing healthcare costs through increased physical activity.

Wake up, hop on your bike, welcome to the future. ●



Property, cycle -
the new city



TRANSPORTS OF DELIGHT

Isabel Dedring, former deputy mayor for transport under Boris Johnson and now global transport leader at Arup talks to *Peter Murray*



The delivery of new transport infrastructure in London and the length of Mayoral terms rarely coincide. Crossrail was first mooted in 1989 in the Central London Rail study, but only approved in late 2008 just after Ken Livingstone left office. Boris Johnson thus had the honour of cutting the first sod, but it will be Sadiq Khan who will preside over the opening. Livingstone announced Cycle Superhighways as an election-winning plan in 2008, but Johnson built them; he hummed and ha’ed for so long over hire bikes that Johnson delivered them too and attached his name to them.

In her time as deputy mayor for transport, Isabel Dedring managed to get a lot done between her appointment in 2011 and departure from office in 2016, some of which has her name attached and some which will impact on Londoners’ lives for years to come. She oversaw the Northern line extension and its funding, the construction of Crossrail 1 (the Elizabeth line), nursed plans for Crossrail 2 – and the saga of the Garden Bridge was played out under her watch. She delivered a 40 per cent reduction in Tube delays, developed the Ultra Low Emission Zone and Boris’s £1 billion Vision for Cycling, with its Cycle Superhighways and mini-Holland programme. She authored the Roads Task Force and instigated a £4 billion roads investment programme. She also led on the London Infrastructure Plan 2050.

Just the sort of CV Arup wanted when they were looking for someone to grow their global transport

business, focusing on the firm’s integrated approach to transport and urban development.

‘The biggest area that people are interested in from my experience in London’, she says, ‘is around affordable infrastructure. How do you use development funding streams to help pay for transport infrastructure and thereby better link together the housing, planning and transport agendas? The Northern line extension, Crossrail 1, Crossrail 2, Barking Riverside in London, are all examples of how you can better weave together those agendas and at the same time close the funding gap.’

She is working in Southeast Asia in huge cities where traffic has ground to a halt. ‘Manila is an example where there needs to be a significant conversion to public transport. Everybody recognises that, but they don’t believe they have the funding to deliver it. So how can we use the sorts of techniques that we have used in London, and apply them in a very different setting?’

The concept of road-use pricing is moving up the agenda. ‘We are getting a lot more interest from cities who are commissioning proper pieces of work on this. They are recognising that this is the general direction of

travel in a world of electric and low emission vehicles, with autonomous vehicles, with liveable cities, with the evaporation of the fuel duty tax. It is a really big area.’

The topic gets a positive billing in the new draft Mayor’s Transport Strategy which suggests, ‘In a rapidly changing technological context, it is worth considering whether road use should be paid for in a way that better accounts for the impact and context of individual journeys.’

Dedring agrees that, ‘this is very welcome and will hopefully help stimulate the policy community to start taking it more seriously and really start doing some proper work on it’.

She was a judge for this year’s Wolfson Economics Prize which sought proposals for improving road funding systems. Gergely Raccuja’s winning idea suggested a distance-based charge with insurers collecting the annual charge at the same time as drivers renew their premiums.

‘The whole issue is political acceptability. If you told people you’re not going to pay insurance any more or fuel duty, instead you are going to pay this other thing, which is more like the way you pay for energy, and you get a bill at the end of the month, would they accept that? There is no

reason why that could not happen now with technology. This is really a very interesting area that will be coming up on the agenda a lot in the next two, three to five years.’

‘In London, current policy is a reallocation of road space in the absence of a political ability to deliver a more ambitious or broader pricing agenda. We need to decide, how do you want to price the people up the road, is it by time or by money?’

Road pricing is a key aspect in the creations of smarter cities and Arup is doing a big piece of work on rethinking transport modelling. ‘All transport models were probably outdated even before the iPhone appeared. Now they really are. We can discover how much people want to interchange, how many people want to use the stairs or what people do when you close the Hammersmith Flyover. Oyster data, GPS data and car information can be linked. You can know what happened to all those journeys that came off the Central line when it was closed. That opens huge new opportunities in terms of more accurately designing transport infrastructure. We are currently designing for a theoretical set of people who do not exist. What would transport infrastructure be like if



‘All transport models were probably outdated even before the iPhone appeared. Now they really are.’



Cycle of growth – Dedring developed the superhighways and mini-Holland programme



Game changer – glass-fibre reinforced concrete panels under construction at Bond Street’s Crossrail station

it were designed around expressed preferences, not our best guess at what those expressed preferences are, which are extremely crude? It opens up a world of opportunity in terms of designing transport infrastructure that is much more fit for purpose.’

Dedring has even been talking to gaming software providers to illustrate how the data and the outputs can be correlated but ‘the gaming technology guys are so swamped with interest from loads of other much more profitable people, that we are put on their waiting list’.

Smarter systems are needed to battle congestion, she believes. ‘Congestion started to increase towards the end of Boris’s term. We had only just begun to talk about it at City Hall. My starting point was that our level of understanding of movement on the road in vehicles is virtually nil. We know what type of vehicle you are in, we might have a good guess

at what your origin and destination is, that is pretty much it. We need to get a much better understanding of what is going on inside the vehicle.’ This could be done by voluntarily linking data together. ‘Although many people don’t like to do this they might be encouraged by reduction on their congestion charges or travel cards.’

‘Change is inevitable, it’s just a question of when that political decision will be taken in 50 years, five years or one?’

Dedring is wary of commenting on the progress being made by her successors in City Hall, although she is happy to express support for Sadiq’s plans for Oxford Street. ‘I hugely endorse the idea of pedestrianisation, even if it’s just from a narrow

commercial perspective of Oxford Street’s retail. I just don’t see how they can hope to compete with the Westfield experience otherwise.’ Although she knows from experience that the project is fraught with difficulty, ‘There are very mixed views among the retailers and I don’t see it being deliverable unless there is a true desire from the key decision makers – the retailers and Westminster fundamentally. TfL is important, but not the key.’

‘If there is a real political drive it could happen which would be fantastic and I think necessary for Oxford Street’s survival. With the decline in retail it has to be an experience – somewhere to go and see something interesting, a performance, a movie, enjoy the café culture; that’s incidental to your buying something. Change is inevitable, it’s just a question of when that political decision will be taken in 50 years, five years or one?’ ●

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AN ENERGETIC FUTURE

By *Andrew Mellor*, partner, PRP

Technology advancement, autonomy and health awareness will radically change the urban environment as we know it. At PRP we are already considering the potential impact that these changes will have.

For example, what driverless vehicles might mean for residential and mixed-use developments – a cleaner street scene without road signage or parking meters, much reduced car-parking needs, and perhaps much fewer road markings. The potential for energy storage within buildings and at community level will require space to be provided for these solutions – will we see

structures containing ‘batteries’ linked to shared surfaces in the urban environment which generate electricity, and not just from traditional photovoltaic panels? In the near future, a mesh of building-mounted air quality sensors will provide real-time information across the city to enable the initiation of rapid responses to poor air quality. Reactions could include traffic light regulation, transport redirection and even residential buildings responding by closing openings or filtering incoming air to protect the health and wellbeing of the residents who live within them. ●



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INTERNATIONAL SPECIAL

The NLA held a series of events in support of its insight study: *London: Design Capital*, a major piece of research that is part of its international programme. The following are some of the highlights

Stay open for international design business, Arup's Frost urges. By *David Taylor*

Arup's global planning and cities leader Jerome Frost made a plea for London to retain its openness and an 'outward looking mentality' as he launched NLA's show and event series – *London: Design Capital*.

Frost said that it was interesting to note that only 25 per cent of the electorate who voted Ken Livingstone in as Mayor had been eligible to vote when the GLC came into being, such had been the 'churn' in the capital's population in that period. 'I think that tells us a lot about London. We're a city that experiences a huge amount of churn; we invite people in from all over the world. And that openness and diversity is absolutely epitomised in the design community. It's such an important part of what it has to offer the world.'

Around a third of London's architectural community come from outside the UK, said Frost, and 75 per cent of them come from the EU. The architectural component of the construction industry is worth around £2 billion per annum and is growing at a faster rate than virtually any other rival industry, emphasising the importance of keeping that openness, for the economy and for the wider city.

Arup began its life in London, but it was only when it exported its knowledge to Sydney to help build the Opera House and put it on the map culturally that it really made headway, said Frost. 'That relationship with the city went a lot further than just a design challenge.



←
On show: the *London: Design Capital* exhibition

We even today in Arup have 2,000 people based in Australia as one of our biggest practices outside London and the relationship extends way beyond design to leadership in government and among the client networks that exist in Australian cities.' Working in London, concluded Frost, means that Arup is contributing to design thinking, across the world.

NLA chairman Peter Murray said that it was only when the London: Design Capital report – which formed the basis of the exhibition – arrived from the printers that one could feel the 'weight and quality' of the work which is being done from London and around the world. Murray felt the report will be a very powerful tool to get across the message to politicians of the strength of the sector in the capital, looking at the massive international scale of London's built environment professions and the problems that may be faced as the UK exits from the EU. Recommendations in the report include that we should continue to maintain access to

international talent; that government should recognise and promote London's built environment organisations as a specific sector to the export market; and that London is made an attractive and affordable place to live in the long term, with created and reinforced links with other cities towards a better voice for the profession around the world.

The report also cited research unveiled by the GLA for the London Festival of Architecture that London's construction industry is worth £16.9 billion. 'What we are talking about is a really important contribution to the UK economy', said Murray, 'and that needs to be recognised.'

Engaging people – communicating architecture

Leading figures from architecture centres in New York, Chicago and Washington DC travelled to NLA to share their experiences in

communicating built-environment issues to the public.

Benjamin Prosky, executive director, Center for Architecture/AIA New York said that for some reason, people 'get a little intimidated by architecture', so his organisation was spending time to find out who its audience is in order to reach 'beyond just architects'. 'Our challenge is that architecture is experienced daily by all but understood by few', he said. The Center for Architecture in New York gets some 27,000 visitors a year, with 75 per cent of them architects and design professionals, so has work to do to reach other members of the public. To that end, it has created an outreach programme including focusing on children, runs more than 200 public programmes a year, along with tours, galas, parties and competitions. It also stages Archtober, with a popular series of building tours every day during the month, as well as a profile-raising event called Pumpkitecture – where designers carve and decorate pumpkins, and which was picked up by USTV. 'That delighted and killed me', said Prosky, referring to the way less frivolous campaigns had garnered less in the way of publicity. But elsewhere Prosky said that the professions needed to do more on diversity – in a nation where less than 2 per cent of architects are people of colour, and where 32 per cent of women leave architecture within 10 years. Prosky quoted Michelle Obama on the issue: 'you can't aspire to become an architect if you don't know what an architect is or what an architect does'.

Lynn Osmond, president and CEO, Chicago Architecture Foundation, said her institution operates under the mantra 'meet your city', translating issues that are important for city dialogue and aiming to engage the public in a dialogue about architecture and design. 'Our mission is to inspire people to discover why design matters', said Osmond. The organisation is 51 years old and is probably best known for a 90-minute architecture river cruise that is, 'a way of getting people in the door. It's really the entry point to a

much more complex subject matter', she said. The Foundation takes part in Open House Chicago, which Osmond commended for the way it 'pushes people into the neighbourhoods', along with public programmes, architecture talks, exhibitions, courses and workshops that are part of a lifelong learning programme. It has also made No Small Plans, a graphic novel on architecture which it will be distributing to 30,000 Chicago teens, and is developing a new architecture centre that opens next year.

In discussion, Washington DC's National Building Museum executive director Chase Rynd said his institution had grown out of the repurposing of the historic building in which it now sits, serving 600,000 visitors a year within a rich and competitive museums environment.

It too does similar work to his counterparts in New York and Chicago – exhibitions, youth programmes, lectures and tours – but also fights against what people perceive it to be. But the key was highlighted in a recent show at the museum, said Rynd, on natural disasters, with a final gallery on 'what this means to you' – engaging the public through the kinds of items they might need in the wake of a disaster. 'We tell the story, but ultimately bring it right down to the individual', said Rynd.

'The demand is out there – why aren't you?'

Built environment professionals gathered at NLA to get valuable hints and tips on how to work abroad from the UK's Department for International Trade – and from those who make it happen in five separate hotspots around the world.

The world has changed, said Raphael Channer, international trade advisor, DIT London, at NLA's 'Meet the Buyer' breakfast talk, and we need to start looking at the bigger picture, where there is a 'rich diversity of opportunities that are now open to you'. These include those in the strategic growth markets

of Asia and East Africa, and still some hotspots in the EU. 'Let me take the opportunity to reassure you that there is a real world of opportunity out there', said Channer, 'no matter what the political and economic uncertainties might lead you to believe.' The global economy is growing at twice the rate of the UK's, and the DIT can help firms with its events, trade delegations, assistance on registering for export opportunities, profile creation, and even a small amount of funding. But it was important for those thinking about exporting to reflect, research and review,

'Do a lot of research and get to know what is the aim of your business'

sketching out business plan and avoiding trying to take over the world at once. 'As our ad campaign said: the demand is out there, why aren't you?'

Aaron Francis Chan, head of inward investment, British Embassy Manila, said a lot of the development opportunities coming up are in the north around Manila, with growth drivers including foreign earnings coming back in and an expectation of greater urbanisation for a city that has an unofficial population of 12 million but is probably closer to 20 million. Chan said planning for this environment is getting more complex, requiring more sophistication and 'differentiation' as developers take on big masterplans of up to 1,000 acres. 'That's where you guys come in', he said, citing developers such as Ayala Land and SM Prime. 'These are the guys who are going to make business great for you. Come to Manila and have us show you around.'

Kenya, said Enoch Mwita, trade development manager – infrastructure lead, British High Commission, Nairobi, is experiencing some of the fastest growth rates in sub-Saharan Africa, with a particular focus on infrastructure, renewable energy and property driven by urbanisation. Ongoing mega projects include what will be the tallest building

in Africa, and although there are challenges such as strong competition from the east, security threats, bureaucracy and corruption, there are also plenty of opportunities, said Mwita. ‘Do a lot of research and get to know what is the aim of your business’, he advised.

The conference also heard from David Musil, business director, Penta Investments, on the relative ease of setting up a business in the Czech Republic, where his firm is already working with Zaha Hadid Architects, and Arthur Yang, director, Zuker Property, who had similar words for China. ‘Every single province has an opportunity to build an innovation centre and business park and they need good architects to work with’, he said.

Finally, before a series of one-to-one sessions arranged for 15-minute meetings with potential clients, Minna Seppanen, project development manager, Tampere, outlined the situation in her country, known for its good architecture. The city of Tampere has a series of projects aimed at growing it into a ‘five-star city’, employing architects such as Libeskind. ‘You are very welcome to visit the city of Tampere and do your business with architects there’, said Seppanen.

London looks to Europe on active design

London can learn valuable lessons from Paris, New York and Copenhagen in the art of integrating active travel and wellbeing into their new and existing pieces of cities.

Dominique Alba, director, Atelier Parisien d’Urbanisme (APUR), kicked off an NLA breakfast session on the issue with the French capital, which is to get a new metro line with 68 new stations and a ‘very high level of interconnection’. ‘That means that everyone in the future will be able to go by bicycle to the railway station or metro because everybody will be a maximum of 2km from a station’,



←

The exhibition series included Pecha Kucha sessions, including on transport and infrastructure



↑

Event chair Ben Plowden, TfL

←

Contributors included Gardiner & Theobald’s Daniel Wynne and LDA Design’s Selina Mason

she said. This will aid the city’s ‘huge target’ of walking, cycling and all sorts of shared mobility, while the city also has a ‘toolbox’ of other examples from other cities that show how change is not always an expensive proposition: ‘Sometimes you just have to sit on the street and it’s enough for a transformation.’

The Paris mayor, Anne Hidalgo, is using this strategy to inform seven places, including the Place de la Bastille, which is being reworked to allow more pedestrianisation, or the Place de la Nation, which now includes a roundabout where children learn to ride a bike. Another rule implemented by the mayor is to have more use of water for leisure, more quick ‘Swiss army knife’ transformations-and-returns, such as with the Left Bank park/road, and a pledge for sports facilities less than five minutes from all Parisians’ homes. ‘This is for the Olympics, you know, because we are going to be the winner’, joked Alba. ‘So we need to be very active.’

Stockholm, said Monica von Schmalensee, CEO/VD, partner, White, is often known as the ‘Venice of the north’, but the big debate now is how the city densifies. The proximity of the city to nature is another, along with public transport, with rebuilding under way of what is the ‘backbone’ of the future city development, designs at Slussen, by Foster + Partners and White.

Stockholm is growing by an estimated 30 per cent over the next 15 years and is thus looking to build a new ‘city’ of 140,000 housing units along with schools, libraries, cinemas, sport and commercial within its boundaries. So the city is also creating parks and a lake in a new suburb called Årstafältet, cleaning water for swimming in the centre and incorporating a dense new life-science cluster in Hagastaden near the centre. Finally, the city has a Vision 2040, which includes looking to reduce its carbon footprint and create a socially cohesive and egalitarian city as well as meeting its housing needs. ‘I think we have to talk about democratic architecture that really empowers people’, said von Schmalensee.

Public space, said Riccardo Marini, founder, Marini Urbanismo, is where we meet our future loves, and it should be ‘open and inviting’. But often falls short of that standard. Time is the most valuable thing we have, said Marini, but the notion of ‘efficiency’ in cities creates a city of highways, whereas a city of streets is the core of what makes a good place. ‘Public space needs to be for everybody in the demographic range’, said Marini, especially when, by 2050, 19 per cent of the global population will be 80 years old. And yet walking environments for all are not always adequate. ‘Everybody wants progress but nobody wants change’, said Marini, so people, not cars, should be put central to what we do, with people, rather than to them. ‘The solution is not building bigger roads – that’s like being obese and buying a bigger pair of trousers.’ Health is about the way people feel, with fresh air that is an issue with

‘The solution is not building bigger roads – that’s like being obese and buying a bigger pair of trousers’

London’s dangerous levels of particulates, and creating a public realm where ‘you feel like hugging somebody’ is critically important. Inactivity is a big killer, so making ‘invitations’ for people to change are crucial.

Yet Copenhagen’s success is not about the bike, but about quality of life, with cycling just the ‘barometer’ of the success of the city. It has met targets set in 2015, with car trips going down year on year, but what it has and London does not is a connected, coherent network, said Marini. Some 56 per cent of people cycle in Copenhagen because it is the easiest thing to do, ‘not because they’re going to save the planet. It’s because it’s easy. The invitation is there’. And walking and cycling are the cheapest things to deliver, Marini added.

New York is essentially an 18th- and 19th-century city, said the Pratt Institute’s David Burney, although

today it is based on the quality of life of its inhabitants rather than industry and its value as a port. But it is doing ‘small things’ well but big things ‘really badly’, with the former including Times Square’s decluttering and pedestrianisation representing a start of a modal shift from cars to people. This led to a city-wide plaza programme, with a pipeline of 70 similar schemes, predicated on the success of temporary closures. One of the impacts of this has been a major uplift in retail in surrounding units, said Burney, as well as an increase in the number of people walking.

Wayfinding is important in walkability and making streets more legible, but cycling has been ‘behind the curve’, said Burney, even though its hire scheme has expanded ‘exponentially’, being used more as a commuting method. But one of the biggest transitions has been the changing waterfront, said Burney, from a manufacturing zone to other uses including recreation, with projects such as the Hudson River Park, almost complete Brooklyn Bridge Park and ‘Diller Island’ – a controversial proposal to build a park on a pier. The New York ferry system has also been expanded. But things not going so well include the ‘suffering’ subway system, said Burney, with 70,000 delays recorded last month and a growth in ridership coupled with a lack of investment. The old, elegant Penn Station has been replaced: ‘It’s not only unpleasant, it’s downright dangerous’, said Burney. ‘So what do we do? We take \$4 billion and spend it on this Calatrava folly down by the World Trade Center that serves about 60,000 people compared with the half million that use Penn Station.’ Airports are also under stress, with LaGuardia and JFK ‘completely congested’ and difficult to access.

But the Centre for Active Design is doing good work in active design, looking at existing buildings via Fitwel – an accreditation system like BREEAM where property owners can have their buildings assessed – and at Assembly, to explore the relationship between place-based design and civic engagement.

London and New York face up to population pressures

London and New York are facing similar pressures to build housing for their fast-growing populations. But while the UK capital must concentrate on becoming 'cleverer' about intensification and developing out brownfield land, the latter should improve its transport infrastructure to ease its 'affordability crisis'.

Those were just two of the main points to emerge from the latest 'NYLON' event run by NLA at KPF's offices in London and simultaneously at the Center for Architecture in New York – *Deputy Mayor Dialogue: Grappling with Growth*.

Deputy mayor for planning, regeneration and skills in London Jules Pipe said that the UK capital was finding it harder to deal with its population expansion of a projected 10.5m by 2040 – 44,000 households per year – than its move from 1 million in 1800 to 6.5 million just a century later. To deal with a housing backlog, London needed to deliver 50,000 a year but only around 25,000 are being built, while employment is growing rapidly, with the capital set to expect 46,000 extra jobs per year between now and 2041. But London must resist the desire to look to the green belt for an answer, said Pipe, citing mayor Sadiq Khan's opposition to building on land there and the fact that it is 'hard to justify' with so much brownfield land available and so many 'tarmacked car parks serving one-storey retail sheds' in zones 1, 2 and 3. Instead, the focus should be on the capital's Opportunity Areas and on town centres well served by transport where land could be intensified, and on mixed-use schemes rather than allowing industrial uses to be 'swept aside' for housing. 'We have to be more creative about what we develop out and have a broader offer than just homes around a station to ferry people into the centre', said Pipe.

Pipe's counterpart in New York, deputy mayor for housing and economic

development Alicia Glen, said NYC remained one of the safest big cities in the US, with a continual and consistent drop in serious crime having been a 'really big game changer'. Public education was also in a 'very positive place right now', making New York a more attractive place to stay and raise a family, with unemployment also at a record low. But there were also things to worry about, including how the city has become something of a victim of its own success, said Glen. 'We clearly have not kept up with any sort of capital expenditure on infrastructure', she said, pointing to the 'mass transit situation' and an 'affordability crisis' affecting more than half of New Yorkers. So it has invested in the most ambitious affordable housing programme in the US, having financed or built 62,000 units inside three years, enough for more than 200,000 people or the population of Fort Lauderdale. This was a 'down payment on the future' – 'I cannot explain how important that is in terms of the future of the city', she said.

The conference also heard from Les Bluestone, co-owner of Blue Sea Development, who said that housing was the first place to start to counter the 'poverty continuum' and LB Croydon's chief executive and head of paid services Jo Negrini, who suggested that what was important for London was reinventing the suburbs, not just where the city 'bleeds' to, but which have 'integrity and

place'. 'We're trying to keep our residents in Croydon', said Negrini, maintaining diverse communities while attracting company offices to the area such as Body Shop, Superdrug and HMRC, and not forgetting 'fun' and culture as an important constituent of regeneration. But Croydon has been adversely affected by permitted development impacts, having lost some 2m sq ft to residential of its total of 7m sq ft. 'PD rights is an appalling policy', commented Pipe.

Some answers to this scenario may come to London's future in the next iteration of the London Plan, which

'We clearly have not kept up with any sort of capital expenditure on infrastructure'

Pipe promised will look nothing like the old one. It will be far more accessible, with 'an awful lot in there to make it more understandable for local people', he said, including a chapter on heritage that 'reflects the importance and value that the administration puts on it', and recognition of the Place Agency as a way to address a shortfall of built space talent and quality in the boroughs. ●

Supported by the Mayor of London, the international study's programme champions were Diamond Schmitt Architects and KPF; programme supporters were Wicon



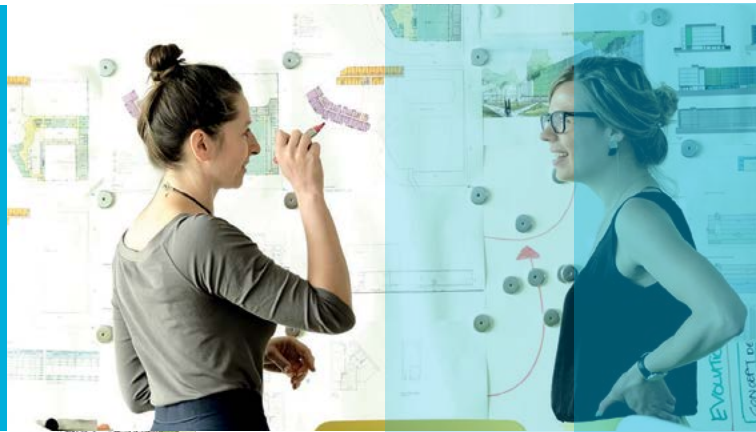
Reaching high in NY – KPF's One Vanderbilt in Midtown

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Feilden Clegg Bradley Studios acted as lead designer for the £26m project. Backed by the HLF, The Postal Museum at Mount Pleasant has relocated and extended to open a stretch of the historic Mail Rail to the public for the very first time.

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SMALL IS BEAUTIFUL

Programme manager *Jenine Hudson* outlines a key part in NLA's year and celebration of smaller projects – Don't Move, Improve!



Autumn at NLA brings with it another cycle of the ever-inspiring Don't Move, Improve! competition, now in its eighth year – encouraging the best design in everyday life through celebrating London's foremost home extension projects.

With space increasingly at a premium in the capital, DMI provides a much-needed forum for inspiration on how to adapt our homes. The competition highlights the importance of high-quality design and multi-functional spaces in Londoners' homes, where space often has to work twice as hard to deliver everyday needs in a condensed footprint.

The programme plays a vital role in NLA's calendar, giving us the opportunity to celebrate smaller, beautifully formed projects that London's architects deliver, and, in doing so, not only promotes emerging practices but also demonstrates that

choosing the right architect is more important than the money you spend – the average cost of winning projects is only £150,000 (against an average project cost of £350,000) proving that cheaper really can be better.

Since its launch, we've celebrated some fantastic projects and burgeoning practices, with past winners including Carl Turner Architects, Platform 5 Architects, Studio Octopi and Ben Adams Architects. Projects have demonstrated the sheer number of types that make London such a distinctive place, with schemes ranging from sympathetic extensions to 1960s terraces to Modernist insertions in Georgian fabric.

Last year was a bumper year for us: we saw a record number of entries – almost doubling that of previous years; over 600 organisations across the built environment attended, submitted or came to celebrate the

awards; and the competition was recognised by Dezeen's inaugural Hot List as one of the world's most popular design awards programmes, beating the Stirling Prize and London Design Festival.

As a result, we expanded the programme to create four Design Surgeries across the year, providing over 300 free sessions to allow even more opportunities for our architects and consultants to meet with potential clients, along with children's workshops and discounts in Bloomsbury's plethora of design-led homeware shops.

Organised once again in association with Clippings.com, Dezeen and RIBA London, we're looking to build on the success of last year – preparing ourselves for another fiercely contested competition as we look forward to 2018's submissions ... entries are now open! ●



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THE FUTURE IS OFFSITE

Hoare Lea partner *Nick Cullen* argues that better processes make better buildings and a profitable future

This coalescence of the digital and physical worlds offers the means to address one of the challenges facing the industry. The first challenge is that of improving the performance of the finished product, in terms of both functionality and energy. The second challenge is the abysmal lack of investment in research and development, where the construction industry is bottom of the table when compared with other UK industries including agriculture.

Off-Site Manufacturing (OSM) is on the cusp of significant growth driven by a range of realisable benefits. The benefits accrue not only to clients and ultimately end users but also to contractors and design teams. OSM can reduce overall programme times, in particular on site, reducing the period before investment can begin producing a return. Reducing the amount of labour working onsite and changing working practices leads to improvements in health and safety.

Major contractors talk about constructing projects in the virtual world before progressing to the real thing. Refining the construction process is fundamental to delivering the productivity benefits of increased offsite manufacturing.

Factory working provides a controlled environment improving both quality and resource use. This improved quality together with digital engineering, as part of the BIM process, offers the potential to deliver better performing buildings for the user.

The improved quality of construction associated with offsite manufactured elements has a direct impact upon building performance, eliminating many of the hidden failures often associated with traditional onsite processes, such as cold bridging or air leakage paths. If the quality of the fabric is delivered, the mechanical,

electrical and plumbing (MEP) systems have a chance of operating to deliver healthy and comfortable spaces in an energy-efficient manner.

MEP systems are increasingly manufactured offsite systems such as boiler plant rooms delivered to site pre-tested and pre-commissioned. When complete with controls, these offsite systems have the potential to be 'plug and play', requiring only physical connections to pipework networks.

There is the potential to go further and in a similar manner to the virtual construction process described earlier, to set up, test and optimise the building controls prior to installation.

The better the representation of the performance characteristics of plant assemblies such as boiler plantrooms, the better the virtual model. As systems become more akin to a 'product', where performance is certified, the narrower the performance gap will become. OSM promises to deliver this certified performance.

Better performing buildings will benefit both developers and end users. However, the construction industry will also see benefits, as the need for contractors and designers to revisit buildings will greatly diminish, improving the financial performance of the industry.

The growth of offsite manufacturing and digital engineering offers the industry the chance to deliver better buildings, constructed on time and to budget to the specified quality. Importantly it should improve profitability across the industry through a reduction in wasted time and effort, enabling the industry to invest in more research and development of innovative products and services. That's the vision, we just need to make it all come together. ●

'Better performing buildings will benefit both developers and end users'

STARTING AGAIN

Fred Pilbrow is no stranger to leaving for pastures new. He tells *David Taylor* why, after KPF and PLP, this time it's for good, and how his eponymous practice Pilbrow & Partners is breaking new ground with big projects and research work on clusters

At four o'clock in the morning, for a couple of weeks, Fred Pilbrow would wake with a jolt. Had he done the right thing? Was he right to leave an established practice and set up a new venture on his own, with hardly any work to take with him? Was he right to put himself and his family under so much stress?

As it turned out, of course, Pilbrow's move to leave KPF in 2009 with four other London partners in something of an acrimonious split to form PLP was a successful one, and his security, his home, his family, could remain unaffected. But this time? To set up on his own as Pilbrow & Partners, with no work whatsoever? What was he thinking?

Well, as it has turned out, the creation of 'P&P', to carry on the acronyms, has been a steep rise from no staff to 50 inside four years, the majority of them arriving in that first 12-18 months. The practice now has a sizeable office on St John's Square, and many key schemes on the go including U+I's transformation of the former fire station on Albert Embankment, plus the Market Building, the centrepiece of Wood Wharf, Canary Wharf's new urban quarter, commended in this year's New London Awards.

'For me those two experiences, setting up PLP in 2009 and then Pilbrow & Partners in 2013, were probably the most stressful things I have done in my life', he says. Pilbrow was going from a settled environment working on a lot of projects, into the unknown. 'My passion is design, and when I was at KPF I was in a quiet corner of the studio doing

most of the competitions and design proposals and, broadly, the work came to me.' Suddenly, he'd have to go and seek it out himself, despite being 'at his happiest with a pen and pencils working on a problem'.

Pilbrow left KPF as part of a breakaway group including Lee Polisano to set up PLP 'in a hurry'. Some projects came with him, including Heron Plaza and the Bond Street Crossrail over-station, a situation agreed with KPF in a settlement. 'It wasn't well planned, it wasn't well executed; it was a bit of a storm, I guess', he says. 'We were left without the certainty of work and I had to move from being in the back office to being out in the world talking to people and seeing whether I could persuade them that we were a good prospect to give work to.'

To his surprise and pleasure, that turned out to be good fun, and he had success at winning new work, including being asked to do the redesign of the Francis Crick Institute and persuading Crossrail to let the practice design the over-site development at Farringdon East. It had been sufficiently keen – desperate is another word – to secure work. 'We've all got families, we've all got responsibilities. You go from a situation of a steady and secure income to effectively knowing that unless you can find work you're going to be destitute.'

The experience taught Pilbrow a set of new skills, and when he left to create P&P in the spring of 2013 as a 50 year old, he had more confidence, to the extent that he wonders if he should have done it earlier. 'It feels brilliant', he says.

Pilbrow was leaving this time around with slightly less experienced colleagues (founding partners Tal Ben-Amar, Keb Garavito Bruhn and Sam Yousif, formerly at PLP, and KPF before that), so felt the burden more on his own shoulders. Having no work whatsoever at P&P was a worry, but also the chance for a clean slate.

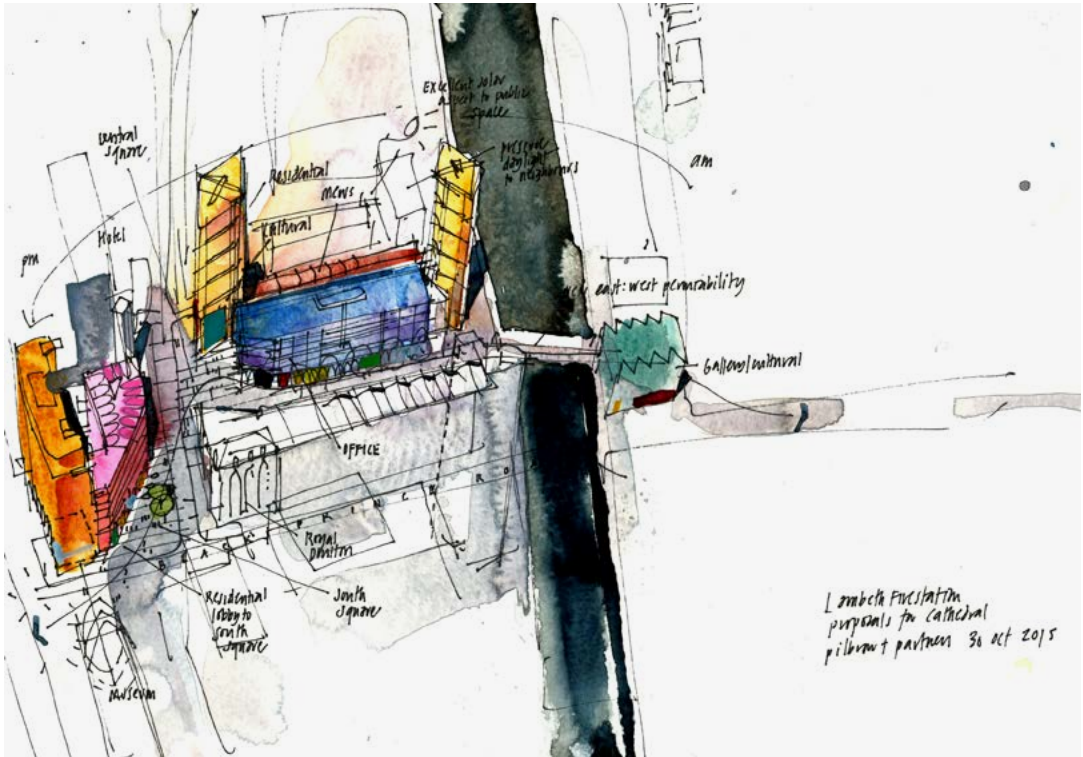
The group had little experience in smaller projects like house extensions, so couldn't go down that route easily. But a huge slice of luck arrived in the form of developer Knight Dragon, which asked the practice to get involved in a competition to do a masterplan at Greenwich Peninsula. They had no office and had to do their entry on their laptops predominantly, but they knew it was a big opportunity. And, having won, they then began working with Capco in Earls Court.

'And we were off. But that six-week period between leaving PLP and winning the Greenwich competition I would wake every night at four in the morning thinking: "what the f*** have I done?"', remembers Pilbrow. 'We are going to go broke. I would have let my family down, I would have let my partners down, and all that stuff. So in that sense it played for very high stakes. Although obviously, we have day-to-day worries like "how we are going to do all this work", they are pleasant worries compared with those ones.'

Today it is 'a complete joy' where the firm is master of its own destiny in whichever fields it wants to get involved in. To this end it has set up a research group and has its first commission to do some work based on its data



↑
Model set up
– Pilbrow, and
partners



→
Doing the
Lambeth walk
– the practice's
plans for 8 Albert
Embankment

mapping. This uses Companies House data, and fits with the practice’s desires to ‘insource’ more – it does its own daylight, sunlight and rights of light analysis, pedestrian wind modelling and data research, because it thinks it can offer a quicker and more accurate service than third parties.

The rise has been meteoric – the practice growing to 50 in a stressful first year of churn. The staff have a diverse range of skills, Pilbrow citing people from Ralf Lindemann as its data specialist to Catherine Jenkins who runs the planning group and who came from Gerald Eve, as well as a model shop run by Stephen Ward, formerly of Stanton Williams. Pilbrow feels it may grow a little more, but likes the ‘family’ feel just now – a figure he feels is less than the ‘sweet spot’ of around 100 that KPF once was – where you knew everyone. Anything above that, and consistency is harder to manage.

What is the practice’s forte? Design has got to be the answer to that one, says Pilbrow, even if that is difficult to characterise eloquently. ‘I would say it is making a few, but very considered moves, and then the rest of the project should be in support of those decisions’, he says. When the practice wins work, it does so by offering unusual insight or a different way of looking at a problem – but in the end it is about getting the basics right.

At Wood Wharf for the Market Building, for instance, Canary Wharf looked to create a new social centre for the district. It put together an unusual brief with office, retail, nightclub and restaurants, but one which could allow for flexibility and a change of programme over time. P&P’s reaction was to suggest setting the core of the building to the side to open up big, flexible floorplates and make the core a ‘delicate, lightweight element’ that would bring light across the floorplate and would dramatise movement up and down the building. That led to the need to design an external diagrid for the scheme to act as its primary stability – a ‘flexible casket’

in which elements could be planned and replanned. The building features a large food market at its base, with three portals at the diagrid’s base that provide gateways into a double-height retail galleria. So the basic move of setting the core to one side was a simple, well-liked approach, and a very un-Canary Wharf scheme.

Another interesting project in the P&P portfolio is 8 Albert Embankment. The practice is hoping to apply for planning permission in October for the scheme for U+I, whose deputy chief executive Richard Upton Pilbrow met through Development Securities’ Julian Barwick. This is the reworking of a former fire brigade headquarters which has had a chequered history, having gone through a previous bidding round but whose scheme went to a public inquiry and got turned down. At least, Pilbrow reasoned, that allowed them to see

‘It was lovely seeing this new organisation getting going and becoming a real entity’

what they could not do; the challenge would be to see what they could. It had a lively dialogue with the London Fire and Emergency Planning Authority (LFEPA), working with models, even taking on board one of the suggestions from the client during an interview session that turned their idea entirely on its head. ‘We were in that nice position where the client helped solve part of the problem’, says Pilbrow. ‘It was a genuinely clever idea so it felt very collaborative and I think is what the competitive interview process should be.’

P&P was shaping a masterplan which dealt with a listed building, but also a complex, mixed-use brief to deliver a ‘vibrant’ new quarter and rid it of its long, blank, inactive frontages. It will feature a collection of new and restored buildings – a fire station, hotel and residential – three new public

spaces and new ‘permeability’ routes through. But what Pilbrow highlights is the practice’s use of those ‘insourced’ tools on sunlight and daylight in the interview process to prove it could solve some of the key problems that emerged in the earlier scheme. It does this now on every project.

The practice is also working at UCLH in a sector which Pilbrow feels sometimes ‘escapes much architectural intelligence’, but which it hopes to apply on an ear, nose and throat hospital in Bloomsbury. It has just finished a small, ‘very handsome’ house in Orme Square, Bayswater, for TV presenter Nick Ross, featuring a swimming pool and colourful ceramic walls produced by Pilbrow’s Dartmoor-based sister, Abigail North. It is about to start on site in Brighton for a seafront house – Medina House – for ex-Pink Floyd musician David Gilmour; has started working on a huge house in Camden Hill and the remodelling and refurbishment of 127 Kensington High Street next to the Underground station for Columbia Threadneedle.

So, what is the ambition? ‘That’s a really interesting question; do we guide our own destiny or do we respond to opportunities?’ ponders Pilbrow. ‘I suppose if I’m honest we’ve been responding to opportunities and I suppose we’ve been doing larger scale work in the last year. I’m personally interested in pursuing some of our research work, including trying to understand how specialist clusters operate in an urban environment.’ This tallies with the work the practice is doing in King’s Cross on a workplace building for music-related businesses in Tileyard. Former ‘rock and roller’ and building owner Paul Kempe started informally renting space for studios and has built around 80 now for 1,200 people and some 400 companies. But the space is packed to capacity – the new P&P building will allow it to expand with bigger more flexible studio spaces. Pilbrow’s work on this with its Companies House data will allow it to look at others in other sectors – in time

and space – hopefully underpinning its approaches to new work, mapping them in the city to see how they are changing. It is also working for an investor looking at university towns keen on where creative or technology companies are clustering.

It could be the start of mapping more accurately economic movement and activity within the city, and specifically helped in the Albert Embankment project in Lambeth, with its strong collection of media and cultural organisations suggesting that an incubator for start-ups might be good to include.

Longer term, P&P would like to do more work internationally, not least to inform the stuff that it does in what Pilbrow calls the ‘bubble’ of London. But does he have any advice for other architects who might be considering setting up on their own? He advises them to know their own capabilities; people will recognise those as the basis for a sustainable business. Better to try than always have wondered what might have been.

One thing Pilbrow can rule out for a good while at least, though, is any more sleep-ruining upheavals. ‘It was stressful, but it is hugely worthwhile now that we have the team working together.’ He remembers in particular a day probably a month after they started that put all that into perspective. ‘We had got a little office. We had borrowed some space and I remember coming in and our small team – probably eight or nine people – were in there before me, working away, and it felt like a proper office. And it was an absolute joy. I remember thinking, “gosh, you know, people cooperating, working together”, and it was lovely seeing this new organisation getting going and becoming a real entity, seeing this real thing, ticking over. It’s like a little engine, beginning to beat.’

It was, and is, all worth it in the end, or as Pilbrow puts it, ‘the sun coming out over a rather cloudy period of time and worry. To think, actually, we might make a go of this. And, touch wood, we sort of have.’ ●



The Waterman – Pilbrow + Partners’ first completed scheme, at Greenwich Peninsula



Market forces – the 10-floor Wood Wharf Market Building



CELEBRATING BRUTALISM

Tim Bowder-Ridger, Conran and Partners senior partner/ CEO, argues that the time is right to appreciate London's finest Brutalist works once again



Centre Point – a better bet for residential than commercial

Sharing the trajectory of many artistic movements – which appear radical and challenging when they first emerge, yet familiar and endearing with the passing of time – Brutalism has moved from being stern to approachable. It was as much a practical response to the devastation and austerity resulting from the Second World War as a conceptual challenge to the altogether lighter styles of architecture that dominated the interwar period. Brutalism resulted in a plethora of highly functional institutional buildings and housing schemes, many delivered for local authorities, between the 1950s and 1970s.

Materials were ‘honestly’ expressed, while the aesthetic of the appearance – with concrete predominating – was often a ruthless manifestation of functional, structural and construction methods. Brutalist developments offered opportunities for complete communities to be created en masse, although subsequent investment in the

day-to-day management of many of these developments was not sustained.

Today the Brutalist legacy is increasingly recognised as an architectural style to be preserved and maintained – notable examples being the National Theatre, Brunswick Centre or Park Hill in Sheffield – or else rejuvenated, as with Centre Point tower, Balfour Tower or Plymouth Civic Centre.

Working with heritage buildings from many different eras has long been an area of passionate interest of Conran and Partners, ever since the days of Butler’s Wharf in Bermondsey. We are currently delivering several high-profile, listed projects in London, projects which demonstrate how this distinctive style can be reintegrated into the urban fabric and made relevant to a new generation of users. Our approach focuses on the reinterpretation – or even ‘reinvention’ – of the buildings’ original purpose, converting them to residential and safeguarding their viability for the future.

We are transforming Blake Tower – a 17-storey building at the edge of the Barbican Estate designed by Chamberlin, Powell and Bon in 1968 – into 74 apartments. Our design reconnects the neglected building with the rest of the Estate and celebrates the scheme’s expressive character and intelligent structural form. At Centre Point, once one of the capital’s most prominent office developments and described by Eduardo Paolozzi as London’s first Pop Art building, we are close to remodelling the original Seifert and Partners scheme into a community of 82 apartments above a new public square. Centre Point was unintentionally far better conceived for residential rather than commercial use, with generous floor-plate proportions, natural light and spectacular views. Our reinvention has focused on maximising these benefits for occupiers, encouraging ‘calmness’ in what is otherwise a very busy part of the capital. And, with the former Lilian Baylis School in Kennington, south London, we have restored and converted a series of listed, disused school buildings to provide a range of new homes, with the generous, fully glazed classroom ends of ACP’s original design creating large light-filled interiors for many occupiers.

An architectural style once regularly criticised for lacking any relationship to its context is increasingly being viewed as a catalyst for urban regeneration. It is re-engaging residents with the urban grain and bringing life back into some of the most neglected corners of our cities. Brutalism has become part of the context rather than fighting against it. ●



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SLOANE RE-ARRANGERS

Cadogan Estate chief executive Hugh Seaborn is quietly celebrating the estate's 300th anniversary with a steady repositioning of Chelsea's image and substance. By *David Taylor*



Back in 1975, renowned style-watcher Peter York coined the phrase 'Sloane Rangers', to epitomise what he felt was then the natural inhabitant of Chelsea and its environs. These were predominantly horsey, upper-middle-class women clad in Hermès or Liberty silk scarves, whose 'Hooray Henry' male equivalents had antecedents in floppy-haired fops like Hugh Grant.

Cut to the present day, and that particular tribe has gone, says Cadogan Estate's chief executive Hugh Seaborn; the task now for its visitors and residents is to carry on carefully curating the area's future, peppering it with new retail, restaurants and public realm. All to build on its international feel and solid base as a fair and equitable place to live, across all classes and incomes.

We meet at the outfit's relatively new offices at 10 Duke of York Square, an area around the popular Saatchi Gallery that has been created to form an idyll away from the hustle and bustle of King's Road and Sloane Street. There are new cafés and restaurants here, including Polpo, alongside more 'affordable' retail, a conscious push from the estate to grow its attractions in both eating and shopping. Cadogan's offices, a 'transformational' break from its old place in a tall townhouse on Cadogan Gardens two years ago, are a mix of the modern, airy glass and steel and old-school wood panelling, with portraits of some of the landed estate's key figures from its illustrious history. And that could be a good metaphor for the balance it is hoping to perpetuate long into its second 300 years in the business of creating a place.

Seaborn has been with the estate for nine years now, having forged a similar transformation at the Portman Estate for a decade before throughout the 'noughties'. He had been approached by a headhunter, already knew the about-to-retire Stuart Corbyn and, after early concerns that this was a little off the beaten track and might be 'more of the same', was won over by the people, the area and its potential.

'Chelsea is gorgeous', he beams. 'It is quite seductive ... this was a fabulous opportunity.'

Portman had been all about making a transformation of a lot of empty and derelict sites, an 'exhilarating' spell where Seaborn worked to put the area back on its feet. 'The attraction of coming here was that this was and is a retail and residential property company', he says. It has a strong balance sheet so develops directly, with contact with the occupiers of its buildings, and so is rather more dynamic, even if both Portman and Cadogan share an essential ingredient in good placemaking – long-term ownership.

Chelsea's is a different atmosphere, though, with a more relaxed 'lifestyle' feel that Seaborn believes Cadogan has done a lot to contribute to, particularly with the retail offer. Cadogan does not own much of King's Road – whose

'Chelsea is gorgeous. It is quite seductive...this was a fabulous opportunity'

relatively unloved vibe is apparent to anyone walking its length – but is focused on its key ownerships: much of Sloane Street, Sloane Square and Duke of York Square. It is, though, hoping to help the regeneration of King's Road with a mixed-use project it is masterminding at the Curzon Cinema site. Pavilion Road, meanwhile, is a particularly successful remodelling behind and linking through to Sloane Street, with its revitalised offerings in fashion, a Granger & Co restaurant, and, in line with the desires of many of the residents it regularly consults with, small independent units including a butcher, baker, greengrocer, wine shop, café and cheesery, with offices and storage above. It is a good example of Cadogan's eye for placemaking – listening to the needs of its communities – and it will be transforming Victorian garages opposite in a similar way. But even more transformative will be the

arrival of Hotel Costes near to Sloane Street Tube station in a reworked apartment block. The Parisian outfit, famous for being a lure to the fashion set, may well be the 'Chiltern Firehouse' moment for the area, Seaborn having been behind that venture too in his old stamping ground. It arrives in 2019, complete with a rooftop bar, bringing 'glamour and excitement to Sloane Square', giving its reputation more substance.

'Chelsea had become a little bit twin set and pearls', says Seaborn of the area's changing characteristics. 'The essence of Sloane Ranger was still here. I don't know what tribe it has been replaced with but it has been replaced. I think it's moved on. But these things have a long tail to them, don't they?'

Cadogan curates the retail it has in the area with care in order to get an interesting mix, attract people and bring them back regularly. It has just got an Aesop, for example, the Australian brand, and brought in restaurant operators such as Comptoir Libanais; independent businesses to bring interest and a bit more of the 'gritty'.

At George House on Sloane Street, a new, contemporary building with red stone to complement its surroundings, it has brought in contemporary luxury outfits such as Spanish 'prêt-à-couture' brand Delpozo, Red Valentino and Boutique 1, while Boden is set to create its first real store after years of clicks rather than bricks. 'They know the customer comes from this area already so they can open with real confidence', says Seaborn of Boden's rich depth of data research. 'I think it's a real endorsement of the area.' Hermès has also doubled the size of its store on Sloane Street, with Fendi and Versace similarly moving to more of a gallery-like, immersive shopping experience.

Sloane Square itself, though, looks a little faded; the result of stasis after public outcry. In 2007, plans to create a crossroads there met with resistance, largely around the possibility of traffic being deflected down residential streets. But this was also simple resistance to



change – it was originally a crossroads in the early 20th century. A similar voluble opposition from residents, including some celebrities including Felicity Kendal and Loyd Grossman, emerged to plans for Crossrail 2 and a potential new station on King’s Road, which Seaborn views as particularly important for the long-term vitality of Chelsea and answering its currently poor showing on PTAL ratings. The idea was dropped from TfL’s latest business case for the line. Cadogan does have major ambitious plans for the public realm on Sloane Street, however, upgrading it from ‘top to bottom’ along its 1km length. Materials will be replaced, one of the footpaths will be widened sufficient to transform the pedestrian experience but not so it impacts on traffic flow, and more landscaping and trees will be planted. This is exciting to Seaborn because it will improve both the visitor and resident experience of the area, Cadogan hoping to proceed with the project next year.

The Cadogan Estate’s prosperity is connected very closely to that of London, ascending as the city has performed strongly. But now in these

times of ‘uncertainty’ it has to work very hard, says Seaborn. Its shopping sector has been attractive to overseas retailers, particularly to US firms venturing out with their first units, such as Club Monaco, J Crew and Kate Spade. All have thrived in the area, feeding off a very international population; Seaborn stresses the curation behind keeping a good mix of multiples and

‘Because we’re a long-term business, celebrating our 300th anniversary, that gives you the confidence to look a long way forward’

domestic ‘cool’ boutiques. ‘We have got to work out how to maintain the area as a very international centre’, says Seaborn, ‘to keep the excitement and keep people coming in.’ It is also working on having a broad and rounded experience, with more restaurants at different price points and cuisines. It is bringing a new international restaurant into the Cadogan Hotel, which it is

extensively refurbishing, has a new vegan restaurant opening called Wulf & Lamb, and then there is the Cadogan Café – an innovative design at Duke of York Square which the hoarding around the site already boasts as an NLA award winner. This design was again an exercise in involving the public, engaging them in the architectural competition won by NEX so that it got a far easier ride through planning than the ‘cutting-edge’ proposals otherwise might have expected. It’s hard to think of how it was before – the area was given over to car parking as part of the MOD estate before Cadogan acquired it and redeveloped to designs by Paul Davis & Partners (now PDP London).

‘Because we’re a long-term business, celebrating our 300th anniversary, that gives you the confidence to look a long way forward’, says Seaborn.

The private ownership of a concentration of assets allows it to look at them differently and, crucially, as a whole – adding up to more than the sum of its parts. Thus, it can justify investing in improving the public realm on Sloane Street, or, indeed, the money



Placemaker – the NLA award-winning Cadogan Cafe, to be built at Duke of York’s Square



Street smart – the revitalised Pavilion Road



it provides for the culture offer with businesses such as the Cadogan Hall (‘it goes from strength to strength, but doesn’t make money’), Saatchi Gallery (bringing in 1.5 million people a year) and ownership of the Royal Court Theatre building. But it also means that it can help the community to thrive, helping residents associations, local charities, but also providing a portfolio of 50 flats to key workers at around half normal rents. It also contributes many more for grace and favour people who have grown old locally but perhaps cannot still afford to live in the area. Cadogan also donated money and offered Kensington and Chelsea flats for survivors of the Grenfell fire. In an age of growing disparities in wealth, and a perception of central London increasingly being for the rich, Seaborn believes it is crucial to keep the mix of good-quality social housing in the area so that ‘communities stay mixed and respectful of each other’.

So, what’s next? Down the line will come Cadogan’s mixed-use scheme at Curzon Street – around 200,000 sq ft of connected buildings including

a supermarket, retail on King’s Road, cinema, rooftop restaurant, pub and residential including social housing, designed by Chelsea’s own PDP London. This may help to counterbalance the strength of Duke of York Square, Seaborn feels. Cadogan prides itself on its customer service, offering a free concierge service to all its residential and commercial tenants. This has proved attractive, stretched the average lease length in the area to three years compared with the national average of 1.6 years. It is also involved in an environmental project at 126 Pavilion Road, a Victorian Mews it has refurbished as a Passivhaus and which it hopes to monitor in terms of the inhabitants’ wellbeing. ‘What one has to do with a long-term estate is challenge yourself that you are still relevant’, says Seaborn, ‘that you have something to contribute beyond financial returns.’ It does this by looking outwards and asking its customers what they think of it, benchmarking performance and innovating.

As to its anniversary, Cadogan will be producing a new coffee-table book

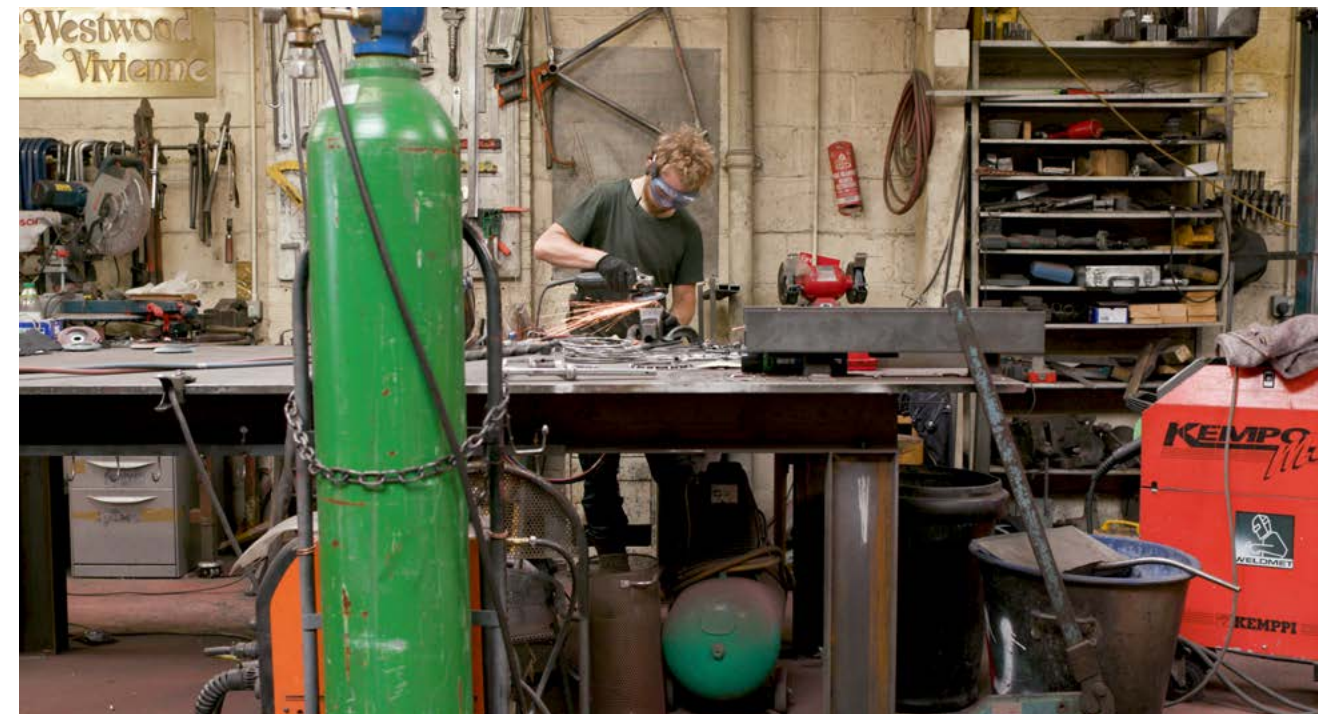
in November on its fascinating history – including about Hans Sloane, the physician, apothecary and explorer whose collections of ‘stuff’ form the basis of the British Museum and Natural History Museum, and who brought back chocolate to this country from Jamaica. A direct descendant of the Cadogans, Sloane was also keen on other substances, too. ‘He found his patients slept better and had nice dreams if he put hemp in their pillow’, Seaborn laughs. The book – The Making of a Modern Estate – will also look at how war has shaped the area, courtesy of a piece by local resident John Simpson, and will focus on the last 100 years of Cadogan’s stewardship.

Ultimately, the Great Estates principle of ownership and the long-term view at Cadogan is also a huge responsibility, says Seaborn, because of the impact you can have on one area. ‘You’ve got to work hard at it, to be conscientious, and challenge yourself’, he says. ‘Because actually if you do it wrong, the impact is still great, as well. That’s the other side of the coin.’ ●



KEEPING LONDON'S INDUSTRY ALIVE

Deputy mayor for planning regeneration and skills, Jules Pipe, looks at the crucial needs of industrial London, explored in a film at the Seoul Biennale of Architecture and Urbanism



Back of house in the capital – a still from the *London Made* film on the capital's industry

London Made – a film commissioned specially for the Seoul Biennale of Architecture and Urbanism – celebrates the people, processes and places that make London a productive city. The film gives us a look behind the stage to explore the 'back of house' supply threads of the Barbican, one of London's most distinctive cultural venues. It uncovers production activities and networks of supply that support and sustain the venue. This exploration spans Greater London, revealing layers of supply and servicing,

from raw materials to final-stage installation and display.

As such, *London Made* addresses a growing disconnect between public perception and the reality of industrial London. For many people, the term 'industry' still evokes the monolithic factory complexes and smoke stacks of high-volume manufacturing that London was once home to. Industry is often equated with a lost heritage of production that, while innovative in its time, simply couldn't compete in our globalised, mobile age. London's

industrial sites, so the popular argument would have us believe, are just brownfield land ripe for redevelopment.

In tracking the numerous supply chains of just one cultural venue, the film puts to bed the myth of industrial decline. Far from being derelict, London's industrial estates, warehouses and factory buildings are home to an astonishingly diverse range of businesses. These businesses tend to be small, nimble and increasingly specialised. They service the everyday needs of the city



←
Seoul Biennale
curator Hyungmin
Pai with Seoul's
mayor, Park
Won-soon at the
London stand

and its residents, be that next day delivery of groceries, modern waste and recycling facilities, or specialist fabrication for London's theatres. With a growing population and economy, the need for these types of services is only going to increase.

However, the future of these crucial urban services is increasingly uncertain as London's industrial land comes under sustained pressure from development. Since 2001, more than 1,300ha of industrial land has been lost to non-industrial uses. This is almost three times the current London Plan benchmark release rate.

The consequences of the scale of this loss are very real, and raise fundamental questions about the type of city we want to live in. Losing this land means businesses having to move outside the city. This adds to journey times and has a negative impact on both economic productivity and air quality. A London without industry is a less efficient city, both economically and environmentally. It is also a less equitable and diverse city. The Mayor

is committed to creating a City for All Londoners. London's industrial land and businesses provide vital employment opportunities to ordinary Londoners, and so are an integral part of that vision.

At City Hall we are exploring how to strengthen protections for industrial land within the new London Plan, including the re-provision of floorspace when sites are redeveloped. We are also looking at innovative solutions such as industrial intensification and co-locating light industry with other uses. Such approaches require us to tackle people's misconceptions about industry. Although industrial co-location with housing has been successful in other countries, London has relatively few examples, so we need to prove that it can work in a London context. We believe the problem is not primarily one of design – as the building types already exist – but rather one of confidence from the development industry, political decision-makers and,

most importantly, residential and industrial occupiers.

London Made reminds us of the crucial interdependencies between London's familiar front-of-house presentation, and the hidden back-of-house support network that keeps it functioning. If the London we all know and love is to continue to thrive, it is vital that we overcome some of the popular misconceptions and design issues, and proactively plan for a city with industry as an integral part of its urban fabric. ●

Part of the British Council's UK/Korea 2017-18 Season, the installation was the product of a special partnership between the Mayor of London, the British Council, New London Architecture and SEGRO. Architects and urban designers We Made That curated the exhibit that represents London at the Biennale as part of the Cities Exhibition; a selection of the most innovative public projects and initiatives from 50 cities around the world. London was showcased as one of two Guest Cities, alongside Vienna.

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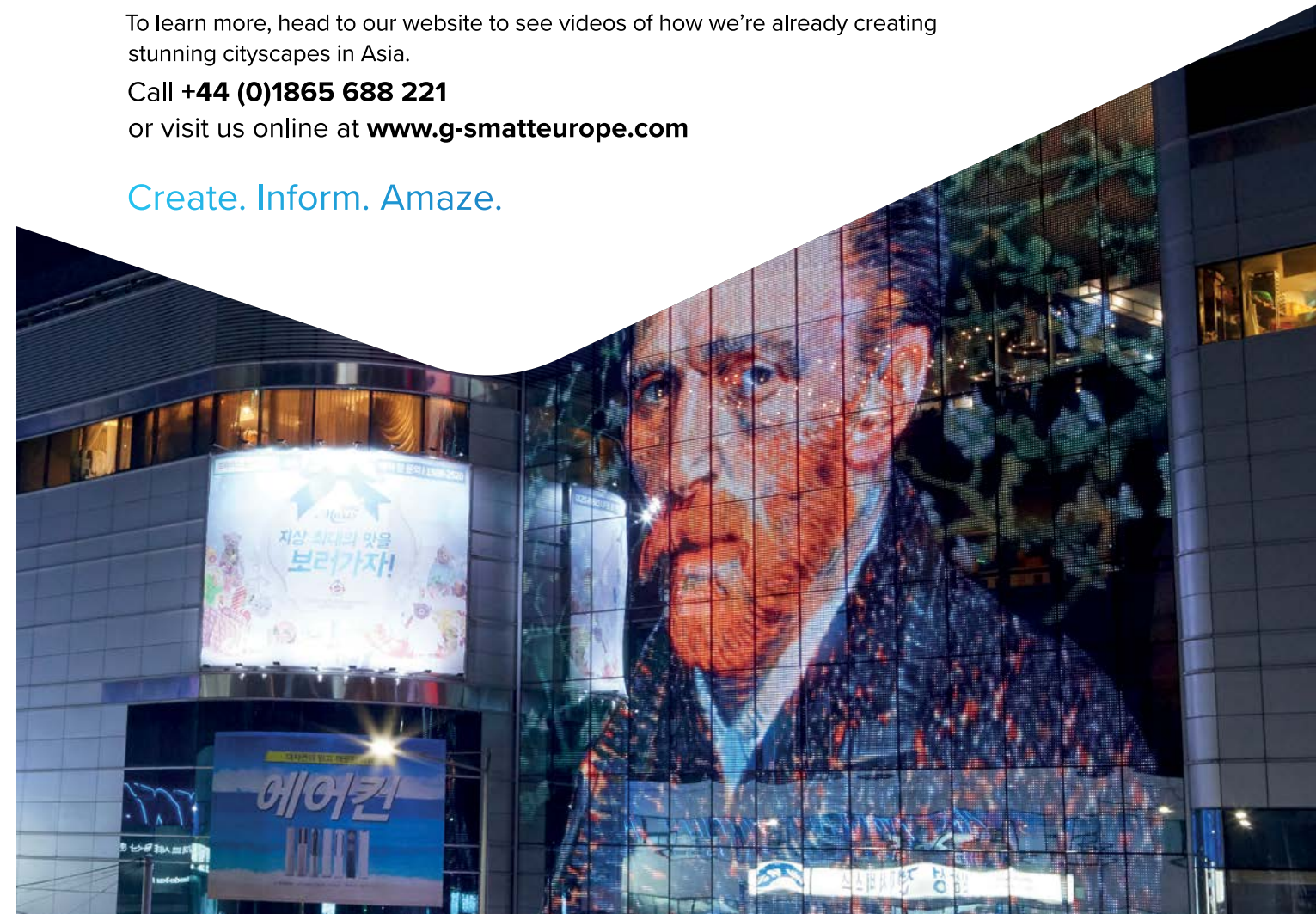
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SAVING SOHO

Glyn Emrys of Emrys Architects talks through the thinking behind his new 30 Broadwick Street building for Great Portland Estates

What is a Soho building? This puzzle was critical to how we addressed a prominent corner on Broadwick Street – Soho’s main thoroughfare. The existing building was everything that a Soho building shouldn’t be: a thick-set, pug-ugly red brick monster. Miserly windows set into outsized reveals made a fortress of its facades, while an entrance that had to be shuttered at night to prevent anti-social behaviour diminished Broadwick Street’s otherwise busy and lively character.

In truth, there isn’t a typical Soho building. While Soho is typified by narrow plots, these are filled by many forms, styles, colours and textures. Like us and our client Great Portland Estates, Westminster City Council saw the site as the last opportunity to save this part of Soho, where fine surviving Georgian terraces have been interrupted by some particularly poor 20th-century interventions. Nobody wanted a pastiche – and our challenge was to introduce a 21st-century 120,000 sq ft mixed-use building into a visually and texturally rich context. Westminster did not want a West End building plonked into Soho – and neither did we.

As part of this ‘saving Soho’ brief, we looked more closely at what Soho’s real character and make up looks like. Even our site contained many contrasts to wrestle with – from the busy corner of Poland Street and Broadwick Street to the mews-like Livonia Street behind leading to a charming hidden courtyard that few ever see. A photographic survey and

archival search of the area led us to develop a palette of materials that we then worked with to address the varied street conditions that we found.

A neighbouring Grade II listed terrace influenced our own facade, allowing our building to sit comfortably alongside by referencing its strong vertical lines, the rhythm of its fenestration and the relationship between the principal and upper storeys. We took on board a local view from Carnaby Street, from where retaining the prominent presence of the terrace was critically important to Westminster. Longer views were also a factor, with our building sitting a mere 300mm below a viewing corridor from

‘As part of this ‘saving Soho’ brief, we looked more closely at what Soho’s real character and make up looks like’

Primrose Hill. As a result, the overall bulk and mass of the building were judged from these points, with three upper floors progressively stepped back to create deep terraces with all sorts of views across the surrounding streets. Soho is full of glimpses of rooftop living, and I am always fascinated by its rooftop landscapes. I’m delighted that we have been able to enliven our own building with a terrific planting scheme, without dominating the variety of Broadwick Street’s skyline.

In seeking to avoid the unimaginative bulkiness of the earlier building there, we also took lessons from the historical plots on the site – the most recent of

which was a 1950s subdivision. This was the genesis for a faience-clad bay to the east of the site, which reads as a separate element and provides a strong visual contrast within the principal Broadwick Street elevation. Further contrast is provided between the muted brick used here with brighter white glazed bricks that form a ground floor plinth and rise to full height as the building turns into Poland Street.

Tying these disparate elements together is a sculptural approach that was inspired by Soho’s historic garment industry, and is expressed as a dart/pleat motif that appears throughout the building. Externally, brick, stone and faience piers become crisp pleats to create a three-dimensional facade that changes as the sun tracks across the southern elevation, while the motif creates a richly textured sculptural wall running through the building to Livonia Street. It’s there too in balustrades, screens and a frieze above the ground-floor windows.

As a practice, we enjoy working alongside artists to integrate art with our designs. For us public art isn’t an indulgence, reluctantly or clumsily bolted on towards the end of the project: it’s fundamental to establishing character and enhancing the civic contribution of our buildings. In Soho – a part of London with an incredibly rich artistic heritage – the opportunity to integrate public art was not to be missed and we worked with a sculptor we know called Sasha Holzer for our public art contribution. He normally works in wood, but we persuaded



↑
Making an entrance – the scheme’s main elevation

‘30 Broadwick Street is another fantastic development by Great Portland Estates and one that we are particularly pleased with. The site demanded something special: a building that not only responded to the complex character of Soho but also provided high-quality commercial space in an area of London where occupiers’ expectations are high. Emrys has captured the spirit of Soho and brought commercial good sense as well as environmental responsibility into the mix to produce a beautiful, sustainable and successful new building. We are proud that 30 Broadwick Street is not only a commercial success, attracting a wide range of office and retail occupiers, but is also one of the most sustainable buildings that we have developed. It’s good for us and our occupiers, good for the environment and great for Soho.’

— Andrew White, Great Portland Estates



↑
The scheme's setbacks continue Soho's character: 'full of glimpses of rooftop living'



↑
Glazed expression – the project's sculptural approach includes glazed bricks



→
Inside – tenants include Nespresso and The Ivy Soho Brasserie

him to work in stone. Large panels enrich the lobby while on the southern elevation a series of Portland stone spandrels – each one unique – are reminiscent of crushed fabric and look amazing both during the day and when softly illuminated at night. Now that the public realm has been completed, and retail life has started to add to the hustle and bustle of the

area, I think we have helped to save the character and life of this part of Soho with a building that is tailor made and carefully stitched into the district's rich fabric. In doing so, we have also produced the most energy and carbon efficient building GPE has ever commissioned, with large, bright and airy spaces that have achieved the highest rents in Soho. ●

AFTER GRENFELL

The Grenfell Tower tragedy prompted widespread soul-searching about fire, cladding and the extent of social inequity in London. *David Taylor* reports on two separate NLA inquiries

The Grenfell Tower fire in June caused at least 80 deaths and more than 70 injuries. In addition to a public inquiry, it shone a light on tall buildings, fire strategies and materials, and led to a series of investigations into how this could be prevented from ever happening again. NLA ran two such events – an emergency Sounding Board and gathering of the All Party Parliamentary Group for London's Planning and Built Environment (APPG) at Portcullis House. The APPG session – run by the London Society working with NLA and Local Dialogue – involved a panel of experts on the implications of Grenfell Tower for London's housing stock. It was introduced by MP for Ealing Central and Acton, Rupa Huq and NLA chairman, Peter Murray, who said it was important to learn from events and ensure that the right mechanisms are in place so similar disasters do not happen again. Sam Webb, principal at Sam Webb Chartered Architect, was involved in the fallout from the Ronan Point collapse in 1968 as an expert witness for the families involved. Webb said he believed ruptured gas mains were burning in the Grenfell Tower fire, that nobody did a fire risk assessment, and the panels beneath the windows burned through in four and a half minutes. Inside, wooden surfaces were painted with 10 coats of oil-based paint, he said. After Ronan Point, Webb sent representations to the Home Office for changes to be made to blocks of flats he visited across the

country, fearing that similar problems might ensue, but was met with little interest, government saying that if they enacted Part 3 of the Fire Precautions Act it would make far too many people homeless. 'They have known about this for a long time', said Webb. Sue Foster, strategic director of neighbourhoods and growth at Lambeth Council, said that, four weeks on from the 'terrible disaster' of Grenfell, there had been significant activity, some clarity, but an awful lot of uncertainty remained. It was unlikely that there would be a single point of failure, she said, but clearly

'It isn't a tragedy, it's an atrocity', said Webb, 'and it is being directed at poor people.'

there had been a focus on the cladding. One block in Lambeth has already had to be reclad, and the authority was doing 'quite intrusive' fire-risk assessments over the following two weeks. 'It is really important I can give reassurance to residents that they are and will remain safe', she said. More work was also being done on water sprinklers as part of a solution, but tenant management issues, in particular, needed 'revisiting'. Finally, building regulations will have to be 'fundamentally' reviewed, as well as how they are administered, said Foster; communication with residents is

absolutely crucial; and local authorities need to pool resources to provide emergency responses but need resources from central government to do so. One of the key problems, said Pat Hayes, managing director of Be First, LB Barking and Dagenham and former executive director of regeneration and housing at Ealing Council, is that building regulations are too 'layered' and need a fundamental review. They must, he said, be updated to reflect modern technology, methods of construction and ways of living, with the need to look at the efficiency of fire compartmentation strategies when '60s buildings are adapted. The other big issue was of the 'intermediate landlord' often putting in less fire-resistant doors, for example, and fire plans that are approved without inspection of what is produced. Despite the huge pressure for housing stock, we must also ensure the quality and safety of new high-density homes is not compromised, but it should be remembered that more people die from fires in street properties than in towers, said Hayes. Adrian Dobson, executive director of members, RIBA, said the inquiry into the Grenfell Tower fire must concentrate not just on the cause of the fire, but also the wider systemic and regulatory context. Responsibility was another factor – the on-site clerk of works used to be the independent overseer of construction and workmanship on behalf of the client, but this role has all but disappeared today. In the 1970s more than half of practising architects were employed in



the public sector – today that is down to just six per cent. ‘So have we lost some expertise within our housing delivery bodies?’, he asked.

Finally, Sarah Davies, head of project management at Pocket Living, said that building regulations treat new build, change of use and refurbishment in residential quite differently, with the first two inspected to comply with modern regulations but the last only required to ensure that the situation is no worse than existing. Building control thus often feels unable to intervene on some schemes where it feels strongly. Davies also suggested that London in the long term may wish to consider ensuring there is surplus capacity to house people immediately affected by similar incidents in the future.

Discussion of the issues from the audience included questions over the suitability of the housing provided for those affected by Grenfell; the paucity of affordable housing that is available; ‘stay put’ and sprinkler policies during incidents; the issue of ‘fire engineering’ schemes through planning and whether ‘investment housing’ could be used in what is a ‘national emergency’.

‘It isn’t a tragedy, it’s an atrocity’, said Webb, ‘and it is being directed at poor people.’

Grenfell and housing – which way now?

NLA’s Sounding Board also met in a separate event to debate the key issues. Its key findings were that London must get better at pooling resources to respond to tragic events like the Grenfell Tower disaster and government should regularly review building regulations and consider safety ratings for homes, like the ones used for cars. There must also be a root-and-branch review of how building control operates in this country, along with more thorough assessments of housing management structures and the design of estates, which appear to cut their tenants off from the street network. Finally, a solution needs to be found to the problem of councils being forced to take

out a court order simply to gain access and inspect mixed-tenure blocks.

Introducing the meeting was again Sue Foster, strategic director neighbourhoods and growth, LB Lambeth, who said that tragic and unexpected events such as Grenfell always bring action, in this case likely to be ‘really significant, across the industry’. It is important, said Foster, that recommendations are not simply made, but enshrined in regulation which local authorities can enforce, and ensure that the industry delivers against new standards. Authorities such as Lambeth are faced with a major task, given its 122 blocks over six storeys in height, 31 of them either partially or fully clad retrospectively. It is testing each, and while it is confident that the work done over the last five years is of a completely different form, Foster said she was mindful of Camden’s situation, where in one building’s case its cladding was not what that authority was expecting when it had commissioned it.

Lambeth has responded further by reassuring its residents on safety and ‘reinforcing’ them of the fire brigade’s message to stay in their own homes during incidents, with compartmentalisation the ‘absolute key’ to fighting fires in tall buildings.

The learning for authorities across London, moreover, is that with the scale and form of the tragedy, said Foster, individual boroughs cannot mobilise the type of response and provide the right levels of empathy, support, communication and coordination for the people affected all by themselves. ‘We are now providing a much more coordinated response’, she said. ‘I would say that has taken longer than it should as a collected group of boroughs.’

Management of housing stock is another issue. ‘I think this will be quite a game-changer in who is accountable, who has responsibility, how do we manage stock, particularly on multi-managed estates.’ Tenure is one thing but management will have to be

‘I think this will be quite a game-changer in who is accountable, who has responsibility, how do we manage stock, particularly on multi-managed estates.’

reviewed. Fire-risk assessments too, should be ‘meaningful’, and Lambeth is reviewing its own tall buildings at the ‘much more intrusive’ Level 4. There could potentially be lessons to be learned from other industries here. ‘You buy a car and know what safety rating it has’, said Foster. ‘You make a choice about what car you buy, partly on safety reasons. We don’t have a rating saying how safe you are in your home. I think this could require us to do something quite different around our communication with our residents and how safe they feel.’ Finally, the government needs to contribute funds to this whole scenario meaningfully, said Foster.

Daniel Moylan, councillor, RB Kensington and Chelsea, said that part of the problem was that large residential blocks and estates were ‘machines’ with complex ‘systems’, such as heating and hot water that were difficult to maintain piecemeal, in contrast with smaller-scale housing. Maintenance therefore required periodic major capital works (in the context of a perennial shortage of capital funding to social landlords) often long after deterioration in the systems had become evident. But another issue was that in residential buildings people on the whole did not want to be decamped during works, anxious about both disruption and their right to return. So there was something about the built form of towers for residential purposes that created problems which could become ‘persistent and endemic’ for the occupants, with issues going beyond fire safety. ‘In addition, there were social issues both about the sense of disempowerment social tenants felt, giving rise to anxieties in the face of major works; and about the severance of social housing from many working families, who had little access to it, undermining political commitment. ‘Tenure and empowerment are crucial to this’, said Moylan.

In Ealing, said Pat Hayes, there was a major incident 20 years ago when

fire spread through an estate’s pitched roof form created for insulation, which led to a change in building regulations. Reviews of such regulations should be done much more regularly, along with a look at the role of approved inspectors in the building control process. It is difficult for authorities to know what goes on in their stock in terms of occupation. But Hayes said we must not respond with totally inappropriate measures such as fire drills in the middle of the night. ‘We have to avoid overreacting.’

Ed Watson, executive director, growth, planning and housing, City of Westminster, said there were ‘endemic’ flaws in the system including the role of leaseholders and lack of knowledge about who lives in local authority stock or might be vulnerable. And, with a system built on compartmentation, weak points

‘Tenure and empowerment are crucial to this’

such as non-compliant work carried out by leaseholders could undermine the rest of the prevention mechanisms. There is also a potential problem with the system that relies on third parties including contractors doing what they were expected to do. ‘There will be and have to be some fairly dramatic system-wide legislative and regulatory changes, the scale of which we haven’t really yet understood and the cost of which could be potentially unmanageable’, he said.

Pocket CEO Marc Vlessing said a look at international reporting on the Grenfell incident was instructive – the Germans and Dutch simply couldn’t understand how the UK subcontracts risk endlessly both in the public and private sector. ‘You create a culture in which you just don’t know any more what’s going on between arms-length TMOs [tenant management organisations] and councils, let

alone main contractors and endless subcontractors – ultimately where does accountability lie?’ Also, there now needs to be an acceptance that a complex world city such as London needs to have a certain minimum quantity of ‘redundant’ (ie, surplus) housing which the system needs to maintain at any cost in order to move people in temporarily in response to emergencies but also to assist in the fiendishly complicated task of decanting social tenants when trying to manage major refurbishment projects. Finally, he argued that local authorities needed to be much bolder in enforcing their rights to undertake improvements. Director of planning and strategic transport, LB Croydon, Heather Cheesbrough added that regulations need to be reviewed, especially since they stopped being statutory and are now more to do with ‘judgement calls’, with permitted development rights – former office buildings now being residential – a particular concern.

Digby Flower, chair UK and Ireland, Cushman & Wakefield, said that a contrast was the commercial offices sector, where buildings now have BREEAM ratings and even WiredScore ratings – why can there not be a similar rating for fire safety in public-sector housing? But perhaps appropriate form should also be assessed for different kinds of tenants, said Savills’ head of world research Yolande Barnes. And the design of some estates and blocks was such that they are cut off from the street network, inhibiting access for fire engines and the ability of people to get out of their flats. ‘I think there is a broad issue about urban form’, she said.

NLA chairman Peter Murray said a Grenfell working group will be set up within NLA to debate the key issues, especially given its regular research on tall buildings. There will also, said Murray, be space in NLA’s packed programme to take a look at comparable fire codes in Germany and Holland. ●



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MAKING A NEW NEIGHBOURHOOD

Cany Ash says her practice's multi-award-winning plans for Wickside represent a new kind of urbanism; embracing density and fusing architecture with nature



Hackney Wick has been many places: a rural area on the edge of the marshes, streets of two-up, two-down houses, a place of impressive warehouses and humble sheds inventing new things to do with plastics and, most recently, 600 artist studios. Now, many of the sheds and some robust-looking buildings are being cleared to make way for new, dense residential quarters of which our project, Wickside – with 476 flats – is one. It is fortunate that no creative space will be lost when Wickside is built as it is currently a waste transfer site for the McGrath Group, who have already moved their operation to Barking. We are instead making room for new creative and productive spaces including a foundry, large brewery, food cluster, flexible characterful studio space as well as the more public galleries, cafés and cultural venues on the rooftop of the old McGrath headquarters. Some of this 10,849 sq m of workspace is in brand new buildings; some in the retained buildings identified by the planners as local heritage assets and in the ‘knockabout’ buildings which we in the design team felt lent some ‘Hackney Wickishness’ to the development.

Our aim was always to create a genuine new neighbourhood for London with ordinary London streets morphing through a series of park-like streets – or fingers of park, depending on which way you were walking – into the new canal park. Despite the fact that the streets would not be adopted by Tower Hamlets, it was important that there was no sense of a boundary or change in management regime to this territory. The public realm was to feel curated in a positive way for markets and events, but with none of the signs of management lurking around new developments in the city.

Can one start to call a development a neighbourhood before it is built or inhabited? Ash Sakula feels that it is important for architects and placemakers to champion the future life of a place and give a voice in the design to the families, loners, collectives, businesses, market traders,

gardeners, canoeists, restaurateurs, performers and children of the future. They need to be heard as an imaginative act if we are to succeed in making particular places.

At the start of our involvement in the project, we tried to find a soundtrack for Wickside and put it up on YouTube for comment. Some might feel we faked the future or twisted the narratives. We know, however, we will be forgiven as the far more serious crime in contemporary East End architecture is the non-place. These are places where there is no tap on the balcony, a hard, glassy glamour which is too standardised.

The constraints at Wickside have all shaped the scheme: the roaring A12 urban motorway to the west; the disconnect caused by the narrow towpath with its pinch points around

‘Our aim was always to create a genuine new neighbourhood for London with ordinary London streets’

a graffiti-hallowed electrical substation and pumping station; diagonal sewers and bridges; the policy of keeping building heights under 20 meters; retaining existing structures; and the demand for employment space.. However, the most interesting constraint and policy decision was designating this site for a 1.4 hectare park. That demand questioned the viability of development on the site and allowed some lateral thinking into the purpose of green spaces, hard spaces, yard spaces, water spaces and, above all, high spaces. We began to explore a park which hijacked the roof spaces over the buildings as ‘hyper-local’, communal pocket parks accessed off each stair core. We looked into how such a three-dimensional park would attract different local and travelling audiences and how each space could be animated and cultivated.



Canal dreams – the scheme occupies a 3.4 ha canal-side site on the edge of the Olympic Park

The result of this work, supported by examples from all over the world, was that we could show both the value of intensification and value of proximity to this new breed of park. Socially it was compelling; environmentally too, a wildlife corridor for bees and birds was supported by rich habitats at roof level between Victoria Park and the Queen Elizabeth Park. Retaining rainwater at all levels counteracts the growing problem we have with urban heat islands in London. The public realm was designed around a SuDS strategy to absorb or at least delay the passage of rainwater using raised lawns, giant raised tree planters, wide bands of sedge and thirsty 20m-high vines.

Wickside has the opportunity to demonstrate a new kind of urbanism where architecture and nature are mutually supportive and where Londoners start to open up to their neighbours. Density can be fun. ●



Uses include an art gallery, shops, restaurants, foundry, creative studios and a brewery



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BRIEFING NOTES

Our regular round-up of conferences and events at NLA



WEST LONDON ON LOCATION

‘West is best’ – the Heathrow effect

In association with LB Ealing and LB Hounslow

West London is fighting back from being in the shadow of the city’s eastern push since before the Olympics, galvanised by the expansion of Heathrow and Crossrail – two major factors in catalysing jobs and homes.

That was one of the key messages to draw from a wide-ranging discussion on ‘The Heathrow Effect’, an NLA On Location event held in the University of West London in Ealing.

Ealing leader Julian Bell said that despite government cuts to the authority’s budget down to £168 million, Ealing was nevertheless proving that London was ‘open for business’ and has been able to ‘grow our way out of austerity’. The borough Bell fell in love with 30 years ago for its accessibility was only getting better through Crossrail and other initiatives, while its green, open nature was one he wanted to further with measures on cycling and electric vehicles. ‘I want Ealing to be the Copenhagen of London’, he said.

Bell’s counterpart at Hounslow, Steve Curran said that infrastructure was key, and that the expansion of Heathrow would bring jobs and prosperity. But the green belt was another issue to be looked at, with the authority’s second period of consultation under way and public consultation set to follow later this year. It is important that we protect green belt and Metropolitan Open Land, he said, but there has to be a ‘realism about that’, with some sites less worthy than others.

Heathrow’s community and stakeholder relations director Rob Gray said that a bigger and better airport will provide a ‘catalyst for growth’.



‘Heathrow expansion is a vital project built in the national interest’, he said. Heathrow is the UK’s only hub airport and building a third runway will let it increase the number of long-haul destinations to which it can fly to 40, as well as doubling cargo capacity. But it will also aim to be ‘carbon neutral’, he said, and the airport is already quieter than it was in the 1970s. ‘It is a golden opportunity to provide benefits to Ealing, Hounslow and the wider subregion’, he said.

Segro is a provider of ‘big sheds’ to this area and many others, for clients who increasingly want to be near their markets, rather than out in the ‘shires’, said the firm’s partner Neil Impiazzi. But the UK should perhaps seek to get ‘creative’ and build more multi-storey industrial units as they do in Rome, Munich and Paris, where Amazon is doing precisely that. ‘Going up is a reality for industrial as it is for apartments and residential’, he said, adding that mixed-use solutions were another area to be looked at. ‘Industrial is not a dirty word.’

The conference also heard from Will Alsop, director of aLL Design, who showed his scheme for a mixed-use development on the Brentford bus station site in the ‘Golden Mile’ as part

of what he branded west London’s need to ‘fight back’ against the rise of the east, especially with regards to the young.

Maccleanor Lavington director Gerard Maccleanor agreed, saying the west today contrasted with 2006 when a drawing his practice produced for London showed growth in the east, but the west perceived as being full of suburban housing, with expensive land constrained by Heathrow. Now, however, development at Old Oak Common, Wembley, Southall and Acton is changing all that, as well as his practice’s work on developing a masterplan for Brentford High Street. ‘What you see now is west London taking up around 17-25 per cent of housing targets for the London Plan’, he said.

Berkeley West Thames’ Damian Leydon showed how the redevelopment of Southall Waterside will bring a new London village including 3,750 homes, and Lampton 360 managing director Barbara Richardson detailed how her arm’s length company is creating affordable housing in Hounslow and beyond.

Finally in discussion, Ealing director of regeneration and housing Pat Hayes said that Ealing’s resurgence



↑
Frieze! Artwork
on a block in
West London

as an office location was in part down to Crossrail’s arrival, and the authority is using its assets to catalyse intensification and development in the borough. But housing will not be solved by green belt release, he said, especially with so many planning consents not built out on brownfield

sites and developers landbanking. But some areas of green belt are neither green nor a belt, he added, and some Metropolitan Open Land has little or no amenity value, so should be de-designated. ‘It has to be about substitution and moving things around.’

MARKETS

GLA throws weight behind markets push

Part of NLA’s Retail programme

The GLA is putting its weight behind London’s markets in a series of initiatives that recognise their important place in the capital.

Senior projects officer at the GLA Tina Jadav, speaking at the NLA breakfast talk – Taking Stock: London’s evolving markets – said City Hall is launching new research into markets’ wider benefits, is creating a new London Markets Board and has been shortlisted to stage an international public markets conference. The Mayor Sadiq Khan is also set to announce a funding programme for improvements to some of London’s 280 markets – up from 162 in 2010 – and will be making recommendations that feed into the London Plan.

‘London’s markets are manifestations of our openness to the world’, said Jadav. ‘They’re an essential part of Londoners’ everyday experience of the capital.’

The research will look at how markets are adapting and fitting into regeneration areas, and there may even be a move to look at the licensing act. ‘We really think markets need to be recognised as open workspace’, Jadav added. ‘There is a lot of support and momentum from City Hall and we will push for an agenda which for a long time has not been recognised.’

Market Tech group property director Mark Alper said markets were engrained into who we are as a society and a symbol of how we interact with each other. The future of e-commerce, he said, is absolutely bricks and mortar, and markets such



Regeneration key – Camden Lock market

as Camden – with its 40 million visitors per year and 6,000 on its waiting list for pitches – are ‘about communities’ with new elements such as housing and workspace for creatives. Camden is also set to unveil new underground structures, reinvigorated for the first time in 150 years, Alper revealed.

At Walthamstow Market, meanwhile, changes are also underfoot. Jonathan Martin, director of investment and delivery at LB Waltham Forest, said that the market had grown organically from its initiation in 1885 to become ‘a huge asset in the centre of the borough’. The longest market in Europe, Walthamstow has issues for its traders such as the need for improved lighting, parking and toilets, and for customer issues such as rubbish clearance and the need for reduced crowding. Gort Scott has been

engaged to improve the design of the market and to contribute to what Martin calls its strategy to ‘keep, seed and grow’ the asset. But another key point was about demographics and changing work patterns. The market opens at 9am and closes before commuters return, so the authority is looking at other uses and working with traders on their hours of operation. ‘We want to build on the culture that’s there and build on the asset of the market’, he said.

The conference also heard from Stiff + Trevillion director Lance Routh, who outlined the work his practice is doing with the Westway Trust on revitalising Portobello Market and environs. ‘It’s a very vibrant market but only operates on Friday, Saturday and Sunday’, he said. ‘For the rest of the time it is pretty dead and needs an injection of energy to bring the whole thing to life.’

HOUSING

Space standards – the final frontier

*Part of NLA’s Housing Programme
Programme Champion: Barratt
London, GL Hearn, Peabody
Programme Supporter: AECOM,
Countryside, MSMR, Pegasus Group
and Virgin Media*

New, flexible approaches to the design, delivery and space standards of housing should be allowed to flourish if London is to keep families and the young from fleeing a lack of affordable accommodation in the city.

That was the key point to emerge at a breakfast talk: ‘Are space

standards limiting London’s housing supply?’ at NLA.

Levitt Bernstein head of housing research and conference chair Julia Park said that there was a ‘tinge of frustration’ in the title of the debate, and that it was easy to forget that only a decade ago we had a housing crisis of a different kind, with thousands of homes simply not selling, with the smallest proving hardest to shift. One-beds then were typically around 44-46m2, with two-beds at 63-65 m2, and there was concern that homes were getting smaller in London and elsewhere, which prompted the London Housing Design Guide that took effect in 2011 and then current space standards – bizarrely similar to the first ones that emerged 100 years ago.

Wimshurst Pelleriti partner Will Wimshurst showed how his practice is responding with micro-housing developed with Richmond Housing Partnerships to target those who earn too much for social rent and not enough for shared ownership – a ‘whole generation of Londoners’. It has built a prototype ‘chassis’ with L&G at its Leeds factory in three different typologies that are so airtight that they will only cost £10-40 in energy bills, and which now have a site in Richmond.

Flexibility is the watchword for Naked House, meanwhile, whose Rachel Bagenal said the idea emerged from the personal situation of the four directors, all of whom were ‘generation rent’ and could not see any viable offers in the intermediate market. ‘I guess we felt they weren’t that affordable of designed with us in mind, or with any flexibility or agency’, she said. The not-for-profit housing developer has a target to make its output – a mortgage compliant home that has all it needs to get planning and building control, but nothing more – affordable on a London median income, never more than a third of the household income. The first 22 Naked Homes will be built in Enfield with funding from the mayor, and are set for completion in 2020. ‘We’re

trying to give people as much choice as we can’, said Bagenal. ‘It might not be for everybody and it won’t solve the housing crisis but it is another choice for Londoners who are priced out.’

For Barratt London head of planning Martin Scholar, the problem is more that councils are not being flexible enough when it comes to the type of housing that they want to see. In particular, the proportion of family housing – three and four beds – is the result of ‘well-meaning’ policies but which end up being used by sharers. ‘We’d argue for flexibility and say that we can provide more housing by having that flexibility and councils being less insistent on family units’, he said. Barratt wants a more ‘nuanced’ discussion with the GLA as the next iteration of the London Plan evolves.

The head of the London Plan at the GLA, Jennifer Peters, said the introduction of space standards had made a real difference to the quality of life in London, but that the GLA is looking at shared living and trying to promote different types of development. Mae principal Alex Ely said now was not the time to think again about space standards but that there is room to accommodate specialist accommodation. ‘If you remove the standards all I see resulting is a race to the bottom’, he said, and we have some of the smallest standards in Europe as it is. Finally, U+I director of business development Duncan Trench said he had investors ‘queuing up’ for his proposal for smaller accommodation. ‘We believe there is a bunch of Londoners out there who are prepared to sacrifice size but not quality’, he said. ‘Let’s start listening to what people want. I think I can develop 250 units in a zone one in a medium building of 14-16 storeys and I think I can charge them the London Living Rent. It will bring a whole bunch of people back into the centre of London.’ Trench said investors saw a secure income in the proposal along with demand for a well-managed building that will have amenity space and which may help fill a ‘gaping hole’ in the market.

HISTORICAL INFLUENCE

Embrace heritage and avoid homogeneity, London told

Part of NLA’s Conservation and Retrofit Programme

London should recognise the importance its rich built heritage and character brings socially, environmentally and financially and avoid lapsing into the ‘homogenisation’ affecting other world cities.

That was one of the key points emerging from a half-day conference at NLA on how the capital can retain its character in a period of rapid growth.

Keynote speaker Emily Gee, London planning director at Historic England, said her organisation recognised and supported London’s need for growth, but that its special and distinctive character should be a fundamental factor not only for tourism but for wellbeing and sound financial sense. ‘We degrade the historic realm at our peril’, she said, adding that it was a ‘vital ingredient in good growth’.

London’s 33 boroughs have over 19,000 listed buildings, 1,000 conservation areas and four World Heritage Sites, and Gee said Historic England is working to a heritage strategy as a ‘golden thread’ that runs through the next iteration of the London Plan. It has commissioned research demonstrating that densification can be achieved in many other ways than building tall and is encouraging local authorities to start with a strong, character-based understanding. But one of the key areas was the protection of Thames-side environments as at Chiswick, where Historic England successfully fought the Chiswick Curve proposal. The Walkie Talkie, moreover, spoils many views from the river,

Gee added, and the capital remains ‘vulnerable’ to tall buildings. But they can contribute to the vitality of the city if they are well sited and designed, so Historic England is preparing evidence work photographing views with the aim to perhaps add more protected sightlines in the capital. ‘It’s important to be able to show that heritage is not a rarefied, dusty subject, but an important part of what keeps London special.’

Farrells partner Max Farrell showed schemes such as the practice’s Eagle House on the City Road as an example of how heritage can be integrated. But what was fascinating, said Farrell, was how a city with the world’s best architects had so much ‘woeful’ public space. The Farrell Review proposed that government should legislate to address VAT on retrofit, but was told by Treasury that they could only opt out of some EU legislation – so perhaps it was time to revisit that push to stop incentivising demolition of heritage schemes.

Allies and Morrison Urban Practitioners director Louise Mansfield said that conservation areas were in fact some of the densest areas in London. Her practice is working on characterisation studies in Croydon and Barking & Dagenham in a bid to understand what is there, and at an early stage, before masterplans are contemplated. ‘In the understanding of place, it is always very important to talk to the people who live there’, she said.

The conference also heard from Cadogan’s property director Haydn Cooper, who emphasised the long-term view as a boon to retaining historic environments and detailed the next iteration at Duke of York Square, featuring a new restaurant and retail. Donald Insall Associates’ Tanvir Hasan, meanwhile, said that the Great Estates model of an approach to areas rather than just buildings was one we could learn from, while the success of Regent Street over the years was a design code that allowed for flexibility. But during questions, a key concern was the loss of expertise in conservation issues across the industry.

The second session looked at particular examples: Battersea Power Station Development Company chief development officer David Twohig said there was a ‘homogenisation of every place we are creating that is making places frankly less engaging’. Developers, he said, therefore needed to be challenged and re-educated to do something different. Other examples included Blossom Street, a project whose architect at AHMM, Paul Jones, said had ‘been through the wringer’ but which looked to gain diversity by employing a number of different architects. AKT II director Rob Partridge showed several examples of how engineering could help build on heritage, including the US Embassy building at 30 Grosvenor Square, which is one of the best examples of off-site pre-manufacture, or Regent’s Crescent, where reverting to pre-soaked bricks helped on expansion issues. And finally Jane Dann, director at Tibbalds Planning & Urban Design, showed how Hackney Wick Central integrated a heritage approach into the masterplanning team to inspire the design process – ‘not as a constraint but as a positive thing’.

ACTIVE TRAVEL

London needs ‘culture change’ on active travel

Part of NLA’s Transport & Infrastructure Programme Programme Champions: AECOM, Atkins, Grimshaw, TfL Programme Supporters: Broadway Malyan

London’s new transport strategy is the most ambitious that London – or almost any city like it – has ever seen. And the 25-year plan will be needed if the UK

is to get out of its ‘serious inactivity crisis’, delivering safer and less polluted streets in the process. But a culture change is also needed to accompany infrastructural improvements if real progress can be made.

Those were the main messages from the Mayor’s walking and cycling commissioner Will Norman at the Active Travel Summit at NLA.

Our public transport system is the envy of many cities around the world, said Norman, but this masks the reality of how Londoners actually move around – as many people use cars (36 per cent) as take public transport (37 per cent). That car dependency contributes to polluted, congested and dangerous streets which are not welcoming places in which to walk or cycle, and to the fact that more than 40 per cent of Londoners do not achieve the recommended 150 minutes of

‘If we really want to drive change we need a change in culture at the same time’

activity a week. Some 28 per cent do less than 30 minutes a week and we have a generation of kids who will be expected to die at an age five years earlier than their parents as a result of inactivity. ‘We have designed activity out of our lives’, said Norman. So, said former Nike employee Norman, the strategy’s ‘Healthy Streets’ approach is not about sport but about ‘putting people and not vehicles at the very heart’ of the GLA and TfL’s decisions, prioritising walking, cycling and public transport over private vehicles. The plan includes for all Londoners to do at least 20 minutes of active travel each day and changing streets by reducing car parking, providing safe crossings and redesigning junctions to make them safer for those on bikes, along with a general reduction in traffic.

Norman commended Waltham Forest’s ‘Mini-Holland’, where Orford

Road has been transformed and, as a result, there are no empty shop units. ‘It’s made the area so much more attractive for residents and visitors but also for local businesses’, said Norman. A new funding scheme, Liveable Neighbourhoods, has been launched to pay for similar projects, with £86m available for exemplars of the Healthy Streets approach. Norman’s work on walking ‘in the greatest walkable city on the planet’ will include a design for Oxford Street which will be presented to the public at a consultation in the autumn, while for safer cycling his department is aiming to tackle dangerous HGVs to make them comply with the world’s first Direct Vision Standard, and to work on improving junctions including at Waterloo IMAX, where one arm of the roundabout will be closed to create a new pedestrian space. ‘I don’t think that just doing the infrastructure is enough’, said Norman. ‘If we really want to drive change we need a change in culture at the same time. But we also need to inspire people to drive change.’

Lucy Saunders, public health specialist, transport and public realm, Transport for London presented on wellbeing and the epidemiological evidence base on health of traffic dominance. She said it was important

to ‘connect’ with people, ‘be active’ with rhythmic activities to release endorphins and make us feel good, ‘take notice’ of the world around us, ‘keep learning’ and ‘give’ in terms of helping others. These Healthy Streets indicators are important given that one in six Londoners does not even leave their house on a given day and most children don’t play out on the streets, eight in 10 of them not getting the required amount of activity.

Transport for London’s Brian Deegan, meanwhile, spoke about innovation in design and the integration of walking and cycling in developments, with investment decisions at TfL to be made against Healthy Streets Indicators on every scheme. All new developments should also discourage car use, he said, and TfL is keen to see from developers some form of monitoring over strategic outcomes on cycling. Miquela Bezuidenhout of Remit Consulting said the BCO report into cycling facilities showed that increased provision and better quality facilities at the office would encourage 38 per cent to cycle to work, and that showers and parking spaces for bikes were now the ‘bare minimum’ where facilities are becoming differentiators. The report recommends that for 100 employees, 10 bike spaces should be provided, at least 10 lockers, and one shower,

although every organisation is different. Air quality is also an important reason to encourage active travel, said Brendon Harper, air quality project manager, Cross River Partnership, especially given that it contributes to 9,400 deaths every year in the capital and 50 per cent of London’s emissions come from transport engines.

The conference also heard from London Cycle Campaign’s infrastructure campaigner Simon Munk and Living Streets’ Tom Platt, showing the ideas to recreate the ‘unhealthy’ ‘uncomfortable, overcrowded, failing’ Oxford Street as ‘the London Boulevard’ and the iconic potential Healthy Street for walking and cycling, as a tree-lined space with wider pavements, better crossings and places to stop.

Bill Taylor, partner at Robin Snell and Partners, spoke about the local politics behind his proposal and potential locations for a Nine Elms Pimlico Bridge. ‘This is about the first time I’ve experienced it where the design is easier than everything else’, he said. Elliott Wood’s Gary Elliott took the audience through his company’s Rotherhithe Bridge project with Nik Randall of ReForm Architects, a ‘self-start initiative with no client, no brief and no fee: not a great starting business model’. The popular scheme could be on site within this mayoral period, he said.

Finally, assistant director (City transportation) at the City’s department of the built environment, Iain Simmons, showed the safety improvements that have been made at Bank Junction in reducing casualties and pedestrian crowding while improving air quality and the perception of ‘place’. ‘It’s about transforming Bank, and that takes about 10 years’, said Simmons, highlighting the difficulty of making real change during political terms. One key to its success was fighting resistance and emotional capital from taxi drivers especially by generating ‘positive emotional capital’, with key groups actively saying they wanted Bank to happen.

ANNUAL LECTURE

Annual lecturer Adjaye makes case for greater diversity

The built environment sector specifically – and society more generally – should aim to make ‘big jumps’ rather than incremental changes to secure greater diversity.

So said Sir David Adjaye as he gave the NLA’s annual lecture at the Royal Geographical Society, which also formed the Keynote Lecture of the London Festival of Architecture.

Adjaye – who was knighted in the Queen’s New Year’s Honours list and says he is not taking the responsibility lightly, with public talks and lobbying on his agenda – was in conversation with NLA chairman Peter Murray. He told a packed audience at the RGS that it shouldn’t even be a question that diversity should be a given and it was at the heart of London’s success economically as a ‘mosaic’, ‘tapestry’ and even the reason behind its success as the cuisine capital of the world. So it was a ‘terrible mistake’ to lose talent from the capital – ‘immigration is the city’, he said. ‘London has always been my teacher. It’s the crucible.’

Adjaye reflected on his career so far, on how ‘density’ with a social mix is the most important issue of the 21st century, and on how many cities in the African continent were failing to grasp key tenets of urbanism and the ‘phenomenon’ of the city. Asked by RIBA president elect Ben Derbyshire from the audience to throw his weight behind his provocation for architecture to be a four-year course, Adjaye gave a ‘diplomatic’ answer. He reflected that his growing practice had staff who had come in almost



In conversation – Murray and Adjaye

as apprentices, and others who had done eight years of training, but Derbyshire’s idea had ‘a lot of sense’, particularly when an education was becoming more like a ‘privilege’ with the costs involved.

But on diversity Adjaye said he couldn’t understand why people said it would be too hard to introduce more equality – if you are interviewing 20 men for a post you have to ask what is going wrong, he suggested.

‘London has always been my teacher. It’s the crucible.’

‘As a society, we have to make big jumps’, and as an industry ‘get on with it rather than stagnating and making excuses’. Much better to take a leap out of French president Macron’s book and implement swift change, with 50 per cent of his cabinet women. Adjaye aims to keep similar levels across both gender and race in his offices in New York and London, not as a feel-good factor but to get

better experiences and, ultimately, better, smarter architecture. And his message to the UK prime minister was to avoid ignoring the talent of a diverse city which can serve us all, because London’s talent pool is the envy of many of the countries Adjaye visits.

Adjaye also touched on issues regarding his study of Africa, its impact on what is now thought of as sustainable measures, and the early forms of building and the idea of democratic market halls that informed his Smithsonian National Museum of African American History and Culture in Washington. He also revealed that he has an ‘obsession’ about trying to build ‘buildings with four sides’ and that ‘we are now in a world where it is really hard to hold onto monoliths as a definition of who we are’. Finally, he made clear his views on the power of architecture: ‘I’m not interested in good or bad space, or in the judgement of space’, he said. ‘I’m interested in the potential of space.’



Hoop dreams – Cyclehoop's bike parking at NLA

Nicholas Hare Architects



SMART PLANNING

Public sector should lead on 'PlanTech'

*Part of NLA's Planning Programme
Programme champions: Argent
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Future Cities Catapult
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London is blessed with tech companies coming up with innovative ways of trying to bring planning out of the dark ages and into a digital future. But the public sector must step up to formalise a single response for the benefit of planners and the wider public alike.

That was the key view to emerge from a wide-ranging conference arranged to investigate responses to the planning system's dismal showing in the rankings of those industries embracing smart technology.

Currently, planning is languishing at the foot of the table with construction, and only the combined sector of agriculture and hunting is below it, said Euan Mills, from the Future Cities Catapult set up to bridge the gap between technology and the built environment. Mills said his organisation was looking at how we can change how we plan, with so much data going through planning departments that we don't collect – could we start considering things like mobile phone data? Social media? Sensor technology? Or how about using real-time visualisations or experimenting with augmented reality to visualise what projects might look like before they are built? 'We're not very far from the point in time where every building that goes through consultation you can see on your mobile', said Mills.

The conference looked at technologies where mapping and data were used to provide better modelling

in the City of London, for example, where information on wind, building heights, public realm and noise could be layered into a 3D model to aid development. Or there was StreetScore, which again used a series of 11 variables to come up with an evaluation for streets. AECOM principal director of landscape architecture, Eric Hallquist showed an approach to city-making in Istanbul and beyond, but suggested that we need to transfer ownership of tools back to the planning authority. Transport for London's visualisation specialist Paul Harwood, meanwhile, demonstrated the ways in which the organisation is looking at 3D modelling, VR and mixed reality to enhance the 'inherently long-winded planning process', but also suggested that to achieve a smart city we 'need to work together towards a common goal'.

Francine Bennett, CEO & co-founder of Mastadon, said that she was convinced that demand forecasting is an essential component of planning the right city, with her firm's work including a look at the demands of special educational needs at a time when local authorities face distinct pressure on budgets. Perhaps, said Yeonhwa Lee, director of operations at Urban Intelligence, the work her company does in collecting and digitising planning policy might help in creating a future where planners will watch screens in the way stockbrokers watch the market. Or maybe car sharing is the smart idea that has the power to change the city's relationship with the car, and improve its air quality, said Zipcar UK general manager Jonathan Hampson. 'Car ownership in the city we believe is a broken model', he said. 'We have to change our relationship with the car.'

RWDI senior consultant and principal Ender Ozkan said his firm's work with the City of London on comfort modelling had allowed a 3D model of the City on which it could simulate climate conditions and even the 'huddled penguin' effect, where clustered towers often show windier

conditions at their periphery, but calm spaces in their midst. Pedestrian modelling and wind guidelines – even as it relates to local cycling conditions – can also be plotted, and the work can be scaled fairly easily to other boroughs and the cost shared, with the City keen to share its knowledge. But where do developers come into the funding of such technology, he asked. Should they be contributing? City of London policy and performance director Paul Beckett said the modelling had helped with the cumulative effect of tall buildings, but the City had been forced to 'cough up' the resources to fund it rather than wait 'forever' for the GLA to move on the issue. 'It's still a work in progress', he said. 'But it is already paying dividends.'

Ramboll project director Ann Gordon showed the audience a tool to help with massing scenarios generated by computers fed with the site constraints,

'We have to treat data and these digital tools as we do our physical infrastructure'

and which can make savings by suggesting which solutions might be appropriate for modularisation and limited use of cranes.

But Euan Mills put his finger on the main issue when he said that although there was an undercurrent of interesting experiments in the area, it all felt very fragmented. 'This is where the public sector has to step up', he said. 'We have to treat data and these digital tools as we do our physical infrastructure. And the ownership of that is going to be critical. It's going to be the big companies that are going to step up, but imagine a world where Google owns all our planning data and built environment. That's probably not a good idea in the long term. And the only way forward is for public authorities to start stepping up and taking data and digital tools a lot more seriously.'

THINK TANK

Digital technology and city shaping

Part of NLA’s Planning Programme Programme champions: Argent Related, British Land, CBRE and Future Cities Catapult Programme supporters: AECOM

How can digital technology help to inform city shaping? Is it the future for the London Plan and smart cities? And how do we make progress on a 3D model? A Think Tank organised by NLA at CBRE’s City offices sought to find out.

Those developing digital models, said Miller Hare partner John Hare, should recognise how futile it is for one of them to be the sole repository of data. Needs differ according to use and user, with some requiring information on roofscapes, for example, and others far more. ‘We can come together and share and represent data’, he said, ‘but we have each got to have responsibility for the bit that you’re going to derive information from. Miller Hare has spent some £150,000 every year for 20 years in this area, but is not trying to sell or license a model. Yet if we want to make a digital model ‘democratic’, said Hare, it has to be usable on an iPad at home, where there are processing power and bandwidth issues. Google has got there already, however, so the industry should not try to compete with them. The issue is perhaps in how you could take a model based on the planning system’s data and translate it so it ‘lands’ in the Google model.

For Space Syntax managing director Tim Stonor, there are drivers now that are making so much more possible – such as the prevalence of data and capability of computing to process it. ‘We have got powerful engines

and plenty of fuel, and this is driving knowledge and understanding, which is the really important part.’ This is then driving demand from the client side, which is in turn driving a need for simplicity and thus the integration of different models, rather than just one single model. Working in partnership with the Future Cities Catapult, Space Syntax is creating ‘Tombolo’, a way of writing code to knit models together, said Stonor, which he backs rather than the creation of any ‘all-singing-and-dancing’ model.

Daisy Estrada, senior planning officer at the City of London Corporation agreed, but said there was a lack of expertise inside authorities like hers at the City, alongside the problem of how models could be updated. Cobus Bothma, senior associate principal, KPF said the idea would be a controlled model, but there are considerable questions to consider: when do you make models available, who owns it and who has access to it? This issue of who owns the data and licensing agreements is one of the critical issues highlighted by Euan Mills and his Future Cities Catapult. Some 3D model providers have half of the boroughs signed to five-year licensing agreements where the boroughs provide all the schemes, and once the licence is up, all the data they have provided is lost. ‘There needs to be a role for public authorities to actually own something’, said Mills. All of this 3D massing and energy data, for example, is very valuable, and there was a big risk of the authorities being tied to licensing agreements, with the providers ‘harvesting’ some of the data, or ‘strange monopolies’ emerging such as the planning portal that, again, authorities cannot move away from. Is there also a role for someone like the DCLG to think about data standards? In other industries, we are starting to see software offered as a service rather than a product that you buy. ‘Be wary’, Mills advised local authorities considering this area.

The bit that the local authorities can own is by defining what they would like to receive as data, said Hare. But in order to do that, terminology must be agreed upon over accuracy and complexity. ‘I would hope that what will happen is a very active community thing built around it.’

For Commonplace CEO Mike Saunders and the public perspective, it was important to be clear about what the problem the technology aims to solve is, rather than being ‘dazzled’ by technology. And when it comes to getting the understanding of the public, it is all about simplicity. ‘The average person on the street does not understand a 3D model’, he said. They actually don’t understand a map most of the time. ‘And so we’re constantly having to pare back in order to get something which is super simple.’ Useful ventures include creating a

‘I don’t think it is at all unachievable that all planning applications get accompanied by some simple 3D shape.’

before and after view from particular points, rather than a walk-around, Saunders added, although getting to that point is itself complex. Some will want to use VR, but at the moment it does not work well on phones, and there will always be some that want a simplified version that does.

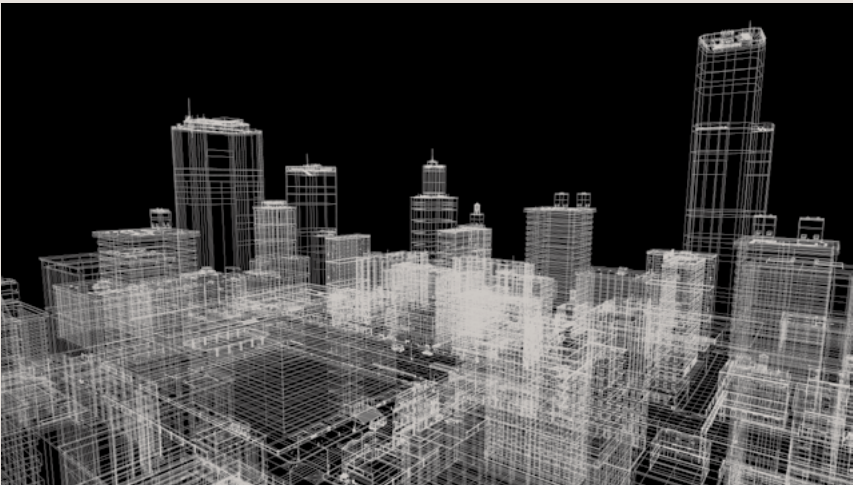
Stonor said there was no doubt that some want the simplified before and after shot. ‘But there is this view that coming to work is a real technological disappointment because you’ve left back at home all the really interesting kit.’ Many coming to community events have just finished playing Minecraft or Call of Duty, so what will come in the next five years in a 3D world, albeit from a game culture rather than a BIM model? The real immediate need, though, will be for those who have a small amount of

‘dead’ time on the bus, say, and getting them to interact will be the main thing, said Saunders. And yet Mills said his organisation is working with an SME on a prototype of how you can visualise buildings through a tablet. There are challenges on mobile processing power and obstructions, but Mills suggested that within two to three years, people will be able to experience and ‘walk around’ buildings using their tablet.

Capita’s head of architecture Peter Trebilcock said we haven’t yet grasped the full commercial value of data. Just as Google ‘sucks up’ data about our preferences to directly advertise to us, we haven’t tapped that with 3D mapping data. But GLA London Plan Team’s Jonathan Brooker said it was perhaps this value of data that actually restricts the ability to share it. Deciding to sell the London development database backfired somewhat because the value brought in wasn’t worth it, but acted as a barrier to using the data properly and sensibly, he explained.

And yet part of the problem is that City Hall doesn’t often actually have the data – certainly this was true when NLA launched its tall buildings research a few years ago, said Mills. ‘We had to trawl through 100s of PDFs, count them, and create a spreadsheet of the data.’ Local authorities collecting of the data was thus a small step in the process. The next generation of PDFs, however, will be interesting – Mills said they can contain link data, hyperlinked to a bigger database, an ‘incredibly simple system’ that allows each end to be updated simultaneously.

TfL has a 3D model of London that it started working on for the Olympics and transport modelling, and the GLA are exploring the use of this model, said Elliot Kemp, principal strategic planner, London Plan at the GLA. ‘With boroughs going down particular routes with particular providers collectively we should make a decision on how to go forward or make recommendations at least.’ It also needs to be decided how the issue of using digital planning data is addressed in the next London Plan.



Framing the digital world

The City works with 3D model provider GMJ, paying them to put planning applications into the model, but does not have any in-house expertise. Perhaps, said Harry Knibb, principal sustainable development consultant at WSP, this is the area where the government could contribute by providing an open platform for all this data.

But the City has also been using 3D modelling to look at the eastern cluster and where development might go in line with constraints such as view corridors. Perhaps the view management framework might be better operated in 3D, suggested chair Peter Murray. That comes down to the accuracy, said Kemp; if the model is not accurate and up-to-date it won’t be useful for assessing the view. Miller Hare puts a lot of resources each year into maintaining the accuracy of its model. An additional complication Hare raised, is that a 3D model does not take into account the curvature of the earth, or the refraction or ‘bend’ of light, which are necessary to properly assess the protected views.

‘Impact modelling’ – how it works – has to have the same weighting, said Stonor, as ‘visual modelling’ – what projects might look like. Standardisation was also important, in trying to simulate how things work,

said Woods Bagot senior associate Lucy Helme, on things like underlying data such as land use or value, and is a ‘tough ask’. What the public realm might look like around schemes such as the eastern cluster is another element to consider, said Estrada, so the City is trying to be more ‘proactive’ in this area, developing ‘comfort criteria’ looking at issues such as wind and temperature on the street.

A key step forward might be if local authorities requested models of a certain specification along with planning applications. ‘I think customers are king, and if the planning authority wants to start to establish a set of data, then they could say “give me the analytics”’, said Trebilcock.

This is where we’re looking for leadership, said Stephen McDonald, LB Barnet’s director of place. But then again it could equally be the right time to call upon developers to ‘just do it’ and ‘wow’ the planners and a sceptical public with their 3D modelling. And yet, a problem with this scenario is how far behind local authorities are with their technical capabilities and systems. Some very basic files may be described in under a megabyte, however, said Hare. But another problem was the changes that are made to buildings further down the planning process – the Section 73 additions that put, say,

an extra 1.5m onto a building. ‘So all the data the committee saw is out of date.’ It was crucial, said Brooker, to ensure that the data flows through the whole process.

Planning has been seen as a brake and a burden, too, on the whole development process so it has been politically unpalatable to add anything more to the process, said CBRE director of planning Richard Lemon. But communities and their needs are important to add to the data set, said Saunders. ‘It’s very easy to fixate on the technology of presenting beautiful, 3D, completed designs, and actually we should be looking as much at how we use technology to engage people in the design process.’

Mills said there may be a role for central government – and it is working with DCLG – to build a platform which they can give to authorities and start to build a database.

Knibb felt it was incumbent on developers to submit 3D plans, to the extent perhaps that they could be incentivised to do that, towards a ‘Utopia’ of a SimCity-like scenario that reacts to different scales and typologies. This could even be linked into some of a borough’s targets, and perhaps a Section 106 produced accordingly. Other countries around the world have incredibly advanced planning tools – such as Singapore and Dubai, which tend to be authoritarian regimes, said Mills. These are at the CIM – City Information Modelling – level rather than BIM. But there will probably be a ‘big shift’ everywhere in how inexpensive 3D data is to collect as drones become more widespread, again highlighting issues over whether it is right for local authorities to be tied into data providers on long contracts.

So, what happens next? The GLA is keen to set the lead now at officer level, said Kemp, looking to design the best route, perhaps asking for data standards or a platform, but which is not for the public to use on the web. ‘But I don’t think it’s going to be that we buy this massive model from one

provider, layer in all this GIS data and then manage it, because I don’t think that is realistic.’

Perhaps we could charge more for planning fees, suggested McDonald, using the uplift that brings to invest in the area. It could certainly help communities envisage what change may entail, and McDonald said he can’t understand why developers don’t just get on with it. ‘Why is it that we miss a trick that we can’t just show people, in really simple terms: “this is what it is going to look like?” It can’t be beyond the wit of man.’

Hare thinks it is a solvable problem, certainly. ‘We have been having this debate now for 25–30 years of various forms of computerisation. For almost any planning application someone will have built some sort of 3D model of it, and if not the average housebuilder can go to a bureau and pay £150. So I don’t think it is at all unachievable that all planning applications get accompanied by some simple 3D shape.’

THINK TANK

Diversification – matching small sites with housebuilders

Part of NLA’s Housing Programme Programme Champions: Barratt London, GL Hearn, Peabody Programme Supporter: AECOM, Countryside, MSMR, Pegasus Group, Virgin Media

How can small, often complex sites be better unlocked for development, with relationships forged between local authorities and smaller-scale housebuilders? A think tank organised by NLA sought to find out.

The session was kicked off by Lev Kerimol, principal regeneration officer at the GLA, who took the definition of small from the London Plan to be below 0.25 ha, an area which contributes a quarter of London’s housing output. But a look at completions from this section of the market and on sites below 0.1 ha shows they have been dropping since 2004, and the number of small developers – producing fewer than 100 units per annum – has been declining since the 90s and had suffered a real drop off in the last 10 years. That, though, has led the GLA to think there may be a real opportunity here, especially with organisations like TfL having 300 small sites.

Access to land, finance and difficulty in securing planning permission appear to be the biggest barriers, said Kerimol; the GLA has been trying to come up with a programme to give public-sector landowners the ability to bring forward sites and support and reinvigorate the small builder market. ‘We’ve been trying to find this careful mid path that is just outside of procurement’, said Kerimol, adding that it aims to give as much control as with a development agreement and a little more than going down the auction route. The GLA is developing a standardised set of contracts, is looking at permission in principle, has some funding to unlock sites and will be producing a map of all public land ownerships.

For James Stevens, cities director at the Home Builders Federation, the relationship of the London Plan Strategic Housing Land Availability Assessment (SHLAA) was an important one that merited greater attention from some London boroughs. ‘The key to delivery really is diversity of sites’, he said. But people need to be given the incentive to develop sites, said Igloo Regeneration executive chair Chris Brown, and particularly community groups be given the right to develop sites they ‘dig out’. The public sector, though, is nervous on this whole area – how do they know the first person is necessarily offering

the best value or idea, and what if an unsuccessful bidder turns up and says they could have paid more?

It all comes down to perceptions of risk and procurement conditions, said GL Hearn development director Paul Clark, but there are provisions [under the Local Government Act 1972] for local authorities to take less than best consideration if there is an agreement that creating construction capacity at the smaller end of the market is a good outcome in and of itself. ‘I think it’s about political leadership’, he said.

For Marc Vlessing, whose Pocket organisation has bought more small public land sites than any other developer in London over the last two and a half years, one of the major worries is about judicial reviews. Pocket is particularly aware of the challenges action groups can pose to the acquisition of public land sites. Vlessing said legal departments within local authorities could also do more to make the process more streamlined and less bureaucratic.

In Croydon, where Colm Lacey is leading the Brick by Brick movement that develops housing to bring a profit back to its single shareholder, the council itself, it is active on 50 small sites, 30 of them with planning consent. These range from four units to 60–70 and the outfit is working with ‘some great architects’. But there needs to be a ‘huge change in attitude’ at board and development director level, and particularly at the funder level on what constitutes a site, said Lacey. ‘Personally, I think mainstream developers, large housebuilders are in no way the solution to micro sites’, he said. ‘I don’t think they have the capacity to be interested.’ New entrants are necessary, and a new attitude needed to release small sites, with Brick by Brick adopting a more informal, fine-grained approach to working out what potential sites might look like. Small and micro developers need access to debt rather than strategic relationships with funders, he added. But although many people suspect that Brick by Brick’s work is a ‘stitch up’ or

a done deal between it and the local authority over planning permission, in fact it’s often the opposite. ‘Managing competing interests can be a total nightmare’, said Lacey. Being a local authority development company is more onerous than being a straightforward private developer. Indeed, said Stitch founding director Sally Lewis, it was spending more time on a small four-unit scheme for the organisation than on a major town centre regeneration project.

Pocket has done better on sites that had stalled in the public sector, said Vlessing; because the public sector struggled with the public consultation exercises, one such site had been stuck for over 15 years. He said it could take a considerable amount of time for the public sector to recruit suitable teams, conduct successful consultations and see results.

‘For us, the problem is definitely at the assembly end of the process.’

Richard Lavington, founder/director, of Maccreanor Lavington Architects, said he was ‘enormously enthusiastic’ about what the GLA was trying to do, especially given that the industry has got itself into a situation where it seemed only capable of doing big sites. When Lavington tried to build four houses for himself and a group of friends a decade ago, one measure that helped was that the local authority didn’t require payment until those houses were completed.

Chris Brown said his own experience of community-led projects, however, was of ‘zero objections’, and that treasury guidance is that public-sector landowners are supposed to take social benefit into account. ‘But they don’t know how to do it so they just look at the cash.’

Yet one measure that the GLA could do ‘tomorrow’ to stimulate more SMEs and small sites coming forward, said Vlessing, would be to incentivise or ‘calibrate’ innovation for

people and small firms that provide more than the 35 per cent affordable housing provision, perhaps speeding through conditions discharge or Section 106 agreements in return. ‘I do a minimum of 70 per cent on all sites’, he said. ‘The truth of the matter is that I don’t get any planning advantage for that.’ Unfortunately, the planning system benefits the big boys disproportionately, he added.

At least there was a trend emerging, said PegasusLife design director John Nordon, for companies being interested in smaller sites, offering not just capacity but products for particular markets.

One innovation that is patchy in its use in smaller sites, though, is modularisation. Inhabit Homes development director Martin McElreavey said small developers like him can see the benefits of modern methods of construction (MMC) such as speed of construction, quality through standardisation and economies of scale. But the benefits were hard to access, with challenges on interfaces and a lack of buying power rendering it all out of financial reach. And although politicians love seeing the speed of a building going up in a day – without seeing the 18 months of pain that developers have gone through before – conflating modern methods of construction and small sites was ‘just wrong’, said Brown. However, MMC also presented challenges, said MSMR director James Bell. It is not necessarily synonymous with quality and should not become shorthand for design. It can also increase the risk of limiting design work to the planning-stage. ‘For us, the problem is definitely at the assembly end of the process. There currently isn’t enough capacity or commercial flexibility to deliver modular on typical infill sites in Croydon or elsewhere’, said Lacey. What is the problem MMC is trying to solve anyway? he asked. Wouldn’t we be better off encouraging actual builders to build things?

THINK TANK

The future of industrial integration

*Part of NLA’s Work Programme
Programme Supporter: LB Enfield*

London is close to reaching its 2031 target for releasing industrial land for higher value uses such as housing, with 12 boroughs having released the amount of industrial land expected. So the capital must embrace innovation, perhaps with multi-storey schemes that are the norm in Shanghai or Hong Kong, and recognise the role this wide-ranging sector plays in keeping London competitive on the world stage.

So said SEGRO’s partnership development director Neil Impiazzi at a think tank organised to examine how London can retain and develop its crucial industrial sector, and how the London Plan might support those moves.

SEGRO has 69 million sq ft of built floor space throughout nine European countries, and importantly is a long-term investor that started in 1920 with the Slough Trading Estate, which it still owns and manages today. ‘What we’re trying to do is not just build buildings but thriving industrial locations’, said Impiazzi. SEGRO’s portfolio is as wide as the sector, from food to air freight to media, and people need to better understand the role its customers play in supporting London’s economy, said Impiazzi. But it is ‘really worrying’ that the GLA’s 2031 target for industrial land release could be met this year. So SEGRO commissioned Turley last year to provide a research report and evidence base looking at the challenges facing the sector, in order to find solutions, policy recommendations and influence the London Plan and Mayor’s Transport Strategy.

The industry needs to innovate, said Impiazzi, and move to mixed use



Barking and Dagenham – an industrial landscape

away from the ‘Dickensian’ view about industrial in which reports often feature a chimney on their cover – this is much more about e-commerce and modern, mixed-use workspaces and homes. It was less about quantum of space, and more about quality and location. ‘We’re not saying don’t build on industrial land, but we do need to think about how to service London in the future’, he said. ‘Our customers are now looking at locations closer to central London, not further away.’

We have reached a ‘crunch point’ where we have released too much industrial land, said Levent Kerimol, principal regeneration officer, Greater London Authority, who asked how a genuine mix could be achieved without further degrading industrial areas, given planning policy can be a blunt instrument.

Strategic planning manager, Greater London Authority, Colin Wilson agreed planning policy tended to be ‘quite crude’, suggesting that London needs a more assertive, engaged plan, rather than a ‘passive aggressive’ one. But it also needs a better, fuller evidence base beyond measuring, realised through talking to people running the storage businesses, running logistics and so on.

Rather than excessively wordy policy, a series of sectional diagrams showing a 3D approach to intensification,

the layering of industrial and other symbiotic or complementary uses in a rich urban mix could be a better way to communicate planning documents – showing a multi-layered ‘sandwich’ approach to land use said Paul Karakusevic, partner of Karakusevic Carson Architects.

Really, though, it is the usage of policy that is blunt, said Michael Mulhern, director of planning, Old Oak and Park Royal Development Corporation. The professions have to be more specific and assertive about the different sectors, since data centres have specific needs compared with, say, advanced manufacturing. It has to be adaptable too, however, since the majority of the biggest businesses today didn’t exist 25 years ago.

Barking and Dagenham, said its strategic director for growth and homes, John East, is releasing 130 hectares of strategic employment land, a lot of it low grade and low density. It has gone out to tender on a two-stage employment study to get a better understanding of the business base and its growth sectors to get an idea of employment floor-space requirements in the future. And although East promised that in 20 years the borough will have ‘genuine mixed use’, one of the biggest challenges will be in persuading existing end users ‘that they aren’t going to be able to have big boxes and seas of parking and work within the

M25. That’s where we will have to use our powers of persuasion collectively.’

In Ealing, said Lucy Taylor, the borough’s director of regeneration and planning, a lot of the industrial land is close to the borough’s five Crossrail stations, but an issue is in how to capture value early. Gensler design director Nigel Lea said his practice is working on a new type that might help. This is an incubator for maker spaces, bringing different integrated uses onto a site, with General Projects. This will mix universities and local authorities, brand retailers with research and development facilities around sports, and will have a retail experience destination offer so it works at the weekend, forming a catalyst physically and socially in job creation.

Turley associate director Paul Keywood said it is important to change the mindset of favouring new homes over retaining much-needed employment land. Guidance from the DCLG is not as sophisticated for testing future employment land needs as it is for residential, and needs to be remedied because an up-to-date, robust evidence base is critical for authorities to ensure informed decision making.

In Hamburg, said Hawkins/Brown partner Darryl Chen, ‘agent of change’ legislation exists to roll out sound-proofing details on residential details in industrial space, and that is already happening in London at Hackney Wick too, where mixed-use developments are required to have sound proofing. But we need to create space for dirty industries, said Detlev Munster, head of property programmes at LB Enfield. The property industry should be about recognising that there are different building types out there that we should be looking at, despite some resistance from property agents on what London needs.

Agent Adam Cradick, senior director of CBRE, suggested that there does need to be a cultural shift – possibly there is an answer on green belt release – but you can’t get away from the reality of the need for intensifying uses on small sites. The change of culture needs to come from the investor side too, he

suggested; one project to redevelop a bus depot site with residential that Cradick worked on fell through when mortgage lenders wouldn’t lend when they discovered there had to be a small fuel tank retained in the depot.

It was the public sector that Paul Karakusevic felt sorry for, for always being 15 years behind, and with landowners benefiting from the lag. ‘Watching Crossrail 1, I hope the lawyers have locked in fantastic Section 106 deals around the fantastic infrastructure TfL have put in, but I suspect they haven’t’, he said. ‘What I do hope with Crossrail 2 that, given it’s 16 years away, before the route gets finalised, before the stations get absolutely locked in, the public sector go to all of those landowners and say “You’ve got a fantastic factory, but you will not get a shiny tower with 220 flats in and a café on the corner and a barber’s shop. We will work with you on a fantastic mixed-use proposal, or we’ll CPO you” ... If the public sector doesn’t start banging the table a little bit we will have a bigger crisis on industrial land; it really needs massive intervention.’

The think tank also heard from founding partner of Makerversity, Paul Smyth, who said his small start-up members really want a strategy aimed at them too, and perhaps a ‘neighbourhood warehouse’ type, while Christian Spencer-Davies, managing director, AMODELS and Camley Street Neighbourhood Forum, said it is possible to develop through a community land trust, adding homes to maintain existing industrial culture and rents to remain in perpetuity. Faaiza Lalji, director, planning and development, Precis Management Services, said her firm’s brand of self-storage has developed, adding offices and, it hopes, residential, with pilot sites in Merton, Lambeth and Hounslow. This is a direct corollary of flats getting smaller and residents not having enough storage space, said Chen, and is set for ‘massive growth’. In the US it is getting so popular that it is displacing traditional industrial uses on industrial land, so much so that city authorities are having to legislate to

regulate that growth. Ultimately, though, said Matthew Foulis, head of estate regeneration at Peabody, there could be ‘carrots’ as well as ‘sticks’, such as subsidies, grants or tax incentives. But the reach needs to be wider, especially with places like Thamesmead and its 2 million sq ft of commercial floor space getting to the point where redevelopment could be on the cards. ‘We need to bring new people and ideas into this conversation if it is to work’, he said.

THINK TANK

Empowering planning

*Part of NLA’s Boroughs Programme
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A new initiative from the Greater London Authority (GLA) aims to upgrade the perception of planning, address capacity issues and benefit both the public and private sectors by allowing a pool of talent to be employed across London and beyond. The planning process could also be improved by more and better design reviews, streamlining the process, updating aged computer equipment and software, and moving to less of a paper-filled environment. Those were some of the key issues emerging from ‘Public Sector Planning: Activating Growth’ – an NLA think tank held at Donald Insall Associates’ offices.

Pooja Agrawal, senior project officer at the GLA, unveiled Public Practice, a new model which will aim to address an acute problem of staff shortages across planning in its widest sense – including architects, urban designers, regeneration experts, landscape architects and

conservation specialists – in the public sector. Boroughs, said Agrawal, are telling the GLA they need more place-shaping skills and have hitherto mainly been meeting gaps in capacity through external consultants and agency staff. But the biggest barriers facing them are in attracting the appropriate candidates, where a few years ago the issue was more about finding funding.

Increasing numbers of planners are considering leaving their jobs due to dissatisfaction with the nature of the job, its ‘silo-ed’ working and because the discipline has changed over the last two decades or so. So ‘Public Practice’ is a new social enterprise offering local authorities handpicked planners, or ‘associates’ for one-year placements, with 10 per cent of their time devoted to collective research and learning.

This will work out at up to 55 per cent cheaper than going through recruitment agencies, said Agrawal, and 16 local authorities have already expressed interest in offering placements. Candidates will go through a rigorous selection process and are expected to have a minimum three years’ experience, with over 50 individuals having already signalled their interest, while over 30 organisations have pledged funding or support. ‘It’s about changing perceptions of planning’, said Agrawal. ‘It’s about building planning capacity. And it’s about shaping better places.’ The scheme is due to launch in October with the first placements made in April 2018. A cohort of 16 associates is projected for the first year, beginning in London and the South East, and offering wages between £30,000 and £50,000. ‘We’re really excited about this’, said Agrawal.

NLA chairman Peter Murray applauded the measure and said there was a deeper idea behind the move and a changing attitude back to public sector work, something that Agrawal noted was in tune with the politics of the time and ‘energy’ emerging from young people wanting to be more involved.

The GLA is also looking strategically at all design reviews as they are organised across London, said Agrawal,

with a view to establishing a charter or best practice on holding design review sessions and sharing knowledge.

In Kingston, said Lisa Fairmaner, group manager for strategic planning, the council is going out to formal contract on a self-funded design review to reduce the burden of administration and create an ‘iterative’ process and key advisory panel. In Croydon, moreover, the authority’s Place Review Panel is run by its placemaking team, so is not just about design, said Chloe Phelps, design & feasibility manager, LB Croydon.

For David English, historic places principal London, Historic England, a more holistic place-based approach will be more successful in sustaining and growing the character of places, reducing the risk of potentially ‘incoherent’ results that can occur when design reviews focus solely on individual buildings or design details. The Great Estates are a good model to emulate: ‘If only London had those kind of stewards who are able to take that long-term view and think about how the place can be developed’, he said. ‘Through place-focused panels there is an opportunity for local authorities to step forward into that stewardship role.’

And yet, said Hannah Parham, director of the historic building consultancy at Donald Insall Associates, the character of London has not been ‘hyperlocal’, with 1930s Art Deco blocks appearing on arterial roads across outer London just one example. ‘Places have changed quite dramatically in the past, and go on changing – we need to get under the skin of the history of what might appear a suburban idyll to help communities understand the potential for future change’, she said.

In Waltham Forest, engaging with CABE on a partnership has worked well, with large schemes having gone through a design review process twice, said Jonathan Martin, director of investment and delivery, LB Waltham Forest. But Walthamstow has a strong vision in its own right, rather than being labelled as part of Waltham Forest, and developers need to engage with the community. While there is a perception that with

growth there is pressure on local services, the big message around the character of a place is in terms of what is of benefit to residents, said Martin.

And yet, said Euan Mills, urban design and planning lead, Future Cities Catapult, one of the big challenges we face is that we still don’t have a clear line between the subjective and the objective. The industry needs to agree on priorities and objective characteristics, as with a project being undertaken with Create Streets, where a set of algorithms contributes to an assessment of the quality of streets based on the number of trees, say, or building heights. Since 80 per cent of the time in pre-apps is taken on design issues – a lot of the time on subjective issues – this could be significant. But while Wood Street in Walthamstow won the award of best high street recently, said Jonathan Martin, it is an eclectic mix of buildings – should we try and replicate that? Making elements objective might represent a tick box, said Simon Jeffery, associate director, Countryside Properties.

Having gone through many design review panels, Ryder director Andrew Costa suggested that the best ones are where there is a conversation about placemaking and grain. The worst are perhaps where they linger too long on window design. But it is a ‘subjective art – it is about joy and something slightly intangible, and I believe we should not lose that in a tick box process’. Neither should we demonise the tick box process, however, said Mills, since it is efficient, fast and items such as ceiling heights being more than 2.4m are black and white policies that are easier to enforce.

What people worry about, said Murray, is the places in between masterplans, the individual owners where development has the upper hand. One solution to this may be a concentration on streets at certain heights, which would not result in identical solutions, said Mills, since the people are the focus. ‘Character is an emergent thing’, he said. ‘The built fabric is one aspect of that.’

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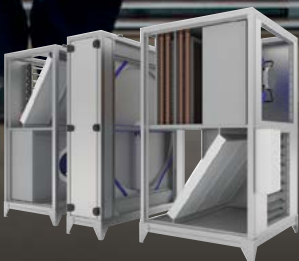
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COFFEE BREAK

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



What is your proudest achievement and why?

Rather than being a project, I would have to say my proudest achievement is the culture that has established itself over the last 10 years at ID:SR Sheppard Robson. The energy and diversity is akin to a university campus. People are challenged but also given space to develop their own interests. To see the practice’s Green Week – a series of in-house sustainability events – take shape and be totally led by the team, not partners, is particularly enjoyable and motivating for me. It’s why I moved here to set up a creative team.

What would you have been if you hadn’t chosen the path you did?

I think I would be in a studio, painting. I have always been fascinated by colour and texture and this has passed from my time as a student at the RCA, to my training as an architect, and very much informs my current interior architecture work. I don’t doubt though that my current path was the right one. I wouldn’t have coped well with the solitude of painting – I enjoy working alongside so many other talented people. Also, having briefs and clients means that my creative energy has boundaries and working within practical

and commercial edges gives me a huge amount of satisfaction.

What is your favourite restaurant?

Petersham Nursery in Richmond. I spend a lot of time designing commercial office space, pushing places to be more diverse, so there’s something comforting about sitting in a garden with sand on the floor. Interestingly, this closeness to nature is having a greater impact on how we design our offices and the rise of the wellness agenda.

Which is the worst building in London?

What frustrates me is when you see 60s tower blocks left to slowly decay. They were often built with optimistic visions of vertical, high-density urban living but that vision has been lost and often unfulfilled. These forgotten blocks act as a timely reminder that our buildings and spaces require more than just an initial vision; they need custodians as well.

Which is the best?

As a BCO judge I get to see many, many projects – inside and out. I’m interested in buildings that last the test of time and I think the Festival Hall is a find example of that. It has a clear cultural and civic vision which still works today. It’s an informal and civic place in which to be entertained, educated and inspired.

What or who has been the biggest influence on your career thus far?

My mother was a potter, and from a young age I used to watch her throw some really beautiful pieces of ceramic. There was an immediacy and kind of magic about the objects being made with her hands. Her pieces would be beautiful in an ordinary way, a powerful manifestation of form and function.

What would your advice be to those starting out in your profession?

Be passion-driven. I trained as an architect and now mainly work in interior architecture and I have always followed the work that has really engaged me. I have not taken a linear career path and always believed that there are many directions to take, so think about your career laterally.

What is the biggest trend in offices right now?

It has to be agile working, although it’s more than just a trend; it’s the very fabric of our office environment as we thread the digital world into our daily lives. This agility is reflected in the creation of numerous different working styles that cater for everything from focused work to collaborating side-by-side with clients. There is a shift towards variety and informality in offices, yet this is not going to be catered for by a few bean bags, but by rigorous, activity-driven understanding of how people use space.

What single thing would improve the development process?

More effective communication between tenants and developers would lead to a better product. There is a mutually supportive relationship between tenant and developer, with both parties bound by the idea of attraction: developers are looking to attract tenants, while tenants are looking to attract talent. We can always do more to understand these laws of attraction.

How optimistic are you for the year ahead (and why)?

There is obviously potential volatility as a result of political change. However, we are upbeat about the year ahead. The social and cultural context of London will enviably push us harder to do more with less. How do you make assets work harder? How do you retain the best talent? What measures can I take to future-proof my office? We feel well placed to help clients answer these questions. ●

THE BARTLETT

We take a look at The Bartlett's reworking of its 22 Gordon Street home, amidst a general property strategy that includes Here East

Client: **UCL The Bartlett School of Architecture**
Architect: **Hawkins\Brown**
User: **Student Velvet Young**
Engineer: **Curtins Consulting**

THE CLIENT'S ACCOUNT

ALAN PENN, PROFESSOR OF ARCHITECTURAL AND URBAN COMPUTING DEAN, THE BARTLETT, UCL'S FACULTY OF THE BUILT ENVIRONMENT

Wates House was a building that brought two founding parts of The Bartlett Faculty together in 1975: The Bartlett School of Architecture and The Bartlett School of Planning. Originally, it was designed to accommodate 380 students and 90 staff. However, over 40 years of constant growth, a change in the way architecture was delivered and heavy use of the building meant it was no longer fit for purpose.

Hawkins\Brown came on-board in 2012 to do a refurbishment of Wates House. The original brief of essentially 'replacing the windows, fixing the toilets and a potential two-storey extension' fell short of the mark. They proposed something more radical, which would enable the number one architecture school in the UK to flourish, but it required a holistic rethink about our estate as a whole.

The key to unlocking this big vision of starting anew required moving the Faculty Library and The Bartlett School of Planning to a refurbished building down the road and securing a warehouse at 132-140 Hampstead Road for two years for The Bartlett School of Architecture to relocate to.

22 Gordon Street now provides a studio desk for each student and, by removing doors, it has encouraged interaction and debate among students and staff. For the first time in 16 years, the annual Bartlett Summer Show took place in its own building this summer, where the students produce their work. The double-height glazing has opened



Opening up the school – 22 Gordon Street

up the school to members of the public and with people now able to see and interact more easily with what is going on inside.

Running in tandem with construction of our new manufacturing and fabrication space at Here East, it has enabled The Bartlett School of Architecture to deliver four new degree programmes, which start this autumn, and will be delivered across both sites: a new undergraduate entry MEng in Engineering and Architectural Design; MArch Design for Manufacture; MArch Design for Performance and Interaction; and MA Situated Practice.

This new space has also allowed the Faculty to grow: Here East will also be the new home of The Bartlett Real Estate Institute (BREI), which will challenge conventional understanding of real estate and the

ways in which it is valued – something we did not have the space to tackle in Bloomsbury. BREI will focus on valuing the so-called 'intangible' aspects of property, such as urban location, quality of design, heritage and sustainability. By bringing these within the remit of valuation we aim to redirect investment finance towards the public good.

Hawkins\Brown spent the time understanding our needs, which has resulted in a set of fantastic buildings for The Bartlett and for UCL. The design team really took the time to understand how we operated and helped us to understand that we needed to be ambitious on all these projects; 22 Gordon Street introduces a new generation of staff and students to the possibility of what can happen through effective collaboration. We are confident that our space at Here East will do the same.

THE ARCHITECT'S ACCOUNT

EUAN MACDONALD, PARTNER, HAWKINS\BROWN

The transformation of 22 Gordon Street is the centrepiece of the renewal of The Bartlett, but it would not have been possible without strategic thinking about the broader estate.

The initial brief presented to Hawkins\Brown for the refurbishment of the former Wates House was modest, amounting to little more than window replacement, services upgrade and, tentatively, a two-storey extension. We quickly identified that while this scope may have served to update an ailing asset, it would not begin to scratch the surface of solving the school's underlying problem: a chronic lack of space.

The key to unlocking this dilemma was to demonstrate that best value could be delivered by thinking

strategically and ambitiously to solve the wider problem in a holistic manner. We achieved this through intensive engagement with a broad range of stakeholders from within the faculty, across UCL Estates and at statutory bodies such as LB Camden. Time spent listening and reflecting on their priorities led us to propose the more radical transformation of the building that was ultimately delivered.

The guiding principle of our refurbishment was to 'open up' the building. Internally, this delivers spaces that encourage collaboration, interaction and sociability. Externally, this means reconnecting to the wider city by creating a new 'shop window' for the Bartlett, welcoming the public inside and revealing the amazing creativity within. The refurbishment repairs the building's relationship to the street and contributes positively to the Bloomsbury Conservation Area.

We were fortunate that we were able to test our approach through the design of a temporary school in a nearby warehouse at 140 Hampstead Road. This relocation

was fundamental to the success of the project, allowing Wates House to be fully decanted, and acting as the testbed for new collaborative learning environments that have informed the layout and detailing that has been rolled out across the new spaces.

The new 22 Gordon Street achieves a 50 per cent uplift of usable space on a constrained urban site. In addition, we worked with UCL Estates to relocate previous co-tenants of the building, which included the School of Planning and Faculty Library. These projects were designed and delivered in parallel to the main project, with the end result that we have doubled the net usable area available to the School of Architecture at 22 Gordon Street and enabled the school to provide a dedicated desk within the building for every student and staff member.

In September 2017, UCL will open a new facility at Here East, London's home for making in the Queen Elizabeth Olympic Park. Through our detailed knowledge and positive working relationship with both the occupiers and the operator at Here East, Hawkins\Brown was ideally poised to design this new space.

Designed to work in concert with 22 Gordon Street, UCL Here East will co-locate The Bartlett alongside the Faculty of Engineering in an exciting new teaching and research space focused on fabrication and digital technology. The scale and flexibility of spaces at Here East, coupled with advanced technological infrastructure, creates new opportunities for collaborative, interdisciplinary teaching and research.

We have been incredibly fortunate to enjoy a fulfilling relationship with UCL and The Bartlett Faculty and we hope the end result will make for a series of buildings and spaces that will inspire future generations and enable new directions of architectural innovation.



Deep retrofit: The new staircase and breakout spaces at the heart of the new building

THE STUDENT'S ACCOUNT
**VELVET YOUNG, BSC ARCHITECTURAL AND
INTERDISCIPLINARY STUDIES GRADUATE 2017**



I've been in the fortunate position to be able to move into a new Bartlett building for each year of my degree. First year was spent in Wates House – well-loved yet somewhat restrictive, my memories of the old Bartlett home are of harsh lighting and cramped studio space that bred tightly knit units and resilient students. Second year in Hampstead Road – a taste of open-plan studying, but being positioned just off campus meant regular treks from the library to the studio.

Final year saw the opening of 22 Gordon Street, and a student body eager to start the new year in the building following its December launch

– we were able to wander through the new building and scope out the studio spaces and grand staircase following a procession from our Hampstead Road studios to our new home as part of an installation project by Y1 students.

Back in the Bloomsbury campus, we're now starting to settle into the space. So far, it fulfils our needs – it's bright and open, with views over London and accessible entrance and exhibition space. We finally have enough informal meeting and crit spaces throughout the building, and are now able to showcase work in new ways and invite the public into our space.

The studio space itself is easily adaptable to research and design projects, and there's definitely a renewed sense of pride in the building. The first tentative steps have been made to use the space in a variety of ways, and this will only improve with each year, thanks to the raw and flexible nature of the space.

So far we have benefited from

the more connective space of 22 Gordon Street, one which encourages conversation and collaboration. It feels bigger, brighter and more welcoming, and is flourishing as a social space. It will hopefully prove to lend itself to a multidisciplinary school and to innovative thinking.

An important aspect of the design to many Bartlett students past and present are the remnants of the old Wates House that have lingered, seen in the exposed frame and stairs, which not only leave traces of the memories of past occupants but also the historical legacy of the Bartlett from 1975 onwards.

The evolution of the school, thriving in spite of its environment, has shown the potential of both those within the Bartlett and what is yet to come. Students will no doubt continue to modify and develop the space to best suit their methods of working and persist in their creativity. It's exciting to think of what the school can accomplish when assisted by its architecture.



The new accommodation feels bigger, brighter and more welcoming, flourishing as a social space



The new 'social generator' staircase



The building represents a new identity for the Bartlett



Window of opportunity – the staff and students now have enough informal meeting and crit spaces

THE STRUCTURAL ENGINEER'S ACCOUNT

ALEKSANDRA WIECZORKIEWICZ, PROJECT ENGINEER, CURTINS



This extensive retrofit project presented us with a number of challenges and opportunities as civil and structural engineers; in particular, the additional loading on the retained concrete structure generated by the design proposal meant that weight savings and structural ingenuity were necessary throughout the design. One of the outcomes of our calculations, for example, was that a reduced masonry thickness of only 70mm provided the optimal balance of traditionally laid brickwork, but with a 25 per cent saving on structural load.

'An aggregated series of structural interventions unlocked the architectural potential of the building'

The overall increase in building plan dimensions and addition of two upper storeys resulted in increased structural loads carried to the foundations. We used available record and investigation information to calculate the maximum allowable increase in foundation loads. Hawkins\Brown had proposed adding a wraparound extension on all elevations to achieve an additional 1,500mm band of floor space beyond the existing slab perimeter. This added a significant usable floor area to the building, taking advantage of the available 'spare' load capacity and a reduction in cladding weight from new elevation elements.

Due to existing constraints, simple cantilever extensions of the slab edge were not feasible so a detail was incorporated that used a framing system to carry loads to the slab projections at column positions over full storey heights. This arrangement minimised the slab depth of the extension and provided a robust practicable detail to minimise intrusion into visible areas.

Two additional storeys plus rooftop plant were proposed. The primary consideration for this upward extension was again to minimise any increase in loads to the existing foundation, and also to limit structural depth and thus overall height. To meet this requirement, a lightweight steel joist system with timber decking was used for the new sixth floor and a metal deck system for the roof.

The project modified the Gordon Street ground and first floor by partially removing the first floor to create a double-height foyer and exhibition space – a 'shop window' for the school – one of the principal architectural features of the building.

The design arrangement was to provide new 'slender' columns in place of the existing reinforced 'T'-shaped columns and partially remove the first-floor slab. New double-storey-height vertical steel elements were proportioned to the magnitude of vertical load involved and to meet the current Building Regulations requirements. The detailing of the column section and the head and base detail were critical to meet the aesthetic aspirations of the architect and client for exposed features.

The scheme also provided a full-height extension to the south, connected into the original building. Architecturally, the new extension was intended to be uninterrupted by internal columns and incorporate



On the up – the full-height, feature staircase

the building's major feature – a full-height feature staircase with open, uninterrupted views. The design also called for minimisation of obstructions to distribution of services at soffit level within the new area. A post-tensioned, in-situ flat slab has been used in response to the architectural intentions.

As loads from the new extension structure were significant, transfer onto the existing building structure and foundations was unrealistic without significant foundation works and risk of differential movements. In response to the restrictions, a wholly independent piled foundation arrangement was installed.

Working on the project was challenging, but ultimately incredibly rewarding to see how the impact of an aggregated series of structural interventions unlocked the architectural potential of the building. ●



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CITY, OLD STREET, SHOREDITCH & WHITECHAPEL



Eleanor Reed

Associate, central London agency,
Cushman & Wakefield

Statistics indicate that the London economy is continuing to outperform with robust employment levels and, against this background, the leasing market has remained remarkably positive. This was demonstrated by take-up in the City market for Q2 reaching 1.9 million sq ft, which is in fact the largest quarterly take-up since Q3 2015. To give this some further context, this brought H1 2017 total leasing volumes to 3.1 million sq ft – 27% ahead of the same period last year.

Following the outcome of the EU referendum, there was significant apprehension from local landlords and investors about the future performance of the City core given the business sectors who traditionally choose to occupy in this submarket. Admittedly, there have been clear ramifications for the City core; the upturn in availability of tenant-controlled space (ie, sublet) being one. That being said, following two quarters of significant uplift in the aftermath of the referendum result, availability of tenant-controlled space has now remained stable quarter on quarter.

The first half of the year has undoubtedly been a successful one for the City core leasing market, with law firm Freshfields Bruckhaus Deringer taking a substantial pre-let (255,000 sq ft) at Brookfield’s 100 Bishopsgate. Furthermore, the positive market sentiment has only increased with the recent news that Deutsche Bank and Landsec have exchanged a pre-let agreement for the bank’s new London headquarters at 21 Moorfields.

The Clerkenwell & Shoreditch submarket has shed its reputation of a destination solely for start-ups seeking cheap office rents, and is now competing with the more established London locations for the grown-up office occupier. Not only are media and technology businesses becoming more desirable as a covenant, but mature,

traditional businesses are embracing the rapid technological evolution and establishing digital arms. And what better way for businesses to attract young, digital talent than establishing offices in the trendy, vibrant Tech Belt.

H1 saw the submarket far exceeding take-up expectations at 690,000 sq ft, equating to 63% above the five-year average. Online giant Amazon kick-started this impressive result by exercising their option over the remaining 90,000 sq ft at Brookfield’s Principal Place, followed by fintech business NEX subleasing 115,000 sq ft at Exemplar’s London Fruit & Wool Exchange. The last quarter also saw success for Derwent London’s renowned White Collar Factory scheme with Box.com, a cloud content management company, leasing the top two floors at record rents of £75 per sq ft.

The City Fringe neighbourhoods have long established themselves as foodie destinations; the opening of acclaimed New York chef and restaurateur Marcus Samuelsson’s Red Rooster in Shoreditch earlier this quarter is testament to that. However, this year has seen a new contender in the ring; the City core. The Ned, the 252-room hotel, leisure complex and private members’ facility which opened earlier this year, has brought a plethora of new and diverse dining options including Kaia, Ceconi’s and Millie’s. Spotting an opportunity, the City core is now home to Neil Rankin’s Temper, Ivy City Garden and chop lovers’ favourite Blacklock.

There is further excitement to come, with the impending opening of the Bloomberg Arcade this autumn. The covered public arcade will run through the middle of the Lord Foster-designed Bloomberg headquarters, with 10 new restaurants. Those signed up include Caravan, Bleecker Burger and wine bar Vinoteca.

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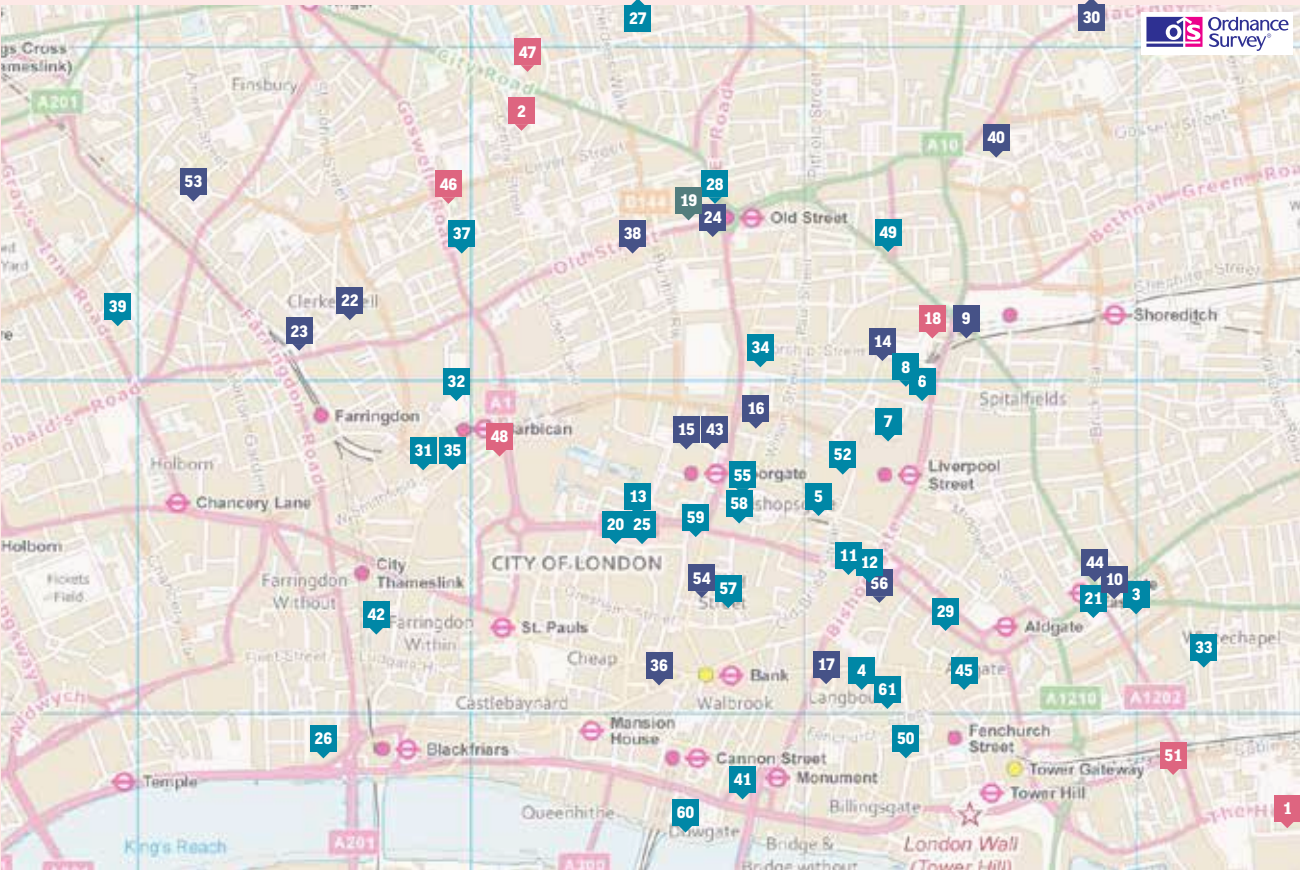
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WRBC Development UK Limited





LONDON DOCK
1,800 homes | Under Construction
Developer: St George
www.berkeleygroup.co.uk/new-homes/london/wapping/london-dock

This 15 acre site in the heart of the city, once a former working dock, is being transformed into a new neighbourhood with 1,800 new homes, set amongst 6.5 acres of beautifully landscaped public squares and gardens containing shops, restaurants and offices.

St George has collaborated with Bow Arts to create studios in the listed Pennington Street Warehouse, which are currently home to more than 100 local artists and makers.



250 CITY ROAD
933 homes | Under Construction
Developer: Berkeley Homes
Architect: Foster and Partners
www.berkeleygroup.co.uk/new-homes/london/islington/250-city-road

Designed by Foster & Partners 250 City Road creates a new landmark for London located in a prime location between Angel and Old Street and within walking distance of the City of London. Phase one features 301 apartments in the 42 storey Carrara Tower as well as a 190 bed 4*Nhow hotel. 2 acres of wi-fi enabled public space, expansive retail offering as well as Grade A office space make 250 City Road the perfect destination. First completions Winter 2018.



ONE BRAHAM
330,000 sq ft | Under Construction
Developer: Aldgate Developments and HK Investors
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 availing of outstanding transport connections. It will have two entrances and front onto the new Braham Park. Completion Q1 2020.



21 LIME STREET
35,000 sq ft | Existing
Developer: Aldgate Developments and The City of London
Architect: Leach Rhodes Walker
www.21limestreet.com

Recently completed in 2017, 21 Lime Street offers a New Grade A and high profile office building in a historical conservation area, on this busy pedestrian thoroughfare at the southern gateway to The Leadenhall Market. Located just yards from Lloyds of London, in the heart of the insurance district, the building has roof terraces on the two highest floors in addition to full glazing offering spectacular views. Immediately following completion, the building was leased in full by Antares Underwriting Ltd. 21 Lime Street also has two retail units at ground floor level, let to Pilpel and Coco di Mama.



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

100 Liverpool Street is currently under construction and due for completion towards the end of 2019. This exciting development designed by Hopkins Architects will deliver 523,000 sq ft of office and retail space, refurbishing and extending the existing building to create three new floors, the 9th floor of the building including a spectacular restaurant with external terracing. Connections and public spaces between 100 Liverpool Street, Liverpool Street Station and Broadgate Circle will also be improved.



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

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 leasing business locations.



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

5 Broadgate completed in early 2015, a new world class office building for financial services firm, UBS. 5 Broadgate provides approximately 700,000 sq ft floor space over 12 storeys, and includes 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.



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

The Broadgate Tower is one of London’s tallest buildings at 165m (540ft). At 33 storeys and with floor-to-ceiling glazing, it offers expansive views across the capital.

Constructed to the highest specification, The Broadgate Tower is let to occupiers such as Reed Smith, Itochu, Hill Dickinson, Gill Jennings & Every LLP, Banco Itau, and William Blair.



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

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



ALDGATE TOWER
320,000 sq ft | Completed- 2014
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 100% let to tenants including Uber, Aecom, WeWork and Maersk.



99 BISHOPSGATE
340,000 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 is let to a range of tenants including Latham & Watkins, Huawei & Korea Development Bank.



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. 72% of the building is pre-let to RBC, Jefferies International and Freshfields.



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 set between two statement office buildings totalling 500,000 sq ft. LWP benefits from a close proximity to the Bank of England, the reinvigorated City retail environment of Cheapside and sits within metres of the Moorgate entrance to Crossrail, due for opening in 2018. Schrodgers have committed to lease 1LWP (300,000 sq ft) as their new global headquarters. Cleary Gottlieb have pre-let levels 13-16 in 2LWP.



PRINCIPAL PLACE, EC2
600,000 sq ft | Under Construction
Developer: Brookfield & Antirion
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 entire building has been let to Amazon, the Fortune 100 online retailer, and will take occupation in 2017. 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.



CITYPOINT
600,000 sq ft | Completed- 1967
Owner: Brookfield
Architect: Sheppard Robson

Citypoint is a 36-storey landmark tower in the City of London. Originally built in 1967, and comprehensively reconstructed in 2001, the building is one of the largest in the City. The building offers over 60,000 sq ft of retail including the largest health-club in the Square Mile operated by Nuffield Health with over an acre of public realm. Major tenants include SquarePoint, Mimecast, Ebiquity, Simon Thacher Bartlett LLP, Winston & Strawn, Regus and Simmons & Simmons.



CITY GATE HOUSE
170,000 sq ft | Status: Refurbished 2001
Developer: Brookfield
Architect: John Robertson Architects

City Gate House occupies a prominent position on Finsbury Square and is close to both Moorgate and Liverpool Street Stations, both of which will benefit from the delivery of Crossrail in 2018. The building was designed in 1930 by Frederick Gould and Giles Gilbert Scott. Bloomberg undertook a comprehensive refurbishment of their London headquarters office building and won the BCO Best Fit-Out of Workplace Award in 2002. The entire property is let to Bloomberg L.P. until 2020.



1 LEADENHALL
500,000 sq ft | Planning consent granted
Developer: Brookfield
Architect: MAKE
www.1leadenhall.com

1 Leadenhall will be a 36-storey tower adjacent to the historic Leadenhall Market, including over 400,000 sq ft of Grade A office space. 1 Leadenhall is a carefully considered design that will complement the architecture of the surrounding buildings and embraces the heritage of its unique setting.



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.



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
273,000 sq ft | Existing
Developer: Derwent London plc
Architect: Fletcher Priest
www.whitechapelbuilding.london

This office building was acquired in December 2015. A light touch refurbishment of 184,000 sq ft completed in October 2016 and a further 89,000 sq ft is due to be delivered in 2018. The first phase is 100% let and has remodeled and enlarged the reception area, refurbished floors one to seven and added a number of new amenities to the building including a lounge, café and terrace. Work has begun on phase 2, which integrates the ground and lower ground floors. The entirety has been pre-let to Fotografiska as a major new photography museum.



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 fully let office and retail scheme was delivered in January 2015. It occupies a major corner site in the heart of Clerkenwell and is close to Farringdon station, an important new Crossrail interchange.

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. The retail units were let to two exciting new restaurants. 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 | Existing
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 has been developed using our 'White Collar Factory' principles and is a part refurbishment and part redevelopment.

It incorporates a new 16-storey office building, a blend of refurbished and new low-rise buildings incorporating offices, retail and residential and a new public square. The scheme completed in H1 2017 and is 87% let.



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.



GREEN LANES
Planning Granted
Developer: Hadley Property Group
Architect: Pollard Thomas Edwards
www.hadleypropertygroup.com

A stand-out mixed-use development on Haringey’s lively Green Lanes high street, this landmark PTE-designed scheme stands on a previously underused industrial site. Consisting of 133 homes, an 875m² NHS facility which will house 10 GPs and a large communal garden of 725m², this brings high quality housing and clear community benefits to an area with a requirement for both.



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



25 CHARTERHOUSE SQUARE
43,500 sq ft | Existing
Developer: Helical plc / The Charterhouse
Architect: Buckley Gray Yeoman

Helical has recently completed a comprehensive refurbishment of 25 Charterhouse Square, a 43,500 sq ft office building immediately adjacent to the new Farringdon East Crossrail Station and overlooking the historic Charterhouse Square. The building comprises six floors of high quality office space with two retail units at ground. The building has 90 cycle spaces and has achieved both BREEAM Excellent and WiredScore Gold ratings. Floors 5 and 6 have been let to Anomaly, a global marketing agency.



THE LOOM
110,000 sq ft | Existing
Developer: Helical plc
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. In 2016, Helical 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.



THE BOWER
335,000 sq ft | Under Construction
Developer: Helical plc
Architect: AHMM
www.theboweroldst.com

The Bower is a dynamic, mixed use quarter adjacent to Old Street roundabout. With 320,000 sq ft of contemporary office space across three buildings, a new pedestrianised street and some of the UK’s newest and best restaurants, the scheme is fast becoming a key new East London destination. Phase 1 is fully let. Phase 2, The Tower, comprising 170,000 sq ft of offices and 2 two retail units, will be completed in Q2 2018. 59,000 sq ft has been pre-let to WeWork.



ONE CREECHURCH PLACE
272,500 sq ft | Existing
Developer: Helical plc / HOOPP / The City of London
Architect: Sheppard Robson
www.onecreechurchplace.com

One Creechurch Place was completed in November 2016, bringing an elegant and sharply designed new headquarters office building to the vibrant EC3 area. The building provides 272,500 sq ft of spectacular office space over 17 floors, with excellent natural light and stunning views across the City. One Creechurch Place has been awarded BREEAM ‘Excellent’ and a Platinum WiredScore rating. Significant public realm improvements are being completed, greatly improving the area for both existing and new occupiers.



SOUTH GROVE
473 new homes | Planning Granted
Developer: Hadley Property Group
Architect: Pollard Thomas Edwards
www.hadleypropertygroup.com

473 homes and 2,786 sq m of public realm and commercial space are to be built on an underused carparking facility in Waltham Forest. The PTE scheme will be car free, contain 788 secure cycle parking spaces, a cycle café and direct routes into Walthamstow’s mini—Holland cycle routes.



C-SPACE
62,000 sq ft | Existing
Developer: Helical plc
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. The building is fully let to tenants MullenLowe, a leading advertising agency, and NeuLion, a US based technology product and service provider.



ONE BARTHOLOMEW CLOSE
213,000 sq ft | Under Construction
Developer: Clients of Ashby Capital LLP/Helical plc 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 213,126 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. Completion is due in August 2018.



ONE POULTRY
110,000sqft | Under Construction
Developer: Aermont & General Projects
Architect: BuckleyGrayYeoman
www.onepoultry.com

A sympathetic refurbishment and repositioning of One Poultry, the iconic James Sterling post-modernist Grade II* listed masterpiece. Located in the heart of the City of London, on Bank Junction, the newly configured development will provide a new class of architectural-led designer office space reflecting the changing nature of occupiers within the traditional city core.



TECHNIQUE
78,000 sq ft | Planning submitted
Developer: Northern & Midland Holdings & General Projects
Architect: BuckleyGrayYeoman
www.generalprojects.com

A radical reinvention of a former printing press and brewery in the heart of Clerkenwell village. Technique will comprise 78,000 sq ft of offices and retail configured entirely for the creative industries. An art-inspired architectural intervention will create a hub for the building and provide a dynamic and inspirational space for events, exhibitions and activities.



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
www.160oldstreet.com

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.



ELM YARD
50,000 sq ft | Completed
Developer: Great Ropemaker Partnership (a joint venture between Great Portland Estates plc and BP Pension Fund Ltd)
Architect: IMA
www.elmyard.co.uk

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.



21 MOORFIELDS
East Building 418,000 sq ft / West Building 94,944 sq ft | Proposed
Developer: Landsec
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.



WHITECHAPEL CENTRAL
58,220 sq m | Planning Granted
Developer: L&Q
Architect: Stockwool

Whitechapel Central is the first residential led mixed use scheme to come forward in the Whitechapel Masterplan area. It is set to transform the former Safestore facility into a new urban quarter, with 30% of the site dedicated to new public realm.

It will create 564 new homes – 149 of which will be affordable housing - alongside 3,300 sq m of commercial space and storage facilities for a market, flexible open space for SMEs, shops, a gym, and a cafe.



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.



MILDMAY
139 units | Existing
Developer: Genesis Housing Association
Architect: Feildon Clegg Bradley and Matthew Lloyd

Mildmay is a new regeneration scheme in Shoreditch with a selection of social homes, shared ownership, private sale and market rent. It's located in one of London's most vibrant, creative and diverse communities.

It is a part funded Greater London Authority mixed use scheme where homes retain clear links with the history of the area. The Tabernacle Community Centre remains a key part of the development with two new community facilities – the Shoreditch Tabernacle Church and the new Mildmay Hospital.



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

33 Central provides 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. 33 Central was awarded the CoStar Agency Award for 'Best Newcomer' in 2016.



NEW LUDGATE, EC4
379,400 sq ft | Completed
Developer: Landsec
Architect: Fletcher Priest and 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 both One and Two New Ludgate are now 100% let.



CENTRAL SQUARE
242,489 sq ft | Existing
Developer: Mount Anvil and One Housing Group
Architect: Paul Johnson Architects
www.mountanvil.com

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 and Clarion Housing Group
Architect: SOM / Squire & Partners
www.mountanvil.com

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: Mitsui Fudosan / Stanhope
Architect: Bennetts Associates
www.70marklaneec3.com

This island site, located on the Fenchurch Street Station forecourt, enjoys magnificent views over Tower of London and Tower Bridge.

The sixteen-storey building, offering 170,000 sq ft of prime offices, benefits from south facing terraces on seven of the upper floors (8th and 10th-15th inclusive). The scheme has achieved a BREEAM Excellent rating.

The building was pre-let during its construction to insurance companies Miller, Zurich and Crawford.



DARBISHIRE PLACE
11,668 sq ft | Existing
Developer: Peabody
Architect: Niall McLaughlin
www.peabody.org.uk

Shortlisted for the 2015 Stirling Prize, Darbshire Place on Peabody’s Whitechapel estate completes an ensemble of six housing blocks surrounding an internal courtyard. The original block was destroyed during the Second World War. The design respects the characteristics of the existing buildings on the estate, continuing the idea of "open corners", promoting easy pedestrian access between the courtyard and the surrounding streets. A naturally lit winding staircase provides access to the 13 new family units, all of which are affordable housing.



70 WILSON STREET / 50 WORSHIP STREET, EC2
76,500 sq ft | Existing
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. Two floors have been let to Bio Agency.

Refurbishment and extensions with recladding of a 1980s office building. The project is BREEAM Excellent.



ROSEBERY AVENUE, EC1
33,500 sq ft | Existing
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, fully let to Fred Perry and 8 residential units which have all been sold.



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.

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.



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.



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

Planning consent has been secured 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.



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.



ONE ANGEL COURT, EC2
300,000 sq ft | Existing
Developer: Mitsui Fudosan / Stanhope
Architect: Fletcher Priest
www.angelcourtbank.com

The scheme provides c. 300,000 net lettable sq ft of high quality office accommodation over 24 levels, together with 20,000 sq ft retail/leisure and improved public realm.

There are spectacular and uninterrupted views of the City, river and West End from the garden floors and sky floors.

Retail pre-let tenants include Coya, Temper, Notes and Natural Kitchen with office lets to BUPA, Shanghai Pudong Development Bank and a new financial services trade association.



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.thescalpelec3.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 Q2 2018, 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.

CANARY WHARF, STRATFORD, GREENWICH & THE ROYAL DOCKS



James Young
International partner
– London markets,
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East London is talked about as being London’s newest ‘emerging location’. However, this is more of a resurgence, as from the mid-17th century this part of London, particularly around the docks, was an ‘emblem of trading connections’. Throughout London’s history, opportunities are established and exploited and then translated into something else. And as the role of London’s docks declined, London saw the growth of the financial industry, with its central business district focused around the City and, latterly, Canary Wharf.

While London’s dominance in financial services is under threat following the Brexit vote, other sectors have continued to grow. Some 210,000 more people are expected to work in the creative/knowledge sectors by 2027. This represents 11% growth, a higher proportion than the financial services sector, coupled with an increase in population in London generally, potentially growing to 10 million people within the next 10 years, and the shift eastwards is continuing.

We are already seeing evidence of this: Loughborough University and UCL have opened facilities at Delancey’s Here East development in Hackney Wick – undertaking research in areas including Robotics and Computation and offering courses on Digital Technologies and Media & Creative Industries. Activity in the City Fringe and east London office markets continues to grow, with above average take-up levels across the last three years (2014-2016); this trend looks likely to continue as budget-conscious occupiers seek value.

Within the next five years, Wood Wharf will have 4.9 million sq ft of mixed-use development, including more than



Hayley Armstrong
Insight analyst, UK
research,
Cushman & Wakefield

3,000 new homes and 275,000 sq ft of retail and leisure space to add to the extensive retail, food and beverage offer in Canary Wharf. Also, the Silvertown development will have 5 million sq ft of commercial space, including the iconic Millennium Mills, alongside 3,000 new homes. These add to the significant regeneration undertaken by Westfield at Stratford City, Lendlease/LCR at IQL Stratford and Knight Dragon at Greenwich Peninsula.

The key to area transformation is the significant investment in infrastructure and public realm. East London looks set to be one of the areas to benefit most from the introduction of the Elizabeth line. London City Airport has also helped position east London as a centre for enterprise and innovation. Connectivity is key for modern business and London City Airport makes the area accessible to visitors from overseas, providing convenient access to Europe for businesses in east London.

Consequently, the east London residential market has undergone a marked transformation over the last few years, evolving into one of the capital’s most sought-after destinations, with prices continuing to rise. Stratford’s demographic profile has altered significantly following Westfield’s development and post-Olympics, with the delivery of large numbers of new-build flats. Generation Y inhabitants account for over 36% of the new E20 postcode, against a greater London average of 20%. The Royal Docks is at an earlier stage of regeneration, led by the upcoming opening of Crossrail at Custom House station in December 2018, but expect the developments at Silvertown and ABP to benefit considerably from the increased connectivity to the centre of London.

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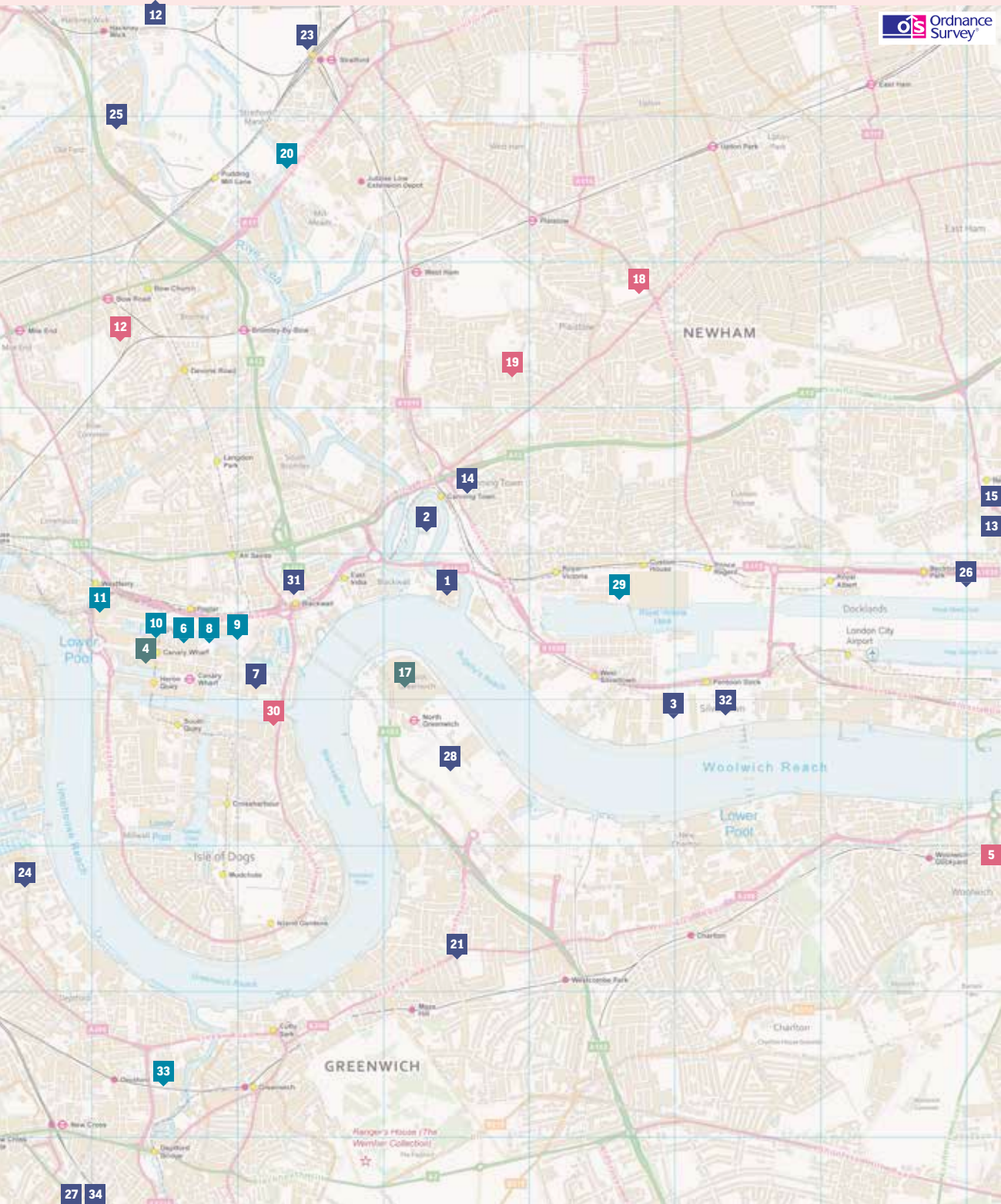
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GOODLUCK HOPE

2.7 ha | Planning Granted
Developer: Ballymore
Architect: Allies and Morrison
www.goodluckhope.com

Goodluck Hope is a new landmark riverside development in East London. Construction is due to commence in January 2018, and upon completion the 2.9 million sq. ft. development will deliver 804 new homes, 2,000 sq. m. of commercial space and a restored Grade II listed Dry Dock. Residents will have access to exclusive and carefully curated on site benefits including a swimming pool, sauna, fully equipped gym and private cinema alongside a restaurant with direct views of the River Thames.



LONDON CITY ISLAND

503751 sq ft | Under Construction
Developer: Ballymore, with EcoWorld Ballymore for phase two
Architect: Glenn Howells
www.londoncityisland.com

London City Island is London’s new island neighbourhood, a vibrant cultural area connected to Canning Town via a new footbridge. English National Ballet, English National Ballet School, The London Film School and The Line will soon move to the 12 acre island. The 1,700 suites, 1, 2 and 3 bedroom homes will benefit from stunning alfresco spaces and backdrop of The O2, Canary Wharf and the City. Residents recently moved in to phase one and the first restaurant opened, The Island Grocer by Ballymore.



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. Royal Wharf is inspired by the area’s maritime heritage and 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 sqft David Morley designed leisure facility and new school. First residents recently moved in to phase one.



WARDIAN LONDON

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

Taking its name from the traditional Wardian Case - first created in East London to transport botanical plants - WARDIAN London offers a sense of escape and tranquility in the heart of Canary Wharf. Overlooking South Dock, each apartment offers an extensive private ‘sky garden’, up to 37.2sqm 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.



ROYAL ARSENAL RIVERSIDE

88 Acres | Planning Granted
Developer: Berkeley Homes
Architect: Glenn Howells
www.berkeleygroup.co.uk

Royal Arsenal Riverside is one of South East London's most exciting riverside addresses, occupying a prime location along the River Thames with a forthcoming on-site Crossrail Station and buzzing retail hub.



ONE CANADA SQUARE

1,220,500 sq ft | 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 up to 82,786 sq ft available on flexible lease(s). The building is home to Level39, Europe’s largest tech accelerator.



CANARY WHARF'S DISTRICT

4.8 million sq ft | Under Construction
Developer: Canary Wharf Group
Architect: Masterplanned by Allies and Morrison
www.canarywharf.com/residential/wood-wharf

The New District is a transformative mixed-use project comprising 22 acres including 2 million sq ft of offices targeted towards tech and creative businesses, 3,500 homes and 350,000 sq ft of retail. With 9 acres of parks, piazzas, and riverside walkways, it will extend the appeal of Canary Wharf as a progressive 24/7 urban district. The buildings are designed with a mixture of iron, red-brick and concrete facades, whilst still benefiting from the Group’s philosophy of providing the most technically advanced buildings.



5 BANK STREET

700,000 sq ft | 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 Q2 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

830,000 sq ft | Proposed
Developer: Canary Wharf Group
Architect: Kohn Pedersen Fox Associates
www.canarywharf.com

The proposed new scheme will comprise 830,000 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.



40 BANK STREET

607,400 sq ft | 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 up to 60,000 sq ft is available to let from on flexible lease(s).



THE COLUMBUS BUILDING

160,000 sq ft | Existing
Developer: Canary Wharf Group
Architect: Skidmore, Owings & Merrill
www.canarywharf.com

The building has recently completed a comprehensive refurbishment, boasting a Grade A specification as well as a riverside position, uninterrupted views to the City, exposed concrete ‘waffle’ ceilings and two external roof terraces totaling c. 10,000 sq ft. Typical floor plates are c. 23,000 sq ft, with floor to ceiling glazing, which overlook the River and Columbus Courtyard.



ALMA ESTATE

993 Homes | Planning Granted
Developer: Countryside
Architect: Pollard Thomas Edwards
www.countryside-properties.com

Countryside will regenerate the post-war housing estate by building nearly 1,000 new homes along with shops, a gym, medical centre and community facilities. This project is one of Enfield’s largest housing estate renewal scheme and it will act as a catalyst for the wider regeneration of the Ponders End area. The proposals include the development of Station Square at Ponders End railway station, creating a new gateway into Ponders End and transforming the area. The entire scheme will be phased over the next 12 years, with completion due in 2029.



BEAM PARK
29 hectare (71.7 acre) | Proposed
Developer: Countryside
www.countryside-properties.com

Countryside together with L&Q will deliver a £1bn regeneration project, which falls in the boroughs of Barking & Dagenham and Havering. The redevelopment will provide up to 2,900 new homes and revitalise a largely derelict site, formally a Ford manufacturing plant, into a vibrant and welcoming neighbourhood. In addition to creating high-quality new homes, Beam Park incorporates around 50 % green space strategically located around the development to enhance the living environment. These spaces will include play areas for children, community spaces and artwork to reflect the historical nature of the site.



CANNING TOWN (AREA 3)
3.7 hectares | Under Construction
Developer: Countryside Properties
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 by 2019. Canning Town 2a has already been delivered and 177 units have been handed over.



FRESH WHARF
Developer: Countryside
www.countryside-properties.com

Countryside and Notting Hill housing form joint venture to deliver £330 million regeneration gateway scheme in Barking town centre. The redevelopment will deliver 911 new homes for sale and market rent at Fresh Wharf in Barking Town Centre, along with complementary space for cafés, restaurants, commercial and community use. The scheme will offer three-bedroom townhouses as well as high-quality apartments buildings ranging from six to 15 storeys to the north of the site.



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.



GREENGATE LODGE
39 units / Existing
Developer: Genesis Housing Association
Architect: PTEa

Greengate Lodge is a multi-tenure scheme with affordable and low cost home ownership. Set in an old school building with caretakers lodge, it’s a 25 minute journey to central London.



RAWALPINDI HOUSE
51 units / Existing
Developer: Genesis Housing Association
Architect: PTEa

Rawalpindi is located in the London Borough of Newham, one of London's most vibrant and culturally diverse areas. This is a mixed tenure, with a high number of social rent and easily commutable to central London. The iconic Olympic Park, Westfield Stratford and London City Airport are part of making this one of the most connected centres in Europe.



STRATFORD HALO
701 units / Existing
Developer: Genesis Housing Association
Architect: Stockwool

With a central 43 floor residential tower rising high above the London skyline, Stratford Halo is a truly landmark development. It’s a mixed tenure with social rent, market sale and rent, shared ownership and extra care. The development is set in a peaceful riverside location, surrounded by landscaped communal gardens. Inside the tower, there are three sky gardens for residents to use and the Queen Elizabeth Olympic Park nearby.



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.



DOLLAR BAY
14,327 sq m | Existing
Developer: Mount Anvil and One Housing Group
Architect: SimpsonHaugh
www.dollarbay.co.uk

Rising like a beacon at the head of South Dock, Dollar Bay is a marker of redevelopment and provides a striking addition to Canary Wharf’s impressive skyline. The elegant rippling façade reflects the water and sky, while inside 125 spacious waterfront homes enjoy uninterrupted vistas across London. This second joint venture between Mount Anvil and One Housing is a catalyst for high quality architecture and rejuvenates the previously underused waterfront area. Now fully accessible, the public space includes outdoor seating, public art and a café for all to enjoy.



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

International Quarter London is a £2.4 billion joint venture development between Lendlease and LCR. Located in Stratford, the project will deliver four million sq. ft. of new office space, 333 new homes and community facilities within a 22 acre site. With the vision to create where the future works, IQL benefits from an abundance of green space, access to some of the world’s most forward-thinking cultural institutions, unrivalled transport connectivity and a workplace design that has employee wellbeing at its heart.



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.



BREAM STREET WHARF

Planning Granted
Developer: L&Q
Architect: AHMM
www.breamstwharf.co.uk

Our development in Bream Street, Fish Island is delivering 202 new homes - including 30% affordable housing. The site is between the Regent’s Canal and River Lea, and next to the Queen Elizabeth Olympic Park. Designed by 2015 Stirling Prize winning practice AHMM. It includes significant new public space and improved access to Old Ford Locks which is next to the site. The London Legacy Development Corporation’s Quality Review Panel praised the scheme for its outstanding architecture. Our proposals also include new employment space to support and enhance the vibrant local cultural economy.



ROYAL ALBERT DOCK, E16

4,700,000 sq ft | Phase 1 Under Construction
Developer: ABP Investments Ltd / GLA / Stanhope
Architect: Farrells

Description 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 I is under construction and will comprise up to 800,000 sq ft. Demand for 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 / MAKE
www.ruskinsquare.com

Mixed use scheme comprising offices, residential, retail and external areas of new public realm along East Croydon Station. This site is at the centre of Croydon’s Central Business District regeneration. The first residential phase, developed in joint venture with Places for People, provided 170 units including affordable housing. The first office building of c. 200,000 sq ft designed by Shed KM is fully occupied by HMRC and completed in 2016. The second, designed by MAKE, has detailed planning permission.



GREENWICH PENINSULA

150 acres | Under construction
Developer: Knight Dragon
Architect: Masterplanned by Allies and Morrison
www.greenwichpeninsula.co.uk

Greenwich Peninsula is London’s largest single regeneration project. The £8.4 billion transformation of the Peninsula will over the coming years provide 15,720 new homes in seven new neighbourhoods: home to central London’s first major film studio, a new design district, schools, offices, health services and public spaces, all wrapped by 1.6 miles of River Thames. Working with world-renowned architects including Santiago Calatrava, SOM, Marks Barfield, Marks Barfield, DSDHA, Alison Brooks and Duggan Morris amongst others.



ROYAL DOCKS WEST

2335 sq m | Under construction
Developer: Mount Anvil and LIEC
Architect: EPR Architects
www.royaldockswest.com

Royal Docks West is a new residential development of 105 homes, ranging in size from studios to three bedroom apartments, at the centre of London’s most exciting regeneration area – the Docklands. Standing at 19 storeys, all apartments will have balconies from which you can enjoy impressive water views or urban vistas. Steps from the water and minutes from the DLR, Crossrail (future) and Emirates Air Line, Royals Docks West offers excellent connectivity across the capital.



THE REACH

6,620 sq m | Planning Granted
Developer: Peabody
Architect: Pitman Tozer
www.thamesmeadnow.org.uk

The Reach is a new 66-home development in West Thamesmead which will offer a mix of 1, 2 and 3 bedroom homes, a spacious communal garden and ground floor commercial space. This 100% affordable scheme is part of the Abbey Wood, Plumstead and West Thamesmead Housing Zone, one of two Housing Zones being delivered in Thamesmead by Peabody with £47.5m investment from the Greater London Authority. These will be the first new homes to be completed by Peabody in Thamesmead.



BLACKWALL REACH PHASE 1B

8 Ha / 1500 units | Under Construction
Developer: Swan Housing Association / NU living
Architect: BPTW / CF Møller
www.blackwallreach.co.uk

The latest phase in the £300m regeneration of Blackwall Reach is now under construction and will deliver 242 homes. Three buildings, including retail and leisure at ground floor, will surround a new public square next to Blackwall DLR. By 2024, this landmark regeneration (delivered in partnership with LBTH and GLA) will provide 1,500 homes (over 50% affordable), commercial premises and improved public realm. 98 homes, a community facility, extended school and replacement mosque have already been completed in Phase 1A.



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.



DEPTFORD MARKET YARD

2 acres | Complete
Developer: U+I
Architect: Ash Sakula Architects, Pollard Thomas Edwards Architects, Farrer Huxley Associates
www.deptfordmarketyard.com

In partnership with the London Borough of Lewisham, this £50m scheme was part of a programme to regenerate the neighbourhood around Deptford Railway Station, whilst retaining its rich heritage. Championing local start-ups and independent businesses, Deptford Market Yard is now home to a collection of new shops, cafés, restaurants and a new market space.



THE CROYDON PARTNERSHIP

1.5 Million sq ft | Planning Granted / Proposed
Developer: Westfield / Hammerson
Architect: Leonard Design Architects working on the retail plan and Hawkins\Brown working on the residential.
www.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.

WEST END, EARLS COURT & PADDINGTON



Kuldeep Gadhary
Associate director – central London research,
BNP Paribas Real Estate

Leasing activity in the West End has been subdued in the first eight months of the year, reaching 1.4m sq ft, 30% below the five-year average. Interestingly, the top four largest deals have been in the West End fringe, highlighting the lack of large good-quality floor plates in the core.

The West End is facing a supply shortage, with annual office development completions over the next four years 25% below the long-term average when pre-lets are excluded. With the vacancy rate at 5.1%, well below the average of 6.3%, rents have held up relatively well. Cost-conscious West End occupiers continue to be restricted by limited choice, particularly of larger floor plates.

Following the expansion of central London to the east over the last decade, the next 10 years is likely to see growth filter out in the opposite direction, to the west. Major transport and infrastructure investment has fuelled regeneration and new development, with Paddington likely to be a big winner.

The youngest submarket of the West End, Paddington is arguably one of the best connected, with Crossrail’s arrival in 2018 due to enhance this further. The completion of 4 Kingdom Street, proposed plans for 5 Kingdom Street and British Land’s improvement to the public realm and amenity provision in Paddington Central have begun the transformation of the submarket.

Occupier perceptions of Paddington are already changing with take-up reaching 115,000 sq ft (to end August) in 2017, 11% ahead of the five-year average. The largest

deal of the year is Finastra’s 42,000 sq ft acquisition at the recently completed 4 Kingdom Street, where 40% of space is already taken and the rest is under offer.

The success of submarkets such as King’s Cross has been attributed to the creation of a truly mixed-use environment. This will be replicated at Paddington Quarter, which has received the green light. The scheme will include 360,000 sq ft of office space, 80,000 sq ft of retail and restaurants, a new piazza and better access to Paddington Station and the Underground.

The West End retail market saw strong footfall growth in the first half of 2017. Sterling's devaluation meant greater numbers of tourists visited London to buy luxury goods at a discount, underpinning the West End as a top global shopping destination. A rise in inflation for domestic shoppers, however, will mean the retail picture for the rest of 2017 will be more challenging. Despite this, with the arrival of Crossrail next year, the eastern end of Oxford Street has been massively improved, encouraging retailers to open new stores which in turn will help drive footfall.

As occupiers’ hunt for choice and value continues, we expect demand to filter out further west. The regeneration of Earl’s Court, despite its commercial elements not being delivered for some time, will help to boost the restricted supply pipeline in the West End and attract occupiers that are more flexible in their location requirements, a trend that we have seen emerge over the last five years.

'As occupiers' hunt for choice and value continues, we expect demand to filter out further west'

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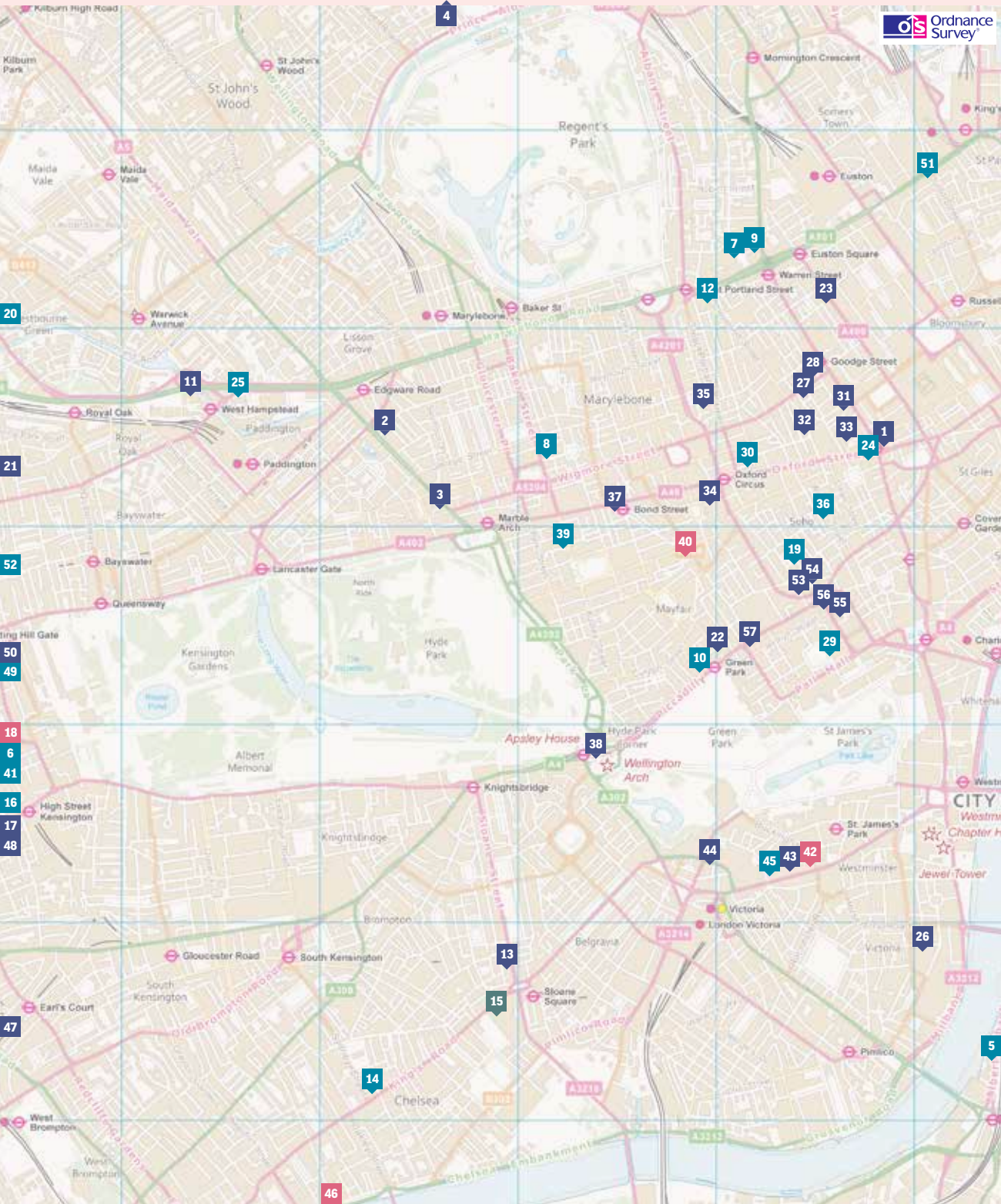
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Office Mixed Use Residential

Ordnance Survey © Crown copyright 2011



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.



BRENT CROSS SOUTH
192 acre | Outline Planning Granted
Developer: Argent Related
Architect: Various
www.brentcrosssouth.co.uk

A 192-acre area sitting alongside Hammerson and Standard Life Investments' redevelopment of Brent Cross shopping centre. The Brent Cross South masterplan includes 6,700 homes and workspace for over 25,000 new jobs; a new high street, with local shops and restaurants; improved transport connections with the new station serving the development and better walking and cycle routes; and new parks, squares and community facilities.



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.



ALBERT EMBANKMENT
550 new homes | Under Construction
Developer: St James
Architect: Foster + Partners, Rogers Stirk Harbour + Partners, David Walker Architects

Five years ago, this fantastic location had nothing but tired 1960s office buildings that offered little to the community. Now, with the help of a world-class design team, there will be 550 new homes, 174 of which are affordable, alongside restaurants, offices and welcoming public space.

The Merano, Dumont and Corniche buildings breathe new life into this whole area, funding family council housing, arts, and refurbishment of the Vauxhall City Farm. 50% of the site is public open space for everyone to enjoy.



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.



WARWICK ROAD MASTERPLAN
1,034 homes | Under Construction
Developer: St Edward
Architect: Squire and Partners
www.berkeleygroup.co.uk

A major regeneration scheme in the Royal Borough of Kensington & Chelsea, the Warwick Road Masterplan will transform a run down, 3.9 hectare site through a £2 billion investment. The masterplan consists of: 375 Kensington High Street, Kensington Row and Kensington Primary Academy. When it completes in 2019, it will provide 1,034 homes, a primary school with community facilities, a linear park, public art, courtyard gardens, restaurant and retail space at ground level.



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.



10 PORTMAN SQUARE, W1
12,500 sq m | Existing
Developer: British Land
Architect: Jestico + Whiles

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.



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.



7 CLARGES STREET, W1
51,000 sq ft | Existing
Developer: British Land
Architect: Squire and Partners
www.clargesmayfair.com

7 Clarges Street is the office element of a wider mixed-use development, which also includes Clarges Mayfair, a luxury residential address overlooking Green Park and the new Kennel Club headquarters. 7 Clarges Street encompasses six floors of flexible triple-aspect office space, with private terraces on the three uppermost levels and views across Green Park to Buckingham Palace and Victoria. Encouraging a health-conscious approach to commuting, 7 Clarges Street has 55 bicycle spaces, 39 lockers for folding bicycles, and shower amenities.



4 KINGDOM STREET
145,000 sq ft | Existing
Developer: British Land
Architect: Allies and Morrison
www.4kingdomstreet.com

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 the majority of floors having large corner terraces and each floor having 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
290,000 sq ft | 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 floor level.



GEORGE HOUSE
294,555 sq ft | Completed
Developer: Cadogan
Architect: Stiff + Trevillion

Newly launched George House is the largest mixed use development to arrive on Sloane Street for a generation. It houses 43,000 sq ft of office space, luxury retail units (several already let to flagship stores for international brands such as Delpozo, RedValentino and Giorgio Armani) as well as boutique units to the rear on Pavilion Road for independent artisan food shops – including a butcher, baker, greengrocer and cheesemonger. It connects directly with a new public courtyard that features destination restaurant, Granger & Co, a café, gym and spa. It forms part of Cadogan’s strategy to continually enhance Chelsea as one of the world’s leading places to live, work and shop.



224-226 KINGS ROAD
16390 sq ft | Under Construction
Developer: Cadogan
Architect: Horden Cherry Lee

Due for completion in December 2017, this scheme includes the transformation of 3 buildings, including a Grade II listed Banking Hall and Townhouse, to provide world-class retail and residential accommodation. It seeks to protect the handsome Edwardian street-facing elevations and the original features of the Banking Hall which make a significant contribution to the character of the surrounding Conservation area. The new ‘infill’ building creates its own identity in a street with varied townscape and seeks a BREEAM Very Good rating.



CADOGAN CAFÉ
7900 sq ft | Planning Granted
Developer: Cadogan
Architect: NEX Architecture
www.cadogancafe.co.uk

The Cadogan café will be located in the largely Grade II-listed Duke of York Square. Designed by NEX Architecture (following a design competition which attracted over 150 entries), it champions the best of modern design in harmony with its heritage and surroundings. The café will include a circular roof terrace, open to the public, and the UK’s first innovative glass facade which will lower into a single storey basement during fine weather, to allow for al fresco dining. It is set to become a new landmark for the King’s Road.



LILLIE SQUARE
1,000,000 sq ft | Under Construction
Developer: Capital & Counties Properties PLC

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 70% of the initial release sold. First residents completed in December 2016.



EARLS COURT
10,100,000 sq ft | Planning Granted
Developer: Capital & Counties Properties PLC

The Earls Court Masterplan is the most exciting development opportunity in Central London, covering almost 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.



ACTION 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 / Maccleanor 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.



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, currently housing 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. The site was sold to Imperial College in Dec-16.



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.



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 a rent of £5.4m 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.



THE COPYRIGHT BUILDING, 30 BERNERS STREET W1
107,150 sq ft | Under Construction
Developer: Derwent London plc
Architect: Piercy & Company

This eight-storey, 107,150 sq ft office and retail development is progressing well and is due to complete in the second half of 2017. 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. Of the three retail units, one has been let and two are under offer. The building has been forward sold for £165m with sale completion following practical completion.



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 Acuitis, DF Mexico, Fabled by Marie Claire, Hotel Chocolat, Planet Organic, Oasis, T2 and Waterstones.



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 is now on site. 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. In February 2017, 133,600 sq ft of the office space was pre-let to Arup. The scheme is a major step forward in the wider regeneration of the area. Completion is expected in H2 2019.



SOHO PLACE W1
285,000 sq ft | Proposed with Planning
Developer: Derwent London plc
Architect: AHMM

Derwent London has planning permission for a 285,000 sq ft mixed-use scheme at Tottenham Court Road station. This includes 209,000 sq ft of offices, 36,000 sq ft of retail, a 40,000 sq ft theatre and new public realm. 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 site is due to be handed back to Derwent London later this year and work would commence in H2 2018 with completion in late 2020 to early 2021.



BRUNEL BUILDING, 55 NORTH WHARF ROAD W2
240,000 sq ft | Under Construction
Developer: Derwent London plc
Architect: Fletcher Priest
www.brunelbuilding.com

The main build is now underway with scheme completion scheduled for 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.



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.



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.



55 WELLS STREET
34,000 sq ft | Under Construction
Developer: Great Portland Estates plc
Architect: Buckley Grey Yeoman
www.55wellsstreet.com

Situated in a prominent position in the heart of Fitzrovia, 55 Wells Street is a new 34,000 sq ft development providing 29,500 sq ft of office accommodation featuring terraces on first, sixth and a shared rooftop terrace, a double height reception, typical floors of 5,140 sq ft, and a 4,500 sq ft restaurant pre-let to Ottolenghi. Completion is set for Q4 2017.



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 is fully let.



RATHBONE SQUARE

2.3 acre site, 420,000 sq. ft., 242, 800 sq. ft. office, 13 retail units, 1 restaurant and 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 Q3 2017.



HANOVER SQUARE

223,600 sq ft | Planning Granted
Developer: Great Portland Estates 50/50 JV Hong Kong Monetary Authority
Architect: Lifschutz Davidson Sandilands
www.hanoverlondon.com

Hanover Square will include high quality offices, international standard retail space on New Bond Street and six residential apartments on Brook Street. The scheme will also create a new public square. The development will be carried out around the Eastern Ticket Hall of the Bond Street Crossrail station on the north-west corner of Hanover Square. Our proposals will provide two new buildings, together with the refurbishment of the Grade II* listed Georgian building at 20 Hanover Square.



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: Donald Insall Architects

Grosvenor proposes a £5m repair and restoration of the former church, into retail and restaurant use with community space 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 commenced in autumn 2016 to the Grade-I listed building, with completion planned for 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’ achieved.



78/92 GREAT PORTLAND STREET

18,000 sq ft office, 15 residential apartments and 5 retail units | Complete
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 Street, 78/92 Great Portland Street comprises 18,000 sq. ft. of extensively refurbished office space which has been pre-let in full, 15 couture residences and 12,000 sq. ft. of retail / showroom in five units on ground and basement levels.



30 BROADWICK

95,000 sq ft | Completed
Developer: Great Portland Estates plc
Architect: Emrys Architects
www.30broadwickstreet.com

Thirty Broadwick is a development by Great Portland Estates plc, located within the heart of Soho.

The building, with up to 77,000 sq. ft. of uncompromised offices, 4,700 sq. ft. of terraces and 11,000 sq. ft. of prime retail and restaurant space, nestles amongst the vibrant, creative bodies and voices of this exciting district in London.



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.



119 EBURY STREET, SW1

3,500 sq ft | Existing
Developer: Grosvenor
Architect: David Morley

119 Ebury Street has become the first Listed building to achieve an ‘Outstanding’ rating under BREEAM Domestic Refurbishment and achieved the highest ratings to date for a BREEAM Domestic Refurbishment.

The project challenges sustainable design, while maintaining the historic fabric of a Grade II Listed property.

Sustainable initiatives include: whole house ventilation and heat recovery, and photovoltaic and solar thermal panels.



62 BUCKINGHAM GATE, SW1

275,300 sq ft | Existing
Developer: Landsec
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, Mediobanca, Chime Communications and WorldRemit.



KINGS GATE, SW1

100 Apartments | Complete
Developer: Landsec
Architect: Lynch Architects
www.kingsgatesw1.co.uk

Kings Gate is the second significant residential addition to Victoria and the Landsec 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.



NOVA, VICTORIA SW1
726,600 sq ft | Phase 1 - Complete
Developer: Landsec & CPPIB
Architect: PLP Architects / Benson + Forsyth / Flanagan Lawrence / Lynch Architects
www.novasw1.com

Nova, Victoria is an architecturally daring development and has become a new food destination for London. The development of this 5.5 acre island site opposite Victoria station was a joint venture between Landsec and Canada Pension Plan Investment Board. The completed first phase comprises of 480,300 sq ft of high quality office accommodation and 170 luxury apartments. Also at the centre of Nova, Victoria is Sir Simon Milton Square which is home to 17 new restaurants, bars and pop-up kiosks, gradually opening up to Autumn 2017.



THE ZIG ZAG BUILDING, SW1
232,900 sq ft | Complete
Developer: Landsec
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 Asset Management, Deutsche Bank and Moneycorp.



20 EASTBOURNE TERRACE
91,800 sq ft | Complete
Developer: Landsec
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 will offer businesses quick access to international and national transport hubs. It also recently won at the BCO regional awards in the refurbished / recycled workspace category and will now go forward for the national awards in October.



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.



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 let to TDIL.



HAMPSTEAD MANOR
131,320 sq ft | Under Construction
Developer: Mount Anvil
Architect: Scott Brownrigg / A&Q Partnership
www.HampsteadManor.com

Located in NW3 one of the most coveted British postcodes, Hampstead Manor consists of 156 distinguished residences, spread across 13 buildings. Homes range from studio apartments to four bedroom residences, and include four Grade II listed buildings, such as Kidderpore Hall, a painstakingly restored 1843 mansion first built by an ambitious East India leather trader. Once home to Westfield College, as an education establishment specializing in botany, and more recently occupied by Kings Collage, Hampstead Manor had a fascinating and varied history.



QUEEN'S WHARF
325,554 sq ft | Under Construction
Developer: Mount Anvil and FABRICA by A2Dominion
Architect: Assael
www.queenswharf.co.uk

A Joint Venture between Mount Anvil and FABRICA by A2Dominion. A collection of 165 residences ranging from studios to three-bed apartments, located on the ‘Surrey Bend’ of the River Thames overlooking Grade-II listed Hammersmith Bridge.

The development will house the world-famous Riverside Studios and offer a range of amenities, including a cinema, café and bar, theatre and new riverside walkway that links to the Thames Path.



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.

The office occupiers include Helical Bar, Blaine Southern and Blue Mountain.



WHITE CITY PLACE
17 acres (2m sq ft offices) | Under Construction
Developer: Mitsui Fudosan / Stanhope / AIMCo
Architect: Allies & Morrison
www.whitecityplace.com

White City Place is adjacent to Imperial College campus, White City and Wood Lane tube stations comprising 6 existing buildings of 950,000 sq ft and a 4-acre ‘gateway’ development site.

The total refurbishment is underway transforming the 3 existing buildings into modern working environments, as well as the development of new office buildings.

Planning application has been submitted for the Gateway site and pre-lets include YOOX Net-a-Porter, Royal College of Art and Huckletree.



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.



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.

KING'S CROSS, MIDTOWN
& COVENT GARDEN



Jules Hind

Head of leasing & development at
Midtown specialist property consultancy,
Farebrother

Occupiers drawn from the design, advertising, marketing & PR, media, internet & technology, and the telecoms sectors are an increasingly important driver of demand in London's Midtown office market.

Oscar-winning British special effects firm, Framestore, is the latest creative business to move into the area, having taken 88,231 sq ft of offices at Viridis Real Estate's 28 Chancery Lane. ITV is to occupy around 90,000 sq ft of new offices at 2 Waterhouse Square, EC1 while Time Warner has agreed to extend its lease at 98 Theobald's Road, WC1, until at least 2034. These commitments followed in the wake of Saatchi & Saatchi moving into 90,000 sq ft at 40 Chancery Lane at the beginning of the year.

In the second quarter of 2017, office take-up in the Midtown market rose by 30% quarter-on-quarter. The Q2 take-up performance reflects good demand across a wide spectrum of space requirements and this shows that occupiers have a clear preference for new or refurbished space.

Most recently, two occupiers have agreed deals to take more than 130,000 sq ft of office space at Oxford Properties' and Temasek's MidCity Place on High Holborn. Verizon is to occupy around 88,500 sq ft of the building on the fourth and fifth floors – space which was previously occupied by AECOM. Verizon recently completed an acquisition of the operating business of Yahoo! and has combined this business with AOL to create a new subsidiary, Oath, which has more than 50 media and technology brands.

Trading platform Atos has also agreed a deal to take 42,500 sq ft at MidCity Place.

During Q2, the availability of new and refurbished space decreased by 31% but the supply of second-hand space rose by 38% to 1.34m sq ft. The increase in second-hand space indicates that businesses that are trying to divest themselves of surplus space may struggle unless they can be flexible about terms.

With the latent demand present in the market, we expect office take-up in Q3 to be similarly robust but after that it is hard to be exact as to how the market will proceed through to the end of the year.

The changing characteristics of the Midtown occupier profile are also influencing the make-up of the area's shopping, eating and drinking scene. Bill's restaurants has chosen Chancery Lane to unveil its new grab-and-go, vegetarian orientated concept and the market is now watching with interest the leasing of the new prime retail space at 28 Chancery Lane.

The area is also attracting a growing number of private health providers. On the ground and lower ground floor of the Cursitor Building development on Chancery Lane, health assessment specialist Preventicum has taken a 15-year lease on a total of 10,812 sq ft of space. In the same building, Pure Sports Medicine – a sports injury and rehabilitation clinic – will occupy the retail unit on the ground and lower ground floors.

The continued influx of occupiers from the creative sectors and also the expanded activities of serviced office operators is broadening the identity base of Midtown and giving it a more varied and resilient business base.

'In the second quarter of 2017, office take-up in the Midtown market rose by 30% quarter-on-quarter'

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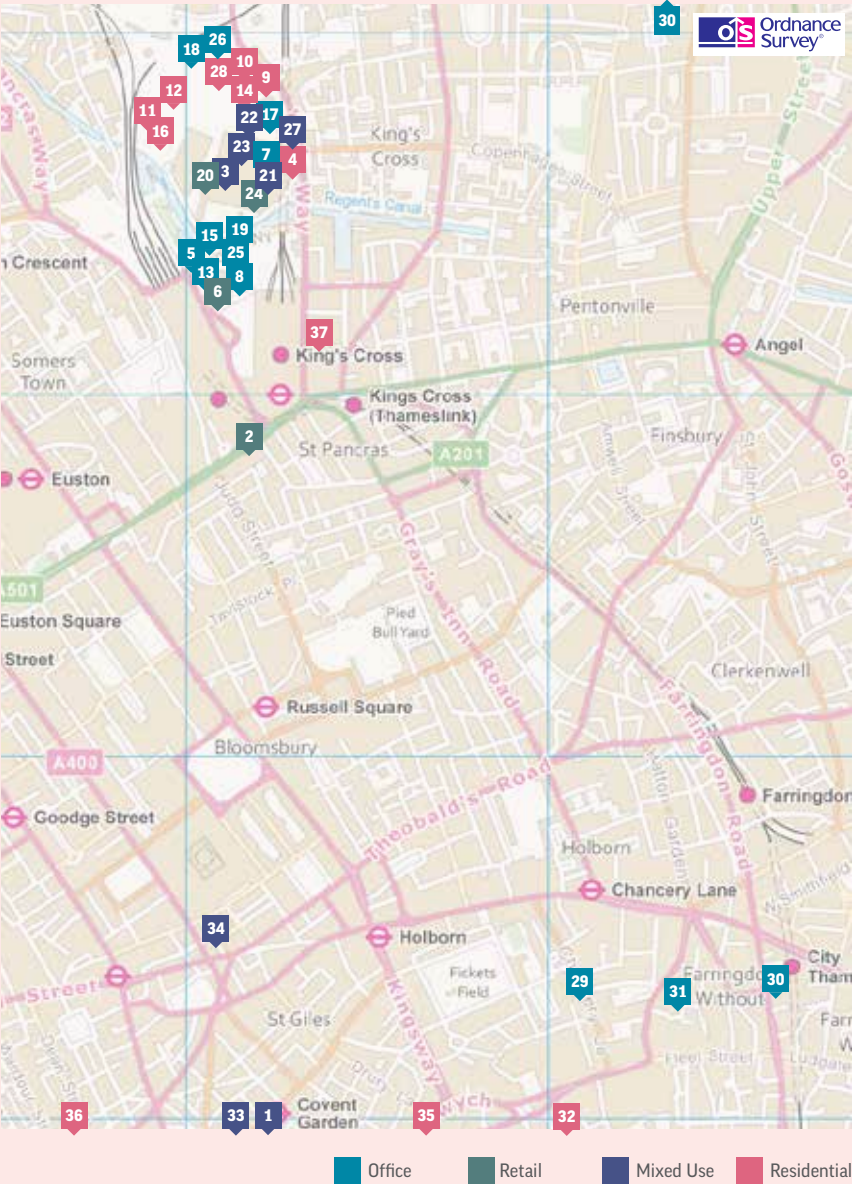
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COVENT GARDEN
1.1m sq ft | Existing
Developer: Capital & Counties Properties PLC
www.coventgarden.london

Under Capco's stewardship and vision, Covent Garden has been transformed into a vibrant world-class destination. Through considered asset management, strategic investment and development, the estate attracts a strong line-up of international retailers and restaurants. Luxury brands Mulberry and Chanel now sit alongside some of the capital's most popular restaurants including Frenchie and Balthazar. This year the Floral Court development will complete, with retail and restaurant concepts from Petersham Nurseries, and high quality new residential overlooking the new courtyard.



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.



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.



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 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.



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.



TAPESTRY
125,500 sq ft | Existing
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.



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.



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.



THREE PANCRAS SQUARE
158,000 sq ft | Existing
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 | Exisiting
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.



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.



11-21 CANAL REACH
405,000 sq ft | Started on-site
Developer: King's Cross Central Limited Partnership
Architect: Bennetts Associates
www.kingscross.co.uk/11-21-canal-reach

11-21 Canal Reach comprises two Grade A office buildings – 11 Canal Reach (235,000 sq ft) and 21 Canal Reach (170,000 sq ft). The buildings are focused around two central atria and offer full flexibility, being capable of single or multiple occupation in a range of configurations. The buildings offer uninterrupted floorplates with full height glazing and excellent floor-to-ceiling heights allowing maximum daylight penetration. Extensive communal roof gardens offer an impressive amenity for staff with over Central London.



KING'S CROSS SPORTS HALL
23,000 sq ft (GEA) | Planning granted
Developer: King's Cross Central Limited Partnership
Architect: Bennetts Associates
www.kingscross.co.uk/q2-sports-hall

An indoor sports centre and health and fitness suite across two levels with modern changing facilities built to Sport England standards. The hall has been designed to be used as a combination of four badminton courts, a basketball court, a volleyball court or a five-a-side football pitch. Initially, the building will provide a temporary home for the Construction Skills Centre with a small fitness suite on the upper floor, before opening fully to the public as a community sports centre.



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'.



R3
85,078 sq ft | Planning granted
Developer: King's Cross Central Limited Partnership
Architect: Squire and Partners

R3 is a residential scheme made up of 61 open market housing units. 4,200 sq. ft. of retail space can be found at ground level, which will open directly onto the R3 colonnades along the north and south elevations. R3 faces Lewis Cubitt Park to the west and the Zone R Gardens to the east.



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
83,500 sq ft | Under Construction
Developer: HB Reavis
Architect: Denton Corker Marshall
www.20farringdonstreet.co.uk

20 Farringdon offers 83,500 sq ft of brand new, user-focused office space in a vibrant central London location. This design-led workspace boasts a double-height reception with bespoke lighting installation by Acrylicize and a fully glazed wrap allowing maximum natural light into the building. Six external terraces on the top floors offer views over the City and 136 cycle spaces with associated storage/changing facilities are provided. The development has recently been awarded an impressive score of 41/50 by the Considerate Constructors Scheme.



ONE NEW STREET SQUARE, EC4
270,900 sq ft | Complete
Developer: Landsec
Architect: Robin Partington Architects

One New Street Square was the final piece in the New Street Square jigsaw. The scheme delivers on so many levels; as a landmark for London and as a world-class office headquarters, whilst also contributing to the wider midtown plan. The building has been pre-let in its entirety to Deloitte LLP.

Now practically complete, One New Street Square includes two impressive entrances into one large reception and terraces to the upper floors.



MERCERS WALK, COVENT GARDEN, WC2
6,230 sq m | Completed November 2016
Developer: The Mercers' Company
Architect: Ian Ritchie Architects Ltd

Mixed use redevelopment comprising the refurbishment of a nineteenth century warehouse as a flag ship retail store and the construction of three new buildings providing 24 apartments, three shop units and two restaurants. The scheme is arranged around a new piazza linking Mercers Street and Langley Street.



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.



79 FITZJOHN'S 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 exsting 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.



HUB BY PREMIER INN
9681 sq m | Complete
Developer: Legal & General / Whitbread PLC
Architect: Axiom Architects
www.axiomarchitects.co.uk

Hub by Premier Inn Kings Cross is a flagship new build hotel and retail development. The scheme includes a 389 bedroom hotel with bar, restaurant and meeting room facilities with 292m2 of retail floor space, housed within a 9 storey concrete framed building.

The design follows the robust warehouse aesthetic prevalent in the immediate area with volumes articulated in yellow London stock and smooth blue brickwork surmounted by a zinc clad top storey enjoying views across London towards Kings Cross and St Pancras.

LONDON BRIDGE, SOUTHWARK, NINE ELMS & WATERLOO



Simon Smith
Leasing & development partner,
Union Street Partners

The appetite for commercial property in the London South Bank market increased dramatically in the second quarter of this year, with office take-up growing by 178% quarter-on-quarter.

Our analysis shows that the South Bank office letting market for Q2 had a significantly busier period with 581,735 sq ft leased during the quarter while total availability decreased to 752,011 sq ft. This represents an availability rate of 3.9% which is still substantially lower than those of Midtown (4.9%), West End (6.1%) and the City (9.4%).

A key contributor to the increased uptake was the letting of Two Southbank Place to WeWork,

'Elephant Park is in many respects emblematic of the wave of change which is spreading across the South Bank'

which will be taking 284,922 sq ft. This represented more than half of the total Q2 South Bank office letting and will create the serviced office providers’ largest campus in the world.

The rapid growth in the serviced office space has created a new wave of diversity and vibrancy in the market and we expect this trend to continue growing from strength to strength. However, although the space taken by WeWork contributes to the take-up figure, as soon as the operator starts up in that location, the space becomes immediately available to occupiers. So while this type of user has a dramatic effect on take-up levels, they do not shape the

dynamic of the market in the same way that a conventional letting would do. However, when the WeWork space is home to 3,000+ people and a wide range of enterprises, it’s going to enhance the business environment in this area of Waterloo and that can only be a positive in the long run.

While the South Bank’s theatres and concert halls have for decades brought people to the location in the evening, a much richer range of nightlife is now evolving around what are often independent businesses.

The Mercato Metropolitano at Elephant & Castle is a superb and imaginative use of a large dilapidated warehouse and has created a buzzing food and entertainment hub. Its funky independent atmosphere is a refreshing alternative to chain pubs and clubs.

Similarly, Maltby Street market has developed into a weekend foodie hub and has created an incredible experience in what is essentially a residential location. It feels like an impromptu street-party hidden away on a single cobbled road, surrounded by quiet residential streets.

Bermondsey Street continues to mature into a destination that offers restaurants, coffee shops, galleries and delicatessens affording a great experience without feeling too pretentious. Proximity to the new London Bridge station entrance will make this area even more popular and hopefully the independent nature of the street will continue.

In the South Bank residential sector, the big news has been Dalian Wanda’s ‘ownership transfer’ of the 10-acre Nine Elms site where around 1,800 homes are planned. The scheme is now believed to be progressing

through a subsidiary of the Hong Kong-listed, R&F Properties.

While that Nine Elms project is still a long way from coming on stream, Lendlease is progressing its Elephant Park project in Elephant & Castle and already selling homes in what is the largest Zone 1 residential development in London.

Given that it has replaced the Heygate Estate, which experienced many of the problems common to large-scale public housing developments built in the 1970s, Elephant Park is in many respects emblematic of the wave of change which is spreading across the South Bank.

FEATURED PROJECTS

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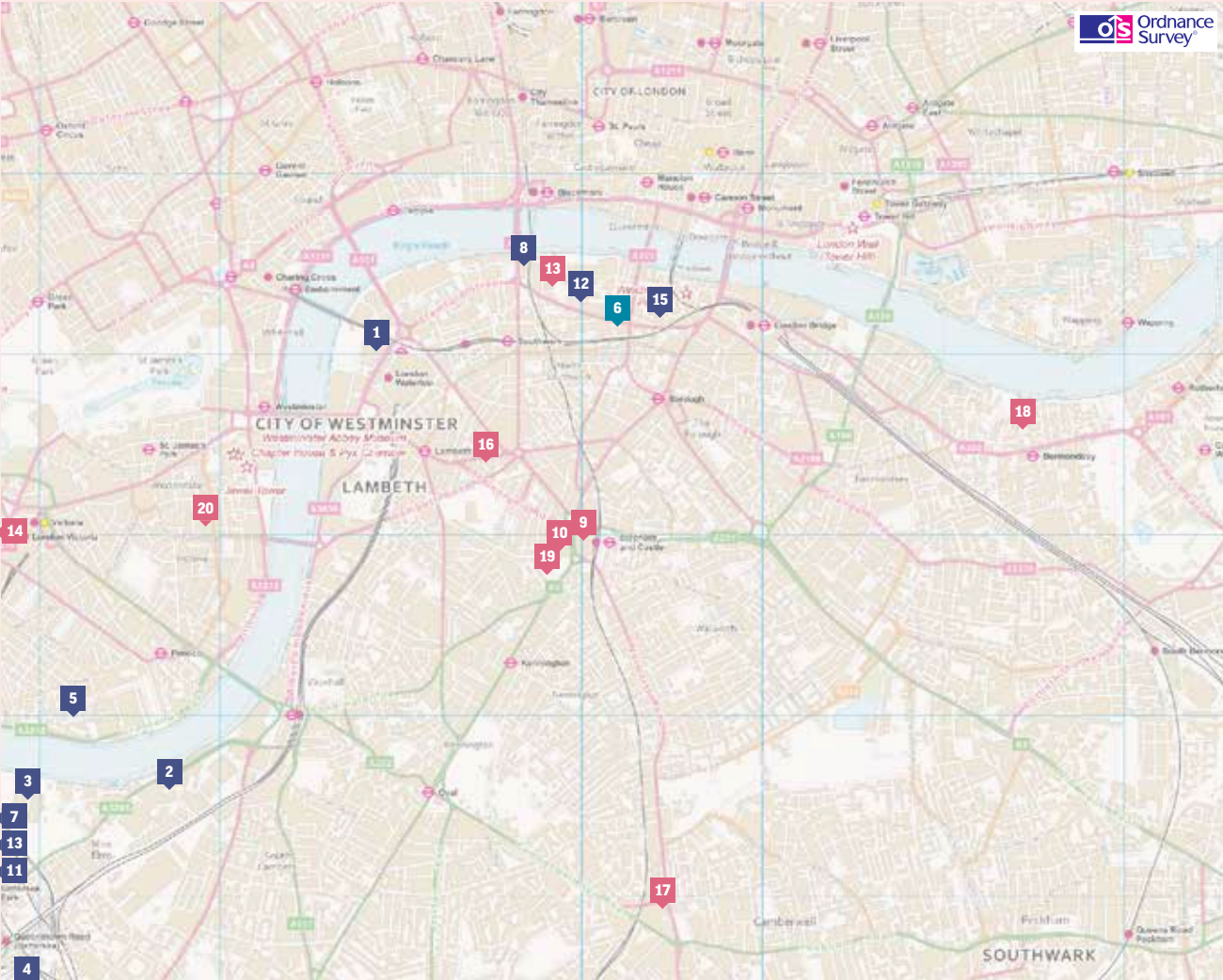
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- 2 **EMBASSEY GARDENS**
Ballymore and EcoWorld
- 3 **BATTERSEA POWER STATION**
Battersea Project Holding Company and subsidiaries
- 4 **MERTON REGENERATION PROJECT**
Clarion Housing Group
- 5 **CHURCHILL GARDENS**
Stitch Architects
- 6 **240 BLACKFRIARS ROAD, SE1**
Great Ropemaker Partnership (a 50:50 JV between Great Portland Estates and Ropemaker)

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Office Mixed Use Residential



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. Additional, 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, and Two Southbank Place has been pre-let to WeWork. The two buildings also feature around 25,000 sq.ft. of retail.



EMBASSY GARDENS
241,548 sq m | Under Construction
Developer: Ballymore, EcoWorld Ballymore
Architect: Sir Terry Farrell (masterplan) Allford Hall Monaghan Morris, Fielden Clegg Bradley and Arup Associates

Embassy Gardens, home to The Sky Pool, is a landmark development which will establish a totally new community within central London. The development includes nearly 2,000 new homes, stunning landscaped gardens, a section of the new Nine Elms park which connects the development to Battersea Park, vibrant new bars and restaurants providing al fresco spaces and 130,000 sq ft of shopping space. Residents have recently moved in to phase one.



BATTERSEA POWER STATION
42 acres | Under Construction
Developer: Battersea Power Station Development Company
Architect: Various
batterseapowerstation.co.uk

Battersea Power Station is world famous as 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, cafes, hotels, homes and public spaces including a new six-acre public park. The first residents have moved in and the first shops and restaurants have now opened at Circus West Village, the first phase of the development to complete. It will be serviced by a new Zone 1 London Underground station as well as a new River Bus service.



MERTON REGENERATION PROJECT
2,800 homes | Proposed
Developer: Clarion Housing Group
Architect: PRP, HTA Design LLP, Levitt Bernstein, Cullinan Studios, Proctor and Matthews
www.mertonregen.org.uk

The Merton Regeneration Project involves a £1bn investment in three neighbourhoods in Merton; High Path, Eastfields and Ravensbury. Clarion Housing Group is planning to build 2,800 well-designed, energy-efficient homes over the next 12 years by replacing 1,000 existing homes across the three neighbourhoods and building an additional 1,800. This is the first major estate-based regeneration project being undertaken in Merton by Clarion, the UK’s largest housing association, following the merger of Affinity Sutton and Circle Housing.



CHURCHILL GARDENS
Developer: Countryside Properties
Architect: Stitch Architects
www.countryside-properties.com

Countryside has been selected by Bromley Council to deliver a development comprising of both residential and commercial elements, including 384 new, high-quality homes across 8 apartment blocks in Bromley town centre. Churchill Gardens will be adjacent to the existing Church House Gardens, as well as being in the heart of the town centre. The heat and hot water for the development will be supplied by a Combined Heat and Power system located within the basement.



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.



COOPER & SOUTHWARK
78,000 sq ft | Under Construction
Developer: HB Reavis
Architect: Tate Hindle Architects

Located at 61 Southwark Street, Cooper & Southwark marks the first refurbishment scheme for HB Reavis in the UK, and their first development south of the river. HB Reavis is transforming an outmoded, nine-storey concrete office block into a high quality and vibrant offering, adding additional floor space, terraces on the 5th and 6th floors, and a new self-contained unit on Great Guildford Street for a total of 78,000 sq ft of modern and flexible office space.



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 £2.3 billion regeneration project in Elephant & Castle, providing almost 3,000 homes, new shops and restaurants, and a brand new park right in the centre of the development. With a strong emphasis on energy efficient buildings, urban nature and new pedestrian and cycle paths it represents one of the world’s most sustainable developments, and is one of only 19 founding projects globally to be part of the Clinton Climate Positive Development Program.



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 sets new standards for sustainable, practical and contemporary London living. Every home benefits from a quality private outside space and is designed to make the most of London’s spectacular skyline.



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
c.1 ha | Under Construction
Developer: Mount Anvil and FABRICA by A2Dominion
Architect: Allies and Morrison
www.keybridgelondon.com

Set within an acre of beautifully landscaped public space, Keybridge will be the UK’s tallest residential brick tower, offering luxurious living in the heart of Vauxhall. Just a 6-minute walk from a Zone 1 transport hub, Keybridge offers excellent connectivity across the capital, with leading schools and universities on the doorstep. In total, Keybridge offers 9,000 sq m of commercial space and 470 new homes from studio to three bedroom apartments as well as our magnificent penthouses offering an elevated perspective on capital living.



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 and Clarion Housing Group
Architect: Assael Architects
www.mountainvil.com

A boutique collection of 107 luxury homes, set in a secluded area of Fulham, SW6. The second joint venture between Mount Anvil and Clarion Housing Group. 89 duplex and lateral homes for private sale all feature outdoor space. The elegantly designed building is constructed in warm Portland stones and Hammersmith London Stock, with contemporary windows and deep reveals.



UNION STREET
61,494 sq ft | Existing
Developer: Mount Anvil
Architect: Glenn Howells and AHMM
www.mountainvil.com

A mixed-use development in Southwark’s Heart, with views towards The Shard. Offering 85 new homes – 30% affordable, with almost 300,000 sq ft of commercial space and parking for the nearby London Fire Brigade.



BOROUGH TRIANGLE
2.5 acres | Proposed
Developer: Peabody
Architect: TBC
www.peabody.org.uk

A once disused paper factory, this 2.5-acre brownfield site is located at Newington Triangle, between Borough tube station and Elephant and Castle. The Elephant is currently undergoing a £3 billion regeneration programme. Peabody plans to redevelop the Triangle site by providing new homes, commercial space and substantial new public realm.



CAMBERWELL ROAD
5,580 sqm | Under Construction
Developer: Peabody
Architect: Weston Williamson
www.peabody.org.uk

Camberwell Road is situated close to Peabody’s existing neighbourhood at Camberwell Green. The 66-home scheme is split between two sites: the main building will have commercial property and parking on the ground floor with a shared podium garden at the rear. There will also be a smaller site with a row of four bedroom townhouses, all with private roof terraces.



CHAMBERS WHARF
0.45 ha | Existing
Developer: Peabody/St James
Architect: Simpson Haugh & Partners
www.peabody.org.uk

Completed in less than two years through a pioneering partnership between Southwark Council, St James, Peabody and the Greater London Authority (GLA), this scheme includes 182 shared ownership and social rented homes set across two modern buildings. The affordable homes are in the first phase of a major regeneration project, which will transform the existing derelict brownfield site into a mixed-use riverside community.



NEWINGTON BUTTS
380,400 sq ft | Under Construction
Developer: Newington Butts Developments Ltd
Architect: Rogers Stirk Harbour + Partners
www.peabody.org.uk

This scheme includes 457 new mixed tenure homes alongside local amenities in a new public square. The site is owned by the Greater London Authority and will be an important part of the £3bn regeneration of Elephant and Castle. Realstar will deliver 278 rental apartments, creating the largest private rented sector development on government land. Peabody will manage 179 affordable homes, including 64 for shared ownership. The development also includes a permanent new home for the Southwark Playhouse.



CHIMES
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 collonade. 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 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 Aurelia Amantis on 020 7636 4044 or email aurelia.amanitis@newlondonarchitecture.org

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020j 3219j 5793
www.voreda.com

Whitbread
Whitbread Court
Houghton Hall Business Park
Porz Avenue
Dunstable LU5 5XE
01582 424200
www.whitbread.co.uk

WRBC Development UK
6th Floor
40 Lime Street
London EC3M 7AW
020 7337 9128
www.wrberkeley.com

WYG Group
100 St John Street
London EC1M 4EH
020 7250 7500
www.wyg.com

PUBLIC BODY

City of London Corporation
City Property Advisory Team
City Surveyors Department
Guildhall
London EC2P 2EJ
020 7332 3493
www.cityoflondon.gov.uk

City of Westminster
11th Floor
Westminster City Hall
64 Victoria Street
London SW1E 6QP
020 7641 6000
www.westminster.gov.uk

Design Council Cabe
Angel Building
407 Saint John Street
Islington
London EC1V 4AB
020 7420 5200
www.designcouncil.org.uk

Greater London Authority
Planning Unit
City Hall
The Queens Walk
London SE1 2AA
020 7983 4641
www.london.gov.uk

Historic England
Accounts Payable RM2/60, The
Engine House, Fire Fly Avenue,
Swindon
Wilshire SN2 2EH
020 7973 3700
www.historicengland.org.uk

Lee Valley Regional Park Authority
Bulls Cross
Enfield
London EN2 9HG

London & Continental Railways
1 Kemble Street
London WC2B 4AN
020 7391 4300
www.lcrhq.co.uk

London Borough of Barking &
Dagenham
Civic Centre
Dagenham
London RM10 7BN
020 8215 3000
www.lbdd.gov.uk

London Borough of Barnet
North London Business Park
Oakleigh Road South
London N11 1NP
020 8359 2000
www.barnet.gov.uk

London Borough of Bexley
Civic Offices
2 Watling Street
Bexleyheath DA6 7AT
020 8303 7777
www.bexley.gov.uk

London Borough of Camden
5 Pancras Square (2nd Floor)
Judd Street
London WC1H 9JE
020 7974 4444
www.camden.gov.uk

London Borough of Croydon
9th Floor
Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA
020 8726 6000
www.croydon.gov.uk

London Borough of Ealing
Perceval House 4th Floor
14-16 Uxbridge Road
London W5 2HL
020 8825 5000
www.ealing.gov.uk

London Borough of Enfield
London Borough of Enfield Civic
Centre
Silver Street
Middlesex EN1 3XE
020 8379 1000
www.enfield.gov.uk

London Borough of Hackney
Hackney Service Centre
1 Hilman Street
London E8 1DY
020 8356 3000
www.hackney.gov.uk

London Borough of Haringey
639 Enterprise Centre
639 High Road
Tottenham
London N17 8AA
020 8489 1000
www.haringey.gov.uk

London Borough of Hillingdon
Civic Centre
High Street
Uxbridge UB8 1UW
01895 250111
www.hillingdon.gov.uk

London Borough of Hounslow
Civic Centre
Lampton Road
Hounslow
London TW3 4DN
020 8583 2000
www.hounslow.gov.uk

London Borough of Islington
Highbury House
4-5 Highbury Crescent
London N5 1RN
020 7527 2000
www.islington.gov.uk

London Borough of Lambeth
Phoenix House 1st floor
10 Wandsworth Road
London SW8 2LL
020 7926 5997
www.lambeth.gov.uk

London Borough of Lewisham
Laurence House
1 Catford Road
London SE6 4RU
020 8314 6000
www.lewisham.gov.uk

London Borough of Merton
Merton Civic Centre
London Road
London SM4 5DX
020 8274 4901
www.merton.gov.uk

London Borough of Newham
Newham Dockside
1000 Dockside Road
London E16 2QU
020 8430 2000
www.newham.gov.uk

London Borough of Redbridge
128-142 High Road
Ilford
Essex IG1 1DD
020 8554 5000
www.redbridge.gov.uk

London Borough of Southwark
5th Floor
160 Tooley Street
London SE1 2TZ
020 7525 5000
www.southwark.gov.uk

London Borough of Sutton
Civic Offices
Sutton SM1 1EA
www.sutton.gov.uk

London Borough of Tower Hamlets
Mulberry Place 2nd Floor
5 Clove Crescent
London E14 2BG
020 7364 5000
www.towerhamlets.gov.uk

London Borough of Waltham Forest
Waltham Forest Town Hall
Forest Road
Walthamstow
London E17 4JF
020 8496 3000
www.walthamforest.gov.uk

London Borough of Wandsworth
The Town Hall
Wandsworth High Street
London SW18 2PU
020 8871 6000
www.wandsworth.gov.uk

London Legacy Development
Corporation
Level 10
Stratford Place
Montfichet Road
London E20 1EJ
020 3288 1800
www.londonlegacy.co.uk

Ordnance Survey
157-197 Buckingham Palace Road
London SW1W 9SP
02920 660185
www.ordnancesurvey.co.uk

Royal Borough of Kensington
and Chelsea
The Town Hall
Horton Street
London W8 7NX
0207 361 3000
www.rbkc.gov.uk

Royal Borough of Kingston
upon Thames
Guildhall 2
High Street
Kingston upon Thames KT1 1EU
020 8547 5000
www.kingston.gov.uk

Transport for London
55 Broadway
London SW1H OBD
020 3054 3883
www.tfl.gov.uk

West End Partnership
c/o Westminster City Council
11th Floor
Westminster City Hall
64 Victoria Street
London, SW1E 6QP
www.westendpartnership.london

RECRUITMENT

ADREM Group
Craftwork Studios
1-3 Dufferin Street
London EC1Y 8NA
020 7562 8282
www.adremgroup.com

KDH Associates
34 South Molton Street
London W1K 5RG
020 7409 5122
www.kdhassociates.co.uk

SERVICE PROVIDERS

PFL Spaces
Level 4, 33 Cannon St
London EC4M 5SB
www.pflspaces.com



ALDGATE DEVELOPMENTS

Developer
13th Floor, Aldgate Tower,
2 Leman Street London E1 8FA
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 2020) will provide 625,000 sq ft of Grade A headquarter office space. 21 Lime Street, completed in Q1 2017, provided a high profile street frontage adjacent to Lloyds of London and The Leadenhall Market, in the heart of the insurance district.



ARGENT RELATED

Developer
London and New York
www.argentrelated.co.uk

Argent Related leverages two respected firms’ multi-decade experience. Argent is the UK developer best known for the redevelopment of King’s Cross; Related Companies is a US-based, highly diversified real estate company, currently undertaking Hudson Yards, the largest private development in American history. Argent Related is currently working in a joint venture with Barnet Council on London’s 190-acre Brent Cross South site, and with the London Borough of Haringey in Tottenham Hale.



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.



ARGENT

Developer
4 Stable Street, King’s Cross,
London N1C 4AB
www.argentilp.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.



BAM CONSTRUCTION LTD

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 £985M. We set high standards for everything we do and we have a reputation for providing lasting value for our customers by creating excellent working relationships. Listening to our customers, exceeding our customers needs, aspiration and expectations, delivering projects on time and on budget whilst being a responsible contractor. Our projects span seven main markets: office, education, retail, mixed use development, health, leisure and law & order.

BARRATT — LONDON —

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

Battersea Power Station
Development Company
Developer
1 Village Courtyard, Battersea, London, SW11 8EZ
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.



BERKELEY GROUP

Developer
Berkeley House, 19 Portsmouth Road,
Cobham KT11 1JG
www.berkeleygroup.co.uk

The Berkeley Group builds homes and neighbourhoods across London and the South of England. It is made up of six autonomous companies: St George, St James, Berkeley Homes, St Edward, St William and St Joseph.

Berkeley creates about 4,000 homes a year. These are homes for everyone: from families to first time buyers, students to older people, and luxury living to affordable housing. Our focus is always on placemaking, not just housebuilding. It is about creating a neighbourhood where people from all walks of life can live comfortably together.



CANARY WHARF LONDON

CANARY WHARF GROUP PLC

Developer
One Canary 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.



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.



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 £19 billion, with a share of £13.9 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.

Brookfield

BROOKFIELD PROPERTY PARTNERS

Owner, Developer and Asset Manager
99 Bishopsgate, London, EC2M 3XD
www.brookfield.com

Brookfield Property Partners is one of the world’s largest commercial real estate companies, with approximately \$66 billion in total assets. We are leading owners, operators and investors in commercial property assets, with a diversified portfolio that includes 146 premier office properties and 127 best-in-class retail malls around the world. We also hold interests in multifamily, triple net lease, industrial, hospitality, self-storage and student housing assets. Brookfield Property Partners is listed on the New York and Toronto stock exchanges.



CADOGAN

CADOGAN

Development, Investment and Asset Management
10 Duke of York Square, London SW3 4LY
www.cadogan.co.uk

Cadogan is a property manager, investor and developer – with a 300 year history that informs its modern and dynamic estate management approach today. As proud custodians of Chelsea, their long-term stewardship aims to safeguard the area’s vitality and ensure that it remains one of the capital’s most thriving and fashionable districts.

The Estate’s 93 acres span a vibrant neighborhood renowned for its unique mix of cultural attractions, stunning homes, international flagship stores, independent boutiques and lively cafes, bars and restaurants.



CLARION HOUSING GROUP

CLARION HOUSING GROUP

Housing Association, Developer
6 More London Place, Tooley Street,
London SE1 2DA
www.clarionhg.com

The Merton Regeneration Project involves a £1bn investment in three neighbourhoods in Merton; High Path, Eastfields and Ravensbury. Clarion Housing Group is planning to build 2,800 well-designed, energy-efficient homes over the next 12 years by replacing 1,000 existing homes across the three neighbourhoods and building an additional 1,800. This is the first major estate-based regeneration project being undertaken in Merton by Clarion, the UK’s largest housing association, following the merger of Affinity Sutton and Circle Housing.



COUNTRYSIDE Places People Love

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.



THE CROWN ESTATE
Land owner, Developer, Asset Manager
1 St James's Market, London SW1Y 4AH
www.thecrownestate.co.uk

The Crown Estate is a specialist real estate business with an actively managed portfolio of high-quality assets in great locations. By combining scale and expertise in our chosen sectors with a customer-focused approach we deliver strong returns for the nation's finances. Our portfolio includes central London - where we hold almost the entire freehold to Regent Street and around 50% of the buildings in St James's - as well as prime regional retail holdings across the UK.

DERWENT LONDON

DERWENT LONDON
Developer
25 Savile Row, London W1S 2ER
www.derwentlondon.com

Derwent London is the largest central London REIT with a portfolio of 5.6 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

EPR ARCHITECTS
Architect
30 Millbank, London SW1P 4DU
www.epr.co.uk

EPR Architects is an award-winning practice with a reputation for quality architecture, masterplanning and interior design thanks to our extensive experience delivering an array of building typologies across workplace, lifestyle and leisure sectors. From our central London and Wroclaw studios, our experienced team of over 200 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.

Foster + Partners

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 five decades the practice has pioneered a sustainable approach to architecture through a strikingly wide range of work, from urban masterplans, public infrastructure, airports, civic and cultural buildings, offices and workplaces to private houses and industrial design. Based in London, with offices worldwide, the practice has an international reputation, with buildings on six continents.



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 more than £3.1 billion of office, retail and residential space in central London. Our portfolio consists of 58 properties totalling 3.1 million sq. ft., with a development pipeline totalling c2.1 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.

GENERAL PROJECTS

GENERAL PROJECTS
Developer
2 Riding House St, Marylebone, London W1W 7FA
www.generalprojects.com

Launched in 2016, General Projects is a developer that creates experiential, innovative and dynamic buildings, designed around the needs of the new economy. With a focus on the changing nature of the home and the workplace, General Projects collaborates with architects, designers, creatives and tech experts to deliver environments that inspire people and connect communities.

Prior to General Projects, founder and CEO Jacob Loftus was Head of UK at Resolution Property, where he led the development of the award-winning Alphabeta building.



FORBO FLOORING SYSTEMS
Manufacturer
Forbo EC1 Showroom, 79 St John Street, Clerkenwell, London EC1M 4NR
www.forbo-flooring.co.uk

A good interior starts from the floor up... At Forbo, we like to think that the floor coverings we design and manufacture provide an inspirational basis for interior designs. Our extensive product range, which includes linoleum, vinyl, LVT's, flocked flooring, carpet tiles and entrance flooring systems allows you to create inspiring and high performing interiors which leave lasting impressions. Why not pop into our EC1 showroom to enjoy some hospitality while looking at our products or discussing a project with one of our advisors.



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.



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.



GENESIS HOUSING ASSOCIATION
Housing Association
Atelier House, 64 Pratt Street, NW1 0DL
www.genesissha.org.uk

Genesis Housing Association provides homes to over 100,000 tenants over 80 local authorities in London and the East of England. It owns or manages over 33,000 homes across a range of tenures including social and private rent, shared ownership and leasehold, and care and support. As one of the most diverse housing associations in the UK, Genesis' main aim is to provide great services, great homes, great places and great opportunities for its customers. For more information visit www.genesissha.org.uk



GROSVENOR BRITAIN & IRELAND
Development, Investment & Asset Management
70 Grosvenor Street
www.grosvenor.com

Grosvenor Britain & Ireland creates and manages high-quality neighbourhoods across the UK and Ireland. The company's diverse property development, management and investment portfolio includes Grosvenor's London estate, comprising 300 acres of Mayfair and Belgravia, in which it has a £1bn rolling investment programme. Other developments are elsewhere in London and in Oxford, Cambridge, Edinburgh and Southampton. As at 31 December 2016, Grosvenor Britain & Ireland had £5.1bn of assets under management.



HADLEY PROPERTY GROUP

HADLEY PROPERTY GROUP
Development
16 Garrick Street, London WC2E 9BA
www.hadleypropertygroup.com

Hadley Property Group is a privately-owned residential-led property developer, specialising in progressive, sustainable approaches to the delivery of much-needed housing in Central and Greater London. With more than 1500 homes in the pipeline, the company is currently developing mixed-use schemes (circa 150-500 homes), large scale regeneration projects delivered in partnership with local authorities and the GLA, and luxury developments in central London.



HB REAVIS
Developer
5 Martin Lane, London EC4R 0DP
www.hbreavis.com/en

HB Reavis is an integrated pan-European developer operating in the UK, Poland, Czech Republic, Slovakia and Hungary, while also exploring development opportunities in Germany and Turkey. Our London development programme currently comprises four major schemes. HB Reavis’ mission is to bring remarkable experiences to people’s lives through our real estate solutions, delivering meaningful spaces that enhance productivity, wellbeing and overall experience for those that use them as well as the surrounding communities.



HELICAL PLC
Developer
5 Hanover Square, London W1S 1HQ
www.helical.co.uk

Helical are a UK based listed property company, focusing on design led London developments and high yielding regional investment holdings. Helical are currently on site with in excess of 750,000 sq ft of central London development, spanning contemporary offices to vibrant mixed use schemes featuring prime residential apartments. With a concentration around the EC1 area of both new developments and refurbishment projects, we create distinctive buildings with attractive public realm that provide occupiers with flexible and striking space.



KNIGHT DRAGON

KNIGHT DRAGON
Developer
Level 5, 6 Mitre Passage, Greenwich Peninsula, London SE10 0ER
www.knightdragon.com

Knight Dragon is an entrepreneurial developer delivering London's largest single regeneration project, Greenwich Peninsula. Its team balances an international approach and resources with expert local knowledge. With long-term vision and robust financial backing, it offers a rare combination of stability, flexibility, creativity and expertise. Knight Dragon has completed developments in London, Asia and the USA. Its groundbreaking project in London, The Knightsbridge, was voted Residential Development of the Year and set a new standard for premium property in the capital.



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

THE MERCERS' COMPANY
Land Owner
Becket House, 36 Old Jewry, London EC2R 8DD
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 a variety of charitable causes, particularly care for the elderly and education. Its activities are derived from investments, primarily property in London’s West End and City. Following the successful JV with Shaftesbury Plc to develop St Martin’s Courtyard the Company are now undertaking a variety of projects to modernise the estate.



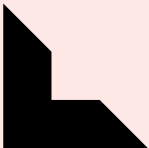
MITSUBISHI ESTATE
Developer
5 Golden Square, London W1F 9HT
www.mec.co.jp/e/global/uk/index

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.



L&Q
Housing Association and developer
3 Maidstone Road, Sidcup DA14 5HU
www.lqgroup.org.uk

L&Q is a leading residential developer and housing association. L&Q creates high quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. L&Q leads major residential and mixed-use developments and provides rented homes that are genuinely affordable and help people onto the housing ladder through options such as shared ownership. We also rent and sell homes on the open market. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.



Landsec

LANDSEC
Developer
100 Victoria Street London SW1E 5JL
landsec.com

At Landsec, we believe great places are for people to experience and are made with the experience of great people. We are the UK’s largest listed commercial property company and we own and manage some of the most successful and recognisable assets in the country. In London, our portfolio totals more than £8.3 billion, and consists of 6.5 million sq ft of real estate. From the world-famous Piccadilly Lights to the transformation of Victoria, SW1, we deliver exceptional experiences for the businesses and people that live and work in, and visit, the capital.



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.



Mount Anvil,
better London living

MOUNT ANVIL
Developer
140 Aldersgate Street, London EC1A 4HY
mountanvil.com

Mount Anvil’s vision is to be Central London’s most respected development partner. This year, we celebrate 25 years of building homes and communities across London through partnership. We are values led: work collaboratively, raise the bar, do the right thing. These values underpin everything we do – from our unrelenting focus on people to the design of exceptional homes in outstanding locations. London is ever-changing and we’re proud of the role we’ve played in creating homes and communities which enhance its world-class status.



PEABODY
Developer/Owner
45 Westminster Bridge Road, London SE1 7JB
www.peabody.org.uk

Peabody has been creating opportunities for Londoners since 1862. It owns and manages more than 29,000 homes, providing affordable housing for around 80,000 people. This is set to grow as Peabody plans to merge with Family Mosaic, creating a new organisation (still called Peabody) with more than 55,000 homes across London and the south east. Peabody builds 1,000 new homes each year across a range of tenures, delivering high-quality homes in a range of developments, from small sites to large mixed tenure schemes.



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.



PRECIS MANAGEMENT SERVICES LTD
Developer
93 Park Lane, Mayfair W1K 7TB
www.accessstorage.com

Precis Management Services Ltd. is a London-focused property company with 20 years experience in hotels and self-storage. The wider Group owns and operates 20 Park Grand, Shaftesbury, and Montcalm hotels, as well as 61 Access Self Storage stores. The Group has embarked on the creation of a new residential-led mixed use portfolio that, as it stands today, will deliver 3,000 purpose-built rental homes and over a million square feet of workspace, retail, and storage to Londoners in nine different boroughs.



Q U I N T A I N

QUINTAIN LIMITED
Developer
43-45 Portman Square, London W1H 6LY
www.quintain.co.uk

Quintain is the London developer behind the transformation of Wembley Park in north west London, having invested over £900 million into the area since 2002. Today Wembley Park welcomes over 11 million visitors a year, including to the world famous SSE Arena Wembley and the London Designer Outlet. Quintain has consent for 7,000 new homes at Wembley Park – 5,000 of which will form London’s largest single Build to Rent development, to be managed by Quintain’s lifestyle-focused rental operator, Tipi.



SEGRO PLC
Developer
Cunard House, 15 Regent Street, London SL1Y 4LR
www.SEGRO.com

UK Real Estate Investment Trust, SEGRO, is a leading owner, manager and developer of warehouses and light industrial property with over six million sq m of space in and around major cities and across Europe. Its portfolio is valued at £8bn serving 1200 customers. SEGRO’s London portfolio includes over 1.3million sq m of space in key locations e.g., Park Royal, Heathrow and Upper Lee Valley, housing 450 businesses and supporting 25,000 jobs. SEGRO is the Mayor of London’s development partner for the East Plus portfolio, which will deliver 1.4million sq ft of industrial space by 2024.



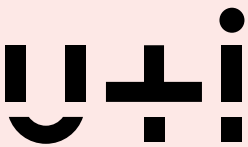
THE CROYDON PARTNERSHIP
Developer
www.thecroydonpartnership.com

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.



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.



U+I
Regeneration developer and investor
7A Howick Place, Victoria, London, SW1P 1DZ
www.uandiplc.com

U+I is a specialist regeneration developer and investor. With a £6bn portfolio of complex, mixed-use, community-focused regeneration projects including a £200m investment portfolio, we are unlocking urban sites bristling with potential in the London, Manchester and Dublin city regions. We exist to create long-term socioeconomic benefit for the communities in which we work, delivering sustainable returns to our shareholders.

S E L L A R

SELLAR
Developer
42-44 Bermondsey Street, London SE1 3UD
www.sellar.com

Sellar is an award-winning, privately owned property company best known for developing The Shard and accompanying Shard Quarter. Established more than 25 years ago, Sellar’s work is concentrated in London, where the company is recognised for delivering exceptional, design-led projects with a commitment to quality. Sellar’s approach to design and development is driven by an understanding of how people interact with buildings and the positive impact that successful development can deliver.

STANHOPE

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. Our successful track-record includes landmark projects such a Broadgate, Paternoster Square, Chiswick Park. Our new projects include Television Centre and White City Place. We are a focused team of development entrepreneurs from professional property and construction backgrounds including surveyors, engineers and building experts, together with a finance team and support staff. Uniquely, many of the Stanhope executive team have worked together for over 15 years.



SWAN HOUSING ASSOCIATION
Housing Association and Developer
www.swan.org.uk

Swan Housing Association owns and manages over 11,000 homes in Essex and East London. Swan has been a regenerating Landlord for almost a quarter of a decade. We were one of the first to build for private sale and to have our own in house contractor NU living, which has now built over 800 homes. We have a secured development pipeline of over 3,500 homes, many of which will be built using modular construction methods in our new factory.



WESTWAY TRUST
Charity and developer
1Thorpe Close, London, W10 5XL
www.westway.org

Westway Trust is a charity committed to enhancing and developing the 23 acres of space under the Westway flyover to benefit local people, making it a great environment to live, work, play and visit. We strive to harness the creativity, heritage and diversity of the area to maintain and improve the places and spaces we look after. Through good stewardship and collaboration with every part of the community Westway Trust helps this vibrant part of London to continue to thrive.

WHITBREAD

WHITBREAD
Developer
Whitbread Court, Houghton Hall Business Park,
Porz Avenue, Dunstable, LU5 5XE
www.whitbread.co.uk

Whitbread, which owns Premier Inn and Costa, is one of the UK’s largest occupiers with around 2,800 hotels, restaurants and coffee shops in the UK. Backed by the strength and assurance of a FTSE 100 company with more than 275 years’ trading history, both businesses are expanding and looking for more sites to support growth. Premier Inn – together with the newly-introduced hub by Premier Inn format – has a growth target of 85,000 bedrooms by 2020 with requirements nationwide. Costa is actively seeking more excellent locations across the country.



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 Q2 2018.

CARNABY

By *Nick Bark*, executive director,
Asset Services UK – central London, CBRE



Fit for a king: Carnaby's Kingly Court

When there is time to reflect, I have to consider myself hugely fortunate and privileged to have spent almost 30 years working on some of London's most dynamic and exciting buildings and villages. London today is such a positive and absorbing city that it is easy to forget how much change there has been over the years.

When you can identify some of London's most iconic shopping destinations as the backdrop for your working life then you realise that this change has been transformational. One particular destination that in my opinion is a truly great example of a retail-led mixed-use destination is Carnaby, in the heart of London's Soho, where Shaftesbury has been orchestrating change and demonstrating how successful an area can become.

It has been enthralling to work and observe the area over the past decade and there is no dispute that Carnaby has an iconic and rich heritage. It was famed for being the birthplace of Swinging London in the 1960s and its affiliation as a trendy hotspot has remained. I have always felt that the area feels like a local neighbourhood, with varied types of retailers and a fantastic F&B offering, which makes for a compelling shopping experience. The Carnaby cluster comprises 14 streets and is home to a mixture of unique boutiques and global flagship brands, attracting more than 45 million people through the streets every year.

Part of its charm comes from the rich history of the area, but paramount is its ability to transform and reinvent itself as the heart of

culture and lifestyle in London's West End.

Carnaby and Soho are areas that have demonstrated the ability to evolve with demand and fashion. They are always developing in an incremental and organic way, and that is what makes them unique. The repositioning of Kingly Court is a great example of this. With its relaunch in 2015 the courtyard has become an eating destination of choice. Great food offers in an exciting environment mean that it has become somewhere for both locals and visitors to seek out. The village has been reinvigorated by a mix of retail and restaurants, which are essential components for burgeoning villages. F&B is now as much of a draw as fashion and increases dwell time. The emphasis has been on the right mix of tenants; a vast number of individual decisions are made, actions taken and it is when all of those ingredients come together successfully that a great place emerges. It is during that evolution that a place starts to influence future aspirations for community.

Placemaking and estate management have been an integral part in maintaining Carnaby's retail and leisure offering. Thirty years ago, we didn't talk about the term 'placemaking'; now there are specialist teams focused on just this, creating thriving and engaging spaces for all of the community. Carnaby remains one of London's most renowned lifestyle villages and I for one am excited for what the next decade will bring and how it will continue to flourish. ●



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The Ned, City of London

This Grade I-listed building has been transformed from the former Midland Bank into a stylish venue providing contemporary hotel accommodation, restaurants, bars and extensive leisure and spa facilities. EPR Architects worked in collaboration with Soho House & Co and SydeLL Group to realise this inspiring scheme which seamlessly transitions between the old and the new using the finest materials to create a beautifully conceived series of interior spaces.

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