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Sherin Aminossehe, by Louise Haywood-Schiefer

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When the *FT* splashed a story about a sleazy event at something called the Presidents Club, the ramifications for the property industry – a fair few of whom were there – were clear. Change, and change now.

So, with NLA's stated aim to lift gender parity across architecture, design and property to the fore, we have chosen to highlight the cause in a 'Diversity Special' this issue. We must all be sensitive to how diversity is embraced – or should be embraced – for the wider good, across the industry as it should be across society.

With the rise of the MeToo campaign, the fallout from Weinstein and BBC pay, the Grid Girls in Formula One and 'walk on' girls in darts – and even Oxfam – there are signs of a reaction, fittingly 100 years after some women successfully fought to win the vote. But the professions clearly need to work harder.

Our special feature on diversity looks at the phenomenon as a bona fide improver for the bottom line; at ethnic and gender representation across architecture along with its impact on the economy in new figures released by London Festival of Architecture's (LFA) Tamsie Thomson; and at the process behind organising the NLA speaker programme, in line with the stance being taken by some including GVA's Gerry Hughes. Hughes has pledged not to take part in panel discussions unless women are present, as he outlined to NLQ in a profile way back in the autumn of 2016 and re-affirmed at an *Inspiring Women*

event this February. The business case, moreover, was backed in January by McKinsey & Company, which reported that although progress on diversity issues has been slow, the companies in the top quartile for gender diversity on executive teams were 21 per cent more likely to experience above-average profitability, rising to 33 per cent when ethnic and cultural diversity came into play. The LFA, meanwhile, has launched a campaign ahead of MIPIM to tackle the 'elephant in the room' – property's poor record in discriminatory behaviour (#seetheelephant).

Elsewhere this issue, New Londoner Digby Flower talks about the changing nature of the property market; Top of their Game practice Maccleanor Lavington discuss their love affair with the city, and brick; and we take a look at Rathbone Square in our Building Review slot. We take a coffee break with Barton Willmore's Victoria Bullock, and hear about the Westway area in My London from the Westway Trust's Alex Russell.

And, finally, our cover star and profile this time out, Sherin Aminossehe, shows how a powerful woman in government can be a force for good in property, and continue that drive in the private sector, now as head of offices at Lendlease. The key message is on progressive change to break down barriers to architecture and the related professions at a time when they will need all the talent they can get. Let's get our houses in order.

David Taylor, Editor

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Westway Trust’s Alex Russell on North Kensington

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THE QUARTER

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

Buildings

Sajid Javid announced that government will encourage developers to build upwards, creating a new generation of town houses in cities like London and Manchester to ease pressure on valuable open spaces and help growing families. The moves are part of the revised draft national planning policy framework due for consultation early this year.

Grimshaw and Wilkinson Eyre won two station designs each for the High Speed 2 railway project. Grimshaw will work with WSP on **Birmingham Curzon Street** and with Haptic and Arup on **Euston**, while Wilkinson Eyre will work with Arup Associates for **Birmingham Interchange** and alongside WSP on **Old Oak Common**. Lambeth Council approved Hopkins Architects’ plans to redevelop ITV’s **London Television Centre**, including a 31-storey tower. Solidspace and AHMM completed **81-87 Weston Street**, a new mixed-use, mid-rise building in Southwark (pictured). The scheme includes eight spacious multi-level apartments stacked above a ground-floor commercial space. The **National Portrait Gallery** appointed Jamie Fobert Architects to lead its £35m transformation after an international competition. In Stratford, the US owner of Madison Square Gardens proposed a 20,000-seat spherical entertainment venue the height of St Paul’s, designed by Populous. Wilkinson Eyre won the contest to design the **Compton and Edrich Stands at Lord’s**. Names including Cove Burgess Architects

(entry shown), Hawkins\Brown, Pilbrow & Partners and Zaha Hadid Architects appeared on a 39-practice longlist for the job to redesign Old Street roundabout – with a budget of under £1m. CZWG’s home for Janet Street-Porter in Clerkenwell was listed. MPs voted to leave Parliament during its £3.5bn refurbishment. Herzog & de Meuron won planning for its £108m **RCA Battersea** project. Argent and the King’s Cross Partnership completed its **Gasholders** development – 145 apartments, a gym and spa inside three Grade II listed, cast iron gasholders. The blocks were designed by WilkinsonEyre with interiors from Jonathan Tuckey Design.

People

Mexican **Frida Escobedo** was selected to design the 2018 Serpentine Pavilion; the youngest architect to take part. Lendlease appointed **Sherin Aminossehe** as its new head of offices. She joined from Whitehall where she held the dual role of chief executive officer at the Government Property Unit, Cabinet Office and head of property profession for the Civil Service – the UK’s largest land and property estate. **Claire Kober** announced that she will step down as Haringey council’s leader and as councillor in May. **Neave Brown**, the housing architect who won the RIBA’s Royal Gold Medal last September, died aged 88. **Jo Johnson** became minister for London as well as minister of state at the Department for Transport. **Victoria Hills** left the Old Oak Common and Park Royal

Development Corporation to become the chief executive of the Royal Town Planning Institute. Architectural historian and campaigner **Gavin Stamp** – known to some as Private Eye’s Piloti – died aged 69. **Lord Adonis** resigned from the National Infrastructure Commission over Brexit. **Griff Rhys Jones** became president of the Victorian Society. Former BDP chairman **Ken Draper** died, aged 85. Joint founder of Levitt Bernstein, **David Bernstein**, died, aged 80.

Reports

A report from GVA found that the Elizabeth line will deliver 90,000 homes along the route by 2021, doubling to 180,000 by 2026. The line will create 362,000 jobs supported by delivery of over 4.4m sq ft of new commercial space by 2021. Camden (13.4 per cent) knocked Newham (9.1 per cent) off top spot for annual average house price growth, according to CBRE’s **Hot 100** report. Data from the Land Registry via Emoov showed residential transactions down 27 per cent in London and 21 per cent nationally in 2016-2017.

Companies

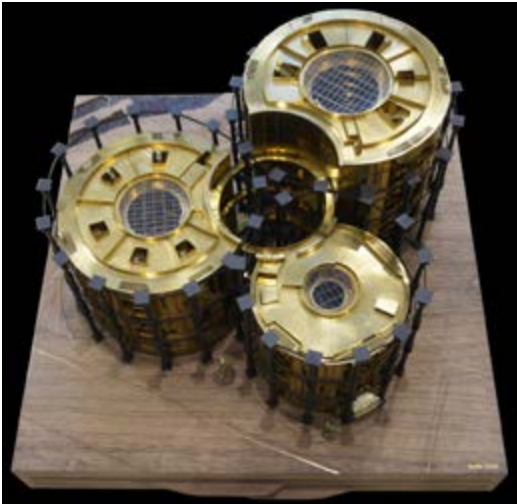
PegasusLife doubled its development portfolio to more than 70 schemes by buying **Renaissance Retirement**. **Perkins+Will** acquired Danish outfit **Schmidt Hammer Lassen**. Construction giant **Carillion** went into liquidation after running up debts of around £1.5bn.



AHMM’s 81-87
Weston Street



Pipers’ model of
the Gasholders
development at
King’s Cross



Finishing touches
– an artwork on
the Elizabeth line,
opening later
this year



New future
for Old Street?
Cove Burgess’
longlisted entry

TONKIN LIU LIGHTS UP DMI

Tonkin Liu won this year’s *Don’t Move, Improve!* competition with a unique extension to a Grade-II listed Georgian townhouse in Islington, showcasing how creative design can deliver innovative solutions that reinterpret the traditional garden.

The scheme, which cost £265,000, was created in collaboration with local craftspeople and serves both as a studio for the practice and home for the partners’ family. It features a new coffered plywood roof that is curved in plan and section to allow maximum light into a reimagined garden. Other elements include a pipe on the roof’s edge which brings rainwater down from the top of the townhouse into a harvesting tank, which can turn the patio into a reflecting pool. ‘Animated by the sun and the rain’, said the practice, ‘the extension is a place to enjoy changing weather conditions and seasons. It is a good place to be on a bad day.’

The scheme also includes a garden room beneath the roof, a mirrored wall in the covered outdoor area concealing a workshop, cooking area, tool shed, store and planter for small trees in the green roof above, while below the patio an existing basement has been extended to create a bedroom, two bathrooms and a lightwell. A glass staircase designed in collaboration with Tim Macfarlane links the kitchen to the new garden, with each tread of three layers of laminated glass fixed to stringers and risers with stainless-steel ‘petals’.

Tonkin Liu joins a prestigious line-up of past winners including Carl Turner Architects, Platform 5 Architects, Studio Octopi and Ben Adams Architects. Nine projects in total were recognised by the jury, in what proved to be a very competitive year of entries.

The practice said: ‘We’re delighted we have won this prestigious prize and hope that this encourages others to undertake the same epic journey.

To have grown with the rooms in the house, as a young working couple, a family, and to have had the house grow with us, has been fantastically fulfilling.

With ever-changing needs of family and work, the process has taken a while, but has led us somewhere very personal. We’ve put our hearts and souls into defining our ideal. How do we want to live? In the house? In the garden? In relation to the surrounding community?

What may seem like a long period of time has seen us ever more rooted in our beloved London village.’ ●



First Prize

Tonkin Liu
Sun Rain Rooms

Second Prize

O’Sullivan Skoufoglou Architects
Dewsbury Road

Third Prize (Joint)

Al-Jawad Pike | Fraher Architects
Bayston Road | The Etch House

Best Use of Materials

Manalo & White
Corduroy House

Best Use of Materials

Office S&M
Valetta House

Best Value

MW Architects
My House

Most Innovative

Friend and Company Architects
*Pop-Up Ute**

Best Historic Intervention

Brian Heron Architects
The Water Tank, Keeling House



Let's build together the
city of the future

VIEWPOINT

Does the South East
need a regional plan?



Sadie Morgan
Founding director,
dRMM Architects

Architects love a plan – a visual map that sets out a problem spatially rather than in words. So when the question is asked if the South East needs a regional plan, my answer is yes, but I would first opt for a map. By overlaying the existing condition, whether it be roads over rail, water over electricity supply, existing housing development over that which is planned, flood defences over flood plains – you can see where different (and sometimes competing) elements intersect, or where change is most keenly felt. How can you plan for new infrastructure or development without understanding the impact it has, or the opportunities it could unlock? How can you hope to collaborate with your neighbouring regions if many of the jigsaw pieces are missing? As deputy chair of the Thames Estuary Growth Commission, my first priority was to commission a spatial plan – which I would argue should be extended to the whole of the South East. When you can actually see things laid out, you can start to identify the places that need most attention – the knots that need untangling and the opportunities that come from joined-up multi-dimensional thinking. Then you can write it down.

Kirkstall Forge, Leeds
Architect: Cooper Cromar
System: WICTEC 50 facade with bespoke caps
and WICSTYLE 75 evo doors

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Max Camplin
Director, head
of London, becg
(Built Environment
Communications
Group)

The life cycle of planning regimes seems to grow ever shorter with each set of reforms made to the system. Can we so quickly be facing a crisis of confidence in localism? It has been just five years since the previous South East Plan was finally terminated following a three-year bureaucratic battle to kill it off.

Centrally imposing allocations on local authorities has some sound logic. The authorities are largely parochial, inefficient, politically expedient and ill-equipped to deal with the strategic decisions about development in their area. But we have been there before and it was no panacea then. There is also the threat to democracy – real or perceived; it is unlikely that the citizenry, in the grip of what Lord Adonis recently referred to as a ‘populist spasm’, are going to accept the imposition of a centrally appointed, unelected body to determine where and when development takes place. And are we really addressing the underlying problem – regardless of who draws up the plan – which is to resolve the acceptance of development at the local level?



Kirsten Lees
Partner, Grimshaw

Accounting for just under half of the UK’s economic output, London and the South East are strongly interlinked and interdependent. But while London and its neighbours have strong economic links, the political ties in the region remain weak, and can be conflictual when it comes to accommodating population growth.

Current reliance on the often ineffectual ‘duty to co-operate’ is flawed, and without any onus on having to reach agreement, it makes it much harder to deliver necessary but controversial ‘larger than local’ facilities. This only serves to fail the wider objectives of the region, hindering development, and delays the building of much-needed new homes.

This failure to work collaboratively is seriously jeopardising both the future wellbeing of communities and the economic success they all share in, as well as perpetuating the serious inequalities and accessibility issues in different parts of the South East.

Co-ordination across local boundaries is essential to tackle issues such as river basins, renewable energy, sufficient and affordable housing, efficient transport links, and the guidance of investment in health, education and training. Without a regional level of oversight to knock heads together and agree priorities, the scale of demand in the areas where people want to live, close to the jobs and opportunities offered, will never be met.

There needs to be a step-change in the commitment to working together to develop a vision for the wider South East, one that argues powerfully for the necessary investment in housing and infrastructure to support growth and improve quality of life across the region. The solution is strategic planning; creating a new regional plan for the South East which it urgently needs.



Craig Luttman
Regional managing
director, counties,
L&Q

The London Plan is brilliant for providing an overarching strategic approach to development in the capital. But the lack of a regional plan for the South East stops it from reaching its full potential.

The commuter belt continues to extend further thanks to the delivery of key infrastructure projects such as the Elizabeth line. This gives us huge corridors of potential growth in places like Reading, where we’ve just received planning approval to deliver 765 homes. However, we will only be able to make the most of these opportunities if we work closely with local communities, politicians and developers.

The best way to make sure we’re all singing from the same hymn sheet is through a robust regional plan. The improved infrastructure between Oxford and Cambridge is a great example of where such a plan would enable development to come forward quicker.

Plans have failed in the past when everyone hasn’t pulled in the same direction and this has to inform how we move forward.

The Regional Spatial Strategy for the South East, for example, under the last Labour government, looked to provide a strategic plan but was seen as a top-down overreach by local communities who felt they were not consulted or brought into the process. For a new regional plan to be successful, it would need to address this democratic deficit.



Alethea Evans
Principal planning
consultant, place
services, Essex
County Council

Up to 180,000 new homes and associated infrastructure are being planned through Local Plans in Greater Essex. This work is being supported by a number of partnerships and collaborative working offering incredible opportunities for delivery. Local considerations are trotted out as evidence by opponents of change, largely aimed at minimising new development. Therefore, despite such creative and well-intentioned approaches, there is no guarantee that the homes required will be allocated in Local Plans.

A return to planning at a more strategic, macro level with a sensible geography and resultant increased funding streams to effect change is welcomed. Plan-making at the regional level can mute the local political issues at the point of delivery. A regional plan would ensure councils are unequivocally responsible for making sustainable provision for a specific quantum of development rather than focusing on the quantum itself. The recent publication of a standard Objectively Assessed Need (OAN) housing figure is a clear return to the spirit of housing targets originally derived through regional planning.

With available and viable brownfield land diminishing, existing settlements cannot offer sufficient opportunities for growth. There is a clear need for new strategic growth locations to be aligned with strategic transport infrastructure in order to be sustainable, and a subsequent need for input at the country and regional level.



Chris Lamb
Director, Design
South East

Yes; we need to stop thinking in terms of London and the South East as separate entities. It is a global city region, a single, evolving entity requiring a coherent plan to accommodate growth sustainably and maximise social and economic value for all. Further significant growth in central London is limited, and now the debate has shifted to outer boroughs. Though undoubtedly part of the solution, thinking within the red line of London limits opportunities. Thinking of the South East as a single region unlocks the opportunity to plan across clusters of boroughs immediately inside and outside the boundary. It also enables us to see the polycentric nature of the region, with less fixation on connections to London and more emphasis on developing the connections between centres; strengthening them and distributing social and economic benefit along these arteries. With a regional plan, we can move beyond numbers, changing the narrative to focus on how we proactively plan to accommodate growth in ways that not only respond to the many different physical, social, economic contexts across the region, but also the changing ways we live. This implies the need for research to provide the right depth and range of analysis, but our regional plan needs to be developed by the people planning, managing and delivering development. A programme of charrettes, distributed across the region, would bring people together, open up dialogue and provide a forum for collaboration. The result will be a platform for good growth, but the immediate benefit will be the sharing of best practice between organisations facing similar challenges across the South East.



Hilary Satchwell
Director, Tibbalds

In many ways we have still not yet had a proper grown-up conversation about growth outside our biggest cities. Why are we doing it? How can it be for a wider group of people? What sort of places could we create? How can you plan properly without at least discussing these questions first?

This is nowhere more true than in the South East, which presents now as a set of dislocated sub-regions surrounding a well-off but somewhat eccentric great uncle (London) in the middle of it all. This isn’t necessarily intentional, it is in many cases a result of reduced resources and no higher-level imperative to think or plan spatially at the regional (or even sub-national) level. District level is in many cases too small and too local for properly planned larger-scale growth and infrastructure to move forward at any pace and to deal with local challenges. The current Local Plan-led system in response to the NPPF is all about the impression of choice, but not really one that facilitates strategic debate and discussion, or even very much choice at all. Neighbourhood Plans focus on the hyperlocal and in their favour do tend to broaden the list of those involved.

So, the strategic planning conversation needs to be less abstract and more real in terms of what and who we are creating places for and how we want them to be. The UK’s track record over the past 40 to 50 years in creating attractive, properly diverse, economically active and well-connected new places is not great. The majority of people don’t really understand the need for growth or how they can help shape it. If a new age of South East planning began with these conversations it would be a good start.

WHAT THEY SAID

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

#NLAwomen

‘The profession should look like London and clearly it doesn’t’
Elsie Owusu on diversity in architecture

‘I’ve always said: make me the token woman and you’ll find out how token I am’

Pam Alexander

#NLAPlacemaking

‘Public realm is the reason why an occupier would choose to come to your great estate’
Cluttons’ Freddie Pritchard-Smith

‘Every development we do we are looking to provide something that resonates with the community’
Cadogan’s Hugh Seaborn

‘Will Bax @Grosvenor_GBI speaks powerfully of how communications is key when you’re in the business of urban change management. A place needs to continually change its story of change. I strongly agree.’
Angela McConville @angelamcconvill

‘You don’t have to pull a building down to make it work harder’

Tanvir Hasan @InsallArch

Big Debate

‘We don’t live in housing units, we live in neighbourhoods, we live in places’
Yolande Barnes, Savills

‘Design and build in housing has generated a crisis in quality’

RIBA president Ben Derbyshire

#NLABoroughs

‘It’s never going to be Park Lane, but we can certainly make Old Kent Road a place that delivers for London’
Peter John #NLABoroughs

‘We need Southwark, bless them, to embrace what a City for all Londoners advocates’

Prof Mark Brearley



For more live tweets and quotes from NLA events, follow @nlalondon

For write-ups, go to newlondonarchitecture.org/news

#NLAInfrastructure

‘It’s a big challenge, making the public sector talk to itself’
Colin Wilson of Southwark on the Old Kent Road

‘We are preparing the ground for an altogether better sequel to the Elizabeth line’

Crossrail 2’s Tom Burton-Page

‘Healthy Streets notion runs like a thread through the Mayor’s transport strategy and the London Plan’
TfL’s Ben Plowden

‘My performance review said: get a railway to this site’

Matt Carpen on Barking Riverside

‘We liken it to open heart surgery while the patient is doing a marathon’
Grimshaw Architects’s Mark Middleton on building London Bridge station

#NLAInternational

‘The importance of design and place cannot be stressed enough’

Fiona Fletcher-Smith on meeting housing need

‘London used to be known as a series of little villages. All of those will now have to become a town in their own right’
David Partridge, Argent

#LDNPlanDebate

‘Really good to hear @jamesmurray_ldn highlight the potential of offsite manufacturing to ease London’s #housingcrisis. A very welcome point well made at @nlalondon.’
Nicky Gavron @nickygavron

‘Great to see well-designed, attractive downsizer homes discussed as a vital part of the future housing offer.’

Future of London @futureofldn

‘Interesting to listen to the #LDNPlanDebate and comments on the document itself. Planning is ridiculously obsessed with the ‘documents’, possibly the least exciting way to understand and visualise a changing town or city.’
Daniel Mohamed @DanMohamed

‘Ordinary people want information to be disseminated visually and simply. Policy documents reinforce the idea that the built environment debate is an impenetrable clique, meaning only the most clued-up dominate the debate.’
Paul Erskine @PaulErsk1ne

#NLAHotels

‘We are opening a new hotel approximately every 10 days’
Whitbread’s Jonathan Langdon



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CANAL DREAMS

By *Maysa Phares*, senior urban designer, Farrells

With one in eight British employees working ‘the night shift’, 24-hour markets could make a tremendous impact on the quality and security of night-time environments in London. Farrells has proposed a solution that combines two ideas: floating markets as a strategy to bring waterways to life at night; and a smartphone application that connects traders, moorings and customers. At the heart of the idea, the *myKanaal* app is envisioned as a digital platform

that directs boat traders to available mooring spots and alerts Londoners to shops and services near them.

Although it is easy to imagine these markets as trendy destinations, the main ambition of *myKanaal* is to bring amenities closer to Londoners who live on boats or work unconventional hours, and who would benefit from the added convenience, safety and delight of a 24-hour floating corner store, yoga studio or bike shop. ●



Moor London:
myKanaal



Placemaking for a Modern World

THE ROLE OF THE MANSION BLOCK

Peter Murray sings the praises of a medium-rise, high density solution to London's housing needs

The draft London Plan has set big targets for new housing in the capital, with a substantial increase in the number of homes the Mayor expects the outer London boroughs to deliver. This is, of course, the right policy: the inefficiencies of the capital's suburban sprawl should be addressed by the plan. But delivering density in existing communities, protective of their local environment, is not an easy task.

The outer boroughs are lagging behind already. A report by London First says that just 1,029 new homes were delivered in TfL Zone 5 in 2017, compared with 10,106 in Zone 2. The outer boroughs make up more than half of London's land but, in total, built just 3,278 new homes in 2017, compared with 12,943 homes built in central London.

One of the problems about the plan is that it is more a political statement than a physical plan. It gives little hint about the three-dimensional form of the city, something of great interest to local communities. The debate surrounding tall buildings that greets NLA's annual survey highlights these issues. Not everyone is against tall buildings, but most people are agreed that they need to be in the right place and well designed. Tall buildings are perfectly appropriate in urban centres with



Murray's first move – Editha Mansions in World's End

good transport connections – they are not so appropriate in a lot of low-rise areas of outer London. So how do we deliver greater density in these tricky, NIMBY areas?

A few years ago, the Prince of Wales Foundation produced a report on mid-rise as a solution to densification, pointing out quite rightly that high density does not mean high-rise. The then Mayor Boris Johnson responded to the report by saying that it was 'absolutely crazy' to rule out building towers in favour of mid-rise. He was right, too. High-rise development for non-family accommodation works well over in central locations with good amenities and facilities.

Mid-rise blocks provide a useful intermediate scale between high- and low-rise, they are sympathetic to the traditional urban form of London and allow for mixed-tenure family accommodation.

There are plenty of mid-rise developments being built at the moment in London, from Elephant Park to Chelsea Barracks, from Fish Island to South Kilburn, but we have not yet risen to the challenge of the Victorian and Edwardian mansion block types, one of the great London legacies. Mansion blocks can benefit from communal outdoor space and street entrances. They define

the street, yet they are identifiable as a single building that residents recognised as theirs.

I lived in a mansion block in World's End when we just had one child. It was spacious, well-built, sound proof. Five floors, two flats per floor, no lift, with the painter Patrick Heron at the top. It fronted the street and sat happily with neighbouring terraced and semi-detached houses. It was a great place to live. Today I live in Bedford Park – 'the first garden suburb' – where larger infill blocks have been built among the three-storey Norman Shaw houses. There are two Edwardian mansion blocks and some less satisfactory postwar developments by the local council. All are five floors high and sit happily as infill to the listed buildings. They increase the density and they provide greater variety of local housing stock in the area.

Modern mid-rises need to absorb the lessons of the Victorians – of the mansion block as a brand: a building of solid construction, of spaciousness, that addresses the street and is formed of recognisable blocks and entrances. The well-mannered mansion block can provide a means of infill densification to meet the Mayor's targets, that will enhance suburban areas and be acceptable to local communities. ●



FLOWER POWER

Cushman & Wakefield boss Digby Flower talks to *Peter Murray* about the next phase for the city – linking placemaking, space making and workplace

Digby Flower cuts a very different figure from your stereotypical agent. More cerebral than most, more geek than rugger bugger, he has played a key role in a range of major London developments and in the formation of two of the top three global real-estate firms. He also has a taste for good architecture, having started in 1985 working for Simon Harris at Baker Harris Saunders. Harris had a huge influence on the improving design quality in the City and was involved in the commissioning of buildings by Sidell Gibson, Farrells, Grimshaw, Foster and Jean Nouvel.

‘I was one of the few assistants that survived for any period of time!’ says Flower. ‘I was at Baker Harris for 10 years during a period of massive change and disruption, with Big Bang in 1986, followed by the 90s recession and the secondary banking crisis in Sweden. It was an education in survival.’

It was also an education in architecture. ‘We visited New York and looked at buildings like the Ford Foundation and learnt about window, partitioning and ceiling modules, about buildings which were built to meet occupiers’ needs. I worked on ITN with Norman Foster, Broadgate with Stuart Lipton and that generation of buildings where Stuart introduced new construction technology to the office market – proper buildings with raised floors, efficient vertical circulation both in terms of lifting and use of atria. They were totally different to the City office buildings which had gone before.’

Baker Harris Saunders merged with Herring, Son and Daw to become

Herring Baker Harris in 1992. ‘It was the first of the three big mergers I have been involved in during my career.’ It looked like a good merger on paper but there were serious culture clashes between the senior partners, descending into farce when the CEO had an affair with the head of HR, whose husband burnt his rival’s house down and subsequently went to prison for arson. The story hit the front page of the News of the World, Baker and Harris demerged and Simon Harris and Michael Baker went on to set up BH2. In 1995, Digby moved to Hillier Parker which, not long after, was acquired by CBRE, becoming the first of the real-estate firms to go global, with a platform to deliver services across the world’s major business capitals.

‘It was an exciting time, the merger worked, it was fantastically successful and it set the new model for becoming a global firm. I was head of the city agency business and I ended up on the UK board of CBRE until 2012.’

‘Then an extraordinary, very bright, Harvard-educated Italian came on the scene – Carlo Barel di Sant’Albano, chairman of Cushman & Wakefield. He asked me to join the firm. It was not performing to its full potential and needed to be turned into a proper global business. So I joined to run London. We changed the value of the brand, we changed the personnel and we built it into a proper business. Then of course we merged with DTZ to make the third of the big global firms. What is really interesting is that you would need to put together the next five firms to form one more firm to have the same global reach as CBRE, Cushman or JLL.’

‘We are at the top league tables right now. We have developed that market share by focusing on insight, intelligence and looking at the future. What clients want now isn’t information about supply and demand, that is a given; they want to know what is going to happen in two, five or 10 years’ time. They want insights into what the future is going to look like and where the investor is going to put his capital.’

Flower sees three key drivers of change. First, the massive disruption in the property market because conventional landlords are providing a hardware solution while occupiers are seeking a hardware and a software solution.

‘Why, if you’re running a firm of lawyers, a bank or an insurance company, do you want to provide your own space?’

‘That is what co-working businesses are starting to provide. They started on a small scale providing space for start-ups, but their value is now being recognised by much bigger businesses. Why, if you’re running a firm of lawyers, a bank or an insurance company, do you want to provide your own space? Why do you want to provide your own coffee, your own photocopiers? What you want to be doing is practising law, selling insurance policies or lending money! So why not let somebody that has scale provide those things for you? You are leaving people to do the job they are trained to do rather than having to run a facility as well.’



Special agent
– Flower feels
development is
not well served
by planning

Second is the impact of technology. ‘People won’t need to do a lot of the functions they are currently doing; we have seen that in the banking industry, where a lot of functions previously done by humans are being done by machines. People must adapt, they must be more creative, work better as a team to deliver real intelligence. We need to provide the sort of space which stimulates that to happen.’
The third is placemaking. ‘We created some fantastic new places in the early

generation of developments such as Broadgate, Chiswick Park and Stockley Park; later, and on a slightly smaller scale, were Land Securities’ Bankside and New Street Square. So, we have got good at doing place, much better at building more efficient buildings, we’ve moved from the cellular office to more activity-based work solutions, but what we haven’t done yet is to join the three of them up. The next phase is about the three overlapping circles – placemaking, space making and workplace. Instead

of a gated campus with a Corps of Commissionaires guy on the front gates, take down the gates, invite everybody in. Technologies like facial recognition can control that and allay security fears.’
So what about location? Will developers who are traditionally looking at the core, take the risk of building in outer London as the Mayor would like?
‘I remember in the 80s going to look at Chiswick Park when Stanhope had just bought it and thinking that they were completely and utterly mad. Who



Embracing change
– the City cluster



on earth was ever going to go and work in an office building there? The only reason they did go to work there was because it had the best office buildings to work in. Stanhope created the whole place, an oasis in what was otherwise not an office district. So occupiers went there despite where the buildings were, rather than because of where they were.
‘Even so, the city centre is going to become denser, it has to. We have seen that in the towers in the eastern cluster. There are four or five times as many people that work in the Walkie-Talkie than worked in the Kleinwort Benson building that was on that site before. Partly because it is a much bigger building and partly because, while the occupation and density of the old building was probably 1:14 sqm, the new building is probably closer to 1:8 sqm. You have got twice as many people in the same area.’
Flower thinks development is not well served by the planning system. ‘It is so expensive and so fraught with politics. You only have to look at what is happening with Delancey at Elephant & Castle. They have been working on

that scheme for three or four years with the local authority, but then the Mayor asks for more affordable homes! If we’re not careful these things simply won’t get built because they are not viable. The other real danger is the loss of quality when price has to be driven down to provide these benefits. What is happening in Haringey at the moment is very dangerous for London. It will result in less development in an environment where there is huge pressure to produce more housing.’
What sort of impact does he think Brexit will have on the demand for offices? ‘London’s a great city. People want to work here. It has a temperate climate, it speaks English, it’s got great culture. We recently did a cultural comparison of what was going on over a few nights in both Frankfurt and London. There were literally hundreds of events going on in London every night; you could count the ones in Frankfurt on the fingers of one hand. We probably have the best restaurants in the world; I don’t mean the top-end restaurants, I mean the range of international cuisine. There isn’t an

international food that you cannot find in London and eat to a good quality. There are fantastic bars, the whole food and beverage offering has completely revolutionised London. On top of all that are the theatres and museums.’
And what about architecture? What are his favourite buildings? ‘One Finsbury Avenue. I was friends with Peter Foggo. I acquired his first office for him when he split from Arup Associates and set up Foggo Associates in Charterhouse Street. It was an elegant and functional solution and introduced proper atria, raised floors, ceiling voids and joining up detailing between window and ceiling module and partitioning. I like the Blue Fin building in Southwark. Tim Makower was the job architect at Allies and Morrison and we worked together right from the very beginning. It was the very first big deal I did, at £200m.
‘My third is the Eastern Cluster in the City – it has made London a proper city, it shows how London can change itself for the better by good design and planning.’ ●

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TRAVELLING, SMARTER

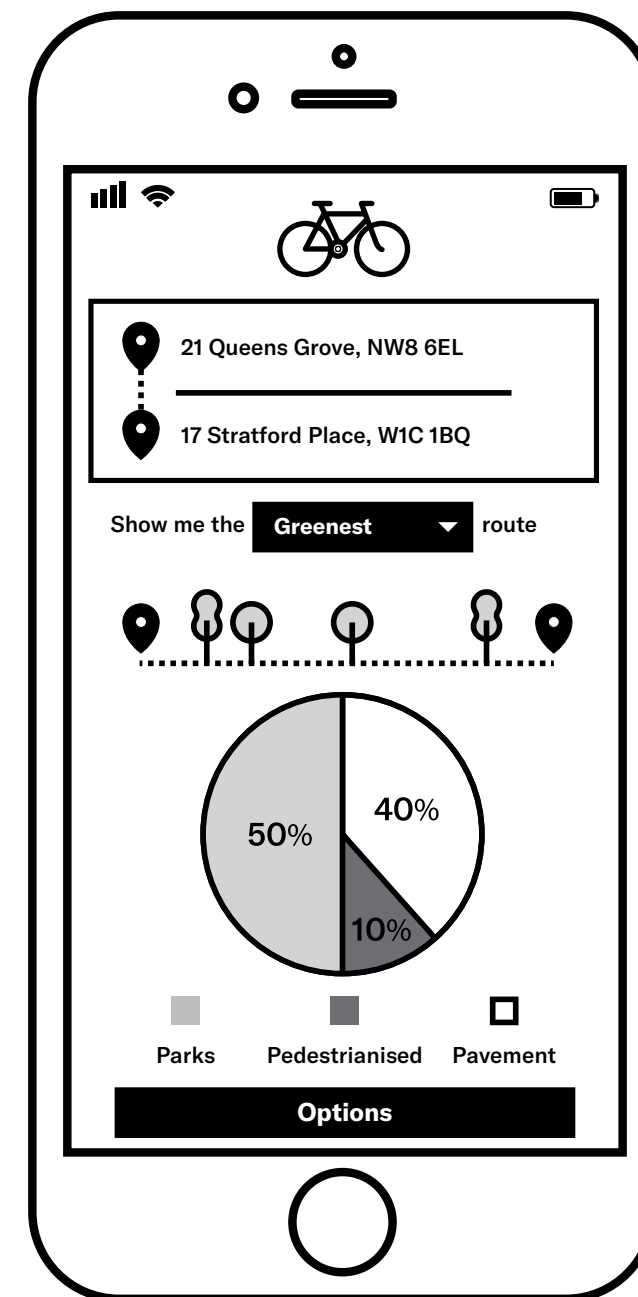
By *Matt Rimmer*, head of communications and business development, Hadley Property Group

TravelSmart is a mobile and desktop app for cyclists in London, which we at Hadley have been developing with Buro Happold over recent months. There are a lot of keen cyclists at both organisations, and we wanted to do something that really makes a positive contribution to the way that people move around the city. So the application pulls on a lot of publicly available data and allows you to select the different journey metrics which are most important to you about your own journey. We all have a number of apps on our mobiles and tablets which show the quickest way from A to B, but we want to incorporate much more choice than that. For instance, the safest route, which helps you to avoid accident blackspots and picks out designated cycle lanes; the cleanest, which takes into account the city's air pollution data; the greenest, which takes you through the parks and along London's waterways.

The potential for future involvement is enormous and want that to be reflected in what we do in subsequent versions of the app. Curated routes of architectural merit? The areas most ingrained in social media posts? There are also a number of other factors that we're discussing with various partners and are hoping to include. Watch this space ...



How the app
might look





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THE BIG DEBATE – THE LONDON PLAN

This year's Big Debate focused on the London Plan and found that communities could hold the key to 'Good Growth' and getting those 65,000 homes a year built. By *David Taylor*



Politicians and property professionals must work harder to work together effectively with communities if demanding housing targets are to be met and London is to thrive. This was the key response from more than 1,000 professionals, politicians and community groups at the Big Debate, organised by NLA, to discuss the key policies guiding the draft London Plan.

However, this new draft of the plan to guide London’s spatial development for the next 20 years was given a broadly warm welcome as deputy mayors Jules Pipe and James Murray took part in the debate on how the document might help meet the demands of the city and its citizens.

Jules Pipe, deputy mayor for planning, regeneration and skills, said that the new plan was ‘intended to be a blueprint on how we can continue to succeed as a world city’, but is very definitely not a war on the suburbs, an encouragement to garden grabbing or a move to try to ‘preserve every last inch of industrial space in aspic’. Neither does greater density mean tall buildings or a drop-off in quality. Something had to be done on the city’s ‘growing inequality’, which will, Pipe said, be addressed through the ‘Good Growth’ guiding principles and the ‘ambitious, delivery-focused’ plan now out for consultation.

‘Most importantly it means ensuring people have more of a say in the development of their city’, he said, ‘so that growth brings out the best in places, while providing jobs and other opportunities for communities that are already there.’

Polls held on the night found that most (86 per cent) agreed that densifying the suburbs was necessary if we are to deliver more homes and jobs, and that the Mayor working with wider South East partners on strategic infrastructure and housing targets would prove effective in providing affordable homes for Londoners (72 per cent). But an overwhelming

majority (93 per cent) said there should be more powers to stop land banking and 96 per cent of those polled felt London would fall short in delivering 65,000 new homes a year.

Deputy mayor for housing and residential development James Murray disagreed, declaring it is possible to do so and without building on the green belt, asking questions about density, and using a mixture of small sites and colocation as well as the volume housebuilder. The GLA, he added, recognised it needs to play a more active, interventionist and muscular role in bringing land forward, since ‘all roads lead to land.’ ‘At the centre, from my point of view, is a commitment to building genuinely affordable homes’ he said. ‘It is incumbent on us to set out a blueprint of how that can be achieved.’

‘Most importantly, it means ensuring people have more of a say in the development of their city’

Jules Pipe

The event was watched at Friends House by an audience of more than 750, and streamed live on the internet, including questions to panels both from the room and online. Issues covered ranged from density to the impact of Brexit, and the importance of planning discussions to remember the human element beyond just numbers or architecture alone.

Yolande Barnes, director of world research at Savills, for example, said that it was important to remember that housing density is not a number. ‘We don’t live in housing units, we live in neighbourhoods, we live in places’, she said. We need to pay close attention to how we design our neighbourhoods, and although the plan is a great start, we need to think of new mechanisms and levers to make things happen. British Land planning director Michael

Meadows stressed the importance of community engagement, while dRMM Architects’ Sadie Morgan said that London ‘cannot do it on its own’, but that infrastructure projects like Crossrail 2 and East Thames Crossings are all ‘essential’. Create Streets founding director Nicholas Boys Smith said London faces the biggest clean-air and housing challenge since the 19th century – the plan needs to ‘come alive’ for the wider public.

On housing, Old Oak and Park Royal Development Corporation chair Liz Peace CBE said it was important to use scale to make a dent in housing numbers, with Opportunity Areas like hers offering a chance to ‘think and build big’, with a sellable ‘brand’, perhaps creating a car-free community. RIBA president Ben Derbyshire, moreover, welcomed the plan’s emphasis on design continuity, and that now was a good chance to create a ‘wonderful new vision for our suburban neighbourhoods’, turning Nimbys into Yimbys through financial incentives as set out in his Supurbia project. But land values are not the same across London, which is a problem in the plan, suggested Jo Negrini, chief executive of LB Croydon. Volume sites are important but so are small sites programmes such as Brick by Brick, and more collaboration needs to happen to make things stack up. Finally, Claire Bennie, director of Municipal and Mayor’s design advocate, said that all developers want is simplicity – great growth needs great leadership, but the main problem is tax.

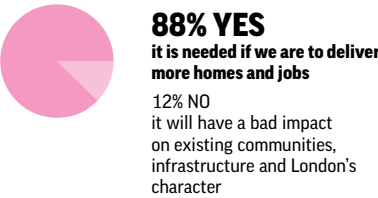
‘Tax is crucial if we are to house all Londoners.’

The final session of the Big Debate was the assembly members’ response, chaired by LSE London director Tony Travers, who pointed out that we are living through a time of a change of mood to large developments and the way they are presented and conveyed to communities.

VOTING QUESTIONS BEFORE THE EVENT

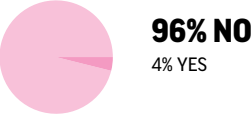
QUESTION ONE

Do you agree with the new London Plan's focus on densifying the suburbs?



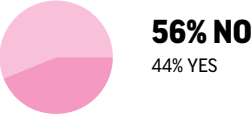
QUESTION TWO

Will we realistically deliver 65,000 new homes a year within London's boundaries?



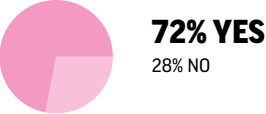
QUESTION THREE

Do you think that the Mayor can deliver the quantity of housing he needs without developing on the Green Belt?



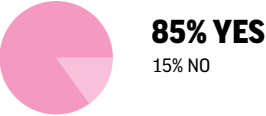
QUESTION FOUR

The Mayor will work with the relevant Wider South-East partners on strategic infrastructure and housing targets. Do you think this approach can be effective in providing affordable homes for Londoners?



QUESTION FIVE

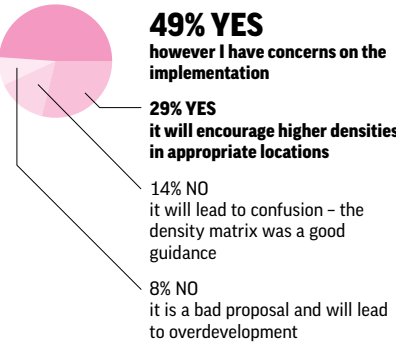
Do you think London's population will continue to grow after Brexit?



SESSION ONE: THE LONDON PLAN

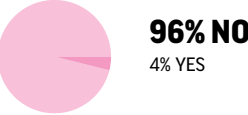
QUESTION ONE

Is the removal of the density matrix the right approach to achieve optimal density throughout London?



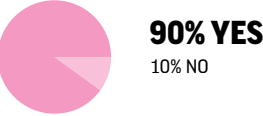
QUESTION TWO

Do you agree with the introduction of the 'Agent of Change' principle in the London Plan, to mitigate impacts of new developments to existing businesses, such as music venues, bars and pubs?



QUESTION THREE

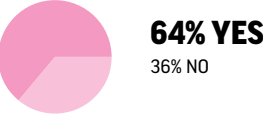
Do you support the new proposed policies for reducing Londoners' reliance of private cars by making new developments free of car parking, in areas such as the CAZ?



SESSION TWO: HOUSING

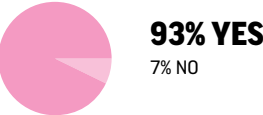
QUESTION ONE

The previous Plan's presumption against development in back gardens has been dropped by the draft London Plan. Is that a good thing?



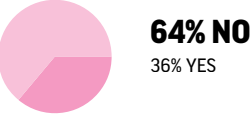
QUESTION TWO

There are 270,000 homes with planning permission that are not being built. Should there be more powers to stop land banking?



QUESTION THREE

Does the London Plan do enough to encourage the right mix of housing, from 1-bed flats to 3+ bed family homes?





↑
Over 1,000 people
took part in the
Big Debate at
Friends' House



→
Calling the
tune – Pipe

Labour’s Nicky Gavron said she believed we could build 65,000 units and applauded higher targets of affordable housing. But planning departments need more resources and the density matrix and framework should be revived, along with ‘active state intervention’ to deliver the plan. ‘Bring it on’, she said. Green Party assembly member Caroline Russell admired the plan’s commitment to healthy streets and made the case for no further expansion of London’s airports, while Liberal Democrat Cllr Adele Morris, LB Southwark, said it was a ‘really tough ask’ for people to ‘get deep and involved’ in the plan. The key issue was the affordability of housing, which the plan has acted on but which will still be overridden by viability, she felt. Finally, Conservative assembly member Andrew Boff said the plan did represent a war on the suburbs, with the abolition of the density matrix giving developers ‘carte blanche’ to develop more. ‘I realise how developers are; I quite like greed, I’m a Tory!’, said Boff, pointing out that the plan does not include any references to the word ‘beauty’. ‘This is supposed to be an outbreak of peace with the suburbs; no, it’s war on the suburbs as sure as eggs is eggs’, he said. ‘And this is a war that the suburbs must win.’

An NLA event, with support from: Academy of Urbanism; APPG for London Planning and Built Environment; APPG for London; BPF; Centre for Cities; Centre for London; City Architecture Forum; The City Centre; Future of London; LCCI; London First; London Forum of Civic and Amenity Societies; The London Society; LSE Cities; Open-City; RICS; RTPI London; Urban Design London
Programme champion: British Land
Programme supporters: AECOM; beg; Gensler



Getting ‘Good Growth’ – the new draft London Plan highlights

By Juliemma McLoughlin,
assistant director – planning, GLA

Since it was published last year, the new London Plan has been generating significant interest. It represents a new approach to strategic planning in London, one that seeks to deliver Good Growth – growth that is economically and socially inclusive, and environmentally sustainable.

It plays a key role in meeting the challenges that lie ahead, delivering our aspirations for change in this city, and tying together the Mayor’s other strategies.

It provides the strategic framework for decisions by planners, local communities, developers and decision-makers.

The plan has a clear focus on increasing housing delivery, with an emphasis on securing more affordable housing and delivering 65,000 of the projected 66,000 new homes a year that we need, within London’s boundaries and without building on the green belt and other designated open spaces.

To help us meet this new target, there is a new presumption in favour of developing small sites, supported by design codes. This will increase and diversify overall housing supply, broaden the locations, mix and type of housing being provided, and support small- and medium-sized housebuilders and custom/self-build schemes.

The plan sets out a design-led approach to optimise density, removing the density matrix. This approach takes account of the context of different sites, access to services and the capacity of supporting existing and planned infrastructure. It also implements the Mayor’s strategic aim for 50 per cent of all homes to be affordable. It takes

forward the threshold approach to viability to incentivise 35 per cent, which is helping to speed up planning decisions.

The loss of industrial capacity means we need a strong focus on protecting designated industrial areas. There is an emphasis on intensification, for example multi-storey distribution centres and infilling inefficiently used parts of industrial areas, and ensuring no net loss of floor space and yard capacity. Where appropriate, and subject to good design, the colocation of industrial functions with residential is supported.

In addition to protecting the nationally significant clusters of high-spec offices in the City, CAZ and the northern Isle of Dogs, the plan supports provision of small-scale offices and lower-cost workspace, including affordable workspace particularly where cost pressures are squeezing out SMEs.

There is stronger support for London’s culture and heritage, as well as the city’s rapidly growing creative industries.

There are a range of measures to support London becoming a zero-carbon city by 2050, to increase green cover across the city to more than 50 per cent, and tackle air quality. The plan supports the Mayor’s target for a modal shift away from car dependency so that 80 per cent of journeys are completed by walking, cycling or public transport by 2041. There are new requirements for developments to be Air Quality Neutral or, in specific areas, Air Quality Positive.

The Mayor wants to work in partnership with boroughs to deliver this plan so we in turn can deliver the Mayor’s ambition for ‘Good Growth’. ●

‘The new London Plan represents a new approach to strategic planning in London, one that seeks to deliver Good Growth – growth that is economically and socially inclusive, and environmentally sustainable’



Image by Chris Snook / Buildup

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DIVERSITY SPECIAL

In this special focus on diversity, we look at the business case for achieving better balances across the board, how architecture must do better on ethnicity, and the steps NLA is taking to lead the way

DIVERSITY DELIVERS DIVIDENDS

How much does diversity affect the bottom line? *David Taylor* hears the business case at the NLA

Achieving greater diversity in the workplace results in a happier, more rounded workforce, but also pays dividends on the bottom line. However, the architecture and related professions must try harder to be more representative of the city they work in – in terms of gender, ethnicity, sexuality and disability.

Those were some of the key points to emerge at *The Business Case for Diversity*, a discussion at NLA held as part of its Inspiring Women Programme.

This is an area NLA takes very seriously, said NLA chairman Peter Murray, with the percentage of women members on its panels having risen from 15 to 20 per cent two years ago to 35 per cent regularly today, and up to 47 per cent on a number of events. ‘We’re very pleased with the way that is going’, he said.

But we will only really have got somewhere, said Pam Alexander, urbanist and founder member of Equilibrium, when we see that 35 per cent of the leadership of the built environment world is female. And actually, she went on, this is a case for all of us, men as well as women. Alexander said it is sad there is very little in the way of metrics in the built environment, and pointed to a ‘sad and huge attrition rate’ in middle management. So Equilibrium aims to deliver those metrics, starting with a baseline now, will put ‘serious money’ into research work and offer speakers and mentors to women.

GVA chief executive Gerry Hughes said he passionately believes in maximising a diverse workforce, but not

only as a matter of principle. ‘It is about creating an environment which is good for our business and it absolutely makes us a better business’, he said. Accessing the best talent represented a competitive advantage, so it was important to ‘break the logjam’ of too many white male middle-class staff members. Hughes said he was sad to see the stories about the Presidents Club, but not particularly surprised given the ‘systemic problem’ he feels exists across property, with its ‘alpha male culture’. ‘We need to completely reframe the conversation’, he said, to create a modern, dynamic, inclusive and responsive industry that attracts people from every corner of society. GVA, said

Hughes, does not use the term diversity, preferring authenticity and letting people be themselves, but it was important to not forget people from different social backgrounds as well as gender and ethnicity aspects.

For architect Elsie Owusu, it was tragic that since Stephen Lawrence’s death 25 years ago, when 2 per cent of registered architects were from BAME backgrounds, statistics now show a 55 per cent decline in that number. ‘We have been going backwards’ she said. ‘In order to have a truly diverse profession it should look like London and clearly it doesn’t.’ There were enough studies to show that the ‘system is rigged’, she



Elsie Owusu: we should have more ‘do-tanks’, not just think tanks

TURNING THE TIDE

London Festival of Architecture’s *Tamsie Thomson* says architecture must try harder on ethnic diversity issues to win equal treatment for all



The London Festival of Architecture is now firmly established not only as Europe’s largest annual architecture festival, but also as a showcase of London as the best city in the world to practise and experience architecture. This year our theme is ‘identity’, and in the light of that we’re exploring identity ourselves by holding a mirror to the profession. Is London really the global architectural hub that we tell ourselves it is? To help us in that existential quest, we worked once again with the Mayor of London’s economics team to take the economic and social temperature of the profession, and the results are in.

The first-ever such study – commissioned by the LFA and the Greater London Authority in 2017 – demonstrated the huge economic value of the capital’s architecture profession against the backdrop of an economy that was beginning to come to terms with the enormity of Brexit. We’re presenting fresh figures at MIPIM 2018, and while that political and economic context remains uncertain, it’s encouraging to see a profession still powering ahead. Of course, if that trend is to continue, then Brexit negotiators must tread carefully.

London really is the UK’s architectural powerhouse, accounting for more than two-fifths of Britain’s architecture GVA (a measure of the value of goods and services produced). In 2016 London’s architecture sector produced over £1.9 billion in GVA – up from £1.8 billion in 2015 and continuing an impressive trajectory that has seen the sector grow by 7.7 per cent on average every year since 2009. That’s a pace of growth that far outstrips the rest of the creative sector, as well as the London and wider UK economies. Ours is a profession that employs more than 26,000 people – a quarter of all jobs in the UK’s architecture sector.

‘In 2016 London’s architecture sector produced over £1.9 billion in GVA – up from £1.8 billion in 2015’

The make-up of London’s architecture profession is truly global too: around one-third of architecture jobs in the city are held by non-UK nationals, demonstrating London’s position as a city where architects from around the world want to work. That strength, however, is not assured: around 25 per cent of those jobs are held by EU nationals. While it’s heartening to see the number of EU nationals within the profession remain almost constant around that level despite the 2016 referendum, it remains to be seen whether they will choose to remain in the UK post-Brexit.

For the first time, our research looked at the socio-economic make up of the profession, a key priority under the Mayor's Good Growth by Design programme which LFA is an advocate organisation for. On gender balance it's a positive story: around 47 per cent of jobs in London's architecture sector are held by women (compared with 36 per cent nationwide). It's a young profession too: around 40 per cent of all architecture jobs are held by 16-34 year olds with only 13 per cent of jobs held by over 55s. On ethnic diversity, however, architecture lags behind: in London's architecture (and engineering for statistical reasons) sector, only around 16 per cent of jobs are held by people from a black, Asian

'Clearly our profession has further to go if it is to truly reflect the communities it seeks to serve'

or other minority ethnicity – compared with 31 per cent across all sectors in London. Clearly our profession has further to go if it is to truly reflect the communities it seeks to serve.

At MIPIM we will be campaigning for equal treatment for everyone in our profession. While architecture has moved some way from being a bastion of white male privilege, events this year have demonstrated unacceptable behaviours that still persist across the property and construction industry – including architecture. London architecture's continued brilliance and future global leadership depends on us all taking a stand against discrimination, and I hope that this MIPIM will be the year that we see the tide turn for good.

INSPIRING WOMEN – THE QUEST FOR GENDER PARITY

NLA's head of programme *Jessame Cronin* outlines its ongoing campaign for equality – across the professions



The built environment industry, alongside many others, is striving to overcome women's chronic under-representation and lower pay to create a strengthened, resilient workforce. It is crucial that the next generation can relate to those in positions of leadership and not be put off by a lack of diversity at the top.

While by no means the only diversity issue the industry needs to tackle, NLA's Inspiring Women series, launched at the end of 2016, aims to identify the women who are leading projects across the built environment and ensure our programme better reflects the diverse range of people working in the sector. We are doing this through a dedicated series of roundtables and working groups alongside evening networking events and mentoring sessions.

In 2017, NLA hosted 243 events looking at everything from housing to planning, conservation to transport, including at MIPIM and the London Real Estate Forum (LREF), and we believe that it is through making an effort to better highlight what women are doing that we can make a big impact. We track the gender balance across our events and currently we have approximately 35 per cent

female contributors; our long-term goal is to have a 50:50 split.

At MIPIM in 2016, before we had started our Inspiring Women series, 15 per cent of speakers on the London Stand were women, whereas in Cannes in 2017 a concerted effort to highlight the role of women in key projects gave us 24 per cent. For the London Real Estate Forum last year we had 32 per cent female speakers. While this is a way off our goal of 50 per cent, we are proud of this increase in numbers and want to keep pushing for a better balance year on year, while keeping our programme as relevant and dynamic as possible.

London's deputy mayor for housing and residential development, James Murray, refuses to speak on all-male panels; it is great that he is championing better diversity across the platforms he is involved with. NLA is signed up to the Future of London/Mayor of London Diversity Pledge and we encourage any organisation reading this who runs events to do so too. Having gender parity as a key aim for NLA helps to challenge assumptions in the industry and get our members and partners thinking about their gender balance too. It is key that we all do what we can to ensure women get the same opportunities as men across the built environment.

So, if you are a great female speaker, or know of any brilliant women whose work should be championed and who are experts in their fields, get in touch! We're all ears, and we need your help to get to 50:50. ●





DELIGHT IN THE ORDINARY

Credited with building the 'London vernacular', Maccreeanor Lavington is championing high-quality, often brick 'background' buildings across London's Opportunity Areas and beyond. By *David Taylor*

Chances are, you'll know a Maccreeanor Lavington building.

Their oeuvre plays a big part in defining what was coined by Design for Homes' David Birkbeck as the 'London vernacular' – predominantly brick, characterful and high-quality buildings that perform as an 'ordinary' but texturally rich background to make for a better city. And that suits them just fine.

The practice – headed by Gerard Maccreeanor and Richard Lavington – has a base in Clerkenwell and an outpost in Rotterdam, with a separate 'sister' business called MLA+ headed by Markus Appenzeller and formed to investigate work in places like China and Russia. In Moscow, it is waiting on whether or not it has won one of the biggest masterplan projects ever – involving the regeneration of some 500,000 units from the Khrushchev era. But it feels a resolutely London firm, using its skills in large-scale masterplanning and building design to take forward 'Opportunity' areas such as Old Oak Common and Old Kent Road with its mission to provide housing and more to improve the capital.

The pair met at Bath University and have remained firm friends ever since. In a sense, they say, there is something of a healthy, challenging, yin and yang to their personalities and beliefs that may inform that solid foundation. One area of slight disagreement or 'crit-like' role play, they say, is on tall buildings, with Maccreeanor acting as more of a proponent, and Lavington – now one of Mayor Sadiq Khan's design advisors – more of a fan of the small-scale. 'We take those opposite positions to work out what it is we think about things', Maccreeanor says. But both agree they could not be masterplanners alone,

because of the time areas take to get to fruition, despite the fact that they can now delight in seeing some of their early suggestions making it into reality in places such as the Royal Docks. 'Buildings take long enough', smiles Lavington, and masterplanning risks just being discussion and administration, adds Maccreeanor.

They have always been interested in the 'repair of the city'; the street and block, and the relationship between the private and public – the ordinary – without veering into the banal. But we are talking backdrop buildings, caring for the public realm and getting the relationship right so it makes the city vibrant. 'There are a lot of architects that want to do iconic, or stick their finger up and be noticed', Maccreeanor goes on. 'They'll squeeze some funny shape or an individual standing building onto a site, rather than do the more obvious and complete the elevation. It's attracting attention as architecture in its own right – I think we always look to all those other factors coming first.'

We meet in their London office of 100 staff to talk through the practice's ethos and schemes. Having formed just over 25 years ago after winning the European competition and early stints at Foster + Partners and Tim Ronalds (Maccreeanor) and David Chipperfield Architects and then Neave Brown (Lavington), their fascination with designing and then building projects to ensure quality standards were upheld, began. 'We turned up in the Netherlands and they just said, "Oh yeah, we'd like you to build this", which is very unexpected when you don't really have a portfolio to show and you're a young architect', says Maccreeanor of that first win. 'It says something about the procurement of design in the Netherlands.'

In Holland, their approach to housing, predominantly, met with a favourable response, and they went on to quickly build around 3,000 apartments. 'We consider ourselves a Dutch office as much as a UK one', Maccreeanor adds.

But back in London, ML's expertise has stretched to a number of large-scale, often mixed-use projects, imbuing the work of firms like Barratt with high standards. One of around 10 schemes coming to a finale in the capital at the moment is Barratt's scheme for five buildings at Blackfriars Circus, including a tower. The main, finished building facing the circus – a historic gateway and at one time tree-lined boulevard through fields to the old city, north of the river – is an elegant, curvaceous, respectful affair that the pair are very pleased with, arising from conversations with Southwark about its place in the city. 'It's about dragging cosmopolitan London down deep into the heart of Southwark', explains Maccreeanor. The scheme includes a 27-storey tower that is hexagonal in plan and in the form of the 'lost typology' for tall buildings of masonry, with an expressive crown of thinning pinnacles in white glazed brickwork.

Lavington points to a series of moments when housing rose up the agenda in London, with people such as Richard Rogers, Ricky Burdett and Mark Brearley doing some of the heavy lifting. Rogers' Urban Task Force Report was one of the key movements towards a greater acceptance of the need for higher densities, while the GLA's moves were via things like the enormously influential London Housing Design Guide and affordable housing requirements. With higher densities needed to cater for the capital's housing crisis, says Maccreeanor,

a keener appreciation of the need for better public realm and higher standards comes too. But design review, again with a Dutch influence, was also an important point arising from the inauguration of CABE and now seeping into local authorities everywhere to ensure mistakes are as ironed out as possible.

Today, the firm is working on substantial projects up to large-scale masterplanning on often very complex, mixed-use schemes. A case in point is with Colin Wilson’s team on Old Kent Road, a project whose stated aims (in GLA parlance) are towards achieving 20,000 homes and 50,000 jobs. This will bring an enormous change to the area and its skyline. The practice is also working at Old Oak Common as part of a team with AECOM, underlining another collaborative aspect of their work. That was to the fore in 2008 when it won the Stirling Prize for its Accordia project in Cambridge, which the practice was generously invited to work on by Feilden Clegg Bradley and Alison Brooks. ‘That opened everyone’s ideas to the fact that this is possible in this country’, says Lavington of high-quality housing, by a housebuilder, in the UK. It arrived at a good time, work-wise and cycle-wise.

The practice has worked on 10 different masterplans around the Royal Docks, and more on the Olympic Legacy masterplan and Bishopsgate Goodsyards. Such schemes take a long time, and a commitment to the city – with five years so far spent on Bishopsgate on its constraints, such as moving the station so it works better with Shoreditch High Street and connections down to Liverpool Street station. Maccleanor Lavington’s approach here is as ‘a voice in a process’, which requires a spot of humility and lack of ego. ‘And a bit of understanding about what we really think is important’, says Maccleanor, ‘which is not how it is looking but how future generations are going to use this; how we can unlock opportunities for surrounding communities that suddenly their lives are better.’

When they are designing buildings, adds Lavington, it is the piece of city in which they sit that is of primary importance. ‘We refer to them as everyday because they are part of the fabric of the city. That’s the work we’ve got, but actually also what interests us.’ MLA+ has brought forth opportunities to design new cities in places like China and, increasingly, regeneration projects there drawing on European experience. The firm is also working on a major project in Accra, Ghana, restructuring it for the two to three million migrants coming into the city. And, with footholds in Holland and the UK, this internationalism gives them the ability to see how other markets are treating sometimes similar problems. Density in London is a case in point. The practice has first-hand experience both good and bad in different parts of the world on this, for instance in

‘Housing is the biggest expenditure of people’s lives and you shouldn’t be experimenting with materials on it’

China and Russia. Holland managed to spread its density more evenly over the whole country whereas we in the UK are still putting in ‘spikes’. When it comes to materials, brick appears to be something of a fascination for the practice, particularly in residential. ‘[Housing] is the biggest expenditure of people’s lives and you shouldn’t be experimenting with materials on it’, says Maccleanor. Brick is, after all, the vernacular material, is a sound investment, provides a good backdrop, weathers well and will still look good in 100 years’ time, too. ‘We are working in London, which is primarily a city of brick’, says Lavington, ‘and Holland, which is a country of brick.’ Ironically, though, their first project in Holland was at a time when white Modernist stucco was all the rage; their scheme, in south Amsterdam, was the first in brick for years. When it comes to Russia, however, they

do not export this principle; it is more about being local and understanding what they can build well. It is a brick-based architecture because that is what they want to build in Moscow at present, in line with their history, with a solidity to the block structures rather than isolated towers that has been well received. Lavington’s role as a mayoral advisor is still in its early days. ‘But it is very exciting that the current Mayor has this commitment to design and the public realm’, he says. ‘Housing is a critical factor in that and how that is delivered in a way that is equitable to all.’ Density here too will be an important point, particularly in the push to upping ratios in London’s town centres in a way that is ‘positive for all involved’. And they were inspired by their experience in Holland where public-sector clients chose good architects to build ‘amazing’ quality housing. Lavington adds that the approach from local authorities to urban design and housing has also improved dramatically, although the practice’s first responsibility is to ‘the man or woman in the street’, rather than to other architects. ‘A number of other practices have said to me that they think we are the practice that led the new London vernacular’, says Maccleanor, a term Lavington despises. But more and more practices are willing to get involved and make buildings in this language, says Maccleanor. And they were engaging on this with housebuilders like Barratt at Blackfriars. ‘It is built incredibly beautifully, the vision was there within Barratt’s right from the start and the whole team has been motivated to produce something that goes way beyond their label as a housebuilder, as good as any of the top best developers are producing’, says Maccleanor. Residential is becoming more complicated now, with increases in densities and more horizontal, layered mixed uses, a welcome advance. Single-use residential developments can still seem strangely empty and suburban, while the layering is more conducive to 24-hour activity and forms the basis of what is proposed at Old Kent Road.



Great Eastern Quays, Royal Dock



The firm’s Blackfriars tower, now under construction



The practice’s Stirling Prize-winning Accordia scheme, Cambridge



High ideals – a new plan for Old Kent Road



One scheme there by Maccreanor Lavington for a building proposes workspace on its lower three levels, rehousing an existing community church at basement level, with retail and housing above. It is also working on schemes with housing above supermarkets, schools and churches, with most projects moving in this more complex direction. It also envisages keeping as much industry as possible, including a tray-making business owned by former Design for London man Mark Brearley – who had warned for many years against London losing too much of its employment uses. An enormous amount of workspace has been lost in permitted development, adds Lavington; it is important not to forget workspace in the drive for more homes.

Unusually, the practice put out a statement on Brexit on its website, with the firm's large numbers of staff from abroad high on its conscience. 'I feel European', says Maccreanor, who has a home in Holland and now in the Lendlease development the practice designed in Elephant & Castle. Having done his year out with Peter Eisenman in New York, Maccreanor was going to return but made a 'positive choice to be a European', and believes London has become a truly European, cosmopolitan city. 'It also adds to

the quality of the team', continues Lavington, with the staff all bringing something from their own cultures to the working environment. London may be pro-European, but the uncertainty out there is affecting work and sends the wrong message in terms of the future diversity of the staff. Friends feel it is now not a welcoming place and some architects are choosing Germany, particularly, instead. The housing crisis is another challenge for younger members of staff, adds Lavington, which has got progressively worse for particularly the over 35s who are being forced to choose outside the capital. 'You miss that group in the pyramid who are incredibly important', says Maccreanor.

So, what of the future for this practice and its 'calm and uplifting, contemporary yet timeless' output? What's the ambition? 'I enjoy working at this scale and being an active part of the debate around how London deals with its current challenge of housing the numbers it needs to house and how it is going to develop', says Maccreanor. 'I couldn't imagine a more exciting city in the world to be working in and I like doing business in London. There's a mixture of an entrepreneurial and opportunistic attitude and steering and control and

social responsibility. We're not overly tightly prescribed, which brings a dead hand to things, and I think the balance that we have in the city makes for an incredibly exciting city, and I like the city London is becoming.'

That is, beyond the affordability issue that is actually facing most world cities. 'As architects we can only control so much', says Lavington. 'Ultimately, to address the issue of housing we just need much more housing. We need the government to spend more money on building affordable housing. In a way if you muck around thinking about how you're going to build it, you're slowing down the rate at which you can deliver it.' There need to be other policy levers to make better use of the stock we already have, he adds.

Being 'top of their game' at the age of 55 is also an interesting point in time, for both of them, Maccreanor points out. 'On the one hand you're very experienced, and on the other you're still feeling young and energetic and able to do things.' It allows for more influence and for the firm to get involved in debates, and to create more of that high-quality-ordinary. 'It's a responsible position and I certainly like that responsibility – to make responsible decisions with other people.' ●

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DEAR NLQ...

Jackson Coles associates *KB Yeoh* and *Catherine Bailie* tease out some of the common friction points and misconceptions in the architect/project manager relationship through NLQ's first (spoof) agony aunt relationship column

Dear Agony Aunt,
I think my architect is blocking me, she never answers my calls and messages. I try at different hours of the day to get her on her mobile, landline, and on email and text, with no response. I am worried she doesn't understand that the client is chasing me to chase her. The less I hear from her, the more I worry that there is a problem with the project that she isn't telling me about. I want to help if only she would talk to me?
PM Ager

Dear PM Ager,
When your architect won't answer her calls, communicating your (and your client's) requirements effectively, while avoiding a 'needy' tone, can make all the difference. While we understand you are under pressure from the client to make sure the job is hitting its deliverables, you also need to respect that your architect may not be able to speak to you immediately. It is important to support your architect with space to actually do her best work. Maybe you need to think about how you have got to the point where she is avoiding your calls. Maybe a face to face catch-up may be more helpful. It's always good to let her know if something is crucial rather than chit chat and I'm sure she will call back as soon as she can.

Dear Agony Aunt,
Help! I've spent all my fees. The client keeps changing their mind... I've drawn the reception five times, presented 10 options for WCs, and have a demanding tenant with their own list of potential changes... I have no fee left to complete the job.
Archie T

Dear Archie T,
It's very rare that there is no change on a project, so we need to look at your estimated budget against your actual 'spending habits'. Ask yourself: did you set realistic goals at the start of the project in terms of fees and resourcing? If you want to stop the situation getting worse, then you need to chat to your PM and make sure they know how much you have spent. They will want to work with you and may be able to help you get some additional fee for the extra work. Everyone loves a freebie, but please be careful, if someone asks for one then make sure you log it and raise it much earlier, the project manager will know that you can't cut back all your costs while maintaining an excellent service.

Dear Agony Aunt,
I work with a brilliant and creative architect. However, he suffers from indecisiveness. At our recent M&E meeting, he spent 20 minutes dominating the forum to discuss bespoke colour options for some pieces of mechanical equipment and

ductwork. That left us with little time to actually discuss other more crucial things on the agenda. What can I do in the future to make sure he doesn't take my M&E meeting off-piste?
EM Agent

Dear EM Agent,
First of all, your architect sounds to be like what an architect should be – passionate about aesthetic details, and you should appreciate that fact. You need to understand the architect's vision is not initially dictated by time and cost, and that the design decisions that follow do not always arrive in a linear workflow. Secondly, you may want to ask yourself how a team member dominated your meeting. In the future, I'd suggest you politely agree with your architect to take architectural decisions out of large group meetings. I think a CPD titled Charing Meetings 101 may be on the cards for you.

SUMMARY
No relationship is perfect, but early communication and constant collaboration are the keys to successful projects and happy clients. ●

HITTING THE HEIGHTS

Croydon’s executive director of place, *Shifa Mustafa*, says her borough is on the up as it embraces tall buildings

For anyone still oblivious to the regeneration of Croydon, a 68-storey skyscraper based on the work of the celebrated artist Henri Matisse is set to put a rather tall stake in the ground that will mark the centre of Croydon for miles around.

Given the go-ahead by the Mayor of London in November 2017, work has begun on the CZWG-designed One Lansdowne Road which, at 288 metres high, will be the UK’s second tallest building after The Shard. A landmark development in anyone’s book, but more importantly the latest evidence of growing confidence in what Croydon has to offer.

‘Delegates at this year’s MIPIM will hear about a Croydon that is not only competing for international investment, but winning’

Delegates at this year’s MIPIM will hear about a Croydon that is not only competing for international investment, but winning. In one of London’s largest residential deals of 2017, the Chinese developer R&F Properties chose Croydon to make its first venture into European real estate, snapping up the iconic Nestlé Tower and neighbouring sites for £60m.

Thanks to the US investor Greystar, Croydon will also be home to the world’s tallest modular tower, a 546-flat towers scheme conceived by Tide Construction and HT Design, which will be worth in excess of £150m and will be a trailblazer for modular construction methods.

This and other major developments – such as the Schrodgers and Stanhope £500m mixed-use Ruskin Square development, which has been established as a major new regional centre by HMRC, and HUB’s forthcoming regeneration of the former council offices site at Taberner House, designed by AHMM – underline the changing attitude to south London’s ‘capital’, as both a place to live and work.

Strong infrastructure is key to this shift in perceptions, and while Croydon has long been recognised for its transport connections, it is the borough’s push to become the first of the Mayor’s Growth Zones that has unlocked the funding for a pipeline of no fewer than 46 projects, which will deliver £520m worth of investment in local schools, transport, healthcare and smart infrastructure.

Yes, league tables never tell the full story, but sometimes it’s nice to be near the top of them! Croydon has been named the UK’s fastest growing economy with 1,875 digital, creative and technology companies calling it home, and was recently identified by CBRE in the top five affordable London boroughs for first-time buyers.

Can Croydon carry on up the charts? Well, why not? Brick by Brick, the borough’s private development company, has begun work on a new housing programme that will provide more than 1,000 new homes on over 50 sites across the borough by 2019, half of which will be affordable.

Importantly, these homes will be made available to local people first, helping to ensure that Croydon’s identity and integrity are not victims

of the borough’s aspiration to become a destination.

This is also the reason culture figures so prominently in Croydon’s growth and its £5.25bn regeneration programme. As well as backing the hugely successful Boxpark Croydon, the Council has employed MICA Architects to deliver a £30m transformation of Fairfield Halls, which will see this erstwhile jewel in Croydon’s arts and entertainment scene re-open in late 2018. A collective cultural ambition has also inspired Croydon’s bid to be the Mayor’s first ‘London Borough of Culture’.

Competition is fierce, this is London after all, but why not Croydon? In January, the Mayor of London gave the green light for the £1.4 billion Westfield/Hammerson shopping centre development in Croydon town centre to go ahead, which will create 7,000 new jobs and 1,000 new homes. Some said it would never actually happen. It’s happening. ●



Clockwise from top left: One Lansdown Road; Boxpark; the Fairfield Halls; and Westfield. The new Croydon...





LEASE OF LIFE

Sherin Aminossehe, the new head of offices at Lendlease, talks about her unusual career path with *Peter Murray*

Aminossehe is an historic Persian name meaning ‘Advisor to the King’ – a highly appropriate moniker for someone who was until recently heading up Her Majesty’s Government Property Unit at the Cabinet Office in Whitehall.

Sherin Aminossehe came from Iran to Britain in 1983 when she was six years old, four years after the overthrow of the Shah in 1979. Her grandfather was a surveyor, her mother an architect and her father an engineer, so a career in construction seemed a foregone conclusion. She went to The Bartlett School of Architecture at UCL when Sir Peter Cook was running the school.

‘It was a really exciting, cutting-edge period. It taught me the value of thinking differently, although I wasn’t comfortable with the edgier ethos of some parts of the school. The education there gave me a flexibility of thought which I don’t think many other architecture schools do.’

Aminossehe began her professional life at Chapman Taylor but had her first big break when she organised a debate for Paul Hyatt, then President of the RIBA. As a thank you, Hyatt, knowing that she was looking for a job, invited Aminossehe to his President’s dinner and sat her between Sir Terry Farrell and Sir Richard MacCormac. Farrell turned to her and said: ‘What are you, student of the year or something?’ He offered her a job on the spot and she was soon working on the planning documentation for the Greenwich Peninsula masterplan.

‘I was at Farrells for about three years’, says Aminossehe. ‘I have a huge amount of respect for Terry. He inspired in me a passion about the wider thinking that surrounds a project and for the importance of master planning and regeneration. I worked with him on the Euston Road project, the Thames National Park and Nash Ramblas [public space improvements to John Nash’s 19th-century plan for Regent Street], one of my own personal favourites. I think Terry is one of the clearest thinkers about urban strategy for London that we have.’

After her stint at Farrells she joined HOK as an associate. ‘I wanted to do more international work. I helped to grow the masterplan and regeneration group in London and worked in the Middle East. It was booming and what is really exciting now is, many years after I left HOK, to see on Instagram projects that I started in Bahrain and in Russia now finally being built – projects which I thought were destined to be paper exercises and never come to anything.’

There were two formative memories from that period: ‘One was in St Petersburg and speaking to the planning committee about introducing standards and guidelines for master planning. I went in this very grand hall with about 30–40 people, all men, looking really serious. It was one of the most aggressive meetings I have ever been in. Everyone was out to get us. We won the day fortunately, and then afterwards my client said

‘The education at The Bartlett gave me a flexibility of thought which I don’t think many other architectural schools do’

to me: “Oh, didn’t I tell you, those were all the architects who didn’t get the project. We thought it would be fun for you to legitimise what we are doing!””

‘The other one was my experience in Jeddah. We were there as part of a bigger masterplan to help alleviate flooding. And of course, when I was there I got stuck in a flood! I was supposed to see the Mayor of Jeddah, but he never made it because of the rising waters. I remember I was standing on what I thought was a grassy mound, which turned out to be the top of a building, and thinking: “I am due a change in career right now!”. That was January 2011 and by the Autumn I had moved over to government.’

Aminossehe originally joined the Government Property Unit (GPU) as head of regional strategy –

‘I want to actually build something, and you don’t get that opportunity in government.’

looking at all Government regional offices. ‘Then, over the six and a half years I was there, I gradually accumulated projects: first the London Strategy and the South East, and then I thought that just looking at offices wasn’t enough. We were missing out a huge part of the picture, which is when I came up with the work around the One Public Estate.’ This now covers just over 90 per cent of local authorities in England and has offshoots in Scotland and Wales. ‘It is one of the things I am probably most proud of, together with being involved in Land for Housing which helped to release more public sector land for new homes.’

‘I think the next stage for One Public Estate will be to get private sector pension funding, which was one of the things I was keen to do:

getting proper capital funding to make it bigger so that it can do more ambitious things. Hopefully that will happen under the Government’s estate strategy which I started off but is now being fully developed by my successor.’

One unexpected part of the job was being involved in the aftermath of the Grenfell Tower tragedy.

‘It was very humbling and exhausting. I was asked to look at other public sector buildings including school and hospitals, and what the impact would be on them. It was three months’ hard slog on top of the day job: dealing with the Commons and going to COBRA meetings. It was an incredible experience for me, tinged with a huge amount of sadness. Being a resident of Kensington & Chelsea, it felt very close to me. As a unit we gave advice to the Hackett Inquiry on behalf of the Government. Seeing a lot of those points now coming out in the review I hope will mean that we won’t have another tragedy like that again.’

‘Coming to this country from another part of the world – a lot like the people who lived in that tower – I understand how they came to London with hopes and dreams of a better life and for those dreams to end in such a tragedy is immeasurably terrible.’

So, why did she move? ‘A variety of reasons. We just started on a new strategy cycle and that is always a really good time to handover. I wanted to go back to the private sector, not because I dislike government in any way, shape or form – I had an incredible six years there and I learnt a huge amount – but I want to actually build something, and you don’t get that opportunity in government.’

At Lendlease, Aminossehe is responsible for growing the office business. ‘Obviously the International Quarter in Stratford is a big part of that, as is Euston –



↑
Lendlease's
Endeavour Square,
International
Quarter London,
Stratford

which is really exciting. I'm also going to be looking at a social impact strategy for Lendlease. I see a lot of potential in things that can allow us to go beyond our current CSR strategies. Lendlease already does a huge amount. I think we can embed this at the core of our business.'

The International Quarter London, in Stratford, is around 50 per cent built. 'The British Council and Cancer Research UK building is currently coming out of the ground so that is really exciting to see. We have a few more office plots to come. Euston is going to be the big one going ahead. Even though it is long-term, there is still a lot of preparation work to be done.'

'Being a UCL girl I am obviously very passionate about what happens in the area. With the Wellcome Collection, the Crick, UCL and all the other institutes that are around there, medical or otherwise, there is a lot we can draw from what is already happening. As with all projects, context is critical – you can't have a successful project without understanding its context, the community and the social and physical infrastructure that surrounds it.'

Over the last year or so, Lendlease has been beefing up its senior management with a refreshing gender balance. 'We have strong girl power in Lendlease. I wouldn't join any employer who didn't have a strong record of equal opportunity. We have great people like Clare Hebbes who is director of place and urban infrastructure; Selina Mason, director of masterplanning; Lisa Gledhill, project director for Stratford; and Victoria Quinlan, managing director of investment management. For me the value of the place that I join is just as important as the projects that they do and the role that I am offered.'



↑
HS2 signed up Lendlease as development partner for a £4bn mixed-use scheme around Euston Station

←
'We have strong girl power in Lendlease'



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DREAMING IN LIGHT AND MOTION

Orhan Ertughrul, EVP Europe at G-SMATT, pitches its glass technology that his firm claims will help architects to transform buildings through ‘storytelling’ media facades

For centuries, light has played a vital part in our cities enabling security, wayfinding, trade, festival celebrations and lighting iconic architecture. With the development of neon lighting in the 1920s, we started to be able to tell stories with light and our buildings lit up with messages that both entertained and influenced us. The late 20th century saw the advent of digital billboards and the first true media facades. These early facades were crude affairs with lights attached to the outside of a building that could be pulsed in patterns to deliver rudimentary motion graphics. Still, they allowed for a greater sophistication of architectural storytelling than could previously be achieved with simple lighting.

Fast forward to today and we’re seeing the appearance of fourth-generation architectural lighting; media capability built into the very glass that we use to construct our building skins. Transparent

and durable, this technology allows an architect to build rich media capability into a building without having to compromise on the beauty of his or her design. Whether as part of a new build or as a rain facade refurbishment project, this technology allows for a breathtaking level of architectural storytelling.

The architect can now dream in light and motion as easily as they have dreamed in glass, stone, concrete, wood and steel in the past. Their buildings can now announce their purpose; an art gallery sharing its artwork with the community through the very substance of the building. A building can inform us of its environment, sharing key information on transport, air quality, weather, time and urban emergencies by tying into smart city infrastructure. Media facades can form the core of urban regeneration projects by providing compelling interactive experiences that draw people to an area and reinvigorate

local commerce. They can even allow an architect to change the way a building is perceived by playing with colours and perspective.

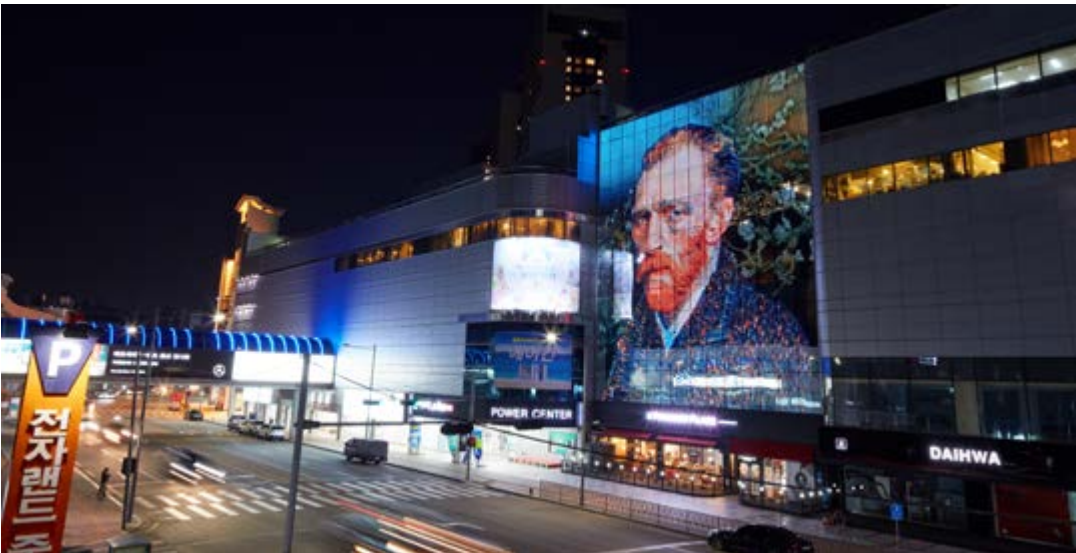
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Buildings as art
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THE USER EXPERIENCE: NOBU

In the first of a new series, we look at recent buildings in use. First up, Ben Adams Architects' hotel and restaurant for Nobu in Shoreditch. By *David Taylor*



Making an impact – Nobu Shoreditch

Nobu Shoreditch was designed by Ben Adams Architects (BAA) as a funky addition to the area and something of a departure from the brand's usual, less 'gritty' locations. The scheme – a restaurant featuring the largest 'back bar' in the UK and hotel rooms frequented by investor Robert De Niro – has picked up awards for its design. But how is it performing, one year on?

The hotel was quite surprised to be full the day it opened, says Adams over

a bento box lunch at the restaurant, describing the four-star scheme's 153 rooms and eight suites with balconies at its 'fractured' end. The 'rack rate' which people pay if they book on the day is around £330, which drops to around £200 for a 'deluxe' room and over £600 upwards for a suite. This pricing, he feels, is a smart move because it gets people in the restaurant, while the bar – complete with a concrete DJ booth – is popular in the evening as

an alternative to the usual Shoreditch scene. Lunchtimes, however, are less busy, partly because of its newness.

BAA's client was Willow Corp, set up for this project on Willow Street with former Apostrophe group's Meir Abutbul, the London-based boutique hotel developer forming the 'glue' with Nobu. But this is Nobu's first hotel in Europe and the group has rarely built from scratch. 'They were surprisingly hands-off', says Adams. 'We thought they'd be more exacting with us as architects, but they were happy to let Meir lead that. It was a good experience.'

The scheme has a chequered history. Originally there was a hotel designed by Andrew Waugh of Waugh Thistleton on the site that established a kind of shape for the previous owner of the site, before Ron Arad worked on a scheme and won planning permission, and then a new architect was sought. BAA, which was then working on a mixed-use residential and office building opposite, was added to the list of two other practices to be interviewed. 'I think what they wanted at that time was somebody who was going to be bullish about ideas and do something striking but could get it done', says Adams. It helped, too, that Hackney was a borough which was open to new and different building approaches.

Construction was a challenge, with a 10m deep hole and buildings within 6m on one side. But the contractor, MTD from Romania, was 'amazing', getting on with the job in hand as 'good old-fashioned builders' who didn't show a more typical adversarial approach. They were also precise and careful, the attributes this kind of design needs. 'If you're sloppy, you kind of lose it', says Adams.

The 'fractured', fragmented end of the building harks back to Ron Arad's idea to create an 'explosion' in response to rights to light and daylighting constraints. The flanks of the building line the street, while the exploded end becomes a visual focus. It also enables the usual 'grid' of the hotel to get a flamboyance, the

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fracturing allowing for different sizes and styles inside. ‘Then Robert De Niro came along and said he needed to stay in the hotel – he’s a big investor in Nobu – and he needed to be able to go through a corridor and lock it behind him.’ Three suites interconnect into a kind of four-bedroom apartment and presented a nice ‘first world problem’ to create this alongside the more regular rooms forming the bulk of the project.

The other challenge was to get people into the building – enough of them in terms of events, hosting and parties. Architects are sniffy about this hospitality world, Adams suggests, and don’t tend to understand it sufficiently. But where it’s resonating is that now, lots of office developers are talking about similar things as differentiators for their schemes. ‘I think it’s co-working that has led it’, says Adams. ‘They basically look after you and make you feel comfortable immediately, whereas if you go to an old-fashioned office building anywhere in central London, you get interrogated

by a security presence. All they really want to find out about you is your name.’ The Nobu scheme includes a conference space divided into many rooms where you can get the restaurant menu served via a lift. Another private dining room seats around 20 people in the restaurant below ground (but which has an important glazed link to the streetscape above to provide orientation and comfort).

In terms of materials, the scheme to a certain degree mimics the ‘vibe’ of the Nobu restaurant in Malibu, with an interior designer employed to create that ‘spare’ aesthetic of warm timber and neutral colours, with 240 covers including an external, four-terraced courtyard. But around that, the building is almost entirely concrete, BAA using five different types to create different textures, with two different doors to restaurant and hotel, while the key architectural move was to allow daylight, visible from the basement.

So what is the feedback? It gets

divided into snagging and niggles – partly teething troubles and maintenance and how it is being used. The latter is on what’s been as predicted and what has been a surprise. The surprise element was how full it was, although Shoreditch is relatively poorly served by hotels. For its part, the hotel likes the flexibility in the scheme and thus the events it can host. General manager Gigi Vega answers further questions in the box below.

Another boon, though, has been for the power of the Nobu name. Ben Adams Architects has found that the Nobu project has been helpful in securing work elsewhere. It is working on a concept in Los Angeles for a mid-priced ‘roadhouse’ motel concept for Boulevard 745, launching next year with more than 60 sites planned. And it is doing a scheme that is part-Unitarian church and part residential for a client that owns 80 acres of suburban LA who is seeking to build a new town centre from scratch, using a number of different architects.

The feedback – from general manager and regional director of Nobu Hotel Shoreditch, Gigi Vega

What is the best feature of the design at Shoreditch?

The expressive architecture of the building reflects the true essence of Nobu Hotel Shoreditch. The overhanging floor slabs and steel framework create a unique frayed look pointing towards the east. These main elements of the building’s design draw on the vibrant cultural and industrial context of Shoreditch. While the hotel encompasses many features that are in keeping with the Nobu brand, this hotel is clearly designed to be unique to Shoreditch.

How happy are you with it?

The hotel’s design has received great attention and we have even noticed that groups of tourists stop by Nobu on Shoreditch street art walking tours. We think it’s exciting to combine Nobu’s signature east-meets-west philosophy with Shoreditch’s creative and industrial energy.

What particular element works well?

The fact that the balconies of the hotel’s suites are incorporated into the buildings frayed design has been one of the most successful elements, alongside the pocket garden and the terrace. The pocket garden, on street level in front of the frayed edge, features a tree which forms a focal point. The terrace provides amazing and essential natural light to the lower restaurant space.

What could be improved? What lessons have you learned?

We have noticed a natural flow of people increase through the different spaces of the hotel. We could have had more integration between them from the beginning, but have used different guest activations throughout to ensure that each space is appreciated and used.

What is the general consensus from visitors/diners?

Visitors to the hotel have loved the sleek, simple and modern aesthetic, in keeping with the Nobu style. The hotel’s rooms and suites also have a calming and Zen-like atmosphere, allowing guests to really relax and unwind during their stay. A particular feature that gets a lot of mention is the bathrooms. They are a particularly beautiful aspect of our rooms as every bathroom features a gold brass sink that is unique to Nobu Hotel Shoreditch. Diners in the restaurant have enjoyed the simple, modern wooden aesthetic while being able to have classic Nobu signature dishes alongside dishes unique to Shoreditch. Nobu Hotel Shoreditch is also the first London Nobu to offer breakfast and brunch to its guests, and this has drawn diners to Shoreditch rather than the other restaurants. ●



←
The UK’s largest back bar

© Will Pryce



←
Making an entrance – the lobby serving hotel and restaurant



←
Left: Saten Mori (chef’s selection). NLQ ate: Classic bento box, including miso soup, miso-marinated black cod, salmon sashimi salad, assorted sushi, vegetable domburi and rock shrimp, plus Beef with three sauces, including ‘anticucho’ – in line with the restaurant’s South American/Japanese blend.

LEARNING FROM HISTORY

Looking back over 50 years in housing, Swan chief executive *John Synnuck* asks: is collaboration the key to unlocking new homes?

If a week is a long time in politics, 50 years in housing, it seems, is not. Many of the challenges facing our sector when I began working, aged 18, apply equally today. Accelerating the delivery of high-quality homes to meet significant housing need remains a national priority. Yet lower levels of grant funding, labour shortages and Brexit arguably mean the external landscape is no more benign.

However, I remain optimistic. My experience has shown that, by approaching the challenges we face with an entrepreneurial and innovative spirit, housing associations can not only continue to deliver significant numbers of

‘Housing associations are uniquely placed to respond to the new appetite for collaboration’

new homes, but are uniquely placed to respond to the new appetite for collaboration that exists. We can not only stimulate debate around innovation, but actually deliver exemplary new communities.

Back in the late 60s when I started out, slum clearance and housing demand drove densification of housing, with terraces being replaced by medium- and high-rise monotenure blocks. The emphasis was very much on delivering homes, not communities. Quantity, definitely, over quality. We are all too familiar with the results. Lessons have been learned and, following decades in which housing associations began to deliver the

lion’s share of new social housing, I believe we have now reached a critical moment in our history. The increasing scale of the regeneration work that housing associations are taking on, made possible by the willingness to collaborate that exists with the Mayor of London and borough partners, means our sector is now working with leading architects and designers to transform vast swathes of London.

Take our £300m regeneration of Blackwall Reach. The demolition of Robin Hood Gardens is for some controversial, but the reality is that this scheme (delivered in partnership with the Mayor of London and LB Tower Hamlets) will see 1,500 new homes created in a borough with acute housing need. Fifty per cent of these homes are affordable and all built without grant funding. Critically, a new multi-purpose community facility has been built in Phase 1, to ensure residents have a place to meet, learn and influence. Later phases, all designed by leading architectural practices, will deliver retail, leisure and office space, high-quality public realm and create a community for residents of all tenures to enjoy. All this accelerated by a £50m loan from the GLA.

The ambition and scale of Blackwall, and many similar projects being delivered by other housing associations across London, would have been unthinkable not only when I started out, but during my years as director of housing in Southwark in the 80s.

Notwithstanding this, housing associations can still do more. Whether it is innovation through



precision-manufactured modular homes or helping boroughs improve the standards of their existing stock, housing associations have a level of expertise, ambition and financial stability which means, through the right partnerships, and with an entrepreneurial approach, they really can help deliver the homes and communities that London needs. ●

↑
Swan's Blackwall Reach project

STRONGER TOGETHER

Jeremy Stibbe, Genesis’ executive director of assets and investment, describes how the merger with Notting Hill will help put it in a stronger position to ease the housing crisis

On 1 February, both sets of shareholders from Genesis Housing Association and Notting Hill Housing gave the green light to the proposed merger via a confirmatory vote, following a formal vote two weeks before. We’re all understandably delighted, and keen to get to work on bringing the two organisations together to realise the full potential of the partnership.

Genesis and Notting Hill have much in common in terms of our history, outlook and areas of operation. We were both founded in west London in the 1960s by local people who wanted to help families who were living in severely overcrowded and substandard conditions, in areas gripped by the housing crisis.

Both organisations have come a long way since those first properties housed a handful of families in need, and the external landscape has changed immeasurably. However, there are new challenges ahead for addressing today’s housing crisis, and that will involve delivering homes where there is greatest need, as well as offering affordable routes onto the housing ladder for those who might otherwise feel priced out of homeownership. As a merged organisation, we will be in an even stronger position to play our part in this.

Notting Hill Genesis will have around 64,000 homes, and we have ambitious plans to add to this total with a diverse range of new mixed-tenure properties over the coming years. We will have the capacity to deliver around 400 more homes as a merged organisation than we would separately, and a high proportion of these will be social and affordable rent. Shared ownership properties will also form a large part of our portfolio and pipeline, making us the largest provider of this tenure in London and the South East.

Both organisations have already signalled a commitment to social and affordable homes in their development programmes. For example, our Oaklands project, which will be the catalyst scheme for the vast regeneration programme at Old Oak Common in west London, is notable for the amount of new social and affordable homes it will deliver, together with shared ownership and rental homes and new facilities. Meanwhile, Notting Hill Housing is already working on one of the capital’s biggest and most high-profile regeneration projects, creating 3,500 new homes at the Aylesbury Estate in Southwark. At least half of the homes there will be affordable, with 75 per cent of those at social rents. The project will also create a new public square with a health centre and library, as well as 1,400 jobs, training and apprenticeship opportunities during its lifetime.

In addition to enhancing our capacity, we believe that merging will also give us greater influence on the issues that matter most for housing in London and the South East. As Notting Hill Genesis, we will be the second biggest developer of affordable homes, giving us influence over government policy to provide more investment into affordable and social homes. We will work with our residents and partners to keep pushing this agenda. Most positively, both Notting Hill and Genesis have entered into strategic partnerships with the Greater London Authority, and will deliver more than 10,000 new homes through this over the next four years.

Notting Hill and Genesis will officially merge in early April, when work starts to fully integrate the organisations over the next two years. There is still much to do, but we are excited about future opportunities to do more for the people who need us most. ●



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BRIEFING NOTES

Our regular round-up of conferences and events at NLA



←
Southwark –
oversite
development
waiting to happen

LONDON’S TOWNS BREAKFAST TALK

Station sites ‘a huge opportunity’ for London

Part of NLA’s London Boroughs programme. Programme Champions: Access Self Storage, Arup, Countryside, Engie, Genesis, TfL. Programme Supporters: CGL, International Quarter, Mica, Stitch, Tobermore, WSP

The transformation of hundreds of TfL-owned sites across London represents a ‘huge opportunity’ for the capital, according to the man spearheading the initiative. Graeme Craig, commercial development director at TfL, said at a breakfast talk at NLA that although we need to find a better way of explaining

what the opportunity is to the general public, TfL’s ‘unique’ portfolio in London shows what can be done as long as the right, contextual answers are found. Craig said that the Tube map was a good representation of the job in hand, with ‘fantastic’ sites identified and which will be brought forward, including Northwood. ‘It’s a town that desperately needs a town centre and we need to create one.’ Or there was Blackhorse Road, a site that was little more than a car park that people drive past, or South Kensington, which does little to convey the excitement and world-class attractions of Exhibition Road beyond. The job was about local context, and dragging that into such local stations. TfL aims to create some 3,000 homes over the next four months in places like Harrow on the Hill and Finchley Central, North Greenwich and Canning Town, not to mention Crossrail sites for retail, residential and commercial. It is also looking at the ‘fantastic opportunity to think about what healthy streets might look like’ embodied in the plans to transform 26, potentially 70, acres at

Earl’s Court, as well as (finally) over-site developments at Southwark and Bermondsey stations – commercial in the first, and residential in the second. ‘There’s every incentive in the world for us to make the best use of the assets that we’ve got’, said Craig. The conference also heard quick-fire presentations on particular schemes, including Turnpike Lane, where Studio Egret West architect Freddie Jackson said there was potential to bring the park across the road at the site near the Holden-designed station. Barking Town Centre, meanwhile, represented an opportunity to create a major bridge-like link to the rear of the station, and perhaps a museum of motoring, said Pilbrow & Partners architect Elena Buffa. South Harrow was all about delivering new public space and catalysing new opportunities, said Maccreanor Lavington architect Andrew Kitching, while Burnt Oak, said AECOM engineer Elton Yan, was similarly a development that was a potential beacon to attract high densities to the area as well as connect to the community.



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National Graphene Institute, University of Manchester

NYLON

New York and London – resilient cities

Part of NLA’s International programme. Supported by the Mayor of London. Programme Champions: Bates Smart, Diamond Schmitt Architects, KPF. Programme Supporters: Wicon

‘Keep calm and carry on’, was one of the takeaway messages from the latest NYLON event – a synchronous discussion between London and New York on ‘comeback cities’.

Both cities had responded well to major catalytic events in their pasts such as 9/11 and the IRA bombs in the 1990s, and both will succeed with a similar confident outlook in the future.

The event – held at KPF’s studios in Covent Garden and the Center for Architecture in LaGuardia – was headlined by Sidewalk Labs chief executive officer Dan Doctoroff, former CEO and president of Bloomberg and former deputy mayor of economic development and rebuilding for the City of New York.

Doctoroff, who has just published a new book – Greater than Ever: New York’s Big Comeback, said that no two cities are as alike as New York and London or have such a dependency on each other. And over the last 15 years it was remarkable how the two pre-eminent financial centres in the world rose and fell through cycles and in the wake of catalytic events. ‘They survived and thrived together’, he said. ‘There are no cities as alike or dependent on each other that rise and fall together and therefore need to cooperate as much as these cities do.’

For New York, this catalytic event was 9/11, from which the city has emerged

stronger, said Doctoroff, via its five-borough plan and the PlaNYC it got from London, or perhaps the Olympic bid it mounted, unsuccessfully, in competition with its UK cousin. This was the catalyst to get things done, but more importantly raise the city’s spirit. Three other items were necessary for government to get things done. The first was that you need a philosophy, said Doctoroff, which at Bloomberg was called the ‘virtuous cycle of growth’. Cities need to grow to survive, but also to manage that growth. The next was to have a plan – in New York theirs was to assess its competitive strengths and weaknesses with a ‘cold-hearted look’. Lastly, it needed execution. New York is littered with unactioned plans, but what the city learned was that this started with people – from Michael Bloomberg down, and in the particular case of the High Line the execution trick lay in creating a mechanism for providing value out of air rights to get the project moving.

‘The basic message is you’ve got to grow. It creates prosperity’

Following 9/11, New York has staged a big comeback, with 700,000 more jobs in the city than in 2002, population up by 600,000, number of visitors up from 35 to 62 million and budget up from \$40bn to \$80bn. This last item has enabled the city to pay for more things such as affordable housing, focusing on tourism, tech and TV, although Doctoroff conceded that the city has become ‘less affordable’ and the transport system has been a case of state failure that was completely predictable. ‘The basic message is you’ve got to grow’, said Doctoroff. ‘It creates prosperity. At the end of the day, that is what it’s all about.’

The conference also heard from commentators in London including Fiona Fletcher-Smith, executive director of development, enterprise and environment, GLA, able to speak freely on the London Plan following

its launch the day before. She said the plan is a very different, more muscular affair than its predecessor, with a lot more emphasis on delivery. But London is an ‘attractor city’, and with the birth rate unchanging will have to be smart in accommodating the needed 66,000 homes per year. ‘The importance of design and place cannot be stressed enough’, said Fletcher-Smith on that mission, with an emphasis on new providers and smaller sites, while a modal shift in transport will be 80 per cent to sustainable modes such as walking and cycling. What London had to do was to be creative in finding new funding mechanisms.

NLA chairman Peter Murray reminded the audience of London’s own catalysts such as the Great Fire in 1666, which led to the city being rebuilt within half a century and becoming the focus of the British Empire. And following the IRA attacks in 1994, the ring of steel implemented in the City led the Corporation to notice its transformation into a pleasant place with a new focus on the public realm.

In New York, Raju Mann, director of land use, New York City Council, said that the city’s problems and governance are ‘not terribly well aligned’ with a federal government indifferent at best to the wellbeing of the city, while David Partridge, managing partner at Argent, said London’s crisis in housing could be aided by a concentration on the outer boroughs. ‘London used to be known as a series of little villages. All of those will have to become a town in their own right.’

As to the future threat to London’s resilience, Brexit, Fiona Fletcher-Smith said we are not panicking, but Dan Doctoroff had some even more measured advice. ‘I’m not an expert on Brexit, but I’m encouraged by the fact that no one else is either,’ he said. ‘I’d say the most important thing with respect to international institutions is not to panic. I’m a great believer that whatever happens, London will be one of the two leading financial capitals, with New York.’



↓
A tale of two resilient cities



Stateside link-up...



...and the London view



LONDON’S TOWNS CONFERENCE

London’s suburbs set for ‘new renaissance’

Part of NLA’s London Boroughs programme. Programme Champions: Access Self Storage, Arup, Countryside, Engie, Genesis, TjL. Programme Supporters: CGL, International Quarter, Mica, Stitch, Tobermore, WSP

London’s outer suburbs could be the setting for a ‘new renaissance’ powered by the new draft London Plan, better, more intensive use of public land, and work to move civil servants out of Whitehall.

So said Sherin Aminossehe, formerly executive director – head of government property unit, Cabinet Office, and now head of offices at

‘If we want to create a vision for London which isn’t just about the centre, the suburbs need extra investment’

Lendlease, as she gave the keynote address at the London’s Towns half-day conference at NLA.

The past few decades have seen the suburbs transform but not always for the better, said Aminossehe; if the capital is to build the affordable homes it needs the outer areas will need to aid that transformation. ‘We don’t want to end up in a place like Paris, where we have a two-tier system of certain inner boroughs which have all the infrastructure, and the outers, who may not.’

The One Public Estate programme, with which central government has worked with the local government

association since 2013, will shortly announce that it covers 319 boroughs, including Waltham Forest, where the vision is for a multi-use town centre hub from its town hall. The project will create new homes and jobs, and it is also working in Sutton on the Sutton Cancer Hub, supporting on funding and masterplanning, with more work at Whipps Cross and Edgware town centre for Barnet council. The hubs programme, indeed, concentrates on where civil servants will be placed in future, given there is now no space or need for them in Whitehall, said Aminossehe. Indeed, as part of the industrial strategy, research suggested that in one department, just 15 per cent of civil servants saw a minister. ‘So there’s a fallacy about the fact that: “I have to be close to my minister, I have to be close to my secretary of state for me to count”’, said Aminossehe. ‘Therefore, we are planning around that.’

The outer London ring and further afield – in line with regional parity – will be Government’s starting points, said Aminossehe.

‘If we want to create a vision for London which isn’t just about the centre; which isn’t just about the headlines that you read in the media, the suburbs need extra investment’, she said. ‘They need better infrastructure, they need better ways of getting there, more affordable houses, more support from central government but also regional government to make sure that there is a credible vision for that next generation that is going to come to London, that is going to make their homes there, so that the capital can actually continue to thrive and do well.’

Matthew Punshon, director of property services, Metropolitan Police said that the Met was fundamental to communities without being particularly focused on the built environment. Designers need to think about modern threats, Punshon said, but the Met was ‘struggling’ with cuts to its budget

and officer numbers will fall even in the face of resource-hungry incidents like Grenfell Tower.

Other public-body speakers included TfL head of housing strategy Robbie Erbmann on delivering 10,000 homes by May 2021, 50 per cent of them affordable, across around 200 sites, many of them involving decking over tracks or stations. Mark Baigent, interim divisional director, housing and regeneration at Tower Hamlets, looked at delivering affordability through setting up a local housing company, having written his own guide on the subject. And Jonathan Martin, director of investment and delivery at Waltham Forest, spoke about working in partnership to enable long-term change across the borough’s eight town centres and housing zone. The latter has secured £40m through ‘positive working’ with the GLA and a target of at least 2,500 new homes to 2025, 1,000 new jobs and strengthening the enterprise quarter. Finally, Jeremy Stibbe, executive director of assets and investments at Genesis Housing Association, argued that JVs and partnerships deliver more than standard contracting methods.

LONDON PLAN

Abercrombie vs Sadiq’s new draft London Plan

Part of NLA’s Planning programme. Programme Champions: British Land. Programme Supporters: AECOM, Gensler

The new draft London Plan shares characteristics with Abercrombie’s 1944 plan, including a desire to create



Abercrombie and Forshaw’s ‘Social and Functional Analysis’ of London (1943)

a green capital city providing space for its inhabitants to enjoy healthier living. But while Abercrombie’s ‘top-down’ plan epitomised a ‘golden era’ of planning, it also had the freedom to draw on public spirit and an ‘Ealing Films’ view of the capital – without having to deal with its wide-ranging opinions and requirements.

Those were some of the key points made at a special NLA event to mark 60 years since the death of Sir Patrick Abercrombie, as well as the 50th anniversary of two of his great legacies, Milton Keynes and the Lea Valley Park.

During the Second World War, Abercrombie was commissioned to create a vision for London’s post-

victory future. The Greater London Plan contained most major physical developments that the capital has since seen, including new towns, the M25 orbital motorway, Heathrow and Gatwick airports and the green belt of protected countryside which surrounds the city.

But the protection of the green belt in Sadiq Khan’s new London Plan means we will have to build more densely, contrasting with Abercrombie’s time, said NLA chairman Peter Murray.

Professor Tony Travers, director, LSE London said that the Abercrombie Plan was ‘from a powerful individual with a desire to deliver change’, in a very different

world. ‘It was top-down, it was elite’, with public spirit but in an era in which little attention had to be paid to public opinion, he said. ‘It was good for people, by people who knew what would be good for people.’ There were ‘establishment certainties’ and theories on planning, dealing with a city of 8.5 million but looking to trim; to manage the movement to a better version of London where people did not live in insanitary conditions. The 2017 version, by contrast, was produced by a large team with an ‘enormous’ amount of consultation, and undoubtedly builds on a world city vision that is not unique to London or this plan, said Travers. It is also ‘nudging the existing world’, is



Tony Travers: the new London Plan is more about people doing things voluntarily

democratic and broad, and envisages the same population Abercrombie dealt with, but rising to 10.8 million by 2041 rather than declining. ‘The new document is very much more cautious in the way it puts things’, Travers said. ‘It’s all about getting people to do things voluntarily’,

‘Life was easier for planners in 1944 ... this time it has to do it with the consent of millions of people and a vast civil society’

rather than the ‘Ealing Films’ view of London and Britain, bringing its spirit together to make a better place. Personal political views are now also vastly more fragmented. ‘Life was easier for planners in 1944 ... this time it has to do it with the consent

of millions of people and a vast civil society, all of whom will have to express their own opinions. We can look back to Abercrombie as a golden era of planning, but also where the public had much less say.’

The event also heard from Homes England head of strategy Louise Wyman, who welcomed the plan’s ambitious housing targets, and Heather Cheesbrough, director of planning and strategic transport at Croydon, who suggested London needs a more sophisticated approach to the green belt. Finally, Jamie Ratcliff, assistant director of policy, programme and services at the GLA, noted how positive the new London Plan is on tall buildings, but also on development on small sites and its specific requirement of a minimum space standard of 37 sqm for homes, largely to safeguard future flexibility.

TRANSPORT AND INFRASTRUCTURE

Infrastructure needs holistic, joined-up approach

Part of NLA’s Transport and Infrastructure programme. Programme Champions: AECOM, Grimshaw, TfL. Programme Supporters: Broadway Malyan

The UK must get better at ‘banging heads together’ across government and beyond to present a unified case for new infrastructure, using innovative funding models. And it must treat water, flood protection, energy and broadband – the country’s ‘invisible infrastructure’ – as of equal importance as transport, if London and other cities are to progress on the world stage.

Those were some of the key points to emerge at a half-day conference on new infrastructure at NLA, kicked off by national infrastructure commissioner Bridget Rosewell.

London, said Rosewell, should consider new rules to make new developments pay as much attention to wiring for broadband as they do for power. ‘At the moment before you do a development you have to show that you have the water, the drains and the electricity, but you don’t have to show that you have broadband capacity to the premises’, she said. ‘That seems to me to be inadequate.’

Happily, she said, London has shown the way in bringing transport and planning together in terms of economics since Rosewell first started as chief economist at the GLA in 2002, which paid off in things like the Elizabeth line. But today’s climate needs more ‘engagement’ rather than ‘consultation’, especially in moves to more regional and local requirements;

more of a ‘bottom-up’ process to help on answers to infrastructure questions facing London. ‘It’s really important that London knows and sets its own infrastructure priorities’, said Rosewell.

For AECOM chief executive, integrated management services, Patrick Flaherty, the main challenge lies in government’s ‘ongoing reluctance’ to push out ‘user pays’ for infrastructure, which he believes will be the direction of travel for transport initiatives. But he added that a ‘comprehensive review of green belt’ was needed to free up areas for housing, particularly around transport hubs. Another direction of travel, certainly as far as the London Plan is concerned, is towards Healthy Streets, said Ben Plowden, director of strategy, planning and surface transport at TfL. ‘The Healthy Streets notion runs like a thread through the Mayor’s transport strategy and through the London Plan’, he said. ‘Both documents show that we are moving towards transport underpinning effective planning. We are absolutely on the way to that and can’t do anything else if we want London to remain truly competitive in the 21st century.’

Crossrail 2 is another key component in that future, said its head of business case and funding Tom Burton-Page, in terms of unblocking key capacity constraints in housing – a one-million unit housing shortfall by 2026 – and transport. ‘We are preparing the ground for an altogether better sequel to the Elizabeth line’, he said. Research shows a premium of around 10 per cent on house prices around stations – the challenge is how to capture this ‘windfall gain’. Crossrail 2 has looked at potential land-value uplift, concluding that the line will provide some £60 billion worth. ‘But here’s the thing’, said Burton-Page, ‘current measures are hopeless at recovering that’.

For Matthew Carpen, project director for Barking Riverside – that the Southwark head of regeneration for Old Kent Road Colin Wilson later dubbed ‘ice station zebra’ and whose masterplan has now received consent – transport was a priority, ‘My performance review said:



London’s new infrastructure – London Bridge station

“get a railway to this site”’, said Carpen. This is not a transport scheme, however; it’s a housing and regeneration scheme that delivers homes in a ‘21st-century eco district’ that represented a ‘managed risk’.

The conference also heard from London & South East strategy and planning director at Network Rail, Rupert Walker, who said his organisation has £10bn of investment nearing completion which will ‘transform’ travel into London, including London Bridge station, the Grimshaw-designed project opening early next year. Grimshaw partner Mark Middleton said the scheme had been a complex one, adding three more tracks to provide 300 per cent more capacity. ‘We liken it to open heart surgery while the patient is doing a marathon’, he said. But we must work harder on getting agencies to bang heads together, Middleton added. Projects like Euston – where a masterplanner is set to be appointed – are a case in point when it comes to over-site development versus transport. ‘You get a split between three government departments, none of them speaking to each other’, said Middleton. ‘There’s far too much bureaucracy and people don’t see the bigger picture.’

OPPORTUNITY AREAS

Old Kent Road must build on its local business base

Part of NLA’s London Boroughs programme. Programme Champions: Access Self Storage, Arup, Countryside, Engie, Genesis, TfL. Programme Supporters: CGL, International Quarter, Mica, Stitch, Tobermore, WSP

Old Kent Road is set to ‘pass go’ and collect a new future as it makes the case for a £3.4bn Bakerloo line extension to catalyse its regeneration and Opportunity Area status. But it must guard against losing its industry and recognise its diverse economy to embrace what a ‘City for all Londoners advocates’.

Those were some of the key messages to emerge from a breakfast talk at NLA on the Old Kent Road, once maligned as the least desirable Monopoly property, but now with the possibility to contribute



All change –
The Old Kent Road

a major chunk of London’s housing needs. ‘It is never going to be Park Lane’, said Southwark leader Cllr Peter John, ‘but we can certainly make the Old Kent Road a place which really delivers for London, for Southwark, and most importantly for the people who currently live and work there.’

The area is set to be the location for 20,000 new homes (assuming the Bakerloo Line Extension), 7,000 of them affordable, and 10,000 new jobs, as well as elements such as a new FE college, an ambition for three new Tube stations and two new primary schools. ‘That’s big stuff’, said John, but it also needs to be a new ‘town centre’; a changed Old Kent Road which preserves and integrates existing businesses, in line with a new Area Action Plan (AAP) – printed on the Old Kent Road.

‘It is never going to be Park Lane, but we can certainly make the Old Kent Road a place which really delivers’

But Professor Mark Brearley, head of Cass Cities at the London Metropolitan University and proprietor, Kaymet, said that although there had been a ‘welcome shift to recognising the value of a diverse economy’, urgent action was needed to ‘fix the damage’ inflicted by Southwark in two years of ‘open season’, with many businesses being ‘brushed aside’ and several now making departure plans. ‘Our economy right now is getting a kicking’, said Brearley. ‘Our council made it happen ... We

need Southwark to start a much fuller dialogue now to stop cooking it all up in private with their consultants who don’t get out much.’ Instead the council needed to embrace what the City for All Londoners advocates with opportunity area plans prepared in collaboration with local stakeholders.

In response, John said the AAP was not the final version and emphasised his desire to ‘preserve and enhance what we’ve got ... I’d say to developers or their representatives rushing to kick businesses out, stop, stop, stop! That is not the vision for Old Kent Road’.

The conference also heard from the GLA’s assistant director of planning, Juliemma McLoughlin, who said that the Bakerloo line extension is ‘essential to unlocking the area’s potential’, but that we have reached a ‘tipping point’ on London’s industrial – the London Plan sets out how the sector can be intensified, and Old Kent Road could act as an exemplar for the rest of London. Vertical colocation will be an important part of that answer, although it is difficult to achieve, but Old Kent Road could be a ‘showcase of how London can innovate’, said McLoughlin. In discussion, regeneration advisor Claudette Forbes said the Bakerloo line extension would help the borough reach its aspirations on growth, accessibility and a reduction of dependency on the car, while Maccreeanor Lavington founding director Gerard Maccreeanor said only now was London and the GLA taking seriously the problem of losing industrial, 10 years on from Brearley’s warnings and early work on the provision of workspace.

LONDON’S ESTATES

Long-term stewardship makes sound business sense, say Great Estates

Part of NLA’s Placemaking programme. Programme Champion: Broadgate Estates. Programme Supporter: LLDC, MSMR

Creating vibrant places with good, flexible buildings, cultural attractions, a mix of retail and residential and attractive public realm makes sound business as well as placemaking sense. But it requires a long-term vision and ‘stewardship’ of the kind many of London’s historic estates have employed successfully over centuries.

That was one of the key points to emerge from a conference on the work of London’s Great Estates and how they support growth for the future, held at NLA.

Grosvenor’s executive director, London estate, Will Bax said that London’s greatest success factor is its ability to retain talent both nationally and internationally, and that the key to attracting that was the city itself and the liveable places it provides. But London needs ‘bold public-sector leadership’ that starts with the Mayor within a ‘profoundly challenging environment’, helping Grosvenor on its 20-year plan to drive the success of the West End and help to overturn the housing shortage. ‘We have constantly regenerated the estate in response to demand, refreshing buildings and the public realm around them’, said Bax. But, he said, it needs to work harder for the capital, improving its density of

workspace, and residential occupation for example, and plans to invest £640m over the next five years and £40m on public realm.

Cadogan chief executive Hugh Seaborn said the long-term approach both historic family-owned businesses share also bears fruit in other ways than how their respective areas of the city shape up. ‘We have good strong investment returns’, said Seaborn, pointing to the £6bn value of the estate and 15 per cent growth per annum Cadogan has achieved over the last five years. ‘The reason I tell you these vulgar numbers is just to make the point that it is possible to create great places and create a great mix and pull off a commercial success’, he said. ‘I think the two are quite compatible as long as you’re around long enough to reap those benefits.’

Cadogan has spent considerable resources funding ‘expensive’ ‘philanthropic’ ventures such as Cadogan Hall, and subsidises key worker housing in the area, in part to create a more rounded place, viewing it as justifiable expenditure for the greater good. ‘Making great places is not just about bricks and mortar’, he said, ‘It’s about layers of contributions towards society and communities ... Right at the heart of everything we do is stewardship’, he said. People look for a connection, identity and resonance with their urban environment he added, and investing it is ‘very good business’ as well as a responsibility.

The public realm is also important, said Publica’s Lucy Musgrave, whose staff think of themselves as ‘investigative journalists’, documenting and mapping the way estates operate towards improvement strategies. And, said Mike Stiff of Stiff + Trevillion, in the case of the practice’s project on Sloane Street and Pavilion Road, it was the intimacy of the area it sought to recreate. ‘The strength of the estates is that they have maintained their own character’, he said.



Model development – Cadogan’s Pavilion Road

The conference also heard from speakers including Cluttons’ head of commercial agency Freddie Pritchard-Smith, who said the ‘new office agenda’ was to do with ‘flexibility, wellness, connectivity and environmental’. ‘Public realm is the reason why an occupier would choose to come to your great estate’, he said. For Tanvir Hasan, deputy chairman of Donald Insall Associates, the historic fabric is crucial to what the Great Estates do, and they have ‘an edge’ because they can manage in terms of groups of buildings and are in it for the long run, rather than for short-term gain. But more should be done to retain and enhance our heritage: ‘you don’t have to pull a building down to make it work harder’, she said. The Crown Estate’s director of central London James Cooksey agreed. ‘You can create better buildings by combining the old and new than by simply erecting new architecture’, he said. ‘Creating something with a heart and a soul becomes much more deliverable.’ And Bedford Estates steward Simon Elmer said organisations such as his see

themselves as custodians of the historic fabric. ‘The long-term view is probably the key driver’, he said.

SURFACE DESIGN SHOW

London at ‘tipping point’ over housing crisis

London risks becoming a ‘hollowed out’ city just for the wealthy, with the creative ‘buzz’ supplied by young people going with them as they seek more affordable housing elsewhere.

That was one of the key contentions at ‘A crisis for the next generation – is London just for the wealthy?’, an NLA and RIBA debate held at the Surface Design Show.

Andy von Bradsky, design and delivery advisor, housing-led regeneration at

DCLG, said that London was a young city with 25 per cent of its population below the age of 25 in what sociologists term a ‘youth bulge’ that is similar to the baby boom after the Second World War. That led to a youthful surge of energy, he said, similar to that experienced in the Arab Spring or in Korea, which saw unprecedented growth. ‘Success in capturing the youthful energy for positive benefit has to be underpinned by good jobs and good housing’, said von Bradsky, and the challenge of affordability was disproportionately affecting the young. London is taking steps with items like the London Living Rent and councils building homes. But without radical solutions at scale, the potential of that vibrant youth bulge could be lost, and tensions could find expression, with young people forced to move outwards to more affordable and economically accessible cities here and internationally, ‘leaving London hollowed out and catering only for the wealthy’.

Levitt Bernstein project architect Zohra Chiheb said London was in ‘real danger’ of becoming just for the wealthy, and that even the draft London Plan’s definition of affordable housing where combined incomes of up to £90,000 a year would qualify for help meant 95 per cent of Londoners would be in this particular category. ‘Perhaps we need a rebrand’, she said. ‘Perhaps we should call affordable housing, “housing for the 95 per cent”.’ The industry could be doing more, perhaps through making a proportion of developments reserved for local sale, but the real need was for ‘political will and serious funding’ to get better housing options for young people.

Homes England head of strategy Louise Wyman said diversity and having young people in London was ‘critically important’, not least for the cultural creativity and buzz they bring to the city. And if London loses out at this Brexit moment, it may be to cities like Manchester, Birmingham and Bristol. ‘I’d hate for London to become this wealthy centre and the provincial second-tier cities to take all that creativity out.’ Happily, Homes England has powers in

planning and the ability to CPO sites, and is beginning to be ‘demonstrative’ as an agency – with its 600 staff set to double in numbers over the next couple of years.

But it was worth remembering in all of this what kind of city London once was, said David Lunts, executive director, housing and land, GLA. A book – The Heartless City – written in 1977 and based on a Thames Television series, showed how half of Londoners wanted to leave the city, and you could pick up a house in east London then for the equivalent of £40,000 in today’s money. ‘This was a place that was losing its mojo’, said Lunts. Since then the city had been transformed, with an explosion of success economically, and a consequent rise in population, attracting the wealthy but also the young and aspirational. It was increasingly tough to live here because of the squeeze on house prices, tipping it into becoming the ‘biggest controversy in the city’, said Lunts. ‘We are at the tipping point, yes, not in London’s fortunes being on the edge of a cliff because of young people leaving, but in terms of the fact that London has to get to grips with its housing crisis in a way it has not done in recent years.’ In 1990, around 25 per cent of 16-24 year olds in London owned their own home, which has dropped to 3 per cent today, while for 25-34 year olds the figures had fallen from 57 per cent to 27 per cent. But compared with other world cities such as Sydney, London is making advances in affordable housing requirements, and the GLA is encouraging longer-term, responsible purpose-built rental housing, not least by means of a soon-to-be-launched database naming and shaming criminal landlords. And while the city does not want to turn away ‘global wealth’, it wants to also address the housing crisis with a ‘fair deal for ordinary Londoners’. ‘I don’t deny there’s a lot more to do’, said Lunts, ‘but I don’t think we should get too pessimistic about the fortunes of this great city.’

Finally, RIBA president Ben Derbyshire said he felt that if we’re to

solve the problems of London we need ‘political boundaries that are co-terminus with the economic footprint of London, which includes quite large swathes of the Home Counties’. It also needs a ‘redefinition’ of the green belt, local authorities need more resources and London needs a city-wide exposition of thousands of examples of small, ingenious infill projects, all over London (‘what you might call a “big small” project’). ‘We think there is an immense energetic capacity in London for delivering on that opportunity.’

LONDON MADE FILM SCREENING

GLA urges innovation to keep London’s makers

Partners: Mayor of London, The British Council, New London Architecture (NLA) and SEGRO. Curator: We Made That

The days of the single-storey ‘shed’ may be over for London if the Mayor’s push for ‘stacked’ industrial uses and other innovations in the sector become a reality. The move comes in a bid to both retain more of the city’s crucial ‘support’ workplaces and stimulate more housing and mixed use at the same time.

This was one of the key issues highlighted by deputy mayor for planning, regeneration and skills Jules Pipe as he joined a panel to discuss issues raised by the first British screening of London Made at the Barbican. Pipe said that the film, from director Alice Masters and We Made That, had played a big part in demonstrating that London was very much open for business and international in its outlook when it was first shown as part of the Seoul Biennale last September following the EU



The ‘London Made’ screening at the Barbican

referendum. But in showing the behind-the-scenes businesses across London that provide goods and services for the Barbican, it also highlighted a city where industrial spaces were being redeveloped and lost at an alarming rate, some seven times worse than had been projected in central London.

‘We want to have our cake and eat it’, said Pipe. ‘We don’t want to choose between housing or maker space. We want new types, new approaches. These aren’t industries that are polluting or bad neighbours, and there are far less attractive things to live above or beside.’

Pipe said London needs to intensify and help to provide new, innovative schemes for light industry and pledged that, in line with the draft new London Plan, there will be no net loss of industrial space, when taken across the city. The city must avoid becoming ‘a series of dormitories connected by expensive railways’, and the new draft London Plan supports developments with ground floor uses that are not the usual small supermarket on the corner. ‘We have to be far more creative than that’, he said, with a review needed of what homes might look like in industrial contexts. The cultural and creative sector adds £42bn of turnover

to London’s economy every year, Pipe added, with one in six jobs in the area, growing at four times the rate of the rest of the economy. ‘And that industry needs space.’

But the kinds of innovations that are being suggested – such as creating multi-level industrial spaces mixed in with other uses – need help from the public sector and ‘strategic intervention’ at significant scale to get the ball rolling, said SEGRO director Neil Impiazzi. This is especially the case in places like the ‘almost too successful’ Park Royal, where landowners have little incentive to change what they are doing such as ‘stacking’, said Eleanor Fawcett, head of design at Old Oak and Park Royal Development Corporation. ‘We feel like there is a real need for exemplar schemes’, she said. ‘Once the ball is rolling I think the momentum will gather.’

Darryl Chen, partner of Hawkins\Brown, whose Here East project is an example of mixing makers with other uses, said London’s paradox was that while it has a huge amount of industry, it also has ‘structural inefficiency’ at every level. ‘One-storey sheds are an example of places where you can intensify and imagine new things’, he said.

There is a PR perspective, too, said We Made That’s Holly Lewis, to get across the message that industrial is important for places and local employment. And in answer to some concerns about whether people might be put off living next to industrial, she added that the idea that London is not already mixed use is a ‘falsehood’. ‘We’re already living in a mixed city’, said Lewis, often next to noisy roads, for example. But a useful measure in the planning process would cover noise and, say, smell, partially in answer to a question from Paul Karakusevic from the floor about why there was little in the film about London’s food providers whose businesses sometimes provoke ‘fear’ in planning departments. Other questions prompted a debate about the suitability of the use classes order; robotics; permitted development rights; and the need to consider how much industrial uses could actually help London’s town centres too, away from the centre.

‘We want to have our cake and eat it. We don’t want to choose between housing or maker space.’

The London Made film, which documents businesses from pianos to props, lighting design to gin-making, describes the way London is losing some of its ‘creative centre’ as rising costs force some to relocate. It was introduced by the Barbican’s Sir Nicholas Kenyon, who stressed the importance of the ‘ecology’ of what makes London ‘tick’. Kenyon added that plans to ‘reinvent’ the Barbican in the context of the City’s ‘cultural mile’, along with the Museum of London, London Symphony Orchestra and Guildhall School of Music and Drama, would provide urban renewal in preparation for the arrival of Crossrail, when what he branded the ‘inadequate’ public realm in the area will also be made more noticeable.



Battersea by night – NLA held an evening event at Battersea Power Station, with speeches including from Alex de Rijke (left)



THINK TANK

The future of factory-made housing

*Part of NLA’s Housing Programme
Programme champions: GL Hearn,
Swan Housing. Programme
Supporters: AECOM, Countryside,
MSMR, Virgin Media*

What progress have the fabled Modern Methods of Construction made? And just what kind of a difference will modular and other off-site technologies make to London’s housing crisis? A special think tank, held at the offices of Pollard Thomas Edwards, sought to find out.

One advance is in companies building factories to produce residential products. Swan Housing, said its executive director Geoff Pearce, has made some headway in this area, having committed to building a factory in Basildon that will go into full production next January. This factory will employ around 50 staff and be used to build homes in projects such as Blackwall Reach, where 220 units will be created in nine storeys, designed by CF Møller. Up until this point this area has been something of a ‘cottage industry’, but investment is being made

by others, including Berkeley Homes with its 160,000 sq ft factory capable of providing 1,000 homes a year, and Legal & General setting up a factory with a far bigger capacity. And then there are organisations like Swan, which Pearce described as a ‘vertically integrated part of the supply chain’, which can offer certainty. ‘By and large, the industry up to now has been characterised by companies that build boxes, but in the dry’, said Pearce, with advantages of quality control and the weather. ‘But they don’t necessarily get advantages of economies of scale and efficiencies’, principally because they build different products for different clients every time. Swan is manufacturing for itself with a flexible product that allows for as many different scenarios as possible. The first project being constructed in Swan’s factory is Beechwood West by Pollard Thomas Edwards: 250 private sale homes, with the first prototypes now being assembled on-site.

In 2014, the company began discussing the factory – a heated space of 88,000 sq ft – with a goal of building 100 homes a year over six to seven years. It engaged with Arup about suitable materials for the modular housing it was aiming to build, deciding on cross-laminated timber, and for its Beechwood West scheme each customer can decide on its own finish, internal layouts from a range, numbers of rooms and their specification. In total, in fact, there

are over a million configurations. ‘The intention is to start to address some of the big concerns people have about buying new homes, which is that they are all the same and there is a lack of space’, said Pearce. But the big opportunity is to learn as each individual house is built, and put that back into the system, in a bid to continuously improve the product. Swan now has a pipeline of 6,500 plots and of four projects, including Watts Grove in Tower Hamlets, due to start in early spring and designed by Waugh Thistleton Architects.

Mace is also active in this area, but, said director Shaun Tate, by bringing factory processes to site. The ‘rising factory’ they have designed allowed the firm to construct an entire floor up to the point where they could commence white box construction in 38 hours from a flat floorplate to one ready for fit-out. ‘That was remarkable, and significantly quicker than we thought’, said Tate. In future, the firm will move away from transactional relationships, said Tate, to much more collaborative, design-led solutions where it can tap into existing resources, seeking to get involved in the mass componentisation solutions that are appropriate for, say, schools and prisons. ‘We want to offer an alternative approach that will still give 85 per cent off-site componentisation, looking much more to on-site production rather than off-site construction.’

For Studio RHE director Richard Hywel Evans, customisation is not really a feature, with his firm’s nHouse idea available in three or four-bed and some elements changeable on external cladding. It is more of a standardised product, produced from a factory in Peterborough, with a capacity of 100 this year and 300 next. Rogers Stirk Harbour’s scheme in Ladywell, meanwhile, was more a case of precision manufacture and assembly that was also futureproofed thanks to its fire engineering, said RSHP associate partner Andrew Partridge. Design quality there was absolutely critical, said AECOM’s chief executive, buildings and places EMIA, Peter Flint, building a product with almost an Ikea-like set of information. But challenges lie within the supply chain of this whole area, said Flint. Umpteen challenges such as finance, insurance and mortgages are thrown at the industry, but one of the key ones lies in the weakness of the supply chain. And that is pushing firms like AECOM into new territory, such as manufacture. ‘We probably have to embrace the approach and accept that we can’t go to a supplier and buy’, said Flint.

More firms are coming into that supply chain, though, said Pocket’s head of construction Alun Macey, even if they are relatively new to the journey. Companies such as Vision, Elements and Caledonian have been stalwarts in the residential market, but others, seeing how attractive

it might be, are following suit, with more interest from places like Estonia and China, albeit where freight needs to be factored into costs. ‘The main challenge for us is trying to find a framework of contractors who are credible’, Macey said, but a turnkey solution is essential.

Most CLT is made in Austria and Germany or elsewhere in continental Europe and imported in, said KLH pre-construction director Tom Holland. But perhaps, in a post-Brexit economy, places like Canada and the US will also come into play.

Paolo Vimercati, associate principal of Grimshaw, said in the UK his practice is trying to push an alternative,

researching a structural modular panelised system made from recycled materials that should be ready by the end of the year. Collaboration is key for steady advancement in this area of the construction industry, he said. ‘The current methodology of interaction between stakeholders on all sides has to change. Economic gain is a medium-term target, while at this early stage everyone’s focus should be on investment and innovation, if we are serious about achieving change and unlocking the full potential of these systems.’

When it comes to viability, there isn’t a developer in the land who wouldn’t want to build leaner and



Studio RHE’s nHouse modular housing idea

safer, with a better certainty of quality, said Quintain’s executive director of construction, Matt Voyce. But the industry must help developers make that choice. ‘We have real concerns about the covenant strength of the players that are out there’, Voyce said. ‘Where we want to go is to a kit of parts. That’s probably a better solution for us. Volumetric at scale is still a big challenge.’ It also needs some kind of intervention from government, added Voyce, to offer safeguards in a very fluid market. There could be a role for the GLA in this, suggested Pearce, underwriting to support manufacturing as a guarantee.

Perhaps this whole area is a little like nuclear fusion, said John Gray, partner, head of production information at HTA. Here was a thing that everyone knows about and should be brilliant and yet it requires such investment and a level of commitment before you get that payback from efficiencies, hence the ‘stuttering’ attempts to get it off the ground. The huge number of unknowns creates heavy margins to cater for risk. And yet the savings in terms of carbon and transport should not be disregarded either. In order to assist the supply chain in its need for reliable pipeline by connecting it to this pent-up demand from a cohort of enlightened-but-cautious clients, HTA are developing a Modular Design Standard that will identify the key design parameters vital to a successful modular design. This should give developers that added confidence to commit to modular, safe in the knowledge that they still have options in their ultimate choice of manufacturer.

Certainly, at the start of residential projects there needs to be a rigorous evaluation from the right people over the most appropriate way to construct it, rather than switching halfway through, said AKT II director Rob Partridge. ‘The design team plays a really important role here in helping developers to make decisions early.’ David Cordery, construction senior associate at law firm Trowers & Hamlins,

agreed and said that many of his clients are engaging with the consultant team early to seek their input on design, but some forget the role of the contractor in offering their views on buildability and procurement. ‘Early contractor involvement can help to value engineer the project at an early stage and might help remove some of the adversarial aspect of pricing modular solutions.’

From the GLA’s perspective, said John Bibby, its senior policy officer, housing and land, the kit-of-parts solution feels like the easiest way to get a greater rollout than some of the volumetric processes, which take more investment to get to scale. Some, it should be acknowledged, will remain a cottage industry. But while the GLA cannot de-risk everything or invest in factories, it would like to try to facilitate the industry ‘coalescing around the horses to back’. There’s a role the GLA can play in helping developers understand the marketplace, said Bibby. ‘Let’s disaggregate the problem and recognise it’s not just one big thing we have to deliver.’

So, what might be a catalyst for change? One could be the notion of 50 per cent off-site by 2021, said Alan Shingler, partner at Sheppard Robson. If that type of target became mandatory in a period when we need housing numbers, it could provide that ‘step change’ in the same way that we saw codes for sustainable homes bring innovative partners together from across the industry, collaborating to meet those targets. Only 5-10 per cent of Sheppard Robson’s residential work has a realistic chance of modular applied to it. ‘So what I think is really needed is close collaboration and partnership’, said Shingler.

We still want buildings to speak of the places they are in, though, and be more than wallpapering or decorating a modular solution, said Pollard Thomas Edwards partner Carl Vann. The advantages of a factory-made process are that if the standardised product is refined and working well, then an integrated approach to BIM and a more sophisticated factory automation can

start to deliver flexibility and thence bring forward site-specific solutions and customer choice. ‘It looks like it’s a route to both of those panaceas.’

Ultimately, though, the collaborative approach may be best, against a backdrop of politicians realising there is a problem in housing, exacerbated by Brexit. ‘The industry is too young to be able to decide what’s right for the right kind of process’, said Paolo Vimercati. ‘If everybody brings to the table what they want in a collaborative, as open-book as possible, commercial world way, it will move along faster.’

THINK TANK

Flexibility the watchword for London’s knowledge economy

Part of the NLA’s Education & Health Programme. Programme Champion: British Land. Programme Supporters: NBBJ, Knowledge Quarter

How is London faring in creating the right environment to capitalise on its world-leading education and medical sector estates?

The NLA held a workshop with leading players across the two fields to find out, and to inform its ‘Knowledge Capital’ programme of research, conferences, talks, and tours.

This, said NLA chairman Peter Murray, is an incredibly strong part of the economy, and there are signs of a change in the role of education campuses and their place in wider London. So how can they provide the right sort of conditions for the knowledge economy to thrive but also be supported by housing,

infrastructure and other elements key to a successful economy? One of the answers might in part lie in flexibility, and moving towards a ‘loose-fit city’ idea.

The think tank members were split into three workshops – on London, led by GL Hearn’s Stuart Murray, Places, led by British Land’s Juliette Morgan, and buildings, led by AKT II’s Rob Partridge. But before that as part of an introduction, the LSE’s Julian Robinson said that London’s education estate is just part of the city, contrasting to cities like Sheffield where their impact is proportionally greater. London, though, has world class facilities and critical mass and people come to the city because they can meet their intellectual peers there from all around the world. Connections can be made here in this intellectual powerhouse, but the knowledge economy must fight for attention with so much going on, although happily this sector has been recognised in the new draft London Plan. And schemes like the University of the Arts at Kings Cross demonstrate the role that education can play in regenerating an area, said Robinson. Stewart Murray, moreover, said that with London’s strength of critical mass and talent you can completely avoid clustering and opportunities if they are not put into spatial context. The City fringe and ‘arc of opportunity’ between Euston, Kings Cross and Whitechapel are key locations nationally and internationally, while Croydon too has significant tech start-ups. Other opportunity areas like Stratford have sprung up, while new locations such as Old Oak Common and the Royal Docks have represented new opportunities for floorspace and clustering.

So, the findings. Murray’s group considered emerging locations such as Stratford and clusters in east London and White City, with a lot of the research work still based around the university sector but some now connected to health. Whitechapel Life Science hub had not really taken off, however, and the only real reason Croydon had emerged was because of its keen price point. Beyond London, although there are many ‘siloes’ between Cambridge

and Oxford, if you include London and Milton Keynes this was a ‘diamond offer’ rather than a triangle of the knowledge economy. A collaborative approach was necessary rather than a competitive one, and are other cities such as Edinburgh Liverpool and Leeds talking to each other? Perhaps there is a role here for the new metro mayors. Some in this area are quite possessive, holding onto their estates, said Murray, a situation perhaps requiring a ‘reset’. The financially challenged health estates could be positioned both in research and teaching colleges, with the private sector perhaps in a good position to unlock potential working with local authorities. In this regard, policy frameworks should be loose and flexible to bring these sectors together. ‘A lot of what we talked about was collaboration, complementality, and toolkits; connectivity and identifying key strengths of partnership’, said Murray. ‘London and the south east are best

‘A lot of what we talked about was collaboration, complementality, and toolkits’

positioned internationally to exploit that opportunity if we get our act together.’

Juliette Morgan said her group explored what knowledge means – in this context perhaps it is hospitals and education research environments, where there is an opportunity in London for a ‘hub and spoke’ model. But just because things are adjacent does not mean that there is collaboration going on – there is the physical design, and then there is the cultural embedding. Planning briefs for sites could better encourage integration – ‘we can’t just rely on the market to be altruistic’. There is perhaps a role for the GLA and partners to share in risk, while public realm should be programmed, but not overly so. For this sector requires quiet, reflective and beautiful places as well as dynamic ones. ‘Words that kept coming up were fluidity and flexibility’, said Morgan. Could we think differently of what’s required of the built environment in terms of ‘faster,

quicker, cheaper, lighter, and perhaps an expansion of what ‘knowledge worker’ or key worker means could aid the crucial question of housing for education staff. Lastly, lifelong learning is an important consideration, not just youth learning.

Finally, Rob Partridge’s group looked at individual buildings – a typology which has already begun to change, with a rise in the importance of collaboration spaces. Scale is important – it should not be too grand but at a human scale that nevertheless allows it to facilitate flexibility, vertical circulation just as important as horizontal. ‘You can’t force people to collaborate’, said Partridge. ‘Working out why some collaboration spaces work better than others is really very difficult’. Perhaps the best way is to ‘take the users with you’ on the design process, and follow up with measuring success. Volumes with choice and adaptability are key, with the ability to deconstruct schemes. Digital technology may mean that some departments will become less important, and the way in which people will want to collaborate will change too, within and between buildings. Robotics will start to change more manual tasks, certainly in labs, which will in turn change how we plan buildings. Finally, that adaptability and flexibility question again. On new buildings ‘it is key that at the start of projects we need to pull together a spectrum of options within a given range’, said Partridge, with cost and programme, form and massing key considerations, while there is also an opportunity to look at existing stock, with certain typologies such as Victorian warehouse or factories lending themselves to flexibility in this sector more than others.

Summing up, if there was a menu for making these places work, said Peter Murray, it would perhaps include a research centre generally around a university, a workforce, an estate, a loose, flexible policy framework, governance that helps bring people together, public realm to aid collaborative space, and that ‘hub and spoke’ vision. ‘It’s a very good model for all sorts of urban infrastructure’, he said.

THINK TANK

London tall buildings must try harder on design quality

Part of NLA’s Tall Buildings Programme. Programme Champions: GL Hearn, Mace

Developers proposing tall buildings in London must concentrate much harder on design quality if they are to enhance a denser capital.

That was one of the key take-aways from a think tank – High-rise living – the future of residential towers in London’, held at Perkins+Will’s White Chapel Building.

NLA chairman Peter Murray kicked off proceedings with some reflections on what the draft London Plan had to say about this topic – notably that tall buildings should have a ‘top, middle and bottom’, reflecting perhaps a return to Vancouver-like ‘podium-thinking’; that more design reviews should be held, prior to planning applications; and that tall buildings should be of an ‘exemplary’ standard – something London sometimes falls short of. Towers should also be wayfinding symbols, according to the plan, and they may figure in a city which will be planned more using 3D and VR technologies, added Murray – although how this will be paid for is not yet spelt out.

John East, then strategic director for growth and homes at LB Barking and Dagenham, said the authority is relatively ‘neutral’ on towers, B&D having approved several in Barking town centre. The borough does have a 3D model through Vu.City – ‘I’m not sure you can properly plan for towers without having access to a 3D model’. But whether values support them, particularly in east London where the real need is for affordable housing, is questionable, East said. Tall buildings

are expensive, and in places where values are low, what suffers of course, is design quality, he added. In any case, have we achieved what previous plans and intentions had set out, looking back 10-15 years? ‘My argument would be probably not’, said East. How many of those towers had won design awards? How many made the Stirling Prize shortlist? An awful lot of towers had sprung up whose initial CGIs were great but whose build quality was ‘pretty mediocre’. The only two of merit East could mention were Neo Bankside and The Shard, and the public’s lack of support for them as a building type was a direct result of quality issues and ‘dumbed down’ projects through the implementation of policy. ‘I think we have got to think completely differently about design quality’, he said. ‘What we’ve had in the last 10-15 years is a process which hasn’t worked.’

Millharbour is the densest place in the UK, with 90,000 people per sq km, set to rise to 130,000 by the end of next year with large landmark towers being built on small footprints, said Isle of Dogs cllr Andrew Wood. The area will see schemes including a 75 storey (whose density is 5,100 habitable rooms per hectare), as well as 68-, 67-, 63-, 60-, and 55-storey towers, with a ‘whole gaggle’ of others around the 40-storey mark. The population of Wood’s ward will rise as a result by 20,000 in the next seven years and many of these schemes will bring associated affordable housing. ‘Tall buildings can deliver’, said Wood.

But what was important was matching claims with reality, with residents of some towers already expressing disquiet through Facebook groups. ‘They’re saying “don’t sell a dream and expect us all to live the nightmare”’, said Wood. ‘Which comes back to the quality issue’, with glossy brochures departing starkly from the built reality.

At Old Oak Common, said Dan Epstein of Old Oak Park Royal Development Corporation, there will be around 30 tall buildings, which will have a major impact on schools, green space and other social infrastructure, making the creation of decent streets especially important. But

a worry was that we may be returning to housing focused models of development rather than proper mixed-use regeneration. Hyper dense development is driven by housing capacity studies and the economics of regenerating difficult sites. Capacities are often determined before a detailed masterplan has been developed, and this can impact on placemaking and on getting the right mix. That mix, indeed, needs to be really curated, said Gensler principal Lukasz Platkowski, with a deeper view than simply providing, say, retail.

And yet curating uses could be the problem, said Perkins+Will principal David Green, often leading to designed public realm tied to specific buildings at a specific point. ‘That’s absolutely not the way to design cities’, he said. Streets are being neglected, said Green, and many towers are completely inflexible and unadaptable. And what are they saying about our cities anyway, asked William Murray, group director of strategy at Wordsearch. Who, exactly, are they for? ‘I look at some of the tall buildings in London and think we sold our skyline to millionaires’, said Murray. ‘Why do they get to have that and own our city?’

HTA managing partner Simon Bayliss, who is building the largest modular tower in the world, in Croydon, says quality is set in the factory in modular techniques, which could be a ‘fantastic solution’. But there is an issue when density makes an area difficult in terms of play area provision for children, said Wood. There is pressure, too, on politicians to deliver as much housing as possible, and, in Tower Hamlets, to spend right-to-buy receipts (some £85m) within three years.

In Deptford and New Cross, too, a number of tall buildings are coming forward, but which don’t really deliver affordable housing and are not contributing to what makes the area special, said Lewisham’s head of planning Emma Talbot. ‘They have a role to play but are certainly not the answer’, she said. People object to tall buildings because they are emotive, and the council struggles to answer what benefits they bring to local people.

And 25 storeys, she added, is now not even seen as ‘tall’, with a rush to towers often seen as a lazy one-upmanship. ‘I want to know the rationale behind a tall building, not the justification.’

In Kingston, said the borough’s urban design and development lead, strategic planning, Chloë Clay, one of the things the council has found is that tall buildings do not tend to meet with as much resistance when the public approve of the elements going into them. The high number of heritage assets in Kingston makes things more difficult, however. For its part, Historic England has argued for a character-led approach, said London planning director Emily Gee; understanding what is significant about places. Consequently, Historic England is happy to see the plan-led approach in the draft London Plan, but its anxiety levels rise when it sees more authorities simply wanting tall buildings to ‘put them on the map’. ‘That makes us nervous’, said Gee.

For GL Hearn’s head of residential planning James Cook, proximity to stations will be important, and engineering companies, said Platkowski, are looking at building over stations, but must do so in a much more affordable way. Innovations are coming in this area, said WSP director Jane Richards, chiefly through modular; it will always be more expensive to ‘overbuild’, although it is becoming more feasible. ‘You can do pretty much anything you want with a tall building’, she added, but a trend WSP has noted is for local authorities partnering with a developer to deliver large plots of land, as in Haringey.

Talbot instead raised concerns about the quality of what was being initially presented when it comes to TfL and Network Rail, as a numbers-driven approach could prevail over a placemaking one. Lewisham is doing its bit to up design quality by trying to retain architects on schemes, if only through a payment via Section 106s. By so doing they can hire the original architect to ensure that quality is retained during construction. Otherwise the concern is that we are repeating the mistakes of the past, Talbot said, as well as the present.



←
General cluster
– The City’s tall buildings

Places like King’s Cross exemplify a longer-term approach that PRS developers also promise, but, said Clay, when it comes to land values, these aren’t necessarily coming to Kingston.

The draft London Plan’s recommendation that towers should have a bottom, middle and top was not a new strategy to SimpsonHaugh’s Christian Male, whose practice has always looked to how its buildings hit the ground and sky. Its One Blackfriars, though, was ‘seamless’, said Peter Murray, but, added Christian Male, was a ‘visionary statement in a different time, a singular building, designed to be an urban marker at the head of a cluster. At the time of its conception 14 years ago, it was intended to trigger change for the borough, helping to attract development further into Southwark from the river’.

It was also an example of where English Heritage said it would not object to the project if the height was dropped by 10m and the developers ‘buckled’, said East. He envisaged it as the start of a ‘tree-lined boulevard’ leading down to Elephant & Castle in the borough he worked at when One Blackfriars was being determined. But if what was sold to local people as a benefit of this project and others – an enhanced public realm paid for by Section 106 money – does not happen, that erodes public confidence, East added.

Simon Bayliss said that architects have to get quality fixed in at the planning stage – one can deliver more with height, but

such schemes have to integrate well with the street and be part of a bigger vision. But what should also be remembered is that we’re talking about people’s homes, said Andrew Wood. In some tall buildings on his patch, people didn’t have hot showers as a result of poorly designed and built projects; others were living in buildings where sewage was flowing into the main lobby. One 60-storey building, currently being built out that Wood visited, has no strategy yet for dealing with rubbish. Post-occupancy work, said David Green, was thus key, as was the need to reinstate the importance of the street. Examples like the Leadenhall Building, Green suggested, demonstrated that the street was not important, while 20 Fenchurch Street was the perfect example of what not to do above the street. Or perhaps it was a failure of management, suggested William Murray, and any thoughts that architects might solve the problem was the real issue.

The sustainability and environmental performance question was an important one to consider, said Dan Epstein. Citing Robin Nicholson, Epstein said creating tall buildings with glass facades was like having unprotected sex – tempting, but very irresponsible. Finally, Clay said permitted development rights were also an issue, with many offices being converted to residential in Kingston without any contributions to Section 106 or the public realm. This, she said will continue to be a problem too in other outer boroughs.



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With *Victoria Bullock*, planning director, Barton Willmore

What is your proudest achievement and why?

Getting myself and my kids out of the front door on a school day is an achievement in itself. On a work front, securing permission for the regeneration of the Ocean Estate in Tower Hamlets in a tight timeframe shows what can be achieved when everyone pulls together. By working as a close-knit team, we were able to deliver 819 residential units and 1,300 sqm of commercial and community uses across five separate sites. Not only were vital new homes provided, but the regeneration was focused on providing residents with employment, training and volunteering opportunities for a long-term future. Living in east London, I have driven past the completed scheme and am very proud of my involvement in it.

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

Although I have had my feet firmly on the ground at Barton Willmore for the last 18 years since I graduated from the University of Manchester, I have always had aspirations to venture skyward and be an astronaut.

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

The biggest influence for me for as long as I can remember has to be the chronic undersupply of housing and shortage of land. The kid gloves have been worn for too long. They need to be removed because this shortage drives nothing but increases in cost, conflict and exclusion.

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

‘Grabbing every opportunity you can’ is what was drilled into me and I certainly advocate it. On first look the project may be dull or not what you envisaged

yourself working on when you were at university, but you don’t know where the project and the contacts you make on it will lead. Do a good job, people will remember you. Work on your contacts. Whether it involves asking colleagues about being mentored, sitting in on planning meetings, attending NLA networking sessions, signing up to the NextGen programme or simply just by getting your face out there.

What is the biggest challenge facing London?

London faces a massive lack of housing and affordability that will result in the city becoming increasingly polarised. We have seen the ripple effect of pricing forcing those on lower salaries (and even some that are quite well-paid) out to the edges of London. There has to be a tipping point where those in the service industry can’t afford to live here any longer or pay the costs of travelling in.

Do you think the new draft London Plan adequately addresses the capital's needs?

Personally, I was hoping for more in terms of strategic vision from the draft London Plan, but compared with other parts of the strategy, the front end is light. Over prescription only serves to limit supply.

What are the Plan's most and least successful elements?

The spatial strategy could be excellent, setting the basis for how London will grow, the spatial priorities and how the capital will relate to the wider South East. The concept is good, but the level of strategy detail is too low.

Do you think that green belt legislation needs a review?

Absolutely. But no politician is going

to take that poison. The green belt has been extended and is seen as the best way to limit development, washing vast swathes of the country. We must remember that the green belt was accompanied by New Towns and a surge in public-sector housebuilding. We should critically review the outer edges and also review in light of step-change events, such as airport expansion, rather than just a headline of ‘watering down the green belt’. I also think there needs to be public education on what the green belt is. Green belt does not automatically mean a high quality of landscape or ecology that should be protected. It is often simply retaining openness for openness sake.

What single thing would improve the planning process?

Other than local authority resourcing? The profession needs to be able to attract the most able and capable of professionals and retain them, rather than being seen as a course that people ‘fall into’.

What would you do if you were Mayor for the day?

I would ditch the ticket inspector for the day and offer free public transport for everyone. The pricing structure results in those on the lowest income taking the slowest mode – that is, the bus.

How optimistic are you about London over the next five years, and why?

London is a fantastic city. However, the housing crisis and wider affordability issues need to be resolved if we are going to be able to continue to attract and retain staff and avoid an increasingly polarised society. ●



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RATHBONE SQUARE

We take a look at Great Portland Estates' 'single largest and most important development' it has yet undertaken



© Edmund Sumner

Developer
Architect
Structural Engineer
Landscape Architect

**Great Portland Estates
Make Architects
AKT II
Gustafson Porter + Bowman**

THE DEVELOPER'S ACCOUNT
HELEN HARE, HEAD OF PROJECT MANAGEMENT, GREAT PORTLAND ESTATES



Rathbone Square is unique. A 2.3-acre site in the West End is a very rare opportunity and certainly not to be missed, so when the Royal Mail sorting office came to the market, we were keen to make the most of it. For Great Portland Estates (GPE), it's the single largest and most important development we have ever undertaken.

Our ambition was to create a high-quality, mixed-use development that would stitch into the local area, feel like it had always been part of the local vernacular and stand the test of time while delivering great returns for our shareholders.

Careful selection of our team was key to the delivery: a team that bought into our desire for a collegiate and collaborative working environment – to the extent that the majority of our consultants came together to work in our Rathbone project office located just south of the site. Communication and engagement have played a key part in the success of Rathbone Square and extended beyond our project team to many stakeholders.

A combination of private residential, discount market sale housing, retail and office uses cover the site, all contributing in their own way to the local environment. With the new garden square, we have created something that did not exist before, a space that we hope locals and visitors will enjoy for years to come. We have also added new routes through, which never existed before, so for those of us who work and live here it's a great opportunity to shave

a few minutes off your journey time. It's not a closed area, the entrances were designed to create a sense of intrigue, catch people's eye and invite them in – a tranquil garden space including new retail opportunities within.

Extensive studies took place to review the local building types, shoulder heights, the plethora of materials used in the locality, narrow passageways and cut-throughs, the way people move in and around the area. It took us months to work through all of that to produce what we feel are really important architectural characteristics. We wanted to retain that artisan feel and, above all, we wanted the scheme to feel like

it had been crafted. The construction industry is full of craftsmen and this we feel is reflected in the finished product.

Central London projects come with varying levels of complexity and Rathbone Square is no different. With 5.2m safe working hours achieved by our team and just over six years in the making, Rathbone Square has pushed the boundaries on many levels. It takes a team that wants to convert the vision to reality, to strive and challenge conventions while remaining at the forefront of great design and construction. We look forward to watching the space evolve as it is carefully uncovered.



The former post office site just north of Oxford Street

© Edmund Summer



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↑
People place – the garden square

←
Club class – residents' lounge

THE ARCHITECT'S ACCOUNT
GRAHAM LONGMAN, PROJECT ARCHITECT, MAKE ARCHITECTS



Few architects get the opportunity to work on a single project comprising as many uses as Rathbone Square, with its offices, homes, shops and more. The diverse scheme includes everything from a pool to an energy centre to a retained Royal Mail underground railway station.

This was our first project with GPE, who share our principles of people-focused design and collaboration. Right from the beginning, we envisioned a garden in the middle of the site – a proper public space for the local community, with buildings wrapping around the edge to repair and reinforce the old street pattern lost in the site's previous use.

Given the site's location, it seemed obvious to create a diagonal boulevard across it to form a desire line to Charlotte Street from the new Crossrail station on Oxford Street. We worked with Space Syntax and Gustafson Porter + Bowman to create a public garden that serves this purpose but encourages people to meander rather than rush through it. Jade green ceramic-clad arches encourage a sense of discovery and invite people in, as do the ripples of the garden's water features, which gently echo through the passageways.

The richness of the elevations is inspired by the different types of brick, specialist metals and ceramics of the local architecture. Along with integrating the design into the local vernacular, we sought to future-proof it. The office space's flexibility was tested and proven when Facebook came on board in 2015. We converted the basement

level below the central garden into office space to meet the company's needs, and cut rooflights into it, hidden among the planters, to flood this subterranean space with natural light.

Our appointment extended to the residential interior design, which ensured a shared material palette and a consistent standard of craftsmanship and detailing throughout the scheme. Windows are perfectly aligned with apartment entrances so residents are instantly greeted by fantastic views. Living rooms enjoy perimeter locations with likewise amazing views, while rooflights are positioned above vanity basins and baths, and private areas of the home like bedrooms are protected by balcony spaces. To avoid standardisation, we provided a bespoke mix of apartments, which could only be delivered cost-effectively through close collaboration of the interior and exterior teams.

We worked closely with Hurley Palmer Flatt to exceed the required environmental standards, achieving a 30 per cent reduction in carbon emissions, a BREEAM 'Excellent' rating and a Code for Sustainable Homes Level 4. Many features were constructed off-site in fabrication warehouses. Cladding panels, windows, steelwork, water features, public art, lighting and ironmongery (to name a few) were all prefabricated, and BIM was used extensively throughout.

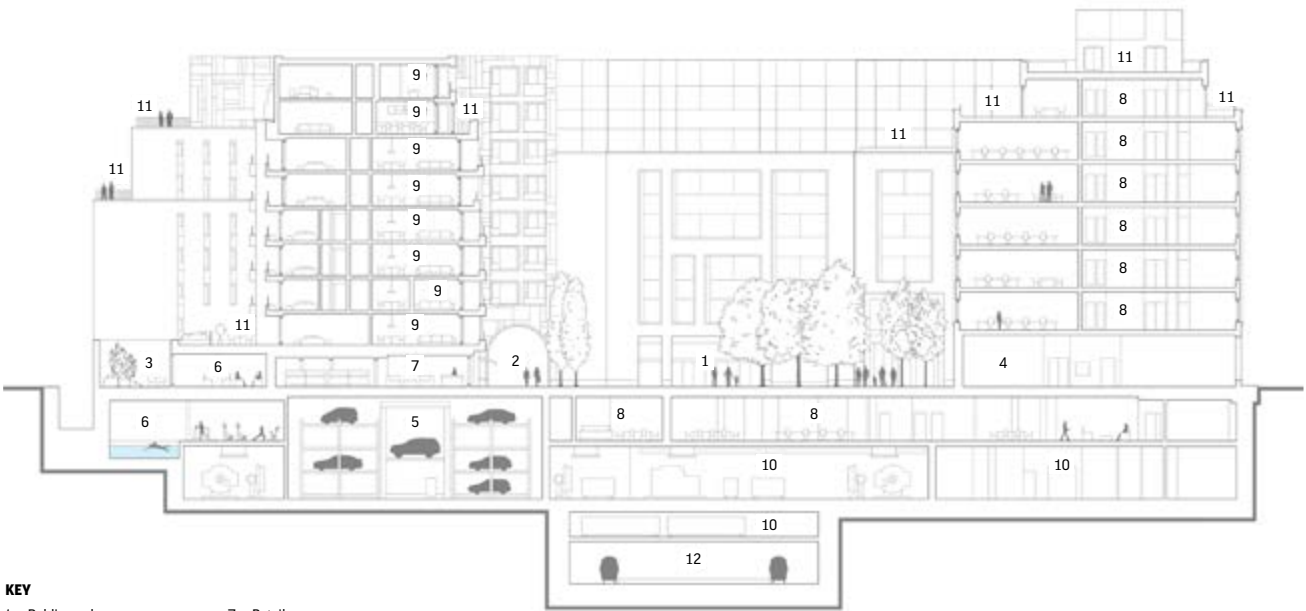
We love that Rathbone Square is a beautiful place to visit, live and work. It's not a windswept piazza or a single-use building only active at certain times. This is a workplace and living space that will change through the seasons, as well as each daily cycle. We look forward to watching it evolve as it becomes part of Fitzrovia.



© Edmund Sumner



Making a place – a mix of buildings fronting onto a new public square



KEY

- | | |
|--------------------------|-------------------|
| 1. Public garden | 7. Retail |
| 2. Public routes | 8. Office |
| 3. Residents' garden | 9. Residential |
| 4. Office reception | 10. Plant |
| 5. Automated car parking | 11. Roof terraces |
| 6. Residents' amenities | 12. Mail rail |



Complexity in the city



Clean rooms – one of the residential units



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←
In the swim – the
scheme's pool



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←
Rooms with a view
– the residential
balconies

↑
Residential
concierge

THE STRUCTURAL ENGINEER'S ACCOUNT GERRY O'BRIEN, DESIGN DIRECTOR, AKT II



The calmness of Rathbone Square's fine architecture and the quality of its public square belie the complexity of its urban constraints. The site's central London location saw it constrained vertically and from within, due to light requirements of the square. Responding to this 3D puzzle required thorough research and in situ exploration. The project was delivered through technically complex solutions, innovation and brute-strength engineering.

From the outset, we knew there was potential for items of archaeological interest, but a Civil War ditch appeared in an unexpected location, so we had to adapt the programme of works to allow archaeologists access with minimal impact on the scheme.

We also had to consider the significance of the Crossrail 2 proposals on the site. Safeguarding procedures were implemented to protect the design from any potential developments in the future.

The site was formerly home to Royal Mail Group and serviced by 'Mail Rail', which still runs in a series of tunnels below central London. Where possible, we sought to reuse all elements of the existing substructure, including retaining walls and foundations. We undertook comprehensive testing and research to underpin the new life of this building.

When the site's station box was built in the 1960s, the tunnel headwalls were constructed using unbonded post-tensioning techniques, allowing the walls to retain the soil outside the building to a height of 56ft unpropped.

The new development required the top 16ft of the western headwall to be removed to allow connectivity between the new basement and the existing one, which presented some challenges. The concrete infilled stressing pit was at platform level within the station box and was therefore inaccessible, but innovative shielded demolition techniques allowed the safe cutting of the still-live tendons.

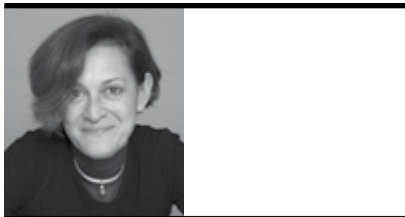
The site's original buildings were supported on the external walls of the station box and on discrete columns positioned within the central platform. While the walls had capacity to accept increased vertical loads, the columns were limited in what they could sustain. We were unable to access these columns or the foundations to effect strengthening works, so we constructed a controlled settlement transfer structure spanning 80ft across the station box, thus avoiding depositing loads on the central column, where the office block's core was to be located.

The sequencing of demolition, propping and construction was scrutinised, with a particular eye on limiting ground movements that would affect the tunnels or adjoining properties. It was decided that areas of top-down construction would be beneficial in unlocking access to the site. As with the sequencing, the logistical approach was altered as the project progressed, to afford the most effective working interfaces.

Strategic view corridors from Parliament Hill established an upper level for the development. This led to a post-tensioned flat slab structure – unusual for a central London office – that was adopted after extensive grid and structural system exploration. This allowed a flexible floorplate and a condensed total floor zone, which negated the need to remove a floor from the development.

'The site was formerly home to Royal Mail Group and serviced by 'Mail Rail', which still runs in a series of tunnels below central London'

THE LANDSCAPE ARCHITECT'S ACCOUNT
MARY BOWMAN, PARTNER, GUSTAFSON PORTER + BOWMAN



The courtyard garden at Rathbone Square is designed as a relaxing environment off Oxford Street that provides pedestrian connections to Fitzrovia. Our brief was to create an exceptional landscape within Make's masterplan, responding to the special character of the surrounding streets, mews and passageways.

The theme of water is central to the concept of the space. We worked with The Fountain Workshop to develop two water tables that mark the primary entrances into site. Their horizontal surfaces reflect the green space out to the street, and their sculptural profiling catches the light, accentuating the sensual quality of the water as it flows over the sides. The sound of water creates a threshold for the visitor entering the garden and channels flow through the planters, around benches, into the middle of the space.

The client put together a great team. We worked closely through BIM, with all design team members working to profile the podium slab and accommodate trees and soft landscaping, together with skylights and services to the basement area. It was important that visitors feel they're moving through a natural landscape – the idea was that busy streets surrounding the development would give way to a quiet, contemplative garden. The seamless integration of all these elements required close collaboration, and the iterative process of detail development with the team was very successful.



Water is a central theme to the concept of the space

Visitors are encouraged to spend time and relax in the garden. The soft landscape and water features reduce the ambient temperature of the courtyard and provide a comfortable place for people to meet and linger. The client commissioned two artworks for the public realm: a drinking fountain by Alison Wilding to further celebrate the theme of water, and a series of bronze gates by Robert Orchardson that provide both function and beauty as one enters the garden from the surrounding streets. Stone planters are set at bench height and surrounded by evergreen, native and flowering plants, and trees to immerse the visitor in a natural environment.

Great Portland Estates was closely involved in the concept and design development, and was committed to the landscape proposals, keeping them high on the design team's

agenda. The client's ambition from the outset was for the highest quality, as Rathbone Square is the first GPE development to include a public realm. This attention to detail, from materials and planting through to the CNC stone profiling, ensured a complete and robust design was passed on to Lendlease at the pre-construction stage.

Gustafson Porter + Bowman were novated with the rest of the design team to Lendlease. The contractor took a hands-on approach, and we worked closely with their design managers to finalise the details and deliver the project at construction stage. Thanks to the positive work ethos on site, and the appointment of experienced subcontractors such as Maylim together with Willerby Landscapes, the client's expectation for a high-quality landscape was achieved. ●



←
The landscape plan



←
A place for people to linger

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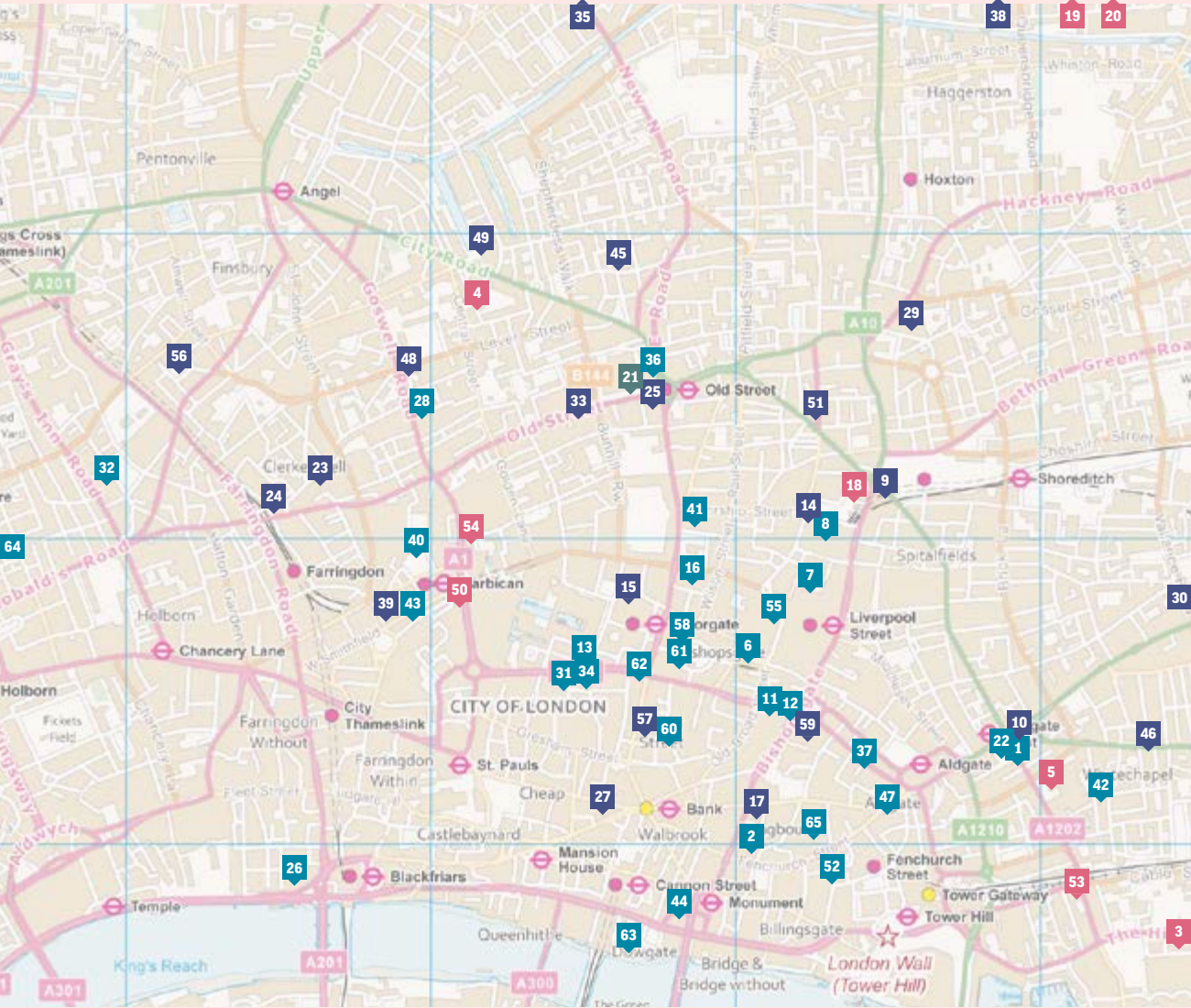
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Ordnance Survey

Office Retail Mixed Use Residential



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The success of the City market over the past 10 years has hinged on its ability to diversify its occupier base and its amenity provision. The rise of Old Street and Shoreditch markets, otherwise known as the ‘Tech Belt’, has been instrumental in this change, by attracting companies of all sizes from digital start-ups to large Media and Tech giants. This in turn has attracted a diverse food scene and niche retailers. The City core continues to attract the world’s largest banks and financial institutions, themselves attracted by London’s intricate financial ecosystem and fantastic transport links. With the emphasis this year on Brexit negotiations, will the City be able to retain its status as one of the world’s leading financial centres and technology hubs?

The banking and finance sector will be paying close attention to negotiations concerning access to European financial markets this year. Arguably, the City core, with its exposure to jobs within this sector, could be adversely affected. However, estimates suggest that the number of jobs relocating to other European cities has largely reduced. Major banks have, in fact, expressed their commitment to the City, seen in Deutsche Bank’s 564,000 sq ft pre-let at 21 Moorfields and Goldman Sachs nearing completion on its 850,000 sq ft HQ. Bucking the trend of banks announcing plans to relocate out of the capital, Spanish bank Alantra Partners is considering

moving their headquarters to London from Madrid, a major vote of confidence for London.

The City is equally reliant on Media and Tech occupiers to drive demand; indeed the sector took an 18 per cent share of take-up last year, equal to financial services. Although this is concentrated around the Tech Belt, the City core has seen an uptick of Media and Tech demand due to the combination of its improving amenity offer and the increasingly attractive value proposition – indeed, rents in the two submarkets stand in the mid to high £60s.

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So how well shielded is the City’s Media and Tech sector from potential Brexit shocks? According to the latest Tech City UK report, London continues to attract the majority of digital tech investment reaching £2.2bn in 2016 – £1bn more than Amsterdam and Paris. Furthermore, the Financial Times’ latest 1,000 fastest growing companies ranks London as number one in Europe for the city with the largest proportion of high-growth companies; 44 per cent of these are

Media and Tech companies including fintech, cyber security and media firms. This underpins our view that the Media and Tech industry will be at the forefront of driving employment growth in the City over the next five years.

The arrival of the Elizabeth line later this year will open up submarkets such as Whitechapel to occupiers priced out of the core and fringe, and will also improve connectivity across the City. Continued improvement in F&B and retail offering will also help attract occupiers. The regeneration of Old Street roundabout will include new cycle lanes, significant public realm improvement and pop-up shops. Similarly, but on the opposite side of the City, was the arrival of Bloomberg Arcade in 2017, further improving the food offer and sense of place in the core.



1: 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, One Braham will have triple access point floorplates of c.20,000 sq ft. It will incorporate exposed ceilings, 6,000 sq ft retail opening into reception, large roof terraces (one of which is communal) 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.



2: 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.



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

This 15 acre site in the heart of Wapping will see a former working docks transformed into an exciting new neighbourhood, with 1,800 new homes, 14,000 sq ft of residents’ facilities, 210,000 sq ft of commercial space and 6 acres of landscaped public space. At the heart of London Dock is the Grade II listed Pennington Street Warehouse which once stored rum, tobacco and other high-value goods imported into the docks. It will be the commercial heart of the development, brought back to life with an eclectic mix of shops, restaurants and offices.



4: 250 CITY ROAD
933 homes | Under Construction
Developer: Berkeley Homes (North East London) Ltd
Architect: Foster and Partners
www.250cityroad.co.uk

Situated in the heart of Zone 1, 250 City Road is within walking distance of Tech City and the Square Mile. Outside, a little under two acres of beautifully landscaped wifi-enabled green spaces and secluded courtyards create a sense of calm, connected and contemporary living. Stunning studios, 1, 2 and 3 bedroom apartments surround the central plaza that plays host to cafés, restaurants, retail outlets and creative workspaces.



5: GOODMAN'S FIELDS
7 acres | Part complete
Developer: Berkeley Homes (North East London) Ltd
Architect: Lifschutz Davidson Sandilands
www.goodmansfields.co.uk

Located close to one of the world’s leading financial districts and in one of the most cosmopolitan areas of London, contemporary studio, 1, 2 and 3 bedroom apartments and penthouses are set within seven acres of stunning residential development. With 2 acres of beautifully landscaped gardens, water features and stunning public art, Goodman’s Fields is an inspiring residence by Berkeley Homes. The luxurious range of amenities, including pool, spa, gym and 24-hour concierge, plus Curzon cinema, cafés, shops, restaurants and numerous retail facilities, offer an exceptional lifestyle – all within this stand-out award winning development.



6: 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.



7: 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.



8: 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.



9: 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.



10: 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.



11: 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.



12: 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. 68% of the building is pre-let to RBC, Jefferies International, Freshfields, and Equinox.



13: LONDON WALL PLACE
500,000 sq ft | Completed 2017
Developer: Brookfield / Oxford Properties
Architect: MAKE
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 Barbican and the City retail environment of Cheapside. The development sits within metres of the Moorgate entrance to Crossrail, due for opening in 2018. Schroders have leased 1LWP (300,000 sq ft) as their new global headquarters. Cleary Gottlieb, R3, and Barnett Waddingham have leased space in 2LWP.



14: PRINCIPAL PLACE, EC2
620,000 sq ft | Completed 2017
Developer: Brookfield & Antirion
Architect: Foster & Partners
www.principalplace.co.uk

Principal Place is where the City meets Shoreditch. The 620,000 sq ft, 15 storey office building provides 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. The development also features a 50-storey residential tower and a 25,000 sq ft vibrant public piazza, activated by 20,000 sq ft of retail units.



15: CITYPOINT
700,000 sq ft | Completed
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 100,000 sq ft of retail including the largest health-club in the Square Mile operated by Nuffield Health and over an acre of public realm. Major tenants include SquarePoint, Mimecast, Ebiquity, Simon Thacher Bartlett LLP, Winston & Strawn, Spaces and Simmons & Simmons.



16: 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 that won the BCO Best Fit-Out of Workplace Award.



17: 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.



18: 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.



19: BLACKHORSE YARD
330 units | Proposed
Owner/Developer: Catalyst & Swan Housing
Architect: C.F Møller

Blackhorse Yard is a 100% affordable scheme in Waltham Forest, built by a consortium led by Catalyst working in partnership with Swan Housing Association and C.F. Møller Architects. The scheme will be built on the site of the former Webbs Industrial Estate and includes 330 shared ownership apartments, a creative hub for artisans, artists' studios, green space and retail units in the heart of the Blackhorse Road area.



20: COPPETTS WOOD
80 units | Under Construction
Owner/Developer: Catalyst
Architect: Conran + Partners

Catalyst will build 80 new homes in a mix of sizes, including apartments and townhouses. Work to demolish the existing unusable buildings is set to begin later in 2017 and the project is expected to be complete by 2019. The scheme also includes extensive landscaping to create a place with plenty of trees, green space and planting that will benefit the new residents as well as the surrounding community.



21: 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.



22: 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 H2 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.



23: 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.



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

This 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.



25: 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 92% let with the remainder either exchanged or under offer.



26: 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.



27: 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.



31: 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.



32: 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.



33: 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.



28: 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.



29: MILD MAY

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.



30: CITYSIDE & CHALLENGER HOUSE

113,300 sq ft | Planning Granted
Developer: Great Portland Estates plc
Architect: DSDHA

Due for commencement 2018, Cityside & Challenger House is a 113,300 sq ft mixed use development including office, retail and a hotel located in Whitechapel. The office is currently unoccupied and has planning consent for an additional three floors, taking the total net internal area to 76,500 sq ft. Freehold land to the rear of Cityside House will also be transformed to provide amenity space for the future occupiers of Cityside House.



34: 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.



35: 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.



36: 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 Summer 2018. 59,000 sq ft has been pre-let to WeWork.



37: 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.



38: 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.



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

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



40: 25 CHARTERHOUSE SQUARE
43,500 sq ft | Existing
Developer: Helical plc / The Charterhouse
Architect: Buckley Gray Yeoman

The 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, was completed in March 2017. 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.



41: 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.



42: 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 47 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.



43: 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 Autumn 2018.



44: 33 CENTRAL
227,000 sq ft | Completed
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 divested to Wells Fargo in 2016.



45: THE MAKERS SHOREDITCH
24,600 sqm, 175 units | Under Construction with estimated completion date Q4 2019
Owner/Developer: Londonewcastle and London Borough of Hackney
Architect: Avanti Architects
www.themakersshoreditch.com

This scheme is a collaborative project between Londonewcastle the London Borough of Hackney and the Local Education Partnership. As part of the development the London Borough of Hackney are delivering a co-located school; New Regent’s College, which will provide 150 pupil places. With interiors designed by Woods Bagot, residents will also benefit from various amenities, including a screening room, a gym, 24/7 concierge, a treatment room, two residents’ lounges, two communal roof terrace’s and a winter garden.



46: 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.



47: 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.



48: 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.



49: LEXICON
330,107 sq ft | Existing
Developer: Mount Anvil and Clarion Housing Group
Architect: SOM / Squire & Partners
www.mountainvil.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.



50: 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.



51: 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.



55: 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.



56: 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.



57: 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.



52: 70 MARK LANE, EC3
250,000 sq ft | Existing
Developer: Mitsui Fudosan / Stanhope
Architect: Bennetts Associates
www.70marklanec3.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.



53: DARBSHIRE 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.



54: BLAKE TOWER
0.126 hectares | Completed
Developer: Redrow Homes
Architect: Harper Downie, Conran and Partners
www.redrow.co.uk/developments/blake-tower-402232

In 2013 Redrow entered into a development agreement with the City of London Corporation to convert an existing Grade II listed, 16 storey building into 74 new homes. Located in the iconic Barbican Estate, the building had previously housed a YMCA hostel. A complete overhaul was required in order to provide housing and protect the building’s long term welfare. Active engagement with stakeholders informed Blake Tower’s transformation, and the final design celebrates the wider Barbican’s heritage and design-led ethos.



58: 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.



59: 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.



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

The replacement of a 1970s building in the Bank Conservation Area in the heart of the City of London. 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 UK Finance.



61: 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.



62: 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.



63: 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.



64: THE COPYRIGHT BUILDING
9,959 sq m | Under Construction
Owner/Developer: Union Investment
Architect: Piercy & Company

The office property “The Copyright Building” is intended to be a Grade A building with eight floors. Due to the high sustainability standards, the building should then receive BREEAM Excellent certification. With a ceiling clearance height of up to 2.9 metres, the individual storeys offer lots of usage flexibility. Further highlights of The Copyright Building’s construction are generously sized terrace areas on the fourth and seventh storeys, offering a unique view over the West End of London.



65: 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, 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. The building 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



Josh Lamb
Associate director in the central London office leasing team, Savills

The area make-up of London’s Docklands, E14, has changed significantly recently and the Canary Wharf of today, and the area immediately surrounding it, is no longer solely a banking and financial hub.

Despite still housing the UK headquarters for many global banks, including Citi, Barclays and HSBC, there is a greater mix of occupiers than ever before. In 2007, banking and financial occupiers accounted for 80 per cent of the working population. Today this is 50 per cent.

The Elizabeth line – due to open at the end of this year – and the station at Crossrail Place will make the area more accessible. When the line fully opens in December 2019, passengers will be able to travel directly from Canary Wharf to Paddington (20 minutes), Heathrow (39 minutes), Reading, and Abbey Wood.

As a result, the area is attracting footloose occupiers who question paying approximately £100 per sq ft in Mayfair, for example, when you can pay £40 per sq ft in Canary Wharf and be under 20 minutes away. In the last 12 months, the Government Property Unit (540,000 sq ft), The Energy

Savings Trust (7,000 sq ft), British American Tobacco (21,000 sq ft), Gorkana (40,000 sq ft) and Deliveroo (15,000 sq ft) have all taken offices in E14.

These footloose occupiers are arriving from all over London, but in particular we see the area appealing to businesses looking to relocate from the ever more expensive Clerkenwell and Shoreditch, and technology companies who want lower rents and business rates. For example, software development company Luxoft is expanding from offices in Old Street to take an additional office in Exchange Tower. Meanwhile, the Jubilee line allows good connectivity for occupiers based in Southwark. What’s more, companies moving to the area can also benefit from proximity to Tower Hamlets, the fastest-growing London borough by population and salary.

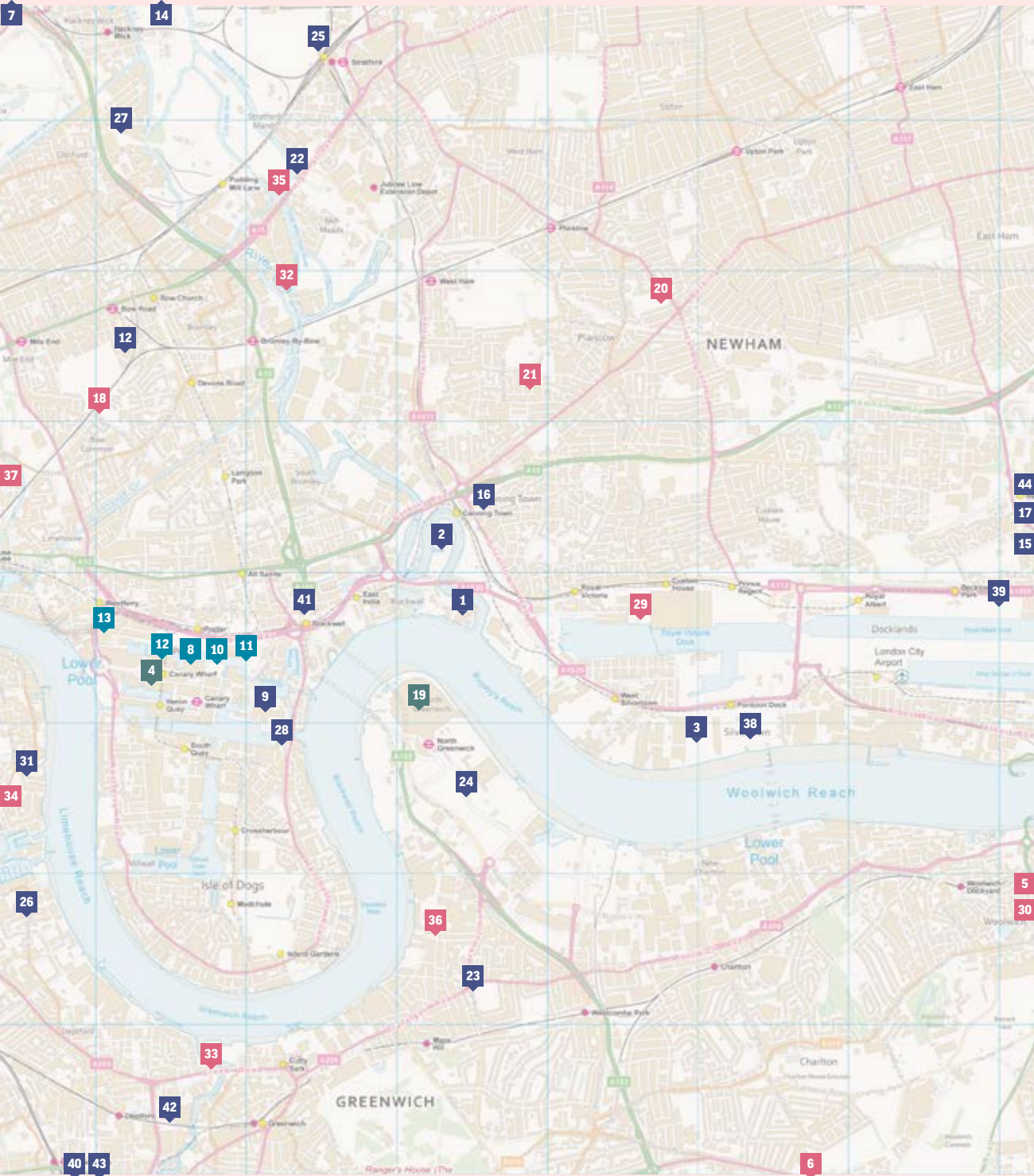
Adding to the arrival of new occupiers is the fall-out from Level39, Canary Wharf Group’s technology-centred co-working space, which has grown into a three-floor, 80,000 sq ft community space in One Canada Square. When start-up businesses outgrow

Level39, they then expand into conventional office space.

The knock-on effect of this richer occupier mix is a more vibrant street scene and community, investment in public realm, and improving retail and leisure amenities. Crossrail Place has over 100,000 sq ft of new retail, including a seven-day-a-week eating and drinking ‘rooftopia’ street-food concept from Street Feast. This combination of retail and leisure is popular all week, with weekend trade better than weekdays at many bars and restaurants.

The completion of Wood Wharf in 2020, which has been designed to provide 3,300 new homes in a mixed-use, waterside community, will further embed the 24/7 feel of Canary Wharf as somewhere people will want to live, work and visit.

With this combination of an increasingly diverse occupier mix, established but evolving retail and leisure, and new residential opportunities, it could be argued the stars are finally aligning for London’s Docklands as it matures into a waterfront destination for all, which appeals to an ever-expanding range of companies, employees, residents and visitors.



1: 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.



2: 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.



3: 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.



4: 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.



5: 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.



6: KIDBROOKE VILLAGE
109 hectares | Under construction
Developer: Berkeley Homes
www.kidbrookevillage.co.uk
Kidbrooke Village is one of London's most significant new housing-led developments, offering residents an urban village lifestyle that is perfectly positioned for all that London has to offer. When complete, Kidbrooke Village will comprise of over 4,800 new homes in 35 hectares of beautifully landscaped green open space, shops and squares, schools and children's play areas. There are also easy routes into the city, with London Bridge accessible in only 16 minutes, Canary Wharf in 22 and Victoria in 28 minutes.



7: WOODBERRY DOWN
64 acres | Under Construction
Developer: Berkeley Homes (North East London) Ltd
Architect: Hawkins Brown (current phase)
www.berkeleygroup.co.uk/new-homes/london/finsbury-park/woodberry-down

Woodberry Down is an innovative regeneration project which, once complete, will feature over 5,500 new homes set in 64 acres adjacent to the spectacular natural surroundings of two existing reservoirs and Finsbury Park. This multi- award winning scheme includes an idyllic nature reserve, the Woodberry Wetlands and a sailing lake. Woodberry Down is an urban haven for those who wish to enjoy a relaxing and fresh waterside lifestyle like no other.



8: 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. Whole or split floors available on flexible lease(s). The building is home to Level39, the world’s most connected community for finance, cybersecurity, retail and smart-city technology businesses.



9: WOOD WHARF
4.8 million sq ft | Under Construction
Developer: Canary Wharf Group
Architect: Masterplanned by Allies and Morrison group.canarywharf.com/portfolio/canary-wharf-new-district/

Wood Wharf is a transformative mixed-use project comprising 22 acres including 2 million sq ft of offices targeted towards tech and creative businesses, up to 3,600 new homes and 380,000 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.



10: HQ, 5 BANK STREET
700,000 sq ft | Under Construction
Developer: Canary Wharf Group
Architect: Kohn Pederson Fox Associates
www.canarywharf.com

HQ, 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.



11: 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 pre-let 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 leading-edge, flexible and intelligent space with top enhanced Canary Wharf specification.



12: 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 from 2,000 sq ft is available to let on flexible lease(s).



13: THE COLUMBUS BUILDING
160,000 sq ft | Existing
Developer: Canary Wharf Group
Architect: Skidmore, Owings & Merrill
www.canarywharf.com/the-columbus-building.com

The building has been comprehensively refurbished, 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. Tenants include Motive Partners, Digital Shadows and IFRS.



14: 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.



15: 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.



16: CANNING TOWN (AREA 3)
3.7 hectares | Under Construction
Developer: Countryside Properties
Architect: Maccleanor Lavington / Shepherd Epstein Hunter
www.eastcitypoint.com

Our award-winning East City Point development in Canning Town is part of the £3.7bn 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.



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

Countryside and Notting Hill housing form joint venture to deliver £330m 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.



18: 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.



19: 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.



20: 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.



21: 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.



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

International Quarter London is a brand-new neighbourhood with modern workspace, homes and a diverse retail offering, surrounded by thoughtfully designed public realm. A £3bn joint venture development between Lendlease and LCR, IQL stitches together the ingredients of Stratford’s modern heritage to create a new heart for east London; a destination to literally live, work, learn and play. Supported by unrivalled transport connectivity and with workplace at its core, IQL is made for what really matters.



26: 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.



27: 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.



22: 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.



23: 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.



24: 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 £8.4bn 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.



28: 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.



29: 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.



30: 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.



31: CALEDONIAN WHARF
Completed
Developer: Family Mosaic (Peabody Group)
Architect: BPTW
www.peabody.org.uk

85 well designed and spacious new homes offering a mix of private sale, shared ownership, social rent, and live-work accommodation. The scheme has helped open up the riverside along Deptford Creek for public access, with a new pedestrian and cycle route enhanced by public realm that will connect planned developments on adjoining sites in the future.



32: COOKS ROAD
Under construction
Developer: Family Mosaic (Peabody Group)
Architect: Levitt Bernstein
www.peabody.org.uk

This development by Bellway Homes in Stratford, east London is located to the south of the Queen Elizabeth Olympic Park and is in the first phase of a major regeneration project to transform a former industrial site. This includes over 2,000m² commercial space, including small units for start-up businesses; 194 new homes and significant improvements to the public realm and landscape. Peabody will deliver 50 affordable homes at the scheme.



33: CREEK ROAD
7231 sq m | Completed
Developer: Family Mosaic (Peabody Group)
Architect: bptw partnership

A mixed use development of 83 homes and 1,800Sq.m of commercial space. This retail led development comprises high quality apartments and mews houses in the centre of Greenwich. The scheme has reinstated street frontages, including the Up the Creek Comedy Club, and has extended the town centre's retail opportunities westwards from Cutty Sark DLR.



37: TOYNBEE HALL
Under construction
Developer: Family Mosaic (Peabody Group)
Architect: Platform 5 Architects
www.peabody.org.uk

The masterplan for the Toynbee Hall estate regeneration includes the internal restoration of the Grade 2 listed Toynbee Hall building; a new building on the site of the existing 28 Commercial Street (Profumo House). It will also deliver major public realm improvements to the front of Toynbee Hall where the landscaped public square will be raised up to street level. Peabody will deliver 14 affordable homes as part of this scheme.



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

Silvertown is a £3.5bn 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.



39: ROYAL ALBERT DOCK, E16
4,700,000 sq ft | Phase 1 Under Construction
Developer: ABP Investments Ltd / GLA / Stanhope
Architect: Farrells

A masterplan for the regeneration of the Royal Albert Dock to provide a new business district with a mix of uses including up to 850 residential units and retail and leisure uses. Phase I is under construction comprising 800,000 sq ft.



34: QUEBEC WAY
Under construction
Developer: London Square /Family Mosaic (Peabody Group)
Architect: Assael Architecture
www.peabody.org.uk

This mixed-use scheme by London Square includes a range of residential apartment sizes, types and tenures including large family-sized duplex and single level apartments at ground floor, all with private gardens. Peabody will manage 19 affordable homes within the scheme, which is a ten-minute walk from Canada Water Station and 15-minute walk from Surrey Quays station.



35: STRATFORD HIGH STREET
Complete
Developer: Weston Homes/Family Mosaic (Peabody Group)
Architect: Broadway Malyan
www.peabody.org.uk

This mixed-use scheme by Weston Homes includes 42 affordable homes delivered by Peabody in a low-rise five storey block. Located less than a mile from Stratford underground and main line station and close to the southern edge of the Olympic Park, the development comprises a mixed-use building with retail and commercial at ground and first floor.



36: TELEGRAPH WORKS
Under construction
Developer: Family Mosaic (Peabody Group)
Architect: Allford Hall Monaghan Morris
www.peabody.org.uk

This scheme by Weston Homes is located on the Greenwich Peninsula, a key regeneration, growth and new-home zone along the banks of the River Thames, opposite the Docklands. The area has become a hotspot in recent years thanks to its easy transport links via North Greenwich underground station. Peabody will deliver 40 affordable homes at the scheme including 11 for shared ownership.



40: 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 office building designed by MAKE, has detailed planning permission.



41: 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.



42: 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.



43: THE CROYDON PARTNERSHIP
1.5 Million sq ft | Planning Granted / Proposed
Developer: Westfield / Hammerson
www.thecroydonpartnership.com

The Croydon Partnership, the joint venture between Westfield and Hammerson, is committed to investing over £1.4bn 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.



44: PURFLEET ON THAMES
140 acres | Proposed
Owner/Developer: Purfleet Centre Regeneration Ltd
Architect: KSS, DRMM, AHMM, ALL
www.ourpurfleet.com

This landmark project in Thurrock will be a catalyst for wider regeneration in the Thames Gateway region. Bringing a new town centre with retail and leisure facilities, improved transport infrastructure, new schools and health facilities and over 2,850 stylish homes, many constructed using modular technology. A new University campus and over 1,000,000 square feet of TV and production studios, (part of the Mayor’s Production Corridor) will build on the existing Royal Opera House presence in Purfleet, creating thousands of jobs.

WEST END, EARLS COURT & PADDINGTON

Daniel Carrington
Head of Earls Court office, Savills

Ed Betts
Joint head of West End office, Savills



Residential
Earls Court is undergoing a dramatic period of transformation, with exciting new commercial, retail and residential space being added to the market, bringing with it a renewed interest in the area as a whole.

Flanked by many well-established neighbourhoods, such as Chelsea, South Kensington and Knightsbridge, Earls Court has sometimes been left in the shadows. However, over the past months we have seen more buyers from outside the area considering it as a residential destination, where they may not have before.

The changes being carried out here have helped to lift the entire community, from the improved road network which has eased traffic congestion, to the new open spaces which are being created for all to enjoy. This has in turn helped Earls Court to be seen as desirable as many of its surrounding residential hubs.

So far in 2018, we have registered a good number of new buyers and have taken on a wide range of properties, from studio apartments to large Victorian family homes. We would expect that this strong start would set the tone for the area over the next 12 months as well.

Further north in the Hyde Park Estate, there were a good number of sales throughout the last quarter of 2017 in this already well-established area. Having

undergone a period of transformation in the 1960s, the market here has gone from strength to strength since then. Buyers here are both domestic and international, and the estate remains popular due to the low-key and discreet lifestyle that it offers.

Offices
It’s a head scratcher: despite cautious market sentiment, office take-up in London’s West End remained strong in 2017. Media and Tech occupiers remain the busiest. Whether this is driven by building obsolescence and a desire for better offices, or an end to pent-up referendum inertia, the overriding point remains: London is Europe’s creative hub and a modern yet characterful building in an amenity-rich location can be a key weapon in the war for talent.

Serviced office providers have also been notably active in the West End, particularly if we compare activity with previous years. While every year has a ‘whale’ affecting take-up (Apple/ Facebook), some do not regard serviced office operator activity as true take-up because the space remains available to tenants, just in a different, more flexible way. Whichever view you take, the rate of growth – both from those that are new to the market and those already established – shows no sign of abating.

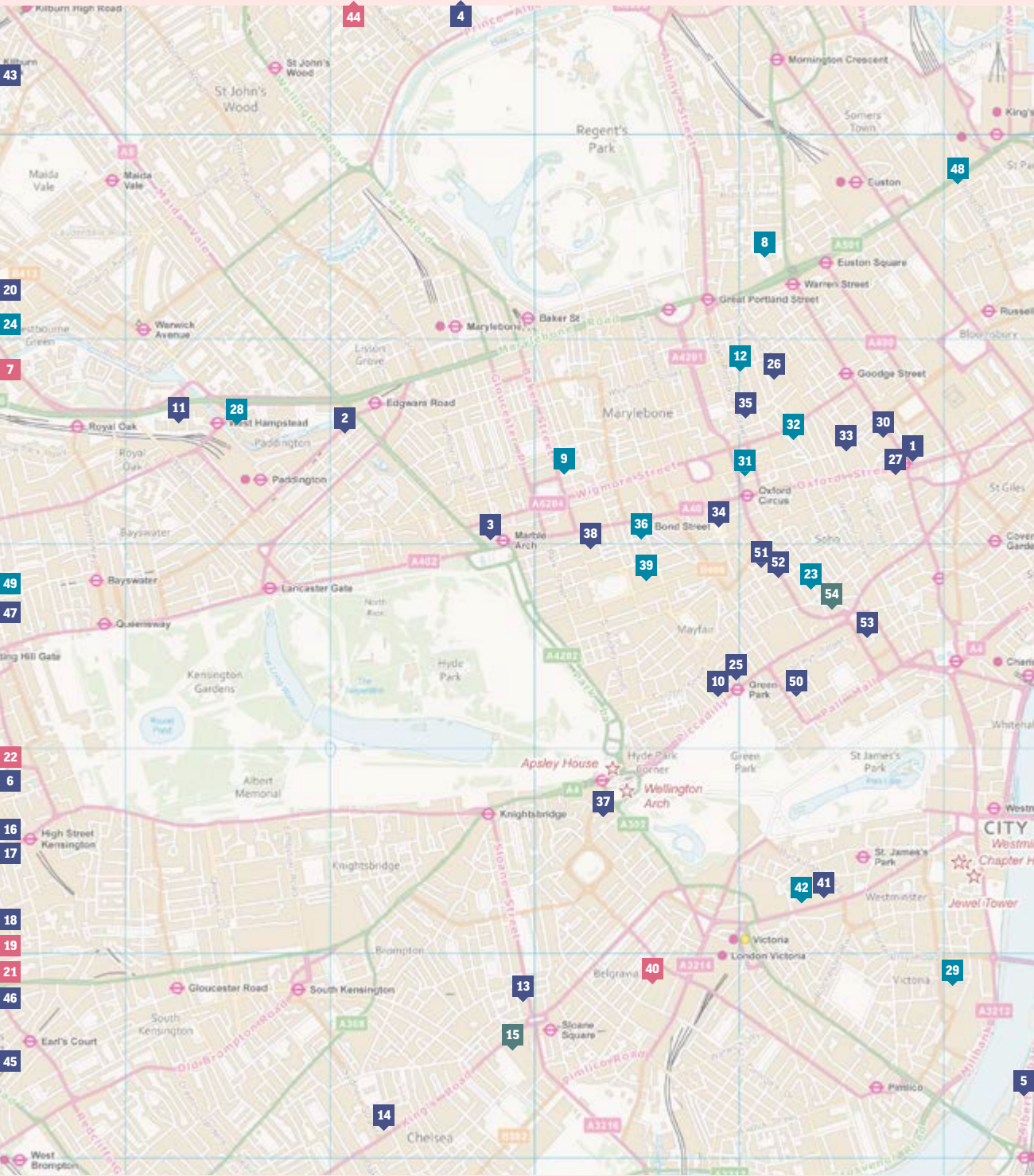
Evidently, the office market is being disrupted and it is being driven by hassle

or the removal thereof. Like Uber, Deliveroo and Amazon, all variants of serviced office space mitigate hassle: capital expenditure, refurbishment, phone-line installation and, increasingly, the looming impact of IFRS 16 – new international accounting standards requiring all parties to show leases on their balance sheets.

Time will tell whether there is enough demand to fill all these new centres, but it is too structural to be dismissed as a trend (as some have) and feels more like an overhyped maturing of what was a fragmented sector, similar to the residential private rented sector. There has always been a rental market but ‘amateur’ providers are being replaced by professional operators.

Of course, serviced space is not for everyone, and most occupiers continue to prefer their own front door, but the lessons learnt from the last 12 months must be grasped by landlords because tenants = income and traditional ‘Category A’ delivery is becoming – or perhaps even is already – a thing of the past. Landlords have their work cut out to close the gap and improve their relevance to an increasingly demanding consumer base which, in turn, provides the opportunity for advisors to outshine brokers going forward.

Ignoring the granular detail, together, the growth of Media and Tech and serviced office operators in the West End complements the ongoing desire from professional and more traditional businesses that have long chosen to reside in London’s West End. It’s this dynamic mix of occupiers, combined with world-class retail, culture, public spaces and heritage, that makes the West End office market robust in the face of any uncertainty around wider geopolitical events.



1: 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.



2: 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.



3: 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.



4: 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.



5: 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.



6: 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 £2bn 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.



7: WHITE CITY LIVING
1,477 / 1,628,181 sq ft | Under Construction
Developer: St James
Architect: Patel Taylor
whitecityliving.co.uk

1,477 suites, 1, 2 and 3-bedroom apartments surrounded by eight acres of parkland including a new five acre public park situated in the heart of the White City Opportunity Area, adjoining Westfield London, Television Centre and the new Imperial College campus. The private club facilities include cinema rooms, a pool, spa and fitness centre as well as two 12-seater lounges for both business and leisure. The development will form a keystone for the wider regeneration of White City.



8: 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.



9: 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.



10: 7 CLARGES STREET, W1
51,000 sq ft | Existing
Developer: British Land
Architect: Squire and Partners
www.7clargesstreet.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.



11: 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.



12: 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.



13: 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.



14: 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.



15: DUKE OF YORK RESTAURANT
7900 sq ft | Planning Granted
Developer: Cadogan
Architect: NEX Architecture
www.dukeofyorkrestaurant.co.uk

The Duke of York Restaurant 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.



16: 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.



17: 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 £450m of community benefits.



18: ST BERNARD'S GATE
270 units | Under Construction
Owner/Developer: Catalyst
Architect: Hester Architects
www.stbernardsgate.co.uk

St Bernard’s Gate is located Southall, next to Ealing General Hospital. Built on the site of a former Victorian asylum, the project will deliver 270 homes; 130 for market-sale, 118 shared-ownership and 22 for social rent, as well as three commercial units. The scheme makes innovative use of existing listed buildings to create a buzzing new neighbourhood that mixes modern housing with the area’s unique heritage.



19: HAVELOCK REGENERATION

922 units | Under Construction
Owner/Developer: Catalyst
Architect: Pollard Thomas Edwards
(Masterplan & Phase 1)

Catalyst’s regeneration of the Havelock estate is creating an exciting, mixed-tenure neighbourhood in the heart of Southall, comprising of 922 units, with over 50% affordable. The development will provide high quality housing, including specially designed over 55s’ housing and new green space. Catalyst are working with local partners and the community to improve safety, visibility and ecological diversity along the Grand Union Canal, turning it into a real community asset.



20: PORTOBELLO SQUARE

1,000 units | Under Construction
Owner/Developer: Catalyst
Architect: RP (Masterplan & Phase 1),
Conran + Partners (Phases 2 & 3)
www.yourhereandnow.co.uk

Portobello Square is the regeneration of the Wornington Green estate in North Kensington and will deliver approximately 1000 new homes for social rent, private sale, and shared ownership. Catalyst worked with residents to create a new vision for the area, one that would protect the tight-knit community and guarantee a modern, high-quality home for every existing household who wanted one. The development also includes a new community centre and new commercial units along Portobello Road.



21: SHERWOOD CLOSE

305 homes | Under Construction
Owner/Developer: Ealing Council /
Clarion Housing Group
Architect: Feilden Clegg Bradley Studios
www.clarionhg.com/housebuilding/regeneration/sherwood-close-ealing

Clarion Housing Group is working in partnership with Ealing Council to regenerate Sherwood Close in West Ealing. Once completed there will be 305 homes, 191 for market sale and 114 for affordable homeownership/rent. The regeneration is being funded through cross subsidy from the market sale homes. Lovells has begun construction on the first 71 new homes for social rent. They are on track to be completed from August 2018.



22: ACTON GARDENS, W3

1,350,000 sq ft | Existing
Developer: Acton Gardens LLP (Countryside and L&Q)
Architect: HTA Masterplanners and PH 1 /
Alison Brooks PH 2 / Stitch Studio PH 3.1 & 7.1 /
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.



23: 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.



24: 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.



25: 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.



26: 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 will provide 332,000 sq ft of offices, 35,000 sq ft of private residential, 10,000 sq ft of affordable housing, 3,000 sq ft of retail and a new public park. In 2017, 153,400 sq ft of offices was pre-let to Arup and a minimum of 123,500 sq ft was pre-let to The Boston Consulting Group. The scheme is a major step forward in the wider regeneration of the area and completion is expected in H2 2019.



27: 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. The site was handed back to Derwent London by Crossrail in January 2018, on a new 150 year lease, and work could commence in H2 2018 with completion early 2021.



28: BRUNEL BUILDING, 2 CANALSIDE WALK W2

243,000 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.



29: 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.



30: 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.



31: 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.



32: 55 WELLS STREET
34,000 sq ft | Completed
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.



33: 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 | Completed
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.



37: 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.



38: 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.



39: 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.



34: 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.



35: 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
www.portlandandridding.co.uk

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.



36: 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.



40: 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.



41: NOVA, VICTORIA SW1
67,503 sq m/ 726,600 sq ft | Phase 1 - Complete
Developer: Landsec & CPPIB
Architect: PLP Architects, Benson + Forsyth, Flanagan Lawrence and Lynch Architects
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.



42: 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, Deutsche Bank and Moneycorp.



43: QUEEN'S PARK PLACE
150,000 sq ft | Existing
Developer: Places for People/ Londonewcastle and Link City
Architect: SimpsonHaugh Architects
www.queensparkplace.com

In leafy Queen’s Park our latest collaboration with SimpsonHaugh is a beacon of contemporary urban living. Beautifully designed homes that make the most of their natural surroundings, are serviced by a 24-hour concierge and secure car parking. M&S simply occupies the ground floor commercial unit.



44: 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.



45: 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.



49: WHITE CITY PLACE
17 acres (2m sq ft offices) | Existing
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 complete and occupiers include YOOX Net-a-Porter, Royal College of Art, Huckletree and ITV Studios Daytime. Planning consent has been granted for the Gateway site providing c. 1m sq ft of accommodation and other workspace.



50: 29-30 ST JAMES'S STREET AND 25-27 BURY STREET, ST JAMES'S
35,000 sq ft | Existing
Developer: The Crown Estate
Architect: Tate Hindle and MSMR

The existing site has been 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.



51: 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.



46: 500 CHISWICK HIGH ROAD
0.41 hectares | Under Construction
Developer: Redrow Homes
Architect: Broadway Malyan
www.redrow.co.uk/developments/500-chiswick-high-road-402321

500 Chiswick High Road is Redrow’s prestigious new addition to one of west London’s most sought after residential areas. The collection of studio, one, two and three bedroom apartments, penthouses and four bedroom townhouses offer the perfect location for enjoying the Chiswick lifestyle, within a few minutes’ walk of the boutiques, restaurants and cafés of the cosmopolitan high street. The development has proven popular with downsizers and includes an underground car park, a gym and other commercial units.



47: 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.



48: 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 TDL, the largest independent provider of clinical laboratory diagnostic services in the UK.



52: 10 NEW BURLINGTON STREET, W1
130,000 sq ft | Existing
Developer: The Crown Estate / Exemplar
Architect: AHMM
www.10nbs.com

Designed by award winning architects AHMM, 10 New Burlington Street by The Crown Estate and Exemplar 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 fully let, with occupiers including J Crew, Watches of Switzerland, Ares Asset Management and Tudor Capital.



53: ST JAMES'S MARKET
315,000 sq ft | Existing
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.



54: 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.

KING’S CROSS, MIDTOWN & COVENT GARDEN



Brittany Corr
Associate, London markets,
Cushman & Wakefield

Well, no one expected that end to the year!

2017 finished strongly with an above-average final quarter rounding off a record-high year. Central London take-up was 15 per cent up on 2016. This is not at all what people were expecting following a year that was so full of shocking events.

Office as a service accounted for 21 per cent of annual take-up volumes in central London. In fact, WeWork has just become London’s largest corporate office occupier which is changing the face of the London office market. Media and Tech continued to dominate take-up ending the year, as the highest take-up sector at 26 per cent in central London.

In 2017, a total of 1.4m sq ft was let across Midtown, Covent Garden and King’s Cross, with 60 per cent of take-up for newly built or refurbished space. This trend is being seen across the board and is a very promising sign that occupiers are continuing to invest in their businesses and staff as the war for talent continues.

In King’s Cross, leasing was more subdued in 2017 compared with 2016, which is largely attributable to low supply. However, the big news for

the final quarter of last year is that Google has broken ground and works have started on site for its King’s Boulevard campus, which is likely to be ready in 2020. This obviously wasn’t enough excitement as Google also agreed to take a further 123,000 sq ft at R7 in Q4, as New Look axed their plans to move there.

Building works are progressing at Coal Drops Yard for an autumn 2018 opening, with a growing list

‘A huge coup for Capco was the opening of Petersham Nurseries Covent Garden, continuing and advancing the trend of merging retail experience and F&B’

of retailers signed up, under offer, or in advanced negotiations. The King’s Cross estate has seen a flurry of flagship activity in Q4 2017, with Caprice Holdings taking the Grain Store at Granary Square as the Granary Square Brasserie, and Tom Dixon, the iconic British brand, also agreeing to open a new flagship store, showroom and restaurant at King’s Cross in March 2018.

Midtown leasing activity was 66 per cent above 2016 levels but

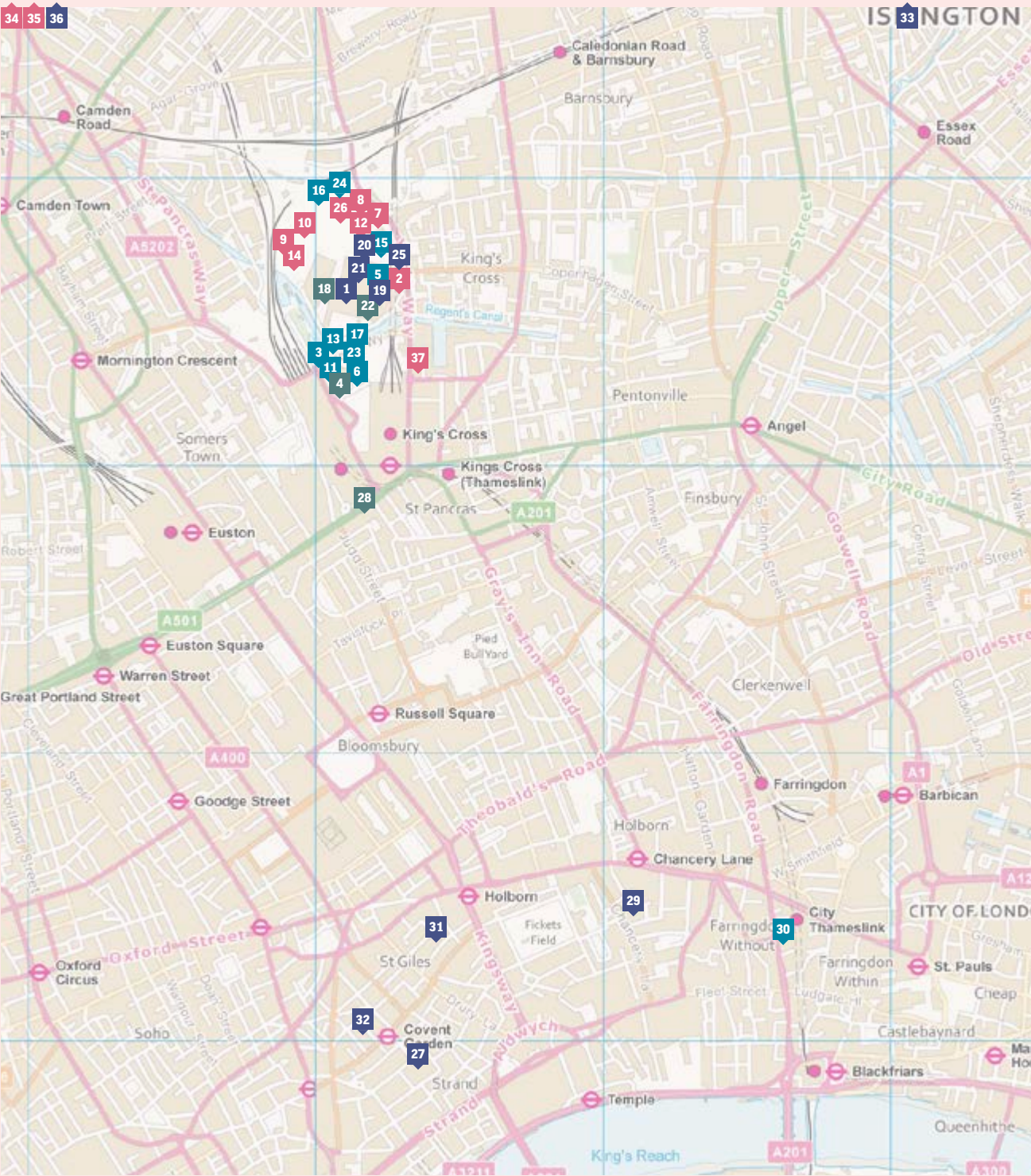
remained 1 per cent below the five-year average. This is more of an indication of a return to ‘business as usual’ rather than a strong year. WeWork continued their expansion in Midtown in Q4 taking all remaining space (floors 1-5) at The Cursitor Building.

In Covent Garden, office leasing was 110 per cent above 2016 levels. This was boosted by strong leasing activity in schemes such as the Adelphi, where in a stylish finish for Blackstone, Spotify took over 100,000 sq ft as their London headquarters.

A huge coup for Capco was the opening of Petersham Nurseries Covent Garden, continuing and advancing the trend of merging retail experience and F&B – with two restaurants, a home and garden shop, a delicatessen, a wine cellar and a florist.

The flagship deal of 2017 was Sushisamba Covent Garden, taking the former Brasserie Blanc on the Opera Terrace Covent Garden. This is for their signature Japanese, Brazilian and Peruvian menu together with a large bar to open Q2 2018.

With tight supply and continuing healthy demand, we look forward to the momentum of Q4 17 continuing.





1: 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.



2: 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.



3: 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.



4: 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.



5: 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.



6: 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.



7: 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.



8: SAXON COURT AND ROSEBERRY MANSIONS
108,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Maccleanor 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.



9: 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.



10: 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.



11: 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.



12: FENMAN HOUSE
109,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Maccleanor 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 76 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.



13: FOUR PANCRAS SQUARE
175,000 sq ft | Existing
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.



14: GASHOLDERS LONDON
21,569 sqm GEA | Existing
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.



15: R7
155,000 sq ft | Existing
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 has at least one terrace, with a shared roof terrace on the ninth floor. The building meets BREEAM standard 'Excellent'.



19: TWO GRANARY SQUARE
10,506 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: John McAslan + Partners
www.kingscross.co.uk/two-granary-square

A mixed-use heritage building from the 1850s adapted by architects John McAslan + Partners. Works to the outside of the building were kept to a minimum to preserve the historic fabric, in the same style as the Granary Building. Internally the building has been opened up through the creation of open plan floors. The building is a mix of restoration and new build and is now home to The Art Fund and House of Illustration.



20: 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.



21: 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.



16: 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' is linked to the site-wide district heating network.



17: 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.



18: 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.



22: 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'.



23: 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.



24: 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.



25: 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.



26: 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.



27: 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.



28: 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.



29: 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.



30: 20 FARRINGDON STREET
85,000 sq ft | Under Construction
Developer: HB Reavis
Architect: Denton Corker Marshall
www.20farringdonstreet.co.uk

20 Farringdon offers 83,500 sqft 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.



31: PARKER STREET
56,537 sq ft | Under construction
Developer: Londonewcastle
Architect: Robert Partington and Partners

We are working as development managers on this intimate development of 40 residential apartments in the Seven Dials Conservation area by Covent Garden market, in London's Theatre Land. Working alongside Robin Partington Architects, to bring about a scheme that's in a class of its own. A retained Victorian brick façade, with copper and bronze detail together with carefully delivered interiors and outstanding residents'.



32: 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.



33: 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.



34: 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 existing brutalist building. Towards the front (street) side, these align themselves with their neighbours then adjust to provide focus at the corner of the site. The spaces between the villas emphasise their individual scale as large houses and establish an architectural context of individual houses set back from the street rather than a streetscape of linked (terrace) houses.



35: 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.



36: COLINDALE GARDENS
20 hectares | Under construction
Developer: Redrow Homes
Architect: Feilden Clegg Bradley, Studio Egret West
www.redrow.co.uk/developments/colindale-gardens-colindale-442231

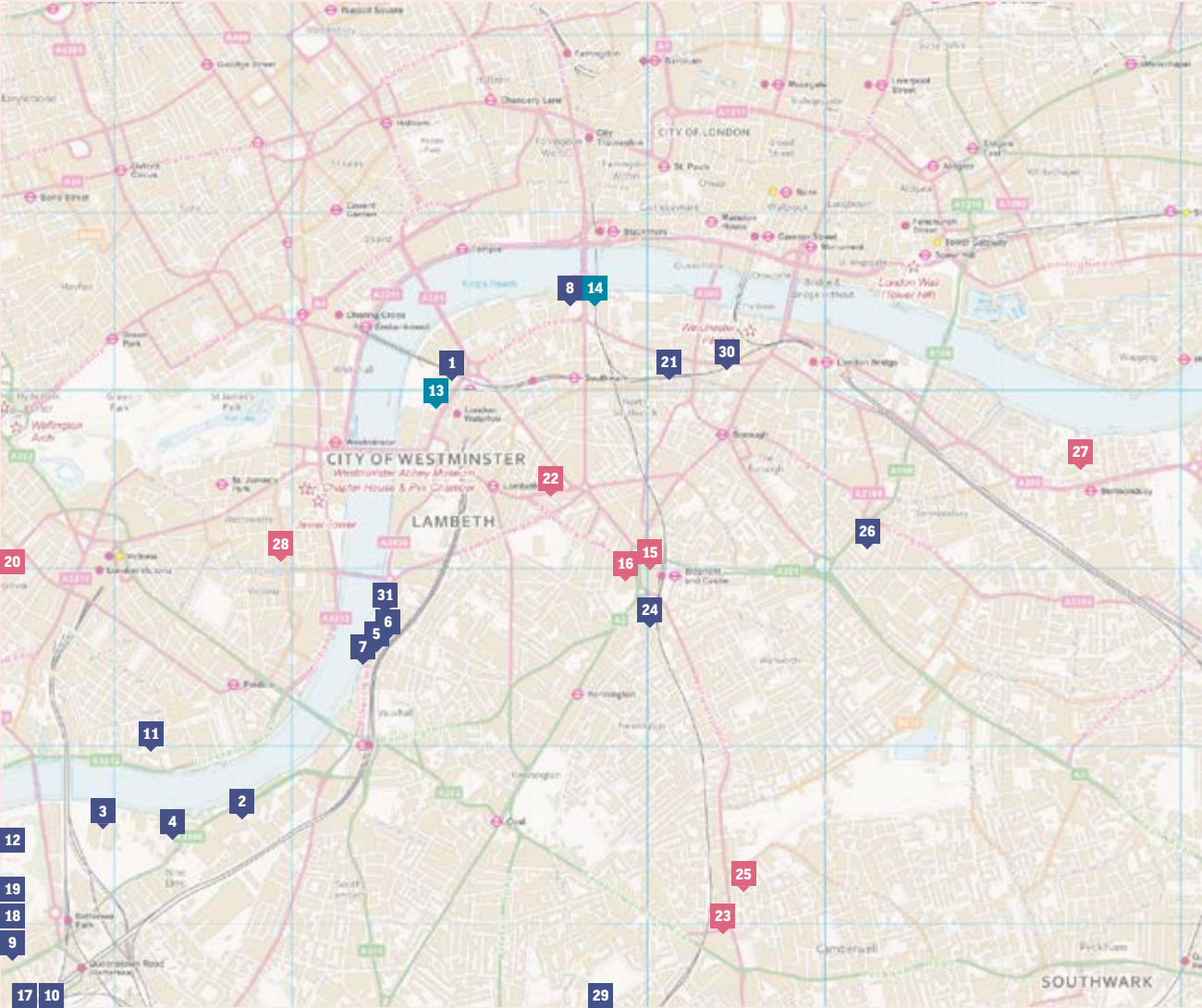
Redrow acquired the former Peel Centre unconditionally from the Mayor's Office for Policing and Crime and was granted planning permission for this mixed use development in December 2015, a year after completion. Working collaboratively with the local community and the Council, Redrow is delivering 2,900 new homes, a new 3FE Primary school, a nursery, a new retail centre, community and leisure uses and over four hectares of public open space including a neighbourhood park and sports pitch.



37: HUB BY PREMIER INN
9681 sq m | Complete
Developer: Legal & General / Whitbread PLC
Architect: Axiom Architects
www.axiomarchitects.co.uk

Hub by Premier Inn King’s 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 292 sq m 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 King’s Cross and St Pancras.

LONDON BRIDGE, SOUTHWARK, NINE ELMS & WATERLOO





Simon Smith
Partner – leasing & development team,
Union Street Partners

London’s South Bank property market shot to international prominence at the beginning of this year when none other than the President of the United States opined on both the wisdom of the US embassy moving south of the river and the quality of the location in general.

However, no matter what the verdict of ‘The Donald’ might be, the South Bank enjoyed a stellar 2017, with all the evidence being that there are more people who disagree than agree with the President’s verdict. In the wake of Apple committing to a South Bank home, a steady flow of businesses continues to target the area.

Total annual office take-up in 2017 reached 1.3m sq ft – surpassing the long-term annual average of 1.1m sq ft – while the availability rate continued to sit at a modest rate of around 3.7 per cent. The focal point of demand remains new Grade A developments such as South Bank Central and 90 Union Street.

The South Bank office market has historically faced a shortage of large quality supply. The Shard was one of the few large buildings on the South Bank that could meet requirements in excess of 50,000 sq ft, and that is now fully let.

There are only two buildings of more than 50,000 sq ft – South Bank Central and County Hall – and while the former is newly refurbished, the latter is second-hand Grade B. In reality, only five South Bank buildings can currently satisfy requirements greater than 30,000 sq ft. Moreover,

28 per cent of the buildings currently on the South Bank market offer a total availability of 3,000 sq ft or less. All of which underlines the need to find new large-scale supply.

Given that the ‘engine room’ of the market continues to be requirements of less than 5,000 sq ft, there are also a number of interesting refurbishment projects coming to market, such as the Peer Group’s scheme at The Hop Exchange – one of the most iconic buildings around Borough Market.

From an amenity perspective, the South Bank is being transformed by the growth of two mixed-use retail hubs: Circus West at Battersea Power Station, and a 3m sq ft development at Elephant & Castle. Circus West provides retail, food and beverage, and community space. Elephant & Castle combines retail, educational, residential and leisure space in the form of a cinema and theatre. These developments can significantly enhance the vibrancy of the area and will add greater diversity to the occupier mix of South Bank.

Among the smaller-scale amenity schemes in progress, Meyer Bergman’s redevelopment of Vinopolis, LCR’s Leake Street Arches project at Waterloo and the new shopping being created at London Bridge station will also help this transformation.

Let’s hope when President Trump finally arrives on these shores, a visit to the South Bank will be on his itinerary. What he sees may change his views.

'In the wake of Apple committing to a South Bank home, a steady flow of businesses continues to target the South Bank'



1: 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.



4: RIVERLIGHT
812 apartments / 46,128 sq ft | Completed
Developer: St James
Architect: Rogers Stirk Harbour + Partners
vauxhall/riverlight.co.uk

Riverlight comprises 812 apartments within six elegant pavilions rising in height with a north to south orientation, occupying a prime riverfront location within Nine Elms on the South Bank. Each pavilion is recognisable by its own signature colour to acknowledge the site’s historical past. The pavilions are specifically designed to maximise sunlight and optimise views. Riverlight offers a vibrant mix of leisure and retail facilities at street level including restaurants, cafés, office space, a crèche and a public art gallery.



2: 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.



5: MERANO RESIDENCES
40 apartments / 8,718 sq ft | Completed
Developer: St James
Architect: Rogers Stirk Harbour + Partners
albert-embankment/merano-residences.co.uk

Merano Residences is located in a prime location on the South Bank of the River Thames, directly opposite Tate Britain. Rogers Stirk Harbour + Partners have designed a high quality, mixed-use development, including a collection of 40 private residences, each occupying at least one whole balcony bay overlooking the River Thames. The private Skygarden at Merano sits 140 ft above the river and city beneath, a space that enjoys daylight and affords spectacular views across the heart of London.



3: 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 is also now serviced by the MBNA Thames Clippers River Bus Service and will include a new Zone 1 London Underground station.



6: THE CORNICHE
252 apartments / 41,979 sq ft | Under Construction
Developer: St James
Architect: Foster + Partners
albert-embankment/the-corniche.co.uk

Located on the prestigious development bank of the River Thames, The Corniche designed by Foster + Partners, captures some of London’s most exquisite views. The development consists of three striking towers, including suites, one, two and three-bedroom apartments and penthouses. Residents’ facilities include an infinity pool, spa, state-of-the-art gym, and use of 19th floor Skyline Club at neighbouring development The Dumont. There will be a new public plaza, public art, and new street furniture.



7: THE DUMONT
186 apartments / 16,145 sq ft | Under Construction
Developer: St James
Architect: David Walker Architects
albert-embankment/the-dumont.co.uk

The Dumont is a 30-storey development which forms the central and final piece of St James redevelopment at Albert Embankment Plaza and comprises 186 suites, one, two, three and four-bedroom apartments and penthouses with commanding prime central London views. Residents’ facilities include a private dining room, lounge and garden terrace on the 12th floor, a games room, ten-pin bowling and private cinema. A new pedestrian plaza runs alongside the railway arches at the rear of the development.



8: ONE BLACKFRIARS
170m/50 storey tower | Under Construction
Developer: St George PLC
Architect: Simpson Haugh & Partners Architects
www.oneblackfriars.com

One Blackfriars is a magnificent addition to the London skyline. Rising 50 storeys high over the River Thames and designed by award winning Simpson Haugh & Partners Architects, it is set to be a beacon of architectural brilliance. The impressive tower will offer buyers a truly luxurious lifestyle with spacious interiors and hotel style residents’ facilities including 24 hour Harrods Estates concierge, valet parking, swimming pool, thermal spa and gym, private screening room, 32nd floor executive lounge, golf simulator and winery.



9: PRINCE OF WALES DRIVE
955 apartments / 786,000 sq ft
Under Construction
Developer: St William
Architect: Squire & Partners
princeofwalesdrive.co.uk

A collection of 1, 2 and 3-bedroom apartments located in Zone 1, close to Battersea Park and Sloane Square with excellent transport links to Battersea Park Overground station and the proposed new Battersea Power Underground station in 2020. Set within 2.5 acres of landscaped gardens, the apartments offer a premium specification and distinctive interior design. Luxurious residents’ facilities include a 17m swimming pool, vitality pool, sauna and steam room, 8th floor landscaped roof terrace and a 24-hour concierge.



10: 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.



11: 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.



12: 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.



13: ELIZABETH HOUSE
945,000 sq ft (pre-existing consent) | Acquired
Developer: HB Reavis
Architect: AHMM
www.hbreavis.com

Acquired by HB Reavis in May 2017, Elizabeth House is one of the capital’s most important redevelopment projects. Located immediately adjacent to Waterloo station, the site had been earmarked for redevelopment for over a decade. With AHMM appointed as design partner to take the scheme forward, this strategically important site provides a unique opportunity to deliver a world-class commercial led development supporting thousands of jobs and providing much needed public realm improvements benefitting the millions of people who use the station and surrounding area.



14: COOPER & SOUTHWARK
78,000 sq ft | Under Construction
Developer: HB Reavis
Architect: Tate Hindle Architects
[: www.cooperandsouthwark.co.uk](http://www.cooperandsouthwark.co.uk)

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.



15: 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.



16: 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.



17: 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.



18: 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.



19: 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.



20: THE LANDAU
160,802 sq ft | Existing
Developer: Mount Anvil and Clarion Housing Group
Architect: Assael Architects
www.mountanvil.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.



21: UNION STREET
61,494 sq ft | Existing
Developer: Mount Anvil
Architect: Glenn Howells and AHMM
www.mountanvil.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.



25: ELMINGTON
Under Construction
Developer: Bellway/Family Mosaic (Peabody Group)
Architect: PTE architects
www.peabody.org.uk

Elmington is a development by Bellway Homes providing 226 new homes as part of the comprehensive regeneration of the Elmington Estate in Camberwell. The scheme is spread three sites (parcels 1 to 3) and will include 85 affordable homes managed by Peabody.



26: RICHESTATE
19,468sqm | Under construction
Developer: Family Mosaic (Peabody Group)
Architect: Allford Hall Monaghan Morris
www.peabody.org.uk

The Rich Industrial Estate in Bermondsey is on the site of a former Crosse & Blackwell factory. The site has excellent transport links and is a 5-minute walk from Tower Bridge Road and a 10-minute walk from Bermondsey or London Bridge Station. Peabody is delivering 84 affordable homes as part of this project with developer London Square.



27: 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.



22: 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.



23: 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.



24: AMELIA STREET
0.255 Hectares | Under Construction
Developer: Family Mosaic (Peabody Group)
Architect: Alan Camp
www.peabody.org.uk

This mixed-use scheme in Elephant and Castle includes residential units and retail space. All homes are designed to have dual aspect with large private balconies or terraces. The ground floor properties will have access to the front and rear garden as well as direct aspect into the main soft and hard landscaped communal garden.



28: 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.



29: MORELLO
Phase 1: 0.77 hectares. Phase 2: 0.71 hectares
Under construction
Developer: Redrow Homes (MentaRedrow)
Architect: Make Architects
www.redrow.co.uk/developments/morello-croydon-402236

Redrow is working with LB Croydon and Network Rail, as part of a JV with Menta Developments Ltd (Menta Redrow), to deliver this major regeneration project forming part of the wider East Croydon Masterplan. The residential-led, mixed-use development is being delivered in two phases and will invest over £250m in this key London borough. The development comprises new retail, commercial and community floor space, station access infrastructure improvements and approximately 747 new homes.



30: LANDMARK COURT
1.5 acre | Pre-Planning
Owner/Developer: U+I
Architect: Allies and Morrison

TfL selected Triangle London Developments (a consortium of Notting Hill Housing and U+I) as their development partner for the £200m transformation of the derelict site. It has the potential to deliver around 130,000 sq ft of new commercial, retail and workspace – boosting the local economy. With approximately 80 new homes also being built, it will become a thriving cultural and social hub people will want to live in, work and visit.



31: 8 ALBERT EMBANKMENT

2.5 acres | Pre-Planning
Developer: U+I
Architect: Fred Pilbrow and Partners
www.eightalbertembankment.com

In partnership with the London Fire and Emergency Planning Authority (LFEPA), U+I was given the mandate for the regeneration of 8 Albert Embankment into a mixed-use community. The site, which overlooks the Thames and the Houses of Parliament, houses the iconic Lambeth fire station and former Fire Brigade headquarters. U+I is engaging with the local community and council to collaboratively shape the development, paying homage to the site’s history whilst delivering a contemporary place for the local community.

NEW LONDON COMPANY DIRECTORY

NLA is a member-supported organisation with over 500 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

ACADEMIA	Aros Architects www.arosarchitects.com 020 7928 2444	BIG Bjarke Ingels Group www.big.dk	CZWG Architects LLP www.czwg.com 020 7253 2523	Fletcher Priest www.fletcherpriest.com 020 7034 2200	Hayes Davidson www.hayesdavidson.com 020 7262 4100	KPF www.kpf.com 020 3119 5300	MICA www.micaarchitects.com 020 7284 1727
	University College London (UCL) www.ucl.ac.uk 020 3108 8666	Ash Sakula Architects www.ashsak.com 020 7831 0195	Darling Associates www.darlingassociates.net 020 7630 0500	Fluid www.fluidoffice.com 020 7729 0770	Henley Halebrown www.hhbr.co.uk 020 7033 9700	KSR architects www.ksrarchitects.com 020 7692 5000	Mikhail Riches www.mikhailriches.com 020 7608 1505
	ARCHITECTURE AND DESIGN	Assael www.assael.co.uk 020 7736 7744	David Miller Architects www.david-miller.co.uk 020 7636 4318	Footwork Architects 07831528024	HLM www.hlmarchitects.com 020 7921 4800	KSS Group www.kssgroup.com 020 7907 2222	Moxon Architects www.moxonarchitects.com 020 7034 0088
	3DReid www.3dreid.com 020 7297 5600	Atlas Industries UK Ltd www.atlasindustries.com 020 7194 7606	David Morley Architects www.davidmorleyarchitects.co.uk 020 7430 2444	Formation Architects www.formationarchitects.co.uk 020 7251 0781	HOK www.hok.com 020 7636 2006	LDA Design www.lda-design.co.uk 020 7467 1470	MSMR Architects www.msmrarchitects.co.uk 020 7928 6767
	5plus Architects www.5plusarchitects.com 020 7253 7644	Aukett Swanke www.aukettswanke.com 020 7843 3000	de Rijke Marsh Morgan Architects www.drmm.co.uk 020 7803 0777	Foster + Partners www.fosterandpartners.com 020 7738 0455	Hopkins Architects Partnership LLP www.hopkins.co.uk 020 7724 1751	Levitt Bernstein www.levittbernstein.co.uk 020 7275 7676	Mulroy Architects Ltd www.mulroy.info 020 7267 5123
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ADP www.adp-architecture.com 020 7089 1720	Ayre Chamberlain Gaunt www.acgarchitects.co.uk 020 3909 5750	Cartwright Pickard Architects www.cartwrightpickard.com 020 7554 3830	DGA Architects www.dga-architects.co.uk 020 7834 9474	Gensler www.gensler.com 020 7073 9600	Hunters www.hunters.co.uk 020 8237 8200	LSI Architects www.lsiarchitects.co.uk 020 7278 1739	Neil Davies Architects www.neildaviesarchitects.com 020 7603 8936
Agenda 21 Architects Studio Ltd www.agenda21arch.com 020 7687 6001	Barr Gazetas www.barrgazetas.com 020 7636 5581	Child Graddon Lewis www.cgluk.com 020 7539 1200	Donald Insall Associates Ltd www.donaldinsallassociates.co.uk 020 7245 9888	Glenn Howells Architects www.glennhowells.co.uk 0207 407 9915	Ingleton Wood www.ingletonwood.co.uk 020 7680 4400	LTS Architects www.lts-architects.co.uk 020 7357 7000	Nex Architecture www.nex-architecture.com 020 7183 0900
AHR_PCKO www.ahr-global.com 020 7837 9789	BDG architecture + design www.bdg-a-d.com 020 7559 7400	Chris Dyson Architects www.chrisdyson.co.uk 020 7247 1816	Duggan Morris Architects www.dugganmorrisarchitects.com 020 7566 7440	Gluckman Smith Architects www.gluckmansmith.com 020 7998 1525	Innes Associates www.innesassociates.net 020 7928 6734	MAA Architects www.maa-architects.com 020 8973 0050	Nicholas Hare Architects www.nicholashare.co.uk 020 7619 1670
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Allford Hall Monaghan Morris www.ahmm.co.uk 020 7251 5261	Bell Phillips Architects www.bellphillips.com 020 7234 9330	Colwyn Foulkes and Partners www.colwynfoulkes.co.uk 020 7938 2464	EPR www.epr.co.uk 020 7932 7600	Grimshaw Architects www.grimshaw-architects.com 020 7291 4141	JM Architects www.jmatchitects.net 0207 580 5330	Mae www.mae.co.uk 020 7704 6060	Patel Taylor www.patelaylor.co.uk 020 7278 2323
Allies and Morrison www.alliesandmorrison.com 020 7921 0100	Belsize Architects www.belsizearchitects.com 020 7042 8250	Conran & Partners www.conranandpartners.com 020 7403 8899	Eric Parry Architects www.ericparryarchitects.co.uk 020 7608 9600	Hamson Barron Smith www.barronandsmith.co.uk 020 7940 3456	John McAslan + Partners www.mcaslan.co.uk 020 7313 6000	Make Architects www.makearchitects.com 020 7636 5151	Paul Murphy Architects www.paulmurphyarchitects.co.uk 020 8846 2520
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Architecture Initiative www.architectureinitiative.com 020 3657 7800	Benedetti Architects www.mcdowellbenedetti.com 020 3475 7500	Cracknell www.cracknell.com 020 7924 9900	Fathom Architects www.fathomarchitects.com 020 3151 1515	Haverstock www.haverstock.com 020 7267 7676	Johnson Naylor www.johnsonnaylor.com 020 7490 8885	Martha Schwartz Partners www.marthaschwartz.z.com 020 7549 7497	Penoyre & Prasad LLP www.penoyreprasad.com 020 7250 3477
ArchitecturePLB www.architectureplb.com 020 7940 1888	Bennetts Associates Architects www.bennettsassociates.com 020 7520 3300	Cullinan Studio www.cullinanstudio.com 020 7704 1975	Feilden Clegg Bradley Studios www.fcbstudios.com 020 7323 5737	Hawkins\Brown LLP www.hawkinsbrown.com 020 7336 8030	JTP www.jtp.co.uk 020 7017 1780	Metaphorm Architects www.metaphorm.com 020 7490 8986	Perkins+Will www.uk.perkinswill.com 020 7466 1000
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Developer
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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 650,000 sq ft of Grade A headquarter office space. 21 Lime Street, completed in 2017, provided a high profile street frontage adjacent to Lloyds of London and The Leadenhall Market, in the heart of the insurance district. The company is also delivering 625,000 sq ft of Grade A office space to The Dublin market, in two significant high profile projects.

almacantar

ALMACANTAR
Property Investment and Development Company
3 Quebec Mews,
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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
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www.argentllp.co.uk

Argent delivers some of the best mixed-use developments in the UK: major commercial, residential, education, cultural and community developments in the country’s largest cities. It is involved in the full development process from identifying and assembling sites to financing, project management of the construction process, letting and asset management. It also manages and maintains buildings and estate. In 2015, Argent entered into a joint venture partnership with US developer Related, forming Argent Related, to pursue future opportunities for urban development, with a focus on the build-to-rent sector.



BARRATT LONDON
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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 Londoners – 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 the City of London to complex, mixed-use regeneration schemes in Hendon and Newham.



BATTERSEA POWER STATION
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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.



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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. Our focus is always on placemaking, not just housebuilding. This means more than just mixed use development – it’s about creating a neighbourhood where people from all walks of life can live comfortably together. The Berkeley Group was ranked Britain’s 2nd Most Admired Company across all industries in 2017.



ARGENT RELATED
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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.



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161 Marsh Wall , London , E14 9SJ
www.ballymoregroup.com

Ballymore is a developer with vast and varied experience, acknowledged as pioneers of some of Europe’s largest regeneration projects. With ambitious mixed-use transformational developments and sensitive modernisation in established, historic cityscapes, Ballymore take its responsibility as a place maker very seriously, putting quality of life and a connection to arts and culture at the core of their work. Founded in Ireland in 1980, Ballymore remains 100% owned and managed by founder Sean Mulryan and his family.



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.



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 £19bn, with a share of £13.9bn. 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 PROPERTIES
Owner, Developer and Asset Manager
99 Bishopsgate, London, EC2M 3XD
www.brookfieldproperties.com

Brookfield Properties is a premier real estate operating company that provides integrated services across the real estate investment strategies of Brookfield Asset Management (“Brookfield”) – a globalised alternative asset manager with over \$265bn in AUM. Our vertically integrated real estate capabilities are established in each of Brookfield’s target sectors and regions around the globe, ensuring that our assets are managed to maximize the tenant experience, with a focus on integrating new real estate technologies that keep us at the forefront of innovation and sustainability. For more information visit: www.brookfieldproperties.com



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.



CANARY WHARF GROUP PLC

Developer
One Canada Square, Canary Wharf E14 5AB
www.canarywharf.com

Canary Wharf is a major central business district in London. No other business district in a major European city offers occupiers the flexibility of design from a developer with an unsurpassed track record of delivering buildings. With over 17 million sq ft of office and retail space, a working population of 120,000 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.



CATALYST

Housing Association
Ealing Gateway, 26-30 Uxbridge Road, London W5 2AU
www.chg.org.uk

Catalyst is a leading housing association that manages over 21,000 homes across London and the South East. As expert developers of mixed-tenure neighbourhoods with a proven track record in estate regeneration, Catalyst expects to develop more than 1,000 homes a year by 2020 – working both independently and in partnership with others.



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

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.



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.



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

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.

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 Wrocław 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.



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 investors for greater alignment with their property investments. FORE drives returns through its holistic, deeply integrated approach to carbon reduction, social impact, design, technology, community and the built environment. The firm calls this creative strategy “responsible real estate”. To deliver on this, FORE has created an innovative direct co-investing platform through which it sources and manages properties located in the UK and Western Europe.



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 £300m portfolio of homes that is part of the 2012 Olympic Legacy.



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 £3bn of office, retail and residential space in central London. Our portfolio consists of 56 properties totalling 2.8 million sq ft, with a development pipeline totalling c1.7 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 Alphabet building.



GENESIS HOUSING ASSOCIATION

Housing Association
Atelier House, 64 Pratt Street, NW1 0DL
www.genesisha.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.genesisha.org.uk



HB REAVIS

Real Estate Developer
5 Martin Lane, London EC4R 0DP
www.hbreavis.com/en

HB Reavis is an integrated pan-European developer operating in the UK, Poland, the Czech Republic, Slovakia and Hungary while exploring development opportunities in Germany. With capital exceeding £1.06bn and staff of more than 650 people, we have successfully delivered 10.7 million sq ft of commercial space and we have further developments in the pipeline totalling more than 13.9 million sq ft, with planned value of £5.58bn. Our London development programme currently comprises four major schemes.



HELICAL

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. Our central London portfolio comprises over 1.4m sq ft of real estate, 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.



GREYSTAR

Developer, Property Manager & Investment Manager
Finsbury Circus House, 15 Finsbury Circus, London EC2M 7EB
www.greystar.com

Greystar is the global rental housing leader, offering expertise in investment, development and property management. In bringing our ‘multifamily’ Build to Rent model to the UK, Greystar draws on over 25 years experience – we currently manage over 400,000 homes globally. In the UK we have more than 5,000 BTR homes in active development and a student housing portfolio exceeding 6,000 bedspaces. We focus on the quality of our residents’ experience as well as the broader long-term placemaking of our developments.



GROSVENOR

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.



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 recognizable assets in the country. In London, our portfolio totals more than £8.3bn, 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.



LONDONNEWCASTLE
Developer
The Courtyard Building,
17 Evelyn Yard, W1T 1AU
www.londonnewcastle.com

Londonnewcastle has been creating developments in the capital for the design-conscious for the past three decades. Our growth has always been driven by our ability to recognise the possibilities in every opportunity. It stems from an unshakeable commitment to our core beliefs. That we’re here to create design-led, mixed-use developments of the highest quality; that we’ll deliver a tireless level of service from origination to after care; and that all our stakeholders and clients will benefit from what we do.



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.



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.



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 £900m 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.



REDROW HOMES LTD
Developer
1st Floor, Unex Tower, 7 Station Street, Stratford, London E15 1AZ
www.redrow.co.uk/london


As one of the UK's leading residential developers Redrow’s purpose is to create a better way for people to live. Our homes are constructed efficiently, responsibly and sustainably, delivering high quality environments for our customers. Our 14 England and Wales divisions build more than 5,000 homes per year. Redrow have designed and delivered exceptional developments around the capital and have two London offices. Our developments benefit the health and lifestyle of residents; we have an excellent record of community-led schemes.



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 Worthly, 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.



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 over £8bn serving 1200 customers. SEGRO’s London portfolio includes over 1.3 million sq m of space in key locations e.g., Park Royal, Heathrow and Upper Lee Valley, housing 420 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.



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 PLC
Developer
2nd Floor, 100 New Oxford Street, London WC1A 1HB
www.stanhopeplc.com

We are developers with 30+ years’ experience and more than £22bn of completed projects. Our successful track-record includes landmark projects such as 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.



THE CROYDON PARTNERSHIP

Developer
www.thecroydonpartnership.com

The Croydon Partnership, the joint venture between Westfield and Hammerson, is committed to investing over £1.4bn 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 €28.5bn 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 €10.7bn.

WRBC Development

 a W. R. Berkley Company

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.



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.



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

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.

NORTH KENSINGTON

By *Alex Russell*, joint chief executive, Westway Trust



West is best - the bustling community beneath the Westway flyover

Home to Notting Hill Carnival, some of the oldest antiques arcades in the country and a world-famous vintage market, the intensity and vibrancy of life in North Kensington hits you the minute you arrive. Old bohemians rub shoulders with local stallholders, who trade with the artists and political activists, who connect with new migrants and work with entrepreneurs. I come away from every conversation here with an extra piece of the jigsaw that builds the full picture of this complex and fascinating place.

Nestled in among it all is 23 acres of almost contiguous land under the Westway flyover that is charitably managed by Westway Trust with the local community. In the 1960s, campaigners rightly demanded a community trust be formed as some small compensation when their neighbourhoods were split in two and their health compromised by the arrival of the flyover. Back then, the Trust was given wasteland and brownfield sites. Fast forward 45 years, and with the help of local people, the estate is now home to 130 businesses, charities,

part of Portobello Market, shops, bars and one of London’s largest sports enterprises. The Westway Estate provides a brilliant canvas to trial ideas for enterprise, community-focused development or cultural activity. Westway Sports & Fitness Centre is an innovative collection of riding stables, climbing centre, football pitches and tennis courts, all in a small area. The graffiti-filled walls and cavernous industrial motorway archways have provided a perfect visual backdrop for filming and photography since the Clash made them famous. And, in the next few months, we plan to turn a car park into a new pop-up shopping street that will focus on showcasing new local businesses and connect Ladbroke Grove Tube to Portobello Road. Today, the people of North Kensington are coming to terms with a new set of challenges. The impact of the fire at Grenfell Tower, less than half a mile from the Westway, has had a devastating effect on people. The area needs massive investment in infrastructure and skills to support more people to get on in life and shape their communities in their image. The Trust’s flexibility and agility to respond to opportunities and approaches means we can make things happen quicker than the public sector, and we are connected to people locally in a way that big organisations struggle to achieve. We have the canvas, we have the insight and the relationships to make things happen. The challenge for us, as we work together with the local community, is finding partners that share our vision for community-led development and the funds to bring that vision of North Kensington to life. ●



INDEPENDENT CONSTRUCTION AND PROPERTY CONSULTANCY

Minimising risk and creating opportunities to maximise the value of our clients’ developments and property assets.





EPR Architects



**Clients' Choice
Award Winner 2017**

60 London Wall, City of London

A complete rework of a postmodern office building situated at the heart of the traditional prime core of the City of London. Our design strips the building back to the frame and re-cores to provide efficient high quality modern workplace accommodation with a prime retail offering at ground floor level. The building terraces back creating sky gardens for the enjoyment of the occupants whilst creating a diverse, enhanced ecology.

EPR Architects
+44 20 7932 7600
architects@epr.co.uk
www.epr.co.uk