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Mark Farmer | Waugh Thistleton Architects | Factory-made housing special
Hidden Homeless | Damien Hirst's Soho offices | Kat Hanna | Kirsten Lees



MODERNISING OR DYING?

MARK FARMER'S VERDICT
ON THE PROFESSIONS,
TWO YEARS ON FROM
HIS REVIEW



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Mark Farmer, by Agnese Sanvito

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No one is pretending that off-site construction, precision manufacturing, or any other modern methods of construction on their own are panaceas for all of London's housing woes. But recent moves to adopt this technology – the creation of more factories among them by Legal & General, Berkeley Homes and Swan – have given a little more weight to those industry observers who have vouchsafed that this, surely, could be a way to go.

So factory-made housing was a clear major theme to choose for this issue, to coincide with the research report conducted by NLA into the topic, alongside talks and tours, and highlighted by the construction of Waugh Thistleton's MultiPLY project in Store Street. That demonstration of manufactured timber, revealed the practice's Andrew Waugh, has certainly got a lot of attention, having been Instagrammed 6.5 million times while it was in place at the V&A, and later being the centrepiece for the Bloomsbury Festival's party. But architects and the wider industry have to do more to get particularly low-energy timber, factory-made construction higher up the agenda in the necessary battle to save the planet's resources, the practice says in our Top of their Game feature this time.

Mark Farmer, who has led much of this call to revolutionise – characterised by his 'Modernise or Die' review for central government – adds his weight to that crusade. In our New Londoner feature this issue, he suggests that Brexit

may actually be the catalyst required to shock the industry into action by the threat of a marked drop-off in labour-force skills. A special feature on Factory-Made Housing completes the season's focus, including an interview with *Housing Design Handbook* authors Jo McCafferty and David Levitt of Levitt Bernstein.

Then there is the question of where we build the 100,000 homes, as we ask in our Viewpoint feature this time. Housing the homeless is another pressing concern for the capital, including those hidden, uncounted, often young people who are forced by a lack of opportunity to 'sofa-hop'. Aiming to help counter that is the Hidden Homeless competition, an initiative from John McAslan + Partners and backed by broadcaster Jon Snow, whom we interview alongside competition-winner Morris+Company and McAslan's architect Heather Macey.

Elsewhere, in the Building Review we look at Damien Hirst's new offices in Soho designed by Stiff + Trevillion, take a tour of Nex Architecture's new restaurant and public spaces at the Duke of York's in Chelsea in Project Preview, enjoy a coffee break with Cushman & Wakefield's urban change guru Kat Hanna, and learn about Grimshaw's Kirsten Lees' favourite haunt: Hampstead Heath. Enjoy the issue, and we wish you a happy Christmas and New Year.

David Taylor, Editor

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SCHÜCO

THE QUARTER

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

Buildings

A planning application was submitted to the City of London for ***The Tulip*** (1), a new tower next to 30 St Mary Axe, designed by Foster + Partners and proposed by the architect with the Gherkin’s owners, J Safra Group. The scheme includes a new ‘classroom in the sky’ offering 20,000 free places per year for London’s state school children, as well as viewing galleries at 300m and gondola pod rides on the building’s facade. ***Coal Drops Yard*** (2) – the Argent scheme designed by Heatherwick Studio at King’s Cross – opened to widespread acclaim. The development is home to more than 50 stores, restaurants and cafés in ‘reimagined’ historic buildings adjacent to Granary Square and the Regent’s Canal. The developers of ***The Goodsyard*** (3), Hammerson and Ballymore, launched updated proposals for the Bishopsgate scheme to create a 10-acre mixed-use ‘urban quarter’. A consultation on the proposals by FaulknerBrowns Architects as masterplanner, with BuckleyGrayYeoman, Spacehub and Chris Dyson Architects, was launched in early November. The update includes removing two high-rise residential towers and focuses on flexible workspace and creative industries, with the tallest building in the scheme dropping from 46 to 29 storeys. Studio RHE completed the Import Building (4), the first phase of works at ***Republic***, the workspace campus in East India Dock developed by Trilogy Real Estate and LaSalle Investment Management. A two-storey penthouse flat sold at One Hyde Park for a record £160m. In a busy time for the V&A and its properties, the ***V&A East*** – designed by architects O’Donnell + Tuomey – released images

of how the museum in Stratford will look (5). Meanwhile, the V&A opened its Dundee museum and back in London unveiled its new Photography Centre by David Kohn Architects (6). LDA Design submitted a planning application for a waterfront neighbourhood on the site of the former Westferry Printworks on the Isle of Dogs. Hawkins\Brown completed ***The Gantry*** (7) at Here East – affordable studio space for the local creative community operated by creative workspace specialist The Trampery. Five neighbours of the Tate Modern at RSHP’s ***Neo Bankside*** began a High Court challenge over loss of privacy. Conran and Partners completed the transformation of ***St John’s Primary School***, Ealing (8), featuring innovatively designed play areas including one on the rooftop.

Awards

The ***Stirling Prize 2018*** went to Foster + Partners’ Bloomberg building in the City of London (9). The European HQ is credited as being the world’s most sustainable office and, said the RIBA, is thought to be the largest stone building in the City since St Paul’s. Sam Jacob Studio was appointed to design the new home of Britain’s Cartoon Museum near Oxford Circus, following a competitive pitch.

People

Sir Roger Scruton was named as (unpaid) chairman of the Building Better, Building Beautiful commission, whose purpose is to ‘tackle the challenge of poor-quality design and build of homes and places across the country and help to ensure as we build for the future we do so with popular consent’.

The commission aims to ‘develop practical policy solutions to ensure the design and style of new developments, including new settlements and the country’s high streets, help to grow a sense of community and place, not undermine it’. There will be a core group of four commissioners, supported by a second tier group of around eight advisors. ZHA’s ***Patrik Schumacher*** issued a claim in the High Court to have Zaha Hadid’s three fellow executors – Lord Peter Palumbo, Rana Hadid and Brian Clarke – removed as executors of her estate. HB Reavis promoted ***Steven Skinner*** from director to UK chief executive. RIBA chief executive ***Alan Vallance*** was made a member of the new Creative Industries Trade and Investment Board, set up to promote the best of British creativity by the Department for Digital, Culture, Media and Sport.

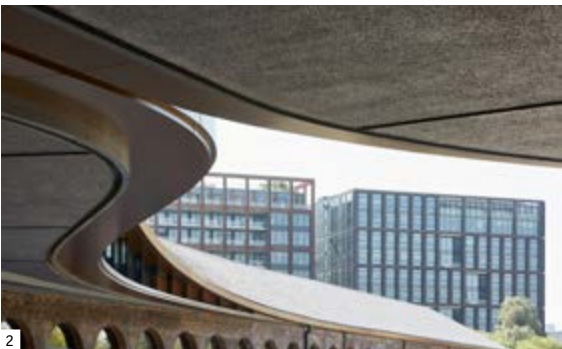
Companies/reports

Capco entered talks to sell a major element of its Earls Court project to CK Asset Holdings Ltd from Hong Kong. The group founded by Li Ka-Shing wanted to buy about 90 per cent of the £1bn west London site. The Scalpel, 52 Lime Street, is now 53 per cent let as it nears completion, following news that National Australia Bank and Lombard International signed up. Alongside the Autumn Statement, Sir Oliver Letwin’s independent review on accelerating build-out concluded that major housebuilders do not have speculative land-banking as part of their business models. Nor that it is a driver of slow build-out rates. Chancellor Philip Hammond announced the government intends to abolish the use of PFI.

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1



2

© Hufon + Crow



3



4

© Dirk Lindner



5

© O'Donnell + Tuomey, Ninety90

© Will Pryce



6



7

© Rory Gardiner



8



9

DIGITAL CITY

VU.CITY – the largest, most accurate fully interactive digital city model – is working with NLA to provide a usable taster of what the technology can do. The software, which uses game engine technology and allows users to assess scale, massing, footprint and other planning issues, is now on display at Store Street's permanent galleries next to the London model. Datasets also include items like cycle superhighways, opportunity areas, air pollution and property prices paid.



VIEWPOINT

Where are we going to build the 100,000 homes a year London needs?



Marc Vlessing
CEO,
Pocket Living

There is near-unanimous agreement that we desperately need many more homes for Londoners. Sadly, there is less consensus about the type of housing we need to build and where to do so. It is the squeezed middle in London who are most adversely affected: those priced out of the open market but earning too much to be eligible for social housing. These include teachers, nurses and charity workers – people that make the city tick. They want to live near to work and avoid the long commutes, yet crippling house prices force too many Londoners to flee the capital.

What’s needed to help even more people own their home is greater public land release in places with good transport links, local amenities and vibrant communities. Small brownfield sites are integral to this and London has them in abundance.

Small innovative developers such as Pocket Living rely on the speedy release of small brownfield sites to develop for social good, but this is often a slow and laboured process. It needs to be done much more quickly to get homes built in the quantity needed throughout all London boroughs.

Pocket Living was delighted to announce a partnership with TfL in October to develop small TfL sites that would not otherwise come forward. Collaboration like this will be key to delivering the homes London needs.



Heather Cheesbrough
Director of planning
and strategic
transport, LB Croydon

The existing target of 66,000 is ambitious, with many London boroughs not convinced on either the evidence to deliver that figure or what it will mean to the character of their boroughs. In Croydon, to reach the New London Plan target, we are doubling from a punchy 1,600 to 2,949 per year. To reach 100,000, an additional 1,200 per annum per borough is then required (crudely dividing 40,000 by the number of London boroughs).

Croydon does growth and delivers development, but we see real issues in delivering 66,000, let alone 100,000. The borough actively promotes intensification of suburbs, including back garden development, and has granted many residential consents for tall buildings in the town centre, a place previously devoid of life after 6pm, but these figures will require wholesale redevelopment of the townscape. And it’s not just about delivering homes; new schools, open spaces, leisure facilities and transport will be necessary, all requiring land and funding. Development on this scale will bring change not seen since Victorian times, when villages, farms and nurseries were swallowed up by acres of London stock terraces as the rail network extended London’s reach.

If the government is serious about delivering housing, we need a national spatial planning framework, one that works in partnership with local government, business and the UK’s population. Government is stuck in a rut, promoting more of the same and failing. London and the South East do need more homes, but we need to think more strategically and ambitiously to deliver healthy and sustainable places, which address inequality. It’s not city planning that is required, but nation planning.



William Poole
Director, Glenn
Howells Architects

The answer is not just in major regeneration zones, but at a more granular level throughout the city. The Mayor’s latest plan enables greater density across the spectrum, and places responsibility on planning officers to reject sites that are not optimised – from height clusters on transport hubs to upwards extension of small buildings.

Opportunities are abundant on sites previously intended for other uses, such as failing high street retail and industrial-led land. These well-connected but underdeveloped parts of our city are ready for mixed-use occupiers to breathe new life into them. This ‘new London mix’ is a strong formula, bringing other benefits in enlivening the public realm at different times of day, and promoting a sustainable way of life that relies less on commuting. In turn this improves air quality, making high streets and town centres more welcoming places to live.

Fringe sectors of co-living and building guardians are growing alongside an exploding PRS market. All offer affordable living in good locations; increasingly popular with Gen Z who have lower expectations of property ownership or even a long-term fixed address.

We should welcome these trends over rampant PD conversion of tired buildings to flats, which can derail good quality, higher density redevelopment, resulting in a long-lasting detrimental impact on the quality of our urban environment



Nicky Gavron

London Assembly member and GLA Labour spokesperson for planning

Postwar London has never reached a target of 100,000 homes per year, but we can achieve high targets. Around 70,000 homes each year are given planning permission in London, but many are not being built out.

There are plenty of sites for higher density mixed-tenure housing on previously developed land in opportunity areas, town centres and infill sites. The Mayor’s mantra is the ‘efficient use of land’, and there are many examples we can point to. Policy changes such as the intensification of industrial land are freeing up sites for housing and mixed use. New construction technologies make it possible to build on constrained sites using factory-built homes – lightweight and with shallow foundations over railway lines, tunnels and utilities. Land formerly used for car parking will be freed up as London becomes more sustainable and car dependency decreases.

To end where I began, even stalled sites can be used, providing temporary accommodation while waiting to be built out.



Tom Goodall

Director, Argent

The challenge of building 100,000 homes every year in London (in the context of our form over recent years – c.29,000 in 2017) clearly requires seismic shifts on all fronts. I worry that the ‘summit fever’ to get as close to this target as possible in a short timeframe could result in a loss of perspective on the critical matters that will govern the success of how our great city grows at an increased, but sustainable, rate.

The number of new homes being delivered is important, but our citizens don’t just want to live in any anonymous housing. They want to live in neighbourhoods, that have character, a sense of community, local amenities, a feeling of uniqueness, almost serendipity; a place they have pride in. This is the essence of what London stands for and, to me, this is what has always made London feel special and ultimately driven the demand.

To achieve even close to the shift in quantum being discussed, maximising the density of the homes being delivered by the large-scale development sites is critical. Without this the target can never be achieved. We shouldn’t be afraid to build denser, taller, in places with excellent transport links, and we must ensure investment in infrastructure to broaden the reach of such potential. Ultimately though, in my view, attention should be directed to more than just the number of homes being delivered and concentrate on the quality of neighbourhoods being created. If we don’t, in building new homes at any cost, we might just find that our great city doesn’t sustain its demand for the 100,000 homes a year in the first place, which would be the greatest travesty of all.



Lianna Etkind

Campaigns manager, London Community Land Trust

London’s first Community Land Trust (CLT), St Clement’s, was built on a site where several development schemes had previously been rejected by the council in the face of community opposition. Local people had been clear that they did not want flats built on the site of what used to be their local psychiatric hospital.

Our CLT proposals received not a single objection. In fact, local residents urged developers to add a storey in order to increase the number of affordable homes on the site. In this crowded part of east London, such support for development was unheard of.

As long as building homes is something that is done to people, developers will struggle to get proposals through planning. To meet the challenge, we need to scale up community-led housing – housing where local people not only get a say about the changes happening in their neighbourhood, but are the decision makers.

London CLT now has several more genuinely affordable developments under way. The fact that all of these developments have been led by local people has unlocked sites that conventional developers would struggle to access. When the people initiating a development are parents at your children’s school – when you and your neighbours get to pick the architect – and crucially, when the price of homes is pegged to what locals are actually earning, not an Alice-in-Wonderland definition of ‘affordability’, then we can open up land that might otherwise have remained blocked by local opposition.



Mark Baigent

Interim divisional director – housing and regeneration, LB Tower Hamlets

London boroughs are on the threshold of a major surge in direct delivery of new homes. With the Mayor of London providing generous capital grants and revenue support funding, coupled with the Government finally removing the borrowing cap on Housing Revenue Accounts, many boroughs are ready to ramp up home-building. Given the funding is in place, the main constraints now are land, planning consent and construction industry capacity. Many councils still have significant amounts of development land and should be best placed to get consent to build on it. The most forward-thinking boroughs are now gearing up to buy more land, whether from other public-sector owners or from the private land market. The most controversial challenge is whether there is sufficient land capacity within London. Will there come a time when councils or the GLA buy land and build homes for Londoners beyond Greater London? For now, we have enough to be getting on with to increase home-building within London. Whether infill on existing council estates or acquiring larger strategic sites, boroughs and their development companies are about to make a big impact across the city.



Shevaughn Rieck

Partner, Farrells

We will only get close to building 100,000 homes a year with a clever approach to increased density, delivered through good, quality design, referenced from local precedent and fully engaged in the context.

We must focus our energy on densifying sites that offer opportunities for development, putting further pressure on the Opportunity Areas. Very few of these offer the ability to deliver big numbers of housing, these sites, by their nature, are holes in the urban fabric. It is here that we create the London of the future; new typologies and urban characters.

In Southwark, the Old Kent Road Opportunity Area presents sites for 20,000 homes across 282 hectares. This is at a density ratio of 71 units per hectare, which is surprisingly low when compared with successful examples of urban development elsewhere.

Old Kent Road is a borough-led Area Action Plan: a strategic vision for delivering housing, revitalising the high street, improving infrastructure and increased employment opportunities.

Farrells recently delivered a successful consent on the first site within this AAP, 1,152 units of which 40 per cent are affordable using a density ratio of 822 units per hectare: more than 10 times higher than the original targets set by the opportunity area. Beautifully designed buildings have allowed the clever use of density to provide a viable business model, while offering 40 per cent affordable housing, 30 per cent of the site as public realm, maintained commercial areas across the site, and a leisure centre that will add value to the neighbouring schools.

This is a good example of a borough asserting leadership and recognising opportunities for densification, all balanced with maintaining the quality of the wider neighbourhood.



Graeme Craig

Director of commercial development, Transport for London

Public-sector landowners need to collaborate ever more closely to unlock opportunity and deliver the homes London needs. We’re working with Merton Council to create a new town centre in Morden. This project alone has the potential to deliver more than 2,000 new homes, alongside new public space, retail, and revenue to reinvest in the transport network. It’s important that we also take this opportunity to redefine the role of a suburban London town centre for the 2020s and beyond. We’re increasingly working well with boroughs and others across London to reinforce the role of town centres and create the places where people will want to live, work and enjoy themselves.

It’s important also to remember the importance of smaller sites. A quarter of the housing capacity can be found on sites much smaller than an acre. Last year, we released 10 small sites through the Mayor’s ‘Small Sites, Small Builders’ programme. We’ll be releasing more sites early next year. The planning application for the first site released under this programme has been submitted for 97 homes, half of which are affordable. It’s a great example of how smaller sites and SME developers can deliver homes at pace.

WHAT THEY SAID

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

#NYLON

‘It’s a cliff-edge when you get to the edge of London. And when you get there, who does Sadiq pick up the phone to? There’s nobody there’

London Assembly member Nicky Gavron on London and the need for regional planning

‘The case for investment in the Thames Estuary is super clear – it’s really a no-brainer’

Prof Sadie Morgan at NYLON debate on regional planning

#WalthamForestOL

‘Culture is our golden thread – it runs through everything we do’

Waltham Forest’s Cllr Simon Miller

‘We got told “it’s not Shoreditch”. It’s not, it’s better; it’s got the wetlands’

Gort Scott’s Fiona Scott on Waltham Forest

#LondonAtMIPIMUK

‘Crossrail 2 won’t happen in my lifetime. Let’s not pretend it will’

Barking and Dagenham Council’s Darren Rodwell

‘It’s not just work life balance, but work life blend’

Lendlease’s Katherine Rodgers on what lies behind the creation of International Quarter London

‘We will never do enough local engagement. It is the thing we have to get most right and work hardest on’

TfL’s Graeme Craig

‘All industrial land should be up for rethinking’

Deputy mayor Jules Pipe

‘I’m very much toying with the idea of creating zones in our buildings where we jam all wifi and signal’

Jacob Loftus on his idea for quiet zones in the office of the future



#NLAHousing

‘The architecture profession needs to lead this, or we will be led. We need to be understanding and in charge of these parametrics, otherwise these parametrics will be in charge of us’

Waugh Thistleton’s Andrew Waugh

‘Design for manufacture is not a substitute for good design’

Pollard Thomas Edwards’s Justin Laskin

‘The young generation are increasingly turning their backs on construction’

Mark Farmer

‘We inherited a situation collectively where the dominant building model is not one that can deliver the homes we need. 80% of new homes built for sale are affordable to just 8% who need them’

Deputy mayor James Murray

‘We’re now going to leap I think two or three generations of technology and I think we will be at the forefront of modular delivery in this country in the next 10 years’

Pocket Living’s Marc Vlessing on prefabs

#NLASustainability

‘If London is going to have good growth, it needs to adopt the circular economy, it’s as simple as that’

Mayoral design advocate, Sunand Prasad

#NLACulture

‘It really is the mothership in Croydon’

LB Croydon’s cultural director Paula Murray on the Fairfield Halls, undergoing major restoration

‘Don’t just wave around placards and be angry. Learn the language of those who challenge or oppose you’

Two good bits of advice from Long Live Southbank’s Stuart Maclure to other grassroots projects

#NLAPlanning

‘We’re on the verge of a more dynamic understanding of how people use cities’

GLA’s Dr Stephen Lorimer

#SoundingBoard

‘What is a worry is the use of the word style from the lips of the chairman. I hope it’s not a triumph of style over reason’

RIBA President Ben Derbyshire on the Building Better, Building Beautiful Commission at NLA Sounding Board

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

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



MAKING BEAUTIFUL CITIES

NLA chairman *Peter Murray* finds city-making inspiration from the Middle East and Europe with lessons for these shores

How do we make new pieces of city? How do we deal with contentious issues of density, height and characterisation? In the context of the current debate about beauty and the built environment, kicked off by James Brokenshire’s Commission ‘to champion beautiful buildings as an integral part of the drive to build the homes communities need’, a recent visit to two new examples of city-making raised some interesting issues.

Mshereib Downtown Doha has been designed by Allies and Morrison, the masterplanners of King’s Cross. Mshereib is a development of some 35 acres in the centre of the Qatari capital.

‘Successful planning is as much about the process of governance as it is about design’

Although not yet occupied it exudes a sense of place with streets and squares given coherence through the ‘architectural voice’ set by Allies and Morrison and the collaboration of the team of architects made up of Squire and Partners, Michel Mossessian, John McAslan, David Adjaye, Gensler and Eric Parry.

The aim was to create a mixed-use neighbourhood that would include government offices, a retail centre, residential – houses and apartments – as well as hotels and leisure facilities. A set of guiding principles for the development was set which

called for continuity with the past, present and future by using timeless motifs and techniques; harmony and cohesion with a common language; buildings that are not seen as objects but part of the ‘urban clay’ from which spaces and forms are carved; a sense of community; an environment with pedestrian priority; a city of shade, that minimises heat gains and harnesses the natural forces of the sun and wind and which delivers a new architectural language, rich in reference and strong in resonance that can be understood by all. Design codes determined the way that these principles were put into practice.

Although I visited Mshereib while the contractors were still tidying up, it already felt like a mature and comfortable place. The streets were well proportioned; there is a balance between pedestrian and vehicular space; there is a variety of building heights that address the surrounding city and the materials are selected from a limited palette, all relating to the local pale sandstone that characterises the region.

HafenCity in Hamburg is another example of a complete quarter of a city being delivered over a relatively short space of time and where placemaking has come increasingly to the fore. The first masterplan was designed by Kees Christiaanse in 1999 and then revised 10 years later to adjust to changing demand. The derelict docks have made way for an elegant new urban landscape, with variegated mixed-use buildings by a wide range of

architects. Every commission is the result of a competition, apart from a few choice sites where Hamburg’s chief planner has the right to select a single architect. Towers by Richard Meier and Bolles+Wilson fall into this category. Heights of buildings have been carefully designed – not all the same as can happen in tightly regulated plans – the layout is defined as ‘fine grained’, as at Mshereib car parking is underneath the development and vehicular traffic restricted to a few roads while the majority of the development is designed for walking and cycling.

HafenCity works; Hamburg residents are migrating to its modern and sustainable architecture. Herzog & de Meuron’s vastly over-budget Elbphilharmonie is the most popular landmark in the city with some 4 million visitors a year, while the area’s streets, greenery and waterside spaces deliver a place that is lively and liveable.

The Hamburg planning system is more rule-based than London’s pragmatic, negotiated approach and it is hard to see UK developers taking kindly to the constraints imposed by the German system. Perhaps a key lesson here is that successful planning is as much about the process of governance as it is about design.

Nevertheless, there is a lot we can learn from these examples, not just for single-ownership masterplans, but also for local area plans so that sites of multiple ownership can be coordinated to make beautiful places. ●



←
Mshereib
Downtown Doha
masterplanned by
Allies and Morrison



←
Making a place -
Mshereib

MODERNISING, NOT DYING

Mark Farmer believes that Brexit might be the jolt that finally catalyses the kinds of changes his independent review says construction needs to stay afloat.

David Taylor caught up with him

Mark Farmer is optimistic.

Two years on from the independent review he wrote for government on the need for the construction industry to ‘modernise or die’, he feels there are reasons to be cheerful. Not least, the almost counterintuitive belief that the oncoming cliff-edge represented by Brexit to skills and an already dwindling workforce in this country might actually force an often complacent sector to embrace new ways of working.

‘It’s very easy to get overwhelmed by the negativity and you have to pause and reflect sometimes, just be a realist and pick up on the signals. And the optimism I have is from some of the signals I am starting to see; the discussion is changing.’ This time, after Egan and Latham, there is a whole new set of challenges that have not been faced before that are going to the heart of individual businesses’ sustainability. But Brexit might just be the ‘catalyst and hard external shock’ – ‘the big stick rather than the carrot’ – that the industry actually needs. ‘In a bizarre sort of way it could be a positive’, he says.

We meet in the Clerkenwell offices of Cast, the 60-strong real estate and construction consultancy Farmer heads as CEO, a business whose name comes from an indirect association with his former employer, EC Harris. Cast, you see, is the collective name for a hawk, he relates, offered to him and his colleagues by a branding agency – and a Harris is a kind of hawk.

Less abstruse but nonetheless hawkish has been Farmer’s tireless toil over the last few years to get a construction industry to realise that its outmoded ways of working and image are leading it down a slippery slope ever more quickly. ‘I wanted to ruffle feathers’, he says, and he certainly did with a report that some in the industry found too attention-grabbing and unpalatable, as truths often are. But today, with government having ‘proved’ that it is listening to some of the report’s key propositions and recognised construction’s importance by adopting various measures outlined in the review

‘The optimism I have is from some of the signals I am starting to see; the discussion is changing’

– although not in housing, where it cannot act directly – Farmer is optimistic that attracting the right talent is the way out of the morass. And moving towards more off-site and more manufacturing elements in housing is, he believes, the way to go.

A burly, no-nonsense, likeable man, Farmer could have been excused for having been worn down by the processes of even compiling the report. When he was asked by central government – Brandon Lewis and Nick Boles – to get involved in looking at the state of the industry and where it could be improved, he was on the point of leaving his job at what was

then Arcadis to set up a new business. ‘Being asked to do a government-sponsored review is not something you take lightly; it’s quite an endeavour and there is a lot of responsibility on your shoulders. It’s also quite daunting initially.’ But following that ‘rabbit in the headlights moment’, it was a case of organising and structuring the process. Writing the review would involve perhaps a year of unpaid part-time work with just one assistant and some editorial advisory sessions from Whitehall (as well as ‘locking himself in a dark room on occasion’), even supplementing it financially so it could look better than the average tome emanating from a pair of departments. But he was clear that unlike others, this report would have an impact; its recommendations acting as a galvanising force for change, rather than just sitting gathering dust. ‘I wanted it to make a difference and always had that focus on outcomes.’ It would be something to shake the industry’s associations out of their inertia and its deep-seated, hard-wired lethargy and opposition to change. He believes that condition is in part to do with having to remain resilient but flexible and able to negotiate the market’s volatility and frequent economic ups and downs. ‘We’re very much a boom and bust industry.’ It was also a ‘tough gig’ but a ‘massively fulfilling’ element of Farmer’s career, and something that is open-ended.

Unlike with the Egan and Latham reports before it – which Farmer took the view had to be included and dealt with for it to be comprehensive – this



Farmer – government is ahead of expectations but the industry needs to address fundamentals

review's external conditions included a difficult double demographic whammy of an ageing profession and one that wasn't attracting youngsters to replace them.

After both Egan and Latham, the industry effectively reverted to type and it was business as usual, partly because things got tough again economically and the innovation was put on the back burner. But this time he has led a campaign to get heard in the first place – that this is not a cyclical issue this time, but a structural decline. The attractiveness of the industry now will only be changed through fundamental change rather than tinkering. 'This image issue is a really important one that I believe is overplayed and underplayed in equal measure', he says. 'Some

people are trying to change the image of the industry without actually addressing the fundamentals.' And this, he believes, misses the point entirely. 'We need to change the core narrative of what our industry

'Some people are trying to change the image of the industry without actually addressing the fundamentals'

is about; how we deliver, how we design, how we procure, how we manufacture and construct. Because if people are focused on the fringes of how we can improve that by going into schools and trying to convince

kids that we are something that we are not, then it would all fall flat.'

Added to that demographic problem was the result of the European referendum just as Farmer had completed the review, with all the extra effects that might have on the mostly foreign labour markets. In the end the referendum only required a few low-key tweaks in the report, says Farmer, and is something that could after all be the big 'stick' the industry needs to prompt it to finally come of age. All of which pretty much equals a necessary move for the industry to wake up and smell the coffee.

But it's not just a head count issue. 'We need to change that thinking, we need talent, and ultimately we have not been that ambitious as an industry in fighting the war for talent.

We've been about press-ganging people; sweeping people up who perhaps have failed at school and have been brought into the industry as a last resort.'

It needed to modernise, and now there are moves afoot with the likes of Berkeley's Tony Pidgley signalling that a new model of delivery might be necessary; more manufacturing might be necessary to stay afloat, his predominantly London workforce appearing to disappear back to foreign climes. Legal and General and Swan have also followed suit with their own steps towards creating factories to produce more housing off-site. The spectrum between these players shows how different budgets can apply, Farmer believing L&G will be successful in its large-scale approach. But in the background the collapse of Carillion plus the wave of

'Architects shouldn't be scared. It's a massive untapped opportunity'

grief and investigation surrounding the Grenfell Tower disaster have been other contributory factors to a period where industry observers have been forced to see that something significant, surely, has to change.

So, what is the role of the architect, going forward?

Some have embraced the proposition of more manufactured housing as a potential opportunity, including, Farmer cites, RIBA president Ben Derbyshire. And it can be a freeing, positive change for some of them, despite some architects' nervousness and belief that more manufacturing might dumb down their role. But Farmer believes that design for manufacture, particularly combined with digital technology, will 'open up the opportunities for architects to concentrate their time and effort on the things that really count'. That includes, he suggests, the

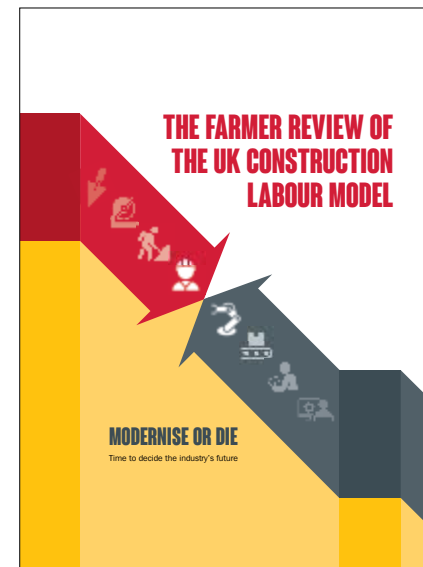
design of 'facades', and increasingly the role of placemaking, he adds. Reinventing the wheel on every job on the 'technical' bespoke elements takes a lot of design effort but does not, he believes, add value. And if manufacturing can do the 'heavy lifting', then that time and effort is spent on things that really matter. 'That's the bit where architects shouldn't be scared. It's a massive untapped opportunity.' Farmer sees what he thinks is a similar case in his world of project management, where tasks are being 'automated', thus releasing people to add value.

But the industry more generally needs to address the fundamentals for why it is not attracting the youth, rather than simply work on attracting them through campaigns in schools to what might be a false sell. It is certainly not a money issue that is preventing them joining up in some way, says surveyor-trained Farmer. But to pretend that it is like Minecraft to the really young is just wrong – it can be, with a greater use of digital coming through, but we should not pretend that we are not where we are, he believes. Digital has had an impact on design, becoming second-nature in some quarters, but construction is still 'very much an analogue process', Farmer believes. 'There's a vast gap between what designers do in studios and what operatives are doing on construction sites, which is reading off 2D drawings, an iPad at best. They're still using scale rules, tape measures, angle grinders, sledge hammers ... so that dilution of the digital thread is the biggest challenge we have as an industry and is the one thing I think that will open up our industry to more talent if we get that right.'

Farmer looked abroad too in his report, especially at Singapore where the level of intervention in the construction industry provided, he thought, a fascinating example. The country recognised it had poor productivity and high reliance on

migrant labour so wanted to create a more sustainable industry with a domestic workforce delivering on a long-term basis. They produced a growth programme based fundamentally on productivity, and laid out vociferously that modular construction could be the only answer for housing. The UK government has at least intervened in a broadly similar way with a presumption to MMC on school building, prison building, defence works and hospitals.

Farmer's personal involvement in preparing the review has opened doors for his company, although he is careful not to conflate the two. But it has led to speaking engagements across the world, listing places such as Hong Kong, Sweden, the US and Australia as examples of the kind of profiling and visibility it has produced. It is, he says, a five to ten year 'change programme' project, with just two gone, and already there are the greatest levels of intervention in the industry that Farmer has seen



The Review that Farmer hoped would 'ruffle feathers'

in his career. ‘If I was to look at who’s listened and who’s reacted, I’d say government is actually ahead of my expectations.’ That is true of GLA too, with its precision-manufactured homes agenda and their recognition of the importance of diversifying. Industry, though, is a more mixed picture, but there are the beginnings of more positive discussions going on, from both big and small players. Carillion and Grenfell have added to this urgency to address systemic failings that could lead to industry failure. ‘People are recognising that it is not sustainable, and that we can’t just keep going on this ebb and flow cycle of doing the same things. We’re actually slowly running ourselves into destruction. And that is the modernise or die challenge I have set the industry.’

Next for Farmer is an ongoing engagement with what he believes is

far harder, more combative territory, talking to insurers and the mortgage end of the business in another report on housing and MMC.

So, what does success look like? Deep breath, for Farmer’s long response. ‘It’s an industry that looks attractive; we are an industry

‘People are recognising that it is not sustainable, and that we can’t just keep going on this ebb and flow cycle of doing the same things’

winning the war for talent against other industries in terms of getting young and talented people into our industry; an industry that is improving its productivity, structurally not just in fits and starts; and an industry that is fundamentally reassessing its process

and not relying on doing everything at the final work-face but having more of a manufacturing ethos that starts with design being more standardised.’ It is also ‘not dumbing down architectural creativity but using digital tools to standardise where appropriate, high levels of architectural quality embedded in that; more collaborative working; more simulated virtual or actual integration of processes leading to higher efficiency build. But ultimately, if we’re going to be honest about it, the key goal in all of this is more affordable homes, with a small ‘a’. Part of what manufacturing can bring us is that the more you build, the cheaper it gets. Whereas in the market the more you build, the poorer quality it gets and the more expensive it gets. You get less and less for more and more, and we have to invert that.’ ●



RSHP's PLACE/Ladywell scheme in Lewisham; a good example of off-site construction and high design ideals

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HS4AIR: AN M25 FOR HIGH-SPEED TRAINS

By *Nick McGough*, associate partner, Weston Williamson + Partners

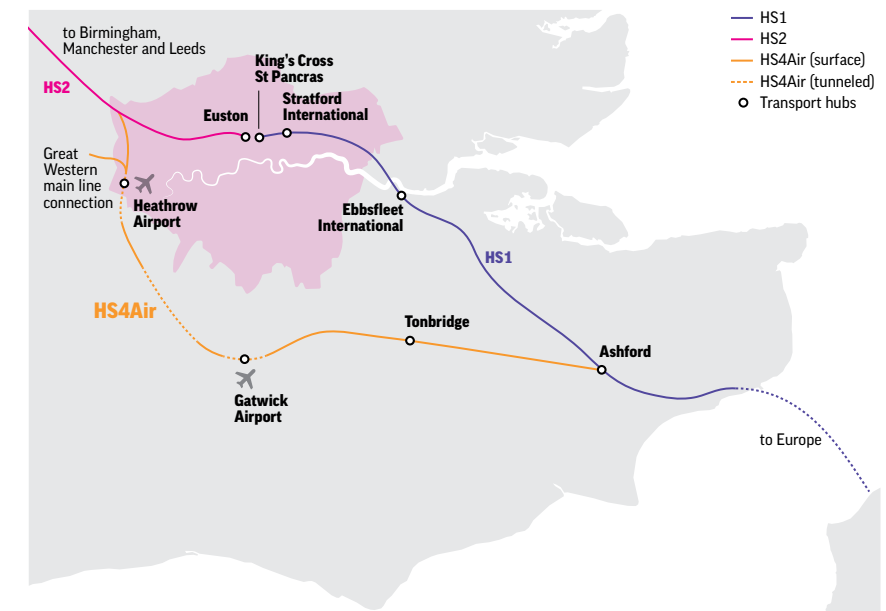
Cross-country and intercontinental rail journeys from UK towns and cities currently require numerous changes in London, increasing congestion and impacting journey times. The capital has long been a barrier for railway connectivity; a situation that looks set to continue even with the advent of HS2.

HS4Air is a radical proposal for a new high-speed railway around London which has been developed by Expedition Engineering together with architects Weston Williamson + Partners and development consultants Turley.

The new railway will connect HS1 at Ashford to HS2 north west of London via Heathrow and Gatwick airports, with a spur connection to the Great Western main line. This 'M25 for high-speed trains' will slash journey times between the UK's two most important airports to just 15 minutes and drastically reduce travel times from towns and cities in the south east to the Midlands, north England and south Wales.

By providing a high-speed rail bypass around London, fast direct passenger and freight trains from the Midlands and north England to Europe become possible. City centre to city centre journey times from both Birmingham and Manchester to Paris will be significantly faster using HS4Air versus flying. New connectivity created by HS4Air and the four new transport hubs along its route will boost regional economies across the country as well as economic activity between the UK and Europe.

As London and the UK head towards new relationships with our neighbours, now, more than ever, smarter and more joined-up infrastructure planning is required. ●



Connecting the city – the new line would link Heathrow to Gatwick and on to Ashford

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CHANGING ROOMS

Rob Harris, principal at Elementa Consulting, says the growing repurposing of historic buildings as hotels is a positive for the sector – and the city



The repositioned
Kimpton Fitzroy
London Hotel

Having specialised in the hotel and leisure industry for the best part of 15 years, it is fair to say I have witnessed a few changes within the market, from Art Deco design to the latest 'home from home' and Airbnb 'staycation' styles that currently seem to be predominant. The London hotel scene has dramatically hotted up over the last couple of years, standing now as arguably one of the world's leading lifestyle markets.

So the question is, how has this shift happened for our capital, and what must be done to continue this growth? As a building services engineer, I'm always excited when a client approaches me with the ambition of transforming an alternate building typography into a new, bespoke hotel. It is this theme of repurposing buildings and their existing systems that really seems to have caught on. More and more hoteliers and large chains seize this opportunity for the positive development

of their brands. By stretching previously rigid brand standards this allows the possibility of a building that was once an office, or an old bank (for example, The Ned – City of London) to become the next hot-spot in London hospitality. The rethinking and repurposing of these buildings brings something that new builds can't, character, and in many cases an embedded sense of place, community and critically an underlying story to be told/incorporated into the brand. By transforming these buildings into something new, the opportunity for creative flare is huge and, from our perspective, offers the chance to present technical and comfort solutions that do not conform to the norms. We focus on the performance of systems and guest experience, not old compliance metrics, amending engineering systems to suit. That's not to say a good-quality shower and a comfortable, quiet and

easily controlled room are not still prime design requirements.

When I first started out in the industry, the majority of city hotels had a defining purpose, for guests to 'stay' or conference with colleagues. Fast forward 20 years, with a more discerning and expectant public who have immediate access to broadcast the quality of their experience, a hotel is now much more than a place to stay. Brands and independents are offering an experience, a place to visit, dance, drink, relax or work within. The lines have blurred between work, play and home life, and guests expect more flexibility, and our solutions to their needs must therefore react – a good hotel will both reflect the community and bring the community in. This shift in the market has not only focused the industry on giving the public what it wants from these buildings, but opened up a greater return on investment – an exciting time for our sector. ●

NEW HORIZONS – REINVENTING HOMELESS HOSTELS

Broadcaster Jon Snow and McAslan's architect Heather Macey tell *David Taylor* about their hopes for the Hidden Homeless competition won by Morris+Company

Most architects have a social conscience wired in as part of their DNA. But John McAslan + Partners has taken this to a deep, resonant level with its Hidden Homeless competition.

The brainchild of McAslan himself and led by practice architect Heather Macey – who herself lost her uncle when homelessness led to drug dependency and ultimately death – the competition was won by Morris+Company against a strong field of 47 submissions. The client was essentially New Horizons Youth Centre, for whom the rise of the phenomenon of 'hidden' homeless – the many, particularly young people forced into 'sofa surfing' – is a key problem. And the design brief was to create a new space in the notional site of the disused Underground station on York Way in King's Cross.

The notional site was perfect, says Macey, who is taking up the competition's result to push for a change to planning regulations with deputy mayor James Murray, who was present at the launch and whose GLA has backed the contest.

The competition was run with the help of people such as Caroline Cole of Colander, while another supporter is Jon Snow of Channel 4 News, who says that he has witnessed the problem of the visible end of

London's homelessness problem grow 'unquestionably' over the last decade. Since 2010, homelessness has risen by 649 per cent, Shelter predicting 13,000 more every year. Partly this is due to problems of cuts to grants, but – although local government is listening to a certain extent, says Snow, pointing to Islington and Camden councils – central government is seemingly less concerned.

Macey agrees: 'The more I looked into it, the more I realised how

'The idea of this is that people should be able to live with dignity, and independently'

shocking the figures are', she said, pointing beyond the 300,000 'visible homeless' in London, to the fact that Crisis reports that 62 per cent of homeless people are 'hidden'.

The winning design was chosen, says Macey, for the way it responded to the site conditions and for mixing a range of different conditions including co-working. But perhaps the term 'hostel' is one that should be rethought, said Snow, with its hostile and 'dormitory feel to it', along with preconceptions about what having such a facility might be like nearby.

'The idea of this is that people should be able to live with dignity, and independently', he said.

The collaboration began when McAslan put Snow in touch with architect Adam Khan (who received a special mention in this competition) when New Horizons needed a new day centre, with the pair remaining in contact thereafter to discuss the problem. Snow takes up the story. 'Since this project started, we have ourselves at New Horizons been given two multi-occupancy buildings quite nearby which have room for 10 in each. But that's nothing compared with the scale of the problem.'

The York Way site was deemed an ideal place to try and do something, Snow added, as well as being close to the centre and something that prospectively could humanise what is a 'dead stretch' and a 'drag to the locale'. They hope to use the ideas to look at the wider issue, and perhaps become a self-supporting model to roll out across more than one site with different partners, creating local employment at the same time but avoiding any notion of becoming a 'franchise'. 'We're encouraging people to think differently', said Macey.

Snow worked at New Horizons in his pre-broadcasting days, hired by Lord Longford at a time when



housing associations were in their infancy. ‘What’s interesting is that one of the buildings we’ve got now has been given to us by a housing association because they are embarrassed about the amount of money they are making’, said Snow. ‘Virtually all the housing associations are property developers but they don’t have a dimension that includes single homeless. But they could, and there’s no reason we couldn’t hijack them.’

Macey has also been talking to neighbouring boroughs about potential sites – Islington for example has a number of unused garage sites and Hackney infill land plots. Camden and Islington both have a reasonably enlightened view on homelessness at least, adds Snow, but the issue of the homeless single is seemingly ‘untouched’ by central government. ‘I don’t think money is the problem in the end. It’s will, and releasing sites and buildings.’

Is it the role of the architect to tackle issues like this? Snow, who says he did once hanker after being an architect, believes that a growing proportion of architects recognise that they have ‘a social obligation to do something in the increasingly divided social circumstance in which they are operating.’ McAslan understands that, he adds, but perhaps it is not embedded in architectural education. New Horizons gets involved with not just accommodation but counselling, life skills, food and other issues as well as job seeking. ‘The vast majority of homeless people are pretty normal’, Snow adds, ‘and are there because of the dearth of housing.’

This scheme, though, is a ‘wonderful totem for other people to rally around in other places’, said Snow, recognising its potential to help the problem elsewhere. ‘There are places like this all over Britain’, he said. ‘And if we can make one work ...’

The winning scheme

When Morris+Company were announced as the winners of the Hidden Homeless competition, Miranda McLaren and her team stepped forward to take the large cheque for £3,500 from Jon Snow and James Murray. And then promptly handed it back.

It didn’t seem right to be taking money from an organisation that needs every penny, explained McLaren, a director of the practice who is now taking forward discussions over where the project could be built with landowner TfL if not at York Way. The practice had been working with a private developer on two sites trying to build homeless shelters, which is proving difficult with current planning policy, and this location was ideal as it is close to the R7 scheme it designed for Argent nearby. But it was also interesting because it was not just utopian, but about how to make a real project happen, said McLaren.

The practice interviewed young homeless and vulnerable people as well as viability experts, planning consultants and engineers, arriving at a concept of ‘stepping stones’, to avoid people staying at shelters for longer than they should. ‘We were very keen that our

proposal hinted at the next step’, said McLaren, proposing dormitories with private spaces within them, mixed with a co-live scheme for 25-35 year olds who were maybe new to the city. ‘We thought there was an interesting dialogue between the two.’ This mixes with a co-working space on the ground floor, and a charity shop, after getting a view from Crisis that the latter was the best possible choice both financially and because it could offer training and jobs. This would be accessed via a ‘dignified’ public-feeling entrance that ‘didn’t signal homelessness’ and was seen as part of the community.

McAslan’s Heather Macey says Morris+Company was one of the only entrants to think beyond the initial stage of the shelter, cleverly modelling each stage. The commercial elements, including a charity shop, had a ‘holistic’ relationship with the shelter, and the designers had also, she said, looked in detail at prefabrication, allowing for ease of replicability.

A second prize of £1,000 was awarded to RCKa and a third prize of £500 to Catja de Haas Architects with Office Ten Architecture. ●



→

A new place – the mix of uses at the entrance to the hostel



→

The scheme reworks the disused York Way tube station



←

C4’s Jon Snow hands over the winning cheque to Morris + Co, before they donated it back



↑
Miranda McLaren of Morris + Company

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JOINING IN

NLA acting director *Lara Kinneir* on her initial thoughts on the people, members and facilities in the 'force for good' she joined in September



Over the last 10 years I have spent a lot of time clienting, commissioning, practising, researching and teaching within the void between the many disciplines involved in planning, shaping and making the city. The challenge in this lies in the ability to navigate and realign the many varying agendas and regulations that are often in conflict with one another, and yet still get to a position of positive coexistence and opportunity for the city.

The solutions have often required different modes of collaborative working, across the built environment disciplines and across public, private and other sectors to ensure what is being proposed is for the benefit of the people and the place.

This is at the heart of what NLA does. It is a platform between professions, positions and agendas,

fuelled by knowledge, dialogue and action for the betterment of the city. While I have engaged with NLA for many years, I have been reminded about a few key aspects in my first two months as acting director that make me particularly proud and energised to join the team.

Firstly, the people that enable this collaborative platform have a rich array of talent; researchers, curators, editors, designers, marketers, cultural experts, business experts, event curators, producers and coordinators. Through the diversity of skills, specialisms and experience, the team are in themselves a collaboration of skillsets and working methods that accumulates into a real and gutsy shared passion to bring people together to shape a better city.

The services that they provide are a force for good that anyone in this sector should engage with.

Secondly, the content of its 200 or so events that the NLA team produces each year has a key ingredient – its members. With over 550 organisations from across the built environment sector, it really is a diverse coming together of minds and methods that shape the NLA programme. And that's how it should be if it is to reach across the divide and be representative and reflective of the professions, people and places it aims to impact.

Its diversity can also be its challenge, as not everyone will agree with each other's positions and styles of city-making, but this should be even more of an encouragement to get around the table to discuss them, supported by our able team of in-house facilitators and collaborative working techniques.

Thirdly, its permanent physical space at the Building Centre houses the New London Model and the city's only permanent gallery dedicated to debating London and showcasing key issues and intelligence for the city. While the 20,000 Twitter followers, 8,000 Instagram followers and average 5,000 website hits a month keep the digital world connected, having a space to physically meet and mull over London's challenges and opportunities is one of its most valuable assets and contributions to the city.

In the last 10 weeks I have had a whirlwind taster of at least 30 key topics for London's future debated by around 500 people from multiple positions. It's been a rapid paced start, but I don't see that slowing down anytime soon. There is a lot at stake, with a city to shape and mindsets to debate. I look forward to talking with you at an NLA event or in our permanent gallery space very soon. ●



Bringing people together – NLA in action

We would like to thank all our colleagues, clients and partners for their valuable contribution to our success this year, at home and abroad. With best wishes for 2019.



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ON THE RAILS

WSP director *Bill Price* argues that thinking creatively and more building over rail lines could be a way to get 200,000 extra homes and a sustainable housing future

With the debate around London housing still as fervent as ever, how do we move from rhetoric to action when it comes to creating sustainable long-term solutions for growth in our built environment?

In November 2017, WSP asked this question and quickly understood that there was a need to challenge traditional ideas of building and encourage thinking outside the box on a larger scale.

Stemming from this, WSP launched a piece of research entitled, 'Out of Thin Air', a look at the benefits of building over rail lines across London. The work suggested that if only 10 per cent of the available rail land could be used to build structures of 12 storeys, there was the potential to create 250,000 homes across the capital, equating to five years' supply on the current estimate identified by the GLA.

Over the course of the year, with visits to Australia, Sweden and Denmark, and further research on key cities in these locations as well as Toronto, Vancouver and Dublin, it became clear that the appetite for challenging the built environment norm is widespread. The drivers were similar; city densification, the use of land that is in 'public' ownership and its proximity to public transport infrastructure. Other health and community benefits such as encouraging walking, use of cycles and air quality were also increasingly vital.

While our initial research provided us with a platform to start these talks, we needed to delve deeper if we were to make this a common approach that added to communities around the world. This required a rigorous geographical assessment to identify where the 10 per cent could be located.



←
Principal Place,
Shoreditch –
50 storeys built
over six active
rail lines

Drawing on expertise from WSP's GIS team and the geographic data team at UCL, we initially remeasured the land owned by Network Rail and Transport for London. We then applied 10 filters that highlighted the likelihood, sustainability and viability of delivering homes across London. These filters included five socio-economic and five socio-environmental, for example, the environmental factors were weighted against sites of special scientific interest, protected vistas and listed buildings, and weighted towards locations with existing higher buildings. The economic factors favoured locations close to rail stations and GLA Opportunity Areas.

This more accurate assessment revealed an extra 14 per cent in land available, bringing the total to 2,356 hectares. If applying the original

10 per cent, this would provide 282,681 new homes for London. Our filters allowed us to understand the most preferred to least preferred locations to create homes on the most appropriate available rail land, while always keeping both the community and environment in mind.

While our findings aren't a silver bullet, they are a starting point to understand how we can prioritise rail land assets for a new generation of homes.

One year on from our initial report and with the publication of our latest research, interest has remained strong and investment in this space has grown. We see this as a sign that new and innovative solutions are essential. As an industry we need to embrace and act on these challenges and continue to integrate new ways of thinking. ●

THE PERSUADERS

Waugh Thistleton Architects practise what they preach – a low energy, low carbon, timber-based architecture that is gaining popularity here and abroad. But they think architects should do more. By *David Taylor*



Waugh Thistleton Architects are chief proselytisers for off-site construction; the factory-made Persuaders.

If there were a paid ambassadorial role for its benefits in terms of cost, speed, but perhaps most of all, the environment, then Andrew Waugh and his partner, Anthony Thistleton, would be running the show. But as it is, the practice's brand of timber-based, thoughtful and popular design is making waves and getting noticed. They are, indeed, at the top of their game.

I meet up with the pair at their airy Shoreditch offices, festooned with a European flag, betraying something of the pair's politics, and perhaps especially poignant given what Brexit might do to the UK's already imperilled labour force for construction. They have been here since the beginning, but are no trendy bearded-hipsters; the office is a little like Peter Barber's in King's Cross in that it is on the face of it a shopfront from which they can ply their trade and advertise their wares, straight onto the street. Occasionally, people even wander in and ask.

Waugh is the more talkative, flamboyant and actorly of the two, with a little of the Alexander Armstrong about him, waxing lyrical and forcefully putting forward his view on the benefits of using timber. Thistleton appears more thoughtful and the yin to Waugh's yang, busying himself with visits to the ministry to espouse the benefits of CLT for instance, nevertheless taking a big chunk of it into Whitehall to press his case in a similarly impactful manner.

We meet just after the Stirling Prize, at which the practice's Bushey Cemetery lost out to Foster's Bloomberg at the other end of the fee spectrum. Housing secretary James Brokenshire had been there talking about the need for good design, and RIBA president Ben Derbyshire had reminded the audience of the proportion of homes still not produced with an architect.

'It's shocking', says Thistleton, harking back to when he was at college and it was a similar story. But he's taking the positives from the shortlisting. 'The

great thing that the Stirling showed, and in several of the projects, was that a talented architect who is dedicated and persistent is going to transform what your expectations are as a client and deliver something that is going to have a completely immeasurable effect on all the people who are going to use it.'

Was there an anti-money feeling in the room when the Stirling was announced? Waugh thinks not, but the IPCC Climate Change report that came out just before this interview acknowledged that, across the industry and profession, we need to do more about sustainability and low-carbon construction. 'That needs to be prioritised by the architecture profession beyond all else', Waugh says. 'We understand that; you know, it's really important to celebrate the fact that British architecture can make big buildings for international clients. But I think it's more important to

'If architects do not lead on this, then somebody else will, and the architects will get forgotten. It's like if the Jedi didn't back the rebellion'

champion the cause of low-carbon construction and a proper, sustainable construction process.'

That, Thistleton adds, is in the fabric of the building; the principal reason why WT pushes for CLT. 'We start with a carbon-negative structure that, through its growth and harvesting and production, has helped to remove carbon from the atmosphere', he says. 'And we need to dramatically reduce our use of carbon-intensive materials.'

It's also a pressing concern for the profession of architecture for more than one reason. 'If architects do not lead on this', says Waugh, 'then somebody else will, and the architects will get forgotten. It's like if the Jedi didn't back the rebellion, you know?'

It's a political profession, and architects need to stand up and be so, in the sense of understanding the socio-economic

context of the architect's actions. 'I think it's pretty shameful the way architects are not stepping up at all on climate change', says Waugh. Some, of course, continue to 'complain on the periphery', 'doing bird-watching centres'; this, though, has to be mainstream, picked up by the big practices and celebrated by the institutions. 'And that's not what's happening. We're still celebrating those 20th-century behemoths. So this needs to change.'

This issue is something picked up on by Mark Farmer, 'a smart guy' who led the Farmer Review and is the New Londoner this issue, and who saw that architects 'are doing nothing and their ideas are progressively extinct', Waugh feels. The biggest blocker to this construction revolution is not developers or contractors, but architects, he believes.

Neither is sustainability about just putting PV cells on the roof, says Thistleton. It encompasses a huge range of issues, and there is still too much 'greenwash' around. But at least Waugh Thistleton is gaining a reputation in this field of serious application of some of the principles. One staff member was invited to give a talk at a university on the subject and came back to report that, although none of the tutors had heard of them, all the students had. 'That I find really exciting', says Waugh. 'This is something that will only get better; it just needs leadership. We're not saying we're great at this. We're not sitting here either of us as vegetarians; it can't be hair-shirt. But it's important that we stand up and say we believe in this, we want to make a change but we're not terribly good at it. What we're not doing is standing up and saying we're perfect, everybody else should be like us. What we're standing up and saying is "we're guilty". So is everybody else.'

Where did they acquire this belief system? It emerged, rather than arriving as an epiphany, they say. The pair met at college, at Kingston University. Both felt like 'outsiders', in so far as architecture was taught as an aesthetic concern, says Thistleton; they were more interested in how the building worked – the bin

stores rather than the ‘poetry’ of the design. “The poetry comes from an understanding of how the building gets put together’, he says. ‘You can’t just design in pretty pictures.’ They shared an interest in construction – Thistleton tells the story of how most students had architecture books; Andrew had one on property development – and that led them to start straight from school into practice.

They were, relates Waugh, ‘desperate’ to get started. Most of his friends were artists and, living in Hoxton Square at the time in the 80s and 90s, he watched them finish art college and just go out and start painting. “There was very much that feeling that I’m going to get out of college and start “architecting”; start putting buildings together.’ There’s a serious point here though; that when you have an architectural education system that is built around graphic form then you end up with an architecture based on a 2D aesthetic only. ‘That’s where we are now’, says Waugh. ‘Very little understanding of space and light and materiality in the architecture that you see around you.’ The notion of a London or UK vernacular is a positive, however, demonstrating a collaborative response that is new and exciting, beyond the idea of individual stars in architecture or authorship. ‘That’s a totally spurious ridiculous notion and a lie.’

Waugh Thistleton began by designing nightclubs, restaurants and bars, just when Shoreditch was coming into its own in that regard. They shared a studio space and were present in the wave of development in the 90s, doing the Blue Note club in 1994, the Cantaloupe, and around a dozen other local restaurants. They did loft apartments and kitchen extensions, and in the process learned how to build, often from ‘kindly contractors’.

The carbon ‘journey’ came first through prefabrication, to which they were attracted for the quality and control it offered; they could have something made and arrive on site, just as they had drawn it. From that came an

understanding of how low-carbon that approach was, and they could respond to sustainability issues.

They had arrived in Shoreditch because it was cheap and cheerful. Now, 25 years later it isn’t quite so cheap, but there is still an atmosphere of entrepreneurialism and can-do, they believe, something that is core to the practice. And they have always been keen to be on the ground floor with an open door to the public. ‘That’s what we’ve always been about.’

When they chose to start the practice, Waugh phoned his mother to tell her the good news. She paused and said: ‘That’s great; what’s your ethos?’. ‘I was like “what? what are you talking about?”’, Waugh remembers. ‘I didn’t have an answer, but ever since then I think about it. That phone call for us was seminal; if you don’t have an ethos as a practice, then you’re a business, not a practice.’

‘That phone call for us was seminal; if you don’t have an ethos as a practice, then you’re a business, not a practice’

An ethos has now begun to form and has started to mark it out. Practices in the past, from Richard Rogers to Richard Horden to Michael Hopkins, had a real, burning desire and ethos about them, a spirit that engages with society that is beyond a mere aesthetic, says Waugh. Which is partly why being shortlisted for the Bushey Cemetery in the Stirling was so important to them. They could demonstrate that they are ‘bloody good architects’, allowing them to get on with their work and crusade about sustainability and materiality. They had an implicit shared ethos but one that they had never codified, says Thistleton. Their attitude was of collaborating with everyone and learning from them rather than telling other members of the team how it would be.

Have the enquiries flooded in since Stirling? ‘For cemeteries?’ Waugh laughs. ‘Oh yeah, we’re burying people all over the world now!’ In seriousness, there

has been little movement or phone calls. But they have been busy ‘for a decade’ and it has given them a reputational enhancement with existing clients, says Thistleton.

Looking back, when they finished Murray Grove in 2008 in timber, they did not really understand what they had done, says Waugh. As it was going up, more than 400 people came to see it, and then the bankruptcy of Lehman Brothers happened and everything fell off a cliff, economically. But the US Department of Agriculture’s wood promotion agency called them up in 2009 to ask if they would come and do a talk. In that year, Waugh went to the US five or six times, the fees from lectures about Murray Grove doing more than a little to keep the practice going. He honed his presentational public-speaking technique here, and realised that when you talk about your work, you start to understand what you’ve done and questions allowed them to frame their vision.

What was the most memorable question they were posed?

One student calculated how many trees per person living in the building – just under five – that had gone into making Murray Grove. Or there was the time when, during Open House, someone leaned out of his Murray Grove window and said he had never heard his neighbours, such was the soundproofing of the solid wood walls, and neither had he ever had cause to use his heating. He also only knew there had been a party when he saw the bottles in the morning.

There is a solidity to a CLT apartment that you don’t get from a typical modern concrete-frame, plasterboard-walls apartment, Thistleton enthuses, and it’s a popular medium too. At Murray Grove, every one of the 21 apartments for sale sold in an hour and 15 minutes, and every person knew they had been made of timber. Outside the construction industry, people are much more excited and desperate about these kinds of changes – to quality, low-carbon and biophilia as well – than those inside it realise, Waugh believes.



The Stirling shortlisted Bushey Cemetery



© Lewis Khan



© Will Pryce



Early adopter – Murray Grove



© Ed Reeve



Instagram favourite – MultiPly at V&A

The practice built its first CLT building in 2003, five years before Murray Grove. This was a private members’ club for classical musicians in an old schoolhouse near Waterloo station. It took six hours and four people to build the extension. ‘That was the first flick of the switch for us’, says Waugh, thinking then how it would change everything for the practice. After that came a couple of small houses, then Murray Grove, but also a different way of working with engineers as part of that process – having worked then in an integral manner from the word go with Matthew Wells from Techniker. But really it was the whole team, including the tenacity of Telford Homes and imagination of the M&E consultants, that allowed it to happen, alongside what Thistleton brands as Waugh’s ‘doggedness’. They even had to fight things like the NHBC insisting that the timber scheme had to have a waterproof membrane on it (which would have caused it to rot). They demonstrated the detrimental effect this would have had by wrapping a cube of CLT in clingfilm and putting it in the window. Telford’s had put foundations in for a concrete building because even they weren’t convinced it would happen; it did so in timber in the end largely because of cost and programme. WT had to demonstrate that every step of the way, whereas elsewhere in Europe timber promotion agencies back projects. ‘We have no legislative advantage from building in timber in the UK’, says Waugh.

Today, the practice is working internationally, partly because it has become so good at cost and programme, they believe. Every project is designed as a timber project – because the answers always lead them there and, incrementally, toward prefabrication. It created MultiPly at the V&A and then NLA (and then to Madrid and Barcelona) to demonstrate the strength and adaptability of engineered American hardwood timber (it had 6.5m Instagram impressions and tens of thousands of visitors through). There are ongoing schemes now in Paris, France, the US, Stockholm, Sweden, Madrid, Spain,



Living the dream –
Whitmore House

Singapore and New Zealand, with satellite offices part of their grand plan.

And there is also Whitmore House, a housing scheme Waugh did with four friends in Shoreditch, selling everything they had to pump the cash into redeveloping some scrubland by the canal into a seven-storey building. They went through the ‘nightmare that is development in central London’, says Waugh, with rows and financial scares along the way. But now, having grown up on a housing estate in Milton Keynes, Waugh delights that he lives in a CLT building – three duplex apartments above a photographic studio – in Shoreditch. The architects he knew of when he was growing up all lived in farmhouses in the country – a ‘terrible indictment’, so as soon as he could he had an ambition to create a CLT building and live in it. And that project began to take the advantages of the material to understand how it can produce a different type of architecture. It is one that they both believe will become more prevalent, charged by the need to do something about climate change. After all, Thistleton reminds us,

40 per cent of material on a traditional build is thrown away (the practice even has its own fact-checker on things like this) and the average new-build house has a carbon footprint of 21 tonnes of embodied carbon. Build it in CLT, they say, and the average carbon footprint of the building is 19 tonnes, so times that by the 250,000 units we should be building and you quickly come to the figure of a saving of 10 million tonnes of CO2 per year.

Is government broadly hearing this message? No, says Waugh. Not a jot. Some within the London scene do, such as London Assembly member Nicky Gavron, who is a ‘tower of strength’. ‘But she’s too often a lone voice’, says Waugh. ‘Her understanding and courage in talking up for climate change is unique.’ But compared with other countries, we’re ‘woeful’. It’s the impotence that is depressing, says Thistleton. ‘People do feel impotent but there’s no call to action’, he says. ‘And that’s what drives you mad and makes you miserable. The fact that we’re doing what we’re doing doesn’t make me complacent, but it energises us.’

The ambition next is ‘onwards and upwards’, with more research conducted in-house not just in new buildings, and ‘Construction Evolution’ as Waugh Thistleton’s wider ‘hashtag’. ‘But we mean it’, says Waugh. ‘We absolutely mean it. It’s an immense ambition, not just for individual buildings but to change the face, practice and approach of architecture.’ It’s a bit like Kodak facing that change to digital but not embracing it, Thistleton’s belief being that architecture must adapt or die; to build in factories more, increase delivery and improve the quality of modular housing.

Ultimately, architecture is a tough practice to be in, say the pair. There’s a lot of risk, a lot of stress, and competitions and projects can be lost as well as won. But the ethos is the driving force that holds it all together. ‘I can’t imagine practising without a belief; without the sense of optimism and urgency that energises us’, says Waugh. ‘I can’t imagine practising without that.’ ●

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EASTERN PROMISE

Head of regeneration at Newham Council, *Robin Cooper* details a borough on the up, and one that is ‘a great place to be’

East London is booming and Newham is a big part of that change. Newham extends from the Olympic Park to Stratford, Canning Town, West Ham, the Royal Docks, Beckton and East Ham. There are huge opportunities for us to deliver new homes, new jobs and a new focus on inclusive growth that brings real benefits for our 340,000 residents.

Opportunities in Newham are huge and the aim of the newly elected mayor, Rokhsana Fiaz, is to ensure that we put our residents at the heart of what we are doing. We have a world-class cultural offering, including the International Quarter at Stratford, East Bank emerging in the Olympic Park with the BBC, and East London Fashion District with the London College of Fashion moving to Stratford in 2022. This is in addition to University College London, University of East London, Loughborough and Birkbeck Universities all having bases here.

The Royal Docks were once the biggest docks in the world and we are now working to change the area to be at the forefront of the economy once more, with opportunities for entrepreneurs and technology companies to get established. This is London’s only Enterprise Zone with business rates reinvested back into the area for the next 25 years and the first £314m investment in infrastructure already agreed.

Chinese investors, such as ABP, have seen the potential for investment and are well on the way with their new commercial development providing space for 20,000 new jobs and over three million square feet of new office space. We have the youngest and most diverse population in the UK, alongside

→
The Chinese way –
The Royal Docks



© Newham Council

↑
Firework fun
– celebrating
regeneration at the
Royal Docks

→
Culture on the
water – Stratford
Waterfront’s ‘East
Bank’ development



© London Legacy Development Corporation



© ABP

some of the very best schools with an unrivalled pool of talented, ambitious and creative young people. We have London’s only airport based in London at City Airport, which is expanding. The borough is well connected with Britain’s only high-speed trains and international trains on our doorstep, as well as the London Underground, overground and five Crossrail stations.

The mayor is promoting a community wealth-building programme to ensure that economic growth is shared locally and held democratically. It is about ensuring that investment links to local employment and supports inclusive growth – actively encouraging local firms to apply for contracts, paying the living wage and ensuring everyone has access to opportunities.

‘Housing is the council’s top priority and the ambition is one of the boldest in the UK’

Housing is the council’s top priority and the ambition is one of the boldest in the UK. We are committed to building 43,000 new homes and have been helped by £107m awarded by the Mayor of London, as part of the Building Council Homes for Londoners programme, to build our first 1,000 social rented council homes. These will be genuinely affordable homes. Newham is building at scale and we want to build a lasting partnership to deliver the homes that residents need. We have a well-established Design Review Panel that helps to improve the quality of design.

The opportunities for Newham and the wider Thames Gateway are huge. However, we need to ensure that economic growth works for our communities. That means ensuring investors and businesses have a genuine stake in this area and working with them to put people at the heart of everything we do. And it means us all working together in this common endeavour. ●



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A NEW 'LIVING ROOM' FOR CHELSEA – AND THE CITY

Founder and principal of Nex *Alan Dempsey* outlines how a new restaurant his practice has designed, complete with the first retractable glass facade, will be a new public space for Cadogan's emerging Chelsea



↑
Behind the scenes
– the restaurant
under construction

My inspiration always begins with the place where a project is going to be, how people might use it, and the atmosphere we may create. Located in the heart of Chelsea, Duke of York Square is one of the most distinctive spaces on the busy King's Road, created by Cadogan over the last 14 years and now offering an appealing mix of culture, food and retail, set alongside a large green space, and ringed by mature London plane trees.

When we began the competition, we realised that working on such a prominent site would pose a challenge. It was a historically sensitive location, with the Duke of York's Headquarters and chapel building being Grade II and II* listed. Cadogan recognised this and the immense potential of the pivotal site, so initiated an architectural competition to ensure the site received the attention it deserved.

The competition brief suggested a freestanding structure that could be approached from all sides, and which in some way could offer more than just another restaurant. There was also a requirement for the building to include

a large basement for back-of-house activities, to be delivered with minimal disruption to the 4 million visitors who pass through the square each year.

As we explored many options and iterations, it became apparent to us that the uniqueness of the project lay within three interconnected ideas.

The first was that our building should engage directly with the Grade II-listed, curved brick wall that extends across

'The space is designed to offer a peaceful refuge away from the busy street and enables everyone to enjoy views in every direction'

the site. Originally forming a blind colonnade screen to the Duke of York's Headquarters – now home to Saatchi Gallery – this wall gave the public space an irregular boundary, reflecting its evolution from its original use as a military parade yard to the more recently opened access from the King's Road.

We countered this with a new wall – a slender, curved ribbon of off-white

concrete that begins at the rear of the site and spirals inwards to define the interior space of the new restaurant. Echoing the original colonnade, our wall is perforated with a series of large arches to create a transparent pavilion that frames views of the surrounding square.

In line with this, it was important for us that the building should form a meaningful contribution to the public realm, in turn offsetting the impact of a larger footprint on the square. Raising visitors into the surrounding tree canopy, a public and lushly planted roof space can be independently accessed via an external staircase at the rear of the building. The space is designed to offer a peaceful refuge away from the busy street and enables everyone to enjoy views in every direction. The intention is that this unique public amenity space will also draw more visitors to the square, with a view to benefiting all the local retailers and surrounding community.

Finally, we believed it was key that this building really was a space for people to gather and socialise in all



Cutaway showing the roof garden, restaurant with its sliding glazed walls, and kitchens below ground

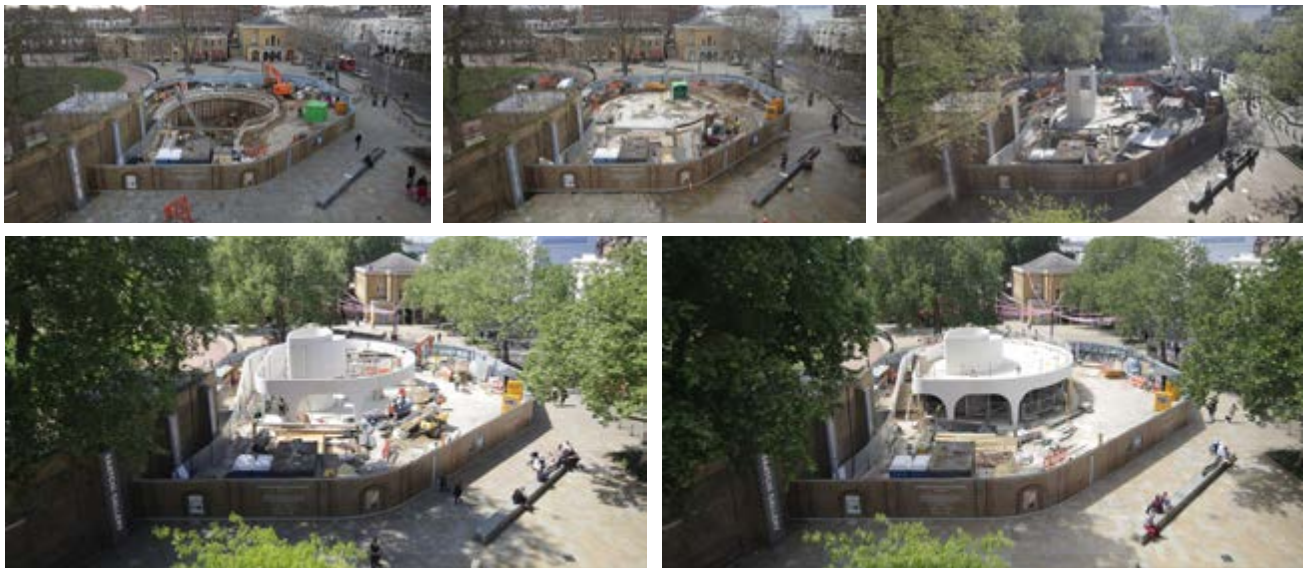


←
Inside/outside space – how the restaurant will look



←
Elevated aspect – stairs up to the 'lushly planted' roof space

↑
The scheme won an 'unbuilt' award from the NLA last year



Considerate contractors – the Duke of York's Square's new restaurant scheme, under construction

seasons, bringing the square to life with year-round engagement. Together with specialist manufacturers, we designed an innovative glass facade that lowers into the ground, the first of its kind in the UK. With this, the whole building can transform into an outdoor space, bringing the atmosphere of the square into the restaurant, while also enabling tables to spill into the public space in fine weather.

We were delighted that Cadogan, and the competition jury, identified with these ideas and selected our proposal and team from among 147 competitors in an international, two-stage competition. As part of the competition, Cadogan had undertaken an extensive local consultation to elicit the views of people living in the neighbourhood. I now know that this is their usual approach to development and the exercise supported the decision of the jury and informed the refinement of the design.

Our next challenge was to build it. Creating a contemporary building in such a highly visible and historic context was contentious. The design development process was extended, and the project was carefully scrutinised by RBKC planning officers,

the AAP (Architects Appraisal Panel), and actively engaged local residents.

Working closely with Cadogan, we listened a lot, taking on board encouragement, advice and concerns, as we aimed to balance a shared design vision with a refinement of detail and a sensitivity to the history of the location. We were supported by an amazing team of designers and heritage and planning advisors during consultation with the community, planning officers and the RBKC AAP. Our advocacy for the project also included a public exhibition, where we sought feedback from 3,000 local residents, and 18 one-to-one meetings with key stakeholders.

I am sure that the quality of the completed building has been enhanced by this engagement, and we were incredibly fortunate that Cadogan placed such an emphasis on design quality and a long-term stewardship of the estate.

The project was submitted for planning approval in April 2016 and we were delighted to see that it received approval without a single objection.

We have sought to minimise the impact of the building in both its construction and in its long-term operation. To reduce the disruption

caused by construction, we designed the majority of the superstructure to be suitable for manufacture off-site. Key elements have been made in Derby, Brighton, Austria, Switzerland, Holland and Italy, all brought together for final assembly on-site with millimetre precision. This has required exhaustive 3D digital modelling and physical prototyping, but has achieved a significant increase in quality, reduced the construction programme, and limited noise and dust in the square.

We have reduced the environmental impact of the building in operation by using air-source heat pumps and natural ventilation as well as a highly insulated glass and concrete envelope, and high standards of airtightness. When complete, the building is expected to achieve BREEAM Excellent, which is an important achievement for both Cadogan and our team.

As we near completion and prepare for the opening early next year, it's our hope that this dynamic building will become a new 'living room' for the city – reinvigorating the King's Road with an exciting new leisure venue and a generous new public space that offers a great place to watch the world go by. ●

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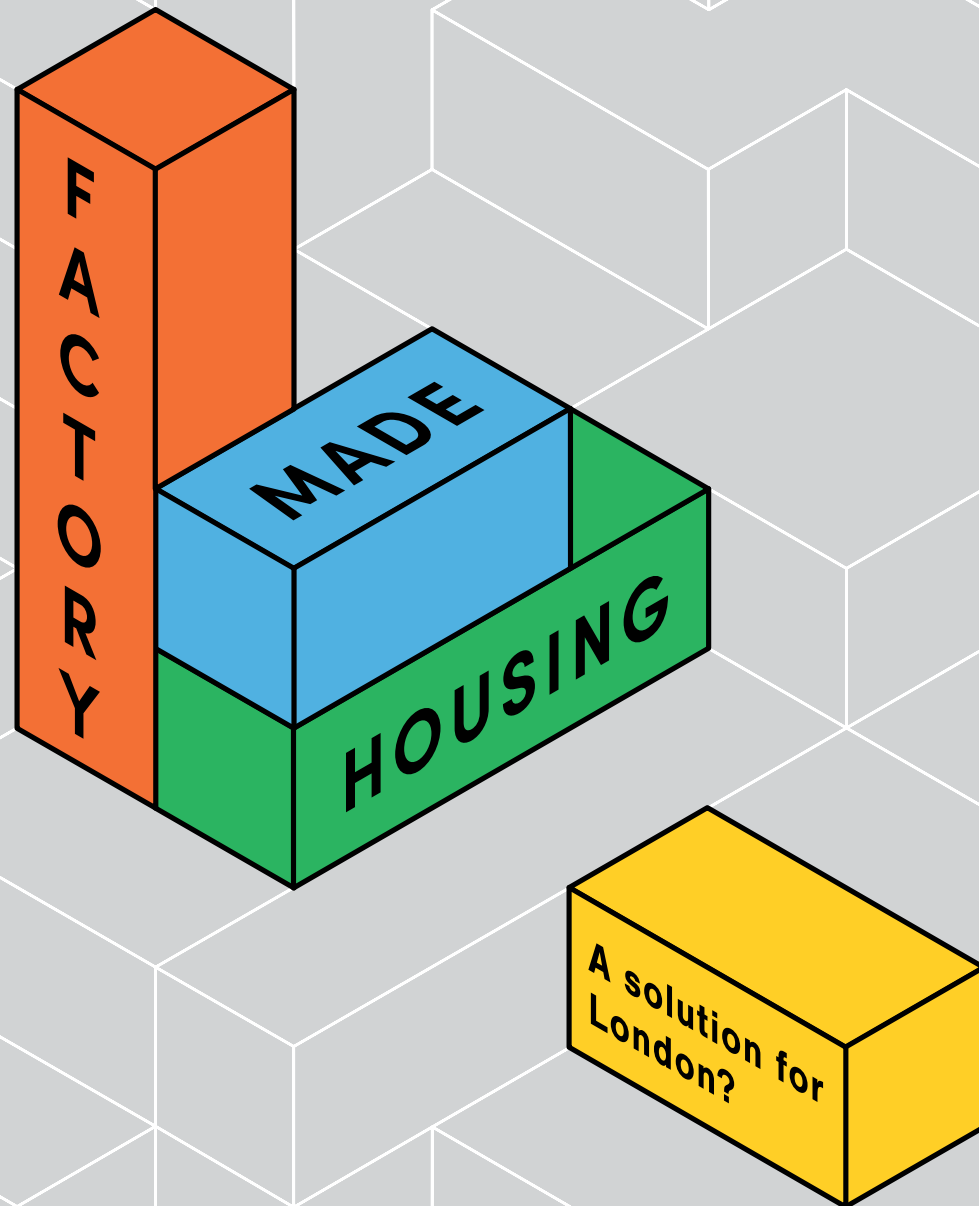
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— LONDON —



FACTORY-MADE HOUSING SPECIAL

Marking the release of the NLA research paper, this season has concentrated on factory-made housing with a series of events on the topical issue. Here we present some of the highlights.

NLA's year-round Housing programme is championed by Access Self Storage, Argent Related, GL Hearn, Swan, and Waugh Thistleton Architects, and supported by AECOM, American Hardwood Export Council, bptw Partnership, Pocket Living, Pollard Thomas Edwards, and Wicon

Modular mindsets – adapt or die, architects warned

The architecture profession needs to lead a switch to adopting a 'modular mindset' or risk being led, and pushed to the periphery of construction.

So said Andrew Waugh of Waugh Thistleton Architects towards the end of a conference at NLA on the progress being made on creating 'factory-made' housing as an important constituent of easing London's housing crisis.

For Waugh, a leading proponent in the use of timber in schemes like Murray Grove, Dalston Works and the MultiPly installation that stood temporarily in the South Crescent of Store Street outside NLA, it was critical that architects embrace moves to efficient, high quality off-site construction methods. 'The architecture profession needs to lead this, or we will be led', he said. 'We need to be understanding and in charge of these parametrics, otherwise these parametrics will be in charge of us.'

London Assembly member Nicky Gavron, who is leading a charge in this area in some parts of government, spoke from the floor at the conference, and said she was 'energised' by the advances the professions had made in this area a year on from a similar NLA conference and from the launch of the report 'Designed, Sealed, Delivered'. Gavron said that embodied carbon was a key element in Modern Methods of Construction's favour, with environmental savings, and savings in



Up in lights – Waugh Thistleton's MultiPly installation at Store Street

energy bills for residents too. But in addition it was important to keep up the momentum, especially concerning the London Plan's upcoming examination in public. 'We have to be really careful that we are emphasising quality', she said. 'It could be stillborn if we don't change perceptions.'

Keynote speaker at the event James Murray, deputy mayor for housing and residential development, said the

'The architecture profession needs to lead this, or we will be led'

Andrew Waugh

GLA's goal was to make sure a greater proportion of housing was constructed through precision manufacturing. 'We inherited a situation collectively where the dominant building model is not one that can deliver the homes we need', he said. 'Eighty per cent of new homes built for sale are affordable to just eight per cent who need them.' Building trust among the public in terms of the quality of this output will be key, Murray added, but a question remained around what kind of intervention the public

sector needed to make. 'Our conclusion is that we won't back any particular methodology so we avoid the Betamax problem', he said, but pointed to help it had provided in terms of investing in solutions such as that used by Pocket in Croydon. Ultimately though, precision manufacturing could help build a London that we can be proud of. 'We need to make sure more people are talking about it, thinking about it, and collaborating', he said.

Mark Farmer, author of the Farmer Review of the UK Construction Labour Model and profiled as our New Londoner this issue, said a lot had happened since he wrote the report two years ago, with moves afoot on some of the 10 recommendations it made, including how central government is moving five of its departments to MMC by 2019 subject to best value. 'I'd give it a six out of 10 in terms of what I asked for and where we are', he said. But if we are to achieve an increase in capacity to get near to 70,000 homes per year, said Farmer, we need to think differently about delivery. Brexit is a potential problem in terms of its effects on labour flow, while Farmer's work on the mortgage side of the equation



White Arkitekter's
Linda Thiel



has been the hardest thing he has done. The evolution of technology, though, will change the industry forever, he added, with augmented reality, virtual reality, modularisation, off-site, machine learning and deep learning all ‘constellations’ he believes will join up.

It is worth remembering, said Kevin Gray, architectural adviser at Be First Regeneration, that it took just five months to build the Crystal Palace, less time than it takes to build the average house at the moment. Be First is researching the history of prefabrication and technology to educate itself and grapple with some of the issues to inform its 50,000 homes target. But it is key to offer the same opportunities in terms of quality to potential residents that they enjoy in other consumer products, said Gray.

Apartments for London design and technical manager, Seema Mistry, said this was an area that was here to stay, so needed to be ‘embraced’. Her organisation is doing so on small sites; but, asked a questioner during Q&As, is all of this stifling creativity? Farmer was clear that it is not. ‘If you have a modular system that creates cookie-cutter design then it has failed’, he said.

The second session on ensuring design quality featured Waugh showing his



Be First
Regeneration
adviser Kevin Gray

practice’s research and design in timber and ‘carbon journey’. ‘We talk about prefabrication and industrialisation, but first we talk about quality’, he said. Mark Baigent of Place, meanwhile, focused on his organisation’s use of meanwhile sites and the creation of homes on otherwise ‘wasted’ plots, with 200 modules set to be provided to member boroughs. ‘We want to be able to scale this up and roll it out across the whole of London’, he said. And Pollard Thomas Edwards associate partner Justin Laskin took the audience through his practice’s designs for 251 new homes in Basildon and a brief from Swan Housing that asked the architect to come up with ‘at least a million different combinations’.

‘There is a real demand for this level of customer choice’, he said, albeit adding as one of his six top tips that ‘design for manufacture is not a substitute for good design’. Finally, White Arkitekter director of London Studio Linda Thiel provided a host of examples of the use of modular from Sweden, where almost 90 per cent of housing is produced off-site. Such technology reduces time on-site by 30 per cent and improves conditions on safety, ‘but it really is the quality of everyday life in these places that is important. You can never really rely solely on a system. You need to challenge even what the factory can do and focus on the end product, and who will live in these spaces.’

‘Prefabs’ set to make a comeback

It is time to reintroduce the word ‘prefab’ into the public lexicon, said NLA chairman Peter Murray at the opening of *Factory-Made Housing: a solution for London*.

Murray said that ‘off-site’, ‘modular’ and ‘precision-made’ all meant broadly the same things, but if Amazon was quite confidently using the word ‘prefab’ with its Alexa-enabled prefab homes, then we will all probably be using it in time, and without the stigma attached to it last time around.

Murray was speaking at the private view of the show at NLA, which examines new and innovative models

of design, construction and delivery for housing in the capital and sets out the ‘modular mindset’ that London must adopt if we are to use its full potential.

Lord Rogers, who formally opened the exhibition and answered questions from attendees, said that the concept of the prefab goes back to wartime, but it was ‘about time we moved on’ from brick in housebuilding given its slow pace. ‘The car industry has moved on and in the next 20 years we will see electric planes, so you do wonder what happened to the housebuilding industry’, he said. The only constant is change, Rogers added, and we have to look to new systems in housing to adapt to the times. We are now building at the slowest rate since 1952, with perhaps even worse problems arising from housebuilders being more ‘in control’, said Rogers. ‘But what is exciting looking around

here is that at last we are beginning to get prefabrication, which has been in every type of building I can think of apart from housing.’

During questions, Rogers said that local authorities developing their own housing systems was a good step forward providing hope, that it was understandable why housebuilders did not want change given their profits, but that he was hopeful that this time, London might have the right ‘forces’ in place to instigate change.

The evening also saw the launch of research to accompany the exhibition and MultiPly – an installation outside The Building Centre demonstrating the potential of sustainable materials and modular systems, designed by Waugh Thistleton Architects, The American Hardwood Export Council and Arup.



Lord Richard Rogers opening the show, *Factory-Made Housing: a solution for London*

↓
Insta appeal
– guests at
the show's
opening night



→
Hard hats and
hi-vis



→
Made in London –
the NLA exhibition



UK could lead the world in prefabs ‘inside a decade’

Prefab construction has to offer something tangible, real, and better than conventional construction methods if the term is to be effectively ‘rehabilitated’. But the UK is making great strides in the technology and could be the world’s leader in off-site inside the next decade.

Those were just two of the key messages to emerge from *Factory-Made Housing: learning from postwar ‘prefab’*, a breakfast talk held at NLA.

NLA chairman Peter Murray introduced the session by saying that NLA is trying to restore the word ‘prefab’ as it covers a lot of what Modern Methods of Construction (MMC) is all about.

Certainly, for Hazel Rounding, director of off-site architects of the year for 2018, Shed KM, the practice has developed a series of different prefab solutions for different scenarios and locations, with a mansion house typology its latest. ‘From our clients’ point of view our brief was “let’s have an answer to the box bashers”, she said. ‘Let’s find a different solution to family housing on a wider scale.’

And for Sonia Zhuravlyova, journalist, editor, and co-author of *Prefabs*, their historical context proved that governments turned to them as a solution to crises of supply in wartime, when one house emerged from aircraft factories every 12 minutes. Many were intended as stop-gaps but had survived, even if some had problems of heating and cooling.

But not even the Ronan Point disaster – where an explosion on the 18th floor of the tower block led to its collapse in 1968 – killed off prefab in this country, said Dickon Robinson,

former chair of RIBA Building Futures. The history of prefabrication is one of enormous popularity, he said, the 159,000 of postwar prefabs that were built having been loved because they provided people with something they didn’t have. ‘People forget how appalling housing conditions were at the time of the Second World War’, he said, referring to their lack of central heating and their outside loos. ‘Prefabs gave people something perhaps they didn’t know they wanted but certainly something much better than they were used to. And that’s the real challenge for prefab. It’s actually got to offer something more than conventional construction.’

‘We are now doing stuff which is way ahead of what the Germans and Americans are doing’

Marc Vlessing

Levitt Bernstein director Jo McCafferty agreed, saying that her practice is also looking at the use of modular with existing housing, but that it takes working closely with a volumetric contractor to focus on quality of design. ‘It’s got to be about that’, she said. ‘It has to be about the quality of the homes you’re delivering and not about the numbers and the speed. It has to be about that extra special thing.’

Pocket Living CEO Marc Vlessing said that modular tends to grow at moments of maximum market disruption, such as now, when there is a delivery system that has ‘completely clogged up’. Revolutions of thought had occurred, however; the first being that politicians now accept that volume housebuilding and housing associations will not get the numbers required. The second is that there is a whole range of ‘varietals’ that sit between social housing and unbridled capitalism that will need different kinds of

policy and construction approaches. But although we have been much more dependent on old-fashioned forms of delivery because we have not made the investments, change is coming. ‘We’re now going to leap I think two or three generations of technology and I think we will be at the forefront of modular delivery in this country in the next 10 years’, said Vlessing. ‘We are now doing stuff which is way ahead of what the Germans and Americans are doing.’

Modular has proved fantastic for infill on council estates said Vlessing, principally because it is quick, dust-free and easily accessed, something that also makes it good for TfL sites where access is again often tight.

But the history of modular had almost nothing to teach the current programme of prefab, said Robinson. The elephant in the room is the long-term management and maintenance costs of other high-density housing development for market sales, which feed their way through to service charges and make these forms of development unsustainable, he added. Those developing prefabs need to think more fundamentally about the long-term life of high density high-rise housing and how you can design in the ability to deal with problems and ‘cut service charges down to size’ said Robinson.

‘Revolution’ required to hit 100,000 homes target

A clutch of leading built environment thinkers and practitioners gathered at NLA to try and answer a burning question for London: where on earth are we going to build 100,000 homes a year? The answer, it seemed, was

that it is a tough ask, requiring revolution rather than evolution.

Argent Related partner and NLA Sounding Board chair Robert Evans, who moderated proceedings, kicked off by asking if this figure was possible, did we have the land or skills, and is it an every-borough problem?

Head of the London Plan at the GLA Jennifer Peters said the draft London Plan aims to deliver 650,000 homes over 10 years – an average of 65,000 a year compared with the current plan’s target of 42,000-49,000 per year. The overall approach was to meet London’s needs within Greater London without impinging on the Green Belt. But following the publication of the NPPF, new figures had been ‘bouncing all over the place’, and housing minister James Brokenshire is not convinced we are planning for our forward need, as he wrote in a key letter to the Mayor. ‘We’re focusing on this plan, which is what the letter is asking us to do. We think it’s a good plan and gives us the framework to deliver the homes we need.’ Peters said 65,000 was a ‘challenging but deliverable number; 100,000 would be extremely difficult to find the capacity or the enabling fund or developers to actually deliver’, she said.

Pollard Thomas Edwards senior partner Andrew Beharrell talked about infill development in London’s suburbs, where 5 million people live – around 60 per cent of London’s population. There are many assumptions and challenges to achieving the 65,000, with all the ‘stars needing to align’ to get there, he said. These include planning, labour and materials supply, funding, willing landowners, not to mention the wider economy and Brexit. Some 245,000 of the 650,000 homes are on small sites of a quarter of a hectare or less, and including 188,000 on

‘potential’ infill sites of 10 homes or fewer. Most are in the suburbs, so many are ‘theoretical’. ‘I do think there’s lots of potential in the suburbs, but it’s much harder to deliver large numbers of homes across thousands of small sites than across a few large sites’, said Beharrell. Supurbia was one idea for the suburbs; PTE’s proposition is called ‘semi-permissive’, to use an extension of permitted development rights to provide a fast-track through the planning system – ‘an unashamed appeal to the pockets of householders’. The conventional planning processes, said Beharrell, are ill-equipped to meet the targets, and green-belt release was ‘surely, surely’ one of the other ways to get there.

‘We need new types of land procurement and land supply if we’re going to have a hope in hell of delivering new types of housing’

Croydon director of planning and strategic transport Heather Cheesbrough said her borough was ‘right in the thick of it in terms of intensification’, with a new local plan with 1,600 homes target per year, a target that would be effectively doubled with the new London Plan’s goals. The local plan encourages small sites to come forward, with intensification happening, albeit with the process becoming harder against a backdrop of increased objections and time taken for schemes to get through. ‘It’s not an easy gig to do and that needs to be factored in to the sheer quantity of time it takes to get these sorts of relatively small consents through’, she said. The borough is reaching out to community groups to talk about the benefits of good-quality intensification, with Brick by Brick producing good examples

through working with good architects. The new target will mean 40 per cent of Croydon’s suburbs will have to be developed, said Cheesbrough. ‘That’s not evolution, that’s revolution’, she said, requiring new schools, and perhaps in the Green Belt. ‘I really do not see how we are going to do the extra 100,000 if we have difficulty doing the existing target.’

The Bartlett Real Estate Institute chair Professor Yolande Barnes said not all Green Belt is green fields, and there may well be land that most people might consider capable of being reused. ‘There is no doubt about it; the main opportunities appear to be in what I call the blue-collar suburbs, rather than the Green Belt outside those suburbs.’ These have been ‘de-gentrified’ while the centre of London has been repopulated, losing skilled workers. The problem with talking about numbers, though, is that ‘housing units’ does not speak to quality. ‘People don’t live in housing units; they live in homes.’ And most especially they live in neighbourhoods, which must be fully considered, or what is affordable will be undesirable. The biggest shortfall is in the ‘squeezed’ middle market of housing, Barnes added, and many of the affordable housing solutions will prove to be very costly indeed in the long-term. The only way to manufacture land is in ‘massively incentivising’ individual homeowners. ‘We need new types of land procurement and land supply if we’re going to have a hope in hell of delivering new types of housing.’

Finally, LSE London research fellow Kath Scanlon said that extensive research on 14 high-density environments including Strata in SE1 and Woodberry Down in Hackney showed that, from 517 responses, ownership was about 50 per cent. In these as a whole, 78 per cent of the households had only one



Factory-made in action – NLA ran a study tour to Swan’s NU factory in Basildon, Essex

or two people living in them. Just 14 per cent had children and most had just one child. So where does high-density housing fare well? Berlin and Copenhagen are obvious examples, while Vancouver is following a more Asian model of tower blocks.

During discussion, issues raised included that of public perception and resistance to density, and the difficulty of getting schemes through planning. On the last point, Cheesbrough suggested that applicants should show attention to detail and do their ‘homework to get people on board’. But for all its faults we have a democratic planning system, said Beharrell, and it takes

a long time to steer applications through the process because it is a series of negotiations. ‘It is frankly incompatible with these enormous targets that have almost been

What we need to be doing is building ‘more London’
Yolande Barnes

plucked from the air’, he said. So it was a choice between a directive or a democratic planning process. People generally understand that we have a housing crisis and need to

build more homes in London, just not near it, said Peters. As to the elusive middle market, this is where the real revolution has to start, said Barnes, with the challenge being to get individuals who are trading a commute for space to give that up for something else. ‘This is not a game for the usual suspects’, she said. ‘We have to really think of new methods of delivery and I think that is people planning for themselves rather than having things done unto them.’ What we need to be doing is building ‘more London’, she added, ‘the sort of London that is in huge demand and grossly undersupplied in suburban areas.’

Feel the quality

In the rush for numbers, we must not forget quality.

So say David Levitt and Jo McCafferty, in part as the watchwords behind the latest revised edition of *The Housing Design Handbook* they produced this summer, and a warning to the housing industry in London and beyond.

‘It’s not ignoring the numbers at all’, says McCafferty, ‘but it’s putting quality first’, and the creation of ‘the fundamental right for all: good housing that lasts’.

The guide – a complete rewrite since the first edition nine years ago – includes contributions from more than 20 other practitioners and 60 case studies from across the UK and Continental Europe. And while off-site manufacturing is not its main thrust, it has come to the fore, alongside other issues with new sections such as an ageing population, build to rent and co-design.

‘Housing for older people used to be so segregated that it was impossible to think of people who had gone to live there actually forming part of the local community at all’, said Levitt. ‘But the model I use is where I live in the Brunswick where over two-thirds of the population are pensioners who moved in when they were quite young.’ Camden run the two halves of the Brunswick as two separate sheltered housing schemes. ‘It was never built for old people but it’s the most popular older persons’ housing in the borough.’ And that’s because it’s right in the centre of the community, the transport links are brilliant, there’s retail on people’s doorsteps and people enjoy it. Many of the schemes Levitt Bernstein is working on

at the moment similarly have integration of older people’s housing as key, not least to avoid the problems of loneliness.

But since a decade ago, the main difference has been financial. ‘The big shift has been in the funding of projects and the state funding of social housing and that’s what we’re all up against now’, said McCafferty. But hopefully with the lifting of the Housing Revenue Account (HRA) borrowing cap, there will now be an era of bigger, council-led projects, she suggests. But there is ‘huge anxiety’ in the profession about the push to modularisation because of its focus on ‘speed and numbers rather than quality, and using untried and untested methods’.

‘It has to be the right site, the right conditions to use certain different types of systems rather than a wholesale push’

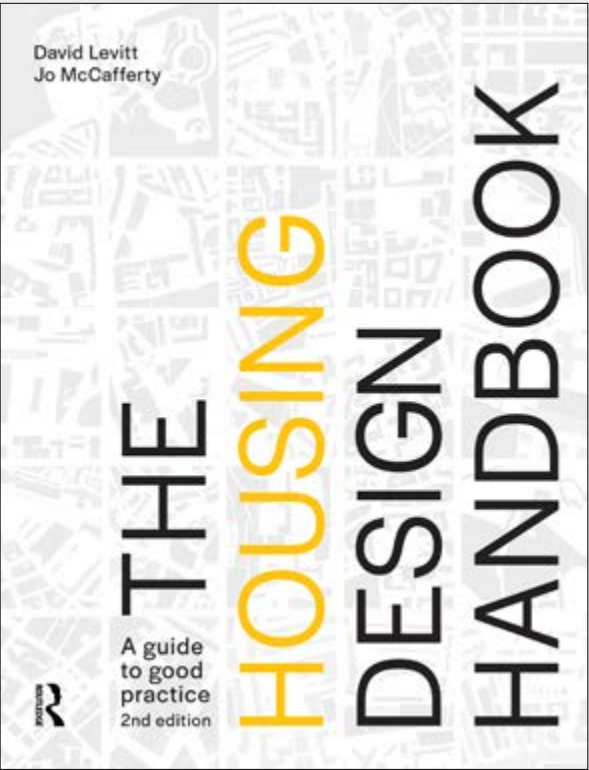
There are also concerns about the buildings in this area in terms of how they wear and degrade over time, McCafferty suggests. ‘That’s not to say aspects of modularisation aren’t positive because they are, but it has to be the right site, the right conditions to use certain different types of systems rather than a wholesale push. And I think that’s reflected in the book too.’

Are they optimistic about housing? ‘I never stop thinking about housing’, says Levitt. But the message is partially that all of the schemes in the book by major housebuilders have a major concentration on the public realm, and part of the problem is in ensuring that architects are

involved at the start and through the process. But the housebuilders are more concerned to use standard products as densities drop, out of the centre, says Levitt.

The handbook looks abroad for schemes and exemplars this time, including a Grimshaw scheme in New York, plus in Berlin, Amsterdam and Paris, with new sections on build-to-rent and student housing, where there has also been a good deal of movement in the last 10 years. Tall buildings get an analysis too with a view on clustering, organisation, micro-climate as some of the ‘thorny’ topics dealt with as part of a look on density. It took two years to put together, with drawings and plans having to be redrawn to scale, and key data featured showing facts and figures such as density, but not costs where comparisons are difficult, especially with the international projects. As a handbook it is a user manual that people working as designers should have by their desk, says Levitt. The first one had ‘a life of its own’, says McCafferty; this one, though, is perhaps more focused on those commissioning housing. What it isn’t is the kind of monograph Levitt finds ‘annoying’.

What surprised them most? Only one (unnamed) practice did not respond from an endeavour which was unpaid for all contributors. ‘Everybody wanted to be a part of it and it feels like a proper compendium of all of those practices’ work’, says McCafferty. ‘There’s a value and political weight in working together. We see a real value and benefit in that, but also acting collectively as a profession and publishing together is very powerful.’ ●



↑
The new edition

→
...and Jo McCafferty



↓
Joint authors
David Levitt...



BRIEFING NOTES

Our regular round-up of conferences and events at NLA



PLANNING

Data driving smart planning for cities

Programme Champion: British Land
Programme Supporters: AECOM, Gensler, becq

Advances in digital can help to reduce the ‘silo’ nature of the built environment sector and make the planning process more open and accessible for members of the public. Those were just two of the points to emerge in a wide-ranging discussion on *The Power of Data: London’s smart future*. The GLA’s Dr Stephen Lorimer, smart London strategy and delivery officer, said that its new strategy ‘Smarter London Together’ could help to transform London into the ‘smartest city in the world.’ It aims to help the city create vehicles that collaborate better in a less ad hoc way and in a more ‘collaborative and responsive’

‘We’re really on the verge of a more dynamic understanding of how people use cities’

environment, with ‘smart’ embedded in statutory frameworks and plans. ‘We’re really on the verge of a more dynamic understanding of how people use cities’, he said, focusing less on ‘gadgets and gizmos’ and more on service design and data analytics. As part of three months of research here, in the US and in Europe, Lorimer said that London needs to think of itself as not just one but many smart cities and that it should be bolder, trying things even if they don’t succeed at first. The organisation is aiming to ‘tick off’ some of the actions it set out in the report on items like achieving planning powers to acquire full fibre, perhaps

through supplementary planning guidance, looking to new data-sharing agreements and increasing the way data on air quality is collected and used. Future Cities Catapult head of projects Stefan Webb gave a whirlwind tour of his organisation’s work on digitising the planning system, undertaking experiments to move towards greater coherence and standardisation of policy. The planning application process, said Webb citing a developer, is currently like a series of black curtains which open up to reveal more behind, with no knowledge of when they will end. ‘We need to redesign and rethink how we guide people through legislation and regulation’, he said. ‘And that’s a big challenge. If we want to have more small builders building more then we need to make the planning application process a bit easier; otherwise they are very reliant on consultants.’ The Catapult’s work includes looking at speeding up local plans, and how to guide people through legislation and regulations, thereby cutting down on unnecessary time spent by planners – Hackney has been awarded £200,000 from the MHCLG to build a real model of providing guidance and how it interfaces with policy. It is also

working with WikiHouse on achieving greater clarity over what permitted development rights are, building a front-end so users can easily see whether their application is compliant or in need of a discussion. There is work under way too on monitoring and communicating, and on augmented reality views of planning applications (where more and more investment from Apple and Google is heading) and on planning notices in a bid to get citizens to engage more and, importantly, to understand the impact of developments. ‘We need to show members of the public the debates that planners are having in the background’, he said. ‘How do we bring that to the foreground?’ A panel discussion included Arup’s senior consultant Ina Dimireva on innovation and design at both the city and building scale and the possibilities from 5G, and Ordnance Survey smart cities programme manager Simon Navin on geospatial as the ‘unique foundation’ to allow us to consume data. Questions from the floor included one concern, given the recent transport failures across London and the north, and issues on waste recycling, on how we are going to be able to work on city design. Webb said there was a ‘schism’ between land-use planning



London's smart future? A vision of more data sharing

and transport, but that in placemaking, digital can help in terms of more collaboration between what were individual siloes. But the digital divide in planning is the inverse of anywhere else, he said, with ‘digital people’ unable to get good access into the service. ‘The opportunity should be if we move to a more digital system that we can think more about the outcomes and what has been delivered. In lots of areas we should be moving to more outcome-based measures and at least ‘marking the homework’ of those who produce these impact assessments to make them better and improve the underlying models’, he said.

ON LOCATION

City to face post-Brexit future with public realm and transport improvements

In association with City of London Corporation and City Property Association

The City of London is confident it can remain a world-class attraction for a new, wider mix of businesses whatever Brexit throws at it, bolstered by a major commitment to improving public realm and transport infrastructure across the Square Mile. That was the key takeaway from an NLA On Location conference held at the offices of Herbert Smith Freehills at Broadgate. Chairman of the planning and transportation committee at the City of London Corporation, Christopher Hayward, said the City was and could remain a global leader, even if there is



Rajdeep Gahir, founder and managing partner of CoCreations

‘definitely a spirit of change in the air’ brought about by uncertainty on jobs over Brexit. But it is flexible, adaptable and will change with the times, said Hayward, and will work to cope with a projected growth in the Square Mile’s 450,000 workers to 600,000 by 2026. Part of the methodology of dealing with a big influx from the Elizabeth line and other factors will be a ‘dynamic, radical and progressive’ transport strategy that Hayward said will emerge in draft form this winter. ‘The new transport strategy will stimulate growth for the next 20 years’, he said. The Corporation has been ‘delighted’ with the success of the Bank junction scheme but will now be going further with more changes, and will look to improve its northern riverfront too, which Hayward said was a ‘disgrace to the City’ compared with the South Bank. ‘If businesses like what they see and want to be here, the City’s future will be bright’, said Hayward. British Land (BL) chief executive Chris Grigg said that Broadgate represents a good proxy for other things that need to go on in the City and across London. The complex had been seen as ‘fortress Broadgate’ when it was first built but has worked to improve permeability, the developer

selling half of the site to take it forward. ‘It instantaneously made it less risky for us to do stuff’, he said. BL reinvested in similar campuses across the capital including Regent’s Place and Paddington, bringing some of the lessons it learned back to Broadgate, including seizing what it sees as the growing importance of other kinds of occupiers. The City had been dominated by financial, but BL sought

‘If businesses like what they see and want to be here, the City’s future will be bright’

to capitalise on Crossrail and transform Broadgate into a ‘world class, seven-days-a-week destination’. It did this by looking at tech occupiers, improving the food and beverage offering – with Eataly one of the latest to sign up –luring West End occupiers by what it was doing to improve the place itself. Across the capital and indeed the globe, said Grigg, there is a ‘polarisation associated with quality’, not just with buildings but in the environment. ‘That Joe or Joanna Ordinary-space is actually really going to struggle’, he said. ‘You’ll see a sucking in of quality to the best locations.’



‘A world-class, seven days a week location’ – Broadgate

Hayward agreed: ‘The public realm has become fundamentally important for people making decisions about offices. People want great spaces.’

The City’s core strengths need to be championed for it to thrive, said Dr Laura Davison, head of research at City of London Economic Research, while Rajdeep Gahir, founder and managing partner of CoCreations, said business disruptors in the age of ‘generation access over ownership’ would be part of this.

‘The City continues to be a really excellent place for talent and more broadly, on a global basis, the time zone really helps’

The picture from an occupier’s perspective was important, too, with Kathryn Harrison-Thomas, business partner for CIB at Deutsche Bank detailing the bank’s decision to remain in the City ahead of places like Waterloo, Paddington and Canary Wharf. ‘For us as an occupier, actually doing business in the City became a very straightforward and enjoyable process.’

The new generation of employees do not have an aspiration for the traditional working environment, or ‘corner office’ however, Harrison added, and the firm’s workplace at 21 Moorfields has to reflect and support that, and help to create a sense of community. ‘The City continues to be a really excellent place for talent and more broadly, on a global basis, the time zone really helps.’ Brexit was one of the dominant things the bank tracked all through its decision-making process, but still made the decision to stay, said Harrison-Thomas.

Other speakers included John Robertson of John Robertson Architects, who showed two key schemes in the City – 33 King William Street for Wells Fargo with its rooftop amenity space and New Bracken House for the FT, complete with a running track on the roof. Foster + Partners partner Kate Murphy, meanwhile said the Bloomberg scheme she designed featured an interior to contrast with its exterior, encouraging its staff to use downstairs retail and the local economy. ‘The shape of the buildings themselves came out of designing the public realm first’, she said, while SOM partner Kent Jackson took

the audience through the practice’s 100 Leadenhall Street and how the architect sought to ‘re-establish medieval street patterns’.

Matthew Brown, senior director of European acquisitions at WeWork, said everyone was looking more at how they use their space, responding to their employees – or ‘members’. But competition through other organisations also looked at co-working as a healthy thing, said Brown. ‘We definitely believe in our business model. Other people operating in that space is a good thing because it validates the same belief that we have in the business model.’ And Bloomberg’s head of facilities Catriona Henderson said the City brings the firm the ‘connectivity’ it needs with its clients in the City as well as in Canary Wharf and the West End. The new building also helps to attract talent, said Henderson. ‘Our London employees are certainly proud of what we’ve built’, she added.

Finally, in a session on keeping the City connected, Carolyn Dwyer, director of the built environment at the City of London Corporation, said the City’s future competitiveness depended on ‘creating a compelling mix of office space and engaging and stimulating public realm and a really high degree of connectivity’. The City can boast excellent public transport even before the Elizabeth line opens with its capacity to bring 1.5 million people within 45 minutes of the Square Mile. It also aims to provide ‘world class’ digital connectivity, its 3GB WiFi already installed and with more than 100,000 users, and is to be an early adopter of 5G, she added, but this will require the addition of new small cells every 200m. But the Corporation also faces a challenge in managing its ‘overcrowded’ streets as it builds on the success of transforming the dangerous Bank junction and new public space at Aldgate – again via its new transport strategy. ‘Streets that are safe and attractive places to walk and cycle and spend time are key to the success of any modern city.’

The Ned’s managing director Gareth Banner said he was ‘delighted’ with the new traffic-calming measures at Bank, which have undoubtedly helped with the success of the hotel, restaurants, spa and bars complex. ‘Ultimately, the nicer the environment, the more appealing the City will become’, he said. The Ned had brought a large-scale venue with a breadth of choice that works for a real cross-section, whose biggest challenge, said Banner, is sometimes getting people to go home. Brookfield Properties’ Carlin Fier said that in its partnership with Oxford Properties on the London Wall Place scheme they had been successful at similarly changing what was a very disused part of the City and opening it up, with activation of a cultural programme to come. There was a balance to be struck, however, with residential sites near to those cultural buildings where noise – in the form of

‘Ultimately, the nicer the environment, the more appealing the City will become’

music from the London Symphony Orchestra’s lunchtime rehearsals even – was an issue. Gerald Kaye, chief executive of Helical, added that he hoped that the £8m public realm element of the developer’s Barts Square scheme would also prove an attractive proposition, knitting the 19 separate buildings together and opening up the site. ‘It’s a great new addition to the City’, he said. Finally, Jane Wentworth of Jane Wentworth Associates, who is working on the City’s ‘Culture Mile’ project, said it was all about animating spaces between existing world-class cultural buildings, and joining them up. ‘If you feel emotionally engaged, and you feel wanted and welcomed, there is going to be a nice vibe, you’re not going to be frightened: you’re going to feel that there are other people around. That, to me, is what we should be aiming for.’

SPIRITLAND / SADIE MORGAN

Getting stuff done

Presented with Argent and Spiritland

It is a ‘disgrace’ that architects and designers are involved in perhaps only five per cent of the £200 billion worth of the UK’s current round of infrastructure projects. It’s a disgrace for the profession, for society, and a disgrace too that politicians and procurers do not take design seriously enough.

So said Sadie Morgan at the second Spiritland session in King’s Cross, the event where key figures talk about their lives through their musical choices.

‘We don’t have to build badly’, said Morgan, who warned that architects must not sleepwalk into irrelevance and is leading a charge to promote the idea that design thinking is brought in right at the start of the process of building in order to save money and make our environments more attractive to people. ‘We have such a huge part to

play’, she told NLA chairman Peter Murray at the event.

High Speed 2 design panel chair, Thames Estuary 2050 Growth Commission deputy chair, mayoral design advisor, de Rijke Marsh Morgan director, and former New Londoner of the Year, Morgan was also the youngest ever president of the Architectural Association in 2013. She was brought up in a socialist commune in Sevenoaks, the first of its kind, where ‘care in the community’ was essentially born, she said, and where Morgan was schooled in life issues. ‘It was the most extraordinary place to grow up because you weren’t brought up by your parents ... but the most wonderful thing about living there was that you didn’t rebel against your parents.’ Morgan’s own daughters also grew up there, and can now relate to many different ages and backgrounds as a result. Her own father was an architect at the AA who gave up much of his personal ambition to look after the family. ‘There was a sense of “believe in yourself and do what you want to do”.’

Morgan studied interior design at the RCA, having already met Alex de Rijke and Philip Marsh, but the trio got their break when they won an architecture competition run by the



M&Ms – Morgan and Murray

Architecture Foundation. None was RIBA registered at the time of setting up, so they worked in Morgan’s father’s office, designing as dRMM and ‘having the time of our lives’, before Morgan’s father’s untimely death. ‘We didn’t really choose to create a practice and with all due respect we would probably never have chosen each other’, said Morgan. ‘But 23 years later we still talk to each other and respect each other.’

Key dRMM projects include the Ecology Centre, Kingsdale School and Centaur Street with Roger Zogolovitch (‘a bloody nightmare’ as an architect client), with the Stirling Prize-winning Hastings Pier the most high-profile recent scheme. ‘We had nothing to lose. We came from nowhere. We were just totally driven by wanting to make change and transformation. It was super exciting and full of energy and life.’

Morgan believes that we should celebrate infrastructure like, say, the French do, and is a driving force behind pushing design principles in government circles, including at the National Infrastructure Commission. She believes that many clients are keen on the issue, many appreciate design, but that they often don’t understand that designs could be better and there is work to be done on making architects more relevant. ‘There’s a compelling case to be made. We just need to make it better, clearer and need to stop using complicated architectural jargon.’

The RIBA presidency has never appealed to Morgan, who believes the institute is ‘too entrenched’. But asked about her successful relationships with key decision-makers such as Lord Heseltine and Lord Adonis, who have helped progress her career more than any others, Morgan said part of the success was down to a few key things that others could emulate. ‘If you’re passionate, if you’ve got drive, and if you can convince, then you can get stuff done’, she said.



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Frozen music – Mossessian in full flow

SPIRITLAND / MICHEL MOSSESIAN

‘Sculpting the void’

Presented with Argent and Spiritland

Architect Michel Mossessian took an audience of fellow architects and friends on a deep and sometimes philosophical musical journey to demonstrate the connections he feels exist between creating space and music – or what he called ‘sculpting the void’.

Mossessian, who gave a tour of his S2 building at King’s Cross before sitting down with Peter Murray at Spiritland to talk through some of the music that has inspired him, was born to an Armenian father and eastern European mother. He describes himself as French but with ‘a mixed bag of heritage’.

Repetition, he said, is the essential element of music, something it shares with certain corners of the architectural world, not least in the

current discussions around off-site construction. But the way that, for instance, contemporary composer Pierre Boulez classified sounds has helped Mossessian to create a building in Doha, where he had to ‘compose’ with 40,000 pieces of onyx to make a large square. ‘The classification of materials, the density, the attack, the duration, the resonance – that became the stigma of creating a presence’, he said. Is repetition important in

‘The beauty of a successful city is this fair negotiation between mass – the full – and the void’

architecture? King’s Cross only allows an architect to work once on the King’s Cross site, but with S2 Mossessian said he was proud of introducing some ‘deviations’ such as the concept of the void, which is related to the public realm. ‘London is repetitive in its modalities of living’, said Mossessian. ‘Repetition is part of our life, but what is

different is the little spaces that are either created or appropriated by our public realm. The beauty of a successful city is this fair negotiation between mass – the full – and the void. The void belongs to everybody and the sense of the collective, so you need the repetition to create the void. London is a beautiful example – it’s the most public city that I know. It’s amazing, isn’t it?’

Mossessian wanted to make movies in his very early years, but was advised to try architecture after winning sandcastle competitions in France. He said he splits his life into three distinct phases – one third as a Parisian, another in the US studying in Harvard, then working at SOM in Chicago (working on Exchange House in Broadgate), and, since 2000, in London. In Paris he lived in the Latin Quarter, coming 10 years after the events of 1968. ‘There was no sex, no drugs, and no rock and roll’, he said. ‘And our professors knew less than us.’ Luckily, the Pompidou opened in 1977, and that was Mossessian’s main education source, after which the ‘world came back’, with Mossessian finding himself being able to learn from the great Pierre Boulez himself in classes at the Collège de France.

Chicago was, in Mossessian’s experience, an ‘incredibly pragmatic city’ with an ‘amazing vision of delivering purity’, where he discovered blues and Motown from one of his students at the University of Chicago. And his London period began after Mossessian worked on a King’s Cross masterplan alongside Ricky Burdett. ‘The intensity in London was really extreme’, said Mossessian, who also worked alongside Frank Gehry on his fish in Barcelona – ‘the first time he became visible’ – from which Mossessian also went on to work on Bilbao and even witnessed the Fenice burning down in Venice. He won the NATO competition for SOM in Brussels, a project that ‘grounded’ him in

London. ‘I had to refuse to go back to work in Chicago and New York.’ Then, he recalled, Mossessian asked Lords Foster and Rogers what he should do, to which Foster replied: ‘You start’. So he did, beginning his own practice in 2004 with projects including 5 Merchant Square in

Paddington and later winning a series of schemes in downtown Doha with EDAW alongside other British architects such as John McAslan and Allies and Morrison. Today, Mossessian is also working in Fez after another open competition – the rebuilding of the heart of the medina.



On the decks: high-spec hi-fi at Spiritland in King’s Cross

Sadie Morgan’s musical choices:

Dusty Springfield – *Son Of A Preacher Man*
Prince – *Kiss*
Amy Winehouse – *Valerie*
Stevie Wonder – *Living For The City*
Sister Sledge – *We Are Family*

Aretha Franklin – *Respect*
Beyoncé – *Crazy In Love*
Elton John and George Michael – *Don’t Let The Sun Go Down On Me (Live Version)*

Michel Mossessian’s musical choices:

‘Levitation in space’
Dagar Brothers – *Rag Kambhoji: Alap*
‘Space + voice = church’
Karineh Avetissian – *Choral 1: Bats Mez Ter – Open For Us*
‘The apotheosis and catharsis’
New College Choir – *Requiem Mozart K.626* Kyrie*
‘La Grande Forme’
Pierre Boulez – *Répons*
‘Jazz mind’
The Temptations – *My Girl*

‘A-temporal space’
Friedrich Gulda – *JS Bach’s Well-Tempered Clavier, Book 1 BWV 846-851, Piano, April 1972*
‘From gospel to stage’
Aretha Franklin – *Say A Little Prayer*
‘Baptism’
Al Green – *Take Me To The River*
Brian Ferry – *Take Me To The River*
Talking Heads – *Take Me To The River*
‘We lose our temper!’
REM – *Losing my Religion*

CULTURE

Being boundless – art in the city

In association with FuturePace

A clutch of some of the world's leading artists gathered at NLA for *Smart Art/ Smart Cities*, to demonstrate how their work and collaboration with other members of the built environment professions can help to engage the public and help to animate and revitalise the city.

Futurepace founder Mollie Dent-Brocklehurst said the group of artists it is working with are 'pushing boundaries' and doing 'extraordinary things outside the gallery walls', while Serpentine Galleries chief executive officer Yana Peel said they were helping to transform viewers into participants. 'Futures cannot be predicted, but futures can be invented', she said. Peel added that sometimes art's contribution is quantifiable, too, citing McKinsey's work stating that Christo's *Mastaba* on the Serpentine, formed of 7,500 barrels, had brought some £150m of benefits to London.

Florian Ortkrass, co-founder, Random International, took the audience through his *Rain Room* experiential artwork, which he said was in part about looking into the human role in an increasingly automated world. 'We try to make see, rather than telling', he said. Héloïse Reynolds, dramaturge, Random International, meanwhile, said the room's effects were 'counterintuitive and surreal', while another project – *Self & Other* – was a scheme brought into the public realm at Albert Embankment that depicts the human form and mimics the movement of those nearby. 'What we wanted to do was to bring the discussion between human and machine into a more accessible form. Your image is becoming part of the built environment.'



A portrait of the artists...at NLA

Artist JR continued this theme with his work pasting images in well-known settings, including next to New York's Flatiron Building. 'I just do wallpaper', he said. In Paris he was inspired by seeing people stop to take selfies at the Louvre pyramid. 'So I thought I'd make the pyramid disappear for a while', he said, through pasting an image of the museum's facade on the glass. And on the Mexican border he used Caterpillar equipment to dig down and create the setting for a scaffold-held image of a

'We wanted to get artists to the front of the queue'

Mark Davy

one-year-old baby he had seen, before running an image through the fence and delighting in people passing tacos to the other side.

Yuichi Kodai showed some of his collaborations with Kohei Nawa, including a ship-like Zen temple, the Shinshoji Zen Museum and Gardens that seems to hover over the ground, with a pitch-black, contemplative space within and a Japanese garden with seating below. In the Louvre Pyramid again the artist created *Throne*, a 12m-tall

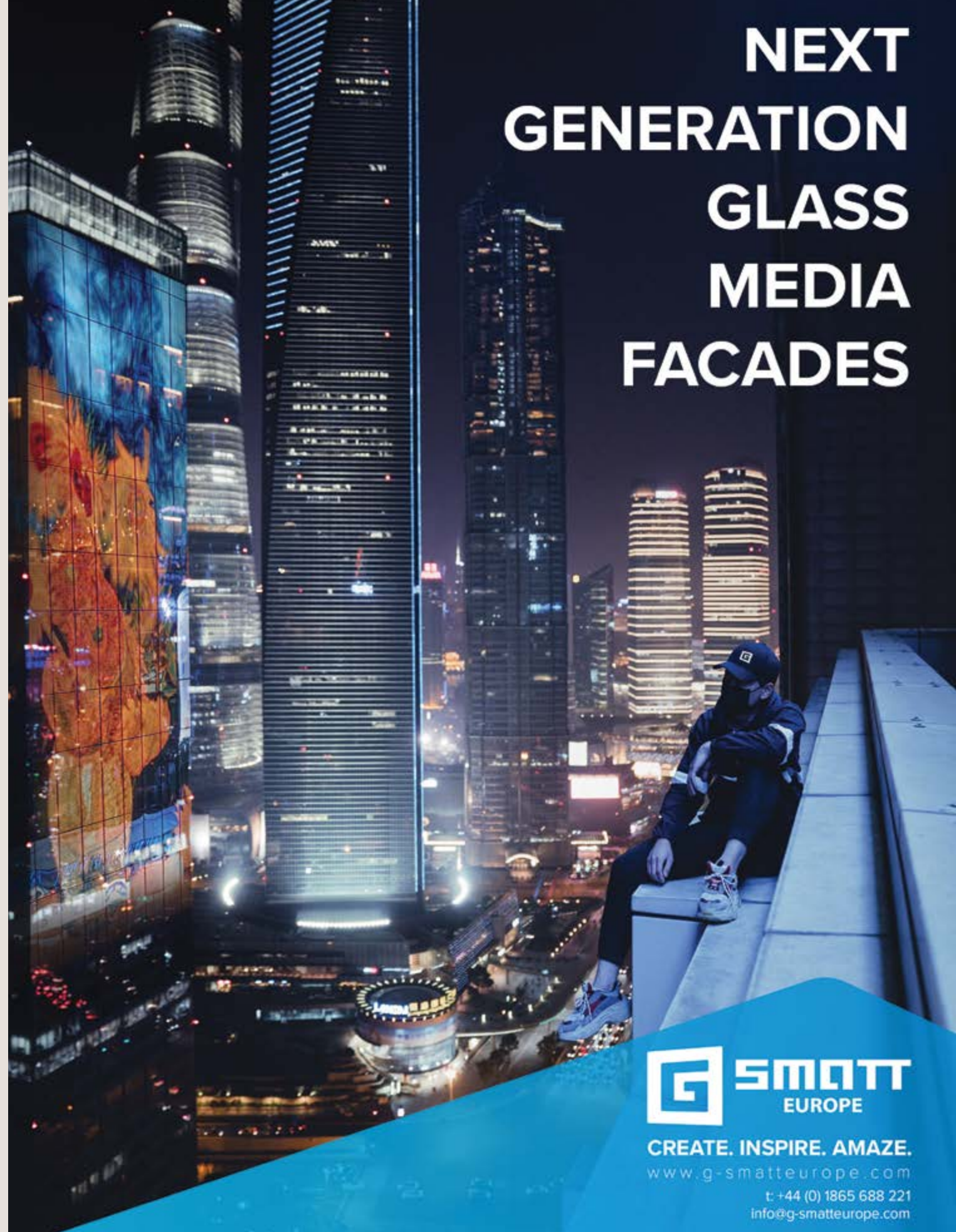
sculpture in gold leaf that, said Kodai, questions power and how we relate to the technological world. Kodai said many of the fruitful work comes from the pair's motto – to have 'afternoon class', where fun was the watchword.

Before questions from the floor, Futurecity founder Mark Davy said he had helped set up the public-art-commissioning Futurepace organisation to get artists involved in city-making, which has triumphed in its first year with the Illuminated River competition. 'We wanted to get artists to the front of the queue', he said. The artists represent new art forms and a new type of public art, added Davy, that is collaborative, challenging, engaging, and 'cocky'.

During questions JR revealed his work in a favela where he bought a building, painted it yellow and called it a school, going on to create an inhabitable (and bullet-proof) 'moon' to attract teachers. A future project involves a 40-metre-long screen with audible stories from the people it features. Ortkrass said that 'stubbornness' was an important quality, Héloïse adding that a focus on 'the universal' was another key strategy.

Ultimately though, said Yana Peel, what all of the artists had shown, was the 'incredible impact' of art without boundaries; 'being boundless'.

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CULTURE

Culture ‘crucial’ for post-Brexit economy

Programme Champions:
South Bank BID

London’s strength as a ‘global cultural powerhouse’ will prove to be a key part of its economic armoury in a post-Brexit world. But it must strive to preserve its fast-dwindling spaces for artists, create ‘holistic’ plans that integrate cultural facilities in a seamless way, and effectively measure the benefits that such facilities bring to their wider environments.

Those were some of the key takeaways from *Cultural Strategies: London’s changing places*, a half-day conference held at NLA.

The Brexit view came from Moira Sinclair, vice chair of the Mayor’s Cultural Leadership Board, who said that culture has a key role to play in attracting visitors to a city that remains ‘open to business’ but which also needs an immigration system fit for the 21st century.

Sinclair said that the board is adopting an ‘ambitious and grounded plan’ for culture, with the Mayor’s cultural strategy balancing infrastructure and ‘soft’ measures to encourage cultural organisations to thrive. ‘Everyone has the right to an expressive life, and in enabling that, the city can be a better place for us all to live and work. You need that diversity of spaces.’

The loss of cultural spaces takes the heart out of communities, she said; culture anyway is a ‘living, breathing, shifting thing’ that needs to be redefined to take on board new and emerging forms like gaming. The strategy aims to protect where culture is consumed – museums, cinemas and music venues, for example, and



East London creates new museums district – the masterplan for East Bank

where it is produced, recognising too the importance of informal spaces for culture such as green spaces and skate parks. London needs to be a place where more diverse culture can thrive, with culture offering an opportunity to resist the worst aspects of gentrification. It had been a huge achievement to get mention of culture’s importance into the London Plan, and, although the data suggests that most Londoners don’t travel outside their postcode to take in the capital’s ‘world-class cultural offer’, the Mayor says that the cultural and creative industries are vital to the city’s success, and for all Londoners. ‘I’ve worked with three London Mayors – this is the first time I have seen an attempt to work at a systems level’, said Sinclair. ‘What’s really different is the commitment to integrate culture at a city-wide level.’ Planning policy needs to take account of culture, Sinclair added, but it should be seen as a positive contributor to some of the challenges planning is seeking to address.

Following the screening of a new film by Rupert Murray, The Wharf,

which looks predominantly at Trinity Buoy Wharf as a good example of an arts focus in an age where they are dying out in central London, the GLA’s Kirsten Dunne, senior strategy officer for culture and the creative industries took on the theme, asking what happens when you take culture away from a place. When nightclub Fabric was threatened with closure, there was a petition, matched by another when a Barbara Hepworth statue in Dulwich was faced with a similar threat, while a scheme that threatened the skate park on the South Bank drew a record 27,286 planning objections. ‘The appreciation for culture can’t always be counted in memberships’, she said. ‘It’s visceral; it’s the fabric of the city.’ Housing is of course an issue, and a scheme in New York providing low-cost space for artists proves the notion that culture needs to be thought of as ‘an ecology’ to be held and nurtured. The GLA is creating a cultural infrastructure map as a live tool that, alongside creative enterprise zones and creative land trusts, will help to try and keep culture alive.

One of the artists in Murray’s film had spoken of her distress at having to move her studio space some 20 times, and Murray said that everyone he spoke to had had a similar ‘nightmare story’ to tell about creative workspace. ‘People have been hurting’, he said, leading to many in the sector feeling undervalued. ‘We have the opportunity to right the wrongs of the past’. V22 founder Tara Cranswick said her organisation too had been pushed further out, while Be First head of regeneration David Harley said Barking’s response had been partly to open up a lot of its ground-floor spaces, such as that it has let to Bow Arts. Alex Russell, joint chief executive, director of engagement and partnerships at the Westway Trust said it let studios at affordable rates and is providing a new multi-floor arts venue for live music. ‘Because we’re a charity and landlord here for the long-term, we feel we can do things a little differently.’

Waltham Forest, meanwhile, has an opportunity to change the borough rapidly by harnessing culture, after having won the honour of becoming London Borough of Culture, 2019. Director of the project Lorna Lee said that it plans a series of arts projects including with 1999 Mercury Prize winner Talvin Singh, Greenaway & Greenaway, and, with Erland Cooper and Marshmallow Laser Feast, a ‘very serene installation’ involving birdsong and a feature that reacts with sound and light. It will also include a street party, bicycle ‘procession’ and other attractions that are ‘of the place’. ‘It’s about social capital’, said Lee. ‘Regeneration is happening but at the end of this it will be about empowering the community. The London Borough of Culture is a start of something. We’ve come up with a phrase, right from the top of the council – Waltham Forest: powered by culture.’

At Thamesmead, moreover, the task is to provide a ‘whole-place approach

to regeneration’, said Adriana Marques, head of cultural strategy for Thamesmead at Peabody. Embedding culture starts with what is there, she said, ‘locking’ it in and making it watertight rather than a superfluous add-on. Other initiatives include the relaunch of a local radio station, bringing more ‘positive’ film-shoots to the area, away from the Clockwork Orange image of the past, and creating more public art.

Concerted action by interested grass-roots parties also pays dividends; Long Live Southbank project manager Stuart Maclure said his organisation is £850,000 into a £1.1million fundraiser to create a new facility for ‘boarders to designs by FCBS and Max Fordham. ‘It’s empowered the local community and cemented the South Bank as the centre for

‘We’ve tried to create a living piece of city whose diversity, complexity and richness matches its surroundings’

culture’, he said. Maclure suggested that similar organisations should use people in their communities, be creative, and do something different. ‘Don’t just wave around placards and be angry’, he advised. ‘Learn the language of those who challenge or oppose you.’

Brent is the London Culture Borough for 2020, and is keen to be established as a place all of its residents can feel proud of, said Dr Melanie Smith, director of public health at the authority. But part of the trick is to simply create better spaces’, said Wordsearch Place founding partner, David Twohig. ‘It’s about always trying to bring the commercial reality back to the developer so you create a circular economy’, he said.

The final session of the conference looked at specific schemes. Ballymore’s Roger Black showed

how the English National Ballet and London Film School will help to regenerate London City Island, but ventures such as an eatery are another important part of ‘culture’ already helping to create a place. ‘The social dynamic in this place is extraordinary’, he said. ‘It exploded when we sprinkled a little stardust.’ Fairfield Halls, moreover, is the ‘mothership’ of Croydon, said LB Croydon’s creative director Paula Murray, whose refurbishment and regeneration will help to create new public realm, housing, and an arts venue that will enhance the case for inward investment.

Finally, Allies and Morrison partner Alex Wraight showed how the ‘East Bank’ has necessitated a complete reworking of the masterplan to create space for the V&A, London College of Fashion, Sadler’s Wells – a mid-sized space to allow choreographers to grow, said its COO Britannia Morton – and the BBC, along with a 600-home residential zone and new pedestrian bridge to the International Quarter. ‘We’ve tried to create a living piece of city whose diversity, complexity and richness matches its surroundings’, said Wraight.

An ‘unwritten contract’ exists between occupiers and landowners, said Black, that artists and similar need to move on when areas become more desirable. ‘You occupy a space for a period of time and then you find another space; that’s how it works.’

This is the ‘inevitable story of London’, said Derwent’s head of development Richard Baldwin; that London continues to expand and this ‘natural way of cities’ was something to be embraced. Artists certainly like to be edgy, he added, and do not wish to be ‘cocooned’ in a semi-corporate environment, no matter how well designed. In many ways, though, said Murray, Croydon is following on from places like Shoreditch and Brixton, with artists now moving in because it is affordable. ‘We have to hang onto that’, she said.

Property cycle – NLA ran a series of tours across the quarter, including a visit to Television Centre in West London led by Stanhope and AHMM and, below, the Brompton factory in Greenford



ON LOCATION

Waltham Forest joins the culture club

*In association with
LB Waltham Forest*

Waltham Forest is aiming to get ‘culture on every corner’ as part of its bid to provide the catalyst to unleash investment and make the borough a better place for all.

That was one of the key messages to emerge from *Waltham Forest: hotspot for creative-led growth*, an On Location conference and series of tours that took place at Leyton Great Hall in a borough that has already pledged £1.3m to support creative industries.

Stewart Murray, strategic director of economic growth at Waltham Forest, said the borough’s award of the London Borough of Culture would enable it to build on some of the ‘post-Olympic bounce’ with £1bn of investment on its doorstep and provide for a quickly growing, young population. Among other things, the borough wants 85 per cent of households to get involved in the culture programme, to attract 500,000 visitors, and to build a lasting legacy. ‘We want to make sure all our strategies develop a cultural offer’, said Murray. ‘And we want to build it in for the long term.’ The borough aims to provide cultural suburbs and hubs, plus creative clusters including around Blackhorse Lane and Leyton. All while ensuring it provides affordable workspace, and 18,000 extra homes over 10 years, 50 per cent of them affordable – a ‘real challenge on viability’. Also included will be ‘gamechanger projects’ and big sites coming forward soon. ‘2019 is cultural blast-off’, said Murray. ‘We will be the start of something bigger.’

Blackhorse Lane is a good example of creative-led regeneration; Gort Scott director Fiona Scott took the audience through the work her practice



London Borough of Culture – Waltham Forest

has done in the area, often inspired by the topography of the sweep of the valley and wetlands, as well as the high concentration of artisanal businesses in the area. The practice has helped breathe new life into the Central Parade office building in Walthamstow, and is now working on the Waltham Forest Town Hall Campus. ‘This is an example of the borough really leading by example’, said Scott. While CF Møller associate partner Rolf Nielsen showed his practice’s work on a 100 per cent affordable-housing scheme – the former Webbs Industrial Estate – a panel discussion included the notion from Barr Gazetas managing director Alistair Barr that temporary or ‘meanwhile’ interventions in the borough could be useful, not least as prototypes for something more permanent.

‘We want to turn Waltham Forest into a great place in which to live and work’, said Cllr Simon Miller of LB Waltham Forest as he opened the second part of the conference on its ‘vision for growth’. It needed to invest in its strengths and unique characteristics including its cultural maker and ‘artistic heritage traditions’ to use them as a driver to deliver change. It could also use the regeneration agenda to attend to challenges over health and transport infrastructure in the borough, with goals to deliver ‘clean, safe streets for people’, put sufficient roofs over their heads and improve life opportunities for people. ‘Culture is our golden

thread’, said Miller. ‘It runs through everything we do.’

Lucy Shomali, director of regeneration and growth at LB Waltham Forest showed how this principle translated to projects on the ground, including ongoing work to improve shopfronts and the creation of a town centre strategy in place for 2016-2020. But a programme of markets and events was seen as just as important as investment in the bricks and mortar, she said.

Allies and Morrison’s work in Lea Bridge and Leyton aimed to improve connections to the Lea Valley and Olympic Park and overcome barriers including water environments, said director Steve Walker, as well as the need to ‘nurture and foster workspace’ through a series of intensification zones. And Dominique Oliver, partner at Pollard Thomas Edwards, showed how her practice’s work on South Grove as a new and car-free residential project of 500 homes in Walthamstow included enabling better connections to the town centre using a local viaduct. Hadley Property Group chief operating officer Mark Lebihan noted in discussions that it was important to get the mix of uses right, and that companies like his were now working much harder on curating appropriate ground-floor uses in particular for places like Walthamstow, which he believes will become destinations in themselves. Ultimately, though, all of these arising

from the borough of culture award are not bread and circuses, said Walker. ‘It’s not fun stuff to distract from the crap that’s going on’, he said. ‘Actually, it’s fundamentally about thinking about how we go about life, how we go about living together, how we go about establishing communities and environments together. And so it can work as a thread running through all these things.’

NY/LON

London ‘falling behind’ other world cities over regional planning

Programme Champions:
Bates Smart, Diamond Schmitt Architects and KPF
In association with:
Center for Architecture and Urban Design Forum

Everybody needs good neighbours. But London’s inability to effectively plug in to a strategic regional plan for the wider South East is holding it back, in contrast to other world cities such as New York, Sydney and Paris. That was one of the key messages to emerge from the latest NYLON session, where experts from London and New York debate topical issues affecting both cities. Held at KPF in London and the Center for Architecture on the other side of the Atlantic, the session looked in depth at the growth of both cities, but crucially at how New York was able to think more regionally thanks in large part to the Regional Plan Association. London, meanwhile, suffers from what London Assembly member Nicky Gavron branded, during questions,

a ‘cliff edge’ at its borders over key issues affecting issues like transport and housing across the region. ‘When it comes to the edge of London, who does Sadiq Khan pick up the phone to?’ she asked. ‘There’s nobody there.’ A way of having some sort of combined authority was ‘desperately’ needed, Gavron added. Regional Plan Association president Tom Wright began by saying that New York looks to London for a lot of its inspiration, including on urban design, with no two cities more alike in his view. But New York has a regional plan – its fourth, released last November – courtesy of his private civic group, ‘prodding and pushing government and the private sector to make investments and think comprehensively about growth and success.’ New York is the economic engine driving the region, said Wright, but it is a city that will need capacity to cope with a rise of in-bound commuters. The main thrust of the plan is to ‘fix the institutions failing us’, improve the subway and mass transit, work towards congestion charging (over which there is a better chance in the last six months than ever before), and an idea to build more homes by redeveloping parking lots near rail stations. It believes it can

create an additional 250,000 homes for the city this way, RPA being well placed to push ideas before politicians are ready to do them. Centre for London research director Richard Brown said it was striking how many problems there were shared between the two cities. But there was the ‘illusion of devolution’ and no strategic planning tier outside London, with an often less than perfect system in place through which authorities exercise their ‘duty to cooperate’. ‘London is falling behind other cities for this reason’, he said, ‘including greater New York and Sydney, in addressing need as a wider region.’ The challenge, he added, was that London is no longer growing as an ‘island’ on its own, but government has proved reluctant to change planning policy. At least, though, the New London Plan talks of accommodating not all growth in its borders, but the vast majority of growth. ‘That’s a big step’, he said. One of the key challenges, said Carolyn Grossman Meagher, regional planning director for New York City, is that it had been nobody’s day job to make these things work; it was her goal to figure out how the city can take leadership and think about its role in



Learning from the Big Apple – Tom Wright presents on New York’s regional plan

the region, using and improving data, changing the culture of planning, and working to rationalise regional transport. Marilyn Jordan Taylor, professor of architecture and urban design, former dean, University of Pennsylvania School of Design, added that ‘this administration, for all of its challenges, is the first to use the words regional thinking and part of the RPA’s role was to make sure public officials taking ‘dynamic directions’ feel its support from the top regional thinkers and the local communities where the actions are being taken. ‘Those are exciting possibilities for us, once we get past the mid-term’, she said. Design South East director Chris Lamb said that places outside London were keen to have a dialogue in order to move towards a polycentric region, to get better, more joined-up thinking and to enable good growth. When it comes to the Thames Estuary, moreover, said former deputy chair of the Thames Estuary 2050 Growth Commission Professor Sadie Morgan, the commission’s approach was to build on existing good ideas. ‘We didn’t want ours to be a plan that sits gathering dust.’ So it set out some key deliverables, and a plan that stood a chance of staying on the desk, engaging and gathering ideas and holding a charrette. It then prioritised some of the 327 infrastructure projects identified as needing addressing. ‘Whenever we look at places within the UK that need help, love and attention, and have huge opportunities, it’s the lack of leadership, coordination and people coming together that stops it happening. If we want productive places in London and New York it has to be done cohesively and collaboratively. This is a call to arms.’ Another call to arms emerged at the end of the session, with chairman Peter Murray proposing that NLA, Centre for London and Thames Estuary Growth Commission get together to create an organisation to have more regular debates around regional issues.



←
DSDHA director Deborah Saunt said ideas included ‘detuning’ Parliament Square to give it back to the people

CONSTITUTIONAL LONDON

Government acts on ‘Constitutional London’

In association with BCO

Government is working hard to improve the setting, security and accessibility of ‘Constitutional London’ – the iconic parts of Westminster known to visitors across the world. So said Dr Janet Young, government chief property officer at a special breakfast talk at NLA. The Government Estate Strategy 2018, published in July, aims to improve the experience of those who visit the heart of Westminster, said Young. ‘The main thrust is that the public estate should be for public benefit’, she said, generating value for public benefit and driving growth and opportunity. One of the elements is to release surplus public assets as land for housing, while a locational theme aims to benefit the regions by moving more government jobs outside the capital. But there is also, said Young, an important focus on how buildings are an ‘enabler for productivity and public service’, while landmark buildings tell an important story about democracy to the public.

Public realm in that area – between Buckingham Palace, Trafalgar Square and Parliament Square – is of key importance, with action being taken to make it more welcoming, secure and accessible to all, partially as a result of a series of design charrettes held last year between the Cabinet Office and NLA. The Westminster Ceremonial Streetscape project in particular looks at improving the safety of Whitehall and the prevention of vehicle-based attacks with temporary barriers that will be replaced by more suitable contextual permanent elements next year, according to Heidi Boucher, security coordinator – major events, Metropolitan Police. ‘Three years ago we started looking at how to make security barriers beautiful to match the environment’, she said. ‘We have since engaged with over 200 stakeholders to implement these measures in 27 locations. There are walls and guards there now to save lives.’ Another key project for the area is the competition-winning Holocaust memorial in Victoria Tower Gardens for which a team including Adjaye Architects and Ron Arad is working on implementation with a planning application. Parliament Square, meanwhile, is also the subject of scrutiny, not least as a place for legitimate protest, an important part of the nation’s make-up. ‘There is a real opportunity for us collectively to demonstrate the positive impact we can make’, said Young, ‘in what’s a really important part of the public realm in London.’

DSDHA director Deborah Saunt was one of the key participants of the two-day workshop involving multiple stakeholders who looked to improve the area for tourists and Londoners alike. ‘It was a really exciting opportunity to stand back with 25 other professionals and look at this extraordinary location in the centre of London’, said Saunt, adding that they were ‘completely outnumbered’ by some 60 stakeholders. The area, described by the Mall, Birdcage Walk and the river, was investigated, with a view to ‘detuning’ Parliament Square and giving it back to the people. The group did a great deal of fieldwork walking the area and reporting back to their Admiralty Arch base. The area immersed all the teams, drawing them but also frustrating them, said Saunt, with 700 events taking place every year that need to be safeguarded. It is also a ‘statue saturation area’, said

‘There is a real opportunity for us collectively to demonstrate the positive impact we can make’

Saunt, but also contains surprises like a crèche at the Ministry of Defence and daily life like schools that need to be ‘locked down’ during some events – but no playgrounds in the vicinity. Bringing nature and the river together was ‘crucial’, said Saunt, in helping to reorder the public’s perception of getting around the place and make for a more walkable city. ‘We’re looking at making those connections east-west but also north-south’, said Saunt. Smart technology as used in the Olympics could also aid the traffic scenario, with an idea to create a series of linked public spaces or ‘rooms’ and pause points along Whitehall for when it is most busy, and make Embankment work harder to allow flows of traffic. Finally, more and better wayfinding is also required, with more interpretation. ‘It’s very much a live project and we hope to get some macro benefits’, she said.

TRANSPORT & INFRASTRUCTURE

Transport and the rise of automation

Programme Champions: AECOM, Transport for London
Programme Supporter: Engenie

Autonomous vehicles and drones represent a definite part of the future of London – a case of ‘when’, rather than ‘if’. But their impacts – socially, politically, environmentally and economically – as well as the regulatory requirements they need, remain under the radar with local authorities and central government.

Those were some of the key sentiments to emerge from ‘Transport and the Rise of Automation’ – a wide-ranging discussion in the form of a think tank with leading practitioners in this field hosted by Tyréns at the White Collar Factory.

Think tank chair Peter Murray began by reflecting that there was disappointingly little in this area to be found in the Mayor’s recent transport strategy, despite it purporting to cover the period up to 2038.

Nevertheless, said head of foresight at Transport for London Iain Macbeth, there have been major strides forward, with TfL’s innovation directorate now 40 strong and looking at autonomous vehicles, dockless bikes – essentially anything that is ‘disruptive’. Trials on autonomous vehicles are ongoing in places like Oxford, with a goal to have public trials in London next year. Another trial is with company Streetwise, which has grown exponentially and is investigating the area of autonomous taxi services starting in south London next autumn. This firm has weight, said Macbeth. It is run by Stan Boland, who has a history of start-ups and scaling up, and is blessed with political friends.

His brother is also chief executive of Addison Lee.

Drones, though, are another important area, with the technology ‘proliferating everywhere’, and used more and more for asset management and servicing, such as with tunnel inspections on Crossrail and on tall buildings where they bring ‘huge safety savings and replicability’. Drone use, however, exists in a grey area in planning terms. They exist in three broad categories – hobbyist drones, commercial, and then the certified category for passenger carrying. But flying taxis are a question of not ‘if’ but ‘when’, with so much money currently being put into development from parties such as Uber and Google, as well as traditional aviation firms. ‘They’re all coming to London to say we’d like to fly our taxis here’, said Macbeth. But just one catch-all phrase exists in the Mayor’s transport strategy to cover all of this. And what might service drones mean for buildings if they deliver to the top, rather than the base? What might that do for the penthouse flat?

To get answers to some of this, TfL is talking to other cities, partly through a project started with Nesta, and in a bid to build a beneficial use case to counter what sometimes can be a negative view on drones with their military overtones or history of being used to, say, drop contraband into prisons. Part of this will be to look to identify them with medical deliveries, and Macbeth said in peak periods they can help save 90 per cent journey time, flying one to St Thomas’ Hospital, for instance. The potential is huge. ‘We’re really just scratching the surface.’

The first wave of autonomous vehicles, said Macbeth, will likely be on the motorways since they are easier environments to work with and some of the safest roads in the UK. They haven’t got the ‘challenges’ of cyclists and pedestrians; the ‘really difficult part’. And indeed, the issue is more about how such things play out in terms of their impact on the economy and broader political matters than the technicalities. Macbeth

is optimistic about the new deputy mayor for transport Heidi Alexander who ‘wants to talk about new things’, although government’s support is not enough, especially compared with the sums being raised in venture capital for electric scooters. Happily, the guiding principle is still ‘healthy streets’, where the street is a place rather than just a facility for movement. ‘London is a complicated space and difficult to crack’, said Macbeth. ‘But if you crack it here it will work anywhere.’

A culture of sharing should be encouraged, suggested Gavin Miller, director of MICA, but nobody has worked out how to deal with such technologies in planning terms, felt Jason Horner, head of infrastructure services at Hilson Moran. Autonomous vehicles provide one of the tools for people to live locally, said Vectos founding director Mike Axon, but often in proposing such in talking to local authorities, it is met with something of a negative reaction. What if it never happens?

Deliveries represent one of the biggest problems Lendlease faces in developing regeneration projects, said its head of place and urban infrastructure, Clare Hebbes. Some way of automating that, or at least managing the last mile, would make a massive difference to the quality of streets, she said, and drones might be part of the answer. After all, one of the developer’s residential buildings currently gets some 1,500 deliveries a week to its concierge. London’s airspace is one of the most controlled in Europe, so we need to think about a traffic management system for the skies, while next-gen road user charging should be part of the solution on the ground, said Macbeth.

But to have a car revolution you need a cycle revolution beforehand, believes Riccardo Bobisse, an associate in urban design at Steer Davies Gleave. To make pedestrians and cyclists less disruptive requires making it more attractive for them, with better infrastructure. Farrells associate Katerina Karaga questioned whether we will need quite so many car parking spaces and car parks in the future city, or the demand for AVs will shift

on pick-up and drop-off spaces. Public transport will remain the backbone for cities, but the last mile of transport will be through autonomous vehicles, so stations will be some of the first places to be affected, she added. But is there enough data around to drive policy? asked Tyréns’ Roy Kong. Perhaps airports are also places to be looked at for a guide to the future; almost overnight they have had to manage a sizeable demand from Uber type services, said WSP future mobility expert Toby Thornton, large areas of car parks both on and off-site are used to manage on-demand taxis. Shopping mall developers, too, are sensitive to the future impact on parking revenues and how parking assets will need to adapt to accommodate the multitude of electric, shared or potentially automated parking demand.

In the old days you would forecast demand on mathematical models, said Axon, but now transport assessments start very differently. ‘It has to be reverse engineered now’, he said. For Harbinder Birdi, partner at Hawkins/Brown, the young want to cycle in because it is free, while Amazon and others are investing lots of money to promote ‘metal’ on the street to either drop you off or deliver goods. Birdi’s practice has even hired an extra receptionist purely to handle the ‘cardboard boxes’ that come in for staff. ‘It’s phenomenal.’ But the bigger

picture is Birdi’s concern about human beings and their ability to walk, he said, with technology threatening to make us more unhealthy. The control aspect will also be important, with who controls the network of cabs in the city, for instance, being a moot point. Traffic may well increase because of people’s increased access to cars, said Bobisse. And how will councils make up for the shortfall in revenue represented by less parking? Software apps have already sprung up to allow people to lease their own spaces. But there is still an awful lot of infrastructure like garages and showrooms that could be reworked as delivery of consolidation centres to spread the load, said Bobisse. Rather than wait, though, London should be proactive and experiment by adopting an approach to some of this technology and try it on one street, suggested Miller.

The social care budget in every city may be an obstacle to investing in tech, said Birdi, but, a new government might possibly look into this and the creation of infrastructure.

The first driverless trial on 200 miles of countryside roads and high-speed roundabouts will be conducted in the UK at the end of next year, but that pales against the US, said Karaga, where they have already done 3.5 million miles of tests on public roads. It is important to do such trials because different



Steer Davies Gleave's Riccardo Bobisse and Farrells' Katerina Karaga

countries have different road systems; Australia has issues with kangaroos interfering with autonomous vehicles, while other countries have issues with snow, for instance. And those millions of miles are long, straight roads, which the UK has very few of. But do we need them at all in such a connected city? asked Birdi. Does it also disengage us from the public realm and make us more unsafe with less public surveillance? Ultimately, suggested NLA chairman Peter Murray, there needs to be a more rounded mechanism for discussing these and many more issues as they relate to wider policy, and perhaps especially in the realm of healthy streets – along with more courageous politicians to push road-use pricing.

SOUNDING BOARD

Chancellors' policies are not helping London

The Government’s Autumn Statement reflected a ‘soft Anti-London policy’ with reforms that help the rest of the country but don’t help the capital according to LSE’s Tony Travers. ‘There was plenty that was not helpful to London’ he said. A case in point was the further business rate reform, which will not help inner and central London larger businesses at all – Westminster’s rateable value is more than twice the size of Wales. The noise about helping retailers compete with online was an issue effectively ‘parked’ by government, while London will not get any of the extra money made available for roads and potholes. There was no mention of pushing forward Crossrail 2 or the Bakerloo Line Extension, and all the ‘mood music’ at the moment was that London will lose more resources as part of the on-going Fair Funding Review, said Travers. One scenario might be

that government reduces resources for London and then allow council taxes at inner London boroughs to be raised. The dependency on development and associated Section 106 and CIL will be even greater than before, Travers predicted. There is a ‘bit of a watershed’ at the moment in terms of retail, said Deirdra Armsby, director of place shaping at City of Westminster, with some of the trends challenging the physical and economic function of high streets. And it was fair to say that some of the statement’s measures including business rate reform were ‘somewhat modest’ in assisting with the issues, she said; high streets need to reinvent themselves, underpinned by flexibility on use classes and the notion that people still have a human desire to have meeting places they can be proud of. Indeed, said Cushman & Wakefield chair Digby Flower, the UK has the second highest level of internet sales adoption behind Norway with 17.4 per cent of all retail sales done online. That is expected to reach 25-30 per cent in five years; much higher than the rest of Europe. That means we have a 25 per cent oversupply of retail, 30 per cent in five years. The measures in the Autumn Budget were a recognition that things have moved on but nothing in the business rates or digital sales tax that will make any difference, Flower believed. Housing as an issue, though, had fallen down the agenda, below potholes and public toilets, said Fiona Fletcher Smith, director, development and sales at L&Q. Although the lifting of the borrowing cap was great news for local authorities, the extension of Help to Buy was useful but only for two years, so the ‘sword is still hanging’. The big miss, she added, was anything on the outcome of the Letwin review and on the acceleration of delivery, although the official line is that government will need three months to consider such radical views. The devil will be in the detail, said Pat Hayes managing director, Be First, and while the lifting of the cap will be

not unhelpful and will aid regeneration schemes, any mention of CPOs are ideologically so far away and too hot an issue for Conservatives outside London said Hayes. The idea of local development corporations was also mentioned in the Autumn Statement, but one that William McKee, chair of the Oak & Park Royal Development Corporation said he found hard to get excited about. Putting such vehicles into local contexts will only run into ‘passions’. The most successful ones were where there was public financial backing, with the New Towns having had the legal right to buy agricultural land, London Docklands gifted land in a tax efficient environment, and the Olympic Delivery Authority providing the cash to hit an immovable deadline. The less successful versions, said McKee, were those where the Government started to ‘turn the tap off’, such as with the Thames Gateway. Brighter news from the GLA perspective said Darren Richards, manager of OAPFs and Growth Strategies at GLA came in the form of the Housing Infrastructure Fund (HIF) money to improve the DLR, which could unlock some 18,000 new homes. But it was ‘pretty bare’ other than that, including the point that on the road fund, London was paying into something that wasn’t even going to the capital’s roads. Peter Eversden, chair of the London Forum of Civic and Amenity Societies, meanwhile, pointed to the slackening off of routes for funding for local authorities, including over parking fees, making their resources potentially dwindle further. Some parts of the city, suggested Central director Pat Brown, are welcoming growth, but the way they are doing so impinges on the sense of place where the regeneration schemes are planned – the Old Kent Road being one of them. So the challenge is how to take an existing place with you, said Blakeway, and London has a ‘fantastic opportunity to renew our ambition’ even after Brexit, rather than be in ‘reactive mode’.

The central London model will not necessarily apply to the outer boroughs, however, suggested Stewart Murray, strategic director of economic growth, LB Waltham Forest. It was using its tag as London Borough of Culture to reinforce an investment strategy. But we mustn’t forget the reason people choose to live in suburbs, said John Lewis, executive director of Thamesmead, Peabody. Part of the answer lay in sharing discussions, bringing people along, putting down a clear masterplan, and then ‘you’re up and running.’ There’s a really positive opportunity – you don’t always have to put a cap out all the time and say we need public money’. There is, however, a strong sentiment in London at the moment, said Kate Davies, CEO of Notting Hill Genesis. The issue around Brexit was a kind of ‘big Nimbyism’ and about not wanting growth, outsiders, or their country to change, and that was showing up as a decline in sales. The whole success of London had been about attracting people in and making it buzz, but that had turned, and many people now simply feel that London is just too difficult to grow in, Davis suggested. Perhaps a new narrative was required, said Pat Hayes, about the state being much more involved, pointing to Milton Keynes as a good example of where this kind of attitude had worked. London will not suffer as much as other regions, Hayes added, but in Barking, the key problem was viability, and the underlying challenge of valuations clearly squeezed by the banks. High streets, meanwhile, had suffered also because of their ‘bland and corporate’ nature. People in France don’t shop online because they have a more interesting retail offer, he proposed. There are two pertinent indices to watch at the moment in London, however, which offer a more positive and optimistic picture, proffered Marc Vlessing, CEO of Pocket Living. The first was the Pocket Index – which was at a buoyant level given the speed at which

the firm is gaining planning consents and selling homes; the developer is also buying its largest amount of land ever in one local authority – Waltham Forest – too. ‘That index is strong, vibrant and healthy’, he said. The other is the Pidgley Index, he said, which is the rate at which Berkeley’s Tony Pidgley is booking hotel rooms in Hong Kong to sell homes in the UK. He has booked out ‘most of the hotel rooms next April in HK because he is expecting a ‘Brexit bounce’, and even if there is not, there is a lot of pent-up demand – Digby Flower confirming that around 15-30 homes were being sold every trip, with two or three trips every four weeks. ‘We’re burning our team out’, he said. Less buoyant is the state of TfL’s finances, said co-chairman, Urban Design London Daniel Moylan, which is now the biggest burden and risk the Mayor has. On top of the fares freeze, **‘You don’t always have to put a cap out all the time and say we need public money’** the bottom line at TfL is also being adversely affected by the Hopper Fare’s ‘dangerous’ popularity and the fact that it now has to reset the money it expected to come from vehicle excise duty to zero. But Crossrail ‘is absolutely devastating TfL’s finances’, he said, with delays to the line compounding losses and the announcement of a £350m loan from the DfT clearly showing ‘that Crossrail Ltd has run out of cash’. The last topic dealt with by the Sounding Board was to do with the recently announced Building Better, Building Beautiful Commission, to be chaired by Sir Roger Scruton. Despite the ripples this appointment has caused, he will be staying, said Andy von Bradsky, as ‘an authority on aesthetics’ and there will be more news soon on who the commissioners might be, who will be appointed by the Secretary of State; there is a ‘willingness’ to have a

balance to challenge assumptions over traditional buildings, he said. The title of the Commission, incidentally, was a concoction and combination of two different titles, Building Beautiful being the side the Secretary of State favoured. But it was a bit of a ‘slip up’ not to have recognised agencies such as RIBA as one of its advisors, and something that has caused RIBA president Ben Derbyshire a degree of anger, Derbyshire admitted. ‘What worries me is this use of the word style from the lips of the chairman’, he said, ‘I hope it’s not a triumph of style over substance.’ Derbyshire said this ‘slip up, cock up or lacuna’ from the same department that is ‘addressing the question how we create better more beautiful sustainable environments to deliver the wellbeing of citizens of this nation’, was ‘appalling’. NLA chairman Peter Murray said the NLA will respond in time, but that ‘it feels like a repeat of what happened in 1984 and will be equally unproductive’. Murray said he hoped Create Streets’ Nicholas Boys-Smith had the ear of government and, said Murray, now he has talked to a lot of people and has a much better understanding of the issues involved and understands the complexities of delivering housing. ‘But the chair really dismays me’, said Murray. ‘He’s not advanced his ideas one iota in the last 50 years.’ London needs to stay positive and ambitious in its drive towards growth to stave off perceptions it has ‘growth fatigue’ – and consequently continue to reap financial support and favourable policies from central Government. Richard Blakeway, chair, BexleyCo Ltd, suggested that London needs to demonstrate that ‘we are still hungry for growth’. It was important to respond to the challenges growth throws up, but also, he suggested, to show the ambition that the city wants to do more, especially when other UK cities are getting their act together in the race for funds. Fletcher-Smith agreed. ‘We have to keep being ambitious’, she said. ‘We really have to push this.’ ●



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COFFEE BREAK

Kat Hanna, associate director, urban change, London markets, Cushman & Wakefield

What is your proudest achievement?

I'm not yet at the stage where I have any buildings or projects to point at, but I'd like to think even in my relatively short time in the sector, I've been able to challenge assumptions about city-making, and hold those involved to as high a standard as possible. Outside work, I was pretty pleased with a 1,000km unsupported bike ride across Thailand earlier this year.

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

I lived in the Middle East after graduating and got pretty good at Arabic. Combined with an MSc in development (of the economic rather than the real-estate kind), I'm sometimes surprised I didn't end up in an NGO.

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

I'm a bit of a magpie, so it's hard to identify a single person or influence. Working at Centre for London was a great education in all things urban, and a great environment in which to learn from others, debate, and occasionally argue.

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

Well if they are anything like me, those starting out in the sector may be coming from a non-property background. For those people, and in fact for pretty much anyone, it would be to remember what you came for.

What is the biggest challenge facing London?

Putting the small matter of Brexit aside, housing is no doubt still a challenge for the capital, particularly in terms of affordability and quality of life. I think there's also a challenge around how London is viewed by the rest of the UK – and just as worryingly, how it is seen by people from around the world.

It's vital that London doesn't lose its reputation as a great place to live, work, study, and create.

How do you see technology aiding good city-making over the next five years?

Technology has to complement existing city-making practices, rather than just replace them. It's possible to see incremental gains that could be achieved by automating some more routine tasks, but the reality is, city-making is a political process. There are some who see technology as the best means of de-politicising the process, for example, by relying on data to optimise the utilisation of space. I'm yet to be convinced – especially as there seem to be a lot of technological solutions in search of a problem.

What is the biggest 'urban change' you're witnessing right now?

I'm very interested in changes to how we move around cities. It's one of the areas where city government can have real power, whether through a programme of pedestrianisation, as in Paris, or the regulation of emerging modes of transport, for example, ride hailing, dockless bikes and scooters. While I'm relatively cynical when it comes to the likelihood of technologies like driverless cars and drones reaching critical mass in London, I'm glad that these technologies have got us thinking about how we allocate space in our cities.

What can London learn from other world cities such as New York?

I'd love London to be more ambitious when it comes to its waterfronts, particularly in emerging areas like Silvertown. Whether it's the creation of waterside parks like in New York, swimming pools in Copenhagen or the MAAT in Lisbon, it's clear that with the right design, uses, and management,

waterfronts play a valuable role in reimagining the urban environment.

What can it teach?

London is increasingly ambitious when it comes to pedestrianisation and public realm improvements – changes to Bank Junction being one example. I'd love to see other cities adopt and extend this approach, so that walkability and quality of environment become key to city competitiveness.

What single thing would improve the planning process?

I'm not really of the opinion that it's the planning process that needs overhauling to tackle housing provision. Of course, better resourcing would help, and I'd also like us to get better at communicating the benefits of urban planning.

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

Close the roads to vehicles and release the Santander bikes for free. Ideally combined with some sort of Bank Holiday, but that may be stretching my legislative powers!

How do you regard property's performance in diversity terms?

When you look at graduate and entry level, it's definitely improving in terms of gender and ethnicity. There's an obvious challenge that requiring people to have certain qualifications from certain universities has an impact on diversity of thought, and potentially of class too.

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

If London is anything, it's resilient, and has shown itself able to adapt to change. This should see the City ride out the uncertainty and impact of Brexit. It's important, however, that in focusing on responding to Brexit, we don't neglect to tackle ongoing challenges, in particular housing and infrastructure provision. ●

Improving London’s Indoor Air

40 BEAK STREET

Artist Damien Hirst has some brand new offices; we give Stiff + Trevillion’s Soho scheme the building review treatment.

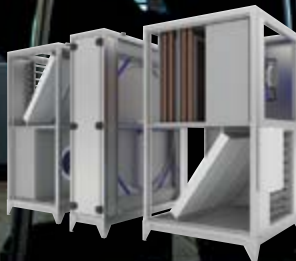
Developer **LandCap / Enstar Capital**
Architect **Stiff + Trevillion**

Engineer **Price & Myers**
Artist **Lee Simmons**

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THE DEVELOPER'S ACCOUNT
RAKAN MCKINNON, FOUNDER, LANDCAP
FARID ALIZADEH, FOUNDER, ENSTAR CAPITAL



LandCap and Enstar Capital develop projects across London and the south east. When the opportunity arose to develop a site in Soho, both parties jumped at the chance.

We have worked together for more than eight years on a number of different projects and the opportunity for us to work on a significant site in the City of Westminster was an exciting and prestigious prospect. The site wasn't without its challenges. The tight streets and protected nature of the conservation area meant we would have to deliver something world-class that would stand the test of time.

Soho is a place with an incredibly rich history and right from the start we were committed to creating a building that responded to the local character. The site was previously an abandoned police station built in 1901-1909, which provided policing for Soho and accommodation for unmarried police officers. We saw an opportunity to develop it in a way that enhanced the streetscape and added to the cultural legacy of the area.

Soho is renowned for being home to media and creative businesses. Our strategy was to create a flexible, office-led development that would appeal to a range of occupiers. We also wanted to ensure an efficient building that maximised floor space while remaining appropriately proportioned for its context. A restaurant at ground level would integrate the building into the street and a roof terrace would provide an attractive amenity.



←
Glazed expression
– the Beak Street
scheme

Architectural quality was integral to the development of 40 Beak Street and we appointed Stiff + Trevillion based on their experience of designing high-quality buildings and working in complex and constrained urban sites. We knew the practice had a real concern for materiality and this was going to be an important factor in defining how the building presented itself on the street.

The challenges of developing a building that was both representative of Soho but pushed the boundaries to deliver something special resulted in Stiff + Trevillion designing a striking glazed brick facade, featuring more than 100 bespoke bricks that were manufactured in Holland. This was complemented by a commissioned artwork by Lee Simmons on the

cornice and corner of the building. Working alongside David Rosen of Pilcher Hershman who offered unique occupational advice, the team was complete.

The project received planning permission in November 2015 and took three years to build. The result is an understated yet dazzling building of which we're immensely proud, providing 27,742 sq ft of Grade A commercial floor space over basement, ground and four upper floors, and includes a 5,500 sq ft restaurant let to Sticks 'n' Sushi. Having been acquired by a private owner-occupier, the commercial success of the building has endorsed our approach and belief in the importance of investing in good design.



↑
Art, inside and
out – the scheme
will be occupied
by Damien Hirst's
Science company

←
The bespoke bricks
were manufactured
in Holland

THE ARCHITECT'S ACCOUNT

LANCE ROUTH, DIRECTOR, STIFF + TREVILLION



40 Beak Street occupies a prominent corner site within the Soho and Chinatown Conservation Area, and replaces a brick building constructed in 1909 as a purpose-built section house for the Metropolitan Police, which had been vacant since 2007 largely due to a series of negative attributes that made refurbishment an unviable proposition.

Stiff + Trevillion were appointed by LandCap/Enstar Capital in 2014 to develop a proposal for a distinctive new building on the site to provide flexible, speculative workspace aimed at the creative industries on the upper levels, with a retail unit at ground floor and basement.

'A facade constructed entirely from glazed bricks was pursued as it gave opportunities to explore colour, iridescence and reflectivity'

The new accommodation comprises four floors of open-plan space above ground. These are set back to create external roof terraces at third and fourth floors, and at the uppermost roof level, giving panoramic views across the fascinating Soho roofscape. Views out of the building were an important consideration generally, and the floor-to-ceiling windows wrapping around the Beak Street and Bridle Lane elevations provide framed views of the surrounding buildings while providing excellent daylight levels within. The Juliet balconies running up the faceted corner give longer views,



The architects felt the facades offered an element of flamboyance

→
Elevation –
Soho surprise



and will allow the occupiers to engage with the street life below.

Beak Street forms part of a network of narrow streets that can be traced back to the original development of Soho during the late 17th century, and the majority of the buildings are historic, individualistic and constructed in brick. The challenge presented by the project was to design a unique and memorable building that would contribute to the vibrancy and creative appeal of Soho, while remaining sensitive to the setting.

Our response has been a solid, well-proportioned and legible building which references the historic context and relates comfortably to its neighbours. Although the building is simple in its geometry and form,

the brickwork details, which include splayed window reveals, corbelling, and projecting piers, add depth and complexity to the design, requiring more than 100 special brick formats to be produced.

During design development, a number of brick options were considered, but ultimately a facade constructed entirely from glazed bricks was pursued as it gave opportunities to explore colour, iridescence and reflectivity. This offered an element of flamboyance, but was also felt to be important as the building's principal elevation faces north. Glaze recipes were experimented with exhaustively before settling on the final range, resulting in a lustrous surface that

appears subtly to change colour, depending on daylight conditions and the angle of view.

An opportunity to introduce spatial interest to the interior arose when the building was purchased part way through construction and the second-floor slab was adapted to create a voluminous double-height space. Additionally, the square openings in the floor slabs that were formed to accommodate the tower crane have been left open to create a dramatic shaft running through the full height of the building. Combined with the restaurant and the striking facade, the building will make a significant contribution to the Soho street scene.



THE ENGINEER'S ACCOUNT

TOM MARSHALL, ASSOCIATE, PRICE & MYERS

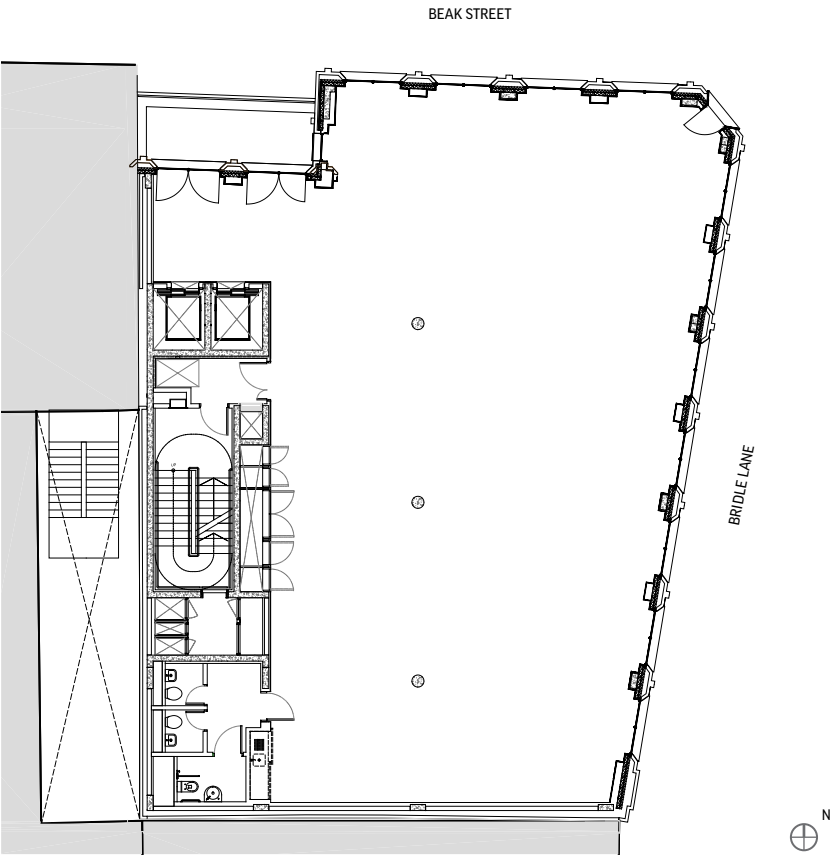


Price & Myers provided structural advice for two previous schemes at 40 Beak Street – in 2006 and 2008. Designing a scheme through to completion at this site was an exciting prospect and one we were delighted to embark on with Stiff + Trevillion in 2015.

The design included the demolition of the old Police Section House built in 1909, occupying the entire site, and replacing it with a new six-storey mixed-use building.

Below street level, the basement was lowered to provide more usable space. The increase in depth is a relatively modest 1.4m, but required mass concrete underpinning to re-support the adjacent roads and party walls. We took a forensic approach to examine the existing structure we were exposing and worked closely with the party-wall surveyor to maximise the new building footprint.

The building is on the corner of Beak Street and Bridle Lane, and so with the dense mass of adjacent buildings and with two faces abutting party walls, making full use of the available natural light was key. A reinforced-concrete flat slab solution provides unobstructed soffits to maximise floor-to-ceiling heights to cast more natural light into the centre of the building. We maximised the span of the slab to provide only one line of internal columns, producing a relatively uninterrupted space. At fourth floor where the facade steps in, flat soffits and a consistent column



The scheme creates a relatively uncluttered floorplate

arrangement were maintained below by transferring the load of the uppermost level through a slab of increased thickness.

Particular care was taken over the specification of the exposed concrete elements; a high proportion of GGBS (ground granulated blast-furnace slab) cement replacement was used to give the concrete a lighter colour than a typical mix. Careful selection of the formwork enhances the texture of the concrete; the exposed central columns take on a granite-like shine having been cast in formers lined with polyethylene.

To ensure a high-quality finish we worked closely with the main contractor, Henry Construction, on the formwork, fixing and pouring. Their understanding of reinforced-concrete construction was hugely beneficial from our perspective.

We worked closely with the artist Lee Simmons to provide structural support for the cast aluminium artwork panels. We developed bespoke fixings and bracketry to enable the artwork to be mounted following the installation of the glazed bricks.

As we were nearing completion of the structural works, the sale of



← The new configuration allows for entertainment as well as office space

↓ On reflection – the building sits in a historic corner of Soho

the building was agreed, and the future owner required substantial alterations including the removal of a large proportion of the second-floor slab. We prepared numerous options, considering buildability within the building as well as options for reinstating the slab in future.

'The future owner required substantial alterations including the removal of a large proportion of the second floor slab'

A combination of steelwork and concrete provide restraint to the facade and stiffen the columns, now spanning an additional storey. The slab edges have been made good and stiffened with a specially fabricated beam to coordinate with the proposed finishes. The resulting double-height space provides a dramatic, light and open working environment for the end users.



THE ARTIST'S ACCOUNT

LEE SIMMONS, ARTIST



A brief background to the project on 40 Beak Street: Stiff + Trevillion and I were introduced to one another via our mutual client who had an aspiration to add a unique, new and exciting building to this prominent location within Soho, based off the back of a successful project that I had undertaken for the Howard de Walden Estate. That was to design and sculpt a grand entrance gate to a new building at 77 Wimpole Street, which drew on close, contextual references that felt fitting for this project and site.

I sat down with Mike Stiff of Stiff + Trevillion very early on in the design/concept stage discussing how the facade might physically manifest itself. My interjection to the design of the facade was to highlight and add prominence to this corner site and contribute input from an artist's perspective as to how art might manifest itself within the facade.

I drew on contextual references from the former name of Beak Street (Silver Street). Given my fondness for the material and recent history of working with precious metals, this was a starting point at looking at abstract metallurgical microscopic crystal and dendrite patterns that can be found in the casting process of metal.

Through a microscopic study of how metal is constructed, this allowed me to gain a thorough understanding of this most unassuming material, proposing a fascinating microscopic structure that heightens the sense of arrival to the intersection between Beak Street and Bridle Lane.



Dendrite in the details – metallic inspiration

A dendrite is a characteristic tree-like structure of crystals growing as molten metal freezes, the shape produced by faster growth along energetically favourable crystallographic directions. This dendritic growth has large consequences in regard to material properties.

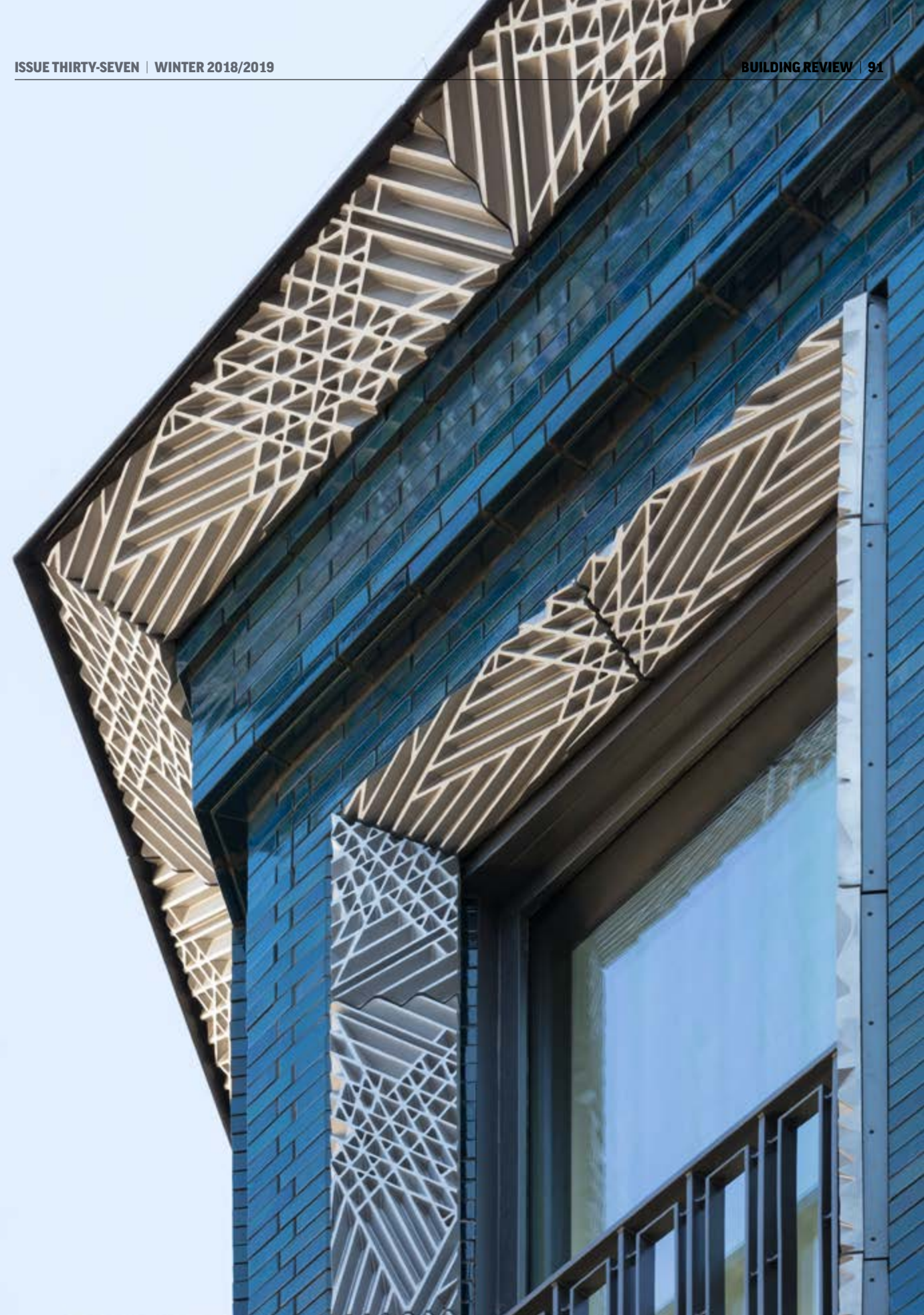
Through various experimentations, from Styrofoam mock-ups, CAD models to sketches, we arrived at a design that felt fitting and that highlighted the artwork should be concentrated to the prominent corner window reveals and the cornice, as a means to frame and anchor the building in the streetscape.

The artwork itself was manufactured from cast aluminium that started life as digitally CNC-cut master patterns, which had initially been prototypes in several variants within Styrofoam, to understand and explore a scale and relation of the pattern to the facade and its materials.



↑
Experimenting
with form

→
Simmons' designs
in the final window
reveals and cornice





The building will be home to artist Damien Hirst's new flagship studio and art complex. This will involve a fit out of the gallery and workshop space to accommodate Hirst's staff and art collection, with alterations to allow some of his larger works to be displayed and mezzanine to allow for entertainment space. The British artist – reportedly the UK's richest – bought the property from developers Enstar Capital and LandCap for £40m through his company, Science. Left: Hirst's 'Love's Paradox' artwork.

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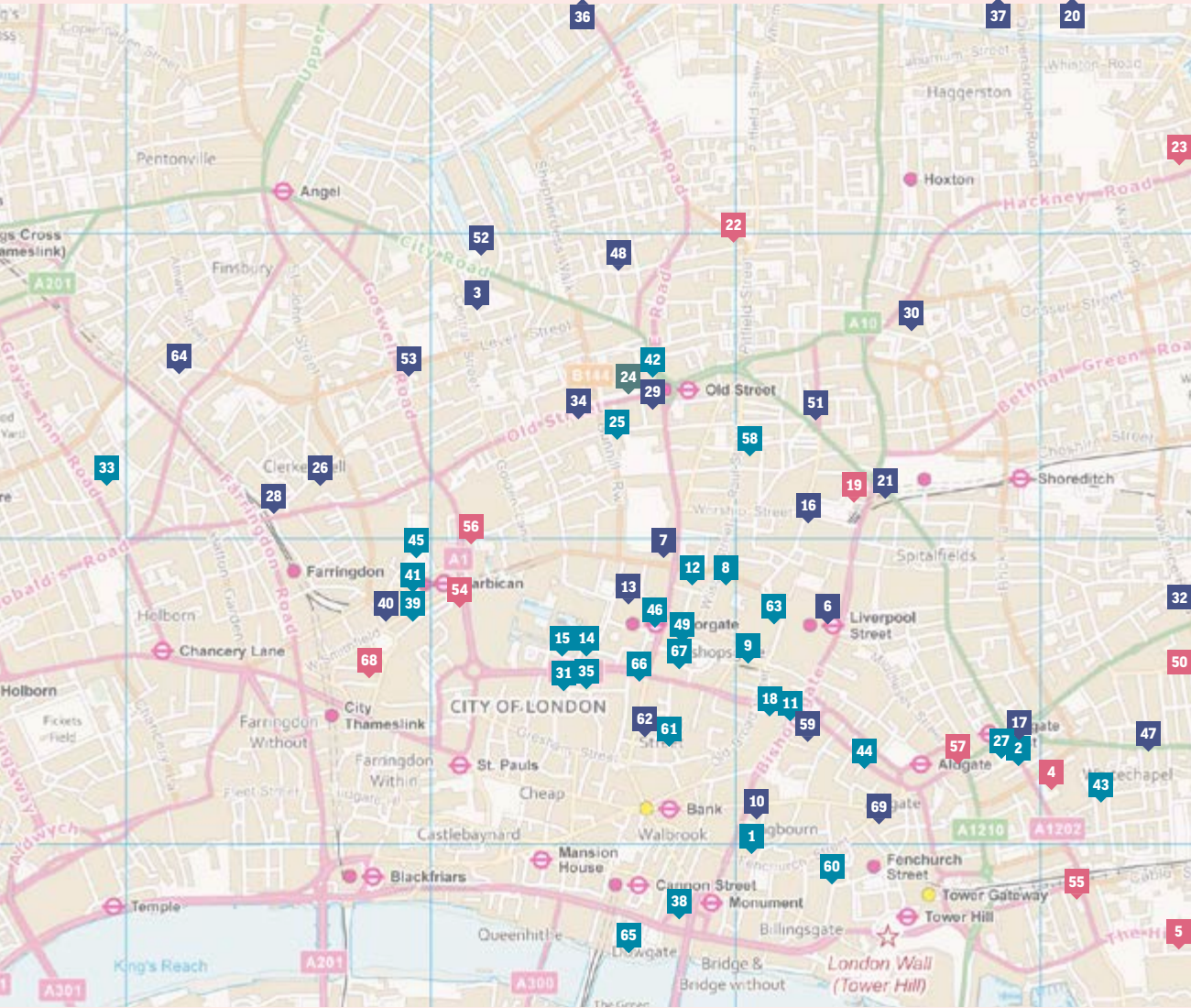
NEW LONDON DEVELOPMENT DIRECTORY

Showcasing major developments – including Office, Residential, Retail and Mixed-use projects in London. The directory is sub-divided into central geographical areas and supported by a market summary given by leading property agents who have a wealth of market knowledge reporting on current trends and statistics.

To view over 1,000 developments and developer profiles across London, go to **newlondondevelopment.com** or you can download the free iPad app New London Development on the App Store.

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CITY, OLD STREET, SHOREDITCH & WHITECHAPEL



James Beckham
Head of London investment, CBRE

For decades, London has been characterised by at least three well-defined business districts; the City, the West End and Canary Wharf. However, the arrival of Crossrail is rewriting London’s geography. Rather than these nuclear business districts that have developed over time, we are now seeing a new, linear CBD unfolding, which is having a profound impact on the way real-estate markets are working.

Running from Canary Wharf in the east to Heathrow Airport in the west, around 200 million people are expected to use the new high-capacity rail route every year, reducing the average travel time in London by 15 minutes and bringing an extra 1.5 million people within 45 minutes of the city centre. Infrastructure projects with this level of impact are rare, being a catalyst for change and a stimulus for the emergence of new destinations.

This has in turn piqued the interest of occupiers who are constantly looking to satisfy the growing demands of a millennial workforce. We have seen a number of high-profile occupiers drawn to these newly accessible destinations to retain the best talent; attracted to the dynamic and vibrant environments that are developing, the provision of shops and amenities, as well as the proximity to a new major transport network. You need only look at major occupiers such as Facebook, Amazon and Deutsche Bank to see this in practice.

Significant rental spikes are now evident along the 118km trainline. Compared with average rental uplifts

of 2 per cent in central London, rents in Whitechapel have seen a 24 per cent increase, while around Farringdon they have seen an astonishing 61 per cent uplift. Buildings around Liverpool Street, Tottenham Court Road and Paddington have also reaped the rewards of being near one of the new stations, and the place-making initiatives happening around Broadgate and 22 Bishopsgate only serve to highlight this further.

There is clearly a convergence taking place across the rental profile of the London market.

This in turn has resulted in increasing investor interest. Capital values along the Elizabeth line are increasing and we have seen a profound change in the way markets are working. The once peripheral markets of Old Street, Whitechapel and Shoreditch are now savvy places to invest, and landlords can achieve higher rents on the Old Street roundabout than they can within the City Core.

The boundaries of what was once considered ‘desirable’ have changed forever and we are witnessing the emergence of new markets along the entire length of the Crossrail development area, as the new London linear CBD takes hold. This is particularly evident in the City, which is attracting a more diverse tenant base. The Square Mile, once the bedrock of financial institutions, is now home to new sectors and industries as London continues to turn traditional geographic boundaries on their head.

‘The Square Mile, once the bedrock of financial institutions, is now home to new sectors and industries as London continues to turn traditional geographic boundaries on their head’



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, 210,000 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: 135 BISHOPSGATE
340,000 sq ft | Existing / Under Construction
Developer: British Land and GIC
Architect: Skidmore, Owings & Merrill (SOM) / Fletcher Priest
www.britishland.com

This is one of a trio of buildings that forms a 900 ft continuous frontage along Bishopsgate. Originally designed by Skidmore, Owings & Merrill (SOM), 135 Bishopsgate was granted planning permission (in August 2017) for a refurbishment, the plans involve refurbishing the interior of the building, improving the connectivity with the street, and installing terraces and green spaces on the upper levels. The refurbishment of 135 Bishopsgate will create a welcoming eastern entrance to Broadgate while enhancing the estate’s retail and commercial offer.



7: 1 FINSBURY AVENUE
291,000 sq ft | Under construction
Developer: British Land
Architect: Arup Associates

The refurbishment and extension project, will create almost 300,000 sq ft of office space and shops and will add two extra floors to the steel framed, eight storey block. This is a faithful restoration of the building’s existing façade, as well as a number of upgrades, bringing it into line with modern performance standards.



8: 2 AND 3 FINSBURY AVENUE SQUARE
550,000 sq ft | Planning Granted
Developer: British Land and GIC
Architect: Arup Associates
www.britishland.com

Designed by Arup Associates, this building will provide approximately 550,000 sq ft of commercial floor space for up to 5,000 office workers and will include a range of flexible office floorplates designed to appeal to a broad mix of occupiers. 2 and 3 Finsbury Avenue Square will include ground floor retail, a publicly accessible restaurant, café and roof terrace at level 13 accessed via scenic lifts from Finsbury Avenue Square, as well as Broadgate’s first flexible conference and event space with panoramic views across London.



9: 100 LIVERPOOL STREET
536,000 sq ft | Under construction
Developer: British Land & GIC
Architect: Hopkins Architects
www.broadgate.co.uk/100LiverpoolStreet

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 536,000 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.



10: 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.



11: 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 with 30,000 sq ft retail to activate and enrich the environment as well as a 15,000 sq ft, double height reception. The building is pre-let to RBC, Jefferies International, Freshfields, Paul Hastings and Equinox.



12: CITY GATE HOUSE
160,000 sq ft | Under refurbishment
Developer: Brookfield Properties
Architect: John Robertson Architects/Stiff + Trevillion

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 Crossrail. The building was designed in 1930 by Frederick Gould and Giles Gilbert Scott. Works to refurbish the 160,000 sq ft building will begin in 2019 and are scheduled for completion in 2020.



13: CITYPOINT
700,000 sq ft | Existing
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, Simpson Thacher Bartlett LLP, Winston & Strawn, Spaces and Simmons & Simmons.



14: 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 office buildings totalling 500,000 sq ft. 1LWP is a 300,00 sq ft, 12-storey building with striking views of the London skyline. LWP benefits from a close proximity to the Bank of England, the Barbican and the retail hub at Cheapside. The development sits within metres of the Moorgate entrance to Crossrail. 1LWP is the new global headquarters for Schrodgers.



15: 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 office buildings totalling 500,000 sq ft. 2LWP is a 200,000 sq ft, 16-storey tower with spectacular views across London. LWP benefits from a close proximity to the Bank of England, the Barbican and the retail hub of Cheapside. The development sits within metres of the Moorgate entrance to Crossrail. Cleary Gottlieb, R3, and Barnett Waddingham have leased space in 2LWP.



19: 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.



20: BLACKHORSE YARD
1.67 ha | Proposed
Developer: Catalyst & Swan Housing
Architect: C.F Møller
www.blackhorseyard.com

Blackhorse Yard is a 100% affordable scheme, built by a collaboration between Catalyst and Swan Housing. Designed by C.F. Møller Architects, the project is being delivered in partnership with The Mayor of London and the London Borough of Waltham Forest. The proposed scheme will be built on the site of the former Webbs Industrial Estate and plans include c. 360 affordable homes for shared ownership, and over 3,000 sqm of commercial space in the heart of the Blackhorse Road area.



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.



16: PRINCIPAL PLACE
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.



17: ALDGATE TOWER
320,000 sq ft | Completed 2014
Developer: Brookfield Properties & China Life
Architect: Wilkinson Eyre Architects
www.aldgate tower.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.



18: 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 totaling 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, Relex & Korea Development Bank.



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: Morris+Company

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. Demolition of the existing buildings is due to commence in January 2019 with scheme completion in 2022.



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 ground floor the entrance is flanked by two new restaurant units.



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.



30: 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.



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

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



32: CITYSIDE & CHALLENGER HOUSE
113,300 sq ft | Under construction
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. Due for completion Q4 2019.



33: 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.



34: 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 restaurants. The offices, of which 116,500 sq ft was pre-let to Turner ahead completion in Q2 2018, are collaborative, light filled spaces with terraces on every floor, including double height areas overlooking private courtyards.



35: 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.



36: 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.



37: 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.



38: 33 CENTRAL
226,000 sq ft | Completed
Developer: HB Reavis
Architect: John Robertson Architects
www.33central.com

33 Central provides 226,000 sq ft of office space with large flexible floor plates that maximise natural light and outside space while making the most of the spectacular surrounding views. Features of the 11 storey island site, which was designed by John Robertson Architects, include a double height reception and a third of an acre roof top garden offering panoramic views of London’s most famous landmarks. 33 Central was sold to American bank Wells Fargo in 2016.



39: ONE BARTHOLOMEW
214,000 sq ft | Under construction
Developer: Clients of Ashby Capital LLP/
Helical plc and Baupost Group LLP
Architect: Sheppard Robson
www.onebartholomew.co.uk

One Bartholomew, part of Helical’s Barts Square mixed use development, is a 214,000 sq ft high quality office scheme across 11 floors, with average floor plates of c. 19,000 sq ft. The building benefits from a large terrace on the tenth floor and 388 bicycle spaces. Floors 9 to11 have been let to Trade Desk, and completion is due in Q4 2018.



43: 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. There are 47 lettable units of between 1,000 sq ft and 6,400 sq ft, with the ability to interconnect further units. In August 2016, Helical completed a comprehensive refurbishment of the building to include a new entrance, onsite café and shower/cycle facilities as well as enhancing the reception and common parts.



44: 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 272,505 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. The building is let to a range of occupiers, predominantly in the insurance sector.



45: 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 and is now fully let to a range of creative occupiers. 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.



40: BARTS SQUARE
c. 450,000 sq ft | Under construction
Developer: Helical plc and Baupost Group LLP
Architect: Sheppard Robson, Piercy and Co and Maccleanor Lavington
www.bartssquare.com

Barts Square is the creation of a new urban quarter in the heart of the City. Contrasting historic character with elegant modern architecture, Barts Square stands apart from the crowd. Comprising 236 high quality apartments, 250,000 sq ft of office space across three buildings, and 20,500 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 next year.



41: FARRINGDON EAST CROSSRAIL STATION
89,000 sq ft | Under construction
Developer: Helical plc
Architect: PLP
www.britishland.com

Helical have commenced the development of an 89,000 sq ft office building above Farringdon East Crossrail station. Along with fantastic transport links, the six storey building will benefit from being located immediately east of Smithfield Market with views over Charterhouse Square and towards St Paul’s Cathedral. The floorplates vary from 14,000 sq ft to 19,500 sq ft and the finished scheme will include a communal rooftop terrace of 5,000 sq ft, a restaurant on ground floor together with showers and 112 cycle spaces.



42: 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 to a range of creative occupiers. Phase 2, The Tower, comprising 171,000 sq ft of offices and 2 two retail units, was completed in August 2018 and is already 52% let.



46: 21 MOORFIELDS
550,000 sq ft | Under construction
Developer: Landsec
Architect: Wilkinson Eyre
www.21-moorfields.com

21 Moorfields sits above Moorgate underground station and the western ticket hall for the Elizabeth line. A unique structural engineering and architectural design, coupled with our commitment to creating new and sustainable commercial space have led to the redevelopment of this long-underutilised site. The Grade A headquarters, providing over 550,000 sq ft of commercial office space, has been designed in response to these below ground constraints and the requirements of the Deutsche Bank pre-let. Full planning consent has been granted.



47: WHITECHAPEL CENTRAL
58,220 sqm | Planning Granted
Developer: L&Q
Architect: Stockwool

Whitechapel Central is the first residential led mixed use scheme to come forward in the Whitechapel Masterplan area. It is set to transform the former Safestore facility into a new urban quarter, with 30% of the site dedicated to new public realm. It will create 564 new homes – 149 of which will be affordable housing – alongside 3,300 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
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: DARBISHIRE PLACE
11,668 sq ft | Existing
Developer: Peabody
Architect: Niall McLaughlin
www.peabody.org.uk

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



56: BLAKE TOWER
0.126 ha | 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.



57: ONE COMMERCIAL STREET
207 residential units | Completed
Developer: Redrow Homes
Architect: Broadway Malyan
www.redrow.co.uk/newsroom/london/2012/4/landmark-city-address

Redrow’s distinctive 21-storey tower, One Commercial Street, offers dramatic views of London’s world-renowned skyline. It sits above Aldgate East underground station, between the Square Mile and the culturally diverse City Fringe. Completed in 2014, the development delivered 12,000 sq ft of retail space on the ground floor, 96,000 sq ft of B1 office space between floors one and six, 70 affordable units and 137 private homes between the seventh and twenty first floors.



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.70marklaneec3.com

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



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.



67: FINSBURY CIRCUS HOUSE, 10 SOUTH PLACE, EC2
145,000 sq ft | 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: PREMIER INN FARRINGDON (WEST SMITHFIELD)
326 bedroom hotel | Under construction
Developer: Whitbread PLC (developer) and Aviva Investors (owner)
Architect: John Robertson Architects / Axiom Architects
www.premierinn.com
[search 'London Farringdon \(Smithfield\)'](#)

Premier Inn Farringdon (West Smithfield) is the sixth Premier Inn hotel in the City of London. The hotel will provide 326 bedrooms with an in-house restaurant and staff facilities. The hotel is being delivered in two phases. The first phase (121 bedrooms and an in-house restaurant), which is currently open, involved the conversion of a 1970s office building into a hotel. The second phase, currently on site, will create a new brick-clad southern block extending along Cock Lane, in a complementary and contemporary design style.



69: 80 FENCHURCH STREET
252,250 sq ft | Under construction
Developer: YardNine (developer) and Partners Group (owner)
Architect: TP Bennett
www.eightyfen.com

80 Fenchurch Street will be a 14-storey landmark for the City of London, providing 250,000 sq ft of Grade A office accommodation and 12,000 sq ft of retail space. Designed by multi-award-winning architects TP Bennett, the project offers a refreshing alternative to the City's towers, featuring six landscaped roof terraces and variable floorplates ranging from 5,000 sq ft to 20,000 sq ft. The building will achieve BREEAM excellent and WiredScore platinum ratings; construction is underway and scheduled for completion in April 2020.



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
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.

CANARY WHARF, STRATFORD, GREENWICH & THE ROYAL DOCKS



Kuldeep Gadhary
Associate director, research, BNP Paribas Real Estate

The Docklands area, encompassing Canary Wharf, has long attracted a variety of large occupiers, seeking a combination of high-quality offices with large floorplates at a discounted rate compared with the West End and City.

Demand levels in 2018 have been strong, reaching 0.75m sq ft to September-end, which is 35 per cent up on average levels. Two deals over 100,000 sq ft have helped to provide this significant uplift to take-up levels; BGC Partners took 130,000 sq ft at 5 Churchill Place, while 113,000 sq ft at The Cabot, Cabot Square was taken by the Competition and Markets Authority (CMA).

In addition to this commitment from the CMA, a number of other major government departments have committed to taking space in the Docklands in an attempt to cost save, including the Government Property Unit. This has gone some way towards diversifying the occupier base, but this has also been impacted by the number of media tech companies that have also chosen to relocate here.

The emergence of these occupiers has been coupled with banking and financial occupiers rationalising

their office needs following the EU referendum. As a result, the vacancy rate stands at 9.3 per cent, up from 5.5 per cent before the EU referendum, but down from its peak in Q2 2018 at 11.1 per cent. It has also led to an increase in second-hand tenant space.

That said, the arrival of the Elizabeth line next year, which will greatly improve the Docklands

‘The arrival of the Elizabeth line next year, which will greatly improve the Docklands connectivity with the rest of London, should encourage more businesses to consider moving further east whereas they might not have before’

connectivity with the rest of London, should encourage more businesses to consider moving further east whereas they might not have before.

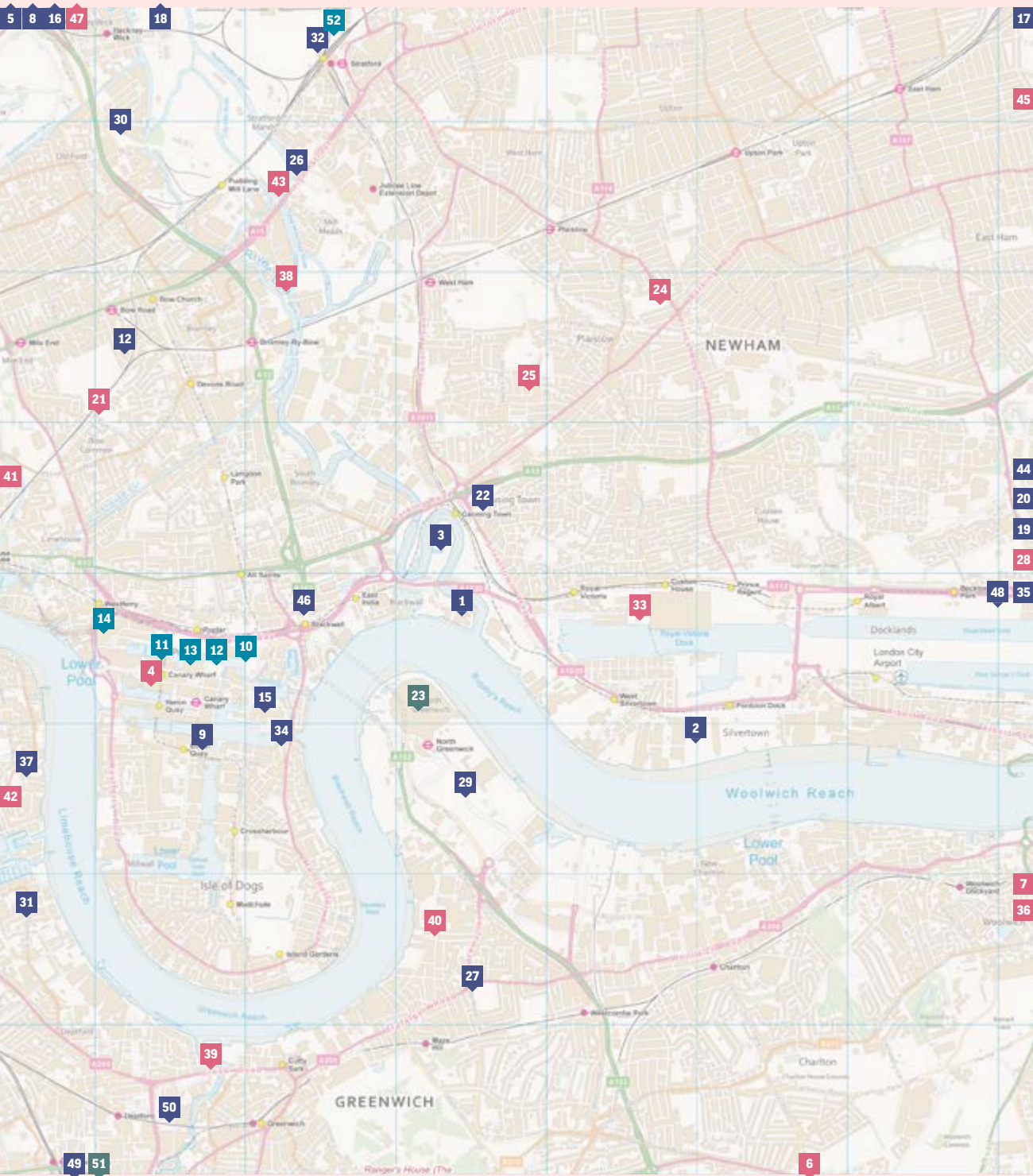
It will also improve the retail amenity on offer, adding approximately 115,000 sq ft of new retail space.

The completion of Wood Wharf will also add a brand new district to

this area, offering new residential, retail and commercial space, while the development of the International Quarter, Stratford, has provided further incentive for occupiers to consider relocating. Indeed, the scheme has seen several high-profile tenants take space, including the charity Unicef.

Retail opportunities in Stratford remain popular, with a recent report by GlobalData placing Westfield Stratford second in a table of the UK’s best-performing shopping centres – only narrowly outdone by its counterpart in west London. This is particularly positive to see against the backdrop of shopping centres once again being the weakest performing physical retail format in Q3, with the number of shoppers falling by 2.4 per cent.

That said, the UK consumer has continued to shop and indeed outperform forecasts; retail sales grew by 1.2 per cent in the third quarter. This figure was boosted by sales of jewellery, clothes and household goods. It is anticipated that the delivery of a number of new retail units across the east of the city will encourage more consumers to the area over the coming months and years.





1: GOODLUCK HOPE
2.7 ha | Under construction
Developer: Ballymore
Architect: Allies and Morrison
www.goodluckhope.com

A new neighbourhood on Leamouth Peninsula, Goodluck Hope is surrounded by water on three sides and is defined by its rich maritime heritage and cultural history. Adjacent to London City Island, the development is a short walk to Canning Town station across a new pedestrian bridge and comprises 804 homes, 2,000 sqm of commercial space and restored Grade II listed Dry Dock. Developed by Ballymore, construction began in January 2018 and Phase One is due to complete in 2020.



2: ROYAL WHARF
40 acres | Under construction
Developer: Ballymore and Oxley
Architect: Glenn Howells Architects (masterplan), Whittam Cox Architects (executive architects)
www.royalwharf.com

Royal Wharf will create an entirely new community bordered by two riverside parks, with a network of interconnecting streets leading onto town squares and gardens, a market square, Sovereign Place, and new high street. Inspired by the area’s maritime heritage, Royal Wharf includes 500m of riverfront promenade, a 2.4-acre park, a world-class leisure facility designed by David Morley, a new school and new Thames Clipper pier. Over 1,000 homes are now complete and occupied.



3: LONDON CITY ISLAND
503,751 sq ft | Under construction
Developer: Phase One Ballymore, Phase Two EcoWorld Ballymore
Architect: Glenn Howells Architects
www.londoncityisland.com

London City Island is a vibrant new cultural area connected to Canning Town via a new pedestrian bridge. English National Ballet, English National Ballet School, London Film School and The Line will soon move to the 12-acre island, joining cultural institutions arebyte and Trinity Art Gallery. 1,700 homes benefit from alfresco spaces and a backdrop of the O2, Canary Wharf and the City. Phase One is complete and fully occupied. The first restaurant and deli, The Island Grocer, has opened.



7: 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.



8: 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.



9: 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.



4: WARDIAN LONDON
5,500 sqm | Under construction
Developer: EcoWorld Ballymore
Architect: Glenn Howells Architects
www.wardianlondon.com

Taking its name from the traditional Warden Case – first created in east London to transport botanical plants – Warden 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 37.2 sqm in size. Warden London will provide a tranquil oasis within the heart of London’s most lively business district, promoting a strong sense of wellbeing.



5: CLARENDON
1,714 apartments / 100,000 sq ft commercial space
Under construction
Developer: St William
Architect: Panter Hudspith Architects
clarendonn8.co.uk

Part of the Haringey Heartlands Regeneration, Clarendon is set to become an exciting new destination for north London. Clarendon will deliver 1,714 studio, 1, 2 and 3 bedroom apartments together with extensive business, retail and community space as well as the creation of a public square and landscaped courtyards. The cultural quarter will include a central boulevard to help improve connectivity between the surrounding neighbourhoods of Hornsey, Wood Green and Alexandra Park, benefitting from the ease of access to a variety of transport connections.



6: KIDBROOKE VILLAGE
109 ha | 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.



10: 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.



11: 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).



12: 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 one of the most recent office schemes to commence on the Canary Wharf Estate, with the lower floors pre-let to Société Générale (280,000 sq ft). Completion is scheduled for summer 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.



13: 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.



14: THE COLUMBUS BUILDING
160,000 sq ft | Existing
Developer: Canary Wharf Group
Architect: Skidmore, Owings & Merrill
thecolumbusbuilding.com

The building has been comprehensively refurbished, boasting a Grade A specification as well as a riverside position, uninterrupted views to the City, exposed concrete ‘waffle’ ceilings and two external roof terraces totaling c. 10,000 sq ft. Typical floor plates are c. 23,000 sq ft, with floor to ceiling glazing, which overlook the River and Columbus Courtyard. Tenants include Motive Partners, Digital Shadows, IFRS and Revolut.



15: WOOD WHARF
4.8m sq ft | Under construction
Developer: Canary Wharf Group
Architect: Masterplanned by Allies and Morrison
woodwharf.com

Wood Wharf is a transformative mixed-use project comprising 2 million 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), The Office Group (TOG) and Third Space have been announced as the first pre-let transactions totaling 180,000 sq ft taking the whole of 15 Water Street.



19: 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 per cent green space strategically located around the development to enhance the living environment and 50 per cent affordable housing. These spaces will include play areas for children, community spaces and artwork to reflect the historical nature of the site.



20: 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.



21: 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.



16: 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.



17: 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 (90 sqm). 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.



18: 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.



22: EAST CITY POINT
649 residential units (3.7 ha)
Under Construction
Developer: Countryside, Newham Council and Clarion
Architect: Maccreanor 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 per cent are affordable. Included as part of the scheme is Keir Hardie Primary School.



23: 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.



24: 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.



25: 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.



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

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



27: 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.



28: GALLIONS REACH
2,081 sqm | 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.



29: 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.



30: 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 per cent 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.



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

The Timbervard 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. The first release, Cedarwood Square, is almost sold out. A new release is expected in 2019.



34: 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.



32: 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.



33: 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.



35: 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.



36: 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 per cent 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.



37: CALEDONIAN WHARF
Completed
Developer: Peabody
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.



38: 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 2,000 sqm 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.



39: CREEK ROAD
7231 sqm | Completed
Developer: Peabody
Architect: bptw partnership
www.peabody.org.uk

A mixed use development of 83 homes and 1,800 sqm 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.



40: TELEGRAPH WORKS
Under construction
Developer: Weston Homes & Peabody
Architect: Allford Hall Monaghan Morris
www.peabodysales.co.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 own and manage 40 affordable homes at the scheme including 12 for shared ownership.



41: 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.



42: QUEBEC WAY
Under construction
Developer: Peabody
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.



43: STRATFORD HIGH STREET
Completed
Developer: Peabody
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.



44: PURFLEET ON THAMES
140 acres | Proposed
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 sq ft 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.



45: 360 BARKING
0.3 ha | Under construction
Developer: Swan Housing Association / NU living
Architect: Studio Egret West
www.360barkingig11.co.uk

Transforming a long vacant site in Barking Town Centre, 360 Barking is a central scheme in the Barking Housing Zone regeneration. Partnership working is key, with London Borough of Barking and Dagenham and Mayor of London (providing £29.1m Housing Zone funding) working with Swan to deliver four interlinked residential towers, designed by Studio Egret West and built by the NU living team. With the first tower due to complete in early 2019 it will deliver 291 residential homes, of which 96 will be affordable, with priority for local residents.



46: BLACKWALL REACH PHASE 1B
1,500 homes (8 ha) | Under construction
Developer: Swan Housing Association / NU living
Architect: BPTW (Phase 3 – C.F. 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 per cent affordable), commercial premises and improved public realm. 98 homes, a community facility, extended school and replacement mosque have already been completed in Phase 1A.



47: WATTS GROVE
0.27 ha | Planning approved
Developer: Swan Housing Association / NU living
Architect: Waugh Thistleton Architects

Watts Grove is the UK’s first mid-rise modular CLT scheme and will deliver 100 per cent affordable homes for Londoners, comprising 45 shared ownership and 20 social homes. Assembled and fitted out in Swan’s factory using volumetric modular technology, the modules will be delivered to site complete with kitchens, bathrooms and windows leaving the on-site team to assemble the modules to complete the homes. These homes are expected to be built in 50 per cent of usual construction timescales and are energy efficient and highly sustainable.



48: 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.



49: 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.



50: 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.



51: THE CROYDON PARTNERSHIP
1.5m sq ft | Outline Planning Granted
Developer: Unibail-Rodamco-Westfield
www.thecroydonpartnership.com

The Croydon Partnership, the joint venture between Unibail-Rodamco-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 7,000 new jobs and acting as a catalyst for the wider regeneration of the town.



52: WESTFIELD STRATFORD CITY PHASE 2
300,000 sq ft | Under construction
Developer: Unibail-Rodamco-Westfield
Architect: Simpson Haugh

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

WEST END, EARL’S COURT & PADDINGTON



Michael Pain
Partner, head of tenant advisory team, Carter Jonas

The decision to develop an Elizabeth line station serving the Paddington area has dramatically changed the fortunes of what was once a dowdy, difficult to reach corner of the West End.

Developers, recognising the significance of improved infrastructure, have invested heavily in the area. Schemes such as Sellar Group’s Paddington Square, comprising 670,000 sq ft of office, retail and leisure space, due for completion at the end of 2021, and Derwent’s 243,000 sq ft Brunel Building are, by virtue of their scale, transforming Paddington’s hitherto drab and unappealing public realm into a vibrant and attractive destination to live, work, shop and play.

When Crossrail goes live during the second half of next year, it will give employers direct, regular and rapid access to Heathrow airport and the Essex and Thames Valley labour markets.

Paddington’s vastly improved connectivity and public realm has turbo-charged demand for office space in the area. Rents for new Grade A space have risen by over 15 per cent since Q3 2017 from, typically, £65.00 per sq ft to £75.00 per sq ft and

the ‘penthouse’ floors of the Brunel Building have reportedly been let at record rents of between £85.00 and £90.00 per sq ft.

What better endorsement is there for the area than Sony Pictures’ decision to consolidate its various London offices into one and take a 77,000 sq ft pre-let at the Brunel Building?

Elsewhere, Meritas Holdings’ Paddington Gardens scheme continues to take shape with

‘Paddington’s vastly improved connectivity and public realm has turbo-charged demand for office space in the area’

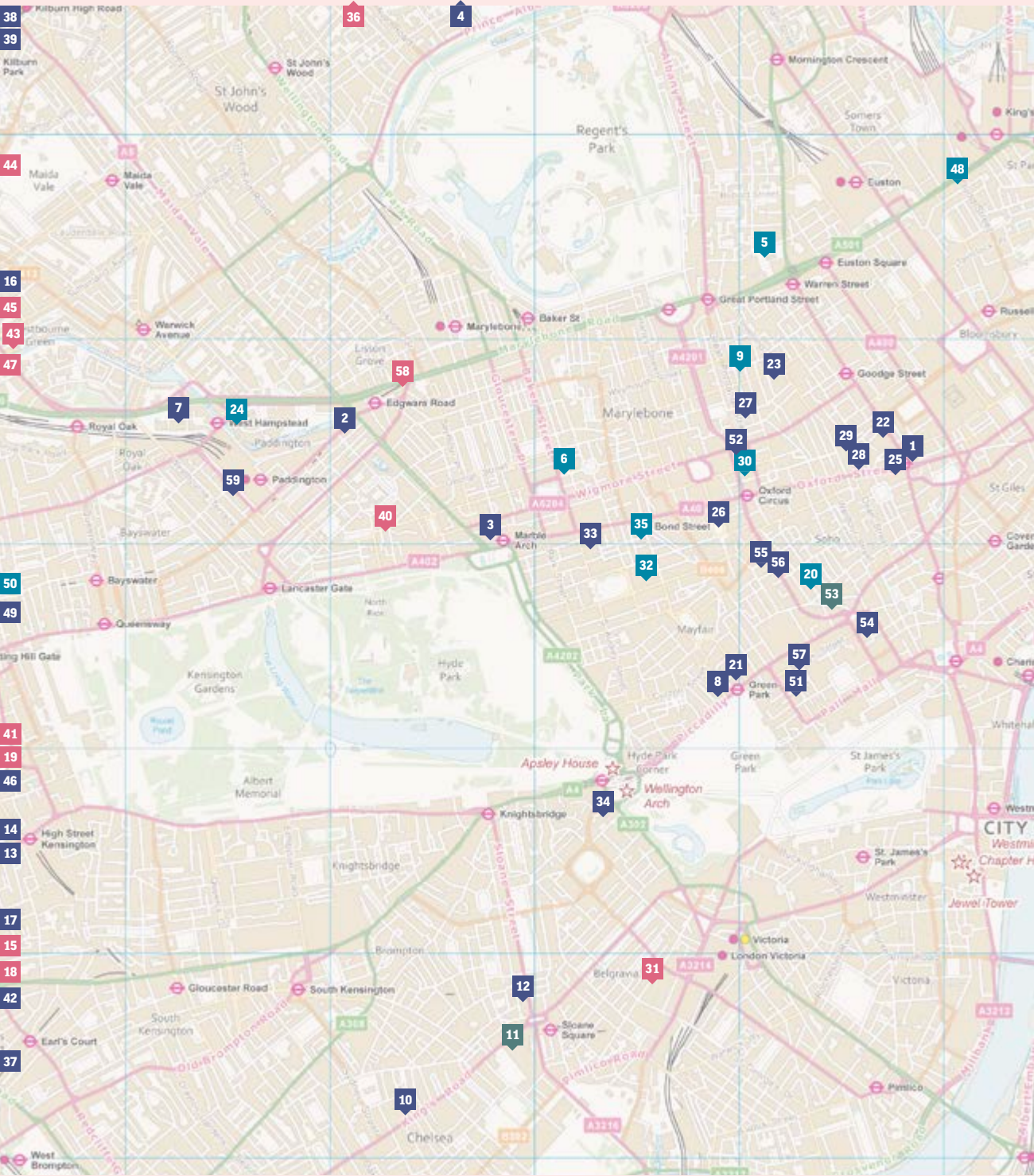
completions expected during the first half of 2019. Units are priced from £820,000 for 1 beds with a 3 bed on the 17th floor priced at £4.78m. The scheme will complement European Land’s neighbouring Merchant Square scheme where planning for 426 units for Buildings 1 and 6 has been submitted.

Progress on the residential conversion of the Centre Point building, one of London’s most prominent

landmarks, continues and is now close to completion. This supplements the ongoing retail and leisure transformation around Tottenham Court Road station and St Giles Square – all part of Camden Council’s ‘West End Project’. Historically, the area has been dominated by busy, congested roads, and the policy to limit traffic flows along Tottenham Court Road will vastly improve the quality of the local environment and enhance the public realm. These initiatives, in tandem with the development of the Crossrail station at Tottenham Court Road, have boosted the attractiveness of the area for office occupiers, shoppers and residents alike.

Divisive plans to pedestrianise Oxford Street have, however, now been recently halted with alternatives from Westminster City Council being considered.

Over in Earl’s Court, Capco’s 77-acre regeneration project is due to provide in the region of 7,500 new homes and 10,000 new jobs. Phase 1 of Lillie Square, delivered by Capco via a JV with the Kwok family, is now complete with nearly all units sold, while Phase 2, comprising 186 units, is set for completion from Q4 2019, with the majority of units pre-sold.



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.



13: EARLS COURT
9,800,000 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.



14: 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.



15: HAVELOCK REGENERATION
922 units | Under construction
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.



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 core principles to the scheme, from restoration of the original art deco façade to environmental measures including solar panels and green roof.



11: 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.



12: PAVILION ROAD/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.



16: PORTOBELLO SQUARE
1,000 units | Under construction
Developer: Catalyst
Architect: PRP Architects (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.



17: ST BERNARD'S GATE
2.32 ha | Complete
Developer: Catalyst
Architect: Hester Architects
www.stbernardsgate.co.uk

St Bernard’s Gate is located in Southall, Ealing and is built on the site of a former Victorian asylum. The project has 270 homes; 130 for market-sale, 98 shared-ownership, 22 for social rent and 20 at the new London Living 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.



18: SHERWOOD CLOSE
305 homes | Under construction
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. Lovell was the contractor for the first 71 new homes for social rent.



19: 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.



20: 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 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.



21: 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.



25: SOHO PLACE W1
285,000 sq ft | 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 arrival of the Elizabeth line, 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 construction is due to commence in early 2019.



26: HANOVER SQUARE
223,600 sq ft | Under construction
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. It will provide two new buildings, together with the refurbishment of the Grade II* listed Georgian building at 20 Hanover Square. Due for completion Q3 2020.



27: 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.



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



23: 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 321,000 sq ft of offices, 35,000 sq ft of private residential, 10,000 sq ft of affordable housing, 14,000 sq ft of retail and a new public park. In 2017, 133,600 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 H1 2020.



24: BRUNEL BUILDING, 2 CANALSIDE WALK W2
243,000 sq ft | Under construction
Developer: Derwent London plc
Architect: Fletcher Priest
www.brunelbuilding.com

The Brunel 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. The property is already 68% pre-let, with good interest on the rest of the building. This is a prime location adjacent to Paddington station where a Crossrail interchange will join the existing mainline and underground links in Autumn 2019. The scheme is expected to be delivered in H1 2019.



28: OXFORD HOUSE
116,000 sq ft | Under construction
Developer: Great Portland Estates plc
Architect: Orms

Located at the eastern end of Oxford Street, and opposite the Dean Street Crossrail entrance, Oxford House is a 116,000 sq ft mixed use development fronting Oxford Street, including 78,000 sq ft of office and 38,000 sq ft of retail and restaurant. Due for completion Q1 2021.



29: 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/residential

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.



30: 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.



31: 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 the historic fabric of a Grade II Listed property. Sustainable initiatives include: whole house ventilation and heat recovery, and photovoltaic and solar thermal panels.



32: 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.



33: 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.



37: 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.



38: 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.



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

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



34: 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.



35: 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.



36: 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: 5-6 CONNAUGHT PLACE
7 units | Completed
Developer: Redrow Homes
Architect: Formation Architects
www.redrow.co.uk/developments/five-and-six-connaught-place-442178

Connaught Place central London apartments at Hyde Park lie in the heart of the city, an area of classic colonnades and magnificent Georgian facades. Situated within the inimitable districts of Mayfair, Belgravia and Knightsbridge, these exclusive Redrow apartments in Westminster have been designed to meet the demands of modern living alongside the colour and vibrancy of London’s celebrated West End.



41: 205 HOLLAND PARK AVENUE
53 units | Completed
Developer: Redrow Homes
Architect: Broadway Malyan
www.redrow.co.uk/developments/205-holland-park-avenue-442174

Located in an upmarket peaceful neighbourhood, Redrow Homes’ 205 Holland Park Avenue apartments in west London demonstrate the finest interiors along with modern features which are ideally situated for work, life, and leisure. Some of the capital’s finest restaurants, grandest shops, best schools and universities plus glorious parks are also in the vicinity.



42: 500 CHISWICK HIGH ROAD
71 units/homes (0.41 ha) | Completed
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.



43: AMBERLEY WATERFRONT
47 units (0.37 ha) | Completed
Developer: Redrow Homes
Architect: PTEa
www.redrow.co.uk/developments/amberley-waterfront-little-venice-442177

A joint venture between Redrow Homes, the City of Westminster and contractors Bouygues, Amberley Waterfront is an educational mixed-use development located in Little Venice. The construction of 47 private residential apartments, via a development agreement, has cross-subsidised the delivery of a new primary school, nursery and an adult education facility. In total, over £30m was invested into the site and local area, supporting the longevity of the education services for the local population.



44: ROYAL WATERSIDE
265 units | Completed
Developer: Redrow Homes
Architect: Sheppard Robson
www.redrow.co.uk/developments/royal-waterside-london-441776

Royal Waterside plays a major role in reinventing Park Royal's industrial zone. Formally a Guinness distillery at First Central, Redrow has delivered 265 new one, two and three bedroom homes set within 20 acres of parkland featuring lakes, play areas and gardens. The £80m investment into this Zone 3 locality plays a major role in the area's regeneration. Redrow has assisted in changing public opinion regarding the Park Royal area, delivering a commercially viable residential neighbourhood.



45: WESTBOURNE PLACE
63 units (0.28 ha) | Completed
Developer: Redrow Homes
Architect: Broadway Malyan and KDS Associates
www.redrow.co.uk/developments/westbourne-place-maida-vale-402230

Westbourne Place is Redrow's prestigious addition to one of West London's most sought after residential areas. Completed in July 2017, the development exemplifies Redrow's expertise delivering complex developments comprising public sector land purchase, a Grade II listed building, multiple affordable housing tenures, private housing, refurbishment and new build elements. Carefully restored to its full glory, this characterful former Victorian police station's striking presence is complemented by retained heritage elements including high ceilings and period features.



49: 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 completed 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.



50: 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.



51: 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.



46: 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.



47: 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.



48: THE HALO BUILDING
120,000 sq ft | Existing
Developer: Stanhope
Architect: Bennetts Associates
www.thehalobuilding.com

A high quality office refurbishment and extension of One Mabledon Place, a 10 storey, 90,000 sq ft net office building in the prime regeneration area of Kings Cross and St Pancras. The building overlooks the British Library and the newly refurbished St Pancras Station and hotel and has new entrances and panoramic views across the West End. The building provides BREEAM Excellent space. The whole building has been let to TDL, the largest independent provider of clinical laboratory diagnostic services in the UK.



52: MORLEY HOUSE
45,500 sq ft | Under construction
Developer: The Crown Estate
Architect: MSMR

Morley House is a mixed retail and residential development located on Regent Street, north of Oxford Circus. The redevelopment of this Grade II listed block is expected to complete in spring 2020 and will create 44 residential flats, which will be available to let. On the ground and basement levels will be 11,000 sq ft of retail space.



53: 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.



54: 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.



55: 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.



56: 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.



57: THE MARQ
46,000 sq ft | Under construction
Developer: The Crown Estate
Architect: Rolfe Judd
themarq.co.uk

A new 46,000 sq ft mixed use building in the heart of St James’s, on track for completion in April 2019. This exciting new headquarters building provides six floors of flexible, column-free workspace and features a double-height reception space. The development also contains 5,000 sq ft of flagship retail and 5,000 sq ft restaurant or gallery space at ground and basement levels. The Marq is one of the UK’s first buildings specifically designed to achieve WELL Certification.



58: HUB BY PREMIER INN, MARYLEBONE
294-bedroom flagship hotel | Planning granted
Developer: Whitbread PLC
Architect: Sheppard Robson and Axiom Architects

Whitbread purchased and secured planning consent to redevelop a vacant 54,0000 sq ft office building on Old Marylebone Road into a 294-bedroom hub by Premier Inn hotel. The building is a few minutes’ walk from both Marylebone and Paddington mainline railway stations. Whitbread will redevelop the site into a 13-storey hotel with a ground-floor café in line with the hub by Premier Inn brand. The hotel is expected to create 60 new jobs when it opens in 2021.



59: 40-50 EASTBOURNE TERRACE
178,365 sq ft | Under construction
Developer: YardNine (developer) and Invesco (owner)
Architect: Sheppard Robson
www.yardnine.com

40-50 Eastbourne Terrace is a significant island site directly opposite Paddington railway station and the newly completed Elizabeth Line (Crossrail) station. 50 Eastbourne Terrace has planning consent for a new 94,185 sq ft office and retail scheme with a terrace of seven mews houses. 40 Eastbourne Terrace is an 84,450 sq ft office building fully let to McDermott and offering a number of interesting asset management and development options when the existing lease expires in Spring 2021.

KING’S CROSS, MIDTOWN & COVENT GARDEN

Mathew Shenton

Associate director, residential sales team, Savills



The King’s Cross area has undergone vast regeneration in recent years. The emergence of King’s Cross would have hardly been expected a decade ago. Skip ahead to 2018 and the increasingly residential area has been voted one of the best places to live by the Sunday Times and has an ever-increasing, strong local community.

Transport links are one of the area’s biggest attractions. The Eurostar, train and various Tube lines provide easy access across London, to the rest of the UK and Europe. King’s Cross also has renowned universities such as University College London and King’s College, and famous landmarks including the British Library, all of which makes the area a desirable residential area.

The area is inextricably linked to London’s industrial past. Gasholders London is a residential jewel in the crown on the central London King’s Cross estate. Gasholders London has been built within a refurbished triplet of Grade II listed, cast-iron gasholder guide frames of 8, 9 and 12 storeys. The iconic development has the benefit of housing a 24-hour concierge, a fully equipped gym and spa, and a 14-person screening room. All of the canalside apartments and penthouses are now completed and ready to move into.

Hannah Buxton

Surveyor, central London office agency team, Savills



Tech and media accounted for around 38 per cent of office take-up in the Midtown and Covent Garden area over the last two years, with an increasing number of these firms committing to space. Playtech plc, an online gaming software supplier, has committed to 55,000 sq ft at MidCity Place in a move to consolidate staff from 35,000 sq ft of space in London in three buildings, and Savills was involved in lettings at Lacon House to Brightcove, a leading online video hosting platform, and Syzygy, a digital agency.

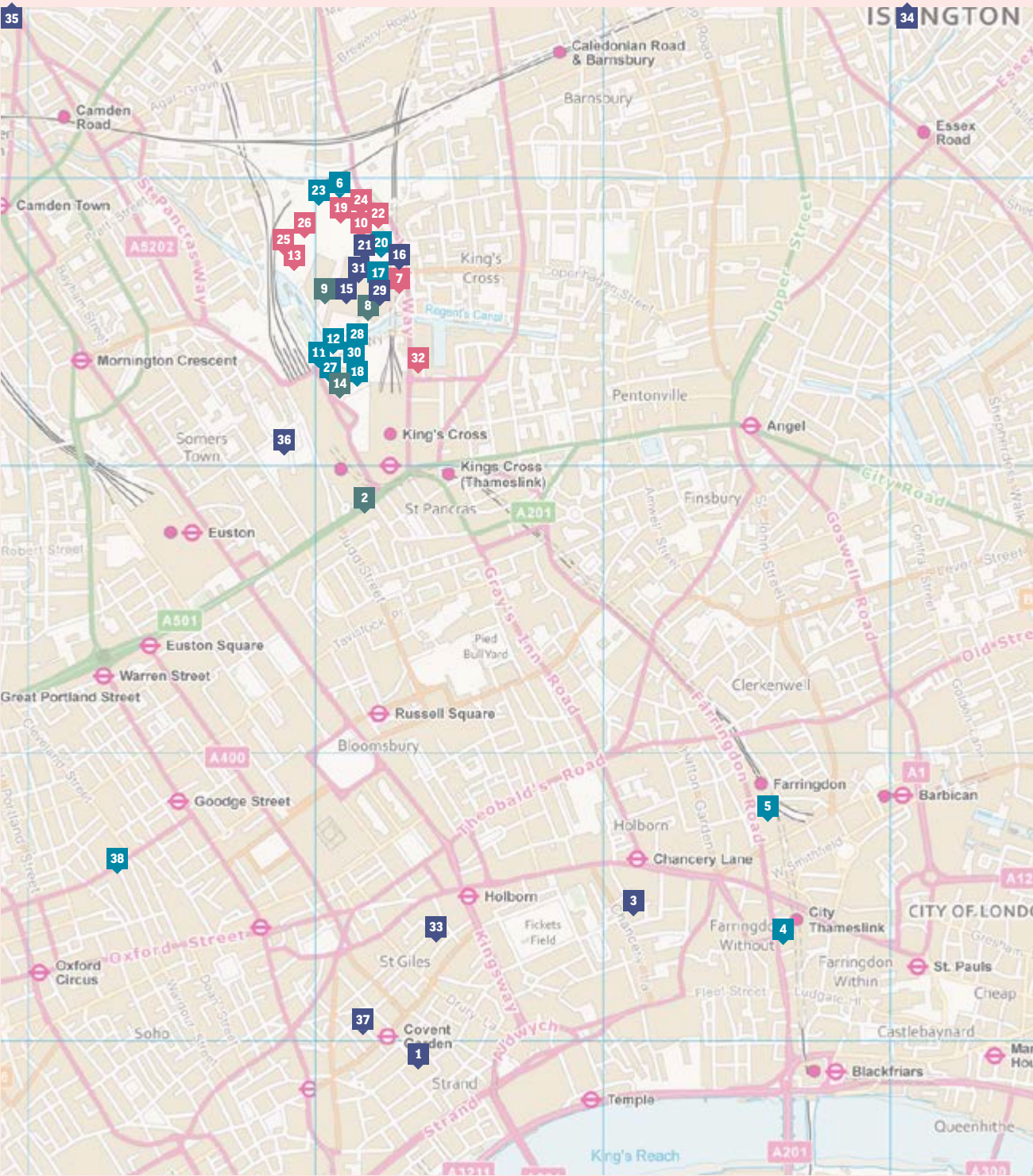
The growth has resulted in the area reaching a critical mass of tech-orientated companies who compete for the best office space and, in turn, the best talent in London. In addition to this, a number of serviced office operators have opened new centres to meet the demand from creative and tech start-up firms, and so the community builds. Notable pre-let deals in 2018 include WeWork pre-letting 140,000 sq ft at 125 Shaftesbury Avenue and The Office Group taking 28,617 sq ft at Orion House. In line with the West End as a whole, the combination of relatively limited availability and high levels of tenant demand have resulted in Covent Garden experiencing continued rental growth since 2010. Prime Grade A rents in Covent Garden are at £70.21 per sq ft. However, despite

the rise of tech and media, Covent Garden remains an exciting location for both traditional West End and City occupiers too, and the area saw all-time record levels of office take-up in 2017 totalling 879,000 sq ft.

The attraction of Covent Garden as a submarket where people want to work will be aided further by the completion in 2019 of 1 Smart’s Place, where Savills is advising AXA Investment Managers and Morgan Capital Partners on 40,000 sq ft of Grade A office space. The Post Building, another new development due to complete in early 2019, totalling 125,000 sq ft, has already been part pre-let to McKinsey & Company.

King’s Cross is an entirely different story again. It is the home of several of the giant FANG tech companies (the most well-liked and high-performing tech stocks in the market). In July 2018, Facebook announced it was taking a pre-let of 611,000 sq ft of office space across three buildings at King’s Cross Central as it demonstrated a long-term commitment to London. Facebook will join occupiers including Universal Music Group, Google and Havas.

Once a neglected area of London, King’s Cross is one of the finest regeneration projects in Europe where people now travel to work, live and relax. Since development began in 2007, King’s Cross has grown to become one of the most desirable office submarkets in central London where rents have increased year on year. In October this year the scheme unveiled Coal Drops Yard, a unique new shopping quarter for King’s Cross and new retail district for London that aims to be unlike anything the city has seen before, with an array of brands, culture and dining options across two converted 19th-century coal warehouses.



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 Tiffany & Co., Tom Ford and Chanel now sit alongside some of the capitals most popular restaurants including Frenchie and Balthazar. The Floral Court Development has completed with retail and restaurant concepts from Petersham Nurseries 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 FARRINGTON STREET
85,000 sq ft | Completed
Developer: HB Reavis
Architect: Denton Corker Marshall
www.20farringdonstreet.co.uk

20 Farringdon Street offers Grade A office accommodation arranged over 11 storeys and designed to maximise flexibility. Within walking distance of Farringdon Station and with six terraces providing inspiring views, the development incorporates state-of-the-art facial recognition system in the double-height reception, a bespoke lighting installation by Acrylicize, double-width polished concrete feature staircase and a separate cyclists' entrance off the Cycle Superhighway. 20 Farringdon Street will mark the London debut of HB Reavis' co-working concept HubHub early next year.



5: FARRINGTON WEST
138,000 sq ft | Acquired
Developer: HB Reavis
Architect: John Robertson Architects
www.hbreavis.com

HB Reavis acquired the Crossrail Over-Site Development at Farringdon West in August 2018. Once completed it will comprise high quality office accommodation, ground floor retail plus amenity space including substantial terraces, fitness space and auditorium. Located in the heart of Clerkenwell, the development is adjacent to Farringdon Station, the only London interchange where three Underground lines, Thameslink and the Elizabeth line meet. Wellbeing is a key theme and the scheme will pursue WELL, BREEAM and WiredScore certifications with completion expected in 2020.



6: 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.



7: 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.



8: 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'.



9: 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.



10: 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.



11: 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.



12: 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.



13: 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.



14: 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.



15: 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.



16: 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.



17: 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.



18: 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.



19: 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.



20: 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'.



21: 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.



22: 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.



23: 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.



24: SAXON COURT AND ROSEBERRY MANSIONS
108,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Maccreanor Lavington

Saxon Court and Roseberry Mansions are part of the second residential scheme to be delivered at King's Cross. Saxon Court provides 63 social rented apartments and 40 affordable shared ownership homes. Roseberry Mansions provides 40 apartments designed for the active elderly. These homes allow older people to live independently while also having access to the care and support services which they may need over time.



25: 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.



26: 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.



27: 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.



28: THREE PANCRAS SQUARE
158,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Porphyrios Associates
www.kingscross.co.uk/three-pancras-square

A Grade A office building located on Pancras Square which has been let to global communications group, Havas. The building houses approximately 158,000 sq ft over 10 floors and a typical floor is 18,300 sq ft. The street level will house premier retail. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard 'Excellent' as a minimum and will be linked to the site-wide district heating network.



29: 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.



30: 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.



31: 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.



32: 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.



33: 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’.



34: 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.



35: COLINDALE GARDENS
20 ha | 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.



36: THE BRITISH LIBRARY
2.8 acres | Pre-planning
Developer: Stanhope
Architect: Stirk Harbour + Partners

Working with the British Library to bring forward their site to the north of the existing Library (Grade I Listed), creating an extension providing 100,000 sq ft for learning, exhibitions and public use, including a new northern entrance and headquarters for the Alan Turing Institute. The extension will be provided by development of new commercial space for organisations and companies that wish to be located at the heart of London’s Knowledge Quarter, next to the Francis Crick Institute and close to other knowledge-based companies, universities, research organisations, amenities and transport links.



37: MERCERS WALK, COVENT GARDEN, WC2
6,230 sqm | Completed November 2016
Developer: The Mercers' Company
Architect: Ian Ritchie Architects Ltd

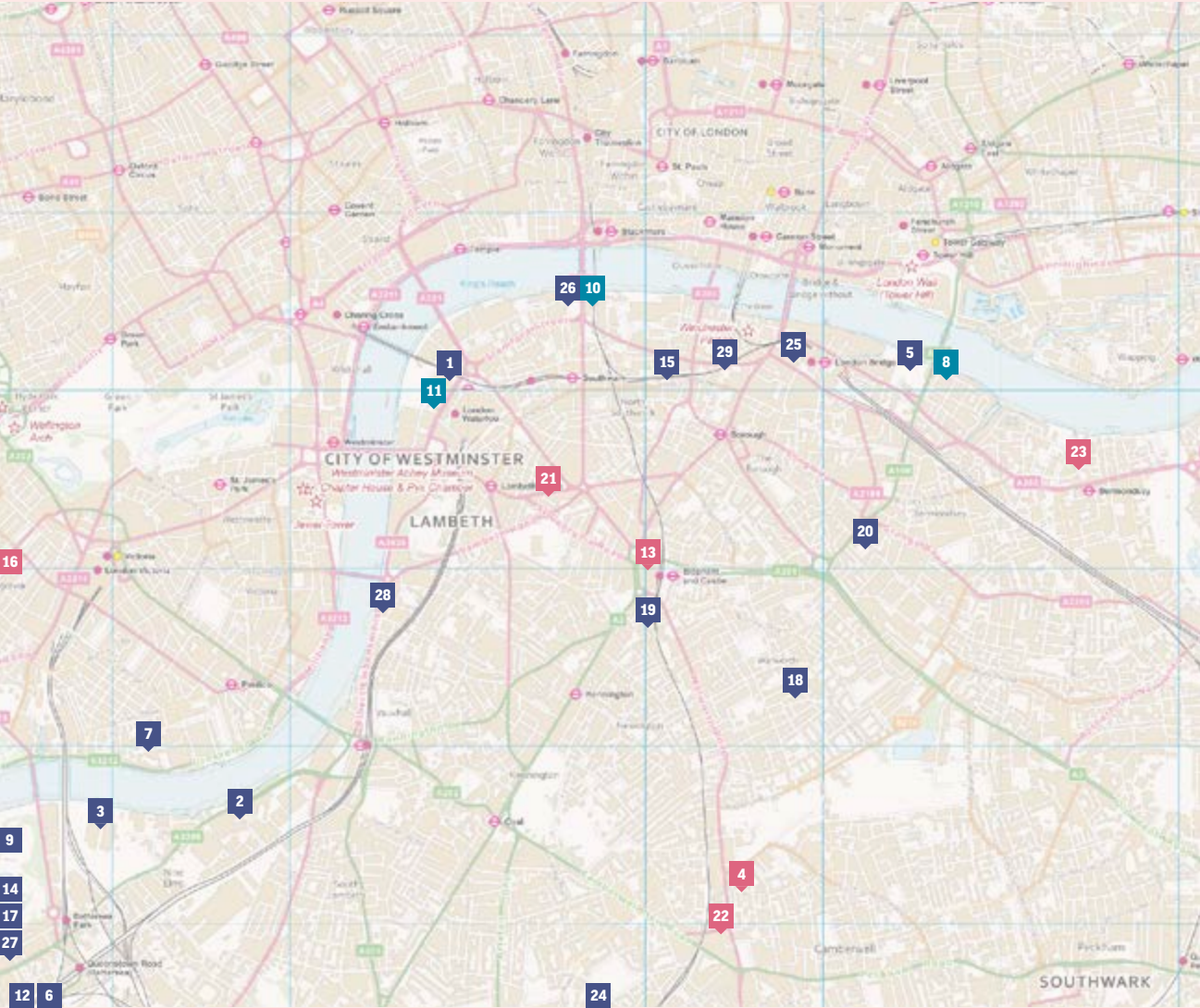
Mixed use redevelopment comprising the refurbishment of a nineteenth century warehouse as a flag ship retail store and the construction of three new buildings providing 24 apartments, three shop units and two restaurants. The scheme is arranged around a new piazza linking Mercers Street and Langley Street.



38: THE COPYRIGHT BUILDING
9,959 sqm | Completed
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



James Staveley
Associate, planning and development,
Carter Jonas

Completion of the redevelopment of London Bridge station has produced a significant increase in both passenger and rail capacity, as well as a further 70,000 sq ft of new retail space for commuters. This has helped to create a vibrant, brand new destination for eating, shopping and socialising. Sellar Group’s third phase of London Bridge Quarter is also on site and completion is due in 2020. The site is situated alongside the Shard and London Bridge, and this phase will feature a 26-storey tower including 176 residential units and 12,000 sq ft of retail space.

In Bermondsey, Grosvenor’s scheme for 1,343 units across the former Peek Frean & Co biscuit factory remains under consideration and revised drawings were issued earlier this year. When complete, the project is set to transform the area and it is forecast to create almost 2,500 jobs, as well as additional retail, leisure facilities and new public space.

Elsewhere in Battersea, phase 3A of the Battersea Power Station redevelopment is under construction and completion of these units is due in mid-2021. There are also further additions to London’s build-to-rent market in the Nine Elms area. This includes the L&Q and Bellway Homes scheme at The Residence on Ponton Road which provides more than 850 units in total with a significant portion being held for the rental market.

In relation to the commercial sector, the Southwark office market is going some way to meeting the

utopian dream of employers and employees alike. The location offers a combination of architecturally interesting buildings including the Blue Fin Building and The Shard, the river frontage, with its vibrant café and bar scene – not to mention spectacular views of the City skyline. All of these factors have played their part in attracting occupiers who have migrated from their more traditional business districts.

Recent examples include News International’s move from the east City fringe to 420,000 sq ft at The Place, adjacent to The Shard, and Omnicom’s relocation from the West End to 370,000 sq ft at Nos 2 and 3 Bankside.

However, the very characteristics of the South Bank that appeal to businesses similarly strike a chord with those seeking to live in the area. The combination of strong residential demand and planning policies that have encouraged the development of commercial properties for higher value residential and hotel uses have crowded out office development. The result: historically low office vacancy, limited choice for tenants and high rents.



1: ONE AND TWO SOUTHBANK PLACE
572,327 sq ft | Under construction
Owner: Almacantar
Architect: One Southbank Place, Squire and Partners, Two Southbank Place, Kohn Pedersen Fox Associates

One and Two Southbank Place will provide much need high-quality commercial space in this prominent part of Central London. Southbank Place is in a new development, creating London’s newest district. Additional, One and Two Southbank Place provides occupiers with enviable transportation links and the cultural offering of the South Bank. One Southbank Place has been pre-let to Shell International, and Two Southbank Place has been pre-let to WeWork. The two buildings also feature around 25,000 sq ft of retail.



2: EMBASSY GARDENS
241,548 sqm | Under construction
Developer: Phase One Ballymore, Phase Two EcoWorld Ballymore
Architect: Sir Terry Farrell (masterplan), Allford Hall Monaghan Morris, Fielden Clegg Bradley and Arup Associates
www.embassygardens.com

Embassy Gardens, home to The Sky Pool, is a landmark development wrapping around the new US Embassy which will establish a new community within central London. The development includes nearly 2,000 new homes, stunning landscaped gardens, a section of the new Nine Elms park which connects the development to Battersea Park, vibrant new bars and restaurants providing al fresco spaces, 130,000 sq ft of shopping space and a charity music academy. Phase one is fully complete and occupied.



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: Peabody
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. Early works on the first 134 new homes on High Path and 21 new homes on Ravensbury are already taking place. This will allow residents to move straight into their new homes.



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: TOWER BRIDGE COURT
100,000 sq ft | Proposed
Developer: FORE Partnership / Landid
Architect: Stiff + Trevillion

Tower Bridge Court is a 1990s-built office building situated in an iconic location on the south bank of the Thames immediately adjacent to Tower Bridge. FORE plans to refurbish and reposition the building, creating a highly sustainable, best in class, forward-thinking workspace that meets the needs of occupiers and the wider community. FORE and its development partner, Landid, plan to bring forward a scheme in 2019 that will see the building transformed into low carbon, grade-A office and retail.



9: 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.



10: COOPER & SOUTHWARK
78,000 sq ft | Completed
Developer: HB Reavis
Architect: Tate Hindle Architects
www.cooperandsouthwark.co.uk

Located at 61 Southwark Street, Cooper & Southwark was the first refurbishment project for HB Reavis in London and their first south of the river. The outdated nine-storey office block was transformed into a high-quality offering by creating additional floor space, terraces on the 5th, 6th and 7th floors and a self-contained unit on Great Guildford Street. Cooper & Southwark was let in its entirety to CBRE’s Global Workplace Solutions division before being sold to an overseas private investor.



11: ELIZABETH HOUSE
945,000 sq ft (pre-existing consent) | Acquired
Developer: HB Reavis
Architect: Allford Hall Monaghan Morris
www.elizabethhousewaterloo.co.uk

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 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.



12: CAMBIUM
110 units | Under construction
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.



13: ELEPHANT PARK
c. 10ha, up to 2,988 homes | Under construction
Developer: Lendlease
Architect: MAKE / Squire and Partners / dRMM Architects / Maccleanor 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.



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.



19: AMELIA STREET
0.255 Ha | 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.



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 | Enabling works started
Developer: Notting Hill Genesis & LB Southwark
Architect: HTA Design (masterplanners), Mae Architects, Hawkins\Brown, Morris + Company
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.



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
747 units/homes
Phase 1: 0.77 ha | Completed
Phase 2: 0.71 ha | Pre-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: SHARD PLACE
257,000 sq ft | Under construction
Developer: Real Estate Management (UK) Ltd & Sellar
Architect: Renzo Piano Building Workshop
www.remlimited.com/shard-place/

The 26-storey residential development located alongside The Shard and The News Building marks the third phase of the 2.5m sq ft regeneration of Shard Quarter. Upon completion in 2020, it will comprise 176 high quality private residential apartments of varied configuration offering residents excellent amenities, including lounges, spa, cinema, gym, private rooftop swimming pool and garden. The building will appear to ‘float’ nine meters above ground level, providing enhanced public realm and retail space, further reinforcing Shard Quarter as one of London’s most vibrant communities.



26: 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.



27: 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.



28: 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.



29: LANDMARK COURT
1.5 acre | Pre-Planning
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

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www.ucl.ac.uk

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www.5plusarchitects.com

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www.adjaye.com

ADP
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www.adp-architecture.com

Agenda 21 Architects Studio Ltd
020 7687 6001
www.agenda21arch.com

AHR_PCKO
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www.ahr-global.com

Al-Jawad Pike
020 8981 8141
www.aljawadpike.com

Alison Brooks Architects
020 7267 9777
www.alisonbrooksarchitects.com

aLL Design
020 7095 0500
www.all-worldwide.com

Allford Hall Monaghan Morris
020 7251 5261
www.ahmm.co.uk

Allies and Morrison
020 7921 0100
www.alliesandmorrison.com

AndArchitects
020 7720 5999
www.andarchitects.co.uk

Architecture Initiative
020 3657 7800
www.architectureinitiative.com

ArchitecturePLB
020 7940 1888
www.architectureplb.com

Arney Fender Katsalidis
020 3772 7320
www.afkstudios.com

Aros Architects
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www.arosarchitects.com

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020 7831 0195
www.ashsak.com

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www.aukettswanke.com

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www.avrlondon.co.uk

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www.axiomarchitects.co.uk

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www.acgarchitects.co.uk

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www.landaid.org

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Symmetrys Limited
020 8340 4041
www.symmetrys.com

Systra
020 3714 4400
www.systra.co.uk

Troup Bywaters & Anders
0207 565 6547
www.tbanda.com

Tyréns UK
020 7250 7666
www.tyrens-uk.com

Velocity Transport Planning
www.velocity-tp.com

Waterman Group
020 7928 7888
www.watermangroup.com

Wates Group
01372 861000
www.wates.co.uk

WSP
020 7314 5000
www.wsp-pb.co.uk

WT Partnership
020 8686 0431
www.wtpartnership.com

WYG Group
020 7250 7500
www.wyg.com

INSURANCE

BLP Insurance
020 7204 2424
www.blpinsurance.com

Brunel
020 3475 6663
www.brunelpi.co.uk

LAW

Bircham Dyson Bell
020 7227 7000
www.bdb-law.co.uk

Edwin Coe
www.edwincoe.com

Gowling WLG
0370 903 1000
www.gowlingwlg.com

Mills and Reeve
020 7336 8888
www.mills-reeve.com

Trowers & Hamlins
020 7423 8120
www.trowers.com

OTHER

Commonplace
020 3553 1990
www.commonplace.is

projekt
0207 923 3565
www.themillcoproject.co.uk

PR, COMMUNICATIONS AND RECRUITMENT

ADREM Group
020 7562 8282
www.adremgroup.com

AreBe
07799 072 547
www.arebemarketing.co.uk

BECG
020 7636 6603
www.hardhat.co.uk

Bespoke Careers
020 7242 4909
www.bespokecareers.com

Camargue
020 7636 7366
www.camargue.uk

Caro Communications
020 7713 9388
www.carocommunications.com

Cascade PR
020 7871 3565
www.cascadecommunications.co.uk

Coverdale Barclay
020 7434 1780
www.coverdalebarclay.com

Faust PR
020 8392 1085
www.faustrpr.co.uk

Four Communications
020 3697 4200
www.fourcommunications.com

Grain
020 7720 2819
www.grain.london

ING Media
020 7247 8334
www.ing-media.co.uk

Kanda Consulting
020 3900 3676
www.kandaconsulting.co.uk

Lodestar
020 3772 8989
www.lodestaruk.com

London Communications Agency
020 7612 8480
www.londoncommunications.co.uk

Media Ten Limited
020 3225 5200
www.media-ten.com

Robert Fiehn Architectural Communications
07814 078 946
www.robertfiehn.com

Totality
020 3214 3220
www.totality.uk.com

Wagstaffs Design
020 7916 1111
www.wagstaffsdesign.co.uk

Wordsearch
020 7549 6600
www.wordsearch.co.uk

PRODUCTS & TECHNOLOGY

18 Degrees
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www.18deg.com

AET Flexible Space
01342 310400
www.flexiblespace.com

Airflow
01494 525252
www.airflow.com

AluK
01633 810440
www.aluk.co.uk

Atrium Ltd
020 7681 9933
www.atrium.ltd.uk

Bobrick Washroom Equipment
www.bobrick.com

Clippings
020 7060 7422
www.clippings.com

DAD Ltd
07480032932
www.dadgroup.co.uk

DJS CGI
020 7183 2017
www.djscgi.com

Eco Cycle
07801 848 006
www.ecocycle.co.uk

Engenie
0800 058 8400
www.engenie.co.uk

Forbo Flooring Ltd
www.forbo.com

G Smatt
070 4896 5001
www.g-smattglobal.com

GreenBlue Urban
01580 830 800
www.greenblue.com

Hydro Building Systems
01684 853500
www.sapabuildingsystems.co.uk

Kingspan Ltd
01352 716100
www.kingspanpanels.com

Mitsubishi Electric
01707 276100
www.mitsubishielectric.co.uk

NBK UK
01773 512 363
www.nbkterracotta.com

Nora flooring systems
01788 513 166
www.nora.com/united-kingdom/en

Polypipe
01709 770000
www.polypipe.com

REHAU Ltd
020 7580 6155
www.rehau.com

Reliance Worldwide Corporation
01386 712400
www.rwc.com

Roca
020 7610 9503
www.uk.roca.com

Somfy
020 7288 6038
www.somfy-architecture.com

Tobermore
028 7964 2411
www.tobermore.co.uk

Vitra
01235 750990
www.vitra.co.uk

WICONA
01924 232323
www.wicona.com

PROPERTY & INVESTMENT

Almacantar Ltd
020 7535 2900
www.almacantar.com

AMM
01628 481286
www.amm-ltd.co.uk

Andmore Planning
0203 667 2604
www.andmoreplanning.com

Argent
020 3664 0200
www.argentltp.co.uk

Argent Related
020 3664 0200
www.argentrelated.co.uk

Audley Retirement
01784 412 851
www.audleyretirement.co.uk

Ballymore
020 7510 9100
www.ballymoregroup.com

Barratt London
020 7423 5630
www.barrattlondondevelopments.co.uk

Barton Willmore
0118 943 0075
www.bartonwillmore.co.uk

Battersea Power Station Development Co Ltd
020 7501 0688
www.batterseapowerstation.co.uk

Berkeley Group
01732 227535
www.berkeleygroup.co.uk

Bidwells
01223841841
www.bidwells.co.uk

BNP Paribas Real Estate
020 7338 4000
www.realestate.bnpparibas.co.uk

Boxpark
0207 186 8800
www.boxpark.co.uk

British Land
020 7486 4466
www.britishland.com

Broadgate Estates
020 7505 4000
www.broadgateestates.co.uk

Brockton Capital
020 7220 2500
www.brocktoncapital.com

Brookfield
020 7659 3500
www.brookfield.com

BT Facilities Services Ltd
03316640657
www.bt.com

Bywater Properties Investment Management
020 7486 2233
www.bywaterproperties.com

C C Land Management and Consultancy
(852) 2820 7000
www.ccland.com

Cadogan
020 7730 4567
www.cadogan.co.uk

Canary Wharf Group
020 7418 2000
www.canarywharf.com

Capital and Counties Properties PLC
020 3214 9150
www.capitalandcounties.com

Carter Jonas
020 7518 3200
www.carterjonas.co.uk

Catalyst Housing Group
020 3693 2444
www.chg.org.uk

Changing Cities
07889392786
www.changingcities.co.uk

Clarion Housing Group
www.clarionhg.com

Cluttons
020 7408 1010
www.cluttons.com

Coin Street Community Builders
020 7021 1600
www.coinstreet.org

Consulco
0203 214 9940
www.consulco.com

Countryside plc
01277 237 968
www.cpplc.com

Crate
020 8508 0550
www.crateloughton.co.uk

Crosstree Real Estate Partners
020 7016 4178
www.crosstree.com

Cushman & Wakefield
020 7935 5000
www.cushmanwakefield.co.uk

Delancey
020 7448 1448
www.delancey.com

Deloitte Real Estate
020 7936 3000
www.deloittereal estate.co.uk

Derwent London
020 7659 3000
www.derwentlondon.com

Dorrington
020 7581 1477
www.dorrington.co.uk

DP9
020 7004 1700
www.dp9.co.uk

DPP One Ltd
020 7706 6290
www.dppukltd.com

Element Capital
www.elementcapital.com

Far East Consortium
www.fecil.com.hk

Farebrother
020 7405 4545
www.farebrother.com

First Base
020 7851 5555
www.firstbase.com

Fusion Land
020 7470 8844
www.fusionland.com

Gerald Eve
020 7493 3338
www.geraldeva.com

Get Living London
020 3701 7967
www.getlivinglondon.com

GL Hearn
020 7851 4900
www.glhearn.com

Great Portland Estates
020 7647 3000
www.gpe.co.uk

Greystar
020 3595 3333
www.greystar.com

Grosvenor
020 7408 0988
www.grosvenor.com

Guildmore
0208 313 5050
www.guildmore.com

GVA
08449 02 03 04
www.gva.co.uk

Hadley Property Group
020 3167 3484
www.hadleypropertygroup.com

Harwood International
+1 (214) 871-0871
www.harwoodinternational.com

HB Reavis Real Estate
020 7621 9334
www.hbreavis.com

HDG Ltd
020 7456 8180
www.hdgltd.com

Helical
020 7629 0113
www.helical.co.uk

HGH
020 3409 7755
www.hghplanning.co.uk

Howard de Walden
020 7580 3163
www.hdwe.co.uk

Iceni Projects
020 3640 8508
www.iceniprojects.com

ilke Homes
www.ilkehomes.co.uk

JLL
020 7493 6040
www.jll.co.uk

Knight Dragon Developments Ltd
020 3713 6100
www.knightdragon.com

Knight Frank
020 7629 8171
www.knightfrank.co.uk

L&Q Housing Association
0844 4069000
www.lqgroup.org.uk

Landsec
020 7024 3703
www.landsecurities.com

Langham Estate Management Ltd
020 7580 5656
www.langhamestate.com

Lendlease
020 3430 9000
www.lendlease.com

London & Continental Railways
020 7391 4300
www.lcrhq.co.uk

Londonewcastle
020 7534 1888
www.londonewcastle.com

Menzies
+44 20 7387 5868
www.menzies.co.uk

Mercers' Company
020 7726 4991
www.mercers.co.uk

Millbank Group
03333 700 007
www.millbankgroup.co.uk

Momentum Transport Planning
020 7242 0228
www.momentum-transport.com

Mount Anvil
020 7776 1800
www.mountanvil.com

Native Land
020 7758 3650
www.native-land.com

Notting Hill Genesis
033 3000 3000
www.genesisha.org.uk

Octagon Partnership
020 3759 8362

Old Park Lane Management
020 7409 7055

Our Place
020 7247 6760
www.our.place

PCPD
07774 280518
www.pcpd.com

Peabody
020 7021 4444
www.peabody.org.uk

Pegasus Group
020 37058060
www.pegasuspg.co.uk

Pocket Living
020 7291 3697
www.pocketliving.com

Précis Management Services Limited
0800 122 522
www.accessstorage.com

Qatari Diar
020 7907 2330
www.qataridiar.com

Quintain
020 3219 2200
www.quintain.co.uk

Quod
020 3597 1000
www.quod.com

Redrow
0208 536 5120
www.redrow.co.uk

Regal London
020 7328 7171
www.regal-homes.co.uk

REM Ltd (UK)
020 3437 3000

Renewal Group
020 7358 1933
www.renewalgroup.co.uk

Rockwell
www.rockweldevelopers.com

RPS Planning and Development
020 7583 6767
www.cgms.co.uk

Savills
020 7409 8834
www.savills.com

SEGRO
020 7451 9129
www.segro.com

Sellar Property Group
0207 493 5311
www.sellardevelopments.com

Shaw Corporation
020 7409 0909
www.shawcorporation.com

Soho Limited / Soho Housing
020 7557 7405
www.soholimited.com

Stanhope plc
020 7170 1700
www.stanhopeplc.com

Swan HA / NU living
01277 844770
www.swan.org.uk

TH Real Estate
020 3727 8438
www.henderson.com

The Bedford Estate
020 7636 2885
www.bedfordestates.com

The Collective
020 7183 5478
www.thecollective.co.uk

The Crown Estate
020 7851 5050
www.thecrownestate.co.uk

The Portman Estate
020 7563 1400
www.portmanestate.co.uk

Tibbalds Planning and Urban Design
020 7089 2121
www.tibbalds.co.uk

Turley
020 7851 4010
www.turley.co.uk

U+I
020 7828 4777
www.uandiplc.com

Urban Space Management
020 7515 7153
www.urbanspace.com

Vectos
0207 580 7373
www.vectos.co.uk

Voreda
020 3219 5793
www.voreda.com

Walton Wagner
020 7499 1377
www.waltonwagner.com

Whitbread
01582 424200
www.whitbread.co.uk

PUBLIC BODIES

City of London Corporation
020 7332 3493
www.cityoflondon.gov.uk

City of Westminster
020 7641 6000
www.westminster.gov.uk

Design Council Caba
020 7420 5200
www.designcouncil.org.uk

Greater London Authority
020 7983 4641
www.london.gov.uk/mayor-assembly/gla

Historic England
020 7973 3700
www.historicengland.org.uk

LB Barking & Dagenham
020 8215 3000
www.lbld.gov.uk

LB Bexley
020 8303 7777
www.bexley.gov.uk

LB Brent
020 8937 1234
www.brent.gov.uk

LB Camden
020 7974 4444
www.camden.gov.uk

LB Croydon
020 8726 6000
www.croydon.gov.uk

LB Ealing
020 8825 5000
www.ealing.gov.uk

LB Enfield
020 8379 1000
www.enfield.gov.uk

LB Hackney
020 8356 3000
www.hackney.gov.uk

LB Haringey
020 8489 1000
www.haringey.gov.uk

LB Hillingdon
01895 250111
www.hillingdon.gov.uk

LB Hounslow
020 8583 2000
www.hounslow.gov.uk

LB Islington
020 7527 2000
www.islington.gov.uk

LB Lambeth
020 7926 5997
www.lambeth.gov.uk

LB Lewisham
020 8314 6000
www.lewisham.gov.uk

LB Merton
020 8274 4901
www.merton.gov.uk

LB Newham
020 8430 2000
www.newham.gov.uk

LB Newbridge
020 8554 5000
www.newbridge.gov.uk

LB Southwark
020 7525 5000
www.southwark.gov.uk

LB Sutton
020 8770 5000
www.sutton.gov.uk

LB Tower Hamlets
020 7364 5000
www.towerhamlets.gov.uk

LB Waltham Forest
020 8496 3000
www.walthamforest.gov.uk

LB Wandsworth
020 8871 6000
www.wandsworth.gov.uk

London Legacy Development Corporation
020 3288 1800
www.londonlegacy.co.uk

Museum of London Archaeology
020 7410 2200
www.museumoflondonarchaeology.org.uk

Office of Government Property
020 7270 4558
www.gov.uk/government/groups/government-property-unit-gpu

RB Borough of Kensington and Chelsea
0207 361 3000
www.rbkc.gov.uk

RB Borough of Kingston upon Thames
020 8547 5000
www.kingston.gov.uk

Transport for London
020 3054 3883
www.tfl.gov.uk



Aldgate Developments

Developer
13th Floor, Aldgate Tower,
2 Leman Street London E1 8FA
www.aldgatedevelopments.com

Aldgate Developments provides a full range of “cradle to grave” development services. The company has been the key office promoter of the significant new development cluster in Aldgate, E1. Aldgate Tower (completed Dec 2014) and One Braham (completing 2020) will provide 650,000 sq ft of Grade A headquarter office space. 21 Lime Street, completed in 2017, provided a high profile street frontage adjacent to Lloyds of London and The Leadenhall Market, in the heart of the insurance district. The company is also delivering 625,000 sq ft of Grade A office space to The Dublin market, in two significant high profile projects.

almacantar

Almacantar

Property Investment and Development Company
3 Quebec Mews,
London W1H 7NX
www.almacantar.com

Almacantar is a property investment and development group. It specialises in large-scale, complex investments in Central London, with the potential to create long-term value through development, repositioning or active asset management. Almacantar launched in 2010 and owns over 1.5 million sq ft of prime assets in the heart of London including Centre Point, Marble Arch Place, CAA House, One and Two Southbank Place and 125 Shaftesbury Avenue.



Argent

Developer
4 Stable Street, King’s Cross,
London N1C 4AB
www.argentllp.co.uk

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



Barratt London

Developer
3rd Floor Press Centre, Here East,
Queen Elizabeth Olympic Park, E15 2GW
www.barrattlondon.com

Barratt London is a market-leading residential developer with over 30 years’ experience in the Capital, delivering over 2,000 new homes in London each year. Barratt London is committed to providing an unbeatable customer experience and developing exceptional homes for all Londoners – with a vision to make London an even better place to live. Barratt London’s portfolio includes residential developments, from state-of-the-art penthouses in the City of London to complex, mixed-use regeneration projects in Hendon.



BATTERSEA POWER STATION

Battersea Power Station

Development Company
Developer
1 Village Courtyard, Battersea, London, SW11 8EZ
batterseapowerstation.co.uk

Battersea Power Station is one of the world’s most famous buildings and is at the heart of central London’s most visionary and eagerly anticipated new development. The redevelopment of the 42-acre site is being managed by Battersea Power Station Development Company.



Berkeley Group

Developer
Berkeley House, 19 Portsmouth Road,
Cobham KT11 1JG
www.berkeleygroup.co.uk

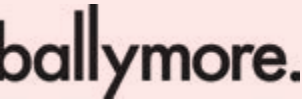
The Berkeley Group builds homes and neighbourhoods across London and the South of England. It is made up of six autonomous companies: St George, St James, Berkeley Homes, St Edward, St William and St Joseph. Berkeley creates about 4,000 homes a year. Our focus is always on placemaking, not just housebuilding. This means more than just mixed use development – it’s about creating a neighbourhood where people from all walks of life can live comfortably together. The Berkeley Group was ranked Britain’s 2nd Most Admired Company across all industries in 2017.



Argent Related

Developer
London and New York
www.argentrelated.co.uk

Argent Related leverages two respected firms’ multi-decade experience. Argent is the UK developer best known for the redevelopment of King’s Cross; Related Companies is a US-based, highly diversified real estate company, currently undertaking Hudson Yards, the largest private development in American history. Argent Related is currently working in a joint venture with Barnet Council on London’s 190-acre Brent Cross South site, and with the London Borough of Haringey in Tottenham Hale.



Ballymore

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

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



BAM Construction Ltd

Contractor
24 Chiswell Street, London EC1Y 4TY
www.bam.co.uk

BAM Construction is one of the foremost contractors with an annual turnover in excess of £985m. We set high standards for everything we do and we have a reputation for providing lasting value for our customers by creating excellent working relationships. Listening to our customers, exceeding our customers needs, aspiration and expectations, delivering projects on time and on budget whilst being a responsible contractor. Our projects span seven main markets: office, education, retail, mixed use development, health, leisure and law & order.



British Land

Developer
York House, 45 Seymour Street,
London W1H 7LX
www.britishland.com

One of Europe’s largest listed REITs, British Land’s portfolio of high quality property is focused on Retail around the UK and London Offices and is valued at £18.2bn, with a share of £13.7bn. Focusing on occupier needs at every stage, British Land’s strategy is to provide places which meet the needs of the customers and respond to changing lifestyles – Places People Prefer. Our industry-leading sustainability performance led to British Land being awarded a five star rating in the 2017 Global Real Estate Sustainability Benchmark for the second year running.



Brookfield Properties

Owner, Developer and Asset Manager
Citypoint, 1 Ropemaker Street, London, EC2Y 9AW
www.brookfieldproperties.com

Brookfield Properties is a premier real estate operating company that provides integrated services across the real estate investment strategies of Brookfield Asset Management (“Brookfield”) – a globalised alternative asset manager with over \$330 billion in AUM. Our vertically integrated real estate capabilities are established in each of Brookfield’s target sectors and regions around the globe, ensuring that our assets are managed to maximize the tenant experience, with a focus on integrating new real estate technologies that keep us at the forefront of innovation and sustainability.



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

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.



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.



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.



CONSULCO REAL ESTATE LTD

Developer
Henry Wood House, 2 Riding House Street,
London W1W 7FA
www.consulco.com

Real Estate Ltd creates property funds that meet the investment objectives of high net worth individuals, family offices and small institutions. Its first fund, Hermes Properties Limited, was launched in 2010 and fully invested by November 2011. The portfolio has provided a number of development and refurbishment opportunities. Consulco has gained a real expertise in the improvement of listed buildings, bringing vacant/ancillary upper floors back into profitable use and is pleased to showcase some of them here.



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

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

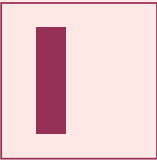
EPR Architects is an award-winning architectural studio based in Central London and Poland. Our reputation as one of the UK’s leading practices reflects proven expertise in architecture, masterplanning, interior design and our commitment to design excellence. Our diverse team of over 200 talented people collaborate to produce vibrant and innovative architecture in response to our client’s unique requirements, delivering an exciting portfolio of projects with professionalism from concept to delivery.



FORE PARTNERSHIP

Developer
18 Savile Row, London W1S 3PW
www.forepartnership.com

FORE Partnership is a purpose-driven, direct co-investing platform for UK and European real estate, backed by prominent family offices and private investors. FORE addresses the specific needs of investors seeking greater alignment of their property investments with their core values using an investment approach that drives returns through a holistic view on sustainability, design, occupational trends, social impact, and the built environment. The firm calls this approach “responsible real estate”. FORE has offices in London and Frankfurt.



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.



HELICAL

HELICAL PLC

Developer
5 Hanover Square, London W1S 1HQ
www.helical.co.uk

Helical is a listed property investment and development company specialising in London and Manchester. Our central London portfolio comprises over 1.6m 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.



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 (c. 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

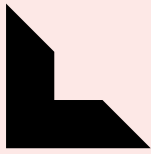
HB Reavis’ mission is to bring remarkable experiences to people’s lives through our real estate solutions. As an international workspace provider, we design, build and manage our buildings, from bespoke headquarters to co-working spaces and operate in the UK, Poland, the Czech Republic, Slovakia, Hungary and Germany. We have successfully delivered 11.4 million sq ft of commercial space and with capital exceeding £1.1 billion, we’re proud to say we’re among the European market leaders in real estate.



L&Q

Housing Association and developer
3 Maidstone Road, Sidcup DA14 5HU
www.lqgroup.org.uk

L&Q is a leading residential developer and housing association. L&Q creates high quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. L&Q leads major residential and mixed-use developments and provides rented homes that are genuinely affordable and help people onto the housing ladder through options such as shared ownership. We also rent and sell homes on the open market. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.



Landsec

LANDSEC

Developer
100 Victoria Street London SW1E 5JL
landsec.com

At Landsec, we believe great places are for people to experience and are made with the experience of great people. We are the UK’s largest listed commercial property company and we own and manage some of the most successful and recognizable assets in the country. In London, our portfolio totals more than £8.3bn, and consists of 6.5 million sq ft of real estate. From the world-famous Piccadilly Lights to the transformation of Victoria, SW1, we deliver exceptional experiences for the businesses and people that live and work in, and visit, the capital.



LENLEASE

Developer
20 Triton Street, Regent’s Place, London NW1 3BF
www.lendlease.com

Founded in Australia in the 1950s and listed on the Australian Securities Exchange, Lendlease is a world leader in delivering end-to-end property solutions. Our fully integrated model is built on our core strengths in development, construction, infrastructure, fund management and asset management. Our vision is to create the best places. We specialise in developing large, complex, mixed-use regeneration schemes and have particular strengths in partnering with the public and private sector, naturally targeting projects with long term duration.



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

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



THE MERCERS' COMPANY
Land Owner
Becket House, 36 Old Jewry, London EC2R 8DD
www.mercers.co.uk

The Mercers’ Company is the Premier Livery Company of the City with over 700 years of history. The Company and its associated charities are active in supporting a variety of charitable causes, particularly care for the elderly and education. Its activities are derived from investments, primarily property in London’s West End and City. Following the successful JV with Shaftesbury Plc to develop St Martin’s Courtyard the Company are now undertaking a variety of projects to modernise the estate.



MITSUBISHI ESTATE
Developer
5 Golden Square, London W1F 9HT
www.mec.co.jp/e/global/uk/index

Mitsubishi Estate is a leading international property development and investment company with a substantial commercial and residential portfolio in Japan, which includes more than 30 buildings in Marunouchi, Tokyo’s central business district. Mitsubishi Estate is best known in the UK for its highly successful redevelopments of Paternoster Square, Bow Bells House in the City of London and also the Central Saint Giles development in London’s West End.



PRECIS MANAGEMENT SERVICES LTD
Developer
93 Park Lane, Mayfair W1K 7TB
www.accessstorage.com

Precis Management Services Ltd. is a London-focused property company with 20 years’ experience in hotels and self-storage. The wider Group owns and operates 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.



Q U I N T A I N

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.



MOUNT ANVIL
Developer
140 Aldersgate Street, London EC1A 4HY
mountanvil.com

Mount Anvil has spent nearly 30 years focused on London, striving to become its most respected developer. A Mount Anvil home is part of a collection that’s in tune with its surroundings. They’re built to last and built for lasting value. We raise the bar each time, evidenced by the customers and partners that keep coming back to us. We promise and deliver exceptional homes and places that are known for world-class design, lasting quality and genuine customer care. We call that Better London Living.



NOTTING HILL GENESIS
Housing Association
Atelier House, 64 Pratt Street, NW1 0DL
www.nhggroup.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 owns and manages over 55,000 homes across London and the South East. Our mission is to help people make the most of their lives by providing great quality affordable homes, working with communities and promoting wellbeing. We help tackle London’s housing crisis through our growing development pipeline. We build great quality places and seek to deliver 2,500 new homes per year from 2021.



SEGRO PLC
Developer
Cunard House, 15 Regent Street, London SW1Y 4LR
www.SEGRO.com

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages 6.9 million square metres of space (74 million square feet) valued at over £10 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.



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

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



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

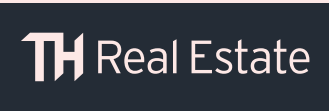
We are developers with 30+ years’ experience and more than £22bn of completed projects. Our successful track-record includes landmark projects such as Broadgate, Paternoster Square, Chiswick Park. Our new projects include Television Centre and White City Place. We are a focused team of development entrepreneurs from professional property and construction backgrounds including surveyors, engineers and building experts, together with a finance team and support staff. Uniquely, many of the Stanhope executive team have worked together for over 15 years.



SWAN HOUSING ASSOCIATION

Housing Association and Developer
www.swan.org.uk

Swan Housing Association owns and manages over 11,000 homes in Essex and East London. Swan has been a regenerating Landlord for almost a quarter of a decade. We were one of the first to build for private sale and to have our own in-house contractor NU living, which has now built over 800 homes. We have a secured development pipeline of over 6,500 homes, many of which will be built using modular construction methods in our new factory.



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.



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.



YARDNINE

Developer and Asset Manager
26 Carnaby Street, London W1F 7DF
yardnine.com

YardNine is a property development and asset management company focused on bringing exciting, high-quality projects to life through a collaborative approach. Our nimble, experienced team and personal approach are part of what differentiates us. We see ourselves as a partner of choice; we are not bound to any particular sector and can offer a complete service from pre-construction through to management post completion.



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 specialising in open-ended real estate funds for private and institutional investors. Union Investment has assets under management of EUR 35.3 billion in fifteen real estate funds. The portfolios of Union Investment’s open-ended real estate funds comprise some 375 (+465 residential properties) and projects in Germany, other European countries, the Americas and Asia. Our high-quality portfolio already includes 144 certified sustainable properties and projects with a market value of some EUR 18.5 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.

HAMPSTEAD HEATH

Managing partner of Grimshaw’s London studio, *Kirsten Lees* delights in the wild, bucolic beauty of Hampstead Heath, a close connection to the country for all Londoners to enjoy

Where you land in a new city, especially a city the scale of London, is often dependent on some tenuous link. A friend of an aunt who lives in the area, the first flat available at a price that didn’t bring tears to your eyes, a chance remark made by a tutor. Often it becomes the area that you start to identify with and then remain.

I landed in Gospel Oak and the reason I stay is its proximity to Hampstead Heath. Compared with the well-tended lawns and flowerbeds of other parks, Hampstead Heath is everything I believe that an urban ‘park’ should offer. Covering a whopping 790 acres, it is a wild and sprawling stretch of grass and woodland that feels a million



View from the top – Lees loves the many vistas from Hampstead Heath and its unifying aspects

‘Boasting arguably one of the best views of London, taking in Canary Wharf, the City and the Palace of Westminster, the heath is a place to escape, look back and reflect’

miles away. It is astonishing that this place exists less than four miles from Trafalgar Square, and that you can plunge into what looks like unspoilt countryside so easily after leaving the urban metropolis.

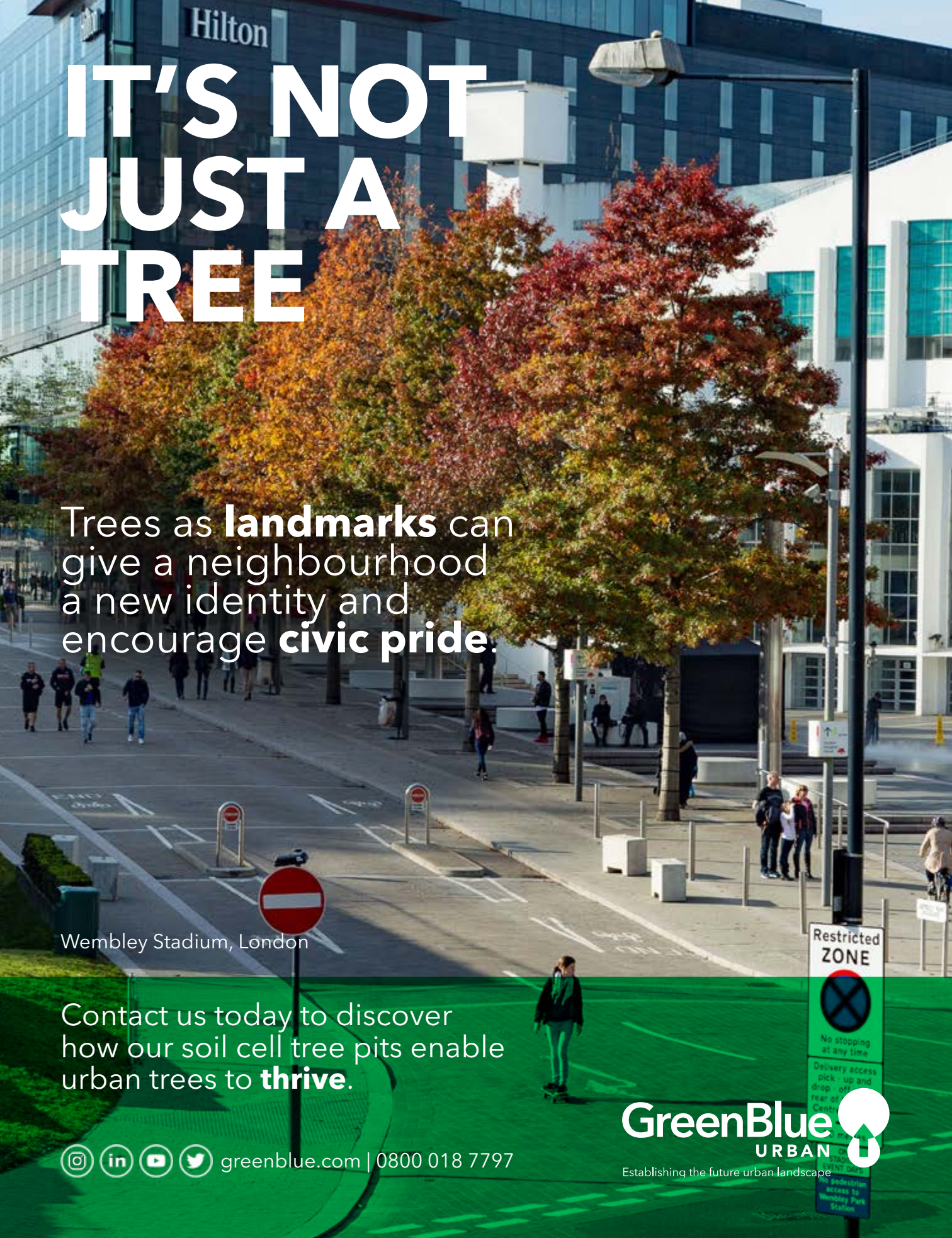
You can quickly lose your connection to the city and often yourself (getting lost is a prerequisite and part of its charm). Its vast, rambling form seamlessly accommodates myriad, diverse and contrasting landscapes, from the Picturesque to the formal, from the aristocratic to the rustic, from the intimate to the expansive. It can take years to know its unique glades, meadows, cosy corners and

many features; Hampstead Pergola is a wonderful example of the heath’s faded grandeur and is undeniably one of London’s hidden treasures. All blend into each other in a kind of bucolic idyll.

Boasting arguably one of the best views of London, taking in Canary Wharf, the City and the Palace of Westminster, the heath is a place to escape, look back and reflect. Turning around, there is a further amazing vista to the north east of Highgate Hill. The view of Downshire Road is one of my favourite examples of the dramatic tension that can be created between urban form and landscape, the city and countryside. The way the street drops down and creates a perfect perspective that naturally extends into the heath is very much in the English landscape tradition of the Picturesque. It perhaps gives some clues how that

interface can be better handled in new developments and urban extensions. The interface of city edge to park all around the heath shows how built form can provide a positive relationship and avoid the ‘backyard to open country’ that is ubiquitous in too many new developments across the country. At a wider scale, the way that the different communities of Hampstead, Belsize Park, South End Green, Gospel Oak, Dartmouth Park and Highgate all have their own character, but simultaneously identify with the heath, shows how a central amenity space can unify a new development.

No matter how many times I go, whether just walking through or exploring with friends and family, I discover something new. If you haven’t been already, I encourage you to take a day out to explore and I will guarantee ... you’ll be back. ●



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