

NEW LONDON

QUARTERLY

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Amanda Levete | Tall Buildings special
MICA Architects | Tibbalds | Centre Point



A photograph of three people in professional attire looking at a large architectural model of a city. A young man in a maroon shirt is pointing at the model, a man in a suit and red tie is looking on, and a woman in a black top is pointing at the model while holding a smartphone. In the background, a sign for 'The London Real Estate Forum' is visible.

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Front cover

Amanda Leveté, by Agnese Sanvito



© Luke Hayes

It was instructive to note, said NLA chairman Peter Murray in his presentation to the APPG about tall buildings, how few raised eyebrows there had been among the press and public at the latest set of figures showing the pipeline of schemes over 20 storeys. When the first NLA survey was carried out in 2014, even Boris Johnson and his department had been caught off guard at the prospect of more than 200 tall buildings coming to the capital. But this time? Over 500 barely caused a whimper. Are we growing accustomed to the prospect? Is London becoming a tall building city? And if so, are they in the right place?

If we are to truly attend to London's need for 66,000 homes per year, then tall buildings need to be part of that picture, say most proponents. But we must by the same token ensure that the London we create is not one where the ground plane suffers for the sake of height, and that heritage buildings and wider areas are not blighted. And, a year on from Grenfell, the focus on safety and maintenance in tall buildings is perhaps more acute than ever before.

This issue has a tall buildings focus, not least in the building review of a scheme that has for decades acted as a wayfinder for the eastern end of Oxford Street – Centre Point. Having been built as an 'island' scheme that bowed to the prominence of the car,

the project has been brought up to date, with Conran and Partners and MICA (profiled elsewhere this issue) reworking the scheme as a residential project, but one which sits within a far more permeable, attractive and accessible ground plane. In our Viewpoint section we ask whether tall buildings are good for London, and we include a special feature that brings together a number of different NLA events and studies on the subject.

Brexit is another subject with potential to have an impact on tall buildings, not least in terms of the skills crisis. And our New Londoner this issue – this year's annual lecturer Amanda Leveté – talks about how she is considering opening up in Paris to help mitigate the problems of the European question. Leveté also talks about the work her practice has completed at MAAT in Lisbon, and at the RIBA award-winning V&A scheme in London, both immediately popular and critically acclaimed projects which present museums as important parts of the public realm.

Elsewhere in the magazine there is the usual mix of opinions, capital ideas, and a visit to The Ned in the City to see how the EPR scheme has fared. Plus a look at how the recent local elections are likely to impact on London's regeneration, courtesy of the New London Sounding Board. Enjoy the issue.

David Taylor, Editor

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Mount Anvil's Lisa Ravenscroft on Whitechapel

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THE QUARTER

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

Buildings

The NLA Overall Award winner from last year, **Wickside** (pictured), designed by BUJ Architects and Ash Sakula Architects, won planning permission from LLDC. Piers Gough, sitting on the LLDC planning committee described the scheme as handsome, elegant, quirky, delightful and beautifully handled. He was amazed by its quality and described its liveability as “the best we’ve ever seen”. David Chipperfield’s major expansion of London’s **Royal Academy** (pictured) completed, including a new concrete bridge connecting two buildings, a new auditorium and renovated galleries. Oxford Properties announced that Fortnum & Mason is to take retail and dining space at **The Royal Exchange**. Vastint UK launched **Sugar House Island** (pictured), a 10-hectare, eight building development just south of the Olympic Park whose first phase, Dane’s Yard, delivers 100,000 sq ft of offices targeted at creatives. The project has been designed by masterplanner ARC-ML, Waugh Thistleton Architects and landscape architect Planit-IE. Buckley Gray Yeoman completed its refurbishment work on **The Minster Building** (pictured) for Greycoat Real Estate and Ivanhoé Cambridge. The scheme creates 250,000 sq ft of office space and 65,000 sq ft of retail and leisure space, including BrewDog’s first BrewPub featuring a 10-hectolitre brewing facility. British Land submitted an outline planning application for its **Canada Water** masterplan. The scheme proposes a new town centre and up to 3,000 homes on the 46-acre regeneration project, with detailed plans submitted simultaneously for three buildings, including 650 homes, workspace, a leisure centre and improvements to the area around

Canada Water dock. The Department of Transport approved the construction of the **Silvertown Tunnel**. Quintain successfully secured a £36m, five-year investment loan from TH Real Estate for its second build-to-rent development, **Alto** (pictured), at Wembley Park. Capco confirmed it is reworking its **Earls Court** masterplan to increase housing provision from 7,500 to 10,000 new homes. Tishman Speyer renamed the Grade II* Economist Plaza as ‘**Smithson Plaza**’ in honour of the original architects. The developer is completing the first phase of renovation of the building by DSDHA. The **London Festival of Architecture** runs from 1–30 June across the capital’s buildings and places, with 400 projects exploring the theme ‘identity’.

People

Former Lewisham East MP **Heidi Alexander** replaced Val Shawcross as deputy mayor for transport. Shawcross, who is retiring, had been an assembly member for 16 years. WeWork announced **Bjarke Ingels** as its chief architect to ‘advise and develop the firm’s design vision and language for buildings, campuses and neighbourhoods globally’. Ingels maintains his role as founding partner and creative director at Bjarke Ingels Group. **James Brokenshire** replaced Sajid Javid as housing minister following a cabinet reshuffle. He is the fourth secretary of state in the department since 2015. **Dame Tessa Jowell**, recognised as one of the key players behind bringing the Olympic Games to London in 2012, died aged 70. Architect **Will Alsop**, whose most famous London building was the 2000 Stirling Prize-winning Peckham Library, died aged 70, with tributes including those from Norman Foster and Richard Rogers.

Reports

Mayor Sadiq Khan launched a plan to build 10,000 new London council homes by 2022. In it, councils will be able to bid for a share of the £1.67bn secured by government for affordable housing. Housing secretary James Brokenshire announced a consultation on banning inflammable cladding on high-rise buildings, despite the Grenfell Tower fire review led by Dame Judith Hackitt saying such a move was not necessary. The **Isle of Dogs and South Poplar Opportunity Area Planning Framework** was released, envisaging the addition of between 32,000 and 49,000 more homes over the next 25 years. Publica launched **Vital Neighbourhoods: Lessons from International Housing Renewal**.

Awards

The RIBA named 61 London regional award winners, including two sharing the capital’s top accolade. These were **Ian Ritchie**’s Susie Sainsbury Theatre and Angela Burgess Recital Hall for the Royal Academy of Music and **AL_A**’s Victoria and Albert Museum Exhibition Road Quarter. Elsewhere, **Maccleanor Lavington** – NLQ’s ‘Top of their Game’ featured firm last issue – won awards for five projects, while **HawkinsBrown**, **Henley Halebrown** and **AHMM** won three each.

Companies

The Mayor of London Sadiq Khan launched **Public Practice** – the scheme placing a new generation of planners in local government, with the first cohort of 17 associates (71 per cent of them women, 24 per cent BAME) beginning their year-long placements. Public Practice also announced three new partners – **Historic England**, **Karakusevic Carson Architects** and **L&Q** – joining the founding partners the Mayor of London, Local Government Association, Future Cities Catapult, British Land, the Berkeley Group and Peabody.

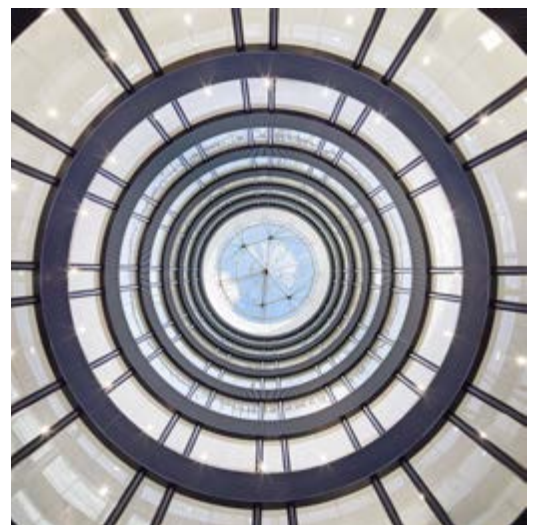


© Simon Menges

Clockwise from top left:
Wickside; The Royal
Academy's new
auditorium; Sugar House
Island; The Minster
Building; Alto



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CROSSRAIL 2 THREAT FROM LONDON ELECTIONS

Crossrail 2 could become an unlikely casualty of London's local elections, according to the New London Sounding Board.

The £30bn line from Broxbourne in Hertfordshire to Epsom in Surrey, said LB Waltham Forest's strategic director of economic growth Stewart Murray, had been central to a clear methodology for growth in Kingston, for example. But a change of leadership at the authority, combined with the 'quirkiness' of London communities governing which boroughs will be 'growth' boroughs and which will 'retract', has added more question marks about it going ahead. And, added Urban Design London co-chairman Daniel

there was nevertheless a 'tremor' in south west London as Kingston and Richmond swung back to the Lib Dems. LSE director Tony Travers said that against an expectation of enormous change, rather less had happened than was expected – 'the non-barking dog principle'. The Conservatives lost 100 seats in London, down to 511 – the lowest total it has ever had since 1964, while Labour was up to 1,120, up 61, and Lib Dems were up 35. Although the vote share was not yet in, it was clear there were significant swings each way and even within wards, added Travers, but it would be 'unprecedented' for Labour to have done this badly in local elections

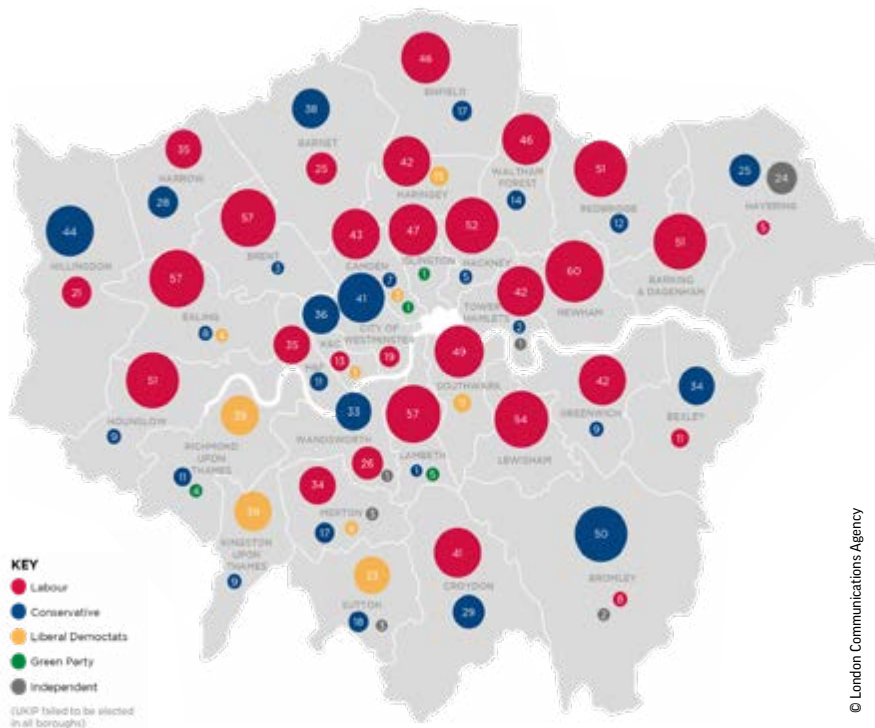
and then go on to win the general election in 2022. This was not a return to the tribal politics of the 50s and 60s, however.

Chair, London Forum of Civic and Amenity Societies Peter Eversden suggested that the implications of the results could have a bearing on how boroughs behave, so that when boroughs 'flipflopped' from one party to another, scrutiny of applications suffered, and could lead to 'bad decisions'. More community engagement was needed, Eversden said, and communities had clearly had an effect on plans for Oxford Street, right in the middle of the election, Travers pointed out. Now the challenge is how to pick up from

'What has this done to the case for Crossrail 2?' asked Daniel Moylan. 'It is, potentially, completely destroyed.'

Moylan, other boroughs' changing leaderships may also have a bearing, with the Gerrard Review under way about Crossrail 2's affordability likely to be affected. 'What has this done to the case for Crossrail 2?' asked Moylan. 'It is, potentially, completely destroyed.'

Meanwhile MCIL 2, set up to contribute to Crossrail 2's total cost, is on track to emerge next April, with its possible higher rates forcing a number of developers to look at their timescales to get things done before that deadline, said London Communications Agency executive chairman Robert Gordon Clark. Gordon Clark described the election results as 'no one hurt in small earthquake' (see box out), but



London's new colours

that and move forward, said City of Westminster's director of place shaping Deirdra Armsby.

Central director Pat Brown suggested a consolidation in central London, including the reappointment of Peter John in Southwark, implied that people largely welcomed the style of regeneration, as a positive for the development community. But the approach to development and growth has been a political/election issue in Haringey, with a 'definite change in

the zeitgeist', suggested Sounding Board chairman, Argent's Robert Evans. Certainly, we have lost a generation of 'pro-regeneration' local politicians who are prepared to stick their necks out, said Pocket CEO Marc Vlessing. 'I think we're looking at a consultation and political lobbying patchwork which will be a real headache', he said. Two arguments have now become almost 'normalised', suggested Moylan – first, that regeneration of council estates is essentially inhumane; and

that building new residential units does not benefit anybody because properties are financed, bought and held by foreign money. What was needed, said chair, BexleyCo Ltd, LB Bexley Richard Blakeway, was to somehow communicate the scale of growth necessary to keep London running. Indeed, some of the fears of communities could be broken down if the benefits of some of the better schemes were better communicated, said Turley executive director Michael Lowndes.

No one hurt in small (election) earthquake?

London Communications Agency executive chairman *Robert Gordon Clark* assesses the local elections in London

If the answer to the question in the title is 'yes', it's because the biggest tremors were in south west London where the only two boroughs to change control across the capital were in Kingston and Richmond, where the Lib Dems romped home. Traditional Tory/Lib Dem battlegrounds, these results were not that surprising, although the scale of the swings was. The Lib Dems also held Sutton, albeit losing a dozen seats, and now control three of London's 32 local authorities. However, apart from winning some seats in Haringey, they made little progress elsewhere.

Further tremors were felt for the Conservatives in their 'crown jewels' of Wandsworth, Westminster and RBKC, but they held all three despite Labour throwing a lot of resources at them. The Tories were heartened by

the results in Barnet and Hillingdon, which actually saw them increase their lead over Labour. With Bromley and Bexley comfortably held too, the Tories now run seven boroughs, down from nine, but crucially did not lose any to Labour.

Labour ended up with 21 local authorities, equal with their best result in 1971. With 1,120 of the total 1,833 councillors, they dominate the capital overall. This includes taking full control of Tower Hamlets. Normally this would have been a cause for celebration, but expectation management, fuelled by media focus on Momentum, has perhaps not been their strong card. Three boroughs are now 100 per cent Labour – Newham, Hackney and Lewisham – and another 11 are more or less one-party states. How healthy that is for democracy is a moot point.

With Havering the only borough in No Overall Control, the focus now is on leadership. Eight of the 32 authorities have new leaders. Only one of these could be said to have been planned – Steve Bullock announcing last autumn that he would step down as directly elected mayor of Lewisham. Two more leaders went before the elections – Claire Kober resigned in Haringey and Robin Wales was defeated in an election for the Labour mayoral candidate in Newham. Since then we have two new

leaders in Kingston and Richmond, following change in political control, and then Denise Hyland did not stand for the leadership of Greenwich and Sachin Shah was replaced in Harrow. There were also challenges to Muhammed Butt in Brent, Steve Curran in Hounslow and Peter John in Southwark. While all survived – Curran by only one vote – none can necessarily see a challenge-free period to 2022.

In the lead up to the elections, our analysis suggested that London would continue to move to the left and the results confirm this. Estate renewal was a significant election issue in some boroughs – Haringey, Lambeth, Newham and Southwark. How the boroughs now implement manifesto pledges, especially in regeneration and development, will be critical. Westminster is committed to opening up planning committee meetings to allow the public to speak. Wandsworth expects to see 60 per cent affordable housing on all public land in the borough. Nearly every borough has set a target for 'genuinely affordable' homes for the borough and we can expect the 35 per cent viability threshold to be tested as they seek higher percentages.

So, while there were no massive earthquakes, the tectonic plates continue to shift across the capital. ●

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VIEWPOINT

In the wake of NLA and GL Hearn releasing their latest statistics on the new pipeline of 510 tall buildings over 20 storeys, we ask: are tall buildings good for London?

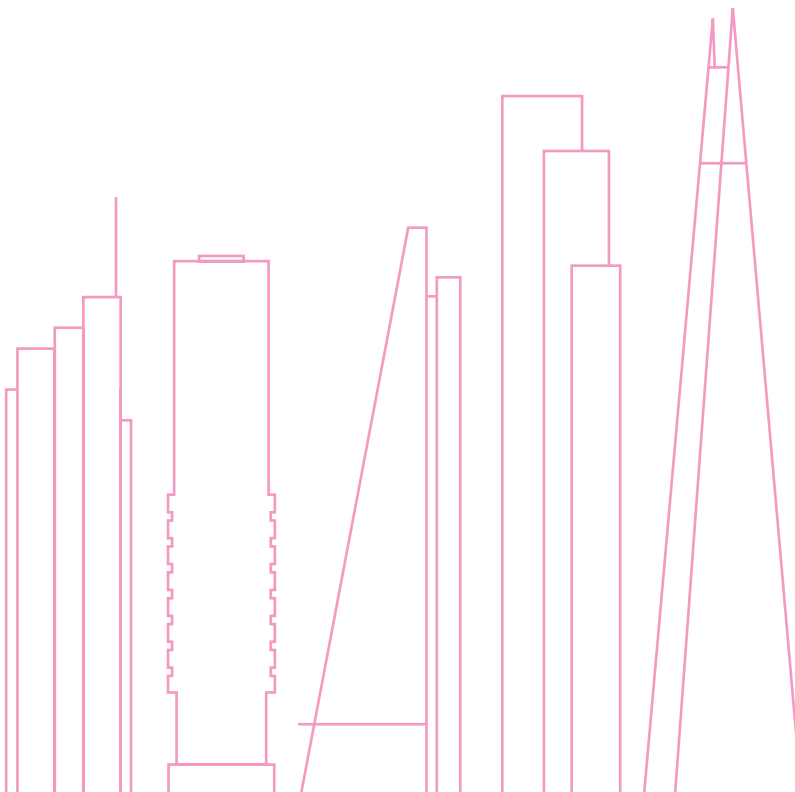


Emma Talbot
Head of planning,
LB Lewisham

Tall buildings can be good for London, but they are not always the right solution. They certainly have a role to play where land is scarce and demand is high – allowing us to meet challenging housing targets, optimising the most accessible locations and enabling more modest interventions in sensitive areas.

But they are not right for every place or indeed every site. Too many times I hear architects try to justify height, saying why it won't cause harm, citing the fact that there are other tall buildings so they should have one too, and viability issues, but when asked about the rationale, the response is less convincing. There is a danger of a game of 'one-upmanship' based on the last approval, rather than thinking about the quality of place, the existing community, what is special about an area and what a tall building can bring to a place.

When we treat every development site as having an automatic right to a tall building, led by a need for profit rather than quality and placemaking, tall buildings are generally the wrong solution. Only when the latter is the case, can we genuinely say that tall buildings are good for London.




Eleanor Fawcett

Head of design,
Old Oak and Park
Royal Development
Corporation

In 2003, on my first day working for the Greater London Authority, I went along to the launch of Housing for a Compact City. This book had been produced by the Mayor's Architecture and Urbanism Unit to promote building at higher densities, with the premise that it would be good for London as a growing city. That message seems so innocent today! But the principle is still right – we should be making the most of London's scarce land supply and building densely in already urbanised areas, before sprawling out further.

Tall buildings are the result of this approach. Yes, it is possible to build densely without going high. However, at the sorts of densities being promoted in key parts of London today, sunlight and daylight requirements etc make tall buildings an essential component of these new neighbourhoods. So, yes, tall buildings are good for London as they allow the city to sustainably house its ever-growing population and support its booming success. But, they need to be more than just a tall building; they need to be creating truly excellent homes for all Londoners.

That is our current challenge – too many of the high-density, tall building developments being delivered just aren't good enough. They need to positively enhance the places where they are located and create great homes for all. We, as an industry, need to really understand and resolve how successful living at high density, including in tall buildings, works for London. What are the tangible benefits which are only possible at these high densities? How can they create excellent homes and places where both the current and next generation of London's communities will flourish?


Rab Bennetts

Director, Bennetts
Associates

I can see why tall buildings are important for young cities like Abu Dhabi or Dubai, as they are symbolic rather than essential. But does London have the same insecurities? This mature metropolis already has everything a world-class city needs to express its importance. Tall buildings are inherently inefficient and, apart from the City and Canary Wharf where there is a case for clusters, the proliferation of random towers is simply making London look like everywhere else.

To determine an objective approach, London needs the same kind of 'character statement' now required in conservation areas, but applied city-wide. For example, viewed from Highgate or Dulwich, the capital's character is of a low-rise settlement in a meandering river valley, so the wall of tall buildings along the Thames is an obvious mistake, cutting off London's biggest 'heritage asset' from the population at large and subverting its visual composition. It was our Orwellian 'Minister for Truth', Boris Johnson, who said he wouldn't turn London into 'Dubai on Thames' and then proceeded to do exactly that. Is it too late to reclaim London's distinctiveness?


Vince Ugarow

Director, Hilson
Moran and founding
member, CTBUH UK

In my view, the answer is yes, providing the proposals meet the following seven key criteria:

Demonstrate the impact of the development on the surrounding urban environment at the planning stage, using digital visualisation software backed up by predictive scientific data. This should specifically address rights to light, shadowing, air quality, wind effect and pedestrian comfort at street level.

For proposed high-rise residential developments there should be a commitment to meeting the needs of housing Londoners, who contribute positively to London's community and economy.

Contribute investment in public transport and provide local amenities including schools, health facilities and open recreational space within the development, to meet the increased demand.

Design and construct the tall building to a high architectural and engineering standard of quality. This should be assessed by an independent panel representing industry professionals, the local authority and local community representatives.

The development should have to comply with WELL Building Standard™, a recognised benchmark assessing buildings designed to advance the occupants' health and wellbeing.

Design the installed building systems so they are low maintenance and easy for occupants to operate and control. Ensure the systems provide real-time digital data with feedback on energy use and the local environment, which can be plugged into a wider smart city grid.

Commit the building owner/landlord to an estate facilities management plan, which proactively engages with the occupants, to create a vibrant successful vertical community.

By testing against these criteria, I believe tall buildings will have a positive impact on our great global city.


Brendan Kilpatrick

Senior partner, PRP

Tall buildings are essential for London. We cannot claim that London is the best city on the planet without a global view of what constitutes a global city. To have this view, our tall buildings must be the best-designed tall buildings in the world. Building tall, however, needs to be justified. Good urban design principles need to define this justification, taking context, transport, ecology and sustainability into consideration. Landmarks need to exist for a reason.

The Grenfell tragedy has brought the issue of tall residential buildings into stark relief. We should not become puritanical on this subject. We have the regulations, the materials and the skills to ensure that our buildings are the safest in the world, but we must learn from our mistakes. We cannot hope to solve the housing crisis without building high.

Tall buildings create opportunity and delight. A tall building without a viewing gallery in London is a lost opportunity. Everyone loves a view. And tall buildings create their own vistas. Who would disagree that the view south from Blackfriars Bridge has been utterly transformed by the cluster of tall buildings that have emerged there in the last few years?


John Bushell

Principal, KPF

Vital cities across the world are facing the same choice between increased density and wider sprawl. Tall buildings are good for London, but they need to be well designed, part of a mixed-use varied scale vision, and in the right location.

Apart from a period in the 1970s, intensive tower building in the UK is a relatively new phenomenon. We have a lot to learn and should be looking to countries with a longer tradition of planning for them, and building high.

Our planning system is one where every property owner has the right to see what is possible within guidelines and a legal tradition of precedent and negotiation. We treasure this system, but it brings challenges that are made clearer with height. Carefully located additional density is a smart approach. How tall buildings relate to each other in a resolved way, including the environmental characteristics at ground level, is a key objective that needs greater measurement and scrutiny.

Towers can grow out of urban blocks as part of a rich urban pattern and do not have to be singular objects. Mixed-use buildings and developments should be formally encouraged to avoid monocultural density, together with a range of building scales and types of public space. We can learn from building codes, east and west, how to build and what to include.

A task of design is to mediate the effect of greater density and make it more liveable and socially responsible. This requires informed imagination and humane purpose. With additional height comes greater responsibility. Designers must recognise the public nature of the skyline, where failure to respond well to all the issues leaves a very visible record. Collectively we get very mixed marks for current progress.


Emily Gee

 London planning
director, Historic
England

We generally say that tall buildings can contribute to vibrant cities if they are well designed and in the right place. And in our historically low capital, with its sweeping views, the right place needs careful consideration. We have listed the very best, from the futuristic Lloyd's Building to the striking profiles of the Barbican's point blocks. Refined, neighbourly architecture at this scale is possible, but it requires extraordinary attention to detail and place. Tall buildings need active, high-quality lower levels that contribute meaningfully to the public realm, while also being good neighbours in longer views, since views belong to everyone. And we must work together to ensure that tall buildings don't loom tragically in London's precious, cherished views. We have tools to help: characterisation, 3D modelling and early discussions. Designers, planners and policy-makers have a responsibility to consider the impact of tall buildings on London and to be aware of cumulative impact through a broad vision. There are often other solutions that respect historic grain while thoughtfully creating places people identify with and enjoy living in. Respecting scale, character and specialness should be the starting point for good placemaking, wherever it is in London.

WHAT THEY SAID

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

#nlataillbuildings

‘We’re subjected to a lot of what I call decision-based evidence making by planning consultants’

MP Emma Dent Coad on the ‘homes for nobody’ problem, speaking at the APPG

‘It’s not just about numbers. It’s about the kind of city we’re creating’

Alison Brooks

‘The great danger of all of this is we’re now creating what I call a generic city’

Barbara Weiss, co-founder, Skyline Campaign

‘We have nationalised planning in this country and most countries regulate it’

Create Streets’ Nicholas Boys Smith

‘Over a third of construction projects in the UK run over on time or budget’

Mace director, high-rise solutions, Shaun Tate

‘We want to get stuff built but it’s our duty to get the look and function right. We like modular because it’s out there delivering’

Croydon’s Heather Cheesbrough

‘Every city has its own DNA ... towers are a non-indigenous species in London’

@CampaignSkyline’s Barbara Weiss responds to ‘How many is too many tall buildings in London?’

#nextgen

‘I actually see the start of a movement to get your voices heard. I’m really excited’

Sherin Aminossehe, head of offices, Lendlease

#nlainternational

‘We have 5,700 acres – an awful lot of potential for the capital’s housing crisis’

TfL’s Stuart Robinson



#NLAHousing

‘We need to start showing Londoners, with pictures and designs, what high density looks like’

Deputy mayor for housing James Murray

‘The pressure is really on. We have to keep a level head and remember how many good homes we can build, not just how many homes’

Levitt Bernstein’s Julia Park

#knowledgecapital

'It is important to find mechanisms to overcome the divides that naturally occur in universities'

UCL's Prof Alan Penn

'The quality of the estate was quite shocking. Some described it as shabby chic. I just called it shabby'

Julian Robinson, LSE on his perception of the estate when he arrived

"Knowledge capitals' are created when dense networks of diverse people / colleagues / academics are pushed together'

@alanpenn on @ucl's interdisciplinary success

#londonatmipim

'There are no coherent responses to the housing crisis at the moment'

Richard Leese

'When I was growing up, social housing meant getting on with your neighbours'

Cllr Darren Rodwell

'Do I think we will get more affordable housing out of it as time goes on? Yes'

Eddie Lister on Battersea Power Station

'When I started Berkeley in Surrey I had 40 competitors. We have two today'

Berkeley Group chairman Tony Pidgley

'We need to create great places – not just fill every spare site with housing'

Croydon's Jo Negrini

'We are not playing at regeneration; we are doing it for real, and Park Royal is a big part of that'

OPDC's Liz Peace

#nlaretrofit

'This is the highest facade retention I think anyone has ever done'

Pell Frischmann's Mike Hitchens on Centre Point

'We wanted our first project to be one that everyone else thought was impossible to do'

Alamacantar's Dan Ritterband on Centre Point

'This is the kind of building that you want to keep forever'

Tishman Speyer's Philippe Le Fort on the Economist Building

'A framework within which life can happen'

Deborah Saunt on The Economist Building

'Heritage is a means to doing development well, not an obstacle'

Historic England's Emily Gee



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DESIGNING FOR URBAN CHILDHOODS

By *Sam Williams*, landscape architect and consultant, Arup London Plan

The amount of time children spend playing outdoors, their ability to get around independently, and their level of contact with nature are strong indicators of how a city is performing, not just for children but for all generations of city dwellers. Cities that address the needs of children will benefit economically and culturally from retaining families among their residents.

That is one of the messages of Arup's recent report: *Cities Alive: Designing for Urban Childhoods*.

London is listening. The city is waking up to the fact that to be liveable, competitive and sustainable for everyone it needs to become more child-friendly.

The draft London Plan, on which the authors advised, shows great promise in helping to create a more child-friendly London, recognising that 'accessing opportunities for play, and being able to be independently mobile within their neighbourhood, is important

for children and young people's wellbeing and development'.

TfL's Healthy Streets agenda demonstrates a commitment to creating spaces where the most vulnerable among us feel safe and welcome. The RTPI London has been engaging industry to see what planners can do to make it happen.

These are exciting times for London and its youngest residents. What do you think would make the capital more child-friendly? ●



By creating a 'children's infrastructure' network of interventions at neighbourhood scale, small actions can add up to high impact change

VERTICAL FORESTS

Peter Murray talks to Stefano Boeri, whose brand of greening the city could come to prominence in the UK under the new London Plan

The Urban Greening Factor (UGF) is one of the many innovations of Sadiq Khan's new London Plan. The inclusion of urban greening measures in new developments, the plan says, 'will result in an increase in green cover, and should be integral to planning the layout and design of new buildings and developments. This should be considered from the beginning of the design process'.

Developers and designers looking to increase their UGF score should take an urgent trip to Milan to look at the spectacular Bosco Verticale (Vertical Forest) in Milan, designed by Stefano Boeri. The twin towers are in Porta Nuova Isola and form part of a redevelopment by Hines Italia. The towers support some 21,000 trees and shrubs of various kinds – the equivalent of a hectare of forest.

Although he is fast turning into a well-travelled starchitect, Boeri eschews the sort of corporate trappings you're likely to find in an equivalent practice in the UK. His office is lined with books, painting and drawings, untidy, casual – more academic than global practitioner. But then he is a former editor-in-chief of *Domus* and professor of urban planning at the University of Milan and has been a visiting professor at both GSD and Columbia.

'I've always been obsessed by trees rather than greenery in general and how trees could be part of architecture without being just decoration', he told me when I visited during Milan Design Week recently. But his plans to integrate trees and

architecture required a substantial risk on the part of Hines. 'They paid for the research we did with Arup looking at issues of wind, sunlight, shade and irrigation. We started the project in 2008, which wasn't the best time for real estate in Italy, so we only completed it in 2014.'

I ask Boeri about his influences. He namechecks the Austrian artist and builder Friedensreich Hundertwasser, who, at the 1973 Milan Triennale, planted just 15 trees in apartments on the Via Manzoni. An iconic photo shows Hundertwasser holding a tree and root ball above the tramlines

'I've always been obsessed by trees rather than greenery in general and how trees could be part of architecture without being just decoration'

of the Milan street. Then there was Joseph Beuys, who planted 7,000 oak trees for Documenta at Kassel in 1982. Books such as Italo Calvino's *The Baron in the Trees*, about a character who lives in trees, and Ebenezer Howard's *Garden Cities of Tomorrow* were key influences.

Boeri has, in turn, been influencing others – Herzog & de Meuron have just completed a tree-covered tower in Beirut, Thomas Heatherwick's 1000 Trees resi block in Shanghai speaks for itself, and Jean Nouvel, MVRDV and Kengo Kuma are also in on the act.

But Boeri isn't worried. 'We didn't copyright anything – it is so stupid to

copyright something that delivers a social opportunity. We have actually published a book so that others can emulate it.'

There seems to be plenty of work to go round. 'In Liuzhou in China we are building a forest city; in Nanjing two huge towers, in Eindhoven the first public housing vertical forest using prefabricated sections.' In Paris Boeri is building a tower totally in wood, three hotels in China and one in Mumbai.

His ideas are catching on politically too: he presented the Liuzhou project at COP 21, the climate change conference in Paris, and in November he takes part in the inaugural Forum on Urban Forests in Mantua. 'It will be the first opportunity to compare best practices', he says.

'I have been advising the Commonwealth. Secretary-General Patricia Scotland is trying to move the Commonwealth in the direction of climate change.' Which all links in with the Queen and Richard Attenborough talking about the Commonwealth Canopy on TV.

Boeri is full of praise for Sadiq Khan's greening policies. 'I'd love to do something in London, I have a son studying at the LSE and so I'm there quite a lot.' Since my Instagram photo of the Bosco Verticale received a record number of likes – I can only imagine that his towers would be very popular in the capital. ●



Bosco Verticale,
Milan



Green fingers –
Stefano Boeri



Greening the city





A EUROPEAN IN LONDON

This year's NLA annual lecturer Amanda Leveté talks Brexit, exploring an office in Paris, MAAT, V&A and gender, with *David Taylor*

Amanda Leveté was all set to enter a competition to design the new EU headquarters building in Brussels, when she spotted some of the small print.

If, it read, Brexit reached an ‘unacceptable conclusion’, they reserved the right to reject a winning proposal from British architects. So that was it. And it made Leveté realise the enormity of the problems facing the UK and its considerable design expertise, despite her London-based, European practice adding to the richness of cities both here and abroad with projects like MAAT in Lisbon and the V&A on Exhibition Road.

I caught up with this year’s NLA annual lecturer, Jane Drew Prize-winner and all-round good egg Leveté in her practice’s large office behind a trademark orange door on Brewery

‘Everyone who works here loves London, which is why we’re here. But we need to be prepared for Brexit if and when it happens, and we are already feeling the effects’

Road, between King’s Cross, Camden, and the Caledonian Road. The last time we met she was with her long-time partner Jan Kaplicky, with whom as Future Systems they designed key schemes such as the Stirling Prize-winning Lord’s Media Centre and Birmingham Selfridges. Both of those projects arrived in short order when the practice was down to its bare bones, financially – the then boss of Selfridges Vittorio Radice approaching them after driving past Lord’s and being impressed with the monocoque structure on his way to work every day. And both were in essence of that period of hermetic, iconic designs that Leveté now feels is broadly over.

Cut to today, and Leveté has her own practice, AL_A, and the architectural world is in the main toasting her successes with the two

museums that are almost a polar opposite to the icon days: the hugely popular MAAT and its rooftop public space that attracted 85,000 people on its first day, and the V&A, whose own project has helped to lift footfall by some 26 per cent in a year when museum attendance nationally has been dropping. ‘What you could say is common to them all is that they have captured, in different ways, the public’s imagination’, says Leveté.

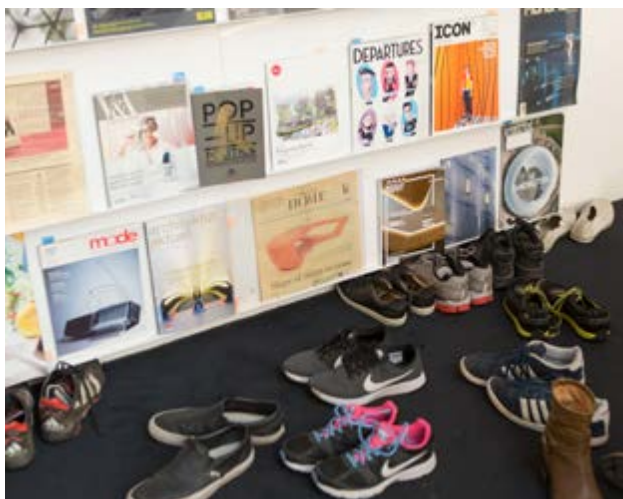
Entering the office, visitors are encouraged to remove their shoes. For staffers, it is compulsory. The point is that this is a great leveller, says Leveté, and that ‘all are in it together’ – a phrase she repeats a fair amount and one which hints at her belief that the ethos of the firm is firmly rooted in collaboration, but furthermore that clients are not in for a passive ride. It’s also all about leaving preconceptions – as well as worries – on the doorstep.

But Brexit is a key concern that has even forced Leveté to investigate opening an office in Paris, in part to attend to the firm’s project to remodel the Galeries Lafayette. In a speech to the Creative Industries Federation in March, Leveté said that she would be derelict in her duty to rule out exploring the possibility. But fleeing is not an option. ‘We’re not going to move wholesale, no’, she says. ‘This is my home and I love

London. And everyone who works here loves London, which is why we’re here. But we need to be prepared for Brexit if and when it happens, and we are already feeling the effects of the possibility of a hard Brexit in the reduced numbers of people who are applying from the EU.’ There’s been a drop-off in that and a couple of people returning home to Spain (the dominant nationality in the office, with French). OJEU is a big source of work for the practice, as it is for others.

The EU headquarters was the kind of project it would have loved to have done, with its interesting site and emphasis on identity. But reading through the conditions alarmed Leveté. ‘There’s a paragraph that, in the event of a poorly negotiated exit from the EU, they reserve the right to kick off the UK practices, in the event that they win. I’d never seen it in black and white like that.’ AL_A would have wanted to team up with a practice based in Brussels, and spoke with one they have a real regard for. ‘They have huge respect for what we do, but because we were British, they weren’t going to team up. So that’s that. We’re not going to go for it. It’s just one example, but is the beginning of something. And it really hurt.’

As a consequence, Leveté says, they need to be in a position where they



←

Footloose – AL_A staff and visitors remove their shoes



A people place – the new V&A courtyard



The V&A Exhibition Road Quarter

have a French office from which they can apply, hence the exploration of a Paris office that would be just three hours away via the nearby Eurostar. For it to work as part of the office, the four AL_A directors – Ho-Yin Ng, Maximiliano Arrocet, Alice Dietsch and Leveté herself – would need to make commitments to spending time in Paris.

The French connection does not end there. AL_A has been shortlisted to transform the Eiffel Tower site, and when President Macron was over with Theresa May to visit the V&A scheme on its opening, Leveté chatted to him. ‘He’s such a rock star’, she says. ‘He said “magnifique” and was very complimentary, and when I told him we were also doing Galleries Lafayette he asked how long we have to wait for it.’ The answer on that is the programme on that project is ‘evolving’, but the job is to remodel the inside and how it projects itself to the outside. This is not in the public domain yet, but some of the themes AL_A explored at MAAT



© Fernando Guerra



Lisbon living –
MAAT



Inside the Museum
of Art Architecture
and Technology
(MAAT)



© Hufton Crow

and the V&A will re-emerge, such as how they go beyond the building's boundaries, and how permeability can be improved between the city and the store and vice versa. 'It's a very interesting brief – they want to restate what it means to be French.' With Selfridges there was almost no context, whereas this is in the heart of Paris in a very historic Haussmann building.

The Lord's Media Centre was all about projecting a different image, too, for a daring commissioning client, even if some of their ways were stuck in the Dark Ages. Leveté retells the story of how when she and Kaplicky came to present their shortlisted designs to the MCC (in two tubes of drawings), she was not allowed into the Pavilion as a woman (they are now), and Kaplicky was initially prevented for not wearing a tie. But the iconography of the Media Centre and the reference to Marshall McLuhan was the medium as the message; it had to be visually memorable and yet also the place that the media broadcast their message from.

The department store for Selfridges captured the public's imagination via the external discs and its curvaceous form, to the extent that it became an emblem for the identity of Birmingham, and even appeared on a stamp. And the V&A has been similarly taken to the public's heart, says Levene, even if it stands in stark contrast to the previous scheme proposed for the same site, by Daniel Libeskind. 'For me, the demise of that scheme marked the end of the era of building as icon and we talked a lot about the iconography of place. Sometimes, a more radical thing to do is not to build.'

This harks back to Cedric Price, a huge influence on Amanda Levene as a student, as was David Greene, and, later, Richard Rogers, at whose practice she met Kaplicky. There

'You never hear men described as a "diva" and men behave in exactly the same ruthless, powerful, eccentric way'

are times and sites where icons have a validity, she says, but more and more, the interesting buildings are the ones that work tightly with the urban grain and interlink history and modernity. She points to Herzog & de Meuron's Philharmonie in Hamburg as a case in point.

I ask about gender in the profession, something Levene says she felt would come up. Do women design differently to men? No, not at all, she says, flatly. So, what can we do about the problem of diversity in the profession? Essentially, one of the answers is to work more towards the main issue as she sees it of childcare and the shared responsibility for parenting. 'Until we get to the point where it is accepted and understood that men and women want to take the responsibility in terms of the amount of time they invest in it, particularly when young, and when paternity

leave is as generous as maternity, it won't get better.' In the time Levene has had a practice, she has witnessed a huge increase in applications from women, and gender balance in the practice is pretty equal, not that she is tokenistic. But having a balance is very important. 'It contributes so much to the culture of a place.'

And, looking around at some of the most significant architects – she cites Liz Diller and Kazuyo Sejima, as well as the late Zaha Hadid – there are many inspiring models. 'What do we have to do for the question not to be asked?' Hashtag campaigns such as the Me Too movement have brought awareness to a much wider issue across many professions in a way that years of legislation failed, Levene believes, to a point where change is irreversible. But we're at a point where there is perhaps too much conflict at the moment. 'We need to find a way to not make this about a conflict, but how we collaborate better.'

Hadid is one of those whose work Levene admires a great deal, and who she has described in the past as 'taking the bullets'. What does she mean? 'She was arguably one of the most important, recognised and famous architects in the world at the time of her death', she says. 'So she carried with her a huge responsibility. She was a trailblazer and because of her fame and reputation she stood there in front of everybody, so she had to deal with most of the flak. And there was a lot of it.' Most of this was gender-related, Levene believes. But the character traits of the creative geniuses over history such as Le Corbusier, Mies van der Rohe and Frank Lloyd Wright are admired and lionised. Even in The Fountainhead that kind of thing was viewed with admiration. But in a woman it becomes more pejorative, and the way Hadid was always described as a 'diva' particularly gets Levene's goat. 'You never hear men described as a "diva" and men behave in exactly the same ruthless, powerful, eccentric way.'

Levene, meanwhile, has been criticised for networking, she discloses. 'Tell me who isn't? Is it not important to do that?' Once again, men would never be described in this way. It's water off a duck's back for Levene, but, she maintains, people don't realise they are doing it, and language is so pervasive.

Setting up AL_A was more than just 'a name on a slide', and something Levene underestimated. But it is more collaborative than Future Systems ever was. 'At Future Systems we would always start with a sketch, invariably a Jan sketch,' says Levene, 'and here it's a conversation between me and my three directors. We continue that conversation for as long as it takes and resist making a formal proposal because it's a conversation that's about exploring the limits of a project, and understanding what the questions are that we have to ask ourselves to unlock the ideas that are going to drive the project. So it's a more conceptual approach, trying to really take time to understand what that line of enquiry might be. It's a less architecturally formal way of working.'

Levene became an architect in the first place after leaving school at 16 and going to art college. In reading about art history she discovered architecture, she says, and could see that architecture touched on issues about society, politics and identity, whether individual or national, and now relishes constraints that she can push against. 'I enjoy a challenge and pushing things to their limits.'

She loves what she does, especially working in the office, but also the site visit, and neither does she ever want to feel disengaged. She hates the way the competition process has driven architecture fees to unsustainable levels, and respect eroded in the process. So she loves the kind of entrepreneurial spirit she believes architects have lost, but which lay behind a pop-up restaurant the practice produced in Soho – Tincan. It was a big critical success, and reminded Levene a little of when the River Café was a favourite haunt



Fish food – the practice's pop-up restaurant in Soho



Tincan has whetted the practice's appetite for more such ventures



© Paul Winch Furness



© Paul Winch Furness

in her Richard Rogers Partnership days; now she yearns to own her own office with a restaurant attached. Or, in much the same vein, there is the work she did with a local primary school, where a group of 9-10 year olds would come to the office in an after-school club project, learn

about being an architect and even present back to the staff in what was clearly a rewarding experience for all concerned. 'We treated them as we would our clients', says Levene. 'It was fantastically successful. The teachers were just stunned by the results – it was really touching.'

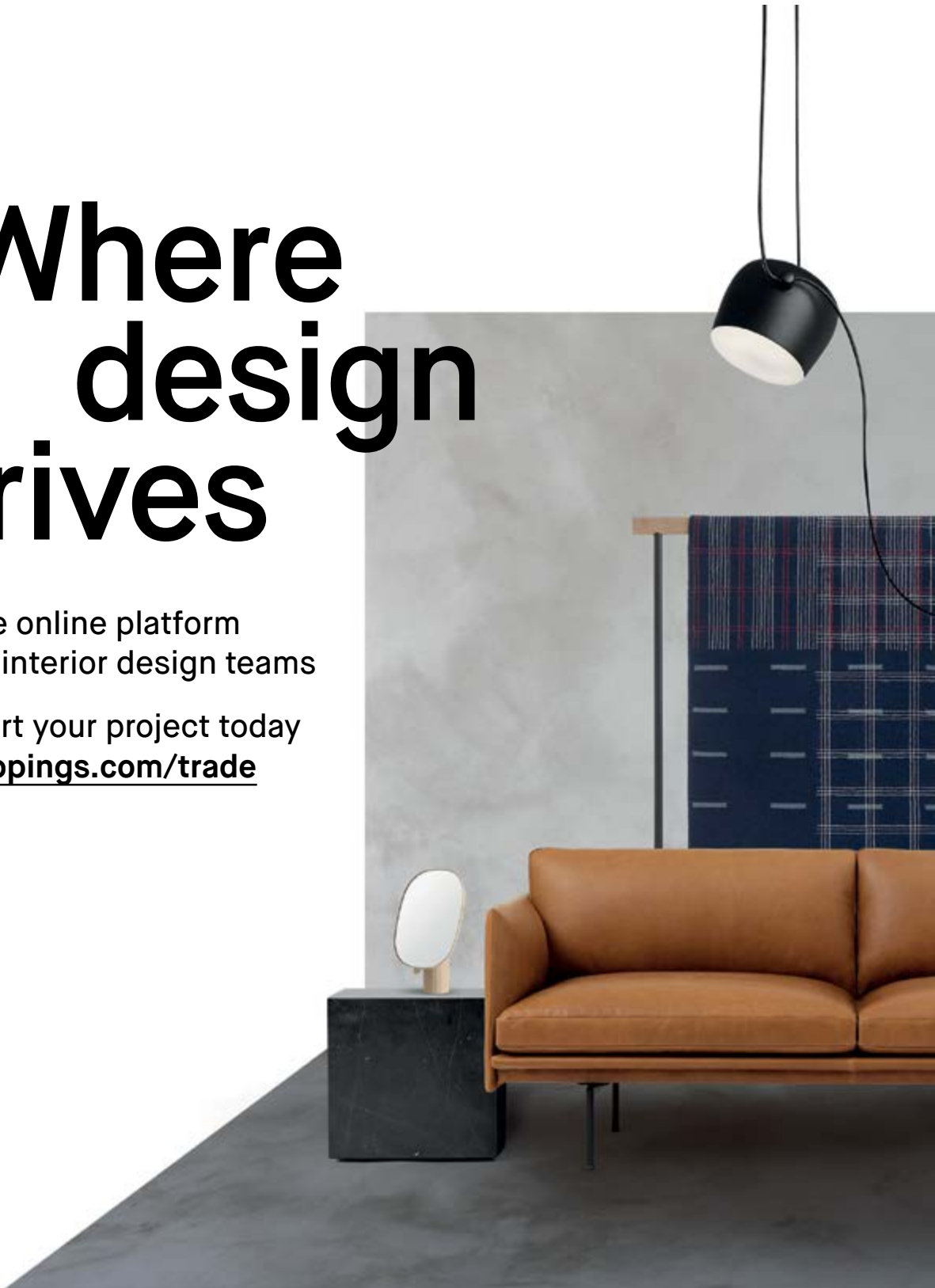
Elsewhere in the portfolio there is a clever project called Pitch/Pitch – which is a kind of stackable five-a-side football pitch for meanwhile sites that the practice has designed with Arup, out of carbon-fibre and also steel – but also a desire to get into social housing from first principles: finding sites, putting together funding and working with the community.

But risk is a final subject I want to talk through. 'It's something I feel really strongly about', says Levene. 'For me, for work to be interesting you need to, in some way, however modest, advance the debate. And to do that implies taking risks.' Most clients demand the bespoke, but without risk, and that is the paradox at the heart of the profession. Risk has become a pejorative word associated with the hubris of the 'machismo-driven' financial crash. 'It's time we reclaimed risk as a positive force and everybody buys into sharing the risk, and the excitement too', says Levene. 'It's not a negative thing.' ●

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IT'S ALL GO FOR ACCESSIBLE HOTELS

David McMahon, architectural director at Ryder Architecture, argues that its AllGo idea may unlock travel through bespoke hotel rooms for the disabled

In the ever more connected world in which we live, the ability to travel freely and in comfort, whether for work or pleasure, has never been more important.

With over 11 million disabled people living in the UK and more than 500 million globally, there lies a huge opportunity to provide beautiful, functional and accessible environments that unlock the freedom to travel for all, regardless of need.

The current offer does not meet the immediate and growing demand, with the vast majority of hotel environments designed to meet the needs of the able-bodied traveller and the minimum amount of accessible provision provided to meet statutory requirements. Often tucked out of the way, squeezed into pockets of left-over space, these environments are neither desirable nor particularly accessible.

In response to a submission call by the RIBA's Bespoke Access Awards, and in collaboration with Ryder and our partners at accessible design consultancy Motionspot, the AllGo concept was formed.

Driven by a desire to provide hotel accommodation which is universal, beautiful and personalised, there was a shared vision to remove barriers to travel and create truly inclusive environments. The principles underpin all elements of the design, ensuring environments are inspirational not institutional.

Led by a co-design process including industry experts, operators and most importantly customers with a variety of needs, it was immediately apparent there was an urgent need and desire for change.

There was no shortage of concept ideas – the overarching message being that disabled environments should be no different from so-called standard rooms. Through considered design, environments can have the look and feel of a luxury upgrade with accessible features integrated into the space, allowing it to evolve and meet the specific needs of the customer. Through the ability to personalise space, customers not requiring these features are not met with the myriad poorly designed rails and cords which are synonymous with accessible environments.

Through initiatives such as the Bespoke Access Awards, hotel operators are beginning to note the real desire for change and see an opportunity to open up new markets through the creation of well-designed spaces for all. Currently in construction, the AllGo team hope to see the completion of our first AllGo inspired accessible environments in 2019 with others to follow soon after. We believe a tipping point has been reached. As more truly accessible hotel environments such as AllGo are realised, the case for change will speak for itself. ●



Unlocking travel – the AllGo feature bed and accessible bathroom

SIR MALCOLM GRANT HAILS 'FABULOUS' KNOWLEDGE CAPITAL SHOW

Sir Malcolm Grant – and robotic friend Pepper – christened the NLA's season of *Knowledge Capital* events

NHS England chair Sir Malcolm Grant hailed NLA's new *Knowledge Capital* exhibition as a 'fabulous' and 'stunning' physical manifestation of what his organisation is doing structurally and conceptually through the universities and healthcare system as he opened the Store Street show.

Grant said that the exhibition – which examines the development of new spaces and places for the knowledge economy in London and the wider south east – demonstrated 'exactly why London stands so proud as a major centre of higher education and health'.

'It goes to everything we should all believe about the potential of London'

Grant was preceded first by NLA chairman Peter Murray, who pointed to the NLA research publication underpinning the show as a great example of the high quality of buildings being delivered to service this important sector of the London economy, and was followed, unusually, by a robot called Pepper, serving to illustrate the changing roles of automation across many industries.

'What a fantastic exhibition this is', said Grant. 'It goes to everything we should all believe about the potential of London. Look across the map and model and you start to get a real impression of where health and higher education and research

intersect across this city. And it is not accidental.'

Grant made two main propositions on the future of healthcare. The first was that it is primarily driven by research, with the best outcomes from clinicians with 'inquisitive minds', empowered by new technologies. It took 40 years and £2bn, for example, to get from the discovery of the helical structure of DNA through to the time the first human genome was fully sequenced in 2001. 'Nowadays we can do it in a day', said Grant, and it was being used to 'uncover the mysteries' of rare diseases. Partnership working as exemplified at the Crick Institute was key to working on issues relating to the molecular nature of cancer, Grant added, and London was a leader, along with its two 'outlying suburbs', Oxford and Cambridge.

But the second proposition was more systemic. 'The way we deliver care has got to change fundamentally', said Grant, with a shift to prevention rather than 'fix and repair' and the promotion of healthy cities, early detection and early intervention. Hospitals, after all, are 'dangerous places', said Grant, so more needs to be done on the shift – which he estimated was 20 per cent through already – towards a more integrated model of healthcare. 'We are bringing care out of hospitals into primary care, out of primary care into the community, trying to draw together physical ill health with mental health, which has been a very seriously neglected area both of treatment and



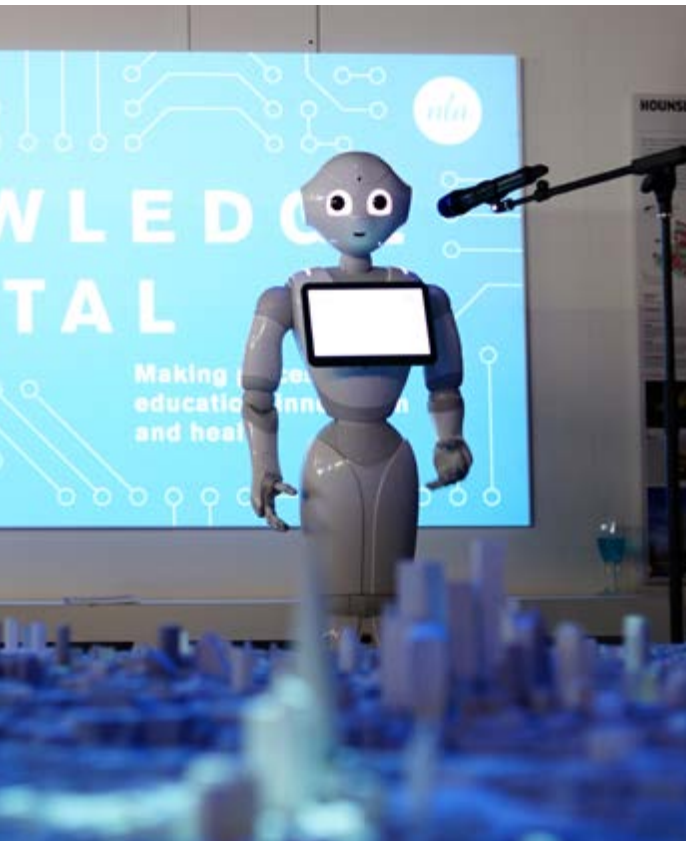
of science over the last decades, and of course combining healthcare with social care', he said. 'The more we can join up those attributes of care, the more we can make for a more pleasant and a healthier and longer life for our citizens, and also reduce the very heavy costs of intervening when it's too late.'

Born in 1947, New Zealand-born Grant is a former provost of University College London, a barrister and academic lawyer as well as the current chancellor of the University of York, and an honorary member of both the RTPi and RICS.

Knowledge Capital continues with a series of talks and events supporting the main show until July. ●

See next issue for the *Knowledge Capital* special, covering all the key events.

Please visit bit.ly/KnowledgeCapital_pdf to download the *Knowledge Capital* report.



↑
Above: AI in action
– Pepper takes
the mic. Right: Sir
Malcolm Grant



→
The Knowledge
Capital exhibition



REACHING FOR THE SKY

New research revealed that 510 tall buildings are set to join London skyline. So what are the implications? By *David Taylor*

London now has more than 500 tall buildings in the pipeline and a record 115 under construction, according to new research published by NLA.

The fifth London Tall Buildings Survey – launched on the 13th floor of TH Real Estate's offices at 201 Bishopsgate – showed that despite signs of a slowdown, London has 510 towers in the pipeline and a record number of 115 schemes under construction, compared with 455 and 91 respectively, in 2016.

The analysis suggests that living in tall buildings is becoming more accepted, with more than 90 per cent (458) of those coming forward as residential, and with the potential to deliver some 106,000 homes. And data from EG shows that 30 per cent of the proposed schemes in 2017 were build-to-rent, compared with none in 2013.

'We will have to see if the projected boom in the next two years will happen'

At the launch, NLA chairman Peter Murray said that the appetite for tall buildings remains strong and we still need them as part of the equation of housing London's growing population. EG senior analyst Paul Wellman added that this was despite comparing this year's crop with the 'exceptional' data in 2016, when more than one tower was coming out of the ground every week. This year, completions were down, and there were more hotels and student living schemes.

Half of the tall buildings pipeline is in east London with 252, followed by central London with 99, and a third from outer London, although it is taking longer for projects to get off the ground and the number of applications is down 10 per cent from 2016. GL Hearn head of planning Stuart Baillie said he was anticipating a boom of completions in the next two years, but with Brexit and skills issues to the



Rachel Haugh and
One Blackfriars

fore, that may be optimistic. 'We will have to see if the projected boom in the next two years will happen', he said.

Other speakers included Shaun Tate – director of high rise solutions at Mace – who showed how the firm is looking to 'smarter solutions' including its rising factory and new construction techniques which can cut transport by 40 per cent and waste by 75 per cent, and SimpsonHaugh partner Rachel Haugh, who showed the practice's One Blackfriars scheme and stressed the need for design quality to 'encourage change' and to 'be bold and proactive' for such a world city. Croydon's Heather Cheesbrough said her borough had shown how it is 'very keen to have tall buildings but they have to be well designed and they have got to work', even if she shed some doubt over whether the 68- and 41-storey One Lansdowne Road project will ever be delivered. The Menta Tower (Morello), meanwhile, has been redesigned as two 'more deliverable' 25-storey towers, she revealed, after the 56-storey version was granted permission several years ago. And GIA senior partner Gordon Ingram showed how new advances in modelling techniques can allow designers and the public to get a better handle on how and where their city is changing, citing NLA's calls for a 3D model for the city.

Murray said: 'NLA has long been calling for a 3D model of London to enable developers to place virtual

images of their proposed buildings into a wider model of the capital so that developers, planners and the public can more fully understand their impact. We have looked at all of the available systems and are pleased to be working with VU.CITY, whose London model is the largest, most accurate digital model in the world. We urge architects and developers to upload their projects to VU.CITY – a service that is free of charge – so that it can provide London with the tool it needs for better planning and decision-making.

Tall buildings – how many is too many?

The pros and cons of creating the next generation of tall buildings were given a thorough airing at NLA, with exponents and opponents putting their cases for the pipeline of more than 500 on their way for London. But as one questioner to a special panel pointed out, the cost of land and building tall meant that affordability to most Londoners was simply impossible.

The event *Tall Buildings in London: How Many is Too Many?* was kicked off by moderator Peter Murray, who said applications for buildings of more than 20 storeys remained strong and that the 510 in the pipeline were proof that they play a key part in delivering the 66,000 homes London needs every year.

But, said Create Streets founding director Nicholas Boys Smith, it does not have to be this way. Tall buildings absolutely do have their place in an international city, 'but we don't need them at an absolute level to deliver sufficient homes', he said. Things like the London Plan and other guidance are 'chronically biased against gentle density', Boys Smith added, pointing to the two densest kilometres in Europe – in Barcelona and Paris – where there were no towers in sight. Data that Create Streets has analysed on tall buildings show that they make bringing up children harder, their inhuman scale discourages behaving well to neighbours, and they increase the ease of crime. They also create overshadowing and reduce liveability, are less energy efficient and are unpopular; we should be building density at the human scale instead,

'The danger of all of this is we're now creating what I call generic city'

he said. 'The people are telling us something. They are not the way to provide fair, equitable housing for the majority of people for the majority of the time.'

And yet the industry is 60/40 prejudiced against tall buildings, and the public perhaps even more so, suggested Metropolitan Workshop associate Jonathan Drage. Sometimes, there was 'a requirement and imperative to go high', and Drage's projects – including a scheme for Pocket in Wandsworth – showed how affordability could also be a high priority. 'The Pocket product is a game-changer', said Drage. 'I think it's revolutionary.'

SimpsonHaugh founding partner Ian Simpson is another tall buildings fan, living at the top of one of his designs, and is of the belief that London will benefit from the 500 or so being built.

'It's just a pity that 1,500 tall buildings aren't being proposed', he said. Such schemes are complementary, but should touch the ground lightly and be 'inspiring', not formulaic, heightening the quality of life. More often than not, politics, planning and the development process result in mediocre architectural responses, he said.

Finally, Skyline Campaign co-founder Barbara Weiss said that London's 'DNA' was different to other cities, with towers often a threat to our heritage assets, the problem of overdevelopment as at the Shell Centre, and the phenomenon of clusters, of which Weiss was not an admirer. 'We're getting an asparagus patch', she said. Many tall buildings were expensive to maintain, but another problem was homogeneity. 'The danger of all of this is we're now creating what I call generic city', she said.

A Q&A session with the audience debated issues including good design, maintenance versus that of a Georgian terrace, planning through the ages and relaxation of the green belt to cater for London's expansion. But one of the main points was financial: to make a building work requires a minimum of £800 per sq ft, which equates to a one-bed or two-bed of £450,000-£625,000; something which simply cannot, said the questioner, solve the housing crisis.

Going up – APPG debates role of tall buildings

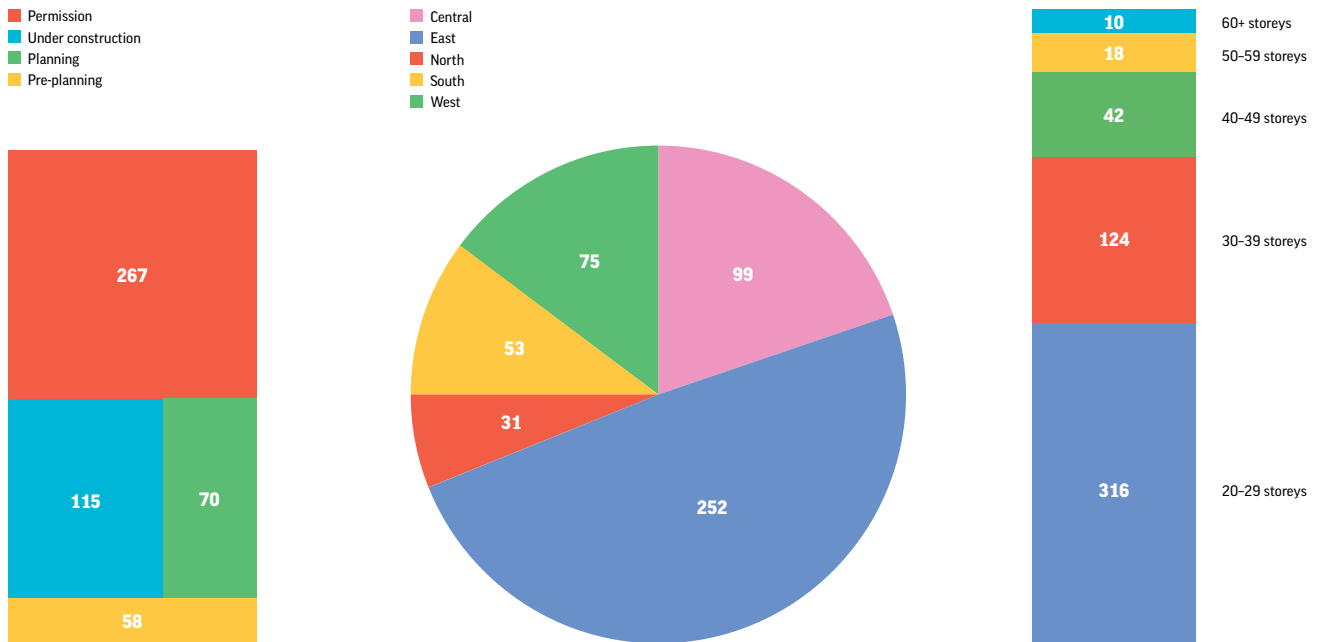
London's next generation of tall buildings must pay greater attention to the user experience, maximise associated social housing and create schemes that give the maximum back to the city, planned within more strategic masterplans.

Those were some of the key takeaways from the APPG meeting as it met at Westminster to discuss the role tall buildings play in supporting London's growth.

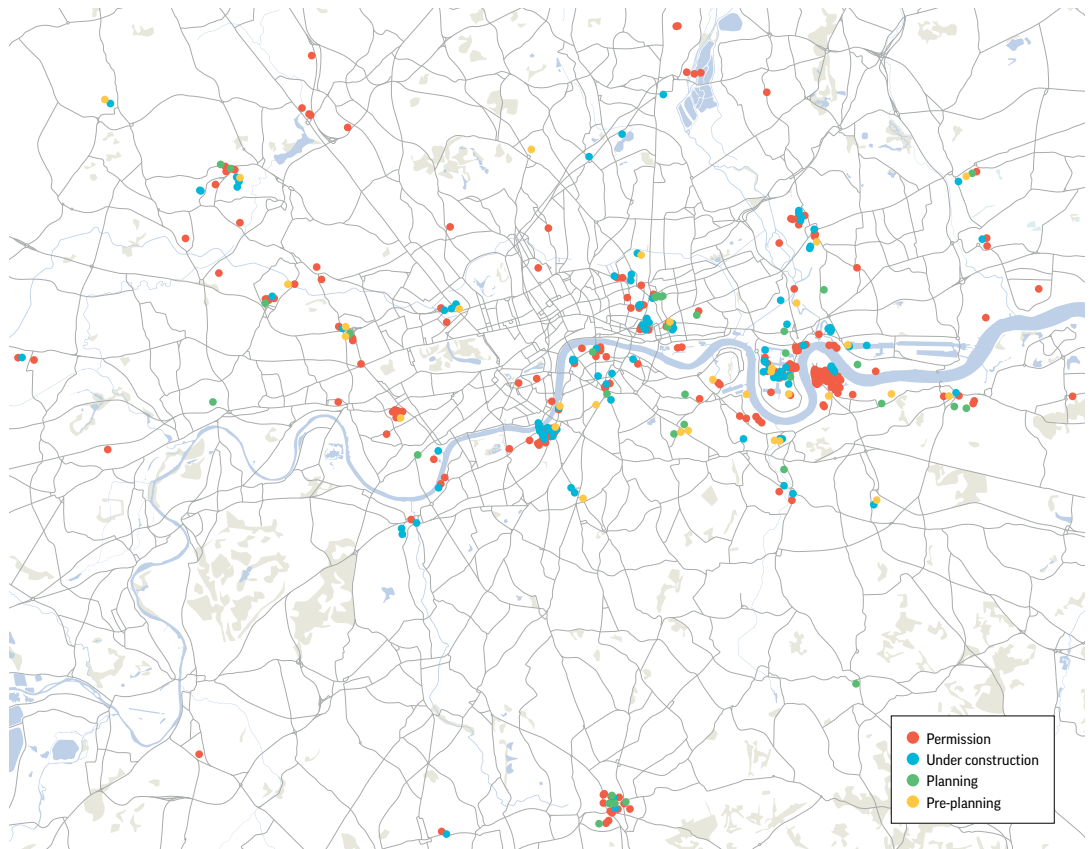
NLA chairman Peter Murray followed committee chair Bambos Charalambos MP's introduction by suggesting that this year's NLA London Tall Buildings Survey had stirred relatively little surprise among the press or public, despite showing that there are 510 in the pipeline for the capital. That, Murray went on, suggested that in the 'race' to build the 66,000 homes required by London each year, tall buildings are now perceived by many as being 'one of the key components in delivering those numbers'. A 3D model of the kind NLA is now working on with VU.CITY would help to provide greater scrutiny of designs, said Murray, as will Sadiq Khan's Mayoral design advocates.

GL Hearn's head of planning Stuart Baillie gave a run-down of the key elements of this year's figures of buildings more than 20 storeys, including strong areas of growth such as Croydon and Newham. Baillie told the group that with new technologies coming on board, future tall buildings schemes might come to site quicker, and that the typology is part of the answer to providing for housing need.

But HTA Design's head of planning Riëtte Oosthuizen suggested that in future years it might be a good idea to include data on the affordable housing generated by tall buildings, and the demographic nature of those who live in them. 'Tall buildings play a part in the solution', she said. 'But it's not just about numbers. It's about quality and fitness for purpose.' Do they form part of a public realm masterplan, and do the internal spaces work for people, she asked? Work HTA has done on intensifying the suburbs also shows that perhaps the contribution made by tall buildings pales in comparison – the study indicates they can provide just 100,000 homes, but that is not a great deal when need (66,000) is annualised. HTA's work on suburban intensification, by contrast, shows that 350,000 extra homes are possible, with a rooftop study showing 180,000. Tall buildings can learn a lot from the build-to-rent sector, said Oosthuizen, where the customer



↑
Left to right:
the 2017 tall
buildings pipeline
by planning status;
location of tall
buildings in 2017
pipeline by London
sub-regions; height
of tall buildings in
2017 pipeline



→
Where they'll go
- map of the tall
building pipeline



Bird's eye view
– VU.CITY and
the capital's tall
buildings pipeline



Emma Dent Coad on the 'homes for nobody' problem

is prioritised, and thus the kinds of maintenance problems that plague tall buildings can be minimised.

Alison Brooks Architects' director Alison Brooks said that the key consideration was about what kind of city we are creating. 'Is it humane? Is it equitable? Is it adaptable?', she asked. 'A lot of people would question whether tall buildings provide any of those things.' The most successful tall buildings, Brooks suggested, were those which are part of a strategic masterplan, and it had to be acknowledged that

the primary consideration of the tall building was economic. Tall buildings provide something like 10 times the density of London's average, so need to 'give back 10 times to the city', Brooks added, and the GLA must devise policies that reward design excellence – 'high quality' means nothing and has 'no teeth'.

Finally, Kensington MP Emma Dent Coad said that London needed more tall buildings like World's End and Trellick Tower, and fewer of the 'ugly blots on the landscape' 'lowering' over

Kensington and Chelsea from other boroughs, such as – she cited – Imperial West. 'With all of these schemes we're subjected to what I call decision-based evidence making by planning consultants', said Coad. There was also a question of who we are building for, and the problem of 'homes for nobody' – the kind of luxury flats which display very few lights on at night. Construction quality is also 'shocking', suggested Coad, who spends more time on casework from new buildings than those which the borough is demolishing. People wanted neighbourhoods, which is why those being rehoused from Grenfell are struggling to find new homes. But another fallout from Grenfell is that new fire regulations that emerge will have a bearing on tall buildings' viability, Coad suggested.

Discussion of the issues varied from the view that the UK was going the way of American cities and thus needed a regional plan, and councillors and MPs willing to impose restrictions on developments; affordability; local authority delivery vehicles; and the politically driven nature of the development system. ●

NLA's year-round Tall Buildings Programme is championed by GL Hearn and Mace, and supported by SimpsonHaugh.



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ENTERTAINING THE ARCHES

By *Anna Keogh*, architect, Weston Williamson + Partners

Do you always find yourself in the kitchen at parties? Are those kitchens confined, too close for comfort and not fit for the party purpose? Welcome to the city!

With the advent of micro-flats, larger communal living spaces have shrunk, meaning the kitchen can no longer serve as the traditional heart of the home where people gather. There is simply no space to entertain family and friends, cook for a crowd or catch up with the neighbours.

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Party Potential : Off the scale



Illustration by Pablo Sanz Claramunt

GAME CHANGER – THE ELIZABETH LINE

Set to launch this December, the line formerly known as Crossrail (1) will provide a big boost to London, not least in property terms. The first in a series of articles on the line, by *David Taylor*



↑
Platform level
at the emerging
Whitechapel
station

→
Inspired by
Crossrail – Bennetts
Associates' Woolwich Creative
District includes
450-seat theatre,
music venue,
museum and
rehearsal rooms
as part of a wider
residential-led
masterplan by
Berkeley Homes



The Elizabeth line represents a catalyst to respond to some of London's congestion challenges, increasing capacity by 10 per cent through carrying 200 million passengers each year and adding to London's 'bottom line' with homes, offices and shops in the process.

Those were some of the main points to emerge from the 'Crossrail: Above the Ground' February breakfast talk. Crossrail's land and property director Ian Lindsay said that the line represents 'one of the most amazing, large, and complex projects ever undertaken in the UK', with its 118km length exceeding that of the Channel Tunnel Rail Link, and involving two 21km tunnels under the centre of London. The £14.8bn project draws a third of its costs from the private sector, and with the 'tunnelling marathon' now done, it is 90 per cent complete, said Lindsay. But the scale of the project is worth remembering, its 250m long platforms typically featuring escalators at each end leading to two separate ticket halls, and the diameter of the tunnels at 6.25m dwarfing the 3.5m Tube equivalents. Yet it is above ground too that the line will make a key difference to Londoners, said Lindsay, with upgrades of outer London stations such as Ealing Broadway, Ilford, and Hayes and Harlington acting as a 'stimulus' to development and helping to create better 'places'. 'These areas need to work as effectively as transport interchanges and must be pleasant places to spend time in', he said. Crossrail hopes to implement £90m of improvements by the end of this year, and will create 3.5m sq ft of new homes, offices and shops. 'Our ambition is to deliver high quality places and a lasting legacy for London', said Lindsay. 'It's the right thing to do but will also add to our bottom line.'

In the West End, after more than 150 years, we finally have a 'catalyst' to try to resolve some of the pressures of overcrowded spaces, said Alexander Jan, director of city economics at Arup. Oxford Street



PLP Architecture's proposed over-station development at Farringdon East Crossrail station



Ready to roll – Elizabeth Line trains at Old Oak Common depot

and surrounding streets attract some 300 million visitors per year, and there will be significant flows in and out of stations along Oxford Street, he said. But projects to pedestrianise Oxford Street and improve comfort levels for the pedestrian in other areas such as Tottenham Court Road are geared to providing similar levels to those experienced in shopping centres. 'It's very important we act together to deliver a coherent series

of interventions for people who will use the space once Crossrail opens', he said.

The conference also heard from Raffaella Rospo, senior associate at Weston Williamson + Partners, about the similarly complex Paddington station project her practice has worked on, noting how difficult it was to pedestrianise a London street and the importance of retaining the design architect into delivery. And

AHMM's Simon Allford showed his scheme for Derwent London at Soho Place, which features a new theatre built within a metre of three jet engines' worth of cooling fans for Crossrail below, with consequent noise and vibration issues. The scheme has had a long gestation and many iterations – to date it has generated 1,200 drawings and 1.2 terabytes of data over 11 years. 'Crossrail has prematurely aged all of us.' ●

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GOOD CAUSES

NLA head of Events *Lauren Bennett* outlines the NLA's approach to events and fundraising, most recently with the BIG QUIZ held to raise money for PedElle and Coram

As NLA's head of events, I am always looking for ways to introduce new events to the already very busy NLA programme, particularly ones where we can engage with our membership and create unique opportunities to network on an informal level more regularly.

As I'm also NLA's head of charitable giving, it seemed like a no-brainer to introduce a different type of event to the programme, using the opportunity to fundraise for some charities which are close to our hearts in the process.

'It's always exciting – if a little nerve-racking – when planning a new or rarely tested format for an event'

In May we held our third BIG QUIZ in the NLA galleries at The Building Centre to support our senior programme curator Lucie Murray in her efforts to cycle 450km from Copenhagen to Berlin with PedElle in June. The ride, completed by 45 female riders, is raising valuable funds for Club Peloton, whose main beneficiary is Coram. Coram offers direct, practical help and emotional support to vulnerable children, young people and their families. A charity we're thrilled to be supporting!

It's always exciting – if a little nerve-racking – when planning a new or rarely tested format for an event. The quiz format is great to get stuck into, with so many different elements to contend with (the priority being: raise as much money for Club Peloton



Getting quizzical – NLA's 'Big Quiz' in action

as possible) and with everyone at NLA having different strengths to draw from, it enabled us to pull it all together on the night and deliver a really fun night for a great cause.

Our contenders arrived with excellent fighting spirit and certainly came to win. The night was extremely lively, with Tibbald's Jennifer Ross, co-founder of PedElle, and LB Enfield's Sarah Cary, Club Peloton trustee, at the helm as quiz masters, who did an excellent job in guiding teams through a particularly taxing quiz with rounds on Copenhagen and Berlin, London, cycling and nostalgic TV theme tunes.

We managed to raise a whopping £5,700 on the night through ticket sales and attendees generously digging deep to buy raffle tickets and drinks.

This is an NLA record for fundraising, one which I hope we're able to continue exceeding going forward!

Cheers to our winners on the night, Studio Four Four, who also won the prize for best team name, 'Coram Blimey Guv'!

Thank you to all of those who came along and gave so generously, to our quiz masters, to Jess Phillimore at Coram, who provided an excellent insight into the work Coram does, and finally to the NLA team, not only for pulling off such a fun evening for everyone involved, but for being so supportive in cheering on another member of the team.

I'm already looking forward to the next one! If you are a charity and would like to work with us, then I'd be delighted to hear from you. ●

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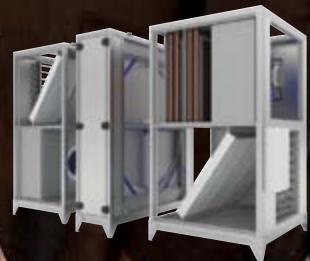
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BALANCING PRIORITIES

Head of planning at the Battersea Power Station Development Company, *Gordon Adams* argues that developing Battersea Power Station has often been a difficult juggling act

© Johnny Stephens Photography



Power into place – the Battersea Power Station site

It is astonishing to think back to the way the Vauxhall Nine Elms Battersea (VNEB) Opportunity Area was in 2008. The Power Station site was derelict, with the roof and west wall missing from the famous building's Boiler House, and the area east towards Vauxhall a sea of industrial sheds.

Fast-forward to today, the area is awash with cranes and people are moving into their new homes and businesses. Tunnelling for the Northern Line Extension (NLE) is now complete and there are even new lift cores rising in the once-abandoned Boiler House.

But it hasn't been easy. The masterplan that we are working from was drawn up in 2009 on the back of two previous redevelopment attempts. The plan was a huge step forward in overcoming seemingly endless

obstacles to progress. The most significant of these was the restoration of the Power Station itself which was decommissioned in 1983.

During its operation and for most of the 35 years after, the Power Station sat in 'splendid isolation', meaning that any new development needed to fund its restoration would obscure views from somewhere. But such new development was vital in order to fund the Grade II*-listed Station's restoration. Working closely with Wandsworth Council, the GLA, Historic England, and CABE, the Rafael Viñoly masterplan was carefully designed to include enough new development to pay for the restoration (and the Power Station's share of the Northern Line Extension). This was done by carefully preserving the view from the north with the new blocks splaying out to maximise the

view and the prospect which gives a framed view of the Power Station from Battersea Park Road.

As well as making sure that the restored Power Station can be seen, the development team have also taken design and placemaking for the new buildings seriously. A huge amount of effort has been put into complying with The Placebook – the project's specially commissioned handbook which lays down the principles by which the Power Station's development is delivered. An array of world-class architects have used their vision to help bring this masterplan to life including Simpson Haugh, dRMM, Wilkinson Eyre, Foster + Partners, Gehry Partners, Patel Taylor, along with landscape architects LDA and Exterior Architecture – and there are still four phases yet to be designed.

All across the Opportunity Area, exciting new urban environments like these are emerging, being delivered through the Planning Framework jointly prepared by landowners, Lambeth and Wandsworth Councils, and the GLA. A major new part of London is being created.

Our first phase, Circus West Village, is already open with a number of shops, restaurants and cafés. It is becoming increasingly popular as the weather gets warmer – I would encourage everyone to enjoy the views from a distance and then come up close to see what an amazing, exciting place is taking shape on the riverside – in space now open to the public for the first time ever. By no means least, is the good view of the large-scale works under way next door on the Power Station itself which remains our abiding passion and priority. ●

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'BREAD AND CAKE' – MAKING PEOPLE-FRIENDLY PLACES

Tibbalds have been affectionately called everything from design 'policewomen', to 'architectural dentists', to 'rugby players' forcing projects through. But their main aim is to find new mechanisms to create places that work for all. By *David Taylor*



Sue Rowlands, Jennifer Ross,
Hilary Satchwell, and Jane Dann

When, just before Christmas last year, Tibbalds won a national ideas competition to produce ‘VeloCity’ – a new kind of village in the Oxford/Cambridge corridor – it marked a significant moment for the practice. Because, after many iterations of the firm since its founder Francis Tibbalds created Tibbalds Partnership 35 years ago, including Tibbalds Monro, and Tibbalds TM2, this was perhaps the most significant headline-grabber since those days. But the project also encapsulates much of what this planning and architecture practice is all about: bottom-up, collaborative, ego-free and thoughtful responses to making the ‘people-friendly’ villages, towns and cities of tomorrow.

All of this can be traced back to Francis Tibbalds himself, who died prematurely aged 50 in 1992 but whose name the group’s four all-female director quartet – Jennifer Ross, Hilary Satchwell, Sue Rowlands and Jane Dann – chose to keep when they completed a management buyout in 2003. That MBO was a freeing process – it effectively meant that Tibbalds can now revel in joint ventures and partnerships with many other firms, rather than just their own in-house designers.

We meet in the practice’s airy, former Sarson’s Vinegar Factory offices – the Maltings – just south of Tower Bridge. Ross defers to Satchwell, who joined the other three in 1996, as the one who ‘does the talking’, but in fairness it’s a pretty equal debate about planning, diversity, the draft New London Plan, and what, exactly, ‘people-friendly places’ are.

That last point is difficult to pin down, says Satchwell, but it is perhaps a place that is low-to-medium-rise and is not too damaged by the car, or by current trends in housing such as the Mayor’s office urging developers to go taller and cheaper in a bid to ensure enough affordable housing is built. In a sense, as a boundary-pushing, cycle-friendly venture, VeloCity is all about investigating what that post-car world might look like, or at least in the era of the driverless vehicle and greater cycling and walking. And the

concerns over ‘jobs’ as required by the GLA’s Opportunity Area-like approach might be met by symbiotic industries around cycling and new approaches to agriculture, for example, as well as jobs from Oxford and Cambridge themselves, albeit within changing working patterns.

The task set down by the National Infrastructure Commission (and fellow-cyclist Sadie Morgan) was to house a million and a half more people in the next 30 years. ‘We want to live in the opportunity not to build these big garden villages or big expanded Milton Keyneses. We’re very interested in the death of the village and how they’re not allowed to grow by planning policy’, says Ross.

Thus, Tibbalds seeks to reinvent the village as microcosms of around 1,000 units each, all connected, ‘taking some of the garden village but applied

‘We all like doing different types of work, where you can shape the delivery of a place’

to real places’. It’s also about releasing green fields on the edge of villages, and connecting via good bike infrastructure. Tibbalds worked out that by going down this route, it could deliver around 300,000 homes across the region. People, they argue, want to live in the countryside, but it’s difficult to build new there, and what is being produced isn’t enough to challenge the traffic-based model everything works on. VeloCity is also aimed at a much more bottom-up approach, partially to get over the normal NIMBY problems; how can you make your village or town better?

So, are there other models for their kind of ‘people-friendly’ development? They point to Copenhagen or Amsterdam, relating a story about how in one neighbourhood people personalise their homes and outside, even having rabbit pens out in the open, with a school playground in the street. ‘They colonise space in a fantastic

way’, says Dann. No one is saying this could happen in London, principally for cultural or socio-economic reasons, but, as she points out, the naysayers of old, who said London could never have street cafés like on the Continent, could not look beyond the climate. In fact, it was only not happening because it was illegal, and took a change in highway law to make it commonplace. So: change is possible, which threads back to VeloCity, particularly against critics of the scheme – largely planners – who expressed doubts over some of the elements that planning law does not allow. Change the planning structures, then, they suggest.

Ross is a particular cycling fan, having initiated PedElle, the women-only version of the Club Peloton ride to MIPIM, which this year runs from Copenhagen to Berlin. And many of the teams with which Tibbalds collaborates on housing and other projects have clear cycling linkages too. A case in point is Duggan Morris, whose director Joe Morris is a Club Peloton stalwart and with whom Tibbalds worked on the Tybalds Estate regeneration project in Camden (more later), Hampstead Green project and the Wildernes Estate in Sevenoaks for PegasusLife. Or there is Karakusevic Carson, with whom it worked on the Colville Estate regeneration scheme in Hackney and Fenwick Estate in Lambeth. Other names include Mæ and Phil Coffey, all of which have formed relationships with the practice on two wheels.

Other collaborations are similarly far-reaching. Tibbalds is working in a joint venture partnership with engineers Campbell Reith, partly to take on the big ‘multidisciplinary boys’, again using their skills to co-ordinate, organise and gently push teams. This is the diametric opposite of the ego-practice with signature buildings, instead delighting in context and providing background buildings of quality. They call themselves ‘architects, but who don’t do buildings’, ‘urbanistas’ or, says Satchwell, just a group that does ‘anything interesting



© VeloCity



VeloCity – a new kind of village.
Above: The VeloCity team: Sarah Featherstone (Featherstone Young), Kay Hughes (Khaa), Annalie Riches (Mikhail Riches), Petra Marko (Marko and Placemakers), Jennifer Ross (Tibbalds), and Judith Sykes (Expedition Engineering)

that's vaguely about place'. 'We all like doing different types of work, where you can shape the delivery of a place.'

Is gender important in this regard? Is the lack of ego something that emerges from this? As it happens, they didn't do it deliberately – they just happen to be a group of females, laughs Ross, and, if anything, they have made concerted efforts to equalise the gender balance – by getting more males in their office of around 30 staffers. At least the gender pay gap is the other way round, they joke. But the firm also made number 28 in Fortuna 50's UK's fastest growing women-led small businesses in 2015 and can today point to an overall 60:40 split across its 32 staff.

Last year was 25 years since the publication of *Making People-Friendly Towns*; a seminal work for the firm, that has some 'very logical truths' still very valid today, says Satchwell. 'We're motivated by the impact that place has on people', she says, 'and that people have on place.' This is something the firm has striven to make more explicit, adding to the implicit elements in its work. It's partly the human-scaled, working for all users. It might mean it's the streets or the spaces, but in essence it is just putting people at the heart of the decision-making process, says Satchwell. 'It's the motivation more than anything.' Rowlands adds that, no matter what the project or client or how long that project is, ultimately it is about creating a place where people live and work and determining how good that place is. But it's also about the experience people have of a place, adds Dann – there are many aesthetically beautiful, but dead, environments. 'They're just perfect vessels but don't really stimulate anything other than the aesthetic experience', she says. The counter is allowing people to inhabit that space rather than unnecessarily control it, for all users. This extends to all the tiny details like how people with buggies will use the space, to how an old person will feel in it or how the windows will be cleaned, adds Ross. 'I know that sounds fine-grained, but we do think it through on all

© Duggan Morris / Mæ / Avanti Architects



←

Tybalds by
Tibbalds – the
Tybalds Estate

of those levels and make sure it is about collaborative spaces and places for all.'

Milestone schemes such as Tibbalds' Birmingham Urban Design Study (BUDS) set the scene for thinking about character areas in Birmingham and prompted Ross to enlist when she saw Francis Tibbalds present the project while she was at university. 'I said: "that's the kind of practice I want to join"', she said, given how Tibbalds was talking about urban design when it was not 'a thing'. 'He was really talking about the space that architects, planners, engineers inhabit, saying that we should all be in there together, talking the same language, doing good places.' It set the strategy, which has been layered since, says Ross.

Elephant and Castle is another – a masterplan with an uber team lead by Tibbalds and including Foster + Partners, Make, Jan Gehl, Space Syntax and Martha Schwartz. They did the framework and then the bid documents for Lendlease, after which the scheme 'flew' and 'made a difference'. Another was Lightmoor Village for the Bournville Village Trust and what is now Homes England, which has been Rowlands' baby for the best part of 20 years. That is now 1,000 houses, over half of which are built, and is one of the practice's early

design codes. 'I've been referred to by the client as the policewoman of the vision', smiles Rowlands. Tybalds was another that changed the direction of the practice. Starting in 2011, Tybalds – which Satchwell jokes is probably pronounced Tibbalds – involved assembling a multi-disciplinary team to again try to shape a good, people-friendly place. Here it was Duggan Morris, Mæ and Avanti, and went on to be the NLA Awards' Overall Winner in 2013. It was about trying to mend a place that had become broken, says Satchwell, a problem created by estate blocks having been put in but not looked after for decades. 'Architectural dentistry', Rowlands suggests. Alas, however, the council has never been able to make it work. The Bourne Estate project, though, again in Camden and designed this time by Matthew Lloyd Architects, was a springboard for much more local authority work, and for many more collaborations with groups of architects.

The lynchpin role in project teams played by Tibbalds differs subtly from the work of the project manager. 'Again, it comes down to influencing decisions', says Rowlands. 'Stepping outside that pure urban design and architecture role and thinking about the bigger picture.'

→

Bourne free –
the Bourne estate



© Matthew Lloyd Architects

Perhaps it is a little less complimentary, as Matthew Lloyd once described: if there was a rugby team, Tibbalds would be the ones charging to the front. They plough through the planning and make sure it is driving forward, albeit with a little more fleet-footedness, Dann points out, and more the fly-halves than the props, suggests Rowlands. Whichever it is, they advance the process, taking ‘stuff’ out of the equation for their fellow architects to have a better, easier path on.

They are also unafraid to make unpopular suggestions, which can make them quite ‘challenging’, says Satchwell, in that they will keep pushing for things. Cities need a balance between the everyday places that work for people all the time, and the object, one-off, perhaps more ego-driven buildings. Satchwell has a phrase for precisely this that she learnt from the late Martin Richardson in the 60s: bread and cake. ‘A good building is like bread and cake. You can’t have a city made entirely of cake. It just doesn’t work. Cities have to be made of bread – and what I think we’re trying to do is make good artisan bread, not have the city made of Mother’s Pride, which would have been the tradition 10 or 20 years ago.’

When it comes to *gingerbread*, however, Tibbalds is a big proponent, having been involved in the Museum of Architecture’s annual event making a city out of the stuff. They sponsor it, do a design code and policy document for it, as well as a masterplan, with architects and landscape architects buying plots. Are there lessons? Architects are better at traditional than they are at Modernist gingerbread, and too much humidity


‘A good building is like bread and cake. You can’t have a city made entirely of cake. It just doesn’t work’

led to structural issues. But the intention is to get ‘normal’ people to think about where they live and why it looks or works in the way it does. Thus architectural and placemaking ideas can be better conveyed to the 8,000 people who see it; a bit of fun with a serious undertone.

Any thoughts on the draft London Plan? It’s all about making sure it’s workable, says Satchwell. But you have to be a professional planner to read it, with its tons of cross-cutting themes,

says Ross. It’s a great manifesto, but as a policy document? Not too sure. Perhaps it is too inaccessible to the general public – there is so much detail, particularly on design, says Rowlands, and little in the way of a big message. ‘So, too long, too complicated, but its intent is generally in the right direction’, says Satchwell, in summary.

Nevertheless, the GLA and particularly the Mayor is to be commended in instigating its 50 design advisors. Satchwell is one, and applauds Khan for the initiative’s clear message in its strict adherence to diversity guidelines, even if she feels the GLA does not quite know what it has unleashed. The group meets once every three months or so, and Satchwell is working on one of many threads under way, on diversity in the built environment. But even this initiative is a good example of the change from the single advisor role, as with Richard Rogers to Ken Livingstone, to a more diverse, collaborative, pluralist approach. That augurs well, Satchwell says. In fact, it could be a neat summary for Tibbalds’ own world view. ‘It’s much less about an individual’s point of view’, she says, ‘and much more about “right, fingers in lots of pies, how can we help shape things?”’ ●

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BETTER TOGETHER

Paul Najsarek, chief executive of LB Ealing argues that a new alliance between the west London boroughs proves there is strength in partnerships

Capital West London is a ground-breaking new partnership, promoting the seven west London boroughs to a global audience and driving inclusive and sustainable growth across the sub-region.

The last few years have seen a huge change in the way local authorities view their role in the world, becoming increasingly focused on doing everything within our power to support the success of our economies and local businesses as well, of course, as our residents. In 2015, leaders across the West London Alliance group of boroughs, and across party lines, came together with the shared belief that building sustainable local economic growth was more important than ever, and that there were some goals that we could achieve more effectively by working together.

That's where Capital West London comes in. Covering an area of some 100,000 businesses and two million residents, this is a trailblazing, cross-borough approach to encourage direct foreign investment, supporting our local businesses to grow and trade abroad, using our combined weight to put the sub-region on a pedestal internationally and to attract investment opportunities to our member boroughs. Launched earlier this year, with the backing of London & Partners and the Department for International Trade, an in-depth marketing campaign is underway and a host of exciting enquiries are already coming in. With so many regeneration schemes happening

across the area, the opportunities to grow and to create quality jobs for local people are endless.

West London boroughs have been working alongside one another for some time, of course. The West London Alliance has a proven track record of bringing about change and success in the area, most recently with the successful campaign to have the West London Orbital included in the Mayor of London's Transport Strategy and London Plan. With Capital West London, the collaborative approach does not just involve the west London local authorities, but also our partners in the private sector too. Only through their engagement will this sustainable partnership thrive and prosper.

The innovation at the core of our approach is allowing us to think in new ways about how we can work together to grow our businesses, encourage inward investment and create the inclusive new jobs that local people need. With all that is going on in the world at the moment there has never been a more important time to reach out to new markets around the globe.

'West London' has a great deal of international recognition and credibility already, and we want to use that visibility to drive more traffic and investment to our door.

The next few years will be a fascinating, challenging time, full of opportunity. By working together intelligently, creatively and ambitiously, west London is capitalising on all the opportunities open to us. ●

'This is a trailblazing, cross-borough approach to encourage direct foreign investment, supporting our local businesses to grow and trade abroad using our combined weight to put the sub-region on a pedestal internationally'

THE USER EXPERIENCE: THE NED

The new-look Ned – named after the original building's architect Sir Edward 'Ned' Lutyens – has been open for a year. How has it fared?

Mark Bruce, main board director, EPR Architects

How did this project come about?

Almost 100 years ago, Midland Bank approached celebrated architect Sir Edwin Lutyens (known to his friends as 'Ned') to design their new headquarters in the City of London. The end result – built between 1921 and 1939 and occupying the corner plot between Poultry and Princes Street – was an architectural masterpiece. After passing through a number of hands, the building was eventually sold to an investor and EPR Architects invited to help convert it into a unique hospitality offering. So began the complex process of planning permissions and legal approvals, added to the design challenge of incorporating all the operational needs of a large hotel into a former bank within the constraints of its listed status.

What were the main challenges? How did you overcome them?

One of the main challenges facing us was the retention and integration of the Grade-1 listed architectural heritage with the requirements of a highly serviced modern hotel.

Part of the solution involved the sustainable reuse of the existing building and the retention of a high percentage of the original fabric. Key areas, such as the magnificent ground-floor Banking Hall and the low headroom vaults in the basements, needed particular care in developing architectural and servicing solutions with minimal impact on the design concepts and the existing retained fabric.

'The client brief was not to attempt to restore back to new but to celebrate and retain the natural ageing process of a wellmaintained building'

The scale and grandeur of the Banking Hall effectively presented a spatial barrier between basement floors and the extensive facilities above ground level. The insertion of a new lift core not only enabled efficient connection to all the facilities on The Ned's 11 floors, but also allowed the team to utilise the existing redundant lift shafts as main service routes connecting the bedrooms, banqueting facilities and rooftop bars to the basement plant rooms without

having an impact on the ground-floor Banking Hall. Services to the Banking Hall itself were provided from the basements below and utilised the existing counters and new joinery elements to retain the feel of the original hall.

The basement levels originally housed plant rooms on the lowest level and bullion vaults on the upper two basement levels. The vaults by their very nature consisted of extremely thick, heavily reinforced concrete walls, floors and ceilings and this, combined with the limited headroom associated with vaults, gave rise to differing architectural and services challenges and solutions from those of the levels above ground. The net result of these factors is the creation of many incredibly inviting and intimate spaces for relaxation and leisure. The lowest basement with generous headroom, by contrast, was the ideal location for the gymnasium and studios.

The conversion to bedrooms of the fourth floor original panelled director's offices required a particularly sensitive approach to minimise any interventions affecting the rich architectural heritage of the rooms. In many cases, this required the introduction of freestanding joinery pieces to allow for the provision of services. In some locations, freestanding bathroom pods were introduced. As is the case for the rest of the hotel, the client brief was not to attempt to restore back to new but to celebrate and retain the natural ageing process of a well-maintained building.

The end result is a sensitive refurbishment with the extensive Banking Hall transformed into a lobby, reception and main dining area; the three basements (including the original vaults) converted into a bar, spa and gym; former offices transformed into bedrooms with the adjoining secretaries' offices converted into ensuite bathrooms; and the bank's domes and rooftops lending space for a restaurant and bars.



City view – the
Ned's rooftop

How has the building performed in use (good and bad)?

Across the building, new high-performance, modern mechanical, electrical and plumbing installation has been fitted, upgrading facilities for today's user and improving the overall guest experience. Meeting and gathering spaces for people that work in the city have been created at all levels; from socialising, dining and wellbeing to flexible working environments; recognising the changing needs of the building's clientele.

One of the resulting challenges of the building's rebirth is in and around the delivery area. As the hotel is not within a purpose-built setting, the team have worked hard to define a functional service bay to the rear of the building. With access and space tight due to the sheer scale of the hotel and its functions, the operations team make an extra effort to manage all incoming deliveries and

outgoing collections with military precision to ensure the smooth running of the hotel.

What have you learned from it, to take on to other projects?

The challenges set by the client's design brief, alongside the complexities laid out by the unique and historic nature of the former bank building, called for a truly collaborative and creative approach from all stakeholders, designers and contractors.

It has been our pleasure and privilege to work as a key part of this process in our role as lead designer and co-ordinator, within a team working at the height of its professional ability:

- We've been able to experience first-hand how the hotel's client and operator have defined and refined their vision for the hospitably offering.
- We've collaborated closely with Soho House interior designers to

fully restore the character of this grand building, celebrating and transforming it into a charming and characterful series of social and hospitality spaces.

- We've worked tirelessly and passionately with the structural and services teams to consider and weave an efficient, functional, fully modern system within the historic fabric of a Grade I-listed architectural wonder – breathing in new life and ushering in a new era in the building's history. This was a one-off project bringing together two world-class hospitality leaders in Soho House & Co and the Sydell Group in a unique location, perhaps never to be repeated at such scale, or with the same ambition and opportunity to redefine and reset people's expectations of hotel and hospitality design. These experiences have continued to drive and inform our design and delivery approaches and fire our passion for unique and transformative hospitality projects.



The main ground floor space

Gareth Banner, managing director, The Ned and *Stuart Adolph*, SydeLL Group, vice president, development

How happy are you with the hotel?

We are immensely proud of The Ned; its design and all the people that have made it such a success in this, its first year. Testament to the design is the fact it picked up four major recognitions at the AHEAD Awards which included winning Best European Hotel. For us, there is no greater satisfaction than seeing guests arrive for the first time and witnessing their surprise and delight at the splendour of the building. We have many regular customers and members who have been extremely generous in their feedback and loyalty to us. We do not take this for granted and as a leadership team, work hard to stay relevant and refine our offering.

How successful has the project been?

In truth, it has exceeded all our hopes in so many ways. We are especially pleased with the performance of the ground-floor

bars and restaurants as well as membership for Ned's Club. We feel there is a real sense of occasion, variety of choice and experiences, such as our live band performances on the central stage. It has really hit a chord with our clients, both from the City and further afield. The demand for private events and dining spaces has also surpassed expectation, with occupancy of the bedrooms exceeding target revenues much quicker than anticipated.

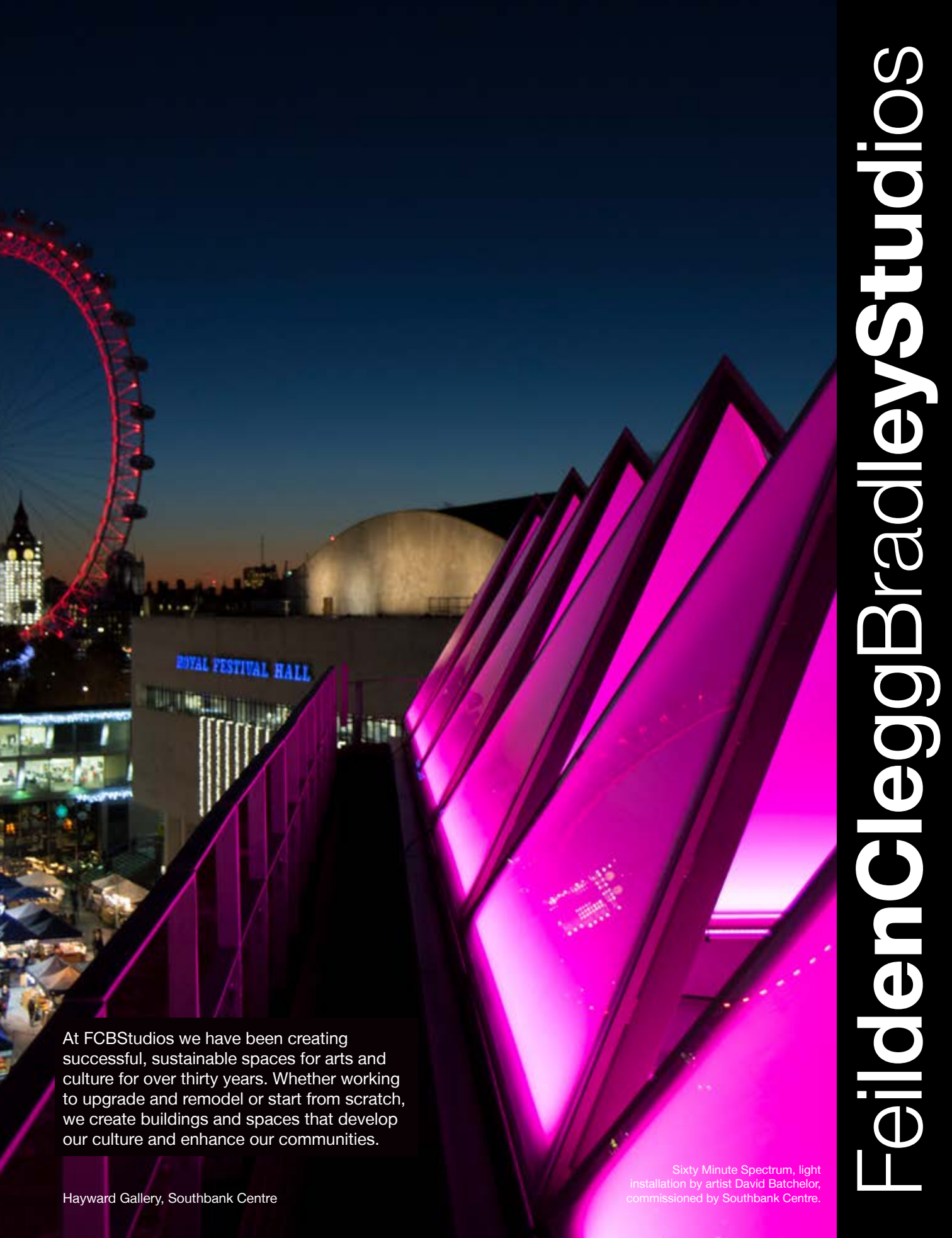
How has the design helped in achieving your goals?

Design has been a major factor in The Ned's success. The transformation from bank to hotel has been very sympathetic, still retaining many of the original period features. There is a narrative that celebrates and enhances its character – this being a key draw for those who come to visit us. Although the original features were conceived in a different time and for a different purpose, this makes it all the more extraordinary for them to lend themselves so successfully to a modern hotel.

The way in which the layout and location of key spaces makes best use of the original building also plays a large part in the success of each of the facilities. The reinvention of the roof as Ned's Club Upstairs and the creation of a bar in the original safety deposit vault brings a different perspective to our members and guests. Creating outdoor space on the roof was an enormous undertaking, but has meant that visitors can enjoy panoramic views of the City and many historical landmarks to the west, something not often found in London.

The re-purposing of the further bank vaults into spa and gym facilities also complements the other amenities, that go hand-in-hand to create a venue in a part of London that had not previously been regarded as a weekend or leisure destination.

We couldn't be more proud of how the final hotel has turned out. The design has reinvented a significant building by creating a truly atmospheric and characterful hotel, for all to enjoy and experience. ●



At FCBStudios we have been creating successful, sustainable spaces for arts and culture for over thirty years. Whether working to upgrade and remodel or start from scratch, we create buildings and spaces that develop our culture and enhance our communities.

Hayward Gallery, Southbank Centre

Sixty Minute Spectrum, light installation by artist David Batchelor, commissioned by Southbank Centre.

FeildenCleggBradleyStudios



Gasholders London canalside view at dusk architecture
by WilkinsonEyre, Structural and Façade Engineer Arup,
client King's Cross Central Limited Partnership

ARUP



WHERE IS ABERCROMBIE?

Gensler managing director *Ian Mulcahey* wonders if the draft London Plan goes far enough

The new London Plan is the bedrock of Mayoral strategies, and one of the most influential tools the Mayor of London has in his policy arsenal to define the shape of London. It regulates the use of land – a seemingly scant asset in a growing but constrained city.

Reading its staggering 525 pages, I was immediately excited to read that: ‘This Plan is different to those that have gone before it. It is more ambitious and focused than any previous Plans’. At a time of unprecedented change in our capital with a housing problem that has now matured into a full-scale ‘crisis’, a plan that is both more ambitious and more focused couldn’t be more timely.

However, as I waded through this voluminous text I felt increasingly underwhelmed – it didn’t read like a plan with vision, passion or the imagination that’s expected as a strategic roadmap for one of the greatest cities in the world. Yes, I could see ambitious targets, particularly for new houses, but I can’t see how this plan will help to deliver those numbers – a sense of cynicism widely shared with 96 per cent of the audience at NLA’s Big Debate.

I like the idea of ‘Good Growth’ which underpins the plan, but I question if it implies that the growth over recent years has not been ‘Good’. In the short 30 years I have lived in London, I have

seen the most astounding transformation from a failing city, with a declining population, endlessly increasing unemployment and collapsing public transport, to one of the most dynamic cities in the world with the fastest population growth in Europe.

A City for all Londoners is too narrow. Of course the plan needs to address the needs of its population, but London is also the economic, political and cultural capital of the nation. The plan must not lose sight of the 750,000 people per day who commute into the capital, the 19 million tourists who stay here, the 58 million who visit the top tourist attractions and, of course, the 1.8 million Londoners who haven’t yet arrived.

The plan doesn’t tackle some big issues; for instance, the fast-approaching driverless car gets no mention at all. If the population does rise to 10.8 million, this is the equivalent to four cities the size of Edinburgh arriving in the next 23 years. In addition to the housing, where is the strategy for all the new schools, universities, hospitals and the new parks that will be required? We need to build four times everything Edinburgh has now, in just two decades. Perhaps the Mayor could learn from Sir Patrick’s old plan for London. ●

‘I like the idea of ‘Good Growth’ which underpins the plan, but I question if it implies that the growth over recent years has not been ‘Good’



KINGS OF CONTEXT

Five years on from the death of Rick Mather, MICA is pushing forward with city-changing projects like Centre Point and Croydon's Fairfield Halls. *By David Taylor*

For MICA – the practice that has now been going for six months following a relaunch from Rick Mather Architects – it is a case of business as usual. Only the Camden-based outfit is actually doing much more than that. It is going from strength to strength, winning 20 new projects since Mather's death in 2013, building on the practice's delight in context and constraints, and preparing robust and detailed plans for TfL and the Treasury for everything from the best route to take on Crossrail 2 to new garden cities.

I meet the two directors of the now 50-strong practice whose initials make up the new name – Gavin Miller and Stuart Cade – exactly five years to the day since Mather's death. The offices above a Santander bank are a popular idyll from the hustle and bustle of Camden High Street below, with an attractive, sunny and green roof terrace to the rear. But it is clear that beyond Mather's penchant for greenery, a lot of his thinking and beliefs live on in projects such as MICA's work at Centre Point and in Croydon at the Fairfield Halls.

Launching had been part of a long game, says Cade, about which they had been thinking for a few years. Miller adds that they felt they would only consider changing the name if they could prove themselves on their own merit, going on to spend some time in consolidation and winning new work, and, of course, avoiding simply 'trading off Rick, giving him his space, if you like'. The transition, though, has been relatively seamless and clients are readily calling them MICA without prompting. Then again, around 80 per cent of the

practice's work over the last five years is in new projects. 'We always felt there was more we could convey about the office's abilities', says Miller. 'And that's what we've tried to do – what we hope to do – with MICA.'

The new work is a mixture of public and private sector, whereas in the past the majority was in the public, with arts, education and culture to the fore. Working across the spectrum, the practice is working on cultural mixed-use at Croydon with Brick by Brick, to pure landscape projects such as at Lancaster University, where the firm is 'rejuvenating' the campus with six new spaces and replaced

'It's a level of care at all scales that we feel typifies our approach'

canopies in each of its colleges along the university's spine, together with external study space and work on Alexandra Square. 'It's kind of celebrating the history of the Shephard Epstein campus', says Cade. 'Because it was a much smaller length and it suddenly doubled in length in the mid-eighties. So we're trying to give back some of the character.'

That, in essence, represents much of the practice ethos – about how buildings relate to their external spaces. 'It's a level of care at all scales that we feel typifies our approach', says Miller. At Centre Point, the practice created a masterplan to deal with the building and how

it 'readdresses' its setting. It was designed initially as an 'anti-place', says Miller, because Harry Hyams was forced by a condition of building high to 'maroon' a building on an 'island' and road. MICA worked to take traffic out of Centre Point, create a new square and re-orientate it to make the most of the opportunity. This has entailed working with TfL, Crossrail, LB Camden, as well as Almacantar, celebrating the building with new public realm including trees to the area, along with 13 units of well-appointed affordable housing that are already complete. Can I get one of those, I ask? 'That's what everyone says', laughs Miller. Retail units around the floor have been complicated to plan, but they include full-height automated doors which blur the inside with outside.

The relationship they built with Camden to gain consent grew into a wider masterplan for private developer Triangle in Holborn, plus an estate strategy for Camden, and work at Lincoln's Inn Fields, which, taken together, represents a large chunk of mid-town.

Around four years ago, MICA won the competition to masterplan the Honourable Society of Lincoln's Inn, and out of that the firm is now on site with a three-part scheme for the Great Hall, including a four-storey extension for what is the oldest working library in London. It is also 'hiding' a new double-storey basement for a lecture theatre and 10 advocacy rooms beneath its eastern terrace, with a rooflight to bring in natural light. Again that combines landscaping and

the firm's new status as accredited conservation architects.

On the back of that, the firm won a competition at Gray's Inn on High Holborn, aiming to 'restate' its entrance and redevelop the building above, recladding with mosaic tile and reusing what is a rather anonymous office building.

At King's College they are reworking a triangular site for medical teaching, even reusing a cadaver tunnel and lift, delivering a new building and courtyard, a refurbishment, and creating an elevated garden overlooking the Thames. One of the constraints here was preserving a sight line for a candle to be seen from Lambeth Palace to the Palace of Westminster, which had been to let the Archbishop know that war was coming. This may yet come in handy.

And three years ago they won, through the Homes and Communities Agency (HCA) framework competition, one big project to regenerate Fairfield Halls in Croydon. 'It was a really popular local venue but had lost its way over the last 20 years', explains Cade. A mixture of bad programming, poor alterations and just the size of the building had led to its decline after a really rich heyday in the 60s and 70s when everyone performed there. After much debate – including about demolishing the building – the work will add new retail, a new art gallery created from a disused car park, new multi-purpose spaces and, around it, a new college green, a new home for Croydon College and the College of Art, plus a residential development of 218 homes which helps to fund the entire endeavour. This is Brick by Brick, with the concert hall being an almost pure conservation project including the reinstatement of chandeliers and the Ashcroft reinstated as a 'raw' space. The opening is set for March next year, with BH Live appointed as the operator for the theatre, and the new concert hall now able to cope with amplified sound through the addition

of new acoustic baffling. 'Hopefully overall it will be a viable and successful venture again.' The grand spaces below will be given over to art, with 2,000 square metres to be used instead of just driven into to park.

The residential element of the scheme also threads back to work MICA did at Chester Balmore in Camden, where it created 53 'stacked' Passivhaus maisonettes – homes for the local authority – around a courtyard. 'Brick by Brick is a really great initiative', says Cade. 'Really bold.'

Elsewhere it has completed a project at the Horniman Museum in Forest Hill, another competition win to introduce natural light back into a space to preserve the anthropological artefacts inside. The library space has become a local studio space for flexible use, and the scheme reopens this summer.

'Brick by Brick is a really great initiative. Really bold.'

And then there is the masterplanning work for TfL. Initially MICA worked with TfL on what could be done with Heathrow if the airport went the way of Boris Johnson's wishes – closing, with a new airport in the Thames Estuary. Given, says Miller, there was enough concrete in the ground there to build a road from London to Edinburgh, their attitude was to work with existing runways and infrastructure. They analysed typologies in some detail, with a scheme which was generous in open space but with high-density development, arriving at a projected new town that could comfortably house 250,000 people. The exercise then led to TfL commissioning MICA to do a series of speculative studies – 'London in 15 Years' – which was top secret and involved presentations to the Treasury on Crossrail 2, springing out into other areas. 'We were

tasked with finding the best route for it', says Miller, adding that they chose to put infrastructure where it could bring the most uplift, at times challenging controversial elements such as thinking about future policy on things like green-belt policies. They worked with SDG and Quod planning on this, and the latter's team of marathon runners would often run around areas like Wimbledon to undergo 'site finding' and model how many extra units could be built. Other sensitive studies, some still in discussion for TfL, have looked at the Sutton Tramlink extension and C2C North Kent, with another on how to position where the two Bakerloo line extension stations will go on the Old Kent Road. MICA also looked at suburban densification, identifying classic 1920s Metroland typology and then looking at different planning scenarios on existing and new sites. From this they arrived at a theoretical uplift of 750,000 new homes, some of which they 3D-printed. 'It could be an interesting exhibition', says Miller. 'Guess the place.'

On a similar tack, for the last 10 years the practice has been working on a scheme on greenbelt land in Harlow, which has forced them to think about a response to the issue. Which is? 'It's value the asset, in simple terms', says Miller. 'If you're going to develop on it, you preserve the best parts, celebrate access to it by activating the frontage, and then you preserve in perpetuity the remaining piece.' The scheme has echoes of how Rick Mather first set up office, coming second in a new town competition in Finland before doing house extensions and building up from there.

But the way Harlow was ultimately unlocked was by preparing a study that said, effectively, 'if you don't want 10,000 homes on this land, we'll show it in all your villages', Miller adds. 'That really unlocked it. That scared them.' The council are endorsing it in principle and the Places for People scheme –



The public realm
at the new-look
Centre Point



Rigorous research
– high level reports
MICA prepared on
major infrastructure
for London



White Lion House
– the affordable
housing at
Centre Point



The practice's Fairfield Halls scheme in Croydon, which includes 218 homes to part-fund the project



Thames view – the Kings College London scheme, St Thomas' Hospital Campus



currently called Gilston – is now in for planning. And then there is the practice's work in Barking, which is about integrating housing and employment, in many cases 'celebrating' the particular employment use, and more of the traditional Rick Mather Architects-type work with Oxford University, where it is designing a new college quad for Keble, and an underground library for Queen's College that's up for an RIBA award. There's a new ballet school for Rambert in Twickenham, a hotel in the Highlands and a boarding house for sixth-form pupils at Stowe School. Finally, MICA is working at Hay-on-

Wye, adding a new platform to the medieval tower giving vantage points across the valley, a new art gallery and new sharp, crisp interior to the burnt-out Jacobean mansion.

Rick Mather always used to talk about giving something to the street, and MICA is clearly progressing this central idea. 'We do take issues of siting and orientation very carefully', says Miller. 'We've never really done object buildings and always think of buildings as a mini masterplan and how that can enable things around it.' That runs all the way through to detailing, and the practice prides itself on 'efficiency' and getting more into its sites, giving to its setting, and

being 'uplifting' at the same time. Cade agrees. 'I think we love context, whether it's historical context or a tricky building to work with, or a particular history. We love the idea of working with something; what to keep and not to keep. A puzzle, and then working solutions, and then keep working things, and that runs down to details as well.' They're nimble, they say, and fixers too, having a history of coming in to try and succeed where others have failed – Centre Point being a good example.

'Ultimately', says Miller, 'that's about rigorous analysis, parameters and constraints, and using them as a positive.' ●



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HACKNEY HOMES IN ON HOUSING

Mayor of Hackney *Philip Glanville* charts the borough's progress – and how it intends to build on that success with a new generation of council homes

Hackney is a very different place to 15 years ago. It now has excellent transport links, first-class schools and great public facilities, thanks to years of public and private investment that has brought new jobs and opportunities for our residents.

Areas like Shoreditch, where we've secured Amazon's UK HQ on council land (generating income we can spend on frontline services), and helped foster the booming 'Tech City' around the Old Street Roundabout, have seen huge growth, while the legacy of the London 2012 Olympics continues to bring new homes and businesses to Hackney Wick.

But since I became mayor of Hackney in 2016, I've heard first-hand from residents how these big changes have brought big challenges with them. Hackney has seen the biggest house price increases – more than 750 per cent – in the country over the last 20 years, and private rents have rocketed to nearly £2,000 per month for a two-bed flat – putting a genuinely affordable place to live out of reach for too many people. Nine in 10 businesses in Hackney employ fewer than 10 people, and these small businesses that are the lifeblood of our economy are at risk of being forced out as rents and business rates go up. And the affordable workspace that has traditionally made Hackney an attractive place to start an exciting new business is also being squeezed out.

If London is to remain the world's greatest city, it must ensure that those that make its economy tick can afford to live and work here. So, while regeneration has done so much good for Hackney, our challenge, my challenge, is to ensure that local people continue to feel the benefits of those changes and are really able to take advantage of the opportunities they bring. We have to be clearer about whose side we are on, and as a city we simply must do more to deliver inclusive growth.

'If London is to remain the world's greatest city, it must ensure that those that make its economy tick can afford to live and work here'

I firmly believe the council's role is to lead and steer change to make that happen. That's why Hackney is building around 2,000 new council homes in just the next four years – with more than half of those for genuinely affordable social rent and shared ownership. Real council housing, for local people. Rather than flog land to developers, we're building these ourselves, on our own land, with an in-house development team of the same size and expertise of any major housing association. With this level of control, we're able to set the boundaries of high-quality design, and it's been fantastic to

work with emerging and exciting architects on a new generation of social housing. Where we sell homes to pay for all this, we'll do it ourselves, and we'll manage the homes long into the future – ensuring that new residents won't see the nasty rent and service charge hikes Hackney's 33,000 private renters too often face.

As well as acting as our own developer, we're working with others to manage responsible regeneration. In Hackney Wick, home to the biggest cluster of creative businesses in Europe, our joint masterplan with the London Legacy Development Corporation sets strict planning rules mandating the re-provision of genuinely affordable workspace in new developments. With support from the Mayor of London, we're transforming unused council buildings into cut-price temporary workspace so that any small firms facing eviction due to redevelopment can stay in the area until new facilities are open. This is how councils can and should intervene in the market to protect their communities.

We'll also continue to campaign for the transport improvements – especially the vital Crossrail 2 – that will make Hackney even better connected to opportunities across the capital, while protecting what is special about our town centres. One thing is for certain – as this city continues to grow, leaders must ensure it grows in the interests of its residents. ●



Town centres like Hackney Central could be transformed by transport infrastructure improvements like Crossrail 2



28 new council homes in Clapton, designed by Ash Sakula Architects



The Nightingale Estate in Hackney Downs, designed by Karakusevic Carson Architects, Henley Halebrown, Stephen Taylor Architects and Townshend Landscape Architects





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BRIEFING NOTES

Our regular round-up of conferences and events at NLA



Lewisham –
Reflected glory:
the Laban Centre

ON LOCATION

Lewisham looks beyond the numbers for 'good growth'

Successful regeneration needs more than the numbers approach often favoured by planners; it requires the kind of 'good growth' that values character, improved public realm and a sense of place just as much as the numerical goals.

So said Lewisham head of planning Emma Talbot at *Lewisham: Building a Metropolitan Centre*, an NLA On Location event held at the borough's Laban Building on Deptford Creekside.

'You can come to any event and hear about numbers and targets,

but development needs to be more than that', she said, pointing to the way in which her organisation is masterplanning, digitally mapping how people experience their place, providing schools and other infrastructure and recognising the diversity of Lewisham. An extension of the Bakerloo line will help unlock more growth in the borough, which – incidentally – has been set challenging targets to provide 2,117 homes a year, up from 1,385 currently, which it exceeds. 'What does the future hold? For us it is about putting Lewisham on the Tube map ... It's more than about numbers and targets. It's about people.' The borough is not afraid of density or height in the right place, Talbot added, but subtle interventions are needed as well in order to make Lewisham 'the best place to live, work and learn in London'.

Talbot was speaking after an introduction by Lewisham mayor Steve Bullock, who said the borough had always been about providing a good quality of life for people working in other parts of the city. 'We don't regard that in any sense as a lack

of ambition', he said. 'Creating a borough where people want to live and feel part of a community is a very strong ambition.' Challenges, though, include finding room for more homes while maintaining that quality of life, striking the right balance between 'what we need and what we value' in 'one of the hidden gems of London'.

As part of this process, We Made That's Holly Lewis explained the work her practice is doing to understand the character of New Cross and aim to build on its essentials as a lively, creative, distinctive and equitable place. Catriona Boulton, meanwhile, director of estates and facilities at Goldsmiths, outlined the contribution her organisation is making from its 8-hectare site, including the creation of the Goldsmiths Centre for Contemporary Art opening this September.

The conference also heard from Jeff Endean, housing strategy and programmes manager at Lewisham, who showed the borough's adventurous rethinking of housing



delivery. 'We don't have forever to make decisions or build perfect schemes', he said. 'Sometimes we just need to get on and build housing.' Part of that output has been provided by RSHP, whose senior associate Andrew Partridge described the Ladywell project – 24 flats with community use at the ground floor – adding that RSHP is working on three more sites and including an innovative idea for local assembly. GLA assistant director of regeneration Debbie Jackson said that Lewisham has a lot of potential for growth, its Opportunity Areas figuring in the top third of London boroughs, with small sites set to play a key role. 'I think it's a key growth location but it is really important we think about placemaking around those key locations as well', she said. Finally, Commonplace founder Mike Saunders explained how technology is an 'essential' part within wider strategies of ensuring that communities are heard in development – even the harder to reach, normally 'quiet' elements. 'Lewisham is a fantastic example of what's possible, and is great at using it as a catalyst.'

INTERNATIONAL DIALOGUE

Sydney and London embrace growth, density and transport in the suburbs

Part of the NLA's

International programme.

Programme Champions: Bates Smart, Diamond Schmitt, KPF

Sydney and London both face a future where their housing crises are leading them to embrace 'apartment living', transport-led development and a reappraisal of density, especially in the suburbs.

That was one of the main takeaways from a fascinating live link-up between Australia and the UK at NLA and in the Southern Hemisphere, at the offices of Bates Smart in Sydney, concentrating on

how each is, to a certain extent, a polycentric city.

Cities are the defining characteristic of the 21st century, said Bates Smart director Philip Vivian, eclipsing the 19th century's theme of 'empires' or the 20th's of 'nation states', with 75 per cent of the world's population predicted to live in urban areas by 2050. But while Sydney's density is less than half of London's, at 29 people per hectare, the Australian city is only just starting to 'rebalance' itself away from the private car and towards public transport, whereas Crossrail exemplifies London's approach. Both, however, are seeking to grow equitably amid housing crises and the challenge of NIMBY attitudes.

Greater Sydney Commission chief executive Sarah Hill said the city's area was 'enormous' compared with most, with a population growing by 1.9 per cent per annum compared with London's 1 per cent. The commission is working to create a city based on a platform of 'liveability, productivity and sustainability, with infrastructure and collaboration extra themes demanded of it from the citizens'. 'What people want is great outcomes', she said. 'They want more of everything, but done well.' The city has produced a plan creating a 'metropolis of three cities', and a notion of the 30-minute city – that you can easily access the places you need to visit on a daily basis in that time period.

Darren Richards, interim head of London Plan and growth strategies team at GLA, provided a whistle-stop presentation on London's approach, albeit questioning whether London was yet a polycentric city. The London Plan's emphasis, he said, was to provide a break from previous plans in being more directive, and around the six principles of 'Good Growth'. The plan is also trying to 'change London' in terms of densifying its suburbs, while areas such as Old Oak Common and Park Royal are now seen as 'reserve' office locations, capitalising



The live-link up between London and Sydney revealed similar demographic pressures facing both cities

on its 'hyper-connected' status where the HS2 meets Crossrail.

The future for Sydney is a lot about height, said Urban Taskforce Australia chief executive Chris Johnson, with better, more effective transport systems required to connect housing, perhaps including a metro circle line with light rail loops around centres. But with Sydney's housing rating as some of the most expensive in the world, 'there is a big swing towards apartment living, driven by affordability'. 'We're a city moving from a low-rise suburban character to becoming more urban', he said. The trick was to negotiate the way through this housing need, given the level of NIMBY opposition some development was attracting in Australia.

Other speakers included TfL's Stuart Robinson, who said that while

transport was perhaps at the top of Sydney's agenda, that was where London was around 10-15 years ago, with housing now taking its place. To help meet that need, TfL is looking at the 5,700 acres it owns, to produce

'Housing growth will have to double in outer London to meet the ambitions of the polycentric city we're talking about'

10,000 homes, some of them in the next tranche on its railway station car park sites. 'We've got to create good places', he said. 'That is absolutely fundamental ... Housing growth will have to double in outer London to

meet the ambitions of the polycentric city we're talking about.'

Battersea Power Station Development Company head of planning Gordon Adams said the key difference between the two cities was the size and space, but schemes like Battersea would not have been possible without the public transport investment represented by the Northern Line extension. Sydney's expansion, he added, was also hampered by the fact that the CBD is on the coast. But on the NIMBY question people were not objecting to growth, per se, they were objecting to 'bad, terrible growth', said Arup's head of cities Tim Williams, suggesting that more and better infrastructure was key. 'It's not density', he added, 'it's density done badly that is the problem.'

BREAKFAST TALK

Centre Point and the Economist Building – reimagined

Part of the NLA's Conservation & Retrofit programme.

Two highly flexible 1960s buildings – Centre Point and the Economist Building – are being reimagined for the 21st century under new ownership.

Completed just one year apart, Seifert's Centre Point and the Smithsons' Economist Plaza have been reworked under Almacantar and Tishman Speyer respectively, and were both the subjects of an NLA breakfast talk.

Centre Point was Almacantar's first scheme, said its communications director Daniel Ritterband, when every other plan at the time was to knock it down. 'We wanted our first project to be one that everyone thought was impossible to do', he said, pointing to Crossrail's arrival as one of the office-to-residential scheme's main catalysts.

Mike Hitchens, divisional director of the original engineers Pell Frischmann, brought back to work on the refurbishment, said the

'amazing' building represented a major challenge at the time, building so tall on soft clay. The solution was to make it as light as possible, with Seifert able to convince the planners to build a scheme of 34 storeys that was half the weight of what it should have been, using an early example of modern methods of construction. The building has been 'lovingly repaired', said Hitchens. 'This is the highest facade retention I think anyone has ever done.'

Conran and Partners' senior partner and CEO Tim Bowder-Ridger said the brief had been to work with the spirit of the building and 'give it a life for at least the next two generations, and make it look natural'. The new-look building includes 82 apartments, in situ terrazzo, requisitioned staircases,



© Luke Hayes

Centre Point – the reworking of Seifert's original had been catalysed in part by the Elizabeth Line



↑
The Economist
Building



→
Tishman Speyer is
renaming the plaza
Smithson Plaza
in honour of the
original architect

a new entrance and two extra floors at its peak, with a swimming pool, ground-floor retail designed by Rick Mather Architects (now MICA) and a new envelope to stop it ‘leaking energy like nobody’s business’.

The brutalist Economist Plaza in St James’, said Tishman Speyer acquisitions and development director, Philippe Le Fort, was an investment opportunity his family-owned business was interested in for a simple reason – that it was for sale. Completed in 1964, the building was home to The Economist magazine, which later had to restructure, so had to sell its ‘crown jewels’ to maintain its editorial independence. Tishman Speyer started looking at it in 2015, with the company CEO visiting and saying ‘this is a building that you want to keep forever’. Tishman Speyer selected Deborah Saunt following a

‘The engine for this is the office space. We’re not making radical changes here’

competition, as someone who could ‘take on the masters’, getting the views of Westminster and Historic England before they began any designs. The Grade II* listed complex comprises a raised pedestrian piazza around which are three buildings: the 15-storey Economist Tower, the five-storey Bank Building and the eight-storey Residential Building. The unique opportunity in the project is the piazza space, Le Fort said, Saunt adding that the new-look scheme will include key improvements to the public realm including a pocket park, a new entrance, retail and the replacement of a basement car park with a new art gallery space. ‘But the engine for this is the office space’, said Saunt. ‘We’re not making radical changes here. It’s very much in sympathy.’ The trick was ‘keeping it simple’, Saunt added, retaining the Smithsons scheme’s ‘inherent flexibility’.

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PECHAKUCHA

Zero-carbon London 'not just possible but necessary', say industry experts

*Part of the NLA's Sustainability programme.
Programme Champion: Hoare Lea.
Programme Supporter: ansglobal*

Shirley Rodrigues, deputy mayor for environment and energy, was joined by industry experts to kick off the first event as part of the new NLA Sustainability Programme. The PechaKucha called for visions of London at 2050 – a zero-carbon, greener city, that respects the environment as well as the wellbeing of communities.

Key points included Rodrigues highlighting the ambitious targets Mayor Sadiq Khan has set for London, including the road-map on how to get there. This includes measures to make people less reliant on cars, replacing fossil fuels, making new developments zero-carbon, and increasing green infrastructure and green coverage. Ben Smith, director, energy, cities and climate change, Arup, and trustee of National Park City, presented the vision for London as the first National Park City, which will mean increasing the green coverage to 50 per cent and highlighting the importance of the connection with nature for the wellbeing of Londoners. And among other speakers Julie Hirigoyen, CEO, UK Green Building Council, and commissioner, London Sustainable Development Commission, talked about the importance of leadership, from both the Mayor and the industry. Through collaboration, transparency and information, she said, things can change.





Visions of sustainability – assorted images from the Pecha Kucha presentation by Arup's Ben Smith and UKGBC's Julie Hirigoyen

THINK TANK

Ensuring quality through planning

Part of the NLA's Boroughs programme. Supported by Mayor of London. Programme champions: Access Self Storage, Arup, Countryside Properties PLC, ENGIE, Notting Hill Genesis, Transport for London. Programme Supporters: Child Graddon Lewis, International Quarter London, MICA, Stitch, Tobermore, WSP

How is London ensuring that it gets the right sort of quality design as it sets out its mission and targets for 'good growth'?

A special think tank held at Conran and Partners' Bermondsey office sought to find out.

For Hackney's design manager Ken Rorrison, the borough's 25-strong design advisory group, chaired by Fred Manson, is a key ally in this regard, ensuring that in its goal of direct-delivering some 4,000 homes over 10 years, high-quality design is a key consideration. And although the draft New London Plan's push toward smaller schemes has proved a challenge, the authority's own design awards scheme has helped with perceptions of design quality, as have its principles of 'locking in' high levels of detail into its chosen procurement route of design and build, retaining the architects post-planning to reduce 'wobble room' for contractors.

The GLA, moreover, has initiated a programme of 50 Mayoral design advisors – several of whom were at the think tank – in order to recognise the role design has to play in good growth,

said GLA senior project officer Sarah Considine. This she defined as growth which is sustainable, inclusive and high quality, with the MDAs offering a breadth of skills and assisting on formal reviews and supportive measures. The focus of their work will be where the Mayor is investing or on Mayoral land, but there is also a broader role in recognising that design review provision across London is 'patchy', Considine added, and bolstering it where appropriate. However, it was also about design review having the ability to interface at various points along the programme of a scheme's development, perhaps at earlier workshop sessions on matters such as site capacity, constraints, or opportunities. The MDAs will also assist in developing policy and providing research to inform guidance emerging from the New London Plan.

The key thing in providing design review, said Design South East director Chris Lamb, is to say: 'what do you need, how can we help?', rather than the misperception of a bunch of outsiders coming in to tell locals what to do. 'Really, it's a unique opportunity for collaborative dialogue', he said. It means engaging early and consistently, and should be constructive, but equally when it is necessary to challenge, this must be done properly, such as on occasion suggesting that a design team is strengthened or replaced.

Camden's strategic lead of regeneration and place, Richard Wilson, said he had been surprised at the resistance to design review when he arrived at Camden, many staff feeling it might undermine their roles and responsibilities. But time and the NPPF's stipulation that it needed to be in place changed things, and a panel was initiated 18 months ago that has proved helpful. 'We have found the process working pretty well, but it is absolutely not a substitute for in-house skills and you still need those teams as well as design review', he said. Consultant and Mayor's design



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advocate Andy von Bradsky said it was encouraging that the Housing White Paper made reference to design quality, and the NPPF is now reinforcing that position. Von Bradsky is pushing hard within government on the issue of design quality, and it is true that the subject has risen up the agenda – even if there is work to do on this front convincing people like housing minister Dominic Raab. But small sites of the types advocated for housing development in the New London Plan are ‘a particular challenge’ for review and one gap is around community engagement. ‘If development was better designed in their areas, communities would support it’, said von Bradsky. How does design review embrace the view of local people? There is some resource for hard-pressed local authorities in the form of the

‘[Design review] has to be more critical friend and less police force’

planning delivery fund – but is this enough? One area von Bradsky does not agree with government policy – in a personal capacity – is in Permitted Development Rights. ‘The more PD rights pervade, the more compromised our local environments become’, he said.

One of the consistent figures in design review is Metropolitan Workshop director Neil Deely, as chair of three and vice chair of one. All had their different angles or accents, he said, and were necessarily more ‘discursive’ than in the days of the Royal Fine Art Commission or CABE. ‘It has to be more critical friend and less police force’, he said. But it was heartening to hear from those whose schemes have had value added from design review sessions, said Deely; a planning tool rather than an additional resource burden

for clients, with the most enlightened clients and applicants seeing its value, just as the good designers know how to deal with advice given.

How could the issue be taken forward? Perhaps, suggested Sowmya Parthasarathy, associate director, Arup, and Mayor’s design advocate, the value of good design is not understood enough, and requires something of a refresh of a CABE report on the subject, focusing on the tangible economic uplift from projects for the wider area. ‘Something like that could be of huge value’, said Parthasarathy, ‘Just so people begin to understand that investing in good design actually pays dividends to everyone.’ Tibbalds director Hilary Satchwell added that we should think more robustly that design and policy can work together, and perhaps that panels could have a community role, even held in the open with others part of the discussion. Or, as Chris Lamb suggested, there should be more panels looking at completed schemes to feed learning back into policy in order to understand outcomes better. The community needs to be taken along too, said head of planning and creative strategy, Pilbrow & Partners, Catherine Jenkins. The Mayoral design advisors have a role to promote good design for Londoners and what has been achieved for Londoners – especially important given the huge impact on people’s day-to-day lives. Robust guidance that is consistent across boroughs would also help, said Manisha Patel, senior partner, PRP, and Mayor’s design advocate, unlocking some of the smaller sites and attracting smaller developers. But the wider issue is perhaps the industry’s poor reputation, coupled with the fact that councillors can be easily persuaded by locals. And one thing that could be improved, suggested Child Graddon Lewis director Simon Child, is communicating design quality early into schools. ‘Schoolchildren are sponges’, he said. ‘They get very

excited when you go into schools and talk about design, and then they go home and tell their parents. So if we want to influence the design industry over the next 5-10 years, that is one area where we could all be more active to improve design.’

The full version of this account is on the news section of NLA’s website.

THINK TANK

Improving sustainable performance

*Part of the NLA’s Sustainability programme.
Programme Champion: Hoare Lea.
Programme Supporter: ansglobal*

The construction industry should put more effort into learning from its mistakes to create better, more efficient buildings in future, with greater emphasis on buildings in use than the often ‘tick-box’ approach behind various environmental certification tools.

That was one of the key takeaways to emerge from a think tank held at the offices of Hoare Lea, entitled *Improving Sustainable Performance: Sticks, Carrots and Nudges*.

UK-GBC senior technical advisor Anna Surgenor began by saying that in 25 years, the number of rating tools and breadth of building types they apply to has been expanding, playing a part in influencing the built environment and government specification. But they can be seen to be ‘restrictive, burdensome, time-consuming and sometimes costly too’, she said. Although they are here to stay and provide independent assurance, frustration often arises when a lot of the specification is done during the

design phase, but when it comes to operation – when people are in the building and the ‘machine’ is running – it doesn’t quite stack up. Members are keen to set up a forum to share best practice in this area, said Surgenor.

The BRE, said Tim Wiseman, national scheme manager, BREEAM domestic refurbishment, wants to get people to use BREEAM voluntarily and believes that the system is helping to drive standards forward. But has it performed as the industry expected?

‘When the Government reduced support for the Code for Sustainable Homes, for example, it was noticeable how much that reduced quality’

‘I believe in general the standards are rising in the last 25 years or so’, said Wiseman, with the next challenge likely to be in the housing standards review and consumer-focused standards.

The newest iteration of BREEAM in 2018 will also have a post-occupancy stage element to be done up to two years afterwards, with monitoring of energy in use. But there is little data to show that good ratings lead to good economics, and rating tools do not deal with energy properly, said Cundall sustainability partner Alan Fogarty. Only now is BREEAM starting to look at energy in use, and even then not compulsorily. ‘Unless you are focused on energy in use both at the design stage where you’re predicting, and at the in-use side of it trying to get the building to work properly, you won’t crack that’, said Fogarty.

Ratings tools do at least enable a conversation at concept stage about sustainability that wouldn’t otherwise have happened, said Ashley Bateson, partner at Hoare Lea. But we cannot always monetise those benefits and it is certainly not a guarantee of a well-run building, even if, as Bennetts

Associates architect Ben Hopkins pointed out, it has not raised the top of the market as much as it has the bottom. Sometimes BREEAM actually precludes a good building, said AHMM head of sustainability Craig Robertson, because it ‘disaggregates’ the thinking and the process. It has to get better at linking process to outcome; too often people are allowed to simply assemble credits without thinking of the composite whole, he said. Some design teams approach BREEAM purely as a tick box, preventing people from engaging, added Fogarty.

There is a ‘huge performance gap’, said PDP London partner Marion Baeli, in the modelling stages of buildings, but Passivhaus has turned much of this on its head, with a proven and broader, more diverse sustainable approach.

For all of this ‘dissing’ of assessment methods though, said Bateson, when Hoare Lea does post-construction reviews it is easy to recognise the good things that assessment methods have done. In schools this could be ensuring more robust materials are installed, in residences that appliances and lighting is checked, and in offices, that, say, low-VOC paints and natural materials are used. When the Government reduced support for the Code for Sustainable Homes, for example, it was noticeable how much that reduced quality.

Rating tools, then, are not perfect, and the kind of sustainable ‘gurus’ around the table would make buildings work environmentally without them, said Surgenor. The problem is that the reality out there is that people in the wider profession need a level baseline to get them to be ‘remotely sustainable’, and without rating tools and standards we would be at a low point.

We must not be lazy about design, however, said Levitt Bernstein head of sustainability Clare Murray, in creating buildings that need more energy and intensity. BREEAM sets

the standard but allows us to forget why we’re setting building parameters that we do – Passivhaus has a lot more wall to window ratios, for example.

But another key issue is education, said Elementa associate principal Nathan Millar, with the need to talk about what works and doesn’t, sharing expertise across the industry about how buildings operate. The New London Plan’s energy policies state that you need to show how you demonstrate carbon neutrality. Another shift is toward wellbeing, with Matthew Ryan’s organisation Cadogan Estates looking to a cut-down, bespoke and perhaps more cost-effective version of Passivhaus, while Fogarty suggested that the system does have a propensity to overheating, something that its software is being modified to correct in the UK.

Perhaps, when it comes to the future, there will be more dynamic and live appraisals, suggested Bateson – Hoare Lea has itself started to do more air quality monitoring at its own offices, and staff are more curious about that than energy, for example. When they get above a certain level, people in the office now get a buzz on their app, he explained, and the facilities manager is called, usually to investigate a failed

‘Perhaps, when it comes to the future, there will be more dynamic and live appraisals’

vent or similar. So the future may be about more wellbeing-orientated readings. And perhaps a more utopian future was presented by Fogarty concerning better air quality – of getting cars off the road, more use of public transport, fewer roads and more green, and more natural ventilation. The London Plan’s healthy streets ideas go some way towards this – but perhaps not far enough.

The full version of this account is on the news section of NLA’s website.

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Second Home, Hanbury Street, for Second Home
Architect: SelgasCano



Faircharm Creative Quarter, for Workspace
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White Collar Factory, City Road, for Derwent London
Architect: AHMM



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THINK TANK

Skilling up construction

Part of the NLA's Learning Programme.

Faced with a marked drop-off in skills and worker numbers, how can construction get more people into the industry and allied professions? A think tank, organised by NLA and held at the offices of Gensler, sought to find some answers.

The session was kicked off by Cast Consultancy chief executive Mark Farmer, who highlighted the main problem – that the UK, and particularly London, was in danger of losing too many people in the industry through natural wastage, and not recruiting enough at the other end of the age scale. This problem, he said, was acute now, but could get worse with the impact of Brexit, and there is a danger that we are entering a 'schizophrenic period', where the issues it raises may be masked somewhat by a 'mirage' as construction output diminishes further over the next few years. 'Falling into that trap of thinking the problem has gone away would be the biggest mistake we could make', he said. What is more, there is already some evidence that Brexit is causing people to go back to their home countries, the industry has an image issue, and a generational shift in what kids want to do means a different, new narrative is required, especially how we go about recruiting younger children. 'We have to embed a different perception of what construction is', he said, with a standard toolkit across the industry and a more 'joined-up' approach. 'We have to be slightly disingenuous, not telling them what it is at the moment – we need to tell them what it is going to be.'

For Liz Waters, stakeholder communications and community manager, Sir Robert McAlpine, it was broadly about how you engage with children 6-16 years old, and engagement is helped by longer-term projects, such as at Broadgate. At the start of that age range, said Waters, children start to get inspired about what they want to do, but it needs more than popping in to do a one-off careers talk, and anyway, the next day those kids might meet a fireman and everything changes. Education needs more done at primary school level, although it remains difficult to get access to secondary schools, given their curricula. One report Waters' firm fed into recently suggested that a more pan-London approach was required, and although there is a lot of collaboration, the multitude of careers, colleges and University

'We have to embed a different perception of what construction is'

Technical Colleges (UTCs) is confusing for all concerned. There is also a tendency for big projects, such as the US Embassy at Nine Elms, to focus on 'favourite schools' as part of their Section 106 agreements, and for many young people to simply refuse to travel too far for their work. Berkeley decided to become responsible for its own apprenticeships, said Stav Aristokle-Hill, its apprenticeship programme manager. But the main struggle was in finding colleges of the right standard, or delivering the courses they needed, such as in kitchen-fitting. 'No one was delivering it', she said, pointing to the eight months of work she invested in trying to find a course before coming back to the Building Crafts College in Stratford and convincing them of the need. 'We have to change what we do, and I think the change has to come from a united front, about how

we look at the kind of courses we want and how they're delivered – and supporting the colleges to do that.' Getting the right students with the right work ethic was another problem, said Aristokle-Hill.

In London, space is at a premium, and teachers' salaries are also a problem, said Arup associate Tom Mossop, with his organisation having to resort to sending apprentices on block release to the north or the country.

So, what should the industry be doing to give out a better image and make it more attractive? The main point is to join up the extensive work being done in schools, said Aristokle-Hill. Could we, suggested Christian Bocci, senior partner, Weston Williamson + Partners, redistribute, and be more effective as an overall industry, rather than responding to supply and demand? We need to direct attention to the teachers, said Parker, perhaps using teacher training days to get them onto site and better inform them about, say, the health and safety conditions and varied amount of jobs available and skills on show. 'They can sell that throughout the year', he said. Certainly, with the institutions such as RIBA, RICS, CIBSE and so on it is a 'mixed bag', said Farmer, with 'a lot of talk but not a lot of action' in responding to change. We will see much more multi-skilled, interdisciplinary working, with clearer career maps that can take any direction. Farmer sits on the Mayor's construction skills advisory group, and reports that there is a beginning of a joined-up strategy at a London level and less of the tick-box, borough by borough approach. Centres of excellence across London, co-curated with industry, are also on the way to create a 'badge', and the next evolution to that will be to link back to schools. Finally, there is demand planning – the GLA is looking at the future profile of work, some around infrastructure or major regeneration schemes such as Barking, Thamesmead and Old Oak, and making assessments about what proportion of those could be delivered

in a different way – offsite, hybrid etc. Modelling will then assess work profile, to link back to the academy programme. ‘That’s where this leap of faith is needed to get slightly ahead of the curve and plan for the future’, said Farmer. ‘The Mayor has the ability to influence that, but ultimately it also needs industry to come alongside as well.’

The full version of this account is on the news section of NLA’s website.

THINK TANK

NextGen – looking to construction’s future

Part of the NLA’s NextGen programme. Programme Champions: Gardiner & Theobald. Programme Supporters: Forbo

What does the future hold for the construction industry?

That was the question posed to the NLA’s NextGen working group of younger professionals as they gathered at Gardiner & Theobald’s office.

The clearly interconnected answers ranged from an industry affected by Brexit and skills drop-off, increased automation for the ‘grunt’ elements of the design process, a concentration on wellbeing in the workplace, but also a sector deeply affected by affordability, diversity and image issues that may be partly eased through education and closer collaboration across the professions.

Session chair and head of offices at Lendlease Sherin Aminossehe opened the debate before the group split into four parallel discussions on: the

future of the profession; workplace; affordable housing; and London within an international context.

Hawkins\Brown architect Jack Stewart presented the first by saying that better places could result if designers were freed from time spent doing ‘grunt’ work like door schedules, which may come from increased automation and technology. He added that perhaps the way we build teams around projects might change, with designers and architects moving into other construction professions or even client side, with more collaboration and with designers concentrating more on inhabiting a new role as ‘data translators’.

Group two on workplace discussed how wellbeing is the key to the future of workplace and inclusivity, said HLM architect Anna Petersen, avoiding ‘gimmicks’ like slides or table tennis tables to attract millennial talent into the workplace. Futureproofing will be about more flexible working, and a change in attitude from companies to working from home and hot-desking, but the key for London will not be in attracting talent but retaining it, with affordability being one of the main obstacles.

Is there a risk of London being hollowed out? Essentially, yes, said Peabody regional land manager Gilly Tobin representing her group. Attracting those in their 20s was easy; retaining those in their 30s when people want to start having a family, less so. Housing is tied to land value – so should we be thinking more about new housing types – co-housing, community land trusts, smaller Pocket homes, or even the Naked House model? Perhaps local authorities or the NHS could adopt something of the Swiss model of leasing back housing.

Finally, London’s development industry has already seen some impact from Brexit, said WYG associate director Mark Westcott, with skilled labour drying up and out-migration

as a result of affordability issues across the board, as well as potentially detrimental effects on the numbers of ‘transient creatives’ London traditionally attracts. Devolved powers over taxation could help, but the professions have an image problem, not least in conveying the huge range of diverse jobs available in construction – could the professional bodies and institutes come together more efficiently than they are currently?

General discussion included points made about how the professions needed to ‘change or die’ in terms of acquiring new skillsets such as entrepreneurship, there was a tendency towards overspecialisation, and construction has a lack of exposure in schools.

‘There’s a lot we can do together, in our small way, to start changing things. This is the chance to do something different’

Aminossehe said she had been struck by the ‘interconnectedness’ between the topics, with innovation, affordability and how we present ourselves to politicians key concerns. The group had some suggestions for future initiatives too, beyond more, similar meetings such as the working group. Group members could usefully present schemes from their perspectives to show what their jobs entail, and potentially there could be a more formal NextGen day with a structured output, backed by parent companies, or even a NextGen manifesto. ‘I actually see the start of a movement of a way to get your voices heard within the property and construction industry’, said Aminossehe of what she termed this ‘crunch point’. ‘I’m really excited, and there’s a lot we can do together, in our small way, to start changing things. This is the chance to do something different.’



Lendlease's Sherin Aminossehe leads the NextGen debate



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COFFEE BREAK

Joanne Moon, property acquisitions director of hotels and restaurants at Whitbread

What is the biggest challenge facing the hotels and restaurants sector in London?

The labour market in the hospitality industry will undoubtedly face some challenges in the post-Brexit landscape.

How are you addressing that?

Whitbread has an excellent employment and training programme called WISE. Our apprenticeship schemes are widely recognised as the best in the industry and we work hard to attract people into the business and provide opportunities for development and progression. Recruiting locally is very important to us and we work with boroughs to ensure job opportunities at our new hotels and restaurants are offered to people living in the local community.

You've set an ambition to have 85,000 Premier Inn rooms in the UK (an extra 15,000) by 2020. Where are you expanding quickest?

We have seen tremendous growth across the whole of the UK over the last 10 years. London is a great example of this where we have gone from a relatively low base to now having more than 12,500 bedrooms in the capital. We are expanding across the city and have been successful in doing so by being very flexible and working hard to meet boroughs' planning requirements. As an example, our hub by Premier Inn hotel on St Martin's Lane became the first UK hotel to be certified as 'Outstanding' by BREEAM.

How important is design to you, as a group?

It's very important. We spend a lot of time designing our hotels and we

have been fortunate to work with many high-profile architectural practices in London such as Allies and Morrison, and Sheppard Robson. What I am always impressed by is how our teams collaborate to make the most of opportunities, for example by planning our internal layouts to take advantage of every inch of space and using our frontages and ground-floor restaurants to contribute towards a lively and attractive public realm.

What single thing would improve the planning process?

I'm not sure there is a single silver bullet. I definitely support calls for greater funding for planning departments to help improve the speed of decision-making. I also think hotels are often underestimated as generators of employment and contributors to economic growth. We provide good employment and training opportunities at Premier Inn, which sometimes flies under the radar in planning considerations.

What is your proudest achievement and why?

Bringing up three children while being able to progress my career is most definitely my proudest achievement. I'm often on the road, so it's not easy, but I have a great network of friends and family who I'm heavily reliant on, and always find time for my family, whether that's morning, noon or night.

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

As a teenager, I always wanted to be a radio DJ. There's plenty of time yet ...

Which is the best building in London?

London has an eclectic mix of modern and traditional architecture and I love the fact that these often sit side-by-side. As a child I was always infatuated by the stories of Nelson and Napoleon and remember visiting Nelson's Tomb in St Paul's Cathedral and being amazed by the building. It's such a beautiful and iconic silhouette on London's skyline and one that has a fascinating history.

Which is the worst?

Euston Station leaves a lot to be desired. Saying that, I am very excited by the redevelopment of Euston and the wider area, and the design for the new HS2 terminal looks fantastic! We are a big investor in the area – we have three Premier Inn and hub by Premier Inn hotels close to the station that trade very well – and we would like to increase our presence in the area.

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

I previously worked for the property team at Tesco and was lucky enough to be part of one of the most bold and brave acquisition teams in the market at the time. I was their first-ever female acquisition surveyor and my mentor was Steve Rigby – he was a huge influence on my career and I still owe a lot of my success to what I learned during my time with him at Tesco.

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

In the property industry, hard work, knowledge and enthusiasm are fundamental. Networking and building strong relationships with agents, investors, landlords and tenants are also vital. Make every effort to build yourself a strong contact base. Trust underpins the big decisions people make in property, so earning respect and having a network of people who respect and trust you is really important. Over and above this, honesty and integrity are key. ●



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CENTRE POINT

We take a look at Centre Point, the iconic 60s tower now given a new lease of life by developer Almacantar and team

Developer
Architects
Engineer
Contractor

Almacantar
Conran and Partners/MICA Architects
Pell Frischmann
Multiplex

THE DEVELOPER'S ACCOUNT

KATHRIN HERSEL, PROPERTY DIRECTOR, ALMACANTAR



There are few buildings in London that have such a chequered history as Centre Point.

Constructed in 1966, it was a symbol of swinging sixties London – bold, confident and proud to be different. It was kept vacant by its owner Harry Hyams for the first nine years of its life and, over the subsequent 50 years, never reached more than 50 per cent occupancy. Its commercial failing was due in large part to the isolation and inaccessibility of the building, surrounded as it was by the busiest traffic gyratory in London. The design of the floor plates and lift core structure also made the building undesirable and expensive to run as offices. Unwashed and unloved, Centre Point was running the risk of becoming an eyesore, in the very heart of London's West End.

When we purchased this Grade II listed icon in 2011, the challenge was clear: the tower needed to be converted to residential, the retail needed to be opened up and substantially improved and the area around Centre Point needed to be pedestrianised to ground the building fully into its environment. After three and a half years of planning applications, Camden Council finally agreed.

When considering partners to help us transform the site, we wanted an architect who really understood the London of the 1960s, so we chose Conran and Partners for the tower design. For the public realm, retail and affordable housing, we selected Rick Mather Architects (now MICA),



The site – now more accessible and permeable

a practice with a strong history of working on sensitive developments. Both architects collaborated brilliantly: it was a dream for me! And in a trip down memory lane, we enlisted the original structural engineers, Pell Frischmann, to bring back their expertise to the project.

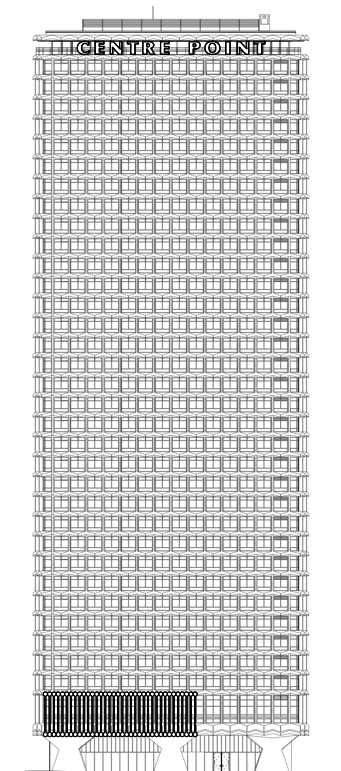
With the 1960s as our inspiration, we set to work on the design detail of the building. Partnering with fashion designers Eley Kishimoto, we created a bespoke set of patterns based on the lines of the building and the light/shade cast by the sun as it moves across the facade. These designs have been incorporated right across the redevelopment, including the cladding on White Lion House (which constitutes the social housing element of the scheme).

Working with any listed building always throws up fascinating challenges for developers. Centre Point was no exception and our passionate team addressed these challenges with an astonishing attention to detail.

For example, in replacing all 1,200 windows, we worked with English

Heritage and the original Seifert sketches to maximise natural light in every room. It was also the case that each floor had slightly different dimensions due to the precast concrete exterior panels which reduce in profile as they progress up the building, as well as variations in slab thickness, so 3D scanning was required before any work could get under way. Repairs to the facade were completed from a scaffold that was 'hung' from the building – without loading the ground – and with a special concrete mix to match the existing panels. And the mosaic-clad columns were repaired with special, handmade tiles to match the originals, each individually secured.

The work proved to be a fascinating puzzle as much as it was a real labour of love. Nonetheless, the result looks fantastic. Every time I see Centre Point, I am reminded of just how much time and effort has gone into restoring the details of this amazing building and I feel incredibly proud to be a part of it.



© Luke Hayes

A central point
for London:
roofline, elevation,
residential interior

THE ARCHITECT'S ACCOUNT

TIM BOWDER-RIDGER, SENIOR PARTNER, CONRAN AND PARTNERS

Conran and Partners are the architects and interior designers for the restoration, alteration and fit-out of Centre Point tower, housing 82 private apartments and their amenity spaces



Eduardo Paolozzi once described Centre Point tower as London's first Pop Art building and the building's graphic nature is clearly manifested by the repeating, three-dimensional honeycomb structure that dynamically transforms itself though light and shadow as the sun passes across it each day.

Our design approach has been to ensure that all the work we have done sits naturally with the building and gives the impression that what has been delivered is as was originally intended. Our architectural interventions and interior design respond to the robust and graphic spirit of the prime architecture of the building. A strong design cue has been the restored, contrasting Carrara marble cast into black terrazzo on the ground-floor mezzanine, which provided inspiration for the overall interior scheme. As a result, wherever you are in the building, you are continually reminded that you are in Centre Point.

The floor plates, originally designed during an era of typing pools and cellular offices, are no longer relevant to modern office requirements. However, at approximately 30 metres by 16 metres, these are well-proportioned for contemporary residential use. The new apartments in Centre Point tower range from 70-sqm one-beds to a 675-sqm duplex apartment. Both single-aspect and larger dual-aspect apartment types have floor depths which allow generous daylight penetration. The rigour of the

structural and fenestration frame has resulted in room widths of a minimum of 5 metres, featuring at least two large windows. The concrete framing accentuates the uninterrupted views over the city which can be enjoyed from almost every level. Even on the lower floors, the close views of London are exceptionally generous.

The concrete exoskeleton has been lightly restored, while the glazed envelope has been entirely replaced, albeit configured using the same pattern as the original. This seeks to honour the personality of the original design while providing a significantly enhanced technical function.

We worked with – rather than against – the original building, notwithstanding the challenges of a heritage structure designed and constructed long before CAD and precision construction methods.

For example, it was only established once each floor was surveyed that the structure varied dramatically in height and position by up to 100mm. Such differences required the design team to accommodate variables invisibly without compromising the quality of the new spaces.

The original office building featured a spiral car park ramp, oversailed by a pair of external flying staircases that created an insecure, challenging street frontage and inaccessible entrance sequence. During the construction of the new Crossrail station at Tottenham Court Road, the western staircase was dismantled resulting in a decision to relocate both staircases inside the Tower, thereby creating approaches that are more accessible and clearly defined. We have also incorporated a swimming pool on the first floor that expresses the elegant curve and linear movement of the full length of the building, with a residents' club above that. At the top of the building, we have undertaken even more substantial alterations to create a duplex apartment in the place of relocated plantrooms. While our approach to this area respects and responds to the existing exoskeleton and retains the dramatic shear walls, we have removed floor slabs to create theatrical, double-height spaces.

There is nothing we enjoy more than reinventing buildings which have as much grace and potential as this one. Working with challenging contexts and buildings is at the heart and soul of what we do.

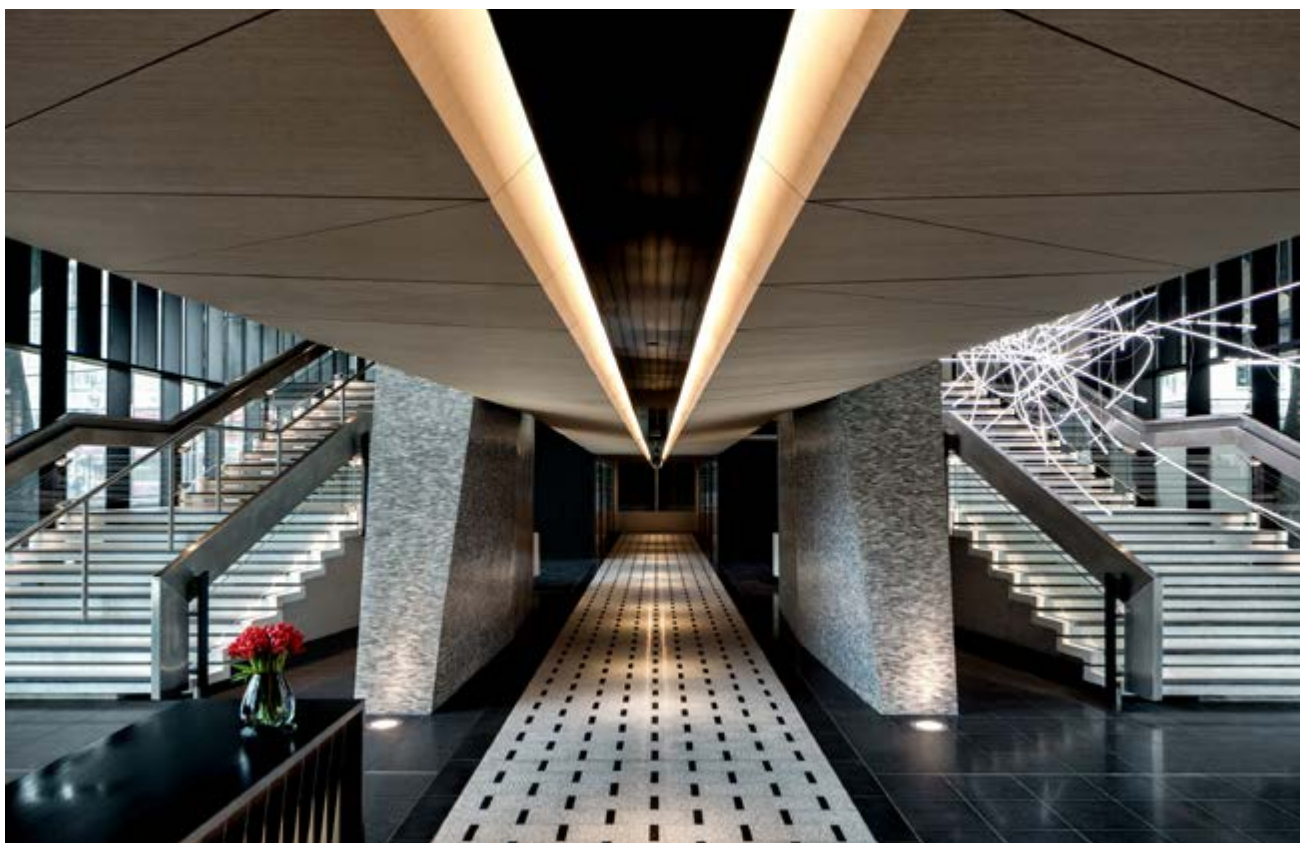


© Luke Hayes



A room with a view – one of the residential interiors

© Mark Luscombe Whyte



© Mark Luscombe Whyte



↑
The main entrance and stair, including an artwork (right) by artist Cerith Wynn Evans

←
Apartments range from 70-sqm one-beds to a 675-sqm duplex apartment

THE ARCHITECT'S ACCOUNT

GAVIN MILLER, DIRECTOR, MICA ARCHITECTS / PARTNER, RICK MATHER ARCHITECTS

Rick Mather Architects, now MICA Architects, were appointed to lead the wider Centre Point project with design responsibility for the restoration and alteration of Centre Point Link and House and, subsequently, as designers of the public realm and new affordable housing



In 2010, alongside Conran and Partners and Pell Frischmann, we were appointed by Almacantar to lead the team to refurbish this remarkable Grade II listed structure completed in 1966 by George Marsh and Richard Seifert.

Previous attempts to change this difficult part of London had failed and our works with Conran and Partners reconceptualised the project, considering the complex of buildings in their wider setting. Our work involved significant restoration of the historic listed buildings and considerable efforts were put into stripping away the accretions that had occurred over time, to reveal sculptural elements that tell the design history of the project. As a separate appointment, this also involved designing and delivering the new public realm for Camden and Crossrail.

The project is transformative for London, providing a new public square to replace an 'anti-place' – designed as a traffic gyratory system, the provision of roads being a condition of the height of the original tower. The site is historically positioned between 'virtue & vice' facing St-Giles-in-the-Fields, a Palladian church from 1734 to the south, and the site of St Giles Rookery, notorious for licentiousness. Our proposals reverse this long-standing characteristic, providing a large new public square, enclosed by new retail spaces, designed to match the exuberance of the original complex. All retail units have front doors onto this



CGI of the new public square, retail and White Lion House (affordable housing)

space, and a large south-facing terrace will provide a prominent place to take in the new square where once there were roads choked with fumes.

Formed of four structurally independent parts, Centre Point employs fine materials and delicate expression in the vein of the exuberant Modernism of Niemeyer, or the taut engineered forms of Nervi, clearly evident in the character of the tower. The House and Link buildings also exhibit remarkable structural ingenuity: the first use of structural glazing placed high over the busy High Street below. Our works undertook major surgery to the complicated structure, which placed considerable constraints on modifications, particularly in the Link Bridge where a post-tensioned slab allows the building to span over St Giles High Street. To open up the spaces in Centre Point House, several slabs have been removed to create a remarkable cathedral-like space, extending over 7 metres high to new clerestory glazing, carving out of the structure bays of expressive cyclopean piers.

The construction of the fourth building was key to unlocking the wider scheme, providing highly efficient, social-rent housing in this most central location. The outcome represented a remarkable achievement for both developer and local authority, offering exemplary urban homes, raised over the pedestrian level by a ground-floor retail unit.

Undertaking a civic role, the building acts as both a gateway to the new St Giles Square to the south, and defines a new public space in front reinforcing the historic streetscape. The facades of the new building make sense of the site's historic geometries, sculpted and embossed with input from pattern designers Eley Kishimoto, to offer precise massing in response to views from the Conservation Area.

As the various phases of works finish, starting with the new housing block and concluding with the public square, we look forward to introducing this new London place, run through with history but thoroughly contemporary in its reinvention.



© Andy Stagg



Talking shop – one of the new retail spaces

THE STRUCTURAL ENGINEER'S ACCOUNT

**DR WILEM FRISCHMANN, FORMER PARTNER AND CHIEF EXECUTIVE
& MIKE HITCHENS, DIVISIONAL DIRECTOR, PELL FRISCHMANN**

When Harry Hyams first acquired the land for Centre Point, it was not thought to be worth very much. There was no space; there was infrastructure tightly surrounding it, and sewers underneath. It was also said that we could not build high on London Clay, so it would only be useful for low-rise buildings with some shops.

So we, including the famous architects Richard Seifert and George Marsh, had a strong desire to prove them wrong – and we did.

‘The unique look of Centre Point, that George designed with Richard, was really the most wonderful thing’

Below the ground, we developed unusually deep pile foundations with wide feet at the base to make the building stable and to avoid the tunnels that went through the area. But the unique look of Centre Point, that George designed with Richard, was really the most wonderful thing.

The council would not let us close roads for space, so we could not mix or store materials on site very well. Which is why we decided to build the tower, including its distinctive loadbearing facade, with precast construction. We cast the pieces outside London and



© Pell Frischmann



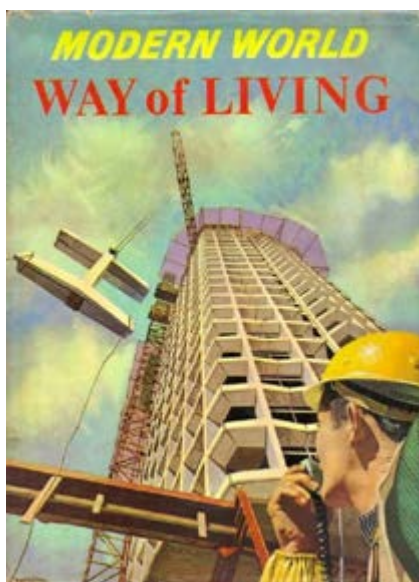
Swinging London – the original building under construction, 1966

© Pell Frischmann



↑
Modern methods of
construction...

→
'Modern World
Way of Living'
publication, 1965



shipped them in on lorries to be assembled. It meant we could build as fast as one storey per week – unheard of in the 1960s and a rare event even now.

The beautiful facade – precast concrete made with high-quality capstone stone aggregate – is one of the reasons Centre Point is iconic. It has also been an inspiration throughout its revival today as a major office building that has been converted into luxurious apartments. Our testing, 50 years after we built it, found typically only 1mm depth wear on the surface. That is remarkable and means it still has many decades of life left in it – especially with its gleam restored by recent cleaning.

The structural resilience of the original design was dramatically demonstrated when we were asked to remove significant internal structure from the top two storeys, formerly accommodating services, in order to free up space for a spectacular duplex penthouse. This was a major undertaking – probably a first in terms of facade retention at 117 metres above ground.

Of course, it wouldn't be Centre Point without complications underground. While we were reconfiguring the insides, yet more infrastructure was being added underneath – this time the Crossrail tunnels that now run through Tottenham Court Road station.

Pell Frischmann's original contribution to Centre Point established our specialist knowledge in managing infrastructure adjacency. We were delighted to have the opportunity to revisit the project as part of its current transformation, once again ensuring that the new work complemented and accommodated the challenges posed by the new infrastructure embedded in the wider site.

THE CONTRACTOR'S ACCOUNT

ALASDAIR FERNIE, OPERATIONS DIRECTOR, MULTIPLEX



Centre Point's island site location consists of three Grade II listed buildings and one new building, which presented a unique set of challenges for the team to work around.

Centre Point tower, an iconic 34-storey building, previously let as office accommodation, now offers 82 luxury apartments and two amenities floors. Centre Point House and Centre Point Link have been developed into retail and restaurant spaces, while maintaining the occupied apartments above. The demolition of the Intrepid Fox public house made way for the new structure, White Lion House, a contemporary affordable housing block providing 13 apartments.

The Multiplex team focused on the restoration of the heritage elements

of the three listed buildings, including the well-known facades, ensuring the protection of these areas during works.

There are many challenges attached to a refurbishment project as large as Centre Point, not least the logistics of safely demolishing the top two floors of the tower, while retaining the listed facade. Another technical challenge was the installation of cantilevered scaffolding, its removal and final fit-out. All of this was carried out above one of London's busiest Underground exits, which required exemplary site safety and management.

Removing the top floors of Centre Point tower and creating open atria in their place required total commitment from the temporary works team. Additional natural lighting was provided by wrapping the ground floor in glazing panels 5.5 metres high by 3 metres wide and installing one of Europe's largest glass sliding doors, providing a wonderful entrance for this high-end fit-out.

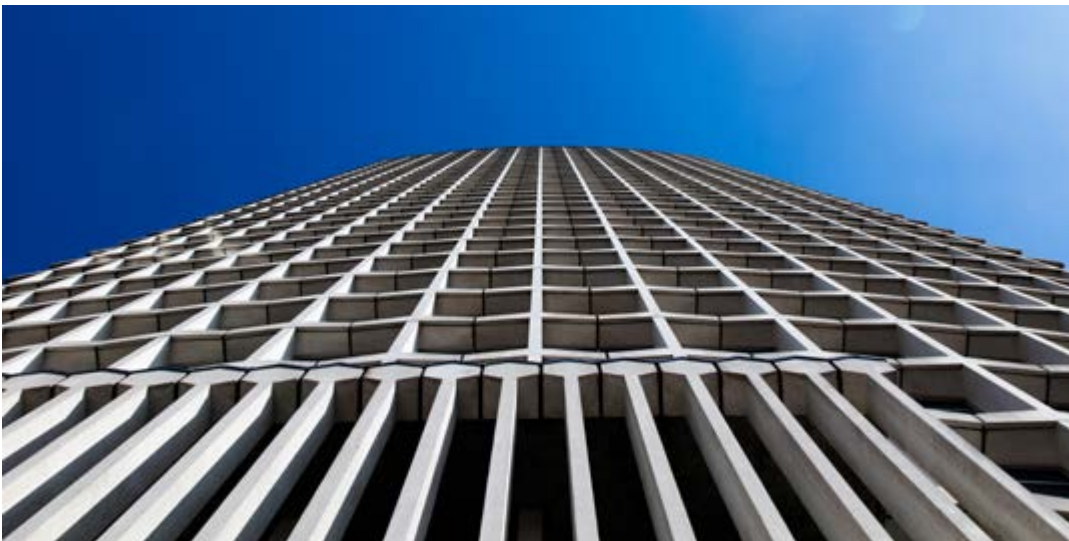
In Centre Point House, demolition and shell-and-core fit-out were undertaken while residents remained in the

apartments located directly above the works. This necessitated vibration, noise and dust monitoring as well as close liaison with the residents to minimise disruption caused by the works.

In White Lion House, the team accelerated the lift shaft construction utilising a jump-form system. This allowed the lift shaft concrete to be cast ahead of the floor slabs. With the crane being relocated onto the top of the lift shaft, Multiplex was able to maximise the smallest of floor slabs to facilitate facade and fit-out installation.

The final result speaks for Multiplex's best-in-class delivery, reflecting the client's requirements to present one of the most sought-after locations to live in one of the world's best cities.

With over three million safe working hours on site, no reportable accidents and around 15,000 different personnel through the door over the course of the project, the team prides itself on its safety record, focusing on the Multiplex core values of care, outperformance, collaboration and integrity, which have been prevalent during the course of this iconic building project. ●



© Luke Hayes



The top two floors were demolished, whilst retaining the listed facade

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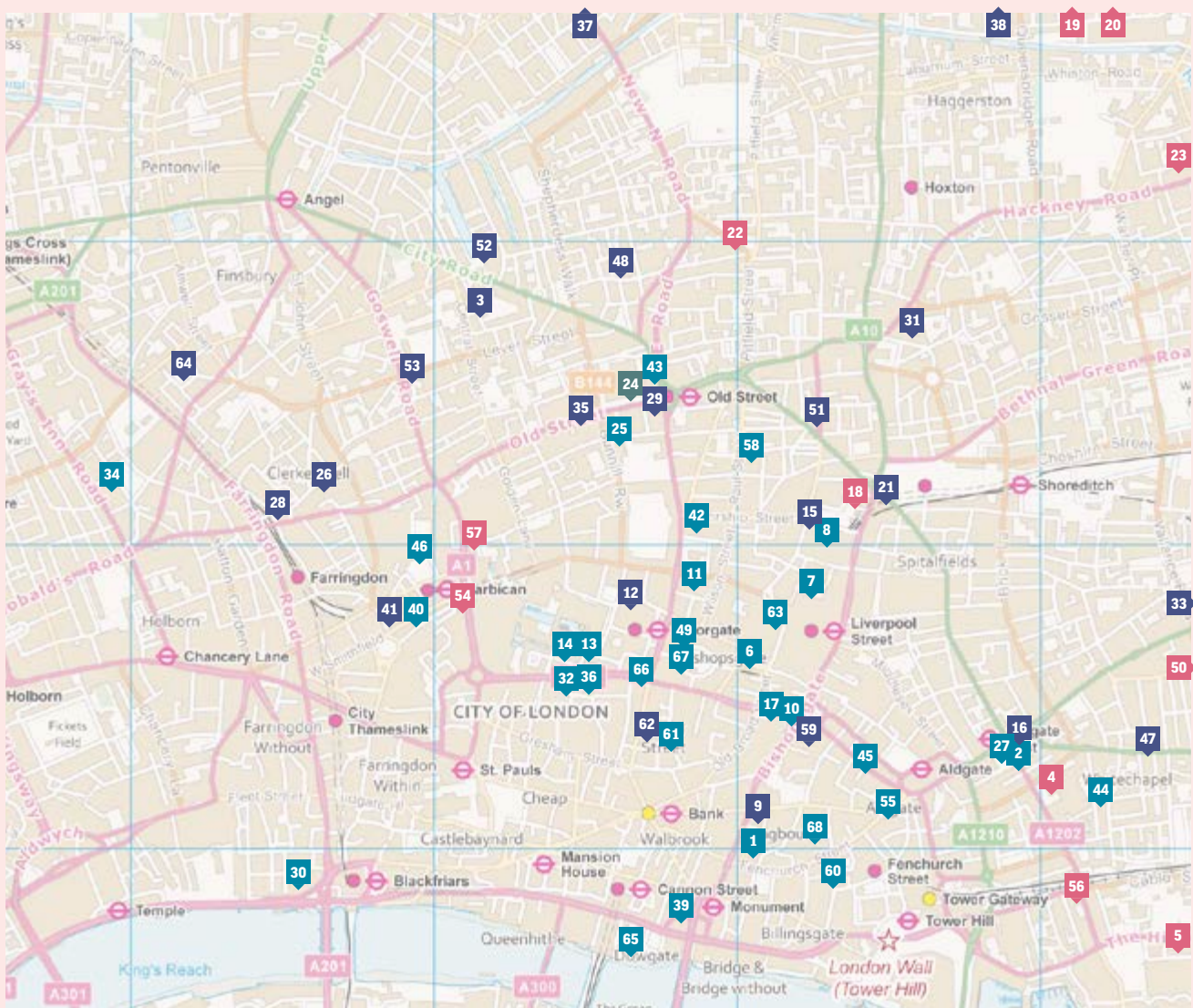
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CITY, OLD STREET, SHOREDITCH & WHITECHAPEL





James Norton
Director, JLL

The City of London office market has so far shrugged off the predicted post-referendum slowdown, with momentum returning to the leasing market in 2017, following a post-Brexit blip. 2017 leasing volumes reached 6.2m sq ft, 15 per cent ahead of the 10-year average of 5.4m sq ft. This included Deutsche Bank's commitment to pre-let close to 600,000 sq ft for their new London HQ, reaffirming their commitment to London post-Brexit. The expansion of the flexible workspace sector was also a major contributor to a strong 2017, accounting for around 20 per cent of take-up, including the continued expansion of WeWork, who are on course to be London's largest occupier once all their pre-let sites are operational. This is reflective of a wider trend – a rising proportion of 'flex space' within CRE portfolios – JLL expect this to increase from less than 5 per cent currently, to up to 30 per cent in future.

Robust take-up continued in the first quarter of 2018, underpinned by strong pre-leasing which accounted for around 50 per cent of quarterly activity, and seven of the 10 largest transactions. This included a major pre-let at 100 Liverpool Street where Sumitomo Mitsui Banking Corporation have signed for 161,000 sq ft, expanding their existing London office footprint. Law firm Sidley Austin LLP have upgraded their London premises, committing to pre-lease 100,000 sq ft, with options to expand into a further 34,000 sq ft at 70 St Mary Axe, EC3, which is under construction and scheduled to

complete in 2018. A major share of current active requirements are seeking space for occupation from 2019 onwards, and as such we expect pre-leasing to remain a major feature of the market throughout the year.

The Shoreditch market, which includes the Old Street Roundabout, remains very popular with potential occupiers, but leasing volumes are unlikely to reach the record highs of the last few years, due to more restricted levels of supply. Many of the major development schemes are already pre-let, including 160 Old Street, EC1, where Turner Broadcasting have pre-let 100,000 sq ft and WeWork who have pre-let the entire 180,000 sq ft at The Stage, EC2 which complete in Q2 2018 and 2020 respectively. The Shoreditch area has experienced the strongest rental growth in the London office market in recent years, with rents more than doubling in a five-year period, and new schemes now commanding rents at similar levels to the established City core markets. The planned improvements to the Old Street Roundabout public realm will further increase the area's attractiveness.

Whitechapel remains an embryonic office market but the opening of the Elizabeth line at the end of 2018 will massively improve the area's connectivity to more established London office markets and commuter stations. The area will become a more viable office location, particularly for occupiers priced out of more established markets.

'The expansion of the flexible workspace sector was also a major contributor to a strong 2017, accounting for around 20 per cent of take-up'

**1: 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.

**2: 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.

**3: 250 CITY ROAD**

933 homes | Under Construction
Developer: Berkeley Homes (North East London) Ltd
Architect: Foster + 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. This iconic 42 storey development includes a selection of 1, 2 and 3 bedroom apartments and penthouses overlooking 2 acres of wi-fi enabled gardens that plays host to cafes, restaurants, and creative workspaces. Five star facilities include state of the art gym and 7th floor rooftop terrace, indoor pool and spa, residents and business lounge and 24 hour concierge service.

**4: 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.

**5: 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.

**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 sqm | 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: 1 LEADENHALL

440,000 sq ft | Planning consent granted
Developer: Brookfield Properties
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.



10: 100 BISHOPSGATE

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

100 Bishopsgate is a 40-storey office tower providing highly efficient and flexible floor space, located one minute from Liverpool St Station. The scheme will offer a 0.5 acre public realm to activate and enrich the environment adjacent to the 15,000 sq ft, double height reception. The building is pre-let to RBC, Jefferies International, Freshfields, Paul Hastings and Equinox.



11: CITY GATE HOUSE

170,000 sq ft | Refurbished 2001
Developer: Brookfield Properties
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. 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.



12: CITYPOINT

700,000 sq ft | Completed
Owner: Brookfield Properties
Architect: Sheppard Robson

Citypoint is a 36-storey, 700,000 sq ft 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 also 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.

**13: 1 LONDON WALL PLACE**

300,000 sq ft | Completed 2017

Developer: Brookfield Properties / 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. 1LWP is a 300,000 sq ft, 12-storey building with views of the London skyline. 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. Schroders have leased 1LWP (300,000 sq ft) as their new global headquarter.

**14: 2 LONDON WALL PLACE**

200,000 sq ft | Completed 2017

Developer: Brookfield Properties / 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. 2LWP is a 200,000 sq ft, 16-storey tower with spectacular views over London. 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. Cleary Gottlieb, R3, and Barnett Waddingham have leased space in 2LWP.

**15: PRINCIPAL PLACE, EC2**

620,000 sq ft | Completed 2017

Developer: Brookfield Properties & 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 is 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.

**16: ALDGATE TOWER**

320,000 sq ft | Completed 2014

Developer: Brookfield Properties & 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, Groupon and Maersk.

**17: 99 BISHOPSGATE**

340,000 sq ft | Existing

Developer: Brookfield Properties, 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, Bank of Taiwan & Korea Development Bank.

**18: PRINCIPAL TOWER**

250,000 sq ft | Planning Granted

Developer: Brookfield Properties, 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: 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.



22: DASH

71 units | Under Construction
Developer: Countryside
Architect: Child Graddon Lewis

Situated along New North Road, the development will be close to Shoreditch Park and Tech City, as well as Hoxton and Old Street stations. Residents of the one, two and three-bedroom apartments will have access to landscaped open space, bicycle storage facilities and a central courtyard with play facilities, all designed to encourage and improve health and well-being of local residents. 32% of the homes at St Leonard's Court will be genuinely affordable, including 21% social rented and 11% shared ownership.



23: RE HOTEL SHOREDITCH

80,000 sq ft / 178-bed | Existing
Developer: Crosstree Real Estate Partners
Architect: Leach Rhodes Walker

RE Hotel Shoreditch is an unbranded mid-scale hotel occupying a prominent freehold island site in Shoreditch. Plans to renovate the property, including a full reimagining of the ground floor restaurant and bar space as well as enhancements to all public spaces and guestrooms, will be led by design firm Dion & Arles. Crosstree has partnered with hoteliers Mama Shelter to deliver a modern, affordable lifestyle hotel, their first in the UK.



24: 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.



**25: THE FEATHERSTONE BUILDING,
66 CITY ROAD EC1**

125,000 sq ft | Planning
Developer: Derwent London plc
Architect: Duggan Morris

The proposed development is an architecturally-rich scheme, complementing the surrounding buildings and area. It contains generous floor-to-ceiling heights, fully openable windows and a variety of external spaces and terraces. The scheme could commence in 2019.



**26: 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.



**27: 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 is well underway on phase 2, which integrates the ground and lower ground floors, with completion scheduled for H2 2018. The entirety has been pre-let to Fotografiska as a major new photography museum.



28: 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.



29: 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 94% let with the remainder either exchanged or under offer.



30: 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.



31: 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.



32: 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.



33: CITYSIDE & CHALLENGER HOUSE

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

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: 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.



35: 160 OLD STREET

160,000 sq ft | Completed
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, of which 116,627 sq ft has been pre-let to Turner, are collaborative, light filled spaces with terraces on every floor, including double height areas overlooking private courtyards.



36: 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 sqm 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.

**37: 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.

**38: SOUTH GROVE**

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

473 homes and 2,786 sqm 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: 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.

**40: 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.

**41: BARTS SQUARE**

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

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

**42: 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.



43: 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.



44: 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.



45: ONE CREECHURCH PLACE

272,500 sq ft | Existing
Developer: Helical plc / H00PP / 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.



46: 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.



47: WHITECHAPEL CENTRAL

58,220 sqm | Planning Granted
Developer: L&Q
Architect: Stockwood

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 sqm of commercial space and storage facilities for a market, flexible open space for SMEs, shops, a gym, and a cafe.



48: 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.

**49: 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.

**50: THE SILK DISTRICT**

3.5 acres, more than 490 units | Under Construction
 Developer: Mount Anvil and L&Q
 Architect: Stockwool
www.thesilkdistrict.com

The Silk District is a flow of tall towers, lower-lying buildings and landscaped gardens. Within, first class amenities – gym, 24-hour concierge, cinema room and flexible workspace – come together to create elegance expressing our area's particular sense of style and community. The apartments themselves are meticulously designed to be light-filled and calm, punctuated with en vogue details like terrazzo effect flooring and chic white SMEG appliances.

**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.

**52: LEXICON**

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

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

**53: 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.

**54: 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.



55: 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.



56: 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.



57: 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: 41 LUKE STREET

30,000 sq ft | Existing
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
Architect: Hale Brown
41lukestreet.com

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building's energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. The project involved the sensitive refurbishment and extension of a 30,000 sq ft corner office building in Shoreditch. New Crittal windows and intelligent servicing helped the building achieve a BREEAM 'Excellent' rating.



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: 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.

**61: 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.

**62: 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.

**63: 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.

**64: 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.

**65: WATERMARK PLACE**

50,400 sqm | 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 sqm, of which 45,650 sqm is office space, plus 33 car parking spaces.

**66: ONE COLEMAN STREET, EC2**

16,649 sqm | 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 sqm 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.



**67: FINSBURY CIRCUS HOUSE,
10 SOUTH PLACE, EC2**

145,000 sqm | 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.



68: 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



James Heyworth-Dunne

Partner, City agency, Cushman & Wakefield

There were eight transactions in the Docklands during the first quarter of 2018, which included Thomson Reuters exercising their 38,000 sq ft option space at 5 Canada Square; Boston Consulting Group acquiring 29,000 sq ft at 25 Canada Square; and ONE signing 23,000 sq ft in 20 Churchill Place. At the end of Q1 2018, there was 396,000 sq ft of space under offer – 44 per cent above the volume recorded in the previous quarter and 50 per cent above the five-year quarterly average. The largest unit under offer is at 5 Churchill Place, where BGC Partners are in negotiations for 127,000 sq ft.

Three former tenants of Level39 – the world's most connected tech community operated by Canary Wharf Group – Motive Partners, Digital Shadows and Revolut have taken 14,000 sq ft, 15,000 sq ft and 23,700 sq ft respectively in the Columbus Building. Since June 2016, the number of companies based at Level39 has increased by over 60 per cent. The 80,000 sq ft community now provides access to infrastructure, talent and customers for over 200 start-ups

and scale-ups consisting of 1,250 entrepreneurs. The community is home to the largest concentration of fintech companies in Europe and the largest cluster of cyber security businesses in the UK.

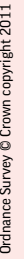
Wood Wharf has announced its first leasing transactions to Ennismore and The Office Group (TOG). Ennismore, the developer and operator of The Hoxton and

'From a residential perspective, the east of London is still a hotspot for Londoners, especially with Crossrail a 13-minute journey to Bond Street from Canary Wharf by the end of 2018'

Gleneagles; and TOG, one of the UK's largest providers of shared workspaces, are two of the fastest growing and creative companies in the UK. They will reside in the distinctive red bricked building of 15 Water Street, designed by Allies and Morrison. The building will comprise more than 180,000 sq ft and is scheduled to complete in Q2 of 2021.

In Stratford, the FCA building, S5 has now completed where there are three floors of 21,000 sq ft available. Unicef has taken a further floor. Looking forward, Building S9 – let to the British Council and Cancer Research – will complete in Q3 2019 and levels 7-9 of 20,000 sq ft each will be marketed. At Here East, in Hackney Wick, there has been a flurry of new lettings in Q1 which include Barratt Homes, Neopost and Scope. This takes the total leased at the scheme to 770,000 sq ft.

From a residential perspective, the east of London is still a hotspot for Londoners, especially with the Elizabeth line enabling a 13-minute journey to Bond Street from Canary Wharf by the end of 2018. While the rest of London has experienced a fall in residential values, the value of new-build properties in Canary Wharf has held firm. There are some landmark buildings going up; the latest being One Park Drive, which is selling well, and the penthouse at The Madison has been reserved recently. At the other end of the scale, help to buy continues to flourish in the market.



**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 2.9m 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: ROYAL WHARF**

40 acres | Under Construction
Developer: Ballymore and Oxley
Architect: Masterplanned by Glenn Howells
Architects: Whittam Cox Architects 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 sq ft David Morley designed leisure facility and new school. First residents recently moved in to phase one.

**3: 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.

**4: WARDIAN LONDON**

5500 sqm | 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: 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.

**6: 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.



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: SOUTH QUAY PLAZA

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

Description South Quay Plaza is a landmark development located moments from Canary Wharf. Designed by Foster + Partners, the three buildings that comprise SQP are Valiant Tower (68 storeys), Burlington (36 storeys) and Harcourt (56 storeys). SQP is the first scheme that the Berkeley Group has developed in Canary Wharf and Valiant Tower will become one of the tallest residential towers in Europe. Surrounded by 2.6 acres of landscaped gardens with 150 new trees, SQP will feel like an urban oasis.



9: 10 BANK STREET

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



10: 40 BANK STREET

607,400 sq ft | Existing
Developer: Canary Wharf Group
Architect: Pelli Clarke Pelli Architects
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 sqm). High quality, column free office accommodation from 2,000 sq ft is available to let on flexible lease(s).



11: HQ, 5 BANK STREET

700,000 sq ft | Under Construction
Developer: Canary Wharf Group
Architect: Kohn Pederson Fox Associates
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.



12: ONE CANADA SQUARE

1,220,500 sq ft | Existing
Developer: Canary Wharf Group
Architect: Pelli Clarke Pelli Architects
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.

**13: THE COLUMBUS BUILDING**

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

The riverside building has been redesigned to a Grade A quality, whilst benefiting from distinctive features appealing to the tech and creative sectors including exposed concrete 'waffle' ceilings, uninterrupted views to the City, and two roof terraces totalling 10,000 sq ft. Typical floor plates range from 15,000 sq ft to 24,000 sq ft. Tenants include Revolut, Motive Partners and Digital Shadows, all of which have scaled up from Level39 (www.level39.co) into their own leased space.

**14: WOOD WHARF**

4.8m 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 2m sq ft of commercial space, 3,500 homes, 350,000 sq ft of retail/leisure, and 9 acres of open spaces. The buildings have been individually designed by a range of architects including AHMM, Pilbrow & Partners, and Allies & Morrison, whilst still benefiting from the Group's philosophy of providing the most technically advanced buildings. Ennismore (owner of The Hoxton hotel) and The Office Group (TOG) have recently been announced as the first pre-let transactions totalling 150,000 sq ft at 15 Water Street.

**15: TOWER COURT**

0.7ha, 132 residential units | Planning Granted
Developer: Countryside
Architect: Adam Khan Architects (Planning)
Child Graddon Lewis (Detailed Design)

Tower Court comprises 80 homes for outright sale, 33 homes for social rent and 19 homes for shared ownership. The regeneration scheme will also offer a total of 3,115 sqm of communal and accessible open space, and a new 361 sqm depot for the Hatzola ambulance service – the local Jewish-led fast response volunteer service. In addition, a significant amount of public art will be commissioned and installed during the course of the scheme.

**16: TRINITY PLACE**

170 residential units | Under Construction
Developer: Countryside
Architect: Stitch Architects (Planning)
BPTW Partnership (Detailed Design)
www.countryside-properties.com/new-homes/all-developments/new-home-developments/london/trinity-place

Countryside is working with Be First, Barking and Dagenham Council's regeneration company to deliver 170 homes, a replacement TFL bus terminus and retail space for a local pharmacy (90sqm). The scheme will provide the local area with a mix of housing tenure, including 83 private homes for sale and 87 affordable homes, across a range of one, two and three-bed apartments and three-bedroom houses. Becontree Heath, set to complete in September 2019, will also be the first development with a council-owned and run district heating network.

**17: ELEMENTS**

993 Homes | Under Construction
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 11 years, with completion due in 2029.

**18: 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. It will also provide 2 new schools, a medical centre and commercial space. 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 and 50% affordable housing. These spaces will include play areas for children, community spaces and artwork to reflect the historical nature of the site.



19: 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. Work on site will start in 2018 and the project is set to be completed in 2026.



20: 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.



21: EAST CITY POINT

3.7 hectares with 649 residential units
Under Construction
Developer: Countryside, Newham Council and Clarion
Architect: Maccleanor Lavington / Shepherd Epstein Hunter
www.eastcitypoint.com

The scheme known as Canning Town Area 3 is part of the first phase of the regeneration of Canning Town and Custom House

It is part of an overall masterplan promoted by the landowner Newham Council

The development provides 649 residential units of which 35% are affordable

Included as part of the scheme is Keir Hardie Primary School



22: 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.



23: 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.



24: 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: STRATFORD HALO**

701 units / Existing
Developer: Genesis Housing Association
Architect: Stockwood

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.

**26: 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.

**27: GALLIONS REACH**

2,081 sq m | Completed
Developer: ilke Homes
Architect: ilke Homes
www.ilkehomes.co.uk

ilke Homes manufactured two show homes offsite and installed them on Greater London Authority land at Gallions Reach in just one day. Foundations, services, drainage and landscaping were completed ahead of installation. The homes were craned into position in an afternoon and were fully furnished and operational less than two weeks later. The homes are designed to be zero-carbon in use and demonstrate how a modular platform can meet the nationally described space standards and the requirements of open market sale.

**28: GREENWICH PENINSULA**

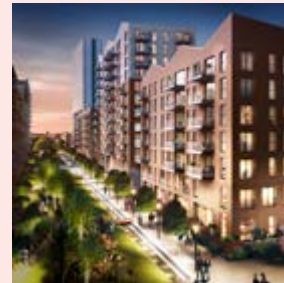
150 acres | Under construction
Developer: Knight Dragon
Architect: Masterplanned by Allies and Morrison
www.greenwichpeninsula.co.uk

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.

**29: 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.

**30: 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.

**31: 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.

**32: ROYAL DOCKS WEST**

0.5 acres, 150 units | Under construction
 Developer: Mount Anvil and ExCeL London
 Architect: EPR Architects
www.royaldockswest.com

Just 3 minutes from Royal Docks West is Crossrail's Custom House station, anticipated to open in December 2018. With Crossrail, the West End is just 17 minutes away, or the City only 10. Our homes offer quality design that is both timeless but rich in personality and detail. All at a fantastically competitive price point, making Royal Docks West a rare investment opportunity.

**33: DOLLAR BAY**

14,327 sqm | Existing
 Developer: Mount Anvil and One Housing Group
 Architect: SimpsonHaugh
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.

**34: ROYAL ALBERT WHARF**

c. 1,600 homes, 8,700 sqm commercial space
 Under Construction
 Developer: Notting Hill Genesis
 Architect: McCreanorLavington,
 Feilden Clegg Bradley Studios
www.nhhg.org.uk/building-homes/developments/royal-albert-wharf-newham

Awarded RICS Residential Project of the Year 2018 (London category) and also a RIBA Award (London category). Undoubtedly one of the most exciting property development projects in London, Royal Albert Wharf will form a brand new neighbourhood in East London: a thriving and sustainable community in a historic riverside setting. The mix of commercial and residential buildings will fuse old with new, while inspired architecture and landscaping will ensure it is an attractive environment. It will provide 1,557 homes to suit all Londoners.

**35: THE REACH**

6,620 sqm | 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.

**36: 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.

**37: 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.

**38: CREEK ROAD**

7231 sqm | 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.

**39: 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: 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.

**41: 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.

**42: 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.



43: 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.



44: 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.



45: SILVERTOWN

7m 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.



46: 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.



47: 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.



48: DEPTFORD MARKET YARD

2 acres | Completed
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.

**49: THE CROYDON PARTNERSHIP**

1.5m 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.

**50: WESTFIELD STRATFORD CITY PHASE 2**

300,000 sq ft | Under Construction
Developer: Westfield Europe Development Ltd
Architect: Simpson Haugh

Westfield has officially started construction on the new 300,000 sq ft, 12-storey office building located next to Westfield Stratford City.

WEST END, EARLS COURT & PADDINGTON



Amy Birdee
Associate director, JLL

The West End market appears to have weathered the Brexit storm with take-up in 2017 reaching its highest level since 2007 and Q1 2018 take-up surpassing long-term average levels. Flexible offices have continued their expansion in 2018 with 17 per cent of take-up during the first quarter of the year representing leases to this type of occupier.

'The West End market appears to have weathered the Brexit storm with take-up in 2017 reaching its highest level since 2007 and Q1 2018 take-up surpassing long-term average levels'

'Under offers', at 1.6m sq ft, are at their highest level ever recorded, indicating that market activity is still robust. More than 45 per cent of the stock currently under offer represents demand for pre-let stock and this is the result of a shortage of new supply in the West End. The overall vacancy rate currently stands at 4.0 per cent which is below the

long-term average of 4.4 per cent and the new-build vacancy rate stands at just 0.4 per cent, well below the long-term average of 0.9 per cent. Future supply also appears to be lacking in the West End with around half of the stock due to be delivered in 2018 already having been pre-let. This shortage of supply is expected to promote rental growth, however, with prime rents expected to increase from their current level of £110 per sq ft to £112.50 per sq ft in 2019. Prime rents are reflective of a 10,000 sq ft floor plate on a mid-level floor and a lease term of 10 years.

The Paddington submarket had a mixed year in 2017, with robust letting activity of new-build stock such as 4 Kingdom Street but, at the same time, an increase in tenant-controlled supply at The Point and 5 Merchant Square. The volume of tenant-controlled stock amounts to 70 per cent of total available supply in this submarket and its increase has resulted in the vacancy rate rising to the highest across all West End submarkets and now stands at 11.9 per cent. A significant portion of the tenant-controlled stock (62 per cent) is

currently under offer, however, and this will have a significant impact on the vacancy rate in Paddington as these deals take place. There are no speculative developments due to complete in 2018 in Paddington and so supply levels will be dependent on the availability of existing stock. In 2019, supply is set to increase with the delivery of Derwent's Brunel Building in the first half of the year which amounts to approximately 240,000 sq ft. Around 100,000 sq ft of this scheme is already under offer, however, and so this will limit the amount of speculative supply hitting the market. Paddington will benefit greatly from the implementation of Crossrail and it is therefore likely that further pre-leasing will take place at other development schemes going forward.

Earl's Court, which falls into the Kensington/Chelsea submarket, is typically quiet and as such there was no letting activity here during the first quarter of the year.





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: 10 BROCK STREET, NW1

29,729 sqm | 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 Whiteford LLP. The development completes Regent's Place, which is now 2m sq ft of office, retail and residential space, providing accommodation for 15,000 workers and residents.



6: 10 PORTMAN SQUARE, W1

12,500 sqm | 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.

**7: 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.

**8: 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.

**9: 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.

**10: 196-222 KING'S ROAD**

203,330 sq ft | Under Construction
Developer: Cadogan
Architect: PDP London
www.196-222kingsroad.co.uk

Due for completion in 2021, the 196-222 King's Road development seeks to re-energise this central section of the King's Road. Including world-class retail space - both smaller artisan units and larger flagships, an independent 600-seat cinema, contemporary, high quality office space, 47 new homes, and rooftop bar with views across Chelsea, an improved Waitrose store and a traditional pub. Cadogan's long-term approach means that heritage and sustainability are principles core to the scheme, from restoration of the original art deco façade to environmental measures including solar panels and green roof.

**11: 224-226 KINGS ROAD**

16,390 sq ft | Completed
Developer: Cadogan
Architect: Horden Cherry Lee

Recently completed, 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. 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, have been protected. The new 'infill' building creates its own identity in a street with varied townscape and has achieved a BREEAM 'very good' rating.

**12: DUKE OF YORK RESTAURANT**

7,900 sq ft | Under construction
Developer: Cadogan
Architect: NEX Architecture
www.dukeofyorkrestaurant.co.uk

The Duke of York Restaurant is 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 restaurant will include a circular roof terrace, open to the public, and the UK's first innovative glass façade, which will lower into a single storey basement during fine weather, to allow al fresco dining. It is set to become a new landmark for the King's Road.



13: GEORGE HOUSE

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

Recently 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 let to flagship stores for international brands such as Delpozo, RedValentino and Escada, as well as boutique units to the rear on Pavilion Road for independent artisan food shops – including butcher, baker, greengrocer and cheesemonger. It connects directly with a new public courtyard that features destination restaurant Granger & Co, a vegan 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: EARLS COURT

10,100,000 sq ft | Planning Granted
Developer: Capital & Counties Properties PLC
Architect: Sir Terry Farrell
www.myearlscourt.com

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.



15: LILLIE SQUARE

Under Construction
Developer: Capital & Counties Properties PLC
www.lilliesquare.com

Located adjacent to the Earls Court masterplan Lillie Square is establishing a new modern garden square address offering 800 new homes. First residents moved in December 2016.



16: 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.



17: 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.



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: 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.

**20: ACTON GARDENS, W3**

1,350,000 sq ft | Existing
 Developer: Acton Gardens LLP (Countryside and L&Q)
 Architect: HTA Masterplanners and PH 1 / Alison Brooks PH 2 / Stitch Studio PH 3.1 & 7.1 / Maccreanor Lavington PH 3.2 / PCKO PH 4 / HTA PH 5 / Levitt Bernstein PH 6 / Allies & Morrison Phase 9.1
www.actongardens.co.uk

Acton Gardens is 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, which was characterised by a sense of isolation and poor quality housing. The 15-year scheme will transform the area into a new urban village of 2700 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.

**21: 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.

**22: 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.

**23: 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.

**24: 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.



**25: 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 well underway with completion due in H1 2019. The building is a dynamic hybrid structure of concrete and steel with the striking exoskeleton allowing for column-free floorplates. There are two roof terraces on the upper floors, a ground floor restaurant and new public realm on the canalside. This is a prime location adjacent to Paddington station where a Crossrail interchange will join the existing mainline and underground links in 2018.



26: 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.



27: 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.



28: 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.



29: 78/92 GREAT PORTLAND STREET
18,000 sq ft office, 15 residential apartments and 5 retail units | Completed
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.



30: 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.

**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: 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.

**33: 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: 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.

**35: 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.

**36: 65 DAVIES STREET, W1**

6,000 sqm | 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.



37: THE ZIG ZAG BUILDING, SW1

232,900 sq ft | Completed
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.



38: NOVA, VICTORIA SW1

67,503 sqm/ 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.



39: 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 homes, spread across 13 buildings; and include four Grade II listed buildings, such as Kidderpore Hall, a painstakingly restored 1843 mansion. The development's amenities are unrivalled in the area and include a 24-hour concierge, a spa, gym, swimming pool and town car service. 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.



40: QUEEN'S WHARF

325,554 sq ft | Completed January 2018
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.



41: OAKLANDS

605 homes, 3,500 sqm commercial space
Under Construction
Developer: Notting Hill Genesis & QPR
Architect: CZWG
www.oaklandsregeneration.co.uk

This partnership between Notting Hill Genesis and QPR FC will deliver over 600 new homes, and is the first major housing project to be on site in the OPDC development area. Both partners are committed to making significant investment in this area, and our new neighbourhood will deliver 40% affordable housing, with the remainder of the homes being available for market rent. Construction commenced in October 2017, with first occupation expected mid-2020. There will be provision of communal space with extensively landscaped public areas.



42: QUEEN'S PARK PLACE

150,000 sq ft | Existing
Developer: Places for People/ Londonecastle 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.

**43: 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.

**44: 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.

**45: 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.

**46: 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.

**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. Phase I due to complete in 2018. 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: 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.



49: 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.



50: 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.



51: 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.



52: 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.



53: 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.

KING'S CROSS, MIDTOWN & COVENT GARDEN



Eleanor Reed

Associate, London markets, Cushman & Wakefield

The King's Cross market has certainly started 2018 with a bang, with some significant transactions and announcements from across the property sectors.

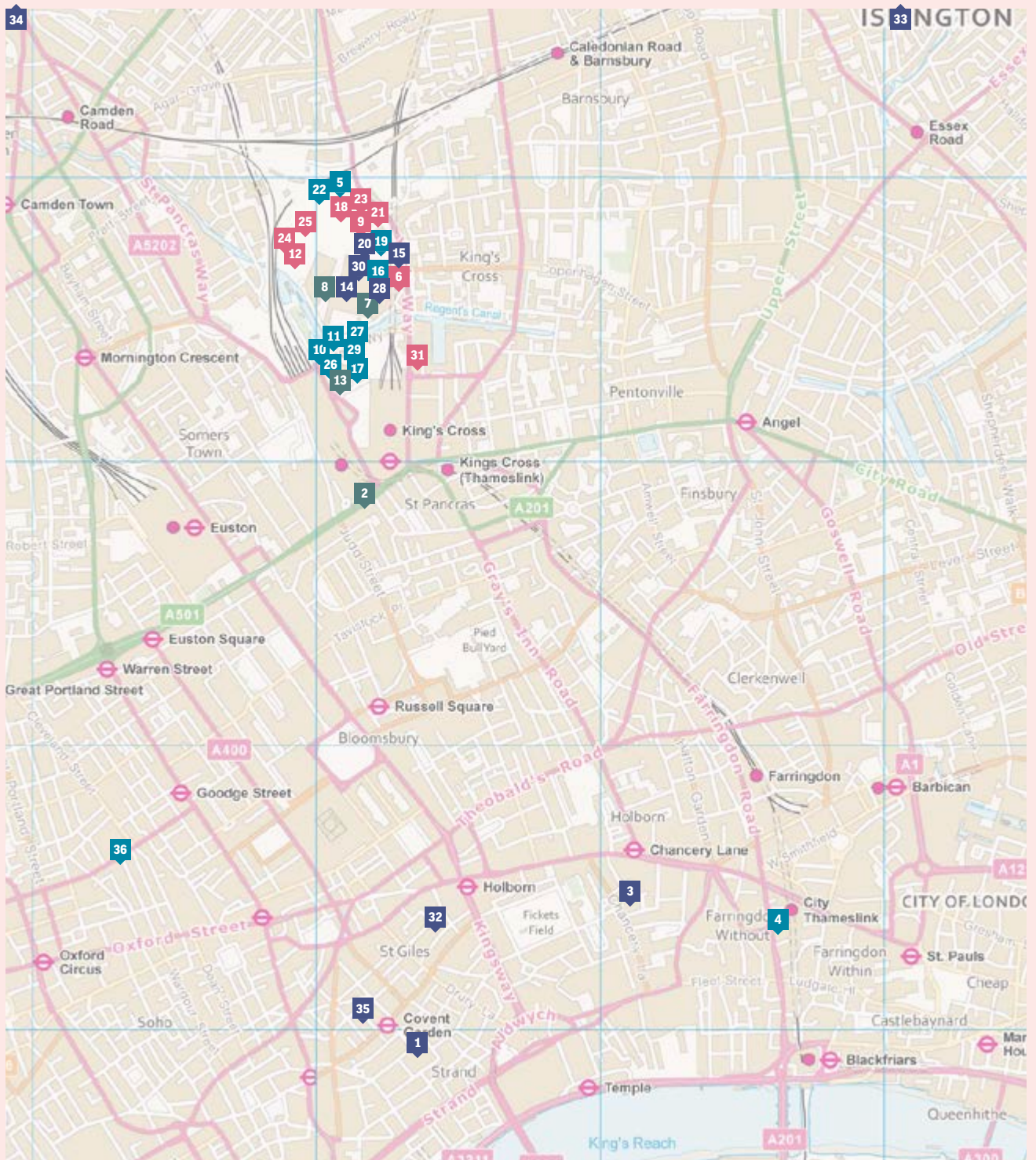
With the eagerly awaited opening of Thomas Heatherwick-designed Coal Drops Yard getting ever closer, Argent have recently announced a number of exciting retailers who have committed to the new shopping destination. The former coal store will provide 100,000 sq ft of retail space when it opens in October 2018 and is already 85 per cent let or under offer. British menswear fashion retailer Form & Thread is set to open its first stand-alone store at Coal Drops Yard, joining footwear retailer Cheaney, menswear and lifestyle brand Universal Works and Paul Smith, among others. The shopping quarter is also establishing itself as a culinary destination with Harts Group, the restaurant group behind Barrafinna, confirmed to open three new restaurants at Coal Drops Yard. The group will open a Barrafinna, Casa Pastor (a new Mexican big sister to Borough's El Pastor) and wine bar The Drop. Outside Coal Drops Yard, design brand Tom Dixon have relocated their headquarters from Portobello Dock to The Coal Office. The 17,500 sq ft complex is home to a new flagship store, showroom, office,

restaurant and café and opened to a strong reception in the first quarter.

King's Cross is now well established as a desirable office location for office occupiers, reflected by the current prime rent of £77.50 per sq ft. The second largest office transaction of the year to date took place on the main estate with Google taking an assignment of 127,000 sq ft of accommodation from New Look at building R7, evidence that occupiers are continuing to take larger units. Just down the road, the Midtown and Covent Garden office market has also seen some key activity during the first quarter of 2018. In an exciting move for the area, Red Bull Group ended their long-running search for a new London headquarters and have completed a lease for CBRE GI's Seven Dials Warehouse. The energy drink company have committed to an 11-year lease across the entire Grade II building comprising 37,000 sq ft. This was further to the news that an international co-working provider had taken a 20-year lease term of the majority of accommodation (50,000 sq ft) at The Cursitor Building, Chancery Lane.

Similar to the rest of the central London market, the prime office rent in Midtown remained stable in Q1 2018 at £67.50 per sq ft.

'King's Cross is now well established as a desirable office location for office occupiers, reflected by the current prime rent of £77.50 per sq ft'



**1: COVENT GARDEN**

1.2m 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, Tom Ford and Chanel now sit alongside some of the capitals most popular restaurants including Frenchie and Balthazar. The Floral Court Development will complete, with retail and restaurant concepts from Petersham Nurseries now open and high quality new residential overlooking the new courtyard.

**2: 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.

**3: 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.

**4: 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.

**5: 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.

**6: 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.

**7: 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'.

**8: 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.

**9: 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.

**10: 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.

**11: 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.

**12: 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.

**13: 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.

**14: 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.

**15: 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.

**16: 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.

**17: 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.

**18: 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.

**19: 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'.

**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: 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.

**22: 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.

**23: SAXON COURT AND ROSEBERRY MANSIONS**

108,000 sq ft | Existing

Developer: King's Cross Central Limited Partnership

Architect: Maccreeanor 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.

**24: 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.

**25: 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.

**26: 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.

**27: THREE PANCRAS SQUARE**

158,000 sq ft | Existing
 Developer: King's Cross Central Limited Partnership
 Architect: Porphyrus 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.

**28: 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.

**29: 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.

**30: 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.



31: HUB BY PREMIER INN

9681 sqm | Completed

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 sqm 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.



32: PARKER STREET

56,537 sq ft | Under construction

Developer: Londonewcastle

Architect: Robin 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'.



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: 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.



35: MERCERS WALK, COVENT GARDEN, WC2

6,230 sqm | 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.



36: THE COPYRIGHT BUILDING

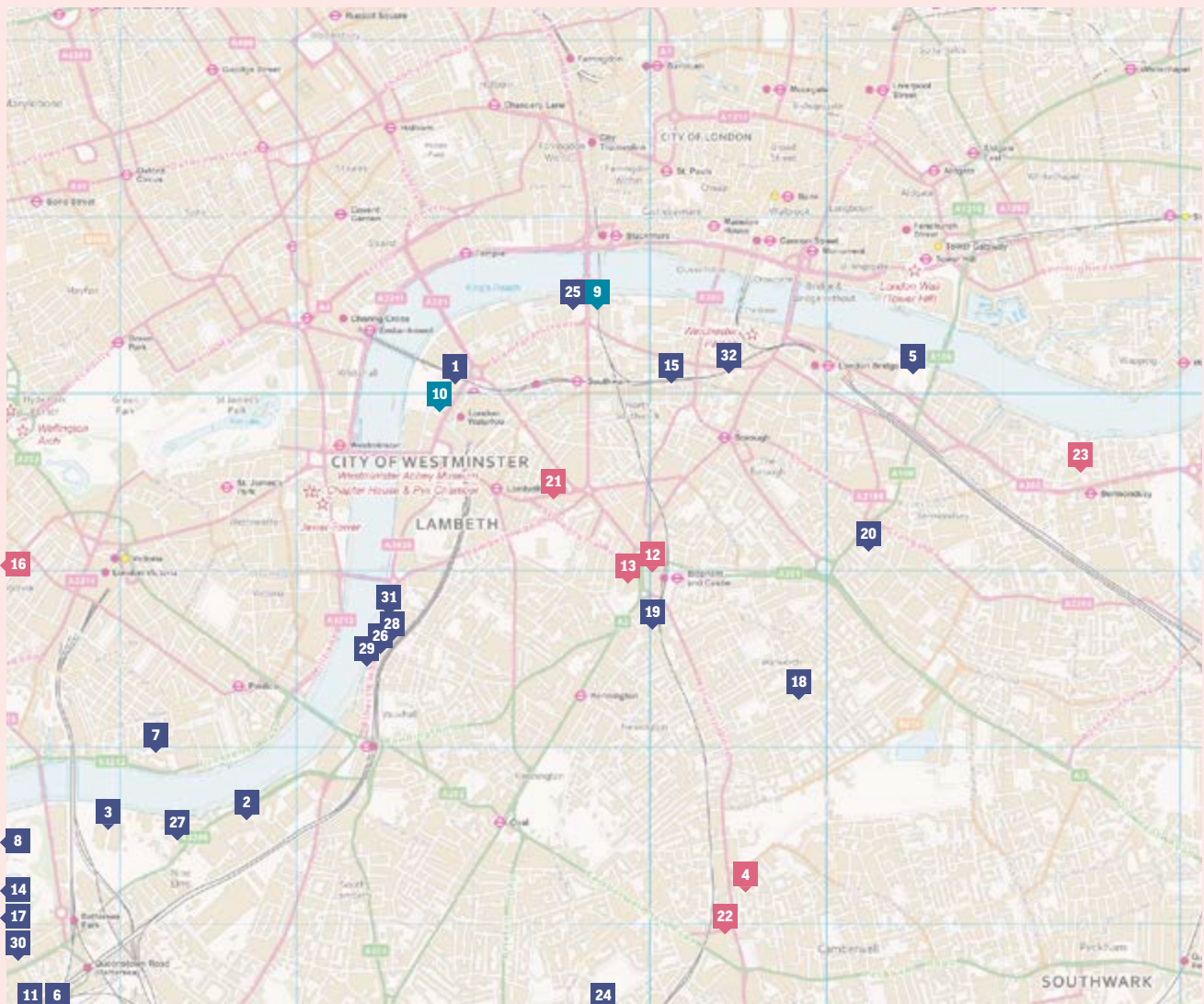
9,959 sqm | Completed

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.

LONDON BRIDGE, SOUTHWARK, NINE ELMS & WATERLOO



Ordnance Survey © Crown copyright 2011



Alastair Perks

Head of central London development transactions, CBRE

Love it or hate it, there is perhaps no other part of London's skyline that is changing as quickly as the South Bank. New buildings of all shapes and sizes jostle for position among the South Bank's existing famous landmarks.

All too often, however, the South Bank is perceived as a single linear London submarket, whereas the reality of course is that the area always has been, and will continue to be, a cluster of diverse submarkets, each with their own characteristics and qualities.

CBRE's development team adopt what we call a 'use agnostic' approach to land deals in London, and the South Bank is a perfect example of this approach in practice. Recently we have handled development transactions involving offices, residential (for sale and for rent), hotels, student housing, retail, leisure, and even a Royal College ...

If we consider the area from east to west – roughly 'bookmarked' by Tower Bridge and Battersea Power Station respectively – the diversity of the South Bank becomes apparent.

London Bridge and Borough Market have an established buzz which is spreading quickly into the surrounding streets. These locations are becoming increasingly popular with developers and owner-occupiers alike, reinforced by the recent acquisition of 10-18 Union Street by the Royal College of Obstetricians and Gynaecologists for their London HQ.

Moving west, Blackfriars has its own distinct identity, elegantly signposted by One Blackfriars and, with several

other large schemes in the pipeline, this submarket will become known as a genuinely mixed-use destination with prime office, residential and hotel projects all in equal supply. Our residential team recently sold the last 39 units in CIT's South Bank Tower, highlighting the significant confidence in the area.

At Waterloo, the pace of change can clearly be seen at the redevelopment of Southbank Place. The sale of the adjacent Elizabeth House last year to HB Reavis – the largest office-led development deal for two years – means a further 1m sq ft of development may now also be delivered. The redevelopment of Waterloo station by Network Rail will further enhance the appeal of the area and other nearby sites are expected to come forward soon.

Moving along the river to Battersea and Nine Elms, the combined impact of the new US Embassy building, major commercial lettings at the Power Station and Embassy Gardens, and the Northern Line extension are creating a ripple effect of new activity. A widening pool of global investors (from Malaysia, China, US, Middle East, UK) are exploring a wide variety of uses in the area, seeing the long-term potential of this Zone 1 riverside location.

So love it or hate it? Over the last 12 months, the South Bank has been the best performing office market in central London. It is also the area at the top of many of our developer clients' 'wish lists'. So, it seems the market loves it – and so do we!

'The South Bank is perceived as a single linear London submarket, whereas the reality of course is that the area always has been, and will continue to be, a cluster of diverse submarkets, each with their own characteristics and qualities'

**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 needed 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.

**2: EMBASSY GARDENS**

241,548 sqm | 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 alfresco spaces and 130,000 sq ft of shopping space. Residents have recently moved in to phase one.

**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.

**4: 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.

**5: ONE TOWER BRIDGE**

65,616 sqm | Completed
 Developer: Berkeley Homes (South East London) Ltd
 Architect: Squire and Partners
www.berkeleygroup.co.uk/new-homes/london/tower-bridge/one-tower-bridge

One Tower Bridge is a luxury development located on the South Bank next to the iconic Tower Bridge. With park fronted river views, OTB comprises over 400 apartments. Bridge Theatre, London's largest new theatre in 40 years, has made OTB its home, along with a range of established and up and coming restaurants, including The Ivy, The Coal Shed, Tom Simmon's, and many others yet to be announced; making One Tower Bridge the most exciting new destination in London.

**6: MERTON REGENERATION PROJECT**

2,800 homes | Outline planning permission granted
 Developer: Clarion Housing Group
 Architect: PRP, HTA Design LLP, Levitt Bernstein, Cullinan Studio, Proctor and Matthews
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.



7: CHURCHILL QUARTER

Developer: Countryside
Architect: Stitch Architects

Countryside has been selected by Bromley Council to deliver a development comprising of both residential and commercial elements, including 410 new, high-quality homes across 7 apartment blocks in Bromley town centre. The adjacent park Church House Gardens will be widened and transformed into an active cultural hub between the High Street and the gardens. A minimum of 35% affordable homes will be provided.



8: 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.



9: COOPER & SOUTHWARK

78,000 sq ft | Under Construction
Developer: HB Reavis
Architect: Tate Hindle Architects
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.



10: 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.



11: 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.



12: 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 £2.3bn 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.

**13: 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.

**14: THE FILAMENTS**

529,907 sq ft | Existing
Developer: Mount Anvil
Architect: Rolfe Judd

A pillar of Wandsworth's £1bn 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.

**15: 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.

**16: 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.

**17: KEYBRIDGE**

c.1 ha | Under Construction
Developer: Mount Anvil & A2Dominion Group
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 92,100sq ft of commercial space, a new primary school and 595 new homes from studio to three-bedroom apartments as well as our magnificent penthouses.

**18: AYLESBURY ESTATE**

c. 3,500 homes | Under Construction
Developer: Notting Hill Genesis in partnership with LB Southwark
Architect: HTA Design LLP, Mae Architects, Hawkins\Brown, Duggan Morris Architects
www.aylesburynow.london

The partnership is committed to delivering a masterplan for 3,500 new homes, 50% of which will be affordable. 75% of the affordable homes will be social rented homes and 25% will be shared ownership or shared equity. At least 30% of the homes across all tenures will have three bedrooms or more. We're committed to ensuring that local people experience the social and economic benefits of regeneration, such as employment, education and training and improvements in health and well being.



19: 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.



20: RICH ESTATE

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.



21: 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 £3bn regeneration programme. Peabody plans to redevelop the Triangle site by providing new homes, commercial space and substantial new public realm.



22: 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.



23: 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.



24: 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.

**25: ONE BLACKFRIARS**

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

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

**26: 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 daylong sunlight and affords spectacular views across the heart of London.

**27: 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.

**28: 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.

**29: 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.

**30: 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.



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.



32: 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.

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**](mailto:aurelia.amanitis@newlondonarchitecture.org)

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www.ucl.ac.uk

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www.3dreid.com

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www.5plusarchitects.com

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ADP
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www.adp-architecture.com

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www.ahr-global.com

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www.alisonbrooksarchitects.com

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www.ahmm.co.uk

Allies and Morrison
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www.alliesandmorrison.com

Amos Goldreich Architecture
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www.agarchitecture.net

Architecture Initiative
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www.architectureplb.com

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www.afkstudios.com

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www.ashsak.com

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www.aukettswanke.com

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www.acgarchitects.co.uk

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www.bdg-a-d.com

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www.belsizearchitects.co

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www.mcdowellbenedetti.com

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www.bennettsassociates.com

Benoy
020 7726 8999
www.benoy.com

BIG | Bjarke Ingels Group
www.big.dk

bptw Partnership
020 8293 5175
www.bptw.co.uk

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www.broadwaymalyan.com

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www.buckleygrayyeoman.com

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www.cgluk.com

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www.chrisdyson.co.uk

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020 7938 2464
www.colwynfoulkes.co.uk

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www.unitarchitects.co.uk

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www.jmarchitects.net

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www.mcaslan.co.uk

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www.jra.co.uk

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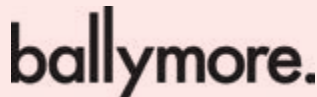
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Argent delivers some of the best mixed-use developments in the UK: major commercial, residential, education, cultural and community developments in the country's largest cities. It is involved in the full development process from identifying and assembling 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.

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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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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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Cobham KT11 1JG
www.berkeleygroup.co.uk

The Berkeley Group builds homes and neighbourhoods across London and the South of England. It is made up of six autonomous companies: St George, St James, Berkeley Homes, St Edward, St William and St Joseph. Berkeley creates about 4,000 homes a year. 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.



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

BROOKFIELD PROPERTIES

Owner, Developer and Asset Manager
99 Bishopsgate, London, EC2M 3XD
www.brookfieldproperties.com

Brookfield Properties is a premier real estate operating company, providing integrated services across all property investment strategies of Brookfield Asset Management ("Brookfield") – a global alternative asset manager with over \$285 billion in AUM. Our vertically integrated real estate capabilities service the majority of Brookfield's real estate investments around the globe and assures that these assets are managed to maximise revenue, growth and sustainability, with a keen eye integrating new real estate technologies that keep us at the forefront of innovation.



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 & 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 capitals greatest destinations and addresses. We create and grow value through a combination of asset management, strategic investment and development.



Catalyst

CATALYST

Housing Association
Catalyst Housing Ltd, 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.

**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
Level 6, 6 More London Place, Tooley Street,
London, SE1 2DA
www.clarionhg.com

The Merton Regeneration Project involves a £1bn investment in three neighbourhoods in Merton; High Path, Eastfields and Ravensbury. Clarion Housing Group is planning to build 2,800 well-designed, energy-efficient homes over the next 12 years by replacing 1,000 existing homes across the three neighbourhoods and building an additional 1,800. This is the first major estate-based regeneration project being undertaken in Merton by Clarion, the UK's largest housing association, following the merger of Affinity Sutton and Circle Housing.



COUNTRYSIDE
Places People Love

COUNTRYSIDE

Developer
Countryside House, The Drive,
Brentwood, Essex CM13 3AT
www.countryside-properties.com

Countryside works in partnership with public and private sector organisations to regenerate housing estates and secure the provision of high quality mixed-use and mixed-tenure schemes. Our projects are developed in partnership with local authorities, housing associations and local communities. We have undertaken more than 40 estate regeneration schemes since the 1980s and we have been building new homes in London and the South East for more than 55 years.



CROSSTREE REAL ESTATE PARTNERS

Owner, Investor and Developer
1 Curzon Street, London W1J 5HD
www.crosstree.com

Crosstree is a London-based and focused real estate investment and development company. Crosstree's portfolio includes over 1.5m sq ft of projects across the retail, office, hotel and residential sectors.



THE CROWN ESTATE

Land owner, Developer, Asset Manager
1 St James's Market, London SW1Y 4AH
www.thecrownestate.co.uk

The Crown Estate is a specialist real estate business with an actively managed portfolio of high-quality assets in great locations. By combining scale and expertise in our chosen sectors with a customer-focused approach we deliver strong returns for the nation's finances. Our portfolio includes central London - where we hold almost the entire freehold to Regent Street and around 50% of the buildings in St James's - as well as prime regional retail holdings across the UK.

DERWENT LONDON

DERWENT LONDON

Developer
25 Savile Row, London W1S 2ER
www.derwentlondon.com

Derwent London is the largest central London REIT with a portfolio of 5.5 million sq ft located predominantly in central London. We create value by developing, refurbishing and managing our assets well. We typically acquire properties off-market with low capital values and modest rents in improving locations. We take a fresh approach to the regeneration of each property with a focus on tenants and an emphasis on design. A strong balance sheet with modest leverage and flexible financing supports these activities.

EPR Architects

EPR ARCHITECTS

Architect
30 Millbank, London SW1P 4DU
www.epr.co.uk

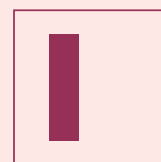
EPR Architects is an award-winning practice with a reputation for quality architecture, masterplanning and interior design thanks to our extensive experience delivering an array of building typologies across workplace, lifestyle and leisure sectors. From our central London and Wrocław studios, our experienced 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

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 £2.8 billion of office, retail and residential space in central London. Our portfolio consists of 55 properties totalling 2.9 million sq ft, with a development programme totalling 1.7 million sq ft, 48% of the existing portfolio. We aim to deliver superior returns to our shareholders by unlocking the often hidden potential in retail and office property in central London.

**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.

**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.

**ILKE HOMES**

Manufacturer of offsite homes
Flaxby, Knaresborough, HG5 0XJ
www.ilkehomes.co.uk

ilke Homes specialises in the latest off site manufacturing techniques in housebuilding. With an ambitious and keen sense of social purpose, ilke Homes' mission is to build better homes and to build them in a better way. In partnership with housing associations, developers and RPs, ilke Homes is committed to building desirable, affordable and energy efficient homes that the UK needs.

**KNIGHT DRAGON****KNIGHT DRAGON**

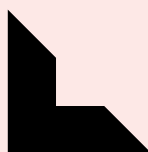
Developer
Level 5, 6 Mitre Passage, Greenwich Peninsula,
London SE10 0ER
www.knightdragon.com

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.

**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**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.



MTSUBISHI 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.



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.



NOTTING HILL GENESIS

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

Notting Hill Genesis (NHG) provides homes for around 170,000 people in approx 64,000 properties across London, the home counties and East Anglia. We have a development pipeline of almost 11,000 homes over the next five years and work at the heart of our communities, building relationships with residents that go beyond bricks and mortar. We strive to be the best and are committed to working with our residents to ensure that everyone has a safe, secure and good quality home, and access to high standard services delivered in the way that suits them best.



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.



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 23 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
180 Great Portland Street, London, W1W 5QZ
www.quintain.co.uk

Quintain is the London developer behind the transformation of Wembley Park in north-west London, having invested over £1bn into the area since 2002. With consent for 7,500 new homes at Wembley Park, the majority of these will form London's single largest build-to-rent development, to be managed by Tipi, Quintain's wholly-owned rental management company. The 85-acre development at Wembley Park will also include 630,000 sq ft of Grade A office space and 500,000 sq ft of retail and leisure.

**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.

**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 sqm 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 sqm 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.

S E L L A R**SELLAR**

Developer
42-44 Bermondsey Street, London SE1 3UD
www.sellar.com

Sellar is an award-winning, privately owned property company best known for developing The Shard and accompanying Shard Quarter. Established more than 25 years ago, Sellar's work is concentrated in London, where the company is recognised for delivering exceptional, design-led projects with a commitment to quality. Sellar's approach to design and development is driven by an understanding of how people interact with buildings and the positive impact that successful development can deliver.

STANHOPE**STANHOPE PLC**

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

We are developers with 30+ years' experience and more than £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.

TH Real Estate

a nuveen company

TH REAL ESTATE

Real Estate Investment Manager
201 Bishopsgate, London EC2M 3BN
www.threalestate.com

TH Real Estate, an affiliate of Nuveen, is one of the largest real estate investment managers in the world with \$109bn in AUM. Managing a suite of funds and mandates spanning both debt and equity across diverse geographies, sectors, investment styles and vehicle types, we provide access to every aspect of real estate investing. With over 80 years of experience, and more than 520 real estate professionals in global 22 cities, the platform offers unparalleled geographic reach and deep sector expertise.



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 EUR 34.6 billion in thirteen real estate funds. The portfolios of Union Investment's open-ended real estate funds comprise some 365 properties and projects in Germany, other European countries, the Americas and Asia. Our high-quality portfolio already includes 133 certified sustainable properties and projects with a market value of some EUR 17.4 billion.



U+I

Regeneration developer and investor
7A Howick Place, Victoria, London, SW1P 1DZ
www.uandiplc.com

U+I is a specialist regeneration developer and investor. With a £6bn portfolio of complex, mixed-use, community-focused regeneration projects including a £200m investment portfolio, we are unlocking urban sites bristling with potential in the London, Manchester and Dublin city regions. We exist to create long-term socioeconomic benefit for the communities in which we work, delivering sustainable returns to our shareholders.



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.

WRBC Development



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.

WHITECHAPEL

Mount Anvil's chief marketing officer *Lisa Ravenscroft* reflects on a fast-moving area of east London she says she has fallen in love with – Whitechapel



'A crucible of culture' – the emerging Whitechapel

We're told that change imposes cost. It hurts a bit, as you go through that Powerpoint-immortalised curve all the way to acceptance. At least, 10 years in big PLCs thinking about organisational and consumer behaviour told me as much. But now, a bit over half a year on from a move from the entertainment industry into property, I get the luxury of seeing change a bit differently. And, of the areas I've immersed myself in since joining Mount Anvil, nowhere seems to be changing in the same way as Whitechapel. A few spots in east London might claim similar progressive velocity, but none has quite the same blend of storied history and sentimental significance for me.

Our city's boroughs are tapestries wound tight with threads left by the communities that invest their futures in them – and change them, bit by

bit. Tower Hamlets' 17th-century Huguenot settlers, working in silk, left an imprint that's still visible in street names and enshrined in the loom and shuttle on the borough crest. The Victorian era saw the hallmarks of what we'd now romanticise as the Dickensian East End all emerging. A certain Whitechapel celebrity still draws tourists to macabre candlelit tours poring over unsolved murders, and Joseph 'John' Merrick was, in the contemporary tradition, 'exhibiting' his curious condition on Whitechapel Road.


By the end of that era, newspapers were citing the 'worst street in London' as one in nearby Spitalfields. Wave upon wave of change, the same evolution as broader London but more dramatic in microcosm. Roll forward to the thirties and the grisly urban aspect that cloaked the city is

fading, and Whitechapel in particular is fast accruing fame as a crucible of culture. Picasso's *Guernica* on display, art world illustriousness assured but bolstered by Rothko, Kahlo and the rest as the century wore on. Latterly, sitting politely equidistant from the old and the new financial centres of London, it's a place on the verge of something.

The Idea Store is the second biggest library in London, the Gallery continues to attract work laden with the greatest of art world expectations, and I love the sense that ideas converge in the area like the Tube lines that meet here. And, like the transport links, everything's getting better. Crossrail's arrival will cement Whitechapel's place as a crossroads, and Mayoral investment is creating seven new green spaces and a new public square on Whitechapel Road, doubling down on the market charm of the piled-high produce.

That colourful scene is one I like to weave through when heading to Mouse Tail Coffee Stories from our site or the home of our Whitechapel-based creative partners. The Beautiful Meme studio sit hidden behind a plain black door, which you only need pull ajar to be assailed by the creative energy. For me, their presence there, and our work with them, is another great analogy for an area which shares its fizz with anyone keen enough to ponder instead of purely pass through.

Now, the pilot of the helicopter landing on top of the Royal London Hospital is peering over a fast-changing scene. Cranes popping up, commerce still abundant, hustle in the air like there has been since those Huguenots amped up East End silk production. The pace of change cranks up in periodic pockets across London, ignited by investment, creating fresh opportunity. But, from where I'm sitting – biased, having been living my first Mount Anvil project on these streets – this classic regeneration story is somehow more vivid than the rest. ●



Patrik Schumacher
Principal - Zaha Hadid
Architects

Keynote talk on
22nd June 10.45

Vision 2018

The future of the built environment
Business Design Centre
London 21-22 June

LFA

Trade
Partner

Register for your FREE pass
www.visionlondon.com



"Our design-led approach to workplace design focusses on creating a vibrant working environment, underpinned by a sense of place carefully integrated into the site's specific context."

Chris Castle
Managing Director
EPR Architects

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

EPR Architects

