

NEW LONDON

QUARTERLY

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NLQ 40th Issue Special: 40 Ideas for London

PLUS New Londoner of the Year: John Burns | Sounding Board | Lisa Walker | Victoria Hills





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NEW LONDON QUARTERLY

New London Quarterly

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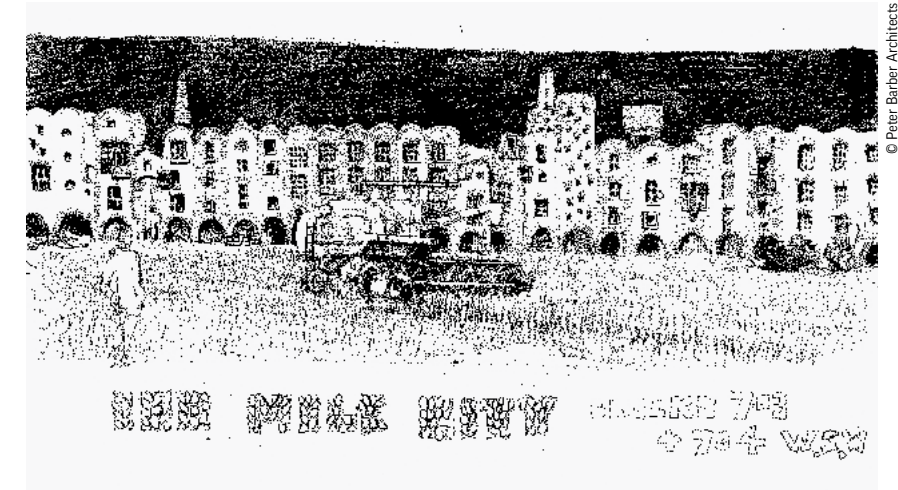
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Ideas are good.

They are also what much of the best of architecture draws on as a stimulus, and can act as a readily understandable nudge to get things done in order to shape a better city. But blue-sky, no holds-barred, ‘what-if’ ideas rarely enjoy the oxygen of publicity, and even less often make it into reality.

So, as part of a long tradition of ‘back of an envelope’ ideas in design (stretching back to 1851 and Joseph Paxton sketching Hyde Park’s Crystal Palace), we asked the professions to come up with their sketches for new ways of working, living and surviving in the city, preferably on a napkin. And they figure in this one-off edition of New London Quarterly, in part to celebrate our ... 40th issue.

Following on from famed, pan-London ideas provoked in recent years by people such as Terry Farrell and, latterly, Peter Barber with his 100-Mile City proposal (pictured), the ideas streamed in, from right across the built environment community, and even from children, stimulated by a similar exercise conducted with under 12s by NLA’s learning champion Lettie McKie.

Broad themes emerged. Clearly, there was a great deal of concern for environmental matters in an age when many including the Royal Institute of British Architects have declared a ‘climate emergency’. Power, similarly, was to the forefront, with new, greener ways of capturing and deploying it, and technology coming to the aid of finding more efficient ways of using what we have already.

The River Thames, judging by the many entries we had concerning it, is an underused resource, and could easily be better put to work as the locale for all sorts of structures from pontoons to boardwalks – even a kind of garden bridge ... Cars and parking got the thumbs down; streets, pedestrian environments and bikes were felt to be the future. And water was considered a key resource, whether to enjoy through more swimming facilities, drinking fountains, or ‘Superloos’ coming to the aid of a city that is often, ahem, caught short. And then there was the roovescape. Couldn’t it be greener? More connected? More accessible?

Elsewhere in this issue we include a profile of John Burns, the man whose own innovative ideas and far-sighted thinking have done so much to mould London’s office landscape, particularly in terms of the scheme he and his Derwent London partner Simon Silver, created – and are still producing. Burns was named NLA’s New Londoner of the Year at the annual awards ceremony at the Guildhall, where Agar Grove’s first phase, featured in Portfolio this time, took the overall prize. And, of course, our Briefing Notes section covers all the main NLA events of the quarter, with RTPi’s Victoria Hills offering her appreciation of the capital’s best features in My London.

But mostly this time it’s all about the 40 Ideas. Sure, many can’t be done. And yes, most won’t. But it’s good to dream, and to bring about change.

Enjoy the issue.

David Taylor, Editor

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Flat

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THE QUARTER

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

Buildings

Hammerson and Ballymore submitted revised plans for **Bishopsgate Goodsyard** (1), including 500 homes, 50 per cent of which will be affordable (up 15 per cent), 1.4m sq ft of workspace in five buildings, and a ‘High-Line-style’ public park on restored railway arches. Ballymore also submitted plans for **EG:HQ** (2); a 13-storey riverside office building at Embassy Gardens ‘to encourage outdoor working, events and socialising’ designed by Morris+Company. Morris+Company also completed **Belle Vue**, a retirement community in Hampstead (3). The Grimshaw-designed **Camden Sainsbury’s** became the first supermarket to be listed, at Grade II. Broadway Malyan won planning permission for No 1 Reading, a 22-storey tower including hotel, retail and five storeys of office space that will be the town’s tallest building. Camden Council reappointed Levitt Bernstein to oversee all future work at the Grade II* listed **Alexandra Road**. Coffey Architects won a project to redevelop the **London Irish Centre** in north London and won planning permission to design the library extension and renovation of **City University of London** (4). BuckleyGrayYeoman completed two new buildings in Fitzrovia on behalf of the Berners-Allsopp Estate. **42 Berners Street** and **18 Wells Street** replace outdated buildings with office space, retail and residential. Sadiq Khan blocked the Foster and Partners-designed plans to

create **‘The Tulip’** in the City of London, citing its limited public benefit and ‘insufficient quality’. ‘The proposals would also result in an unwelcoming, poorly designed public space at street level.’ East Herts Council appointed Bennetts Associates to design the £13.5m expansion of the **Hertford Theatre**. Piercy&Company won planning permission for its eight-storey **Vine Hill** hotel scheme, affordable housing block, and the restoration and extension of Clerkenwell’s **Victorian Ragged School Building** to create 25,000 sq ft of flexible workspace (5). The first phase of the **Illuminated River** project was launched, with four of London’s most famous bridges – London, Cannon Street, Southwark and Millennium – lit up to designs by American artist Leo Villareal and Lifschutz Davidson Sandilands.

Companies

Ben Adams Architects launched KAP Studios, a new company to sit alongside the practice that grew out of its LA office and aims to ‘help clients form briefs, have vision and situate projects within their wider ambitions for the city’. **One Housing** announced Countryside as its joint venture partner to deliver the Camden Goods Yard regeneration project. Countryside will plan, design, fund and deliver a comprehensive regeneration of Gilbey’s Yard and Juniper Crescent estates in Camden (subject to a positive resident ballot) with One Housing over an eight-year period.

Reports

The Housing, Communities and Local Government Committee published a report urging that modern methods of construction be part of the solution to the UK’s housing crisis. The Federation of Master Builders (FMB) warned that the construction industry is reorganising its workforces to prepare for a downturn, with higher levels of subcontracting and lower levels of direct employment. Two-thirds of construction SMEs are struggling to hire bricklayers, the trade in shortest supply.

People

Grosvenor Britain & Ireland’s CEO Craig McWilliam was promoted to group chief executive, effective from 31 December 2020. The current group chief executive Mark Preston will continue as executive trustee of the Grosvenor Estate and executive deputy chairman of Grosvenor Group. **Sherin Aminossehe** announced that she will be joining the Ministry of Defence as director of infrastructure from Lendlease. **Ian Apsley** replaced Gary Whittle as Broadway Malyan’s new managing director. **Boris Johnson** became prime minister, with **Robert Jenrick** and **Esther McVey** replacing James Brokenshire and Kit Malthouse as housing secretary and minister respectively, and attending Cabinet. Three months after being sacked from his unpaid role as its chair, **Roger Scruton** was invited to rejoin the government’s Building Better, Building Beautiful Commission, which released an interim report in July.



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BUILDING AGAR GROVE

New London Awards 2019 overall winner, Agar Grove Phase 1A, shows how Passivhaus can be popular as well as energy efficient

The team behind this year’s New London Awards Overall Winner came to Store Street to explain the principles behind what is the UK’s largest Passivhaus project. And it was clear that effective consultation and post-occupancy evaluations with the residents were key drivers in the project’s easy progress.

Agar Grove Phase 1A is the largest of Camden’s 15-year community investment programme, delivering some 38 social rented homes as the first phase of a masterplan of 493 homes in total. All the new homes are built to the Passivhaus standard, with a consequent promise of a reduction of 90 per cent on energy bills.

‘People were telling us that they felt much healthier in these homes’

Ian Sumner, consultation and engagement officer for LB Camden, said that the council started looking at Agar Grove because there was a high level of investment needed on the estate to deal with damp and condensation, sort its ‘unusable’ green space and solve design issues that gave rise to anti-social behaviour. ‘People were telling us that they felt much healthier in these homes, with no condensation, no damp; they have private space and shared public space, giving interaction with their neighbours’, Sumner said of new surveys on the scheme. The key to the project had been a series of thorough consultation events and ‘door-knocking’ that found



© Jack Hobhouse

Energy in design – Agar Grove is the largest Passivhaus project in the UK



© Jack Hobhouse

that locals liked the strong sense of community there, but also alerted them to some of the problems. Only four residents had to move off the estate. ‘All in all, it was a boost to the area’, said Sumner.

Hawkins\Brown partner Seth Rutt said by the time the scheme went to planning in 2014 there were no objections, principally because of Camden’s consultation work with locals, the scheme ultimately proving to be ‘a big team effort’ and ‘critical friendship’ with Mae Architects, Grant Associates and Max Fordham. Passivhaus was introduced to the 60s estate along with improvements to its ‘unprogrammed’ public realm and the density of housing was doubled. ‘It was important to us that this feels like a piece of city, with all the buildings having their

own personality but a shared DNA’, said Rutt. Building regulations and Passivhaus, though, are not that far apart, said Rutt – it’s actually the construction quality and testing where things come into play.

Finally, Ann-Marie Fallon, associate, architect and certified Passivhaus designer, Architype, said the project had been ‘an amazing journey’ with both pain and pleasure involved in delivering Passivhaus at scale. But a new vernacular of building for ‘what we need’, leaving resources in nature, needs to be adopted, she urged. The clear benefits of Passivhaus include increased comfort for users, but ultimately, and simply, better-quality buildings, Fallon added. ‘We’re reducing energy by design, not offsetting carbon by adding on.’ ●



The masterplan provides 493 affordable homes for new and existing tenants

See newlondonarchitecture.org/awards19 for a full list of this year’s New London Awards winners

VIEWPOINT

What would your one proposal be to improve the involvement of communities in London?



Thomasin Renshaw
Director of development, Grosvenor Britain & Ireland

The public doesn’t trust the planning system. Nor does it trust private developers. This is the stark conclusion of the research we recently published. When it comes to large-scale development, just 2 per cent of the public trust private developers to act honestly and 7 per cent trust local authorities to act in the best interests of their area.

We know this lack of trust defines an often confrontational debate about development, regeneration and building new homes. We see it in stand-offs between communities, councils and private developers. It deepens when civic and industry leaders fail to explain both the costs and the benefits of development, or fail to have an honest discussion about the choices and trade-offs we all face.

So the one proposal to improve the involvement of communities must be for renewed leadership to rebuild trust; a new approach from civic and industry leaders to be more open and transparent, to be held to account more consistently and to explain the choices and trade-offs. At Grosvenor we want to change our approach. We accept we have been part of the problem and, with others, want to be part of the solution.



Cllr Johnson Situ
Cabinet member for growth, development and planning at Southwark Council

Bringing communities with us as we build new homes and regenerate our town centres is essential. In Southwark our solution was to implement a Development Charter to set a standard for public engagement and consultation that the council, as a planning authority, would expect any new development scheme to deliver on.

The Charter reflects the council’s own commitment to develop its community engagement principles, which will inform all future consultation guidance and activities the council conducts.

Our vision to provide a fairer future for all has, in part, been delivered through regeneration across the borough which has brought new investment and opportunities. But the council is clear that regeneration is not just about changes to the buildings and environment around us, but also improving the lives of people who live and work in the borough. To ensure we build on success it is essential that everyone has the opportunity to have their voice heard and influence change and our approach to the way this investment takes place in the borough.

The Charter has been developed following one of Southwark Council’s most wide-ranging engagement programmes – The Southwark Conversation – that reached over 3,000 residents across the borough and covered their views on change and the impact of new developments.

Once adopted, the Charter will unify the expected approach to consultations, with planning decisions taking into account how well an application met these requirements as part of the decision-making process.



Clare Richards
Architect, ft’work

Participating in the Examination in Public for the draft London Plan I lost count of references to ‘community involvement’, ‘... engagement’, ‘... collaboration’. But we need actions, not fine words, so my idea is to pilot a project – let’s call it My Place – giving young people practical involvement in every stage of estate regeneration.

ft’work recently made three films on the LFA theme of ‘boundaries’, in two of which young people voice opinions on their environment – in one case postcode violence and the other the redevelopment of their estate (by which time they will be adults). My Place acts in direct response to their comments, to address the damaging disconnect between existing communities and the development process. It might go like this: as soon as regeneration is proposed, local schoolchildren, aged 13-15, self-refer to be trained and earn pocket money (like a Saturday job) accessing opinions across all social groups; at 16-18 additional training prepares them to collaborate in the design and planning stages – on social infrastructure, open space, inclusive design; then as phases are completed, from 18, they can qualify to manage community facilities.

It’s idealistic perhaps, but imagine the knock-on benefits – the sense of ownership, community buy-in and education value.



Mike Saunders
CEO, Commonplace

I propose that built environment projects (public or private) should produce a ‘statement of community need’ before detailed plans are drawn up. This will help to restore trust, which is a prerequisite for improved engagement.

Lack of trust in development is extraordinary: only one in 50 people trust developers and one in 13 trust councils according to Grosvenor. People won’t engage if they don’t trust the process.

One of the things we do at Commonplace is to facilitate a process that short-circuits this headache. In a sense nothing new: engage early, openly and consistently to define community needs, challenges and aspirations.

My proposal is to normalise this approach. The ‘statement of community need’ should be representative of the whole community, with particular attention to younger and more marginalised groups. It should also be something that they recognise: succinct and preferably visual. Digital tools are valuable in engaging, collecting and analysing the data.

The process and outcome will benefit all parties: increase trust, open dialogue and inform development plans that are more likely to achieve planning. It has paid huge dividends for our customers: Waltham Forest’s Mini Holland programme, which recently won the Contribution to Place Pineapple award from *The Developer* magazine, engaged over 50,000 people.



Alicia Pivaro

Chair,
Highgate
Neighbourhood
Forum

Sorry, but the fake engagement of consultation won't work any more.

For 40 years we have been in thrall to neoliberalism. That is all over. We are now in a climate crisis and we have to rethink everything. So that includes the fact that our cities were made for profit. We now have to make our cities for people and the planet.

Part of this process is understanding that we are all experts – this includes communities. The future city is made through co-production. The traditional experts/professions – architects, planners, policymakers, engineers – can't produce the places and spaces we now need. We have to involve everyone (and not via the conduit of consultants or 'experts') as equal voices in the making of cities. And these diverse voices need to be involved from the very beginning.

So as soon as a developer approaches a council to discuss a project the community should be involved. This is just rigorous design research that would happen in any other industry. Communities want change, they are experts about their local areas, and they don't want to be patronised with consultation 'after the horse has bolted'.

So talk to us.



Alex Russell

Joint CEO,
Westway Trust

As our organisation is in the middle of a period of huge transformation in relation to the community we work alongside, we know the importance of involving people in developing *and* delivering projects.

The community must be the first stop on any journey we make. As much as a leap this is for some organisations, it actually minimises fears you may have about your direction of travel.

Communities know what they need, and it is only 'radio interference' that can stop organisations discovering where their support is best applied.

We undertake consultation and engagement at every turn and yes, some of this is pure information gathering, which members of the community can be naturally wary of. To operate effectively you have to have authenticity at the heart of everything you do – and it also helps to have a wonderful engagement team.



Matt Bell

Currently working
on regeneration of
the Cambridge Road
Estate in Kingston

Let's be honest. The problem with involving communities is that most people working in housing and regeneration just aren't very good at it. The issue here isn't with communities. It's with the professionals.

You could change all the guidance and make it compulsory to engage earlier and better. But this isn't about policy or even funding. It's about capacity and culture. Most of the people doing development don't have the skills or the appetite to excel at involving communities.

So how do we change that? Let's start by launching a Summer School for Community Builders in 2020: a three-day residential that brings together people working on sites across London. A right old mix from different sectors: community organisers and people who love tech, development directors and architects who like people, officers and councillors of every persuasion.

People will apply and compete to attend. Listening and learning from each other. Not in the way you do at a conference, with half the audience on their phone as the slide decks grind remorselessly on. But just like community engagement should be on the ground: creative and practical with smart use of tech. Jammed full of evidence and examples you can steal and apply. With decent food and time to explore the right answers.

The point is to rebuild the status and skills of people leading community development. We need to build up a cadre of people who know what works and know each other.



Facades Academy

@ The Building Centre, November 2019

This November Kingspan Facades is proud to support **Facades Academy**, a month-long series of events including talks, think tanks, workshops, hacker forums and panel discussions covering many of the important issues facing those working within building envelope design and construction. We begin with a panel discussion on sustainability with guest experts and supported by New London Architecture on 6th November.

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For more information about what's happening and to see the agenda of events taking place in November at the Building Centre.



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KNOWING YOUR MARKET

New Londoner of the Year for 2019 John Burns reflects on a career at the helm of developer and friend to the architectural profession, Derwent London, which has built some 5m sq ft in the capital. By *David Taylor*



John Burns is the man who brought the now all-pervasive trend of industrial chic to London's 'creatives' office sector in a career spanning 35 years.

You know the drill – great floor-to-ceiling heights; raw, robust, flexible details; and, it turns out, from a developer with a clear affection for using talented young architects. 'It's been fun', Burns says of Derwent and his life in buildings. 'Everybody has fun.'

Burns, who accepted the 'deep honour' and 'highlight' of the New Londoner of the Year award this year at the Guildhall in front of 700 of the great-and-good from the built environment industries, is a dapper, well-spoken, genial man, with an ordered mind and a glint in his eye for the next opportunity. And that, in a way, has been what has set Derwent London apart as it builds on its strong portfolio, one which has been carefully assembled over the years with Burns' partner and stepbrother Simon Silver.

The group can point to key buildings along the way such as the seminal Tea Building in Shoreditch to Islington's Angel Building and White Collar Factory – a new-build which in essence mirrors the kind of industrial buildings Derwent tended to seek out for their 'good bones'. And, next up, there's the Fletcher Priest-designed Brunel Building in Paddington.

We meet in Mayfair, in Burns' new office that he has inhabited since relinquishing the role of chairman to become non-exec. He likes his new space, with its Jeff Koons print on his wall and two very nice Ron Arad chairs he brought from home. He admires them for their comfort, as well as their aesthetics, matching the tan leather of other desk accessories. But if you ask him, he will admit he misses the life of Derwent's head office on Savile Row, and the ability to wander round and connect with 135 people, gathering up ideas.

'I used to really enjoy just walking around the office at the end of the

day and talking to people to see how they're getting on', he says.

I ask him about his early life, and the intricacies of what was the crucial merger with London Merchant Securities that paved the way for Derwent to grow and flourish.

So, going back to the start of it all, Burns didn't know what he wanted to be when he was a child. He knew, though, that property was interesting and maybe being an agent was the way forward. He wasn't a very good student, he says, but had skills on the sports field, cricket being a major love before golf lured him in when he entered the world of work. These days he can add (watching) horse racing to that mix of off-duty.

Burns left St Paul's School at 16 – 'I wanted to go to work'. The first port of call was at Hillier Parker May and Rowden, now known as CBRE.

'People recognised us, and used the saying: "doing a Derwent"'

'It's quite ironic because when I took that job 58 years ago, my offices – my little cubbyhole – was at 77 Grosvenor Street, and now I'm back in my own office at 24 Grosvenor Street. Which just goes to show that after 57 years I've gone nowhere!'

Burns worked there for four to five years, 'jogging along' in the factory department, before going into a small business as a partner, putting deals together for clients and doing 'one or two things myself'. But then he realised he wanted to move on, and sought some advice from a family lawyer, who put him in touch with Geoffrey Pilcher, joint founder of Pilcher Hershman (with Richard or 'Dick' Hershman). Burns went for a chat, arranged for a 'relatively small amount of money' to buy the business and used Hershman as a consultant. His clients were Land Securities, then run by Harold Samuel, Grand Metropolitan (now Diageo) run by

Maxwell Joseph and Cushman Baker run by the Orchard-Lisles. 'And there I was in my early 20s having lunch with these people. It was very nice and very interesting but we weren't doing an awful lot of business.'

Then Burns asked Silver to join and form an office department, alongside one David Rosen. 'It was good fun because we started off doing syndicated deals for clients, probably before most people', remembers Burns. They were finding and buying properties, mainly adding value through management rather than works or development. 'I was always very interested in capital markets and public companies', he says. He read the financial press avidly and yearned to get involved in a public company. And that opportunity did come when he was offered a 'shell' company – the Derwent Valley Light Rail, capitalised at just £1.5m. Interesting that it was industrial heritage, right from the start – not so far from the industrial aesthetic that would become the developer's hallmark.

Using some backing from Burns' wife's family, they raised the money to gain control, and started to 'get the show on the road' from around 1984. But they never really got going because of the oil and banking crises. Yet they kept hold of clients and 'limped' their way through to the early 90s, when a window opened to buy more properties and do some share issues.

They resisted a bid thanks to backing from their investors – 'a gratifying move' – but by this stage Derwent wanted to get bigger and scale up with further opportunities.

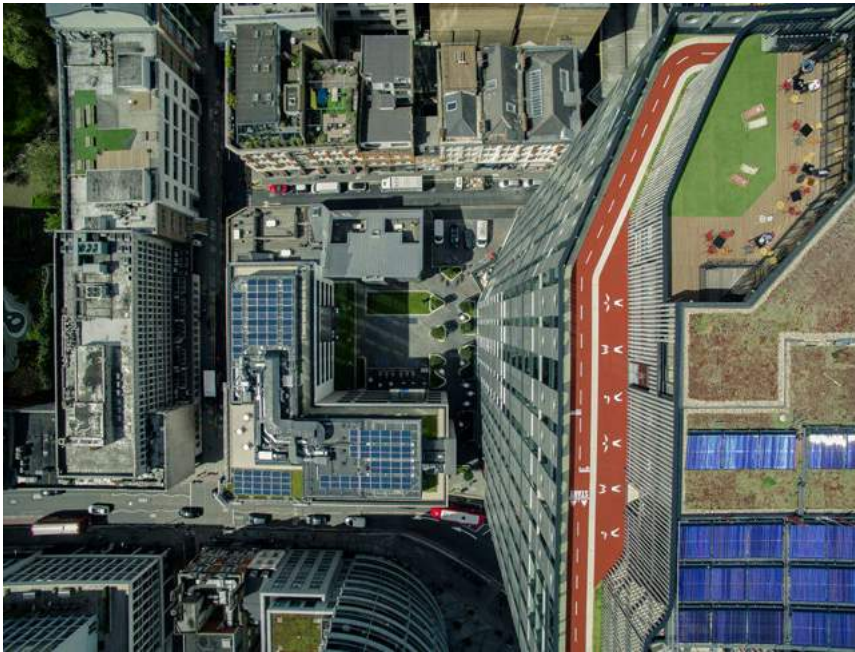
The first building it did was in Colebrooke Row in Islington with Troughton McAslan, a small group of three industrial buildings converted into offices that went on to win an award and help Derwent make its mark through architecture. 'People recognised us, and used the saying: "doing a Derwent"', Burns recalls. When he had been an agent it was 'doing a Haslemere', a company

which refurbished period properties and put their brand on it. ‘We wanted interesting buildings, and these were buildings of the sixties and seventies that were unloved and run down, and we could do things with without over-specifying.’

Burns had always had his eye on London Merchant Securities, a company built up by Lord Raine and his son Robbie Raine. Burns had lunch with Robbie and had been told ‘in a nice way’ to go away, but they remained on good terms. London Merchant split its company – it had quite a lot in venture capital – and Burns took the opportunity to go and try again. There had been rumours of a merger between Great Portland and them but Burns worked away, got the boards to meet, and did the ‘exciting’ deal quickly, recognising that instantly doubling Derwent’s stock could work well. Plus, some 60 per cent of London Merchant’s portfolio was in the Fitzrovia area – a natural fit – and they had the White Collar Factory site too, over on Old Street roundabout. Some of London Merchant’s stock was coming to the end of its useful life, and perhaps Derwent’s team were better placed to execute on that. ‘And from then on we have moved it on the whole time, doing more adventurous things, trying to make every scheme more interesting and a little bit better’, says Burns. Each scheme felt more exciting, too. ‘That was the pivotal moment’, he recalls.

Did they feel pioneering in using good architects and pushing high-quality design to the fore? Yes, says Burns, particularly through Silver, ‘who just likes design’. There was tremendous enthusiasm too, and Burns hopes the firm has been, as I suggest, friend to the architectural profession. ‘It’s always been our way’, he says, ‘and a lot of people have grown with us.’

That’s people like Simon Allford of AHMM, and Michael Squire, with whom Derwent produced Greencoat House in Victoria. In his New London Award acceptance speech,



↑
Running in the air – White Collar Factory

←
Burns is proud of the ‘revolutionary’ Old Street scheme

indeed, Burns joked that it was all very Shakespearean, having worked with a Squire, a Yeoman (Matt of BuckleyGrayYeoman at schemes like the Buckley Building) and a Piercy (Stuart of Piercy&Company, with whom the firm produced Turnmill, again in Clerkenwell). All of these architects realised that here was a client that wouldn’t just offer a brief and say ‘build it’, but would collaborate with them. ‘I think that’s been a major success. They know that when they take a commission from us that we are going to sit there, side-by-side and have input. They have respected that and liked it and seen that we are enthusiasts.’

‘Architects know that when they take a commission from us that we are going to sit there, side-by-side and have input’

White Collar Factory is a good example of this. The scheme has proved to be ‘revolutionary’, says Burns – in its concrete cooling, its exciting spaces, the traffic-light system, openable windows, and so on. ‘We were prepared to be bold’, says Burns, but with a good business underpinning that sentiment.

This brings us to the other scheme of Derwent’s to have already gone well, certainly in letting terms – the Brunel Building in Paddington. The project – 22,570 sqm of offices next to Paddington station and the canal – is set to open in September, designed by Keith Priest of Fletcher Priest, with a diagrid structure which has fully let to around seven or eight tenants already. ‘We wanted to feel like it was a canalside building’, says Priest of the scheme and its heavy industrial feel. Furthermore, the structure on the outside is not there for show, says Silver, but to allow the scheme to go column-free on the inside. ‘It’s pretty special’, he says.



←
The just-complete Brunel Building in Paddington

↓
The Fletcher Priest scheme features an external diagrid structure to free up the interior



JOHN BURNS: LIFE AND TIMES

1944
John David Burns born.
Educated at St Paul's School

1961
Joins Hillier Parker as a
property negotiator

1974
Becomes senior partner in
Pilcher Hershman

1984
Founds Derwent Valley Holdings via
a shell company capitalised at £1.5m

2007
The group merges with London
Merchant Securities, establishing
Derwent London as the largest
London specialist REIT

1984-2019
Burns oversees the firm as chief
executive. During this time
Derwent London has developed
or refurbished over 5m sq ft of
buildings worth £5bn, 'endorsing
our commitment to London'

2019
Burns becomes non-executive
chairman ... and wins NLA's
New Londoner of the Year award

Burns believes that the area is improving, but this is also a hint at Derwent's broad approach. 'We don't go where it's happened', he says. 'We want to go where it's going to happen next. And our experience of the markets, our knowledge, and expertise in the letting markets; that's very important in making the decisions. Anyone can put a great building up, but you've got to have

the right location and everything that goes with it.'

Is this crystal ball-gazing aligning itself with Crossrail? Is that fair from a look at the 13 'villages' it has concentrated on across London, from east to west? 'Well, I was there before Crossrail, and I'll likely be there before it gets going', Burns jokes. Nothing south of the river? And nothing prime? The former is because they felt more confident north of the Thames, while the latter is too expensive, although the firm is working at the mixed-use Soho Place project on Tottenham Court Road, again with AHMM. What it concentrates on is 'middle market', a phrase Burns says he coined and which refers to rents. 'We were looking to create exciting buildings, not over-specified, but great value. Because that's what it's all about.'

Once, they even ventured outside the M25 to buy a B&Q warehouse, which looked extremely good value. Burns and Silver went to measure it themselves, but got a 'terrible decision on a rent review – it was a disgrace', so they sold it and got out just about even. Projecting forward, they may look to outer London and opportunities aligned with Crossrail.

Today, though, the firm is concentrating on its mainly creative tenants – it hasn't got many financial companies, says Burns, and that may be because of its history in avoiding the City core. 'We decided we would buy in the borders', he says. 'And we were there before everybody, really; in Clerkenwell, in Shoreditch, in Farringdon, in Islington. One of our long-time directors, Nigel George, christened it the tech belt, so that's two words we've come up with: middle market and the tech belt. It's great for Nigel, but he should get royalties.'

Above all, Derwent was 'decisive', which Burns believes is one of the most important characteristics for success. 'People have got to know that you're a performer', he says. 'That you've got the money, and that you're going

to buy it. Derwent were known that if they look over a building and say they're going to buy it, they will buy it.' And this is the kind of relationships-and-reputation side of the business that Burns knows will continue under the new chief executive Paul Williams and the team. It is, he avers, a business that people are very enthusiastic about.

As far as London is concerned, it is one of the greatest cities in the world, says Burns. Sure, people are apprehensive about Brexit, but on the whole people 'still feel very comfortable' and there is a lot of foreign investment that is waiting to come in. London has great culture, education; it's a great city. So he's optimistic? 'I'm very realistic', Burns qualifies, with a laugh. 'I work on percentages and the chances of that happening. But I am optimistic, longer term, yeah. I just think it is a great place. We've got to sort it out – it is a mess – but we will sort it out.'

'I was there before Crossrail, and I'll likely be there before it gets going'

Burns plans to 'leave everybody alone' for this 'lazy' summer, but will still be involved for meetings and in an advisory capacity going forward. He will also be able to get out on site and look at schemes, something he felt he couldn't do enough of because he was 'tied down' with a lot of the corporate and investor side.

So, of the Derwent portfolio, which is Burns' favourite building? 'Simon Silver would say Burns' favourite building is a let building', he jokes. But in truth it is probably White Collar Factory, something 'quite exceptional'. Or maybe even Brunel. It used to be Greencoat House in SW1 but Derwent has changed since then. And then there is the 'absolutely fantastic' Angel Building, 'like a buzzy hotel'. 'We're always creating amazing things. It's like asking who

© Joas Souza



↑
Pioneering – the
Tea Building in
Shoreditch



→
The Morris &
Company-designed
Featherstone
building, EC1

your favourite child is. It depends on what day of the week it is.'

The Tea Building was seminal, though, I suggest, because it helped start off the whole change-of-use era from industrial to offices. 'Absolutely', Burns agrees. 'B1 came through; they were previously industrial buildings and what happened was you had these buildings that were factories, and suddenly you could use them as offices.' An early acquisition was Middlesex House in Cleveland Street. Derwent didn't do much with it, but the floors were great and they made it 'very industrial'. 'It just went like

a house on fire', Burns recalls. 'We developed some good buildings, but really it's the old stuff that we love.' They have character, are well built, and don't need too much capital expenditure. 'It's knowing what tenants want; there's a lot of time spent on that. It's no longer a question of the board going down and liking a building because somebody likes a local restaurant or wants to park their car. People want to retain talent, and talent needs to work in great surroundings and also have places to be entertained close by. And that's what you need to get the talent on side.'

Has property been slow to realise this? Burns feels that it is moving in the right direction, and is much better now. 'We are getting better, yes.' Buildings are better constructed now as opposed to those in the 60s and 70s. They will last, there is more thought behind them, and there is a more educated tenant base compared with the old days, says Burns. But there are also more restaurants and other attractions to help create those 'villages' – and when Crossrail comes, people will be able to travel further, quicker. On housing, though, the 'silver bullet' might be to grant more planning consents so there is as much space to develop available as the demand for residential, says Burns. Off-site manufacturing also represents a good opportunity to provide affordable homes more cheaply. But Burns' personal view is that we are moving to a rental system, replacing the old ownership model. 'It's no disgrace now', he says. Berlin is controlling rents; Paris is talking about it. But markets have a way of working themselves out, and generally get things right, Burns believes.

So, last question. Described as a 'thoroughbred', how does Burns see himself? He laughs. 'I see myself as somebody who enjoys their work immensely. I'm what the Americans call a real estate guy. I love property, and I think I know what I can do with it. My judgement on markets and rents is very good – I'm staying in touch with the markets – I think that's been a key thing, and making the right decisions of when to press the button. In the last few years nobody's developed except Derwent.' They had, he adds, been proved correct in foreseeing that there would be a shortage of supply, leading to exceeding their own expectations.

Ultimately, Burns is nothing if not well-prepared, still devouring the newspapers before hitting his desk each day (financial pages first, then the sport).

'It's knowing your markets', says Burns. 'That's the key for me.' ●

CHAMPIONING PLANNING

Create planning ‘champions’ to rebuild trust, urges NLA Sounding Board

London’s development community needs to work harder to enshrine social value in procurement decisions, but the capital must also make planning more accessible, with recognisable champions helping to better communicate its benefits to the wider population.

Those were two of the key views to emerge at the latest meeting of NLA’s Sounding Board, held at the City Centre earlier this summer.

Maximising social benefits is clearly a real challenge for what has become almost a ‘faux profession’, said Be First managing director Pat Hayes, especially over ‘how to hold these guys’ feet to the fire’ delivering benefits like apprenticeship places, for example. Partly this is simply about building a relationship with the contractor, post-procurement decision. But the concept of social value is also confused, and local authorities and contractors perhaps have to change their mindsets and be less rigid, thinking about the economic benefits that might arise from public expenditure. ‘I’m not sure the new rules will help’, said Hayes, referring to a consultation document from the Cabinet Office on government procurement. ‘We have to get something that is more than a trickle-down of wealth.’

Sarah Cary, executive director – place, at LB Enfield, said she has spent 10 years trying to build social value in at British Land, and is now working to test ideas of measurement on social impacts at Enfield. The authority has now implemented a rule so that it is forced to talk about how decisions support corporate objectives including housebuilding. She also stressed that building relationships

with suppliers was more important than measurement in order to clear out some of the tick-box elements of procurement.

When he was at the GLA, Richard Blakeway of BexleyCo said the authority focused on creating economic and social benefits, but flexibility is needed and you can only go so far with measurements – ultimately it is about mindsets, but also about what procurement methods you choose. At the GLA, Blakeway was a strong proponent of the use of framework panels, but where they might be good in terms of speed, flexibility sometimes suffers. ‘The route you choose is probably as important as the way you measure it.’

‘You need to have people to go into communities who inspire people and talk about the joy of planning’

One trend, said Sounding Board chair Robert Evans, is that towards investment. But it is enormously dependent on how far a government requires contractors to achieve whatever the government of the day thinks it wants, said LSE London director Tony Travers. Perhaps when it comes to modular construction, the government could place a requirement on contractors to require that ‘X per cent’ of staff are from local further education establishments, suggested Pocket CEO Marc Vlessing. ‘If you create a linkage between the modular factory, the developers and the local authorities, you’re making progress’, he said. However, again and again, the pragmatism of getting things done on time and budget oversails everything.

This area is symptomatic of so much of property, said the Bartlett Real Estate Institute’s Yolande Barnes, in that it is silo-ised, segmented and specialised. ‘Very few people have that end goal in sight’, she said, ‘but increasingly the investors do’, with an income stream that particularly captures social value. Perhaps the challenge is to think not about regulation and rules but about how the process of the industry works and how you bring procurement teams in to find ways of participating in long-term income streams. ‘That requires a much bigger revolution in real estate’, and would be much better than simply putting rules ‘at the edges’.

And yet there is innovation and ‘catalytic work’ happening in some areas, particularly in terms of diversity, said Publica director Lucy Musgrave, and in examples like the procurement team at the Barbican working with the City to get out and speak to different players. Occupiers really care about this stuff, said Robert Evans, because they want to keep the best people. ‘I think it’s on the rise.’

The public’s trust in the planning and development system, however, is clearly moving in a different direction, with a growing breakdown and a wider belief that ‘taxes’ such as CIL do not benefit local areas and communities. How could we take people with us to reinstall a faith in the system?

Certainly, said Peter Eversden, chair, London Forum of Amenity and Civic Societies, a failure to build enough low-cost rented homes will not change rapidly, and good local plans are ‘essential’ to improve the sense that communities are participating in what happens and where. A lot of ‘behind closed doors negotiations’ are still going on between developers and local authorities, with the result that people feel that decisions have already been made. But on public trust, said GLA London Assembly member Tom Copley, it starts with the local plan and how involved communities feel. The TCPA is working on inclusive

planning – getting some groups that aren’t usually involved in the planning process. But there has been a ‘chipping away of planning’ by the government, including over permitted development rights, again undermining public trust. These further confuse the public when authorities say they are powerless to prevent schemes with tiny flats – one in Croydon was built recently which was just 10 sqm – and other schemes branded ‘hovels’ by Eversden were proving damaging to high streets in places such as Walthamstow. Planning is also badly resourced because of the years of austerity, said Copley.

Another issue is the lack of proper ‘charismatic’ role models out there for planning on TV or elsewhere to counter criticisms from people such as Kevin McCloud or George Clarke, said Croydon’s director of planning and strategic transport Heather Cheesbrough. ‘It’s easy to kick planners ... You need to have people to go into communities who inspire people and talk about the joy of planning’, she said. Communities tend to respond well to small matters like materials but fail to see the big, strategic level issues quite often, she added. ‘How can we really spread the message of planning because it affects everybody? We’re doing lots of good work but we’re still failing as a profession.’

One point Pocket CEO Marc Vlessing learnt from the late Peter Hall was that the thing that made the biggest difference in local accountability in neighbourhood planning in Holland was that the mayor insisted that all councillors had to stand for neighbourhood plans, which are then voted on.

‘The difficulty with the planning system’, said Tony Travers, ‘it is almost impossible for any member of the public to understand all of this.’ In a sense it has become a tax through the planning system to pay for things, and yet, with the site-by-site system, this means local people have to put up all the consequences such as ‘the



← Taking soundings – board chair Robert Evans

bigger, the denser’. But we were also seeing the ‘gradual nationalisation of the planning system’ towards a model of overriding the system, with no choice. Perhaps, Travers went on, the only way of getting any clarity is for some effort to be made to ‘deconstruct’ the system so that planners and politicians can explain it as a whole and why it works in the ‘odd’ way it does. Communities should also be ‘rewarded’ for ‘taking development’ in a more effective way than CIL currently does.

Ballots on estate renewal have at least been positive, empowering local people to vote, said London Communications Agency’s Robert Gordon Clark.

But on the subject of better communication of planning, NLA has been listening to the difficulties expressed by neighbourhood forums and talking about trying to digest the London Plan and communicate it as successfully as was done with the Abercrombie Plan in a 1945 Penguin book by EJ Carter and Ernö Goldfinger, said Peter Murray.

It is always difficult reaching consensus on how you communicate with 8.5 million people on the

London Plan, said Darren Richards, manager of OAPFs and growth strategies at the GLA. But he believes we have ‘lost what the public interest is’, compared with the relatively ‘single view’ in the 50s and 60s with the New Towns programme for example (there was just a three-day inquiry over the building of Milton Keynes). One way to empower more people and get them involved is via youth councils, suggested Musgrave, asking people who have never been engaged for their views. Or perhaps make planning part of the education system, said GL Hearn planning director Stuart Baillie. Maybe you could even install a quota on age representation in planning committees. ‘Making planning sexy is quite interesting but is a big challenge’, he said.

In the end, said Travers, it is about changing the nature of trust in politics, with Brexit having started a ‘cultural disconnect issue’ and people – real voters – feeling that they are having development done ‘to’ them. ‘It all comes down to the need for political leadership’, he said. ‘But in a world where political leadership is afraid of public pushback.’ ●

NEW LONDON
QUARTERLY



40
IDEAS
FOR
LONDON

100% recycled



40 IDEAS FOR LONDON

We asked for 40 innovative ideas
for London – sketched on napkins –
and you did not disappoint

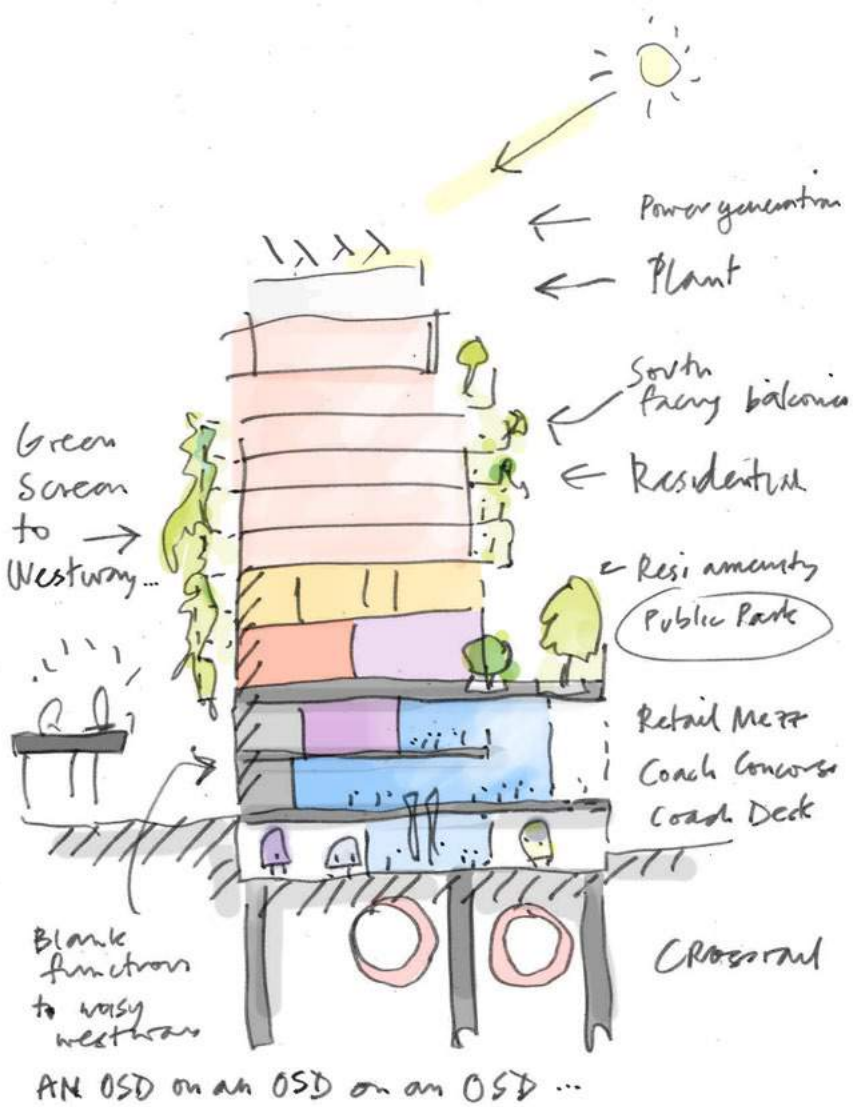
To mark the 40th issue of New London Quarterly we put
out a call for 40 ideas to shape a better London.

From micro to macro, and across all sectors of the NLA
network, we asked for ‘the best blue-sky but workable
concepts to improve the city, expressed, where possible, as
a pencil or pen sketch on a napkin’.

We were after positive ideas for the capital, whether they
be economic, social, environmental, political, spatial, big,
small, interim or long-term solutions, that could have a
positive impact on the shaping of the city.

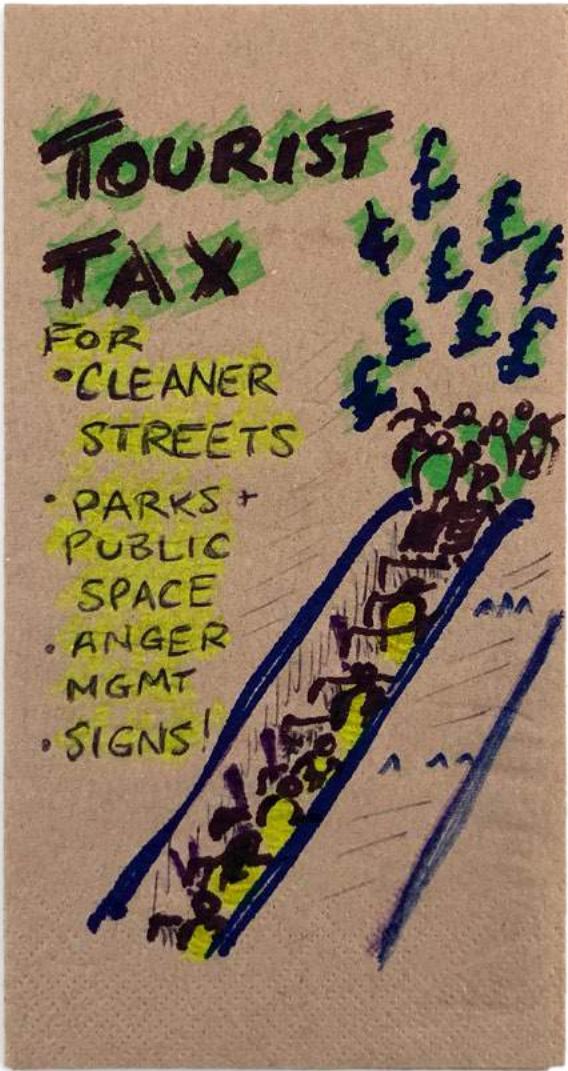
We selected the best 40 from around 200 submissions
sketched on a napkin, along with short descriptions of
the ideas in no more than 100 words. Similar winning
ideas were grouped under one category, with the whole
treated as one of the 40 winning schemes but the best
of the images published here. Those that preferred to
enter written ideas were offered a maximum 300-word
description limit instead.

The results of this process are published here and will
form the basis of a future exhibition at NLA.



Building on air
Giles Martin, WilkinsonEyre

‘With development land in limited supply in every mature city, demand is driving up values to the point where even the most challenging sites are becoming financially viable. One key to unlocking potential is over-site development. Recent examples of building above existing infrastructure have shown that innovative design approaches and collaborative team effort can successfully unlock swathes of city-centre land by building on air.’



Tourist Tax for London
Lisa Taylor, Coherent Cities

‘Join cities around the world and add a small tourist levy, e.g. £1 per hotel room-night, to offset the impact visitors have on London’s infrastructure, services and space. At London hotel rates, guests won’t even notice and sources say hotels can absorb or pass along; the discussion needs to take place with travel wholesalers. Time for a chat?’



An elevated green route

Aoife O'Donoghue, Child Graddon Lewis Architects

'London has such a vast amount of roofscape, resulting in a huge amount of wasted, unused and forgotten space. What if we populated the existing roofscape with green roofs and create an elevated urban landscape for all to enjoy? Along with regenerating the existing roofscape, a new regulation can be implemented to require all new buildings in London to incorporate a green roof into the scheme. The next step could be linking these green roofs, creating an elevated green route throughout the city of London.'



Green roofs

The concept of connecting green roofs in the city was a popular one – also emerging in the winners from aLL Design's Lucy Atlee suggesting accessible roofs could become 'urban micro-farms, gardens and urban oases'. CallisonRTKL's Gustavo Sbardelotto called his version PAB – park above buildings – particularly those from 2-4 storeys.



Canaries – making the invisible visible

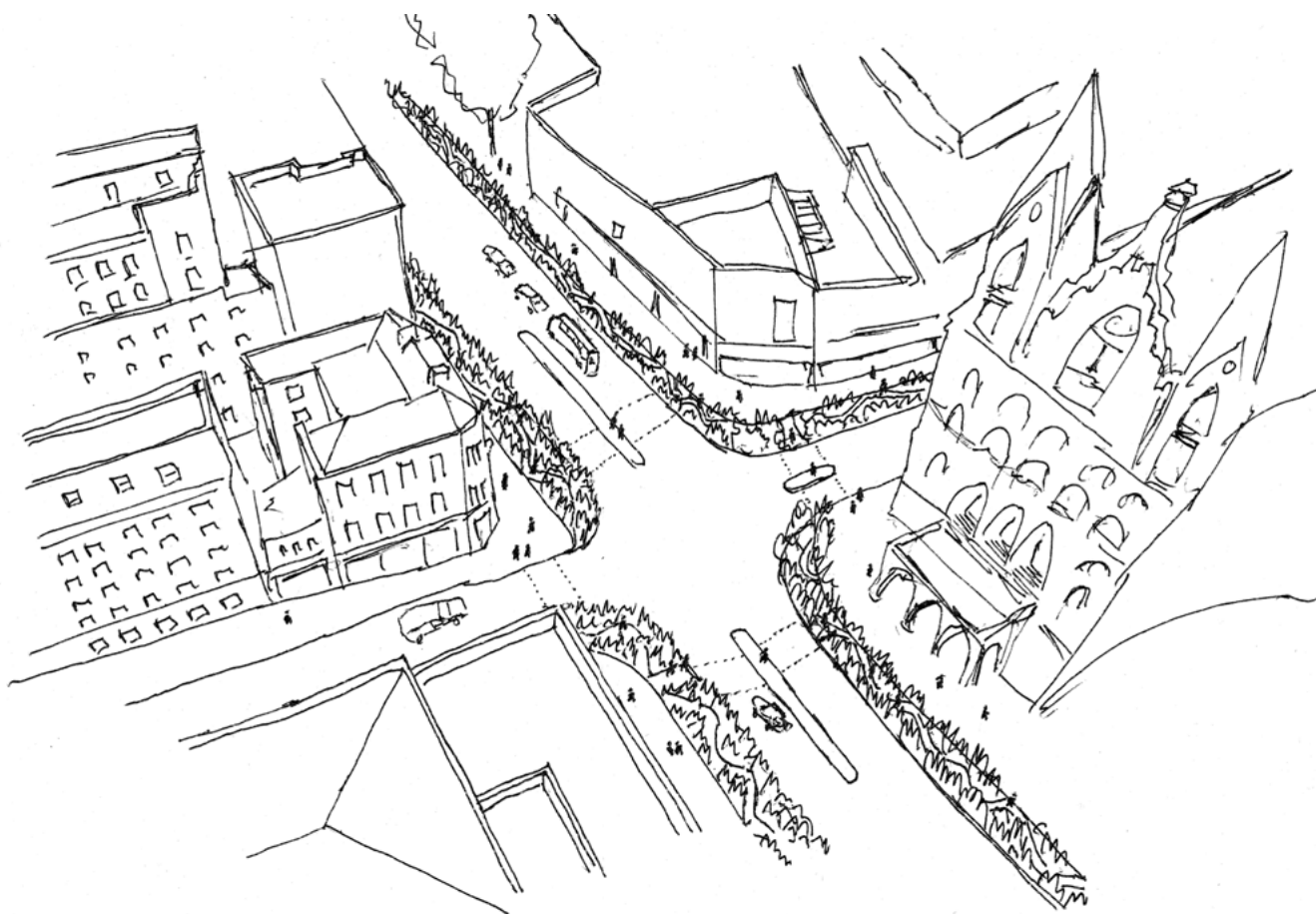
Anna Woodeson, LTS Architects

Jason Bruges, Jason Bruges Studio

Andrew Grieve, King's College London

Sophie Thomas, Thomas-Matthews

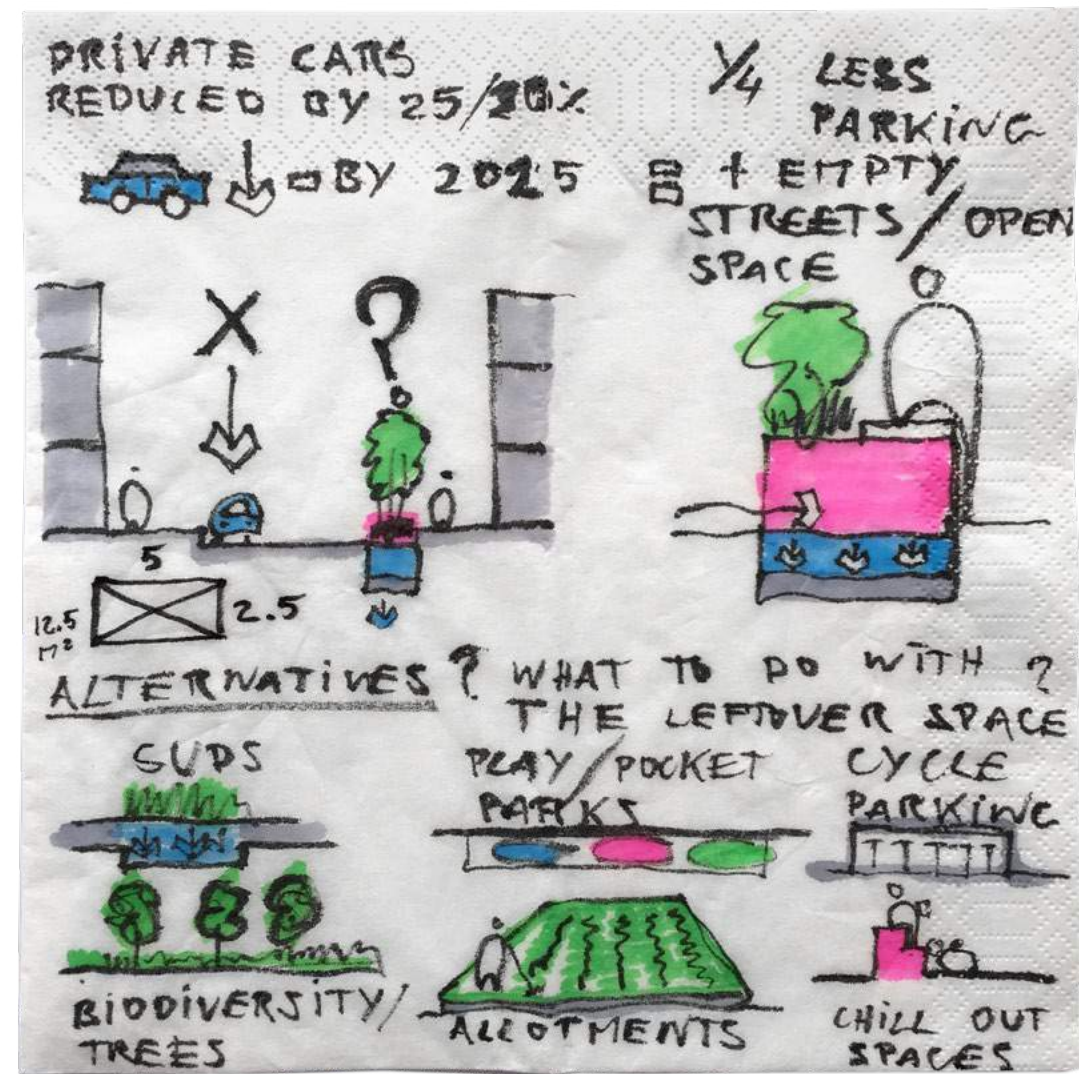
'Air pollution contributes to 5,900 early deaths every year in London. Most of the creative responses, including websites and apps, lack publicly accessible, real-time information. We see an opportunity to change this: a series of 'canaries' located across the capital linked to the existing King's College London air monitoring network. The use of canaries in coal mines instantly changed the behaviour of miners worried about carbon monoxide. Our 'canaries' would respond to NO₂ and particulate levels making the invisible instantly visible and changing the behaviour of those who navigate the city.'



London's Wild Way

Tristan Kelly, T+

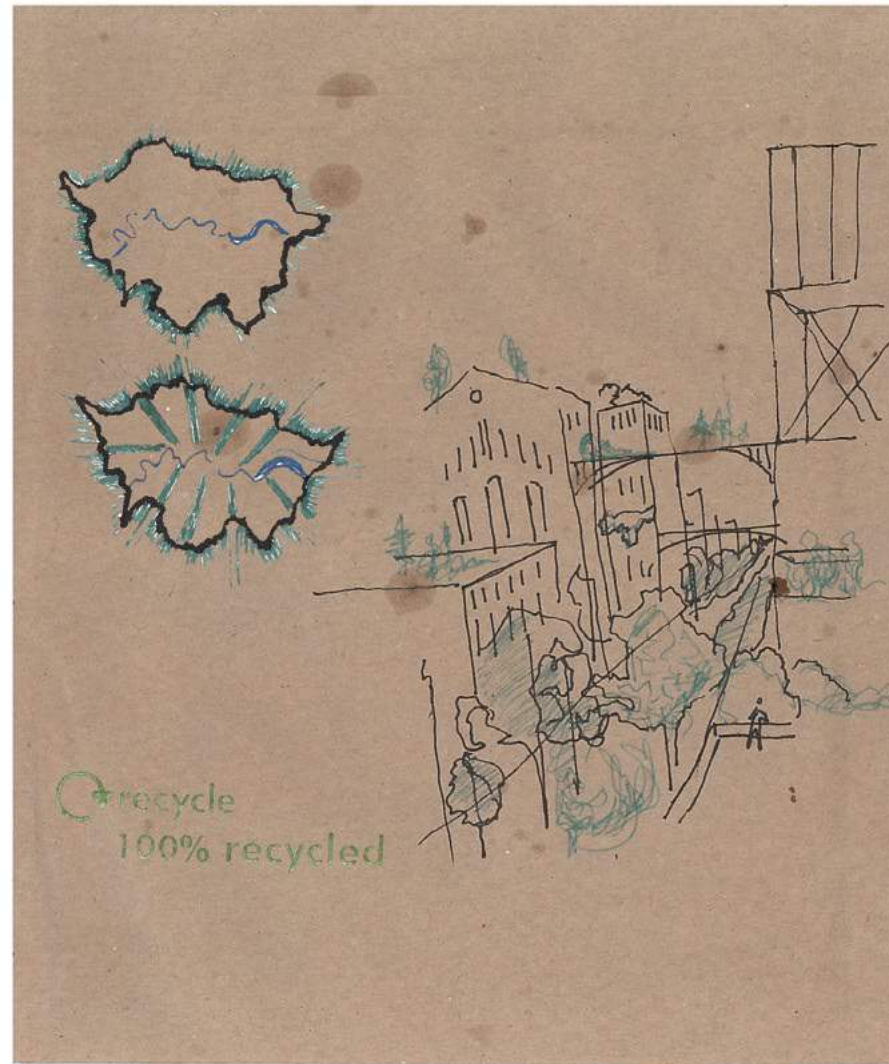
'A city that encourages everyone to walk, cycle or take public transport is a city that reduces pollution, increases physical health and enhances mental wellbeing. My idea introduces "Wild Ways" into the very heart of our car-centric city centre. Existing traffic lanes and parking bays slowly evolve into a persuasive growth of hedges, wildflowers and grasses. This creates a natural buffer zone between pedestrians and traffic, while the hedges reduce the impact of air pollution. Eventually, the Wild Way will merge our inner streets into natural habitats and connect inner-city spaces, creating a happier, healthier city.'



Parking to parks

Marcus Shields, Marcus Shields Studio

'Current policy projections are that there will be 25-30 per cent fewer cars within London's ULEZ by 2025. As the city reduces the number of private cars, there is an opportunity to manage and reconfigure empty parking bays, to consider alternatives. An example of a street with 80 cars, this reduction would provide the following: 2.5m x 5m parking bay = 12.5 sqm. 20-25 spaces x 12.5 sqm = 250-300 sqm This space could permit many activities and engender community place-making, incorporating elements such as SUDS systems, pocket parks, play areas, cycle parking, green infrastructure, trees, community growing or de-stress / chill-out spaces.'



Urban forests

Donald McCrory, Donald McCrory Architecture Studio

'I imagine a London without a rigid Green Belt boundary, fragmented with new trees and rolling green fields flowing into the city. Capturing the carbon in the centre and creating new linear rural landscapes, juxtaposed with new, larger-scale residential developments sitting within the hills of the Green Belt. A new urban ecosystem, trees providing shade, mitigating floods, absorbing carbon dioxide (CO₂), filtering air pollution and providing habitats for birds, mammals and other plants. A series of urban forests.'

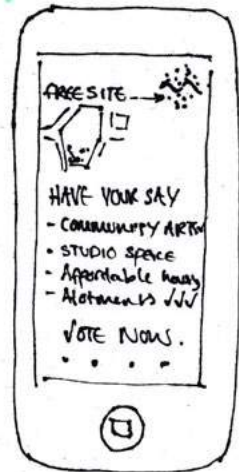


SAD priority seats

Alice Howland, Assael Architecture

'A quarter of UK employees have experienced seasonal affective disorder (SAD) at some point. Although commonly known as "winter depression", SAD affects those who spend more time indoors, work night shifts or work in underground basements throughout the entire year. It has been scientifically proven that 30 minutes of light therapy, that simulates exposure to sunlight, helps those suffering from SAD and chronic fatigue; by activating the release of serotonin, it enhances alertness and mood. I believe that transport and stations provide ideal locations and situations for light therapy. People can benefit while on the move and while commuting to work.'

FREE SPACE NETWORK



COMMUNITY ENGAGEMENT ON POTENTIAL
INTERIM USES FOR VACANT SITES & BUILDINGS.

← APP DESIGN IN PROGRESS!

Register spaces
NEAR YOU!

VACANT SITE
14 HOWARD RD.

FINDING USES
FOR FORGOTTEN
SPACES!

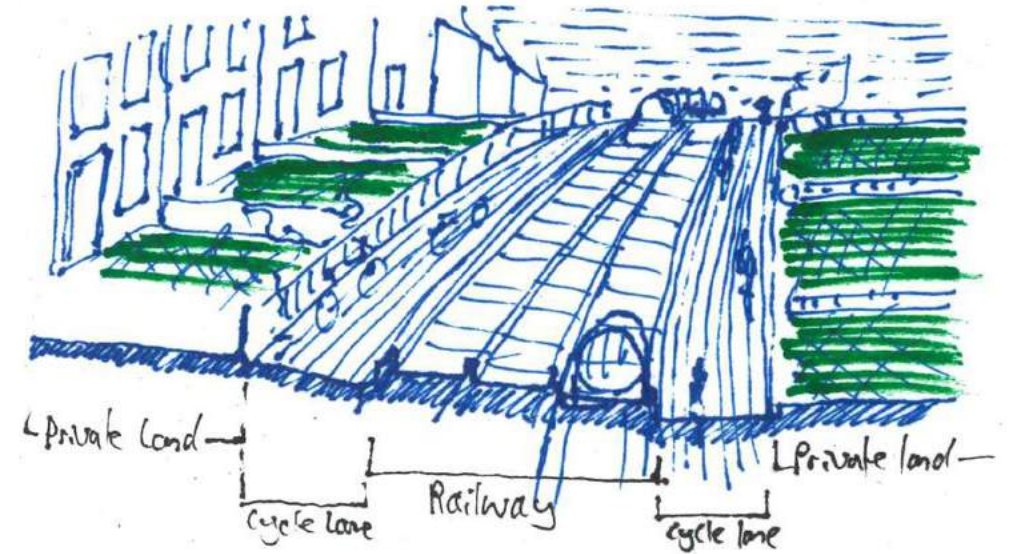
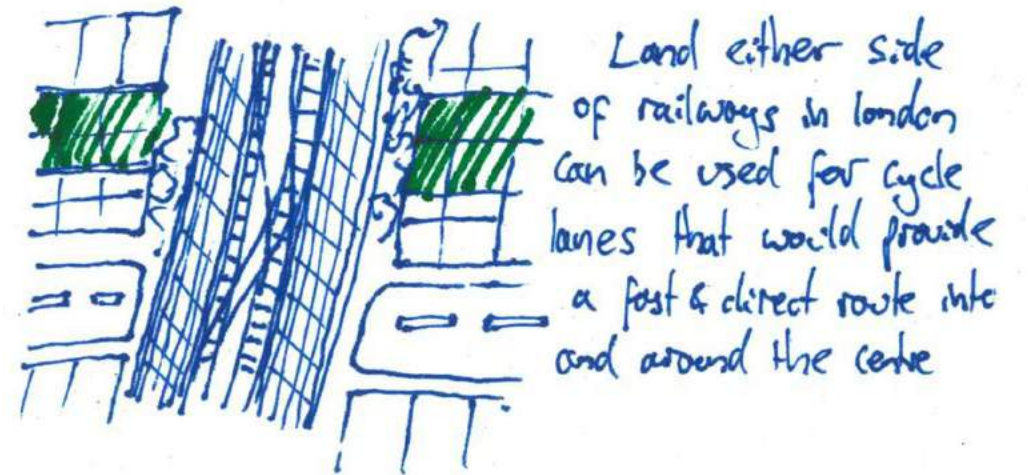
Derelict
Buildings
37 FORGOTTEN AV.



Free Space Network

Emily Percival, Atkins

'Creation of an app which keeps track of vacant and derelict land and buildings to produce an open sharing framework between owners, councils and communities. If a building or site is not in use, the community can voice their opinions on what uses would be good for the area and site in question. Community groups which need spaces can find and temporarily occupy places. Taking ownership over land for interim or long-term uses such as allotments and art groups. Organisations and groups can come together for things such as housing projects and volunteer schemes. Bringing people together, making use of forgotten spaces and encouraging communities to take pride and ownership over their area.'



Cycle-Bahn

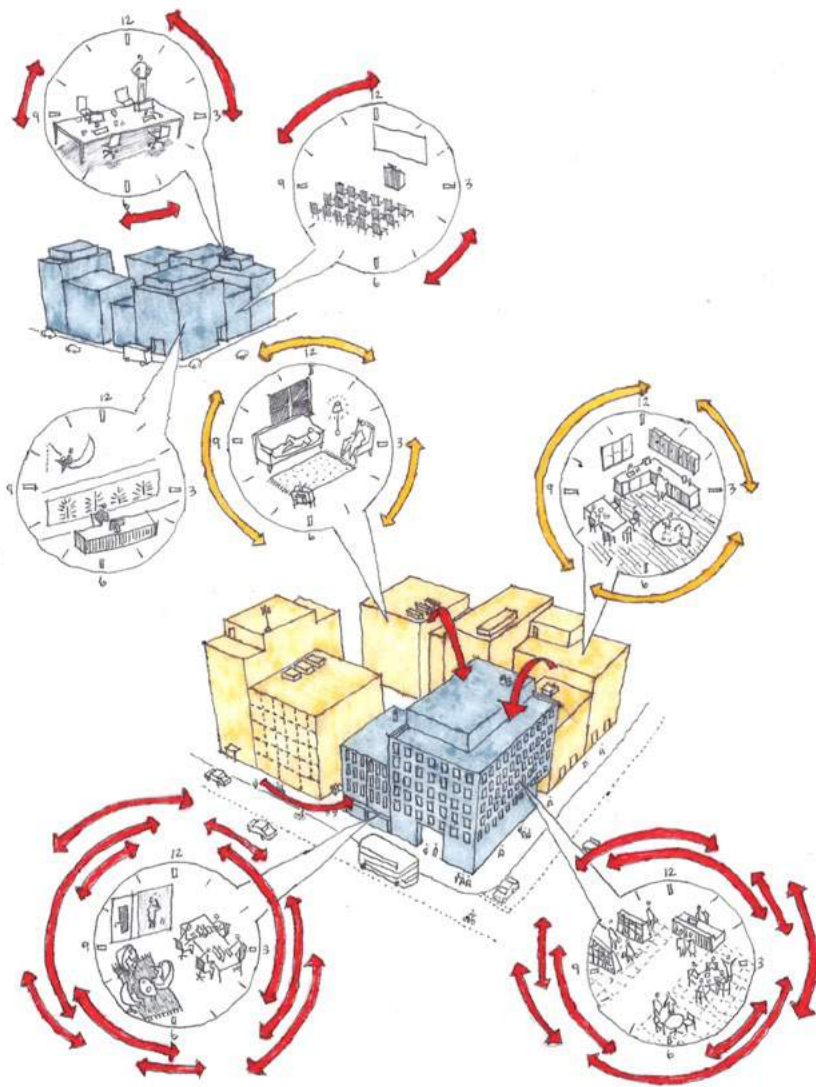
Mustafa Tekman, Atkins

'I have found on my years of commuting into central London from south of the river that railways always have some green if not bushy spaces that line the tracks for long swathes of distance. I have often pondered on my train rides that if a cycle lane was placed alongside the railway, I would be able to cycle into central London in no time, with no danger of traffic and almost entirely in a straight line!'



Cycling in the city

Unsurprisingly, many entries concentrated on a city where two-wheels might be better accommodated. But the other winner here was Archio's James Purkiss with his PET-Net (Personal Electric Transport Network) idea using existing 'buffer-land' beside overground railways to provide traffic-free personal electric vehicle highways.



HOMEwork

Nicholas Jewell, Ben Adams Architects

‘London contains 300m sq ft of office space. Its use, tethered to the conventions of an 8-hour working day and fixed desks, means that for two-thirds of the 24 hour cycle this space is underused. If we take advantage of modern, flexible working patterns to create a more direct relationship between time and space, office environments could be condensed and we could find a more effective use for the 200m sq ft of freed up space – such as offering an answer to the capital’s housing crisis. Permitted development could facilitate the rapid creation of 200,000 homes in these re-purposed spaces. Maybe the answer to the housing crisis lies in making our existing building stock work harder and smarter.’



Swimathon

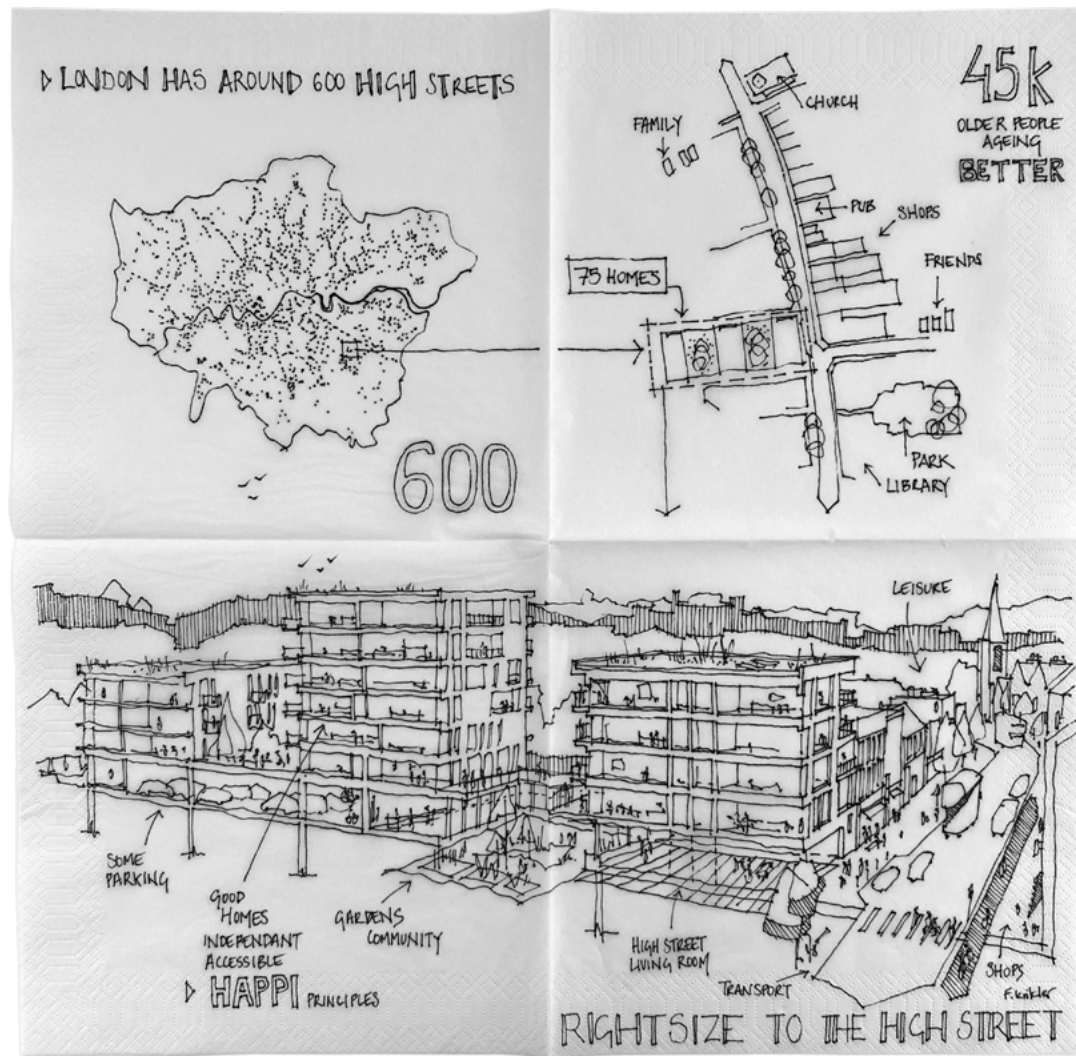
Neil Manthorpe, Atkins

‘Swimathon – opening up 26 miles of clean, green and safe access to the River Thames for all! The River Thames is London’s greatest natural asset. Enjoyed for its views, recreation and boating but rarely by bathers. A programme of sustained cleaning, filtering and greening of the river can return the water to safe bathing standards. The Thames Tideway Tunnel has taken the first step. Let’s build on this and continue to create a riverfront legacy for London by opening up riverfront lidos, beaches, water parks, promenades and annual swimathons. We can bring beach life into the city. After all, there’s nothing better than messing about in the river!’



Urban swimming

Swimming was another popular choice, the other unshown winner here being Studio Octopi’s Chris Romer-Lee with his vision for Swimmobile. This is a 40ft naturally filtered open top container pool, positioned on the back of a hydrogen fuel cell lorry.

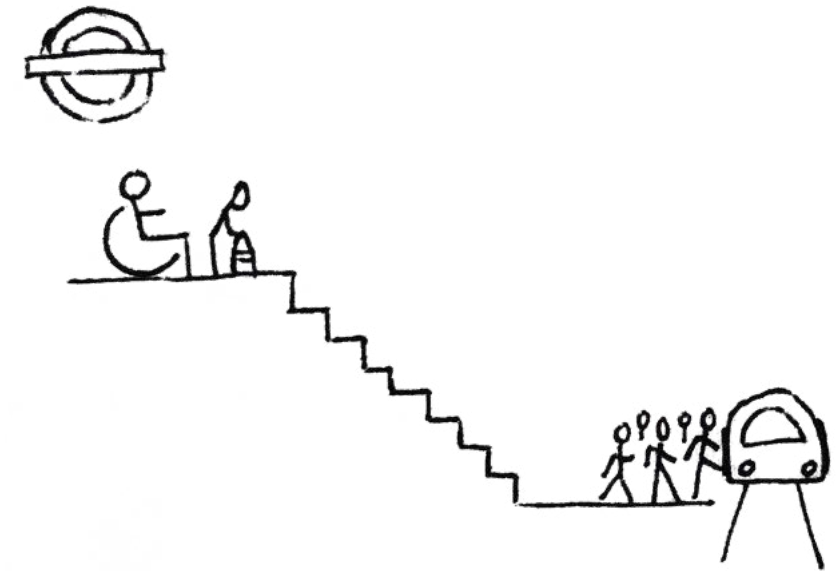


Rightsize to the high street

Felicie Krikler, Assael Architecture

‘Our high streets and town centres are undergoing significant changes, with many of the larger stores being no longer viable, even in London. My proposal is to use the footprint of these larger retail units to design and create purpose-built housing for older generations in locations where shops, amenities, society infrastructure and transport already exist, while keeping the frontage to the high street active with a variety of flexible and community uses. If each of London’s 600 high streets could accommodate one of these new housing developments, we could enable at least 45,000 people to age better.’

TRANSPORT NETWORK THAT IS ACCESSIBLE TO ALL



* Average loss in job opportunities for those with limited physical mobility is 16%
↳ based on London's average commute time of 74 minutes

Transport accessibility in London for ALL

Katie Lamb, Momentum Transport

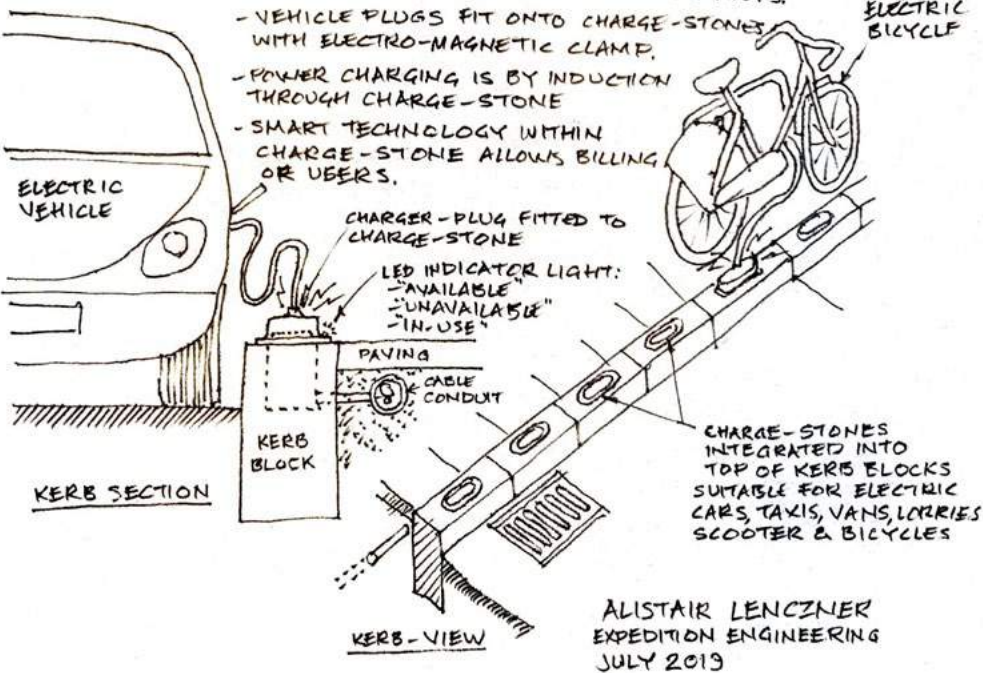
‘Much of London’s transport network is still inaccessible to those with limited mobility (wheelchairs, elderly, physical ailments etc.). This results in a significant loss of opportunities for those who cannot access the network, both in employment and social inclusion. I believe that having access to transportation is a determinant of someone’s wellbeing, which is why a transport network that everyone can access is so important. London has a fantastic transport network; now let’s get those stations retrofitted so everyone can enjoy it!’

AN IDEA FOR LONDON:

CHARGE-STONE KERBS FOR LONDON STREETS

AS ELECTRIC VEHICLES OF ALL TYPES BECOME THE NORM ON LONDON STREETS, CHARGE-STONE KERBS WILL ALLOW THE POWER CHARGING OF THESE VEHICLES TO BE DONE ANYWHERE THEY ARE PARKED (LEGALLY) ON PUBLIC STREETS

- CHARGE-STONES ARE BUILT INTO KERBS LAID BETWEEN CARRIAGEWAYS AND FOOTWAYS. CHARGE-STONES RISE ABOUT 1cm ABOVE KERB-TOP.
- CHARGE-STONES AVOID THE NEED FOR ELECTRIC CHARGING BOLLARDS WHICH CAUSE OBSTRUCTIONS AND "VISUAL CLUTTER".
- CHARGE-STONES ARE ROBUST WITH NO MOVING PARTS.



Charge-stone kerbs for London streets

Alistair Lenczner, Expedition Engineering

‘As electric vehicles of all types become the norm on London streets, Charge-Stone kerbs will allow the power-charging of vehicles to be done anywhere they are parked (legally) on public streets. Charge-stones are built into kerbs laid between carriageways and footways. Charge-stones are visually discrete and avoid the need for electric charging bollards which cause obstructions and create visual clutter in the public realm.’



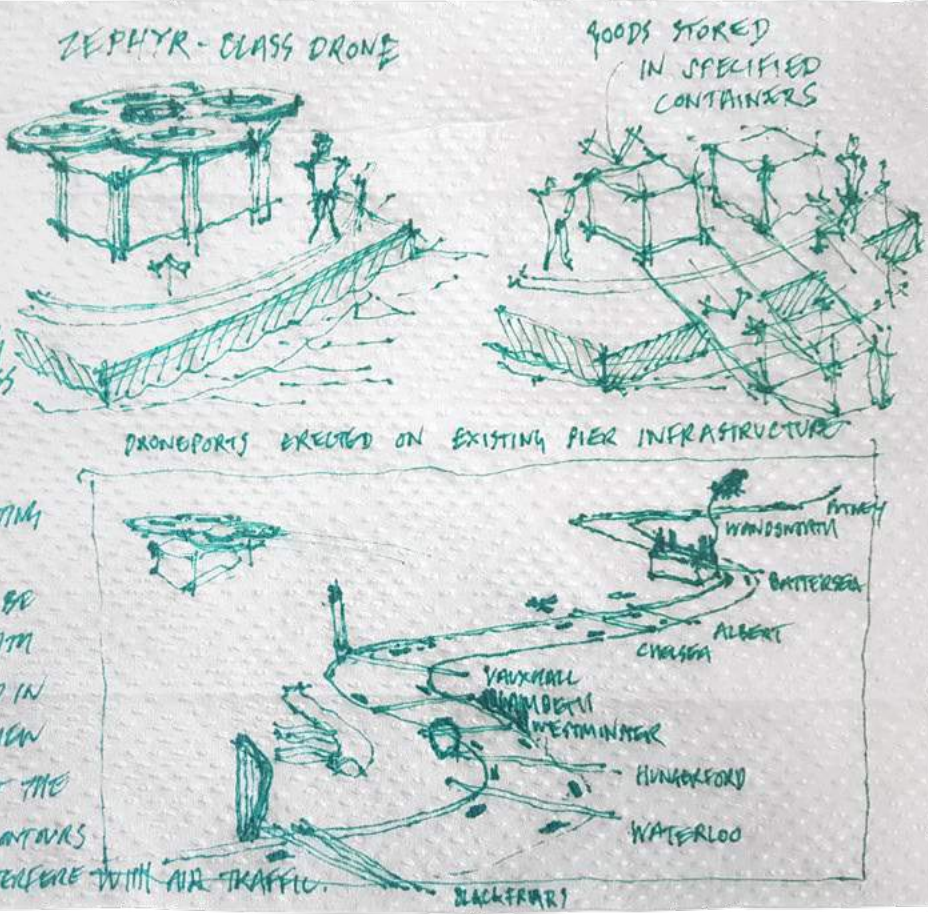
People power

Energy and how we harness it in the city also produced more than one winning entry. Unshown here are Chris Mason of Nicholas Hare Architects' idea for pedestrian-powered pavements making for a 'people-powered city' through their footsteps powering street lights, vehicles and the like. Chris Jeffcoate from The Manser Practice proposed Top Up Pop Ups, with photovoltaic pavements powering mopeds, scooters, phones and laptops or the gig economy, and located via an app.

THAMES DRONEPORTS

BY DARYL PAGE

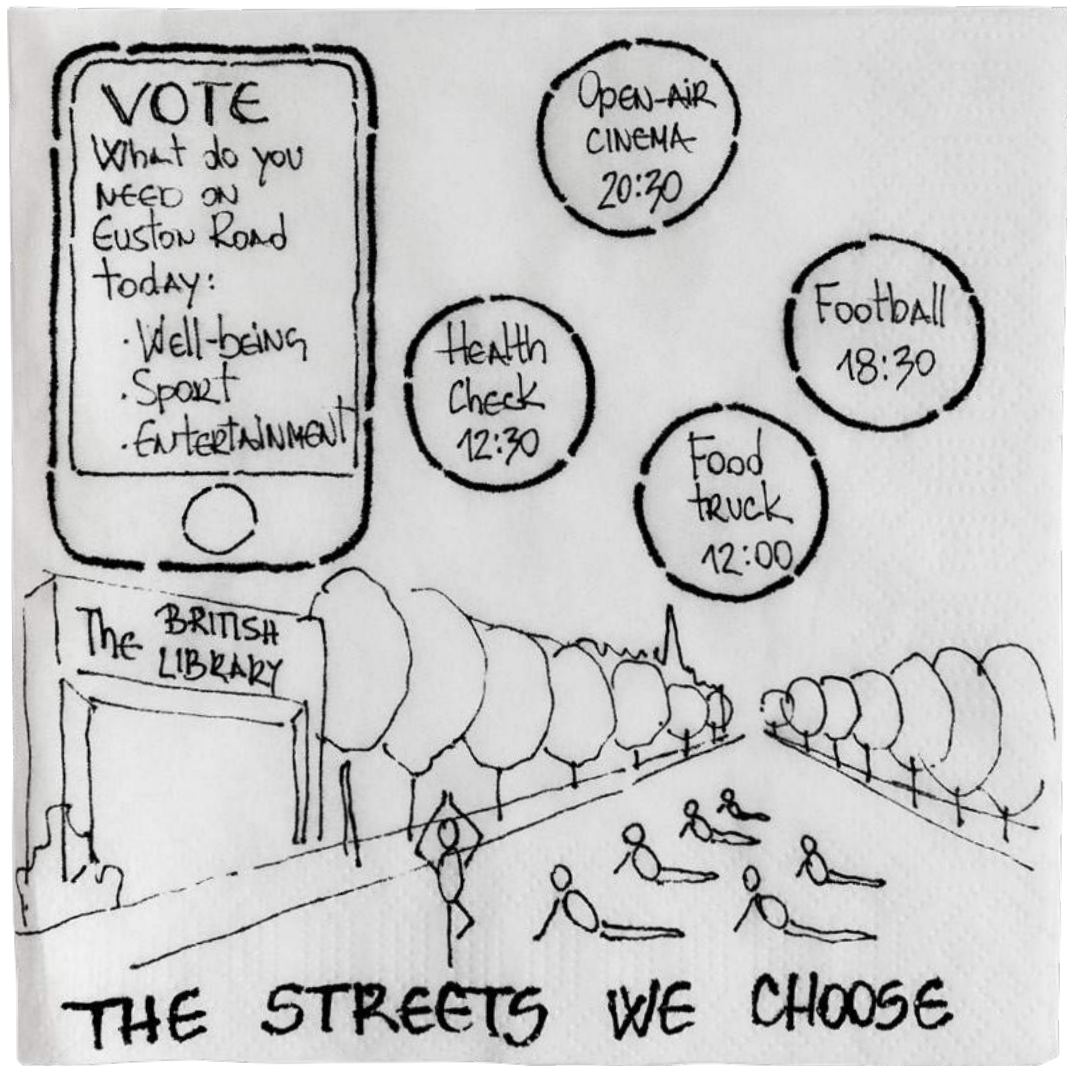
I BELIEVE THIS HAS THE POTENTIAL TO OFFER LONDON A NEW DYNAMIC TO TRANSPORTING COMMERCIAL GOODS ACROSS THE CITY BY DEPLOYING DRONEPORTS ALONG THE RIVER THAMES, USING EXISTING INFRASTRUCTURE SUCH AS PIERS, AI DRONES COULD BE SET A PRE-DETERMINED PATH TO DELIVER GOODS HOUSED IN SPECIFIED COMPARTMENTS THEN REDISTRIBUTED THROUGHOUT THE CITY. USING THE RIVER CONTAINS ENSURES DRONES DO NOT INTERFERE WITH AIR TRAFFIC.



Thames Droneports

Daryl Page, WYG

‘I believe this has the potential to offer London a new dynamic for the transportation of commercial goods across the city. By deploying droneports along the River Thames, which would be strategically located adjacent, or on top of, existing pier infrastructure, AI drones could fly a pre-determined path to deliver goods housed in specified containers. By using the contours of the river, and with bridges generally being low-lying, this ensures that the drones do not interfere with air traffic. This idea could potentially help reduce road traffic and the use of HGVs.’



The streets we choose

Katerina Karaga, Farrells

'My vision is to create 24/7 flexible streets through an app that is responsive to the needs and wishes of those around it. Traffic is increasingly reliant on apps which guide it. Let's use those apps to manage our streets and decide when to remove traffic – even on busy thoroughfares like Euston Road. Imagine people practicing morning yoga, having lunch on moveable green meadows at noon, with an open-air cinema at night on the street. Imagine our congested streets becoming nomadic landscapes responding to everyone's changing needs. London's streets could become responsive and smart places, full of pop-up theatre and events.'



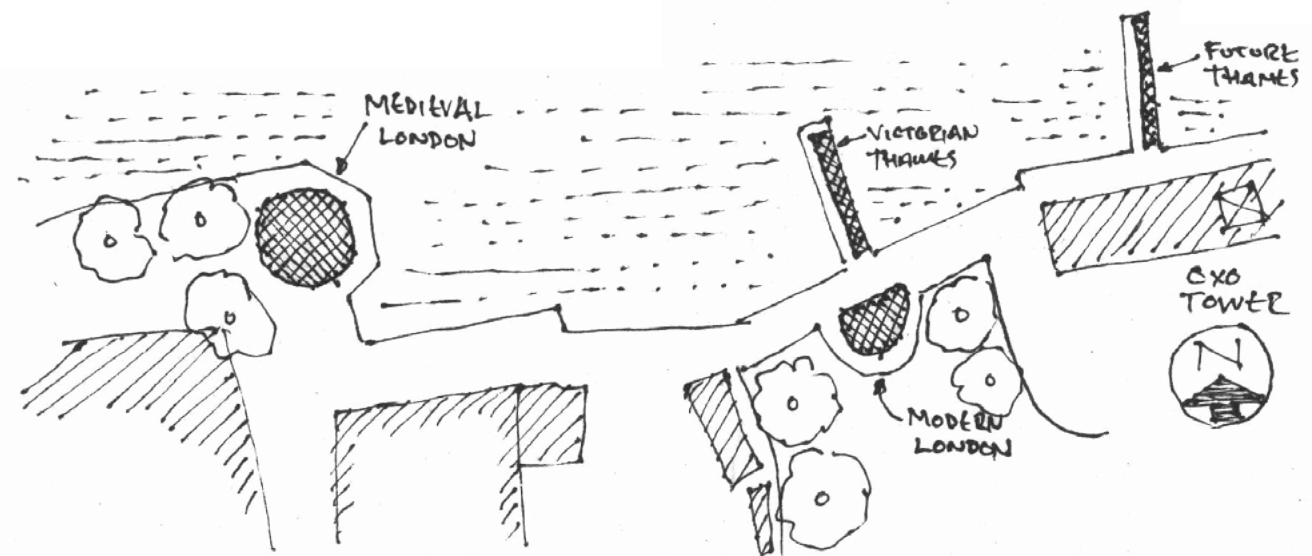
Streets of London

Katrina Davis of Civic Engineers came up with the 'Grid to Green!' idea, where every road gullet in London should be replaced with a modular, standardised rain garden and tree which could also incorporate seating to contribute considerably to every street. Farran Keenan of AWW, meanwhile, took security of our streets as his issue, suggesting colourful pillars to replace steel and concrete barriers that are too much of a reminder of horrific events from the recent past.



EVERYONE LOVES A MODEL VILLAGE – QUINTESSENTIALLY ENGLISH AND A JOY TO BEHOLD! LONDON HAS THE NLA MODEL WHICH ALWAYS ATTRACTS A GREAT DEAL OF ATTENTION, BUT THERE'S NOTHING ELSE LIKE IT IN CENTRAL LONDON FOR ALL TO ENJOY.

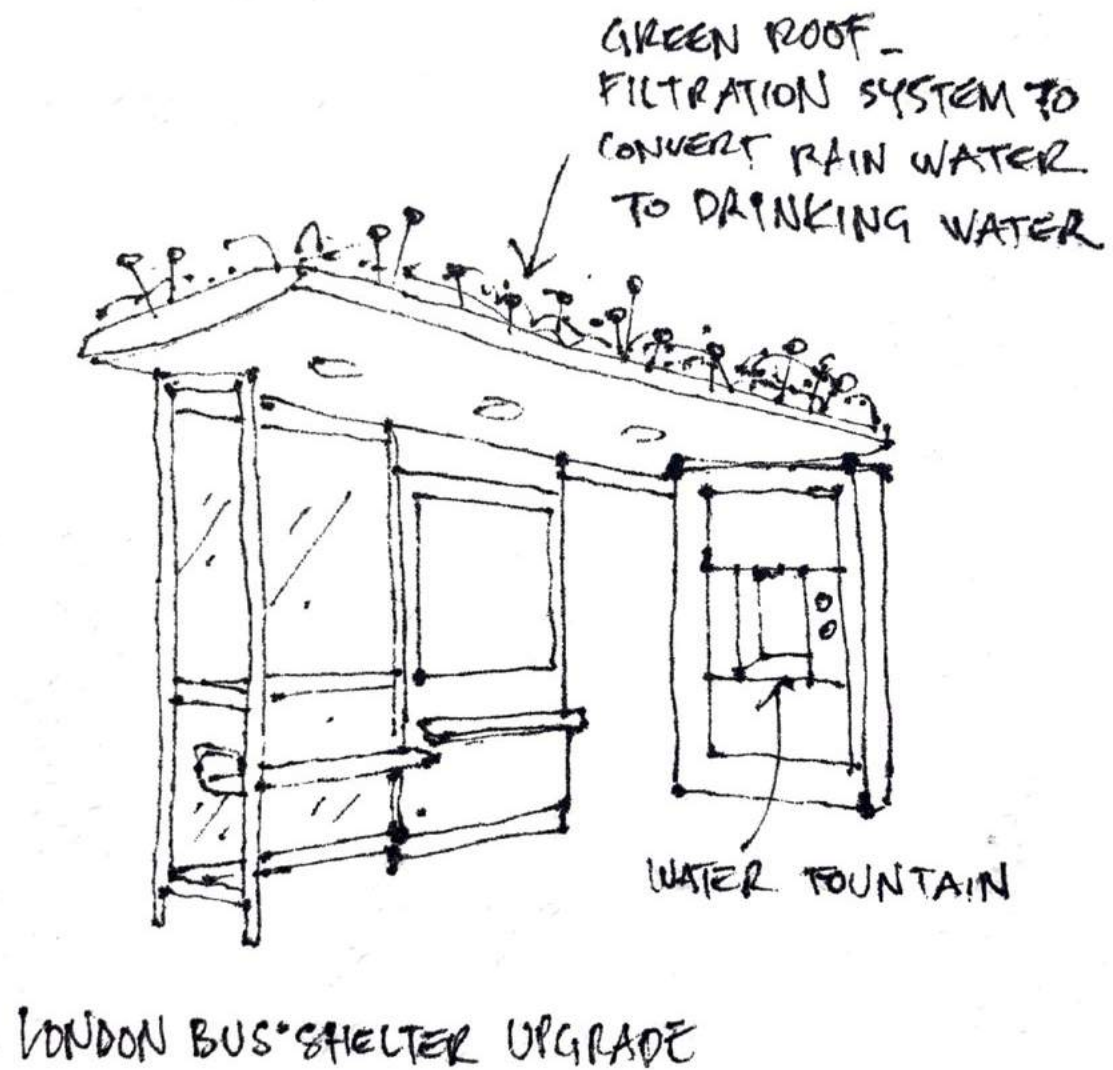
THIS PROPOSAL IS FOR A SERIES OF MODEL LONDONS ALONG THE SOUTHBANK. INSTALLED ON THE OTHERWISE UN-USED PIERS IN FRONT OF THE OXO TOWER AND AT THE VIEWING BAYS ALONG THE EMBANKMENT, THEY COULD ILLUSTRATE THE LONDON OF YESTERYEAR, TODAY AND TOMORROW, WITH LED LIGHTING TO BRIGHTEN UP THE EVENINGS.



London's model villages

Neil Sharpe, Atkins

'Everyone loves a model village – quintessentially English and a joy to behold! London has the NLA Models which always attracts a great deal of attention, but there's nothing else like it in Central London for all to enjoy. This proposal is for a series of model Londons along the Southbank. Installed on the otherwise unused piers in front of the Oxo Tower and at the viewing bays along the Embankment, they could illustrate the London of yesteryear, today and tomorrow, with LED lighting to brighten up the evenings.'



Commuter Oasis

Winnie Wong, Woods Bagot

'We busy London commuters rarely sit and smell the flowers, but spend every spare moment multi-tasking. I would let our bus shelters multi-task too, and lighten our load a bit. Green roofs distributed over the entire London network improve the biodiversity of plants and the habitat of our equally strained bees, and make for pleasing views from the bus top deck while we wait. The plant bed, along with mechanical filtration within the side panel, cleans and purifies rainwater for consumption, sustaining us thirsty Londoners as well with free drinking fountains and helping to reduce plastic waste.'

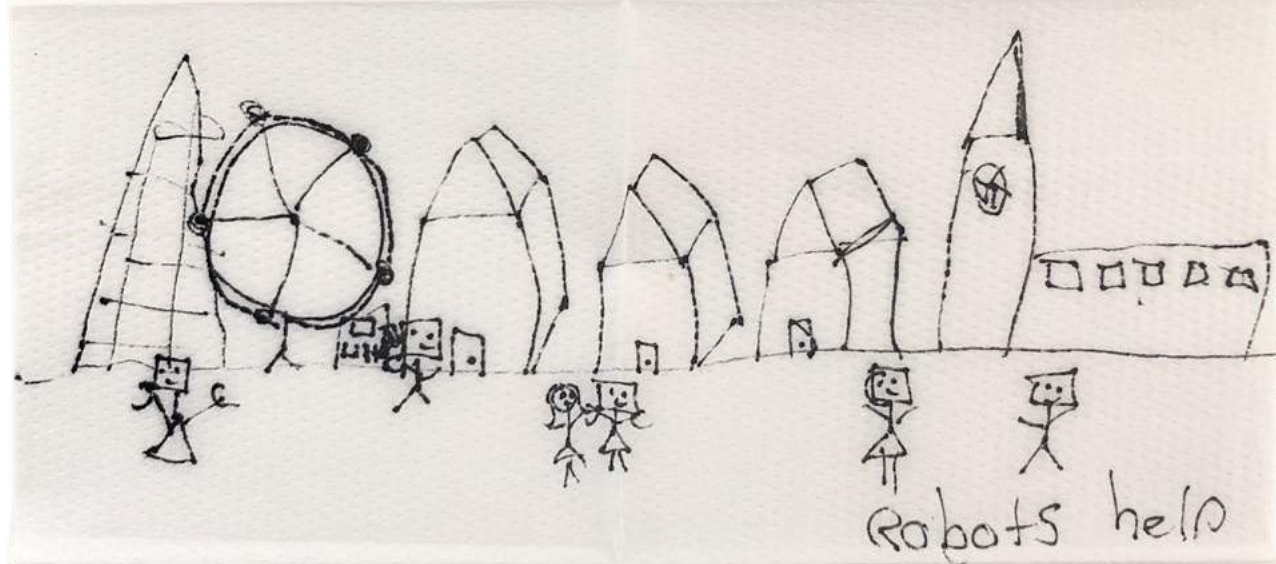


Sinclair C6

Ben Derbyshire, HTA Design

'The Sinclair C5 was 30 years ahead of its time. Both the technologies and the infrastructure necessary for success now exist. The Sinclair C6 is the answer to sustainable mobility in London. The monocoque is carbon fibre, with titanium mounting points for front and rear suspension. It's a comfortable ride. Pedal power is still available but battery technology is now a lightweight rechargeable power pack at the rear. Wheels are larger, to absorb shocks, and a four speed hub gear is incorporated in a hollow titanium drive shaft, transferring power to both rear wheels via universal joints.'

My robots will help people, pick up rubbish, .. I also think that we should plant more plants and take more care of animals.



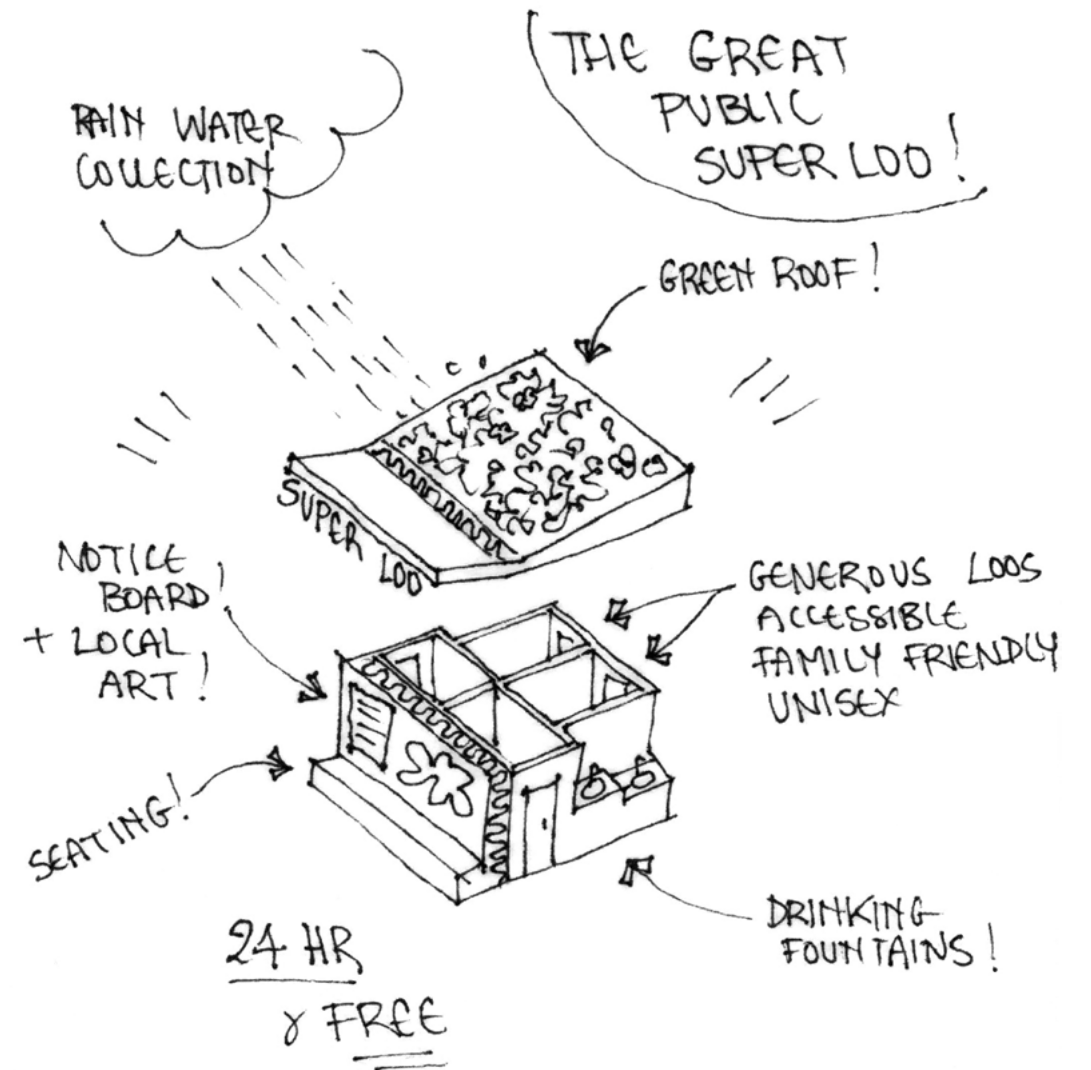
Robots help

I am called Zoe Partridge I am age 8. Save London

Robots help save London

Zoe Partridge (age 8)

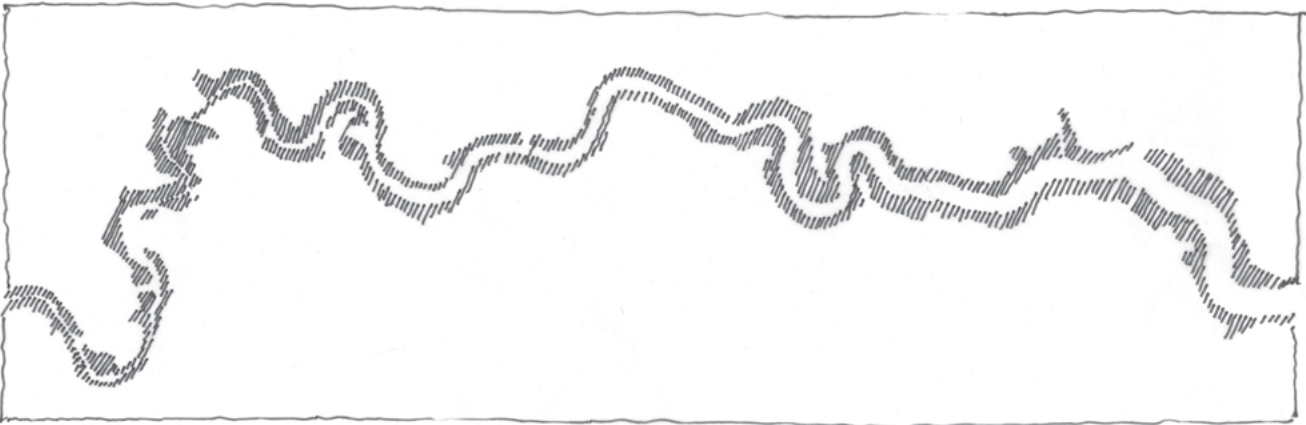
'My robots will help people pick up rubbish and clean the city. I also think that we should plant more plants and take care of animals.'



Superloo

Verity Morris, Stitch

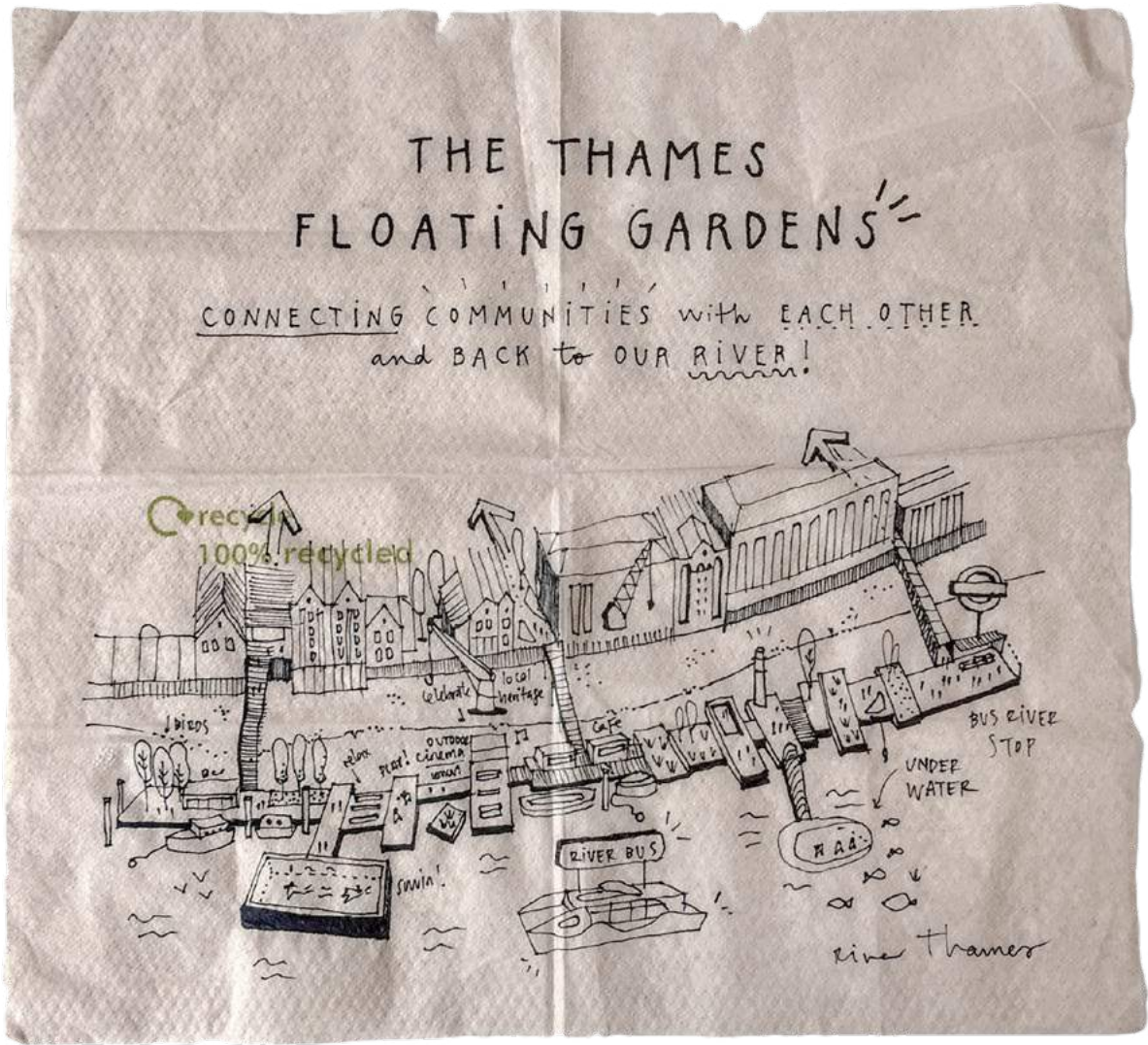
'SUPERLOOS are beautiful, safe public toilets dotted across London. They are more than a convenience; they are inspiring buildings and structures designed by the best of artists, architects and purveyors of the public realm. They do more than provide access to clean sanitation; they promote recycling, they have green roofs, they generate their own energy, they have notice boards, they have water fountains (no more single-use plastic bottles). SUPERLOOS remind you to drink more water, recycle, celebrate nature and encourage you to meet new people. SUPERLOOS give you the confidence to go beyond your front door and explore this great city.'



Listing the river

Graham Morrison, Allies and Morrison

‘London is defined by its river. It is the reason for our city’s existence and the backdrop for its two millennia of history. At low tide, it reveals London’s largest public open space – a meandering path that has shaped our city. As a space, it is defined by the character of the buildings and spaces that line it and is arguably London’s most valuable spatial asset. Yet the pressures of development have left their impact on the Thames. Damage has been done and now, instead of buildings contributing to its frontage, most development now seeks to exploit it. The River Thames as it flows through the centre of London lacks both a policy and an organisation capable of managing its evolution. We should do two things to alleviate this. First, the length of the river passing through the GLA boundary should be listed. This would give it a measure of protection, requiring all new development along it to be judged by how it contributes to the river as a whole. Secondly and in parallel, this section of the river should come under the direct administration of the GLA, as it is a strategic asset. Instead of being at the edge and the fragmented political boundary of the 17 boroughs that face it, it should be a single space – the centre of our city – that the GLA should take responsibility for. It can coordinate the often-conflicting opinion of all stakeholders and interested parties so that its character is conserved and there is sustainable development along its banks. The Thames is one of the world’s great urban rivers and it belongs to all Londoners. It is time that our planning and political structures reflected this reality.’



The Thames Floating Gardens

Scott Elliott Adams, HTA Design

‘The floating garden concept envisions a 21st Century adaptation of the successful Victoria Embankment and South Bank. It aims to deliver a publically-accessible, south-facing Riverwalk linking the City of London to Canary Wharf in areas without riverfront access. The incremental approach will initially see urban piers re-linking existing neighbourhoods to the River Thames. A series of co-designed, floating gardens will be introduced over time, linking neighbourhood piers. Each floating garden will provide community, civic and cultural uses within a distinct planted landscape. The ever-evolving project will promote walking, interaction and new ways of engaging with our river.’



Utilising the river

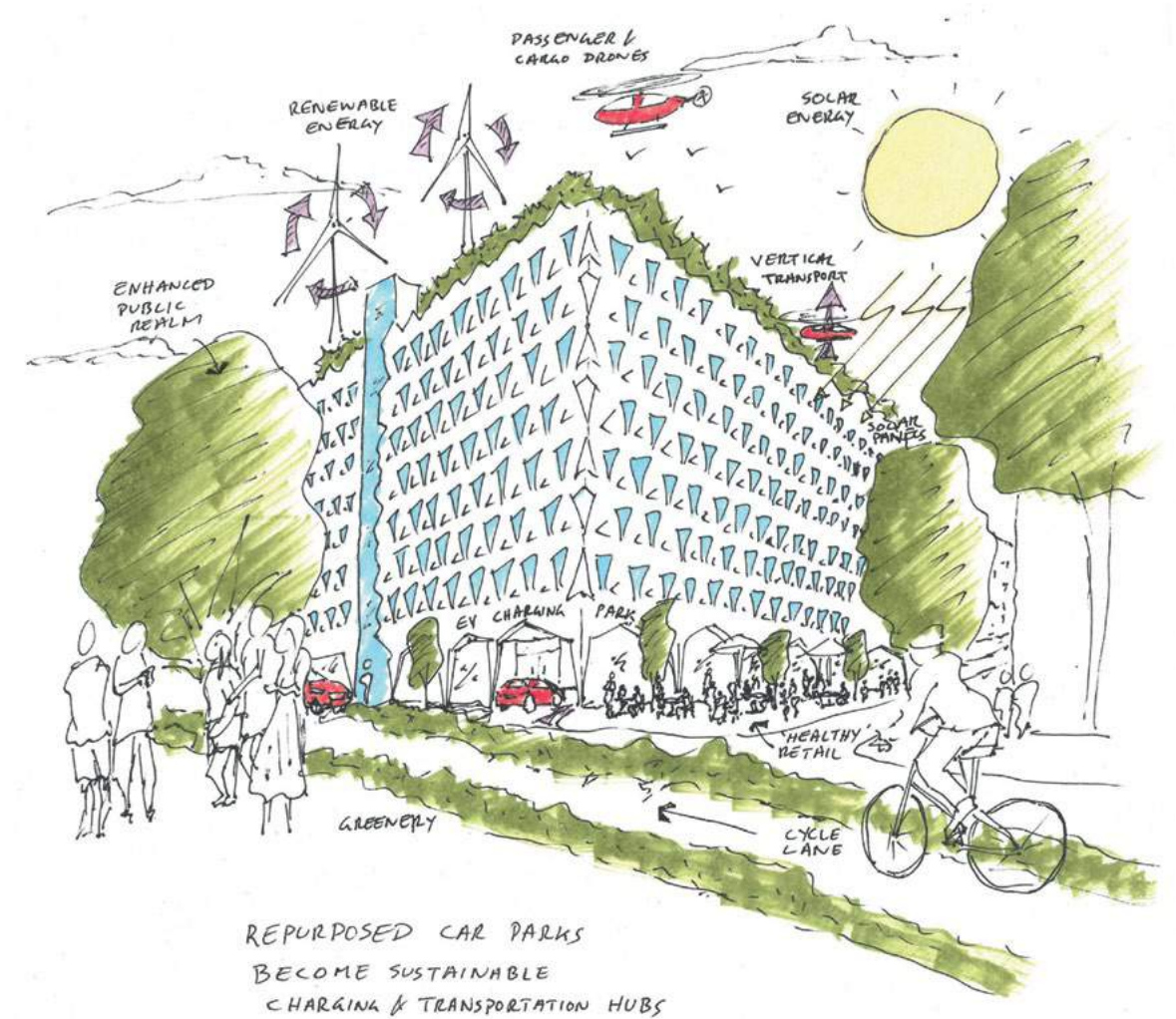
Using the Thames was perhaps the most popular of all the grouped categories. Ideas ranged from building linked pontoons to replace lost public services (Steve Ritchie Partnership), a Thames Archipelago (CGL), a fish park (Woods Bagot), cycle lane boardwalks on the ‘Public Thames’ (Webb Design), floating parks on the river bank or even a kind of garden (planted) bridge (both Fathom Architects) were rewarded with inclusion as similar winners here.



NLA's House for London

Alex Ely, Mæ

'NLA's House for London: Repurposing, Reimagining, Reusing. Beech Street tunnel is repurposed as a new home for NLA, the street reimagined as a place for people not cars, existing structure reused for enclosure. As we face an unimaginable environmental crisis, NLA becomes an ambassador for how to minimise resource use and deliver carbon-positive development by rethinking existing enclosures for future development. Situated at the heart of the City, in a space that forms the linchpin on the cultural mile, the future of London's architecture is tied to its broader arts programme, drawing in public and professionals alike.'



Repurposed car parks become sustainable charging and transportation hubs

Gemma Jachnik, Barr Gazetas

'Earlier this year we saw an outcry as Welbeck Street Car Park, the much-loved architectural icon, was finally torn down after unsuccessful attempts to save it from demolition. With the future of mobility hoping to remove cars from our streets or at least replace them with electric versions, we would propose to repurpose our car parks to become the transport hubs of the future. By turning them into mixed-use developments and improving the public realm, they will provide additional amenity to London, whilst ensuring that we are prepared for the future, without destroying our past.'



Transports of delight

Transport, and particularly cars, were the subject of many ideas. Allies and Morrison's Steve Walker suggested 'Paring back car parking' as a determined but stealthy effort to loosen the stranglehold cars have on our streets and replace parking with features to enhance the utility and beauty of the communal environment. Designer Ivo Tedbury, meanwhile, had the idea of reusing London Underground ticket offices as 'sharing, re-use and return hubs'.



Citizen Planning

Maximilian Camplin, BECG

‘We should give power to the people and they will exercise it with sound judgement. Major strategic applications – to be defined by the Mayor of London – would be decided by a randomly selected jury of London residents, with proceedings managed by an independent planning inspector. If we want our communities to have a vested interest in planning and to consider the city’s future to be their decision, we need to give them responsibility. If we trust the people to exercise sound judgement on matters of criminal law, why would we not do so on how our city is shaped?’



Tentropolis

Clare Richards, ft'work

‘A practicable proposal to use vacant high street premises as temporary accommodation for rough-sleepers: we identify companies with vacant high street premises (banks, post offices, pubs); and approach them to make properties available, fully serviced, for a fixed period. A partner homeless charity (already approached and supportive) identifies local rough-sleepers for each of the premises, on a single-sex basis; and commits to running support and advice services single pop-up tents donated by Glastonbury (500 abandoned this year), to provide privacy a prefabricated, flexible “room” as a recreational shared space, to create a sense of community’



Driving change: from cars to homes

Sam Austen, Feilden Clegg Bradley Studios

'Increasing the density of low-rise, suburban areas needs to be sensitive to the communities. By recognising a natural trend in London; that of decreasing car ownership, the infrastructure that supports cars can provide a key opportunity for future development. We should repurpose the garages, driveways, and car parks to accommodate neat, modular homes and community spaces, using sites that are too small and awkward for large developers.'



Tree Valley

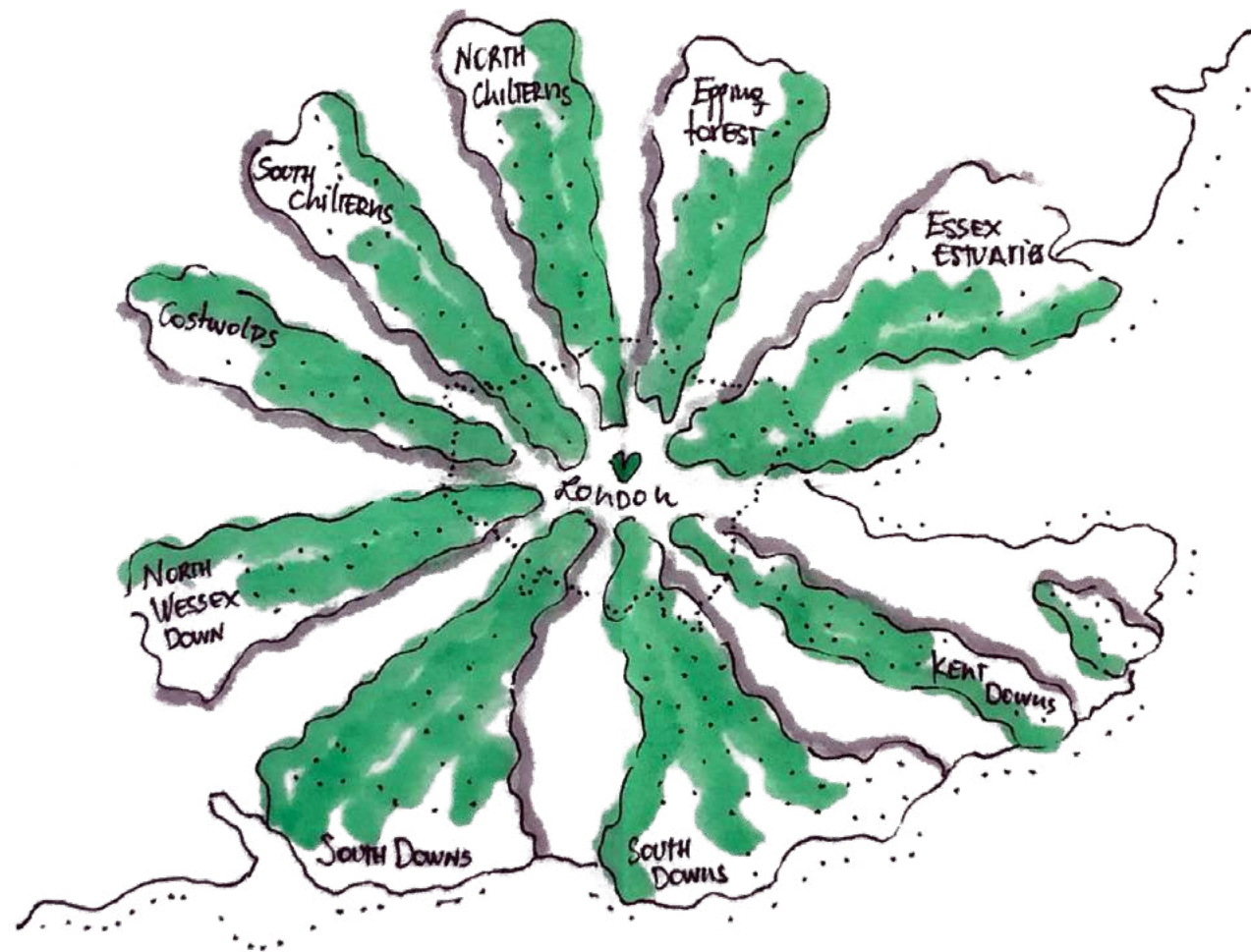
Stephanie Crombie & Agata Malinowska,
Morrow + Lorraine Architects

'Can planting trees save our climate? Recently ETH Zurich released a study showing how reforestation could store about 2/3 of the total carbon released into the atmosphere as a result of human activity since the Industrial Revolution. Morrow + Lorraine's idea evokes the opportunities that trees could bring to the urban landscape by not only improving the local (and global) environment, but exploring how tree-planting could form an extraordinary new streetscape for our city. Referencing the popular game *Monument Valley*, London is visualised as an exploration through a complex and surreal world where forest and architecture mesh into one.'



Trees and ecology

This group unveiled some eye-catching ideas, including 'Tree can do it!' from Stitch's Verity Morris. Morris suggested that planning policy should require female trees be planted wherever possible because male trees shed more pollen and thus make allergies worse. CGL's Sophie Latham and David Kay proposed planting a tree for every baby born in London, while Mike Luszcak of ME Landscape a radical programme of tree planting and conversions of golf courses to woodland...



Green Braces

Giulia Robba, Farrells

'London's Green Belt isn't working – it's an outdated idea, with the spaces in the belt often of poor quality, crossed by transport infrastructure and not really "green". I plan to work with the problem, to allow growth alongside our transport corridors – as is happening in reality – and to reinforce the (in fact already green) areas between those radial corridors – "green braces". London's green braces will ensure better connectivity and true accessibility between existing and new landscape corridors, generating a planned, connected and productive network of green spaces.'



A place for 'LONDON'

Peter Heath, Atkins

'Large letters (and COR-TEN steel numbers as can be seen in Regent's Park until October 2019) are fun and easily populated by all ages for sitting, leaning, photos and sometimes climbing (with care). In the right giant sized font and materials, the word LONDON could be installed permanently at many of London's leftover spaces, perhaps on the entry/exit boundary of key Greater London Area, suburban boroughs, as well as within the inner areas, all as part of some otherwise stale security barriers, regeneration, landscape and townscape projects. They could be a temporary installation on sites for fundraising to charitable needs, and move from high profile place to place – like the Elephants/Bulls etc have demonstrated – inspire as art installations.'

Meaningful Meanwhile

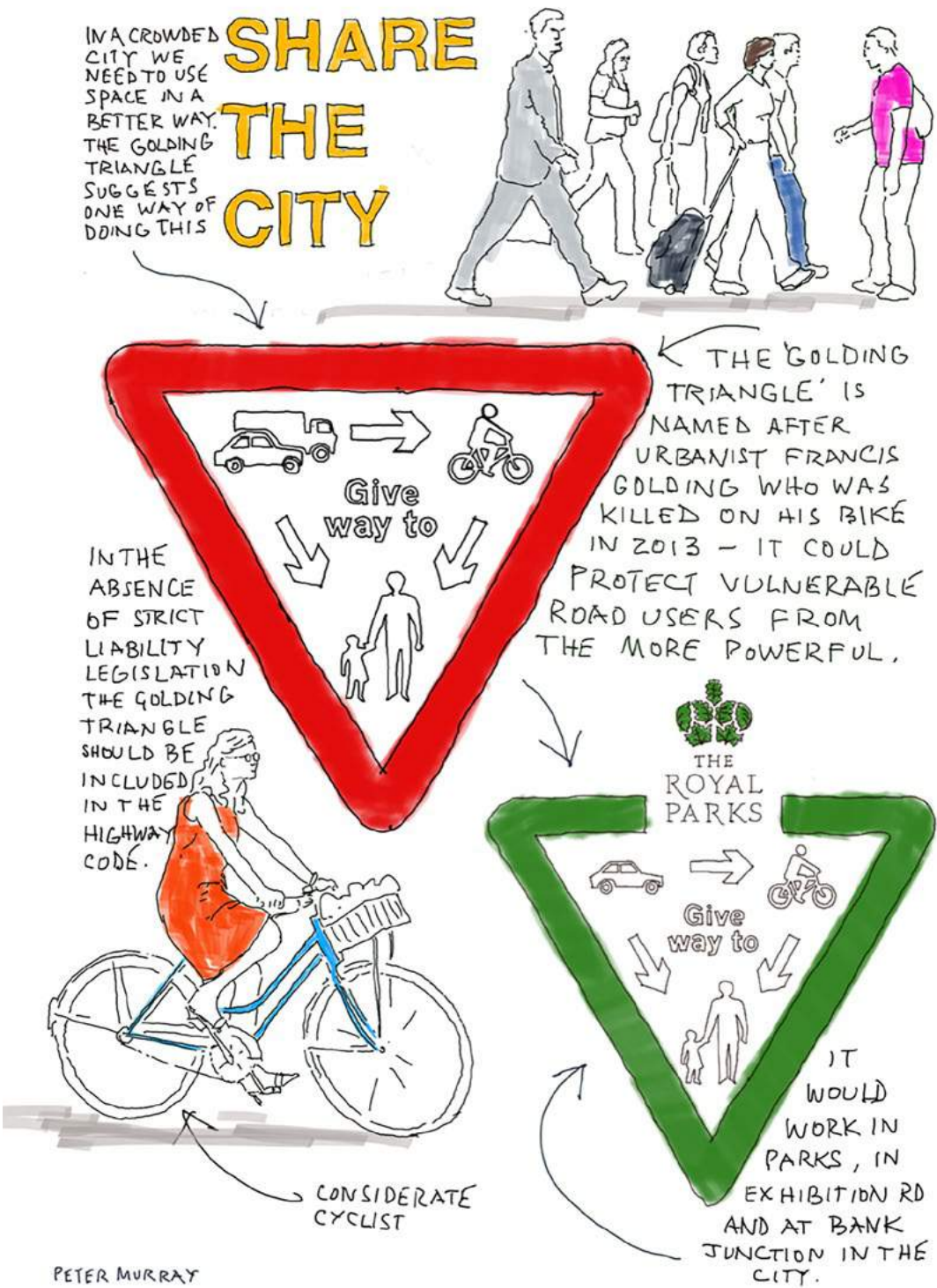
Claire Curtice, Feilden Fowles

‘Our idea for London is a framework where like-minded organisations with a strong social purpose can work in collaboration to regenerate brownfield pocket sites for meanwhile uses. Waterloo City Farm has been created on a formerly neglected plot south of Westminster Bridge (leased from Guy’s and St. Thomas’ Hospital). The 1700 sqm site has been transformed into a collective home for architects Feilden Fowles, and the charities Jamie’s Farm and Oasis Waterloo. The trio came together with a shared focus on education and belief that spaces for learning should be inspiring and uplifting. The farm serves Lambeth and Southwark, among the most deprived UK boroughs, and comprises animal pens, vegetable garden, outdoor kitchen, barn, classroom, walled garden and architects’ studio. This collaborative project has demonstrated clear social, economic and environmental benefits by transforming an overgrown, unsafe and inaccessible strip into an inviting support network for the locality, offering educational and public community programmes and events. Free initiative such as Oasis’ ‘Young Farmers’ brings people together to encourage healthier lifestyles. Through animal-care and harvesting produce grown on site, young people can learn where food comes from and how to cook fresh and nutritious meals. The raised beds are designed at an accessible height to enable everyone to take part in gardening. All walkways are wheelchair-friendly and there is level access throughout. The temporary nature of the site’s lease has driven the barn, pens and studio buildings to be constructed from demountable timber frames meaning that all materials can be rebuilt or reused in the future. Waterloo City Farm is a model for “meaningful meanwhile”: reusing London’s brownfield plots, bringing together organisations united in a social purpose for the benefit of multiple communities. Meaningful meanwhile also serves as a testing ground for neighbourhood regeneration.’

A triple lock on public land sales

Jonny Anstead, TOWN

‘Across London, public land is being sold to private housing developers, contributing to the 66,000 new homes needed in the city each year. Little wonder that stretched local authorities are happy to oblige, selling off the family silver to help deliver local services. But in the dash to deliver new housing, quality is overlooked – encouraging the poorly-designed, overpriced, cookie-cutter, car-dependent housing that people, given a choice, would rather not live in. Why is this wastefulness of land so damaging? Because, unlike money, land is a non-renewable resource. When land leaves public ownership, it’s permanent. The 1972 Local Government Act requires local authorities to sell land for “the best consideration reasonably attainable”. It compels them to behave in the same way as private landowners: to obtain the highest possible price, with little regard to design, quality, wider local value, and sustainability. Some notable exceptions exist: Transport for London, through its Small Sites programme, has made available land on terms suited to smaller developers, focusing on quality, not just price. Lewisham Council has self-build housing by making land available on terms that make it possible for community builders to access it. Cambridge’s Marmalade Lane – a council-enabled cohousing development with communal spaces and shared resources – was codesigned owned and managed by its residents. The council’s procurement process had quality, not just price, at its heart. London should take inspiration: its 33 local authorities should commit to justifying all sale of public land on three counts: social, environmental as well as financial. This triple-lock would transform the culture of public land disposal. It would level the playing field, for a new generation of SME developers, non-profits and community building groups. And it would encourage the forms of housing that people want and need: homes that are better designed, more sustainable and more affordable.’





Angelina (age 11)

The last word goes to Angelina, aged 11, who encapsulated much of the current thinking about the capital and wider world as part of the Summer Design Challenge; a free, three-day learning session held for 8–12-year olds at NLA and the City Centre as part of its ongoing Learning Programme.

The 40 ideas shown here – along with other submissions – will figure in a future exhibition at NLA. ●

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BRIEFING NOTES

Our regular round-up of conferences and events at NLA





←
Melbourne;
liveable city

INTERNATIONAL

Learning liveability lessons – London and Melbourne

Part of NLA’s International Programme Supported by the Mayor of London Programme Champions: Bates Smart, KPF, London & Partners, White Arkitekter Programme Supporters: VU.CITY

London could learn from Melbourne’s transformation into one of the world’s most ‘liveable’ cities through ‘externalising’ buildings, taming the motor car and giving more streets over to attractive public spaces. That was one of the key lessons from a live hook-up between the two cities at NLA on Store Street and an evening audience

gathered at Australian Unity on Melbourne’s Spring Street. Melbourne lord mayor Sally Capp began by saying that liveability was one of her favourite topics, with the city having been recognised as a world leader on a number of indices, even given its status as the fastest growing city in Australia. Melbourne has a population of 4.9 million people but expects to top 8 million by 2036, when it will be the country’s largest city and roughly the size of London now. But unlike the UK capital it is much less dense, London being four times denser, and transport is ‘absolutely central to liveability’, said Capp, with pedestrian congestion one of the city’s big problems. Melbourne is expressing its ambitions too by creating more open spaces and civic spaces, said Capp, with an ambitious programme of new urban parks over the next decade. The diversity of people in the city is one of the standout successes, added Capp, liveability having a lot to do with the ‘humanity that we show’ and a big focus is to do with what is happening with rough sleepers – ‘knowing them by name’.

GLA’s Debbie Jackson said there were a lot of parallels with London, which is home to 8.8 million people with 270 nationalities and 300 languages, and which ‘revels in our diversity’. ‘Our job is to make sure that everyone who works in and lives in the city has the chance to benefit from its growth’, she said, referring to ‘Good Growth’ principles expressed through the forthcoming London Plan, which she branded a ‘step change’ from the last edition. ‘A big part of London’s future is the way we engage with other cities’, said Jackson. Back in Melbourne, the city’s director of city design and projects Rob Adams said cities around the world are engaged with ‘urban choreography’; bringing different forces together to make sense of the city. Melbourne had ‘good bones’, but needed a good walking environment, achieved by subdividing the city with large blocks and then subdividing further to create lanes and arcades. ‘We wanted a city that was urbane’, said Adams. Vehicles were ‘weaned off’ the streets in order to create people spaces in a general move to ‘externalise’ life onto the pavements and create an attractive city.

Another key move was to reintroduce residential to the centre, which brought food and beverage with it and encouraged retail back into the centre. Attention was also paid to high-quality public realm and making public transport something you did ‘with dignity’, as well as mitigating climate change through extensive tree planting. If there was a regret, though, it was that, unlike London, Melbourne does not have a Green Belt to contain sprawl. And then there was Melbourne’s other secret weapon: coffee. But one final message was that increasing densities means bills go down with it. ‘This is an economic proposition, a social proposition and an environmental proposition’, said Adams.

‘A big part of London’s future is the way we engage with other cities’

Other speakers included Selina Mason, director of masterplanning at Lendlease, who suggested we have a huge amount to learn but that a lot of the metrics on liveability are ‘top-down’ and that we are not as ‘cohesive’ as we once were. There was space, she said, for ‘happy city metrics and a thriving places index’, and more cities need to be heading towards metrics that are not as much about consumption and growth. But the infrastructure is also inefficient in supporting the idea of villages, Mason added. ‘It is fundamentally around getting from the outside to the inside’, she said, with the challenge remaining of creating a radial transport structure. Finally, a panel discussion included director of LSE London Tony Travers, who felt that the structure of government was hampering London making large-scale interventions across the central area of the city, and that there was a ‘trade-off between liveability and hyper-density’.

PLACEMAKING

Reducing congestion: the role of freight consolidation in central London

Part of the NLA’s Placemaking & Public Realm Programme Programme Supporters: WSP

How can London’s landowners work together to improve the city’s record on traffic congestion, poor air quality and a compromised public realm as a result of increased numbers of freight and delivery vehicles? A special think tank organised by NLA and held at the offices of WSP sought to find out. These are exciting times for logistics, said Ian Brooker, director logistics at WSP. It is a sector undergoing major change: primarily through customer-driven factors from online shopping, for example, but also through businesses expecting better things from logistics today. The shape of our cities is also changing – high streets and shopping centres are in flux, and cities are moving towards a 24-hour economy, often progressing to events rather than retail. ‘The second driver is what planners and developers want out of our cities’, said Brooker, with a clear trend dealing with the negative aspects such as accidents but also the positive end, with more ‘liveable’ cities featuring more pedestrianisation and cycleways – again with an impact on logistics. But another driver is technological and systems change, with phenomena like electric vehicles and decarbonisation, possibly autonomy, but also the huge range of software

now available to companies with which to support their vehicles and real time management. ‘When you put those three things together, land use and land use planning seem to be right at the centre’, said Brooker. Not least because businesses will have to change mode or vehicle somewhere near a city centre, and this needs something that is becoming ever more scarce in the capital – land. For Alexander Jolly, director, Transport Value Creation, DHL, the question was how the industry can be expected to get to the proposed target – a reduction of lorry traffic in the morning peak by 10 per cent by 2026 – when the underlying demand is driven by consumer behaviour. But perhaps it is the suppliers causing this, suggested Richard Jefferies, operations director, London estate, Grosvenor Britain & Ireland, evidenced in part by the fact that imposing a delay on deliveries in one scheme has not caused a problem at all. The margins of success suppliers have are so small that if they can offer two hours quicker, say, that’s the only advantage they can have over their rivals. But there is a lack of cohesion around the different restrictive schemes that operate around London, felt Jolly. And, added David Kaner, board member, West End Partnership Board, the Covent Garden Community Association, loading bays are typically between 8am and 6pm, thus forcing deliveries during that time. Perhaps, for the consumer, a powerful convincer for consumers could be a price signal to alter behaviour, said Kaner. And perhaps with routes being ‘totally driven by the customer’, said Sarah Rye, head of public realm at Westminster City Council. So: do we need more of an evidence base to persuade consumers than the considerable existing data on air quality, congestion and road safety? To a degree, consumer behaviour is a minute proportion compared with the HGVs and LGVs driven by businesses. Operators do want to be greener, and

DHL has a sustainability agenda with ULEZ having been a big push towards this too. ‘It’s having the means to do it – infrastructure’, said Thomas Parker, senior strategic transportation officer, City of London Corporation. But this needs land in the Square Mile or West End or, if you want to do consolidation, better connected industrial land on main arteries coming into central London. And that is expensive. ‘Industrial land has spiralled out of control on price’, said Parker.

We could look at alternative transport methods, such as river and canal transport and also rail freight – underground and overground – coming into central London, along with mixing passengers and freight more on existing transport methods, suggested Susannah Wilks, director at the Cross River Partnership. And London’s hospitals and universities in central London, which also have a

‘Industrial land has spiralled out of control on price’

lot of deliveries, are recognising that they could consolidate more, said Catherine Seaborn, principal policy officer, transport, Greater London Authority. Guys and St Thomas’ is one example, with work on a site in Belvedere showing that it could free up clinical time and efficiency in line with the ‘patient first’ NHS motto. Network Rail’s London Bridge station, too, another in the area of Jack Skillen, placeshaping director, Team London Bridge, made a ‘very strong decision’ to restrict any deliveries between 7am and 10am. ‘It is quite impressive how these big public sector buildings are making really big strategic brave decisions’, he said. ‘The private sector appears much more nervous.’

Dan Johnson, director of placemaking at New West End Company, said that five years ago there was no interest in air quality, but it is now in the top three concerns



Box office – a logistics hub

for visitors, and the subject provides a really good lever to talk to businesses about how to resolve it. The big organisations are generally ‘lean’, Johnson said, and some firms like McDonald’s are doing good work, for instance using the same vehicles to bring goods in and waste out. The challenge is more with harder-to-reach SMEs and small vehicles, with LGVs rising in numbers, according to TfL statistics. Perhaps something could be done with incentives and disincentives, Johnson went on, such as a licensing system for travel into the centre. But if it is not critical to the viability of a business, it is difficult to have conversations with those SMEs, added Johnson, and there are also barriers to talking to the right person. Many companies simply don’t realise the assets they have that they could otherwise ‘sweat’, said Parker.

Should we do more to incentivise and encourage those that are building significant new parts of the city to think more about logistics hubs?

We are almost where we were with cycle parking, said Steer Group’s Fiona Jenkins. Every new development should have to have a minimum space devoted to logistics, she added. There are masses of data washing around about freight, but a lot is at a dead end, said Brooker. And much of the data is commercially sensitive; protected and inaccessible.

At a national level, planning is a problem, though, Jenkins went on, and there is something of a sense with city logistics that London had already ‘fallen’, with moves made to ensure other cities avoid similar mistakes and deliver freight and servicing plans.

For Helen Fallon, principal city planner at Transport for London, it was telling that a session on freight during the London Plan’s examination on public was so well attended. ‘We have really tried to ink our planning and transport strategies together’, she said, suggesting that designating local strategic and industrial land on a borough-by-borough basis may be one of the key answers. But there is not much B8 land in the West End, said Parker. It is also about protecting land that can be used for a logistics function, he said. A strong political influence is needed, though, given other priorities such as housing’s vote-winning status, said Seaborn. But the whole point of the MTS is to reduce car dependency, giving the space to look at other challenges.

It is difficult for local authorities to control their high streets if use classes aren’t in order or up to date, said Wilks. The whole structure of retail is changing too, as shown by the fact that, for example, John Lewis and Co-op are aiming to help the logistics headaches by forming a partnership so shoppers at the former

can collect JL online-bought goods at the latter’s many stores.

So, public realm. How can we encourage better public spaces that don’t collide with logistics issues? And how might cargo bikes prove helpful in this area?

Team London Bridge is working on making cargo bikes available for businesses, with, for example, blood samples going between hospitals this way. This is a whole new tech area, but one which needs to be better communicated to businesses who don’t immediately see their potential. Phillip Shalless, senior asset manager, AXA, said in terms of its work at 22 Bishopsgate, getting large volumes from A to B this way is still seen by occupiers as a problem for cargo bikes, however, despite the evidence to the contrary. ‘We’re still struggling with that’ – even if they are fully embracing the idea of consolidation. It is also something of an issue at places like Canary Wharf, where cargo bike access to loading bays is prohibited, but comes back down to tenants putting the right pressure on, said Skillen.

It is ‘cycling behaviour’ that is making some cautious about this, said Rye. But freight is now sometimes the key thing to make a public realm project work, she said. ‘There’s a real skills and information mismatch to bring these projects forward.’ The priority is pedestrians, but you need the freight there to keep the businesses going, and how you manage that is a big challenge, Rye added.

The challenge is how quickly the infrastructure can come to support cargo bikes, said Sam Margolis, transport policy team manager at LB Camden. ‘You’ve got to have infrastructure to make it safe’, he said. And that can include training and education on safety as well as cycle lanes – even if vans are perhaps more dangerous when it comes to collisions. Freight, though, is often the poor relation when public realm

is being designed, and some schemes with poorly sited delivery bays or time restrictions can even increase freight trips. Pedestrianising an area means deliveries get pushed out sideways to other areas where residents do not want them, said Rye.

We don’t manage kerbside efficiently, said David Kaner, and one of the issues for freight is if you try to do timed slots, journey times are so bad that it is problematic. It’s a very complex system, and relies on congestion being solved first – chicken and egg.

Allocated slots at 22 Bishopsgate will mean that vehicles arriving outside the slots will have to be turned away, in accordance with the Section 106 agreement. This will be a challenge given the lack of control over traffic.

All roads, though, lead to leadership, said Jefferies. ‘That is our single biggest challenge.’ The chief executives and politicians will change the world here – but are just not listening enough. ‘There needs to be a forum where you get people together and you persuade them they ought to be the target audience for this.’ Most medium to bigger businesses are not willing to engage because of cost, and tight margins. In addition, housing and other priorities for politicians have an effect. ‘The target is 10 per cent reduction in kerbside deliveries by 2026 – that’s not enough. Having safe targets like that means nothing serious ever happens.’

Contracts and slow enforcement comes next, Jefferies added, a skill we all have to learn to get things inserted into leases and contracts. Deregulation, though, is the enemy of all of this – only by dealing with ‘preferred suppliers’ can you get ‘significant levers’ to make them see things your way, as with Grosvenor’s work to get waste bikes working across the estate. Rather than ‘boiling the sea, we need to focus on some things, get it right and then expand it out’.

ENABLING COMMUNITIES

Enabling Communities – getting down to business

NLA ran a series of three roundtable discussions earlier this summer with a view to improving the way development happens, taking the feelings and ideas of the community along in the process.

The third and final meeting of the Enabling Communities round table looked at taking forward short- and long-term proposals to make the process of engaging with, benefiting from and effectively listening to, communities better across the capital.

‘The inspector's report into the draft London Plan is expected in September before a final release of the plan in February 2020’

The meeting, which took place at 231 Old Kent Road – itself a model of enabling communities to become more aware and an active part in London’s development – was intended to hone down a list of pilot schemes to take forward and implement.

But there were also key presentations from a number of roundtable members, which raised a number of relevant issues and viewpoints. These are summarised below:

- The human world of authority and organisations is in perpetual interaction with the world of human life in community ...

- ... but the two are distinct and different, with dissimilar organisation, and they dance to very different tunes – ‘the social ecosystem dance’
- The community is not a homogeneous thing
- Not only is it diverse, but its nature and dynamics are significant
- Relationships with community groups need to be ‘reset’
- The Examination in Public of the 500-page draft London Plan was open to those invited to participate, and to some who bid to take part
- ‘My conclusion was there was a lot of guff, and not a lot of evident actions. We have to get through the rhetoric’
- The EIP process offers no real idea for presenters on whether their suggestions and recommendations will be taken on board
- ‘I was the only architect in the room, which I think was staggering, and says something about the profession’
- There should be a process of initial evaluation, an audit for us to understand what is out there in order to establish the needs and wishes of communities
- We should protect social infrastructure where it exists – and indeed to define it adequately, especially in the London Plan, to reflect Good Growth policies ...
- ... ‘It seems to be conflated with a few token facilities that were determined by negotiation with developers’
- ‘We don’t bother to find out what people value, and that is social heritage’
- We need to move on from consultation to proper engagement, and that needs to be done at the earliest possible stage, perhaps engaging communities to access other areas of community

- The inspector’s report into the draft London Plan is expected in September before a final release of the plan in February 2020
- There were ‘very few voices’ from the community or voluntary sector in the Examination in Public of the London Plan – and few other industry events have representation from citizens either
- Planning is very technical – there is a lot of reading and research involved. For a lot of citizens they have their passion; they want to have influence but they don’t have the time to be doing this very thorough research
- Organisations such as Just Space provide that resource and support, working with universities to tap into their expertise too

‘We want significant change – and for us that means not just turning up at something, but co-production’

- ‘We want significant change – and for us that means not just turning up at something, but co-production’
- If citizens and communities are to be at the heart of what we are doing then there has to be ‘self-determination’. Who is determining what is exemplary practice?
- London ‘can’t be designed by the professional sector’

The group discussed a range of proposals that emerged from a previous session, and opted to concentrate on a selection of four main action points. These were to:

- Adopt a Mayoral statement of community involvement
- Create a ‘summer school’ to train people in the development industry

- Introduce a ‘people and places’ programme as part of the London curriculum
- Create 50 (or 33; one for each borough) mayoral community advisors or ‘representatives’, along with resources to back them

Others included to:

- Announce a GLA scheme for planning authorities to introduce fact-based audits as a requirement in all development processes. The scheme would meet the costs of the resources needed to implement the audits. The audit would be conducted with all existing stakeholders and agreed with them
- Ensure that every new development requires the provision of accessible public spaces, both open green space and indoor multifunctional space (community centre/library), as well as the creation of a sustainable community organisation/ platform to empower residents to develop their own activities, events and groups and to connect to local services
- Ask every development project to facilitate a transparent conversation with the community that informs the proposed development, called a Statement of Community Need
- Create a media platform – through schools and council tax bills or other public communications – advertising planning applications and development plan proposals, offering savings schemes to help buy the homes and secure the jobs (including training) for when the sites come forward
- Create a ‘parish council’ type body made up of locally represented people living in the area, giving them powers over the future development of the area. Give it a budget to manage the development, run services and socially engaging activities and initiatives – and invest in training and support to enable it to be successful.

INFRASTRUCTURE

Investing in infrastructure – London and the rest of the UK

*Part of NLA’s Transport and Infrastructure Programme
Programme Champions: London & Partners, Steer, Transport for London
Programme Supporters: MICA*

How can London improve infrastructure investment and its relations with growing non-metropolitan cities across the rest of the UK?

A breakfast talk held at NLA sought to find some answers.

Centre for London research manager Jack Brown kicked off the debate with a report on strengthening ties between London and the rest of the country and how the UK capital is perceived.

‘Devolution is not just about democracy and legitimacy; it’s also about helping us think through this case for investment’

‘London’s economy is racing away from the rest of the UK’, he said, leading to discussions over whether we are a ‘regionally unbalanced country’. London puts more into the country’s purse, but Treasury figures also show that Londoners receive more public spending per head. Lots of money, though, goes on highly visible infrastructure projects, which creates ‘highly understandable resentment’; and nowhere is this truer than in transport spend.

Perhaps, suggested Brown, decisions should not be taken in Westminster and Whitehall where there is a



NLA director Lara Kinneir chairs the transport infrastructure panel discussion

perceived ‘bias’ to the capital, and proper devolution could lead to better governance, more democracy, and end perceptions of London-centrism.

He also recommended that there should be: more investment in infrastructure overall and everywhere; that the narrative should be changed from a ‘zero-sum game argument between London and elsewhere’ to the recognition that there is a good deal of private collaboration; and that better data would also help to drive a better debate.

Arup chief economist Alexander Jan said that transport infrastructure investment is ‘crucial’ to provide for growth and that schemes such as Crossrail 2 are designed to support growth much further than the reach of London, but it was hard to find schemes outside London with similar impact. However, for decades there has been concern over regional inequality, perhaps dating back to the war, and over decanting people from the capital. Antipathy towards ‘London’ tends to get caught up with that held for politicians and even bankers, Jan said. But it was worthwhile highlighting the fact that the UK has not been as ‘into’

investment on infrastructure as its European counterparts.

Other points raised at the conference included:

- Britain has an ‘uneasy’ relationship with big projects
- The Treasury has an ‘ambivalent’ view about infrastructure investment supporting growth
- ‘Devolution is not just about democracy and legitimacy; it’s also about helping us think through this case for investment’
- With Brexit still at centre stage, should we allow the city regions to get on with these questions while Whitehall is preoccupied?
- ‘Crossrail 2 is not a London scheme’ – the benefits will be felt from the Solent to the Wash
- The £30bn project is a regional scheme ‘of national importance’
- It will enable 200,000 additional homes to be built in London and the wider South East and stimulate the economy by up to £100bn

- The biggest challenge, though, is of affordability, given the government’s competing ‘asks’ for investment

- What can the government contribute and will it look at general taxation to increase the size of the pot?

- The Bakerloo line extension has similar potential to unlock homes and jobs with hopes rising that Boris Johnson might be convinced of this transport scheme’s merits should he become prime minister (given recent comments on the broader issue)

- The Old Kent Road is in the 10 per cent most deprived wards

- Construction of the BLE could start in 2024 with delivery around 2030

- ‘The challenge London has is in getting to grips with what it wants from its infrastructure’

- ‘St Pancras is technically a shopping centre that trains run through’

- ‘Stations typically divide communities’

- The big challenge is: how do we generate revenue from adjacent and oversite development

- ‘As soon as Crossrail opens it will be marvellous ... who remembers anything about anything late opening?’

- More consistency in policy could allow for fewer late delivered schemes

- Any curtailing of the free movement of people will have a bad effect on labour forces and the ability to deliver schemes

- More taxation to create a bigger pot for transport projects could be one way forward

- But a final plea to any incoming prime minister – later confirmed as Boris Johnson – was simple for this area: ‘make some decisions’

INTERNATIONAL SYMPOSIUM

Growth, tech and the citizen-centric city

Part of NLA’s International Dialogues Programme Supported by the Mayor of London Programme Champions: Bates Smart, KPF, London & Partners, White Arkitekter Programme Supporters: VU.CITY

NLA’s quest to help shape better cities reached out across the globe earlier this summer as it held its first International Symposium at London’s City Hall. And it was clear that housing and jobs – but also infrastructure and the use of tech, including 3D models in planning – were central to answering some of the challenges of modern urban growth and the rise of the ‘citizen-centric city’.

The event looked to speakers from New York, Stockholm, Sydney, Tokyo and Toronto to share their expertise and recommendations towards creating better places for people.

Debbie Jackson, interim executive director, development, enterprise and environment at the GLA, said enabling technology was essential to London’s growth and that the Mayor was committed to ensuring that all those with a say in shaping the city – ‘not just those with the deepest pockets’ – can access technologies to help them grow their productivity. ‘Good Growth’, too, was an important programme in the GLA’s output, underpinned by 50 Mayoral design advocates and aimed at producing ‘sustainable and prosperous futures’. ‘London remains open to the world, open to business, open to ideas, open to investment, open to trade, and open to talent’, said Jackson.

Giving the opening presentation and drawing on NLA’s charter, NLA chairman Peter Murray said ‘New London’ is a sustainable civilised and egalitarian city, a driver of the UK economy and global hub for a wide range of services. It seeks a balance between the dense centre and scattered areas of outer London, he went on, and supports the regeneration of London’s towns. It also seeks to improve the quality of housing design, supports continued investment in transport infrastructure, and believes the shift away from cars and to walking and cycling should be accelerated.

But housing is one of the key issues the city needs to deal with, said Murray, with the Green Belt felt to be so ‘toxic’ by politicians that they won’t discuss it, even if some organisations such as the

‘London remains open to the world, open to business, open to ideas, open to investment, open to trade, and open to talent’

London Society believe it is due a review. London still has a very strong commercial offer, Murray added, despite Brexit, based on the confidence that London is resilient and can reinvent itself, and strengthened by its status in the knowledge economy.

The moves toward creating a zero carbon city, said Torleif Falk, city architect at the City of Stockholm are key, especially since Swedes are so engaged in the green agenda. He was positive about moves in this area, he said, because he can see ‘concrete results’, even if the transport sector is the most challenging. ‘We can see light at the end of the tunnel now.’ The city created a district heating system some 60 years ago, and is working on storing CO2 in the ground towards negative CO2 solutions. It has climate goals

including reduced emissions to 2.2 tons of CO2 per inhabitant by 2020 and a fossil-fuel-free city by 2040.

London, meanwhile, has a zero carbon target by 2050, said GLA’s senior advisor to the deputy mayor for environment and energy Leah Davis, improving energy efficiency in new homes, using solar panels and working closely with businesses and communities to come up with new solutions. Cities are really leading on climate action, said Davis, with ambitions and targets often far more ambitious than national governments, and London produced one of the first climate action plans. But if you wanted to reduce carbon emissions further, she said, ‘you would put more power in the Mayor’s hands’.

With new technologies and digital spawning the ‘fourth industrial revolution’ and potentially ‘scaling up’ cities, Jan De Silva, president and CEO of Toronto’s Region Board of Trade, said a ‘blueprint’ will provide current and five-year

future evidence-based assessments of industry sectors, population, talent and housing/infrastructure requirements. ‘Toronto has been having what our mayor calls “a moment”’, she said, citing the ‘powerhouse’ of the Great Lakes region and Toronto’s place as central to an innovation corridor. Three layers of government means Toronto has a ‘cap in hand’ governance model to support its growth, congestion is a key issue, but a ‘critical’ element of the city’s success in fighting a brain drain has been in creating a fast-track global talent visa and supercharging its AI technologies. ‘Today, it’s not a brain drain, but a brain gain’, she said.

And Yumiko Murakami, head of OECD in Tokyo, said that her city’s rapidly ageing population needed to focus on ‘society 5.0’ – quality medical care, where disabled persons can lead vibrant lives, and creating a place where senior citizens can live with peace of mind. ‘What we are experiencing in Japan and

Tokyo, you will, no matter where you are, experience sometime in the future’, she said of its sharp demographic change. There is thus a ‘huge opportunity’ to share how it will address and overcome this challenge of the ‘silver economy’. The technology revolution and pace of automation is taking place in Japan at a faster rate because of its smaller workforce, Murakami added.

GLA’s response from Ben Johnson, senior advisor to the Mayor – business and digital policy, was that London’s challenges coincide with Toronto’s place in the greater economic zone and ‘disparate’ system of government. ‘We don’t have a great deal of power as a city’, he said, citing its place as a ‘convenor’, but also its lack of regulatory levers. There is a skills gap in the knowledge gap and similar need to enable businesses to attract talent and be open to migration from around the world, a principle exacerbated by Brexit. But in the knowledge and innovation area we have a bright future ahead of us, he said.



The world comes to London – City Hall



Toronto calling –
Jan de Silva

Dreaming the future city was the subject of the final session – what part does urban planning play in that and how do we get a citizen-centred vision, asked moderator Greg Clark.

Ana Ariño, executive vice president and chief strategy officer at New York City’s Economic Development Corporation, said that like London, New York faces challenges such as an acute housing crisis and infrastructure investment, despite an ‘unprecedented period of prosperity’. But not everyone has partaken in that growth, she said, so New York has responded toward becoming a ‘venturing city’ with an ambitious affordable housing programme, the creation of free kindergartens for all, and guaranteed healthcare for everyone. But NYC’s biggest safeguard against poverty is a good job, and tech jobs are ‘the future’, having grown by some 30 per cent since 2017, with a particular spurt in cyber-security.

‘Technology jobs are the future’, she said, and the sector a ‘force for good’. ‘And tech employers go where the talent is.’

Finally, Sarah Hill CEO of the Greater Sydney Commission, showed how Sydney’s ‘three city approach’ and 40-year plan – ‘the dream’ – will focus on jobs, education and housing while creating a 30-minute city with jobs closer to homes, more walkable places, and addressing urban heat.

‘Technology jobs are the future. And tech employers go where the talent is’

‘Quite frankly, enormous investment is required in the infrastructure to support that’, she said. Growth is a challenge, particularly on housing, but also presents opportunities, such as rebalancing the city to rebalance north-south connections. But the biggest game-changer of 89 that the city came up with is a

‘growth infrastructure compact’. ‘It’s what I call planning’, she said. ‘All those things that come together to make a great city.’

Theo Blackwell, chief digital officer, Greater London Authority, said London is already challenged on congestion, air quality and housing, common to other cities, but building London’s technological capability was key to them all. ‘Tremendous social goods can help us to meet some of these challenges’, he said. ‘Technology will be adopted and accepted if they are really relevant to people’s lives. People want to see things that fix problems in their area.’ It can also help in terms of density, he added, particularly in moving towards 3D modelling and augmented reality representations of the city.

‘I’m really pleased to know that is being taken up in City Hall’, said NLA chairman Peter Murray, closing the event. ‘And I look forward to seeing that happening now.’

PLANNING

‘Supergroup’ reimagines Central Somers Town

*Part of NLA’s Planning Programme
Programme Supporters: beg*

A ‘supergroup’ of four collaborating practices showed how their dynamic approaches to masterplanning and designing a new landscape-led urban framework are bearing fruit for Central Somers Town at NLA.

What LB Camden branded ‘niche specialism’ designers – Adam Khan Architects, Hayhurst and Co, dRMM and Morris+Company – showed how they used public realm as the primary driver to create a site boasting a new primary school, community facilities, a residential tower, affordable homes and commercial ground floor units, all focused around a new public park providing improved connectivity.

Mark Hopson, senior development manager at LB Camden kicked off, saying that Somers Town is probably one of the most accessible, connected parts of the city. The project is the flagship part of the borough’s community investment scheme, which represents a £1bn pipeline of development in the area. The aim of the programme is to build more than 3,000 homes, said Hopson, 1,100 of which will be council tenures, and 30 affordable.

Around 6,500 people live in Somers Town, mostly in socially rented units, and it is one of the most deprived wards in London, if not in England – so has long been an investment priority for the council. The community came together to agree a set of priorities, with a scheme divided into seven development plots after an initial feasibility study by Nicholas Hare



Somers loving – Somers Town, reimagined

Architects and employment of five high-quality and ‘like-minded’ design teams ‘with particular specialisms’. ‘The important part to note was that it was an iterative process’, said Hopson of the extensive consultations that went on with the community throughout the self-funding scheme.

Deborah Saunt, director, DSDHA, said her practice was appointed to overview the masterplan with a landscape focus and particularly to look at what she felt was the ‘caged in’ feeling of the area. Their main response was to push back and let the park ‘come together and unite’ the landscape in the area as one continuous space. ‘There was nowhere there really for a child to run around and have a good time.’ The masterplan was ‘really a park landscape with a wonderful frontage’, with strong, elegant architecture on all fronts all sharing aspect of positive overlooking.

Adam Khan, founding director, Adam Khan Architects, said his practice’s project – the community play facilities – involved ‘quite big moves based on specific local intelligence’, relocating the scheme within the masterplan being like ‘removing a splinter’ from a foot. The ‘lovely opportunity’ was in redesigning a school and socially rented houses that completely engages with a park – that was also being re-designed at the same time.

For Nick Hayhurst, founding director, Hayhurst and Co, the design of its Edith Neville Primary School was predicated on a ‘landscape in elevation’ and the creation of spaces where the predominantly flat-dwelling children of the area could run, along with a ‘family-scale journey’ the kids could make from the park into the building.

Will Howard, associate, dRMM, said his firm was asked to look at Plot 7 Brill Place, a slim market-sale residential tower with sliding screens that would pay for much of the rest of the projects, but also mitigate the relationship of the area with the large scale of the nearby Crick. It had to create a ‘gateway’ space to the park too and avoid the loss of too many trees. ‘Elevating the ground floor two storeys up allowed us to knit the bottom of the tower as much as possible to allow views through and a relationship with the glazing of the Crick and adjacent housing’, he said.

Finally, Joe Morris, founding director, Morris+Company, said the collective was more important than any of the constituent architect parts. The practice designed 64 homes across three plots. ‘We were exploiting the form through function’, he said of the project. ‘Nothing was cookie-cut; it was a carefully curated outcome.’

ON LOCATION

‘Powerhouse’ South Bank comes of age

In association with LB Southwark and LB Lambeth
Sponsored by Landsec

The South Bank has come of age as a ‘powerhouse’ part of London people want to come to and enjoy working in, rather than a cheaper alternative to ‘prime’ sites like the West End. That was one of the headline messages to emerge from *The SE1 Powerhouse: South Bank to London Bridge*, an On Location event held in the area.

Southwark’s councillor Johnson Situ began the event at the Science Gallery near The Shard by saying that the borough had ambition to provide regeneration and growth, but only if it worked for the community. Southwark is looking to create an additional 10,000 jobs and 1,500 new homes along with new open spaces, but against the highlight of a ‘cultural explosion’ in the area. Along with the Science Gallery, there was the Music Box and work with the National Youth Jazz Orchestra, Central School of Ballet, Young Vic and Old Vic. Situ said Southwark was also working hard at engaging the community, having developed a consultation charter. The charter declares a climate emergency leading to the requirement that development has less impact, working towards carbon

neutrality by 2031, and is also looking at consolidated deliveries. Councillor Matthew Bennett of Lambeth drew on this theme, emphasising the work being done on the fast-changing Waterloo area, embracing change while not ‘displacing’ what is there already. Physical manifestations include the reworking of the Waterloo roundabout to end its life as a ‘gyratory’ and creating a public space as part of its ‘peninsularisation’, and the HB Reavis transformation of Elizabeth House, or transformation of the Waterloo Eurostar terminal as 130,000 sq ft of retail, with Time Out the anchor tenant with a food offering. The medical clustering of facilities such as Guys and St Thomas’ is also an important part of the area’s ‘exciting’ future, Bennett added.

The creative cluster in a sense started with 1951 and the Festival of Britain, said Nic Durston of the South Bank BID, which today is supporting a ‘wave’ of creativity and a growing hospitality sector, night-time economy and businesses that want to be on the South Bank for a host of reasons. ‘Fundamentally because it’s a great place to be’, he said. While there is concern over the level of availability of office space in the area, said Union Street Partners’ Mark Anstey, the diverse mix of professional services, media and tech firms such as Ogilvy, UBM, WPP, HSBC and Omnicom are significant new arrivals underlining its wide appeal. ‘Whereas perhaps South Bank was seen as the cheap alternative, that’s no longer the case’, he said. ‘People are looking to come to the South Bank because they want to be on the South Bank.’

‘Whereas perhaps South Bank was seen as the cheap alternative, that’s no longer the case’

Other speakers included Helen Santer, director of Build Studios, who suggested that more work needed to be done in local schools over the high level of development going on around them, while Peter Ward of the Guy’s and St Thomas’ NHS Foundation Trust felt that the property development world needed to be more ‘enlightened’ on the impact that medical clusters could have. A look at key developments included Allies and Morrison’s Louise Mansfield on the Low Line’s capitalisation on ‘organic growth’ along the viaduct, rendering it a ‘connector’, rather than a divider, and Landsec’s Beth West on Bankside and Blackfriars, a move away from the firm’s usual focus on ‘big and shiny things’. Finally, Canary Wharf Group



Co-working, working – Landsec’s Sustainable Bankside scheme



Foodies’ heaven – the South Bank’s Borough Market

managing director Howard Dawber showed Southbank Place, the group’s joint venture with Qatari Diar Real Estate with buildings by Squire and Partners, KPF, Grid Architects, Stanton Williams and Patel Taylor, with key tenants including WeWork, and the 6,100 jobs it is bringing to what will be

the largest co-working space in the world. Ultimately, said Dawber, the projects emphasise that perceptions have moved on from the area being ‘a very cheap place where you can get an office but it isn’t actively where you’d choose to be’. ‘That’, said Dawber, ‘is really changing.’



← The South Bank show – part of the event’s tour of the area

© Juliana Vasquez

© Juliana Vasquez

LREF

Development industry must ask ‘difficult questions’

The development industry must work harder to ask ‘difficult questions’ over diversity and accessibility. But the rewards could be not only a fairer society which looks after all its citizens but ‘astronomical’ power and profit to those businesses that listen.

That was the view of Irish writer activist, academic, broadcaster and ‘fashionista’ Sinéad Burke as she gave the opening speech before this year’s LREF in its new location this year, the Honourable Artillery Garden in the City.

‘This world, which many of you are involved in the creation of, was designed, built and architected without ever considering somebody like me’

Burke is perhaps most famous for her TED Talk *Why Design should Include Everyone*, and she played on that theme, describing the battle she often has as someone who suffers from achondroplasia – dwarfism – that means she is around three feet five inches tall.

‘My disability comes about not through dwarfism, but because this world, which many of you are involved in the creation of, was designed, built and architected without ever considering somebody like me’, she said.

Burke said she still lives at home, partly because she faces issues over various design issues in rented accommodation such as kitchens,



Sinéad Burke

wardrobes and bathrooms – but the main one was not being able to reach the height of the lock on the hall door, an immediate signal to people like her that she is not wanted.

But there is an opportunity here in the design of public spaces to make them suitable not only for people like her but also for children, she said, for example in the design of washrooms and sinks. Only two places in Ireland – Dublin Zoo and IKEA – have managed to design such facilities. The disabled population globally is the size of China, Burke said, which is one billion people. ‘And they have a spending power of seven trillion US dollars. I want to give you my money, time and resources but you’re also missing out on a pool of talent that could expand your business beyond your imagination.’

We can change this through collaboration and having ‘difficult conversations’, said Burke, internally

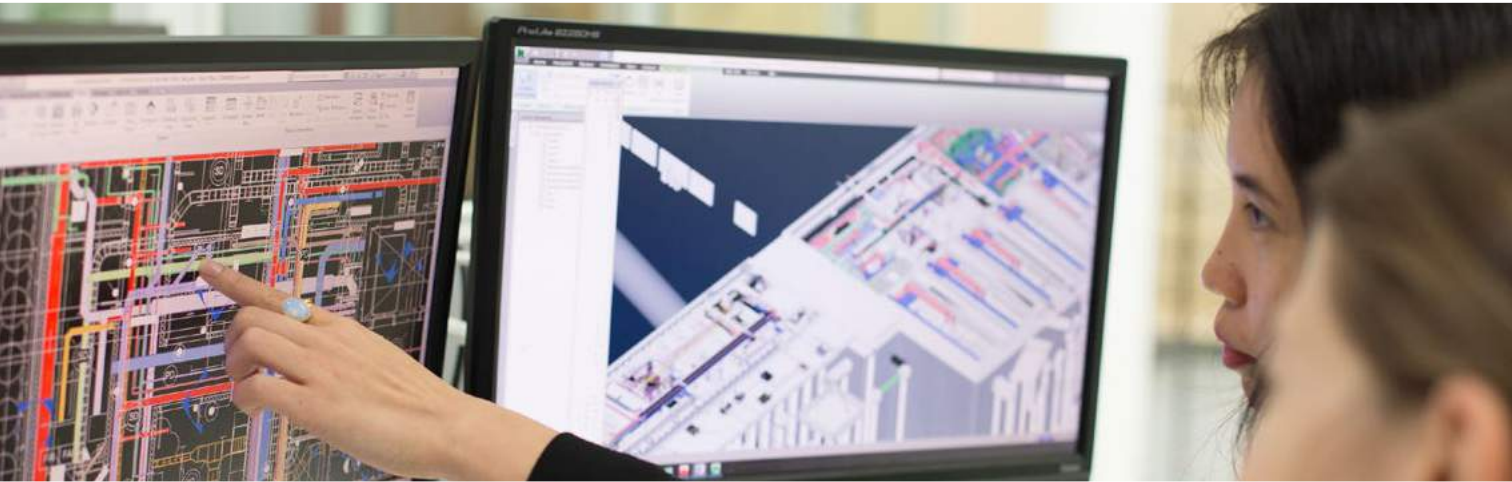
and externally rather than shying away from reality. ‘The power and profit that it will bring to your business is astronomical.’

With a broad theme of ‘people, not property’, the LREF show – featuring some 300 speakers – began officially this morning and finishes on Thursday evening with a cricket match, weather permitting.

Another speaker at the Crown Estate-backed launch – Islington Council leader Richard Watts – said it was an important principle in a world where the development industry needs to listen to the public more and more. How, he asked, can development work for the people already resident as well as for those who want to live there in the future?

LREF this year featured a series of talks and events on a wide range of subjects from housing to transport, planning to finance – read a summary of the days’ themes online on newlondonarchitecture.org

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WORK

Be more bored, says Twitter vice president

Part of NLA’s Work Programme

Twitter vice president Bruce Daisley recommended boredom as one of the most efficient ways of getting the best ideas and improving the work experience.

Great ideas come when staring out of the window, in the shower, and on walks, *The Joy of Work* author told the NLA breakfast talk on the changing world of work. ‘Give yourself space for cognition’, he said. ‘What are you doing when you have your brightest idea? I suspect you did not have that idea while you were staring into your laptop or clutching a pen staring at a piece of paper. You will probably be in a distractable mode. Boredom seems to be the place where our ideas happen.’

There is no use thinking that we can ‘hard-work’ our way to success, as entrepreneur Elon Musk might suggest, with the decisions we make during the day prone to fluctuation, he added. And despite his massive output, even Charles Dickens did not work in the afternoon, instead going for walks to allow his ideas to percolate and foment through his brain. ‘I think modern work would be brutal to Charles Dickens.’

Daisley got into the broad subject of improving the office experience when he realised that Silicon Valley companies were guilty of ‘mass misdirection’ when it came to work culture, claiming to be differentiated and enlightened compared with the rest of the world. But Daisley, who used to work at Google and YouTube, feels that quite often workplace culture is used as a marketing device rather than real culture – ‘people cuddling dogs on beanbags’.

Two key concepts can make our work lives more sustainable, he advised – positive affect, or the impact of mood on the performance of an individual; and psychological safety – feeling safe to be yourself and for interpersonal risk-taking or ‘being given the benefit of the doubt’.

But one of the key problems affecting the workforce worldwide is burnout, something Daisley witnessed in his colleagues’ eyes before he interviewed psychologists and neuroscientists and the research they put forward on the way work was affecting us, especially since the arrival of the BlackBerry some 20 years ago. It is estimated that as much as half of the workforce is affected, with the working day having crept up from 7.5 hours to 9.5 hours, and people regularly accessing emails outside work and on mobile. The result? ‘Four bars of stress’, and the resultant stifling of creativity. ‘We’ve created this system where people are just habitually stressed in a state of anxiety.’

In the future, we must concentrate on the things that computers cannot do – creativity and innovation – especially as Gmail has even started finishing your sentences said Daisley.

Loneliness at work is also an issue – one study shows that this has an impact equivalent to smoking

15 cigarettes a day, and 42 per cent of workers in the UK say they have no friends at work. Feeling in sync with your team drives happiness, said Daisley, and things like bring-your-dog-to-work days could help, especially in ‘engineering random discussions’, forging unexpected connections and increasing workplace collaboration.

Creative offices are also characterised by many face-to-face interactions, so offices need to be engineered to allow and support this, he added. At least the narrative on sleep has changed, with evidence

‘We’ve created this system where people are just habitually stressed in a state of anxiety.’

suggesting that those who claim they need less shut-eye to cope being disproved. Perhaps, suggested Daisley, the world of work may go the same way, with Stanford research into physical labour showing that productivity peaks at 56 hours a week. But our brains are finite, like the batteries on our phones.

‘The secret of modern work’, said Daisley, ‘is that we need to re-engineer work in a more human shape.’



Be more bored – Twitter’s Bruce Daisley

BOROUGHES

London witnessing ‘public housing revolution’

Part of NLA’s Boroughs Programme Programme Champions: Countryside, L&Q, Swan Nu Living Programme Supporters: CGL, Clarion Housing, MICA Part of NLA’s Housing Programme: Programme Champions: TfL Programme Supporters: AECOM, AHEC, Pocket Living, PTE

London has undergone a ‘revolution’ in the way local authorities have approached council home building, buoyed by a ‘new ambition and appetite’. But rather than resting on their laurels, councils must demand high quality and push for even more.

That was the view of deputy mayor James Murray as he opened NLA’s *Public Housing: A London Renaissance* conference.

‘I’m pleased that council housing is centre stage’, he said, referring to what he felt were the ‘really high quality designs and impressive work going on across London’ as evidenced by the NLA exhibition, in contrast to the ‘massive drop off’ in this area that occurred in the 1980s ‘blip’ under Margaret Thatcher. Public housing now, though, was central to solving the capital’s housing crisis, Murray said, and needs to play a bigger role still.

‘We’re investing £1bn in council home building across 27 local authorities – a four- or fivefold increase in the level of council home building in these four years compared with the last four years’, he said. ‘So, the level of

appetite there among councils is really extraordinary and very encouraging.’

Murray said figures from its one-year-old programme ‘Building Council Homes for Londoners’ showed it was working.

‘Last year we started more council homes than in the past 34 years in London; it shows the ambition councils have and that if we put a bit of money in we can really increase what they are doing ... Across the board, there is no shortage of ambition.’

The half-day conference, the first of a series of events to run alongside the NLA exhibition, looked at the ‘renaissance’ that has taken place in the numbers of homes delivered directly by councils, aided by a pledge by London Mayor Sadiq Khan of £10m to help them boost housing design and planning teams.

Municipal’s Claire Bennie said that public bodies have a ‘once in a generation’ chance to build a million homes in London ‘which are attractive, robust and popular, and which are still lived in with pride in 100 years’ time’. But there was a ‘hell of a lot’ of work to do to get everybody matching the ‘best in class’ on show at the exhibition. It was an ‘extraordinary change’ that London councils will shortly be producing 5,000 homes a year – 15 per cent of London’s delivery – albeit with a ‘painful’ learning curve attached. ‘Hug a council officer’, urged Bennie. ‘Listen to local authorities and know that they are really trying’.

The conference also included exemplary projects, such as the Agar Grove estate redevelopment. Ian Sumner of Camden Council said that close consultation with local people, the planning authority and other key stakeholders helped inform the design, which includes creating accessible green spaces between homes and improved pedestrian routes. It also enabled all

but one tenant to stay on the estate, with a post-occupancy study set to follow shortly. Hawkins\Brown’s Seth Rutt further explained the approach on the six-phase scheme with Mae Architects, essentially doubling density and creating streets and squares, but with valuable ‘door-knocking’ forming the bedrock of the project. ‘The affordable homes have been front-loaded in the masterplan’, he said. ‘The masterplan is granular because of the phasing – we’re implying lessons learnt in terms of Passivhaus in the next phases.’ The engineering aspect, meanwhile, adopted a ‘fabric first’ approach to improve energy performance and lead to Passivhaus certification, said Hero Bennett of Max Fordham. ‘It was about putting tenants first’, she said ‘and what that meant in this case was tackling fuel poverty.’

Other lessons included from Lewisham, which is aiming to deliver 1,000 new social homes by mid-2022 directly and in partnerships, said LB Lewisham’s acting director regeneration and place Freddie Murray, and the London Community Land Trust set up by local people to develop and manage homes in the neighbourhood to designs by Archio.

Finally, a masterplan case study, the Adam Khan Architects and muf architecture & art-designed Tower Court in Hackney, one of 18 projects in the borough’s estate regeneration programme, concentrated on the ‘place’, said Hackney Council’s Ken Rorrison. Councils haven’t built for 40 years, Rorrison said, so it is a ‘bit of a lost art’, that requires skills in-house. ‘We think less about estates now and more parts of the city’, he added. ‘We want to work in a joined up and innovative way to create and sustain high-quality, liveable neighbourhoods, where people choose to live, work and visit.’

BOROUGHES

Government minister makes plea for housing quality

Part of NLA’s Boroughs Programme Programme Champions: Countryside, L&Q, Swan Nu Living Programme Supporters: CGL, Clarion Housing, MICA

Former housing minister Kit Malthouse made a plea for quality and more community involvement as he launched NLA’s Public Housing exhibition. ‘We hope that the quality of design highlighted in this exhibition will apply to the 300,000 homes we hope to build a year’, he said. ‘The huge importance of the involvement of the community is evident here.’

NLA chairman Peter Murray welcomed a full house to the private view of the *Public Housing: A London Renaissance* show, which he felt recognised a shift in the capital’s housing provision. ‘This is just the start of a new shift and growth in the sector in the years to come.’

The show is accompanied by a research paper and series of events exploring the resurgence taking place in the provision of new public housing and affordable homes in the capital. Malthouse said that too many homes are built without the involvement of an architect, instead being designed by non-specialists:

‘Public housing is back and has to play its part in this enormous challenge to deliver 300,000 homes a year. Probably the biggest moral challenge we face in this country is fulfilling the promise to the next generation that we will

build the homes for them which were built for us.

‘We now know that bad housing leads to all sorts of other bad things for the people who live there and the people in the surrounding areas. We have seen this across the capital and indeed across the country, that what we once thought was leading edge, world beating, innovative, pushing the envelope amazing architecture, actually turned out to be a social disaster and we are busy correcting that now. So there are lessons from that about what people can live in, what works, what fits and what harmonises with the way people want to live.

‘Public housing is back and has to play its part in this enormous challenge to deliver 300,000 homes a year’

‘There is a resurgence in the provision of public housing and something that we are doing our best to encourage and as you (NLA) have pointed out, we have this enormous, historical target to hit and we are determined to try and do so by the mid 2020s; 300,000 net new edition homes by the mid 2020s and if we’re going to get there our broad philosophy is anyone who wants to build should be set free to build.’

The exhibition, championed by Countryside, L&Q, Notting Hill Genesis, Swan Housing and supported by Child Graddon Lewis, Clarion Housing and MICA, included exemplar work from architects including Darling Associates, Benedetti Architects, Burd Haward, Mae, Jestico + Whiles, HTA Design, Proctor & Matthews, Patel Taylor, and many others.

APPG

Encore! – protect our grass-roots music venues, MPs told

How can London stop the slide and better protect its music venues? That was the question grappled with by the APPG for London’s Planning and Built Environment as they debated how to arrest a 35 per cent loss of vital grass-roots music venues in the last 10 years.

Chair of the group Rupa Huq, MP Ealing Central and Acton said that the music industry contributes some £4bn to the economy and that venues have a key role in communities – but there had been a marked contraction in the number of smaller venues. What measures should be implemented to protect them? How could the planning system respond to pressures, and how do licensing and business rates fit into the equation?

John Spellar MP said music was part of the UK’s ‘cultural offer to the world’ and part of why people come to the country to live – ‘and it makes towns and cities liveable’. But it should be seen as creating an interactive environment that attracts people, with a sense of variety to attract people, and small venues provide starting points to the stars of tomorrow. ‘If you don’t have that kind of substructure, we will lose that pipeline’, he said.

Some of the bigger developers such as Grosvenor Estates understand that they need to maintain the balance, but too many were ‘smash and grab’, said Spellar, not in it for the long term. In many older industrial areas with redundant factory buildings

© Jake Davis (Hungry Visuals)



Sound judgement – music venues are ‘part of the UK’s cultural offer to the world’

or office blocks, applications for residential development to transform them, next to existing music venues, led to problems of noise, putting ‘completely unreasonable requirements’ on the music venues. So the Agent of Change principle sought to protect that, putting the onus on the new developers, with ministers signing up to it and ultimately getting it incorporated into planning legislation. However, councils need to be aware of the powers they have, said Spellar, and the public should beware of developers wanting to do their own rather than independent sound surveys. Indeed, are developers notifying buyers of existing music venues and potential noise issues? ‘It does require local vigilance, and it does require campaigning’, said Spellar.

For Mark Davyd, founder and CEO of Music Venue Trust, it is also important that developers themselves need to appreciate that the attitude around music venues has changed, and that they are now more highly valued parts of the infrastructure of our cities. Neither is this just because of angry people signing petitions,

but because they are important ‘start-up engines’ in social, cultural and economic terms – as well as places in which to meet prospective life partners. ‘My argument for protecting music venues is the survival of the species’, he joked.

‘Can somebody please get a grip on business rates?’ he added – one venue in Bristol had a rise of 600 per cent in rates in one year, against a national average of 27 per cent, in a ‘fragile economy’. ‘They don’t have the money.’ Discretionary rate reliefs of the kind accorded to pubs should also apply to music venues, Davyd suggested, while licensing should also have ‘cultural parity’. ‘Going to a live event is good for you!’, he added. Every live venue loss represents the potential loss of ‘an Ed Sheeran’, a significant tax producer for the country.

Robert Salmons, director, Ealing Club Community Interest Company and Artistic Director of Ealing Blues Festival, said one of the factors in the decline of live music venues was that grass-roots in contemporary music were not seen as part of the ‘cultural consciousness’ of many people in organisations

with influence – including English Heritage. ‘Blue plaques’ bring leverage, and a sense of heritage is important to people – the US seems to do this better than we do in the UK, Salmons added.

Paul Broadhurst, head of 24 Hour London, Greater London Authority, said rates and rents were other big factors affecting music venues but the GLA was working ‘steadily’ to change perceptions, even of the three words ‘night time economy’. These tended to make people immediately think of alcohol, which leads to anti-social behaviour, to crime. ‘We’re trying to move away from the language of the past and to a much more inclusive approach to how we think of our city, London, at night.’ Calling these ‘grass-roots music venues’ helped to change the game, emphasising their social and cultural value.

‘Every live venue loss represents the potential loss of ‘an Ed Sheeran’, a significant tax producer for the country’

The GLA has also engaged with campaigners and councils and especially licensing officers to try to change their mindsets on how they might deal with venues, while the new London Plan mentions music venues in terms of their contributions to town centres and economies. London has a shortage of arena-sized venues, however, despite MSG’s plans for Stratford, said Broadhurst; we also need medium and small venues to allow for artist progression. But the music industry itself must also address the issue, funnelling profits back into grass roots venues to stop them closing; especially, added Spellar, given the ‘attractor’ they represent for international employers in the city and as anchors to other businesses in the locality – parking problems notwithstanding. ●



COFFEE BREAK

With Lisa Walker, head of market regulation at IPSX, the world's first regulated securities Exchange dedicated to commercial real estate

What is your proudest achievement and why?

I am particularly excited about the current achievement and continuing challenge of building a brand-new UK stock exchange for Commercial Real Estate (CRE) companies. This has involved taking a simple vision of changing the way CRE can be bought and sold and turning this vision into a reality. There’s no blueprint to follow, and it was a proud moment when we received recognition as a fully fledged stock exchange from the Financial Conduct Authority in January this year.

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

While never aspiring to work with ‘rules and regulations’, I like understanding how things work, challenging conventional thinking on how things ‘should’ work, and then trying to make things happen in a better way that improves things. I could have worked in the dairy, agriculture or forestry industries – all of which are significant in my home country of New Zealand and full of scope for innovation.

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

Three people: my father, whose work ethic and passion for what he does is second to none. I have inherited both, and still need to work on curbing this passion sometimes. He challenges me always to ‘break the mould’. My mother, who has the patience of a saint and a level of tolerance that allowed me to

explore who I wanted to be as I grew up and that opened up the career path I have chosen. One of my first managers in a road safety regulatory agency in New Zealand. He motivated and challenged our team, applied great analytical rigour to our work, and delivered results in improving road safety outcomes where others would have faltered. He taught me the value of maintaining an unswerving focus on outcomes and holding decision-makers and executors to account for delivery.

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

Don’t be limited by thinking of your career as being a single profession. If I were to give advice to people with a similar background and motivations, I would say be open to ‘forks in the road’ in your career and be willing to explore the ones which seem interesting. We only have one life and there’s no point looking back at the ‘what ifs’. ‘Market regulation’ might seem a rather technical and dry area, but it is an area where you get to think about and influence how a market can operate to the benefit of its users, as well as ensuring the exchange complies with relevant laws. Market regulation may not save someone’s life on an operating table, but when done well, it gives you the opportunity to build and regulate a market to protect investors and give CRE asset owners an innovative and more efficient way of selling property. This helps people and helps our economy to grow in a safe and regulated environment.

What, in a sentence or two, is IPSX?

IPSX, or International Property Securities Exchange, is one of seven UK Recognised Investment Exchanges (RIEs) supervised by the Financial Conduct Authority, offering exchange users the highest levels of regulatory protection in the UK. The exchange is, uniquely, dedicated to issuers, or companies, who hold and manage CRE assets. We focus on issuers with single assets or assets with commonality to give investors much greater transparency over assets and expected income streams from their investments.

Why does property need it?

While a dedicated market is unique for CRE, many other global exchanges have been created for specialist products, such as metals, agricultural contracts and energy contracts, which deliver these benefits for issuers and investors. A dedicated market ensures CRE investor interest is concentrated in one venue, and any market movements or volatility should reflect the fundamentals of CRE rather than unrelated equity market noise. Aside from IPSX, there is no public market option for trading in securitised, single asset CRE management companies. Other exchanges offer trading in large multi-asset CRE investment companies, but no exchange gives the astute investor an opportunity to ‘stock pick’ specific CRE companies with defined and stable assets; investors generally pay a premium for property companies to make investment decisions on their behalf without the transparency around the investments and their performance. From an asset owner perspective, IPSX gives them a wider range of potential investors than a private market transaction, and it gives the original asset owners scope to retain and adjust an economic interest in the company over time (through shareholdings in the management company).

What are the key benefits it will bring to London?

London has a rich history in trading and in the development of real estate architecture, design and build. Our ambition with IPSX is to create a new innovative trading venue for real estate, in the same way that other specialist exchanges have concentrated the trading of key assets within their London exchange. This will make IPSX, and London, the centre for trading in real estate companies continuing the tradition of innovation and excellence.

What is the biggest challenge facing London?

There are a number of immediate headwinds facing London, the most noteworthy being the current uncertainty around the UK’s future trading relationship with the EEA and beyond. Society is also undergoing significant social and demographic change, which challenges our existing thinking about how real estate and the built environment is managed, used and owned. This uncertainty creates real opportunities, which we see a new exchange taking advantage of.

What can London learn from other world cities?

As a migrant to this city, I have experienced first-hand London’s willingness to be open and inclusive. Working in financial services I have been part of the City’s drive for reinvention and innovation. As the world goes through significant social and political upheaval, it will be important for London to maintain these qualities and continue to apply them to its built environment and transport systems to ensure London can continue to reinvent itself for future generations creating the capacity and the space that we need.

What single thing would improve the planning process?

Greater strategic planning and collaboration across local authority

boundaries and between different bodies involved in approving infrastructure and property development would definitely help. Those people in a position to drive change need to be able to be creative and willing to consult a wide cross section of society to ensure current and future needs are built into the planning process.

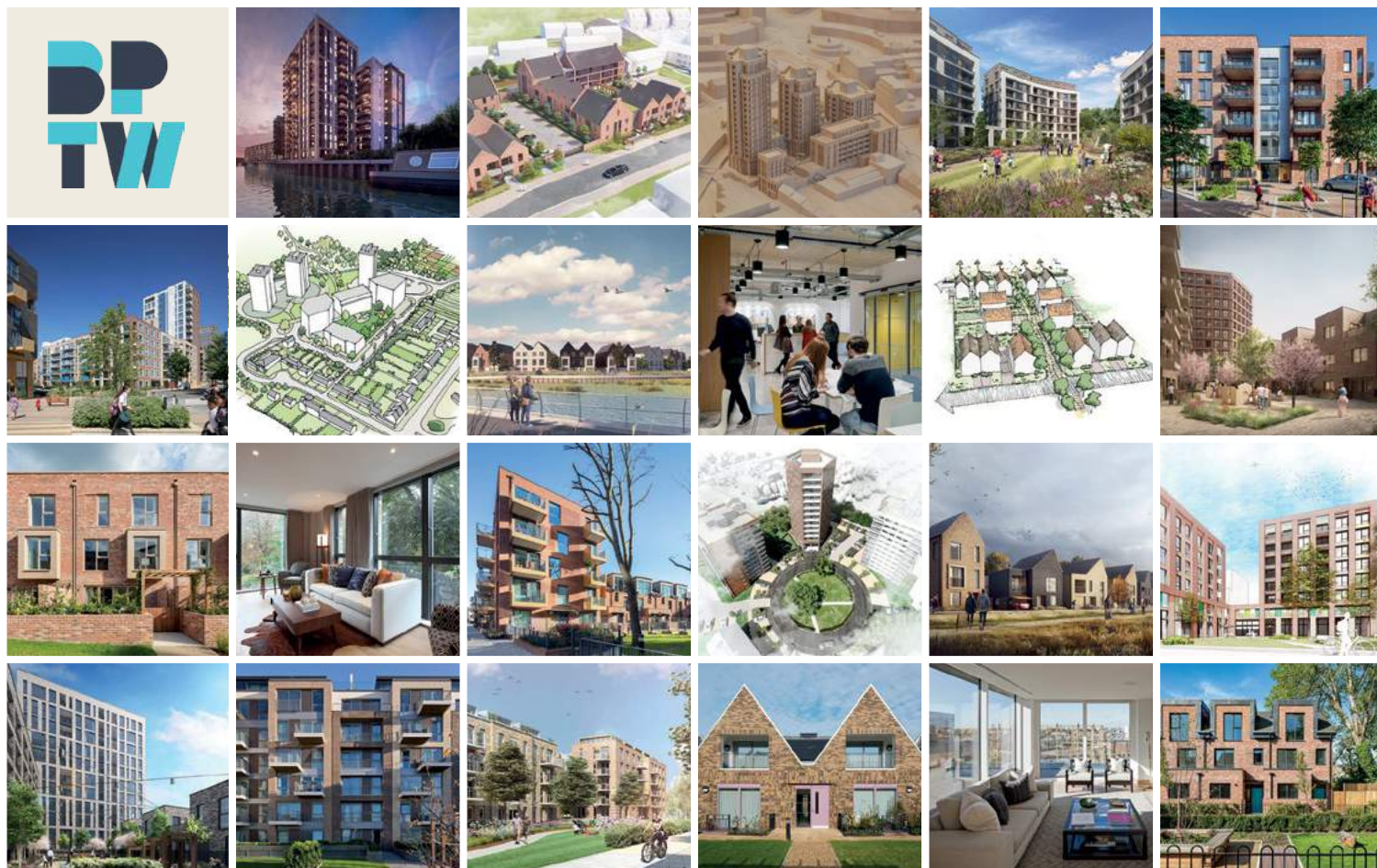
What would you do if you were Mayor for the day?

I would introduce initiatives to make the built environment a safer, cleaner and quieter place for people to go about their activities. I would mandate pedestrian and cyclist-only zones for major retail areas, such as Oxford Street. And I would require other high streets to nominate 10 business days per year when they must also be pedestrian-only. I would impose binding targets on local authorities to encourage more electrification of private vehicles and to clean up and make green spaces more attractive and accessible, removing concrete and fences. There are great examples of these initiatives already but more needs to be done to make London the best city in the world.

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

Depending on the political and economic situation over the medium term, London and the UK will be under some pressure due to uncertainty around the future trading relationship with the rest of the world, and the rights of EU citizens to live and work in the UK. I expect London will be more immune to the impacts of this uncertainty than other parts of the UK and will continue to attract global talent and foster innovation. I am a great believer that London will continue to set the standards that other cities will aspire to. ●

‘I expect London will be more immune to the impacts of uncertainty than other parts of the UK and will continue to attract global talent and foster innovation’



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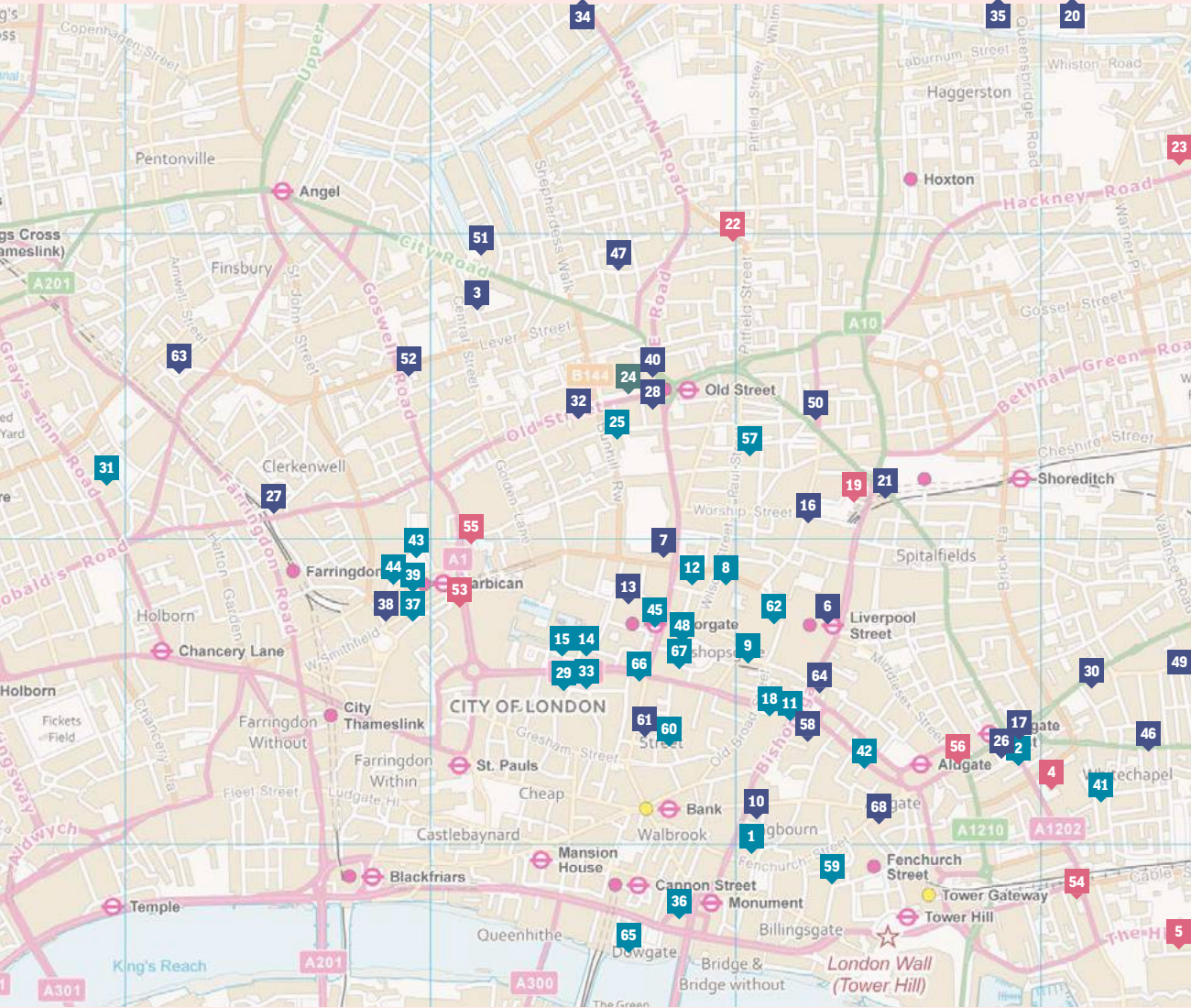


NEW LONDON DEVELOPMENT DIRECTORY

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 include your projects in the New London Development Directory please contact Aurelia Amantis on 020 7636 4044 or email aurelia.amanitis@newlondonarchitecture.org

CITY, OLD STREET, SHOREDITCH & WHITECHAPEL



Patrick Scanlon
Head of UK offices insight, Cushman & Wakefield

The City and its northern districts have been particularly resilient in the period since the EU referendum, despite uncertainty over Brexit. In Q2 2019, office take-up totalled 1.2m sq ft, broadly in line with the 10-year average and similar to the previous quarter.

These markets have benefited from a relative abundance of quality stock, and a rental discount from the more expensive submarkets of the West End. Research by Cushman & Wakefield shows that west-to-east migration was a key feature of the London leasing market in 2018; the City Core achieved the highest new balance of in-movers versus leavers.

This trend is expected to continue through 2019, with a number of occupiers moving into the City Core and its surrounding markets.

The banking and finance sector was the most active over the quarter, accounting for 25 per cent of all space leased. Flexible workspace providers were also particularly active, acquiring almost 300,000 sq ft and accounting for 24 per cent of transactions. This sector has become a key player in the City, Clerkenwell, Shoreditch and Whitechapel markets, acquiring 1.1m sq ft in the last 18 months.

Partly due to this robust demand, the supply of office space has been on a downward trend since mid-2017. There is currently around 5.0m sq ft available to lease, a level which has been maintained for the last 12 months. Adding to the

supply pressures is the particularly tight development pipeline. In the remainder of 2019, there is just 476,000 sq ft of new speculative space due to be delivered to the market; this is roughly the equivalent of two months' worth of take-up of new and refurbished space at average levels.

While speculative development completions will offer more options to occupiers in 2020, volumes are likely to struggle to satisfy demand. Estimates suggest that 1.9m sq ft is currently under construction speculatively in the City Core, Clerkenwell, Shoreditch and Whitechapel markets, which is well below the long-term annual average take-up figure for new space of 2.9m sq ft.

The result of this supply and demand imbalance has been significant upward pressure on prime rents, particularly in the submarkets surrounding the City Core. For the first time, Clerkenwell and Shoreditch, where the prime rent is £72.50 per sq ft and £70.00 per sq ft respectively, are now more expensive than the City Core, where the prime rent is £68.00 per sq ft.

These markets have relatively high vacancy rates of new space, which has been one of the key factors in attracting occupiers from those markets to the west with sub-1.0 per cent vacancy rates. As vacancy rates continue to fall, rental values in these markets will continue to grow – despite the effects of Brexit uncertainty.

'These markets have benefited from a relative abundance of quality stock, and a rental discount from the more expensive submarkets of the West End'



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.



7: 1 FINSBURY AVENUE
288,000 sq ft | Under construction
Developer: British Land
Architect: Arup Associates
www.britishland.com

1FA is a 288,000 sq ft re-development which has been upgraded to align with modern performance standards. It retains its original façade and has 45,000 sq ft of retail and leisure space, as well as two extra floors to the steel framed, eight storey block. The building reached practical completion in June this year and has attracted a mix of occupiers such as technology company Mimecast, Product Madness, an online gaming platform, and the City’s first Everyman cinema.



8: 2 AND 3 FINSBURY AVENUE
563,000 sq ft | Planning granted
Developer: British Land and GIC
Architect: Arup Associates
www.britishland.com

Designed by Arup Associates, this building will provide approximately 563,000 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 will include ground floor retail, a publicly accessible restaurant, café and roof terrace at level 13 accessed via scenic lifts from Finsbury Avenue, 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 due for completion in 2020. Designed by Hopkins Architects the building 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 includes a spectacular rooftop restaurant with external terracing. The building is located at the entrance to Broadgate, adjacent to the forthcoming Elizabeth Line station due to complete in 2020, improving connections and public spaces between 100 Liverpool Street, Liverpool Street Station and Broadgate Circle.



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

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



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

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



6: 135 BISHOPSGATE
334,000 sq ft | Existing / Under construction
Developer: British Land and GIC
Architect: Skidmore, Owings & Merrill (SOM) / Fletcher Priest
www.britishland.com

Part of Broadgate, 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 is undergoing refurbishment, due to complete in 2020, which will open up the frontage of the building, improve connectivity with the street, and install terraces and green spaces on the upper levels. The refurbishment will also create a welcoming eastern entrance to Broadgate while enhancing the estate’s retail and commercial offer. Italian marketplace Eataly will open its first London venue at 135 Bishopsgate in 2020.



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: THE GILBERT
160,000 sq ft | Under refurbishment
Developer: Brookfield Properties
Architect: Stiff + Trevillion

City Gate House occupies a prominent position on Finsbury Square and is close to Moorgate and Liverpool Street Stations, both of which will benefit from Crossrail. The building was designed in 1930 by Frederick Gould and Sir Giles Gilbert Scott. Works to refurbish the 160,000 sq ft building will begin in 2019 and are scheduled for completion in 2020.



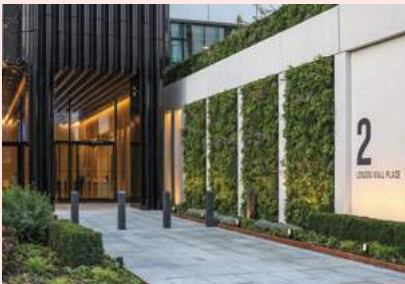
13: CITYPOINT
700,000 sq ft | Existing
Owner: Brookfield Properties
Architect: Sheppard Robson

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 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 | Under construction
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 per cent 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.aldgatetower.com

Aldgate Tower comprises 16 levels of Grade A office space completed in 2014. The building is located on the corner of Whitechapel High Street and Commercial Street, well placed between the traditional City core, the TechCity hub around Old Street and Shoreditch, Brick Lane and Spitalfields and the leisure facilities of St Katharine Docks. The building is 100 per cent 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 per cent of the homes at St Leonard’s Court will be genuinely affordable, including 21 per cent social rented and 11 per cent 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 | Under construction
Developer: Derwent London plc
Architect: Morris+Company

The 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 now complete and construction is underway and due to complete in early 2022.



26: THE WHITE CHAPEL BUILDING, 10 WHITECHAPEL HIGH STREET E1

273,000 sq ft | Existing
Developer: Derwent London plc
Architect: Fletcher Priest
www.thewhitechapelbuilding.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 was delivered in 2018. The first phase is 100 per cent 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. The second phase, which integrates the ground and lower ground floors, completed in July 2018 and has been pre-let to Fotografiska as a major new photography museum.



27: 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. The elegant modern brick design provides contemporary designed spaces, while still acknowledging the area’s industrial heritage. The entire 58,200 sq ft of offices were pre-let to Publicis Groupe. The entrance is flanked by two retail units.



28: WHITE COLLAR FACTORY EC1

291,000 sq ft | Existing
Developer: Derwent London plc
Architect: AHMM
www.whitecollarfactory.com

This 291,000 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.



29: 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.



30: THE HICKMAN

113,300 sq ft | Under construction
Developer: Great Portland Estates plc
Architect: DSDHA
the-hickman.co.uk

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 will also be transformed to provide amenity space for the future occupiers of Cityside House. Due for completion Q1 2020.



31: 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.



32: 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.



33: 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.



34: 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.



35: 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.



36: 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 workspace with large flexible floor plates that maximise natural light while making the most of the spectacular surrounding views. The 11-storey island site, designed by John Robertson Architects, includes 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. HB Reavis have now established their UK headquarters on the 7th floor.



37: ONE BARTHOLOMEW
215,000 sq ft | Existing
Developer: Clients of Ashby Capital LLP/
Helical plc and Baupost Group LLP
Architect: Sheppard Robson
www.onebartholomew.co.uk

One Bartholomew, which was completed in December 2018, is part of Helical’s Barts Square mixed use development, and provides 215,000 sq ft of high quality office space across 11 floors. The building benefits from regular floor plates of circa 19,000 sq ft, a large terrace on the tenth floor and 388 bicycle spaces. Occupiers in the building include The Trade Desk, Chicago Booth School of Business and Infrared Capital Partners.



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

The Barts Square project is the development 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.



39: KALEIDOSCOPE
88,500 sq ft | Under construction
Developer: Helical plc
Architect: PLP
www.kaleidoscopefarringdon.com

Kaleidoscope is an 88,500 sq ft office building being completed 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, in one of London’s most historic and exciting districts. The floorplates vary from c. 14,000 sq ft to 19,500 sq ft and the finished scheme will include a communal rooftop terrace of 5,000 sq ft and a ground floor restaurant. The scheme is due for completion in December 2019.



40: THE BOWER
335,000 sq ft | Existing
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 two retail units, was completed in August 2018. The building is over 88 per cent let or under offer.



41: 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.



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

One Creechurch Place was completed in November 2016, bringing an elegant and sharply designed new headquarters office building to the vibrant EC3 area. The building provides 272,505 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 fully let to a range of occupiers, predominantly in the insurance sector.



43: 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.



44: CHARTERHOUSE STREET
192,000 sq ft | Existing
Developer: Helical plc
Architect: Lifschutz Davidson Sandilands

Helical plc acquired their latest development in the heart of Farringdon in a 50:50 joint venture with Ashby Capital in May 2019. Situated on the corner of Charterhouse Street and Farringdon Road, the site has planning permission for a Lifschutz Davidson Sandilands designed building comprising 192,000 sq ft of offices and ground floor retail. Construction will commence in 2019 with completion anticipated early in 2022. The new building will benefit from floor plates of circa 20,000 sq ft and will be just 100 yards from Farringdon Station, a major transport interchange further enhanced with the advent of Crossrail.



45: 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.



46: 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 per cent 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.



47: 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.



48: 8 FINSBURY CIRCUS
160,000 sq ft | Existing
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.



49: THE SILK DISTRICT
56,500 sq m | Under construction
Developer: Mount Anvil and L&Q
Architect: Stockwool
www.mountanvil.com/thesilkdistrict

The Silk District will transform a former Safestore facility into a new urban quarter, with 30 per cent of the site dedicated to new public realm. The scheme creates 648 mixed-tenure homes alongside 39,000 sq ft of commercial space and landscaped gardens. Within, first class amenities make modern living easy – gym, 24-hour concierge, cinema room and flexible workspace. The apartments themselves are meticulously designed to be light-filled and calm, punctuated with en vogue details like terrazzo-effect flooring and white SMEG appliances.



50: 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.



51: 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.



55: 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.



56: 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.



57: 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.



52: 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 SundayTimes British Homes Awards in the Best Development category.



53: 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.



54: 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.



58: 8 BISHOPSGATE
770,000 sq ft | Under construction
Developer: Mitsubishi Estate Company / Stanhope plc
Architect: Wilkinson Eyre
8bishopsgate.com

Planning consent has been secured for a new £900m building in the heart of the City. The 50-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 50.



59: 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.



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

The replacement of a 1970s building in the Bank Conservation Area in the heart of the City of London. The scheme provides c. 300,000 net lettable sq ft of high quality office accommodation over 24 levels, together with 20,000 sq ft retail/leisure and improved public realm. There are spectacular and uninterrupted views of the City, river and West End from the garden floors and sky floors. Retail pre-let tenants include Coya, Temper, Notes and Natural Kitchen with office lets to BUPA, Shanghai Pudong Development Bank and UK Finance.



61: 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.



62: 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.



63: 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.



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

80 Fenchurch 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 June 2020.



64: ONE BISHOPSGATE PLAZA
600,000 sq ft | Under construction
Developer: UOL Group / Pan Pacific Hotels Group
Architect: PLP Architecture / MSMR Architects / Yabu Pushelberg
onebgp.com

The 43 storey tower comprises Europe’s first Pan Pacific Hotel and will provide 5 star wellness, meeting and events spaces and a 380 seat double height ballroom/ conference facility. 160 private residences occupy the upper levels of the main tower building. Animated by landscaping and high class retail, restaurants and cafes within a renovated Devonshire Row, the new Bishopsgate Plaza will become a vibrant heart in the city.



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



Michael Pain
Head of tenant advisory team, Carter Jonas

The Canary Wharf office market has been given a significant boost, and vote of confidence, following co-working provider WeWork’s recent decision to lease the 285,000 sq ft at 30 Churchill Place which is being vacated by the European Medicines Agency.

Advertised rents for new Grade A Canary Wharf space are typically £5.00 per sq ft per annum above their June 2016, pre-Brexit-vote peak and are now reaching £52.50 per sq ft per annum for mid-rise space.

No longer a boring dormitory business district, Canary Wharf and its neighbouring development, Wood Wharf, now offer a broad array of leisure and retail facilities, which has turned Docklands into a buzzy and vibrant, seven-day-a-week destination.

The development of the Canary Wharf Elizabeth line station should not only turbo-charge demand for office and residential accommodation in Docklands but also draw in more retail and leisure footfall – hence the inclusion of more than 100,000 sq ft of retail and leisure space above the new station.

In Stratford the office market is characterised by very low vacancy, which has driven

advertised rents for new Grade A space since the Brexit vote from, typically, £45.00 per sq ft to £49.50 per sq ft per annum.

Stratford offers the lowest office rent and business rate costs for new Grade A space of all the central and peripheral central London office submarkets. This explains why the key lettings in the area have

‘No longer a boring dormitory business district, Canary Wharf and its neighbouring development, Wood Wharf, now offer a broad array of leisure and retail facilities, which has turned Docklands into a buzzy and vibrant, seven-day-a-week destination’

principally been to government agencies and not-for-profit organisations. HMRC’s decision to locate its eastern regional hub to 300,000 sq ft at 14 Westfield Avenue, which will bring 3,800 jobs to the area, is one such example. Like Canary Wharf, the Elizabeth line, once operational, should underpin demand for business and residential space in the area by

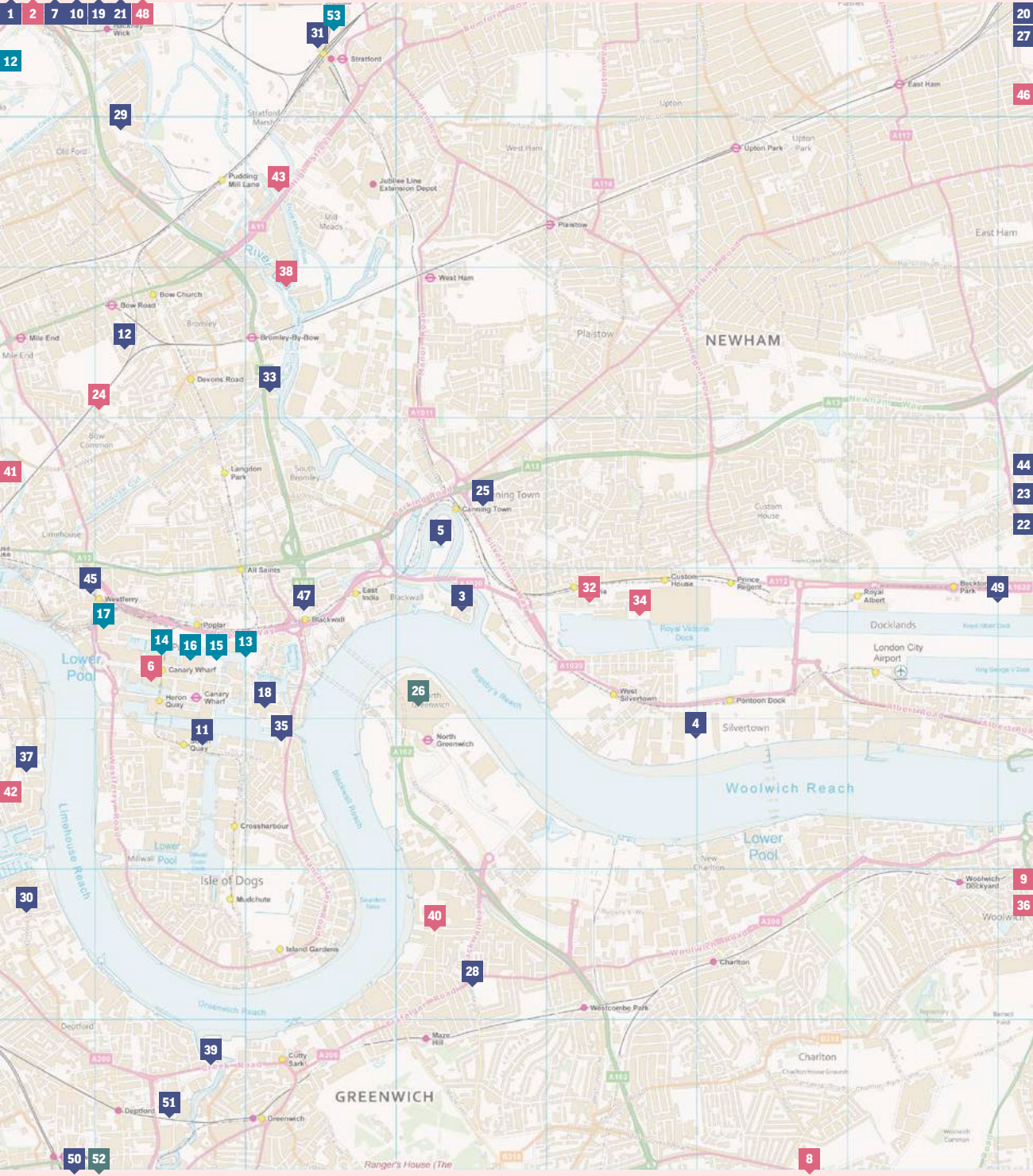
shrinking journey times to central London and beyond.

Stratford’s key retail scheme – the Westfield shopping centre – continues to draw in healthy footfall from the surrounding catchment area and has sufficient critical mass, underpinned by an array of cafés, bars and other leisure facilities, to weather the current travails in the UK retail property market, brought about by competition from online retailers.

Greenwich Peninsula is the site of one of London’s largest regeneration projects which, when complete, will comprise more than 15,000 homes.

Vacant office space in Greenwich is a rarity with much of the older stock having been demolished or converted for residential use. The Mitre Building, comprising 121,000 sq ft, is one of Greenwich’s key office buildings where tenants include Teach First and Greenwich Council.

The Jubilee line extension has improved connectivity between Greenwich and Royal Victoria Dock, home of the ExCel exhibition centre. The latest phase of the dock regeneration programme includes Silvertown Quays, comprising 50 acres, which will incorporate 7m sq ft of commercial, retail and residential space, including 3,000 homes.





1: TOTTENHAM HALE
1,030 new homes, c. 1.2m sq ft | Planning granted
Developer: Argent Related
Architect: Ferry Island & North Island – AHMM;
Ashley Road West and Welbourne – Pollard Thomas
Edwards; Ashley Road East – Alison Brooks Architects
tottenhamhale.london

Our masterplanned estate puts public spaces and the ground-floor experience at its core, working with AHMM, Alison Brooks Architects, Pollard Thomas Edwards, RUFF Architects and Grant Associates to deliver Haringey Council's vision of a new district centre for the area. We are delivering 1,030 new homes – a mix of market sale, affordable and rental; 15 new retail spaces; co-working and office space; a new health centre serving 30,000 local people; and well-lit, elegantly-paved public space with seating and 75 new trees.



2: 1 ASHLEY ROAD
183 apartments | Planning granted
Developer: Argent Related
Architect: Alison Brooks Architects
tottenhamhale.london

1 Ashley Road is the first building to launch in the new centre for Tottenham Hale. The design by award-winning Alison Brooks Architects includes a colonnade of shops, new workspaces and a collection of homes, from studios to three-bedroom apartments.



3: 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.



7: 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.



8: 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.



9: ROYAL ARSENAL RIVERSIDE
88 acres | Under construction
Developer: Berkeley Homes
Architect: Glenn Howells
www.berkeleygroup.co.uk

A former munitions factory, Royal Arsenal was once a derelict, isolated site. Today it is a beautiful riverside neighbourhood, teeming with community life. Almost 2,500 homes have already been built, standing alongside restored heritage buildings and welcoming public spaces used for exciting community events. Thousands of visitors now enjoy the riverside each year, making the most of the pubs, eateries, shops, offices, medical centre, Heritage Centre, Academy of Performing Arts, brewery, crèche, and much more.



4: 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.



5: 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.



6: WARDIAN LONDON
0.5 ha | 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 thanks to over 100 species of exotic plants throughout.



10: 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.



11: 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

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.



12: 6 ORSMAN ROAD
41,000 sq ft | Existing / Under construction
Developer: Storey, British Land
Architect: Waugh Thistleton
www.storey.co.uk

Designed by Shoreditch-based architects Waugh Thistleton, leaders in engineered timber and environmentally sustainable architecture, the design of this new flexible workspace combines cross laminated timber with steel, left exposed to provide open floorplans and a unique interior. Sitting on the bank of the Regents Canal in the heart of Haggerston, the space features private and communal roof terraces with inspiring views across the city and along the canal.



13: 10 BANK STREET
830,000 sq ft | Proposed
Developer: Canary Wharf Group
Architect: Kohn Pedersen Fox
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 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.



14: 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).



15: 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 due to complete in September 2019. The lower floors are pre-let to Société Générale (280,000 sq ft) with the remainder of the building recently leased to EBRD. It will be one of the most striking, modern office buildings in London, benefiting from an enhanced Canary Wharf specification and uninterrupted views of London.



16: 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.



17: 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, Revolut and Smartest Energy.



18: 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 2m sq ft of commercial space, 3,500 homes, 350,000 sq ft of retail/leisure, and 9 acres of open spaces. The buildings have been individually designed by a range of architects including AHMM, Pilbrow & Partners, and Allies & Morrison, whilst still benefiting from the Group’s philosophy of providing the most technically advanced buildings. Ennismore (owner of The Hoxton hotel), 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: TOWER COURT
0.7ha, 132 residential units | Under construction
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.



20: 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.



21: 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: BEAM PARK
29 ha (71.7 acre) | Under construction
Developer: Countryside and L&Q
Architect: Patel Talyor

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 3,000 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.



23: FRESH WHARF
Under construction
Developer: Countryside
www.countryside-properties.com/new-homes/
all-developments/new-home-developments/
london/fresh-wharf/

Countryside and Notting Hill Housing are delivering a £330m joint venture in Barking Town Centre. The redevelopment will deliver 911 new homes for sale and market rent at Fresh Wharf, 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. Construction started in 2018 and the project is forecast to be complete in 2026.



24: 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.



25: EAST CITY POINT
649 residential units (3.7 ha) | Completed
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.



26: 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.



27: BRIDGE CLOSE, ROMFORD
1.1m sq.ft, c.1000 units | Pre-planning
Developer: First Base and London Borough of Havering
Architect: Fletcher Priest (masterplanner) Maccreanor Lavington & Allies & Morrison (plot architects)
www.bridgecloseromford.com

Bridge Close is currently occupied by a mix of industrial warehouse units and residential terraced properties in Romford. First Base has entered into a joint venture with London Borough of Havering to bring forward a mixed-use development that will regenerate this significant part of the town centre. Homes will sit alongside new work and convenience retail spaces, a new primary school and health care centre with a new bridge linking pedestrians to the Elizabeth Line and the River Rom will be revitalised back into active use.



28: 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.



29: BREAM STREET WHARF
Planning granted
Developer: L&Q
Architect: AHMM
www.breamstwharf.co.uk

Our development in Bream Street, Fish Island is delivering 202 new homes – including 30 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.



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

The Timberyard Deptford will create 1,132 new homes across 11.6 acres, as well as commercial space 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.



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

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



32: ROYAL EDEN DOCKS
796 homes, 1.03 ha | Planning granted
Developer: Mount Anvil and ExCeL London
Architect: SOM (planning) and Hunters (delivery)
www.mountanvil.com/royaledendocks

A joint venture with ExCeL London, the development will deliver 796 tenure-blind homes, including at least 35 per cent affordable homes. The design provides a seamless integration with phase one, Royal Docks West, and neighbouring developments through two courtyard blocks. 6,702 sqm of public and private space will be delivered through a large podium gardens, feature walkways, activity and play spaces and a rooftop running track. The scheme will launch to market in late 2019.



33: THREE WATERS
5,500 sqm | Under construction
Developer: Mount Anvil and L&Q
Architect: Allies and Morrison
www.mountanvil.com/threewaters

Three Waters creates 307 homes in Bromley-by-Bow, set within the Limehouse Cut Conservation Area. The tenure-blind design (with 47 per cent affordable housing) takes inspiration from the wharf-like, industrial character of its east London context. The affordable mix provides an excellent balance of smaller units and larger family homes. It will also incorporate a series of makers’ studios, dedicated for use by local artisans and start-up businesses to establish a professional workspace and operate as an extension of the onsite community.



34: 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: 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.



36: THE REACH
6,620 sqm | Under construction
Developer: Peabody
Architect: Pitman Tozer
www.thamesmeadnow.org.uk/image-statement-items/the-reach/

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: BRIDGE EAST
50 affordable homes | 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: THE GRAMERCY
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.



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: WESTFERRY
400 hotel keys, 66 residential apartments of which 18 are affordable | Planning granted
Developer: Rockwell
Architect: SimpsonHaugh
www.rockwellproperty.co.uk/projects

Located at the gateway to Canary Wharf, Rockwell is proud to deliver a 30-storey building in Westferry. This exciting new development will include a 400 bedroom hotel alongside 66 beautifully crafted homes. The scheme, which will have commanding views of Canary Wharf and the City of London, will include a mix of affordable housing and create up to 200 jobs for the local community. It will be complemented by a restaurant, café, gym facilities, landscaped podium garden and pocket park.



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: CLAREMONT
94 homes | Completed
Developer: Peabody
Architect: Assael Architecture

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.



46: 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.



47: 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 £500m 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.



48: 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.



49: 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.



50: 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.



51: 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.



52: 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.



53: 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.

82 West India Dock Road: Construction starts Q3 2019



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WEST END, EARL'S COURT & PADDINGTON



Victoria Shreeves
Associate, central London research, Knight Frank

Office leasing in the West End was relatively subdued during H1 2019, with take-up reaching 2.3m sq ft, down 10 per cent year-on-year (y-o-y), but in line with the 10-year average. A remarkable result, against a backdrop of what is arguably the most prolonged spell of political uncertainty, fuelled by Brexit.

The lack of options in the market means geographic loyalty is limited, with occupiers originally targeting West End options often drifting towards the City, driven by both cost and availability. West End supply now totals 4.4m sq ft, the lowest level since Q4 2015.

Availability in some West End submarkets has decreased considerably in the last 12 months, Paddington in particular, where the vacancy rate fell by 7.1 bps y-o-y. Derwent London’s Brunel Building, W2, has attracted high-profile tenants and achieved record rents for the area. The Premier League, Splunk Inc, Paymentsense and Hellman & Friedman LLP have all taken space in the building, the latter paying a record rent of £85.00–£90.00 per sq ft, rental levels that rival those achievable in areas including Soho, Fitzrovia and north of Mayfair.

While some occupiers may take comfort in the fact that rents have remained relatively stable since the referendum, the issue of the looming rates revaluation in 2021 appears to be going relatively unnoticed. Our calculations suggest a 14 per cent average increase in rates payable across the West End, with some markets such as Paddington likely to see a 32 per cent uplift, driving up total occupancy costs in parallel.

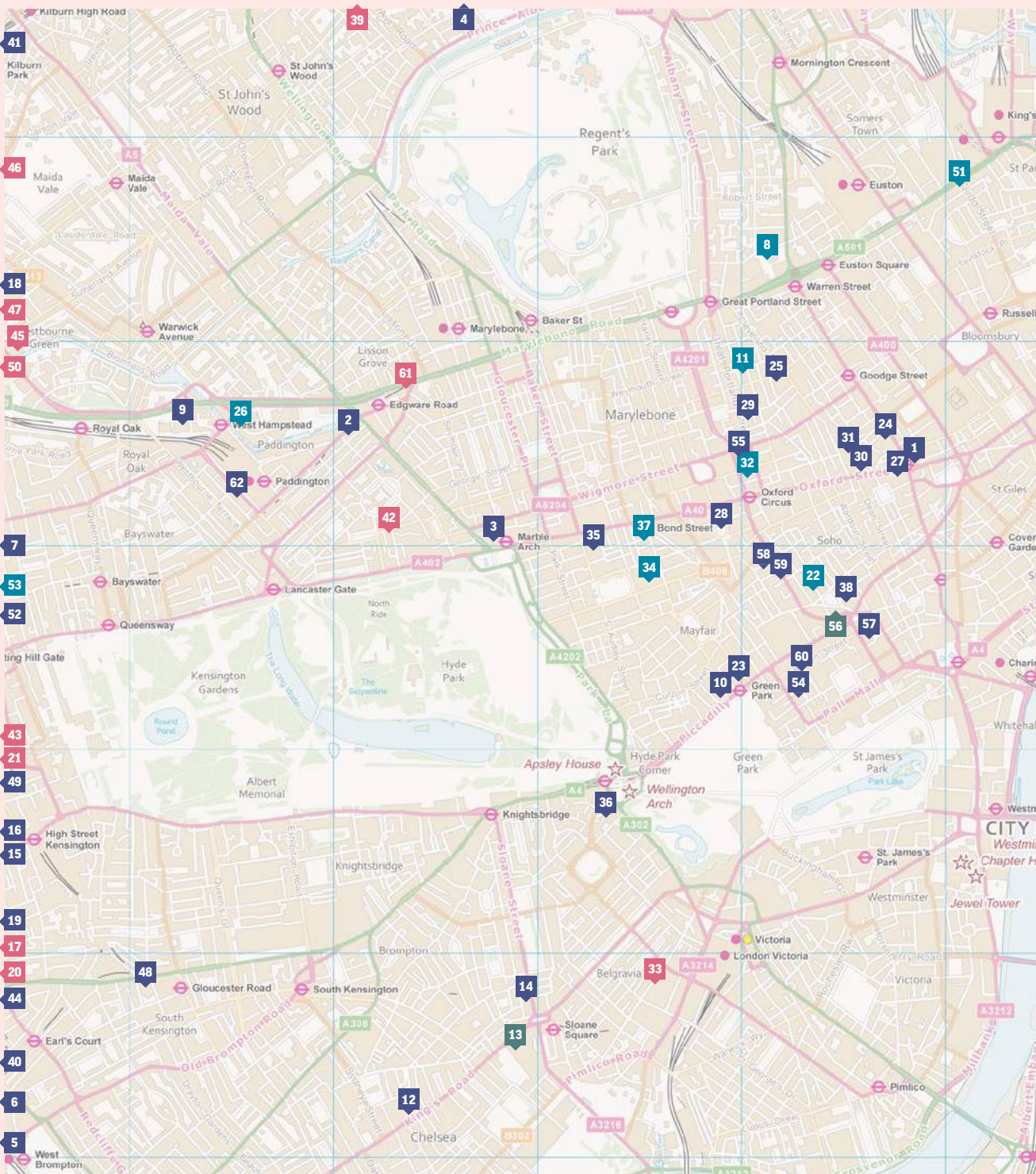
‘Our calculations suggest a 14 per cent average increase in rates payable across the West End, with some markets such as Paddington likely to see a 32 per cent uplift, driving up total occupancy costs in parallel’

The London retail market has historically been almost a parallel universe to national occupier trends, particularly since the global financial crisis. However, there is growing evidence to suggest that even London is not completely removed from the wider malaise in the retail sector, and rental growth is definitely cooling. London is particularly sensitive

to headwinds such as increases in the National Living Wage and the business rates revaluations.

The rise in business rates has undoubtedly stymied occupier demand but has not completely destabilised it – indeed, all the time that the capital is a major tourist destination, there will be retailer interest. However, it is fair to conclude that occupier demand is more selective than it may have been in the past, opportunities are being scrutinised more closely and more questions are being asked than before.

Against this backdrop, retail located at travel hubs remains one of the few bright spots. Sellar’s development at Paddington Square, W2, is one such example. Offering 78,000 sq ft of retail space over four floors (plus a 14,000 sq ft signature rooftop restaurant), alongside 360,000 sq ft of office space, the new scheme will considerably enhance what was previously an undersupplied (and historically neglected) market when it opens in 2021.



Office Retail Mixed Use Residential



1: CENTRE POINT
184,000 sq ft NIA | Completed
Developer: Almacantar
Architect: MICA (previously 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. Linking Soho, Covent Garden, Fitzrovia and Bloomsbury, the development offers 82 expansive apartments by Conran & Partners and a new public square surrounded by 39,000 sq ft of retail and 13 affordable homes by MICA. The opening of Crossrail at Tottenham Court Road will reaffirm Centre Point’s geographical and symbolic position at the heart of London and creating London’s newest destination.



2: LYONS PLACE
73,400 sq ft NIA | Under construction
Developer: Almacantar
Architect: Farrells

Lyons Place by Almacantar is a collection of finely crafted, high-quality apartments and townhouses, set at the meeting point of Maida Vale, Little Venice and St John’s Wood. This boutique development, set to complete in 2019, will feature 24 apartments and five three-storey townhouses. Surrounded by ample green space and some of the city’s most famous parks, canals and high streets, Lyons Place allows for a quiet lifestyle in a coveted Zone 1 location, moments from the heart of the city.



3: MARBLE ARCH PLACE
275,000 sq ft NIA | Under construction
Developer: Almacantar
Architect: RVA

Designed by world-renowned architect Rafael Vinoly, Marble Arch Place comprises of a collection of 54 super prime apartments alongside 95,000 sq ft of premium office space, centred around a vibrant new tree lined public space, complete with 48,000 sq ft of new retail spaces and a striking art installation by Lee Simmons. 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.



7: FILMWORKS
258,035 sq ft (GIA) | Under construction
Developer: St George Plc, Berkeley Group
Architect: St George and TP Bennett
www.berkeleygroup.co.uk/developments/london/ealing/filmworks-ealing

Inspired by the past, celebrating the future. Filmworks brings a new dimension to Ealing’s enticing personality. Retaining the historic façade of the original Art Deco cinema, it will welcome a high quality mix of new homes, alongside a cinema, restaurants and bars, all centred around an open piazza. From Ealing Broadway station to Bond Street in 11 minutes with the arrival of Crossrail, Filmworks is in a desirable location. (Travel times are approximate only. Source: tfl.co.uk)



8: 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 Whitefoord 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.



9: 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.



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: THE BRENTFORD PROJECT
4.79 hectares | Under construction
Developer: Ballymore
Architect: AHMM, Glenn Howells, Maccreanor Lavington
www.ballymoregroup.com

The waterside development in Brentford will comprise 11 buildings, delivering 876 residential units, alongside approximately 14,000 sqm of new high-quality retail space, a gym and leisure centre and an arts centre/cinema. With the retention of several heritage buildings and thoroughfares, the vision for the site is a sensitive blend of old and new, injecting new energy into a long-neglected stretch of London waterside.



6: SOVEREIGN COURT
2.54 acres
Phase 1 | Existing
Phase 2 | Under construction
Developer: St George Plc, Berkeley Group
Architect: Lifschutz Davidson Sandilands
www.berkeleygroup.co.uk/developments/london/hammersmith/sovereign-court

Well-connected urban living. Contemporary, urban-inspired 1, 2 & 3 bedroom apartments, penthouses and villas with access to a fitness suite and 24-hour concierge service. Sovereign Court is only a short walk to Hammersmith underground station with 4 underground lines and close to Chiswick, Kensington and Fulham – some of London’s most fashionable locations. Here you can find the iconic Hammersmith Bridge and River Thames, together with world-class shopping, independent cafés, theatre and art venues all on your doorstep.



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

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



11: 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.



12: 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.



13: 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.



14: 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.



15: 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.



16: 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.



17: 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 per cent 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.



18: 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.



19: 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.



20: 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. The first 71 new homes for social rent are complete and occupied.



21: ACTON GARDENS, W3
28.68 ha | Existing
Developer: Acton Gardens LLP (Countryside and L&Q)
Architect: Masterplanners HTA / Allies & Morrison / HTA PH1 & PH5 / Alison Brookes PH2 / Stitch Studio PH 3.1 & / MacCreanor Lavington PH 3.2 / PCKO PH4 / Levitt Bernstein PH 6 / Allies & Morrison PH 9.1 & 9.2
www.actongardens.co.uk

Acton Gardens is an ambitious £600m regeneration programme being undertaken by Acton Gardens LLP, a joint venture 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 3,460 homes of which 50 per cent are affordable housing. The development includes social infrastructure in the form of a new community centre, youth club together with health care facilities and retail outlets.



22: 20 GOLDEN SQUARE
25,000 sq ft | Existing
Developer: Crosstree Real Estate Partners
Architect: Orms

20 Golden Square is a prime Grade II listed Victorian Warehouse building fronting a prestigious garden square in the centre of London's traditional cluster of media and creative industries. Crosstree fully refurbished the building in 2014 to create a mixture of high quality gallery and office space. The building is now fully let to a leading New York art gallery (Marian Goodman) and recording studio 750 mph.



23: 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.



24: 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 36,000 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.



25: 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 164,150 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.



26: BRUNEL BUILDING, 2 CANALSIDE WALK W2

243,000 sq ft | Existing
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 entire office element, 98 per cent of the building, is fully pre-let and the restaurant is under offer. This is a prime location adjacent to Paddington station where a Crossrail interchange will join the existing mainline and underground links in 2020. The scheme was delivered in H1 2019.



27: SOHO PLACE W1

285,000 sq ft | Under construction
Developer: Derwent London plc
Architect: AHMM

Derwent London is now under construction on 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. The scheme is now 50 per cent pre-let following transactions to G-Research and Nimax theatre. With the arrival of the Elizabeth line in 2020, this major new transport interchange is providing a much needed regeneration boost to the area. The scheme is due to complete in H1 2022.



31: 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.



32: 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.



33: 119 EBURY STREET, SW1

3,500 sq ft | Existing
Developer: Grosvenor
Architect: David Morley

119 Ebury Street has become the first Listed building to achieve an 'Outstanding' rating under BREEAM Domestic Refurbishment and achieved the highest ratings to date for a BREEAM Domestic Refurbishment. The project challenges sustainable design, while maintaining the historic fabric of a Grade II Listed property. Sustainable initiatives include: whole house ventilation and heat recovery, and photovoltaic and solar thermal panels.



28: HANOVER

223,400 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.



29: 78/92 GREAT PORTLAND STREET

18,000 sq ft office, 15 residential apartments and 5 retail units | Completed
Developer: Great Portland Estates plc
Architect: Lifschutz Davidson Sandilands
www.portlandandridding.co.uk

Located in the heart of Fitzrovia in a prominent position on the corner of Great Portland and Riding House Street, 78/92 Great Portland Street comprises 18,000 sq ft of extensively refurbished office space which has been pre-let in full, 15 couture residences and 12,000 sq ft of retail / showroom in five units on ground and basement levels.



30: OXFORD HOUSE

124,400 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 124,400 sq ft mixed use development fronting Oxford Street, including 80,000 sq ft of office and 41,800 sq ft of retail and restaurant. Due for completion Q2 2021.



34: 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.



35: 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.



36: 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.



37: 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.



38: LUCENT, W1
110,000 sq ft office scheme, 30,000 sq ft retail, 7 residential flats | Demolition
Developer: Landsec
Architect: Fletcher Priest Architect

Six-storey building with three basement levels located on an island site, behind the Piccadilly Lights. A mixed use scheme comprising office, retail and residential.



39: HAMPSTEAD MANOR
131,320 sq ft | Under construction
Developer: Mount Anvil
Architect: Scott Brownrigg / A&Q Partnership
www.HampsteadManor.com

Located in NW3 one of the most coveted British postcodes, Hampstead Manor consists of 156 homes, spread across 13 buildings; and include four Grade II listed buildings, such as Kidderpore Hall, a painstakingly restored 1843 mansion. The development’s amenities are unrivalled in the area and include a 24-hour concierge, a spa, gym, swimming pool and town car service. Once home to Westfield College, as an education establishment specializing in botany, and more recently occupied by Kings Collage, Hampstead Manor had a fascinating and varied history.



40: QUEEN'S WHARF
140,000 sq ft | Existing
Developer: Mount Anvil and A2Dominion
Architect: Assael
www.mountanvil.com

Located in the setting of the Grade II listed Hammersmith Bridge, 165 new homes wrap around and over the redeveloped Riverside Studios, with sweeping views along the Thames and sheltered gardens at the heart of the scheme. A restaurant, bar and café and a new riverside walkway, which connects Hammersmith Bridge and the Thames Path for the first time, complete this dynamic development.



41: 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.



42: 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.



43: 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.



44: 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.



45: 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.



46: 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.



47: 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.



48: KENSINGTON FORUM
749 hotel keys, 340 serviced apartment keys, 62 affordable rented residential units | Planning granted
Developer: Queensgate Investments (Owner)
Rockwell (Developer) | Architect: SimpsonHaugh
www.rockwellproperty.co.uk/projects

Kensington Forum is an ambitious scheme of exceptional quality. The redevelopment will replace the existing 906 room hotel with a modern 749 room hotel, 340 serviced apartment rooms and provide outstanding facilities including restaurants, bars, health spa and conference facilities, vital to supporting London’s continued role as a world city and major destination for global business events. Kensington Forum will also deliver 62 genuinely affordable Social Rented homes (100 per cent of the homes to be built), meaningful employment opportunities and a new, publicly accessible 2,700sqm garden square, the only accessible green space within 1km.



49: 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.



50: 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.



51: 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: TELEVISION CENTRE, W12

2,300,000 sq ft | Under construction
Developer: Stanhope / Mitsui Fudosan / AIMCo / BBC
Architect: AHMM / Maccleanor 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.



53: 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.



54: 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.



55: 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.



56: 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.



57: 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.



58: 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.



59: 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.



60: 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.



61: 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.



62: 40-50 EASTBOURNE TERRACE
178,365 sq ft
40 Eastbourne Terrace | Existing;
50 Eastbourne Terrace | Consented/
Under construction, due Q2 2021
Developer: Invesco (owner) / YardNine (developer)
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.



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DERWENT
LONDON

KING'S CROSS, MIDTOWN & COVENT GARDEN



Patrick Scanlon
Head of UK offices insight, Cushman & Wakefield

Over the last 12 months, leasing volumes in the King’s Cross, Midtown and Covent Garden market have been driven by large pre-lets, particularly in King’s Cross. In excess of 40 per cent of all space taken in the last 12 months has been pre-let by technology sector occupiers at King’s Cross.

In the second quarter of 2019, take-up levels fell back to 230,000 sq ft, 35 per cent below the 10-year average with no transactions larger than 50,000 sq ft. Flexible workspace providers were the most active, acquiring 77,000 sq ft in five transactions and accounting for 32 per cent of take-up.

However, demand remains relatively healthy; if the large pre-let transactions at King’s Cross are excluded, take-up levels across the market appear more in line with average.

A feature of the London market over the last five years has been occupier mobility. Occupiers now tend to be less wedded to their traditional submarkets and are more willing to explore new locations to identify buildings which reflect their brand and will help to attract and retain talent.

In Q2 2019, almost three-quarters of all leasing transactions involved new entrants to the King’s Cross, Midtown and Covent Garden market, demonstrating the area’s attractiveness and ability to source London-wide demand.

Looking forward, a significant barrier to take-up in the area could be a lack of supply. There is currently 909,000 sq ft available to lease, 35 per cent below the long-term average; by comparison, total London supply is currently around 12 per cent below average.

‘A feature of the London market over the last five years has been occupier mobility’

The situation is unlikely to improve given the tight development pipeline. There is currently just 400,000 sq ft of speculative space under construction and due for delivery in the next two years; this is roughly the equivalent of five months of take-up at average levels for new and refurbished space.

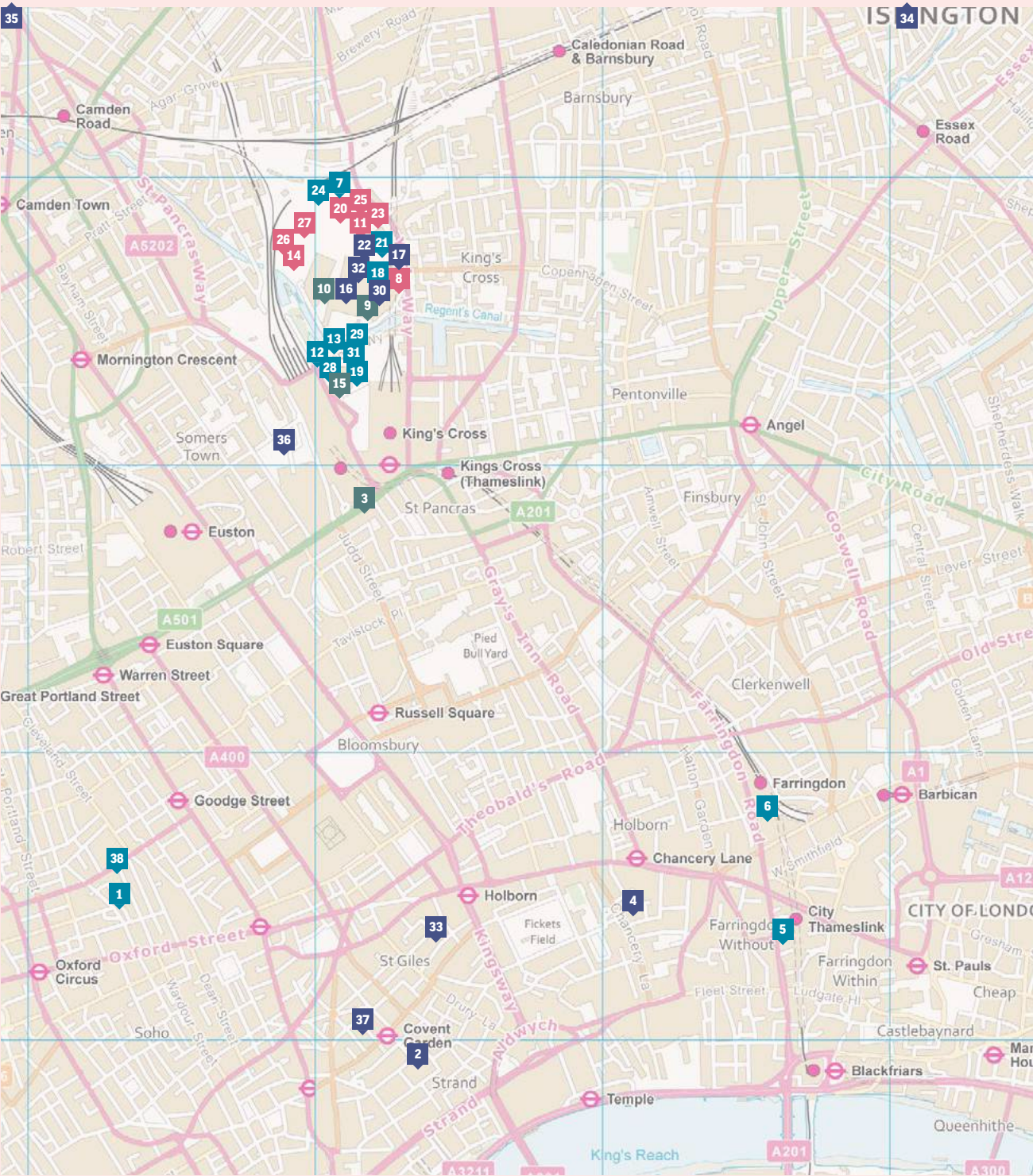
The robust demand for space in this market coupled with a potential

supply crunch will inevitably place upward pressure on rents. The prime rent in Midtown is currently £67.50 per sq ft, cheaper than the neighbouring City Core and well below its other surrounding markets. The market offers a significant discount for occupiers and is likely to experience competition-driven growth.

In Covent Garden, the proximity to the new Elizabeth line station at Tottenham Court Road has provided a boost to rent levels. The prime rent is now £85.00 per sq ft, 45 per cent higher than when Crossrail received Royal Assent in 2008. This is one of the highest growth rates over the period of any central London submarket.

The prime rent in King’s Cross is £77.50 per sq ft, driven by demand from technology sector occupiers for large pre-lets. Tech sector employment in London has increased by more than 50,000 positions in the last two years, and strong growth is forecast to continue over the next five years.

The King’s Cross, Midtown and Covent Garden markets are well-positioned to see a continued rise in values.





1: 19 WELLS STREET
21,000 sq ft | Existing
Developer: Storey, British Land
Architect: Tatehindle
www.britishland.com/

Flexible workspace located in the heart of Fitzrovia, this Deco-influenced building was originally built by Sanderson Wallpapers in 1929 as showroom, studio and office space to support their adjacent warehouse buildings located where the Grade II listed Sanderson Hotel now sits. The building has been modified during its history but retains a number of original exterior features including windows, stone and glazed brick facades and copper roof.



2: 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.



3: 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.



7: 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.



8: 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.



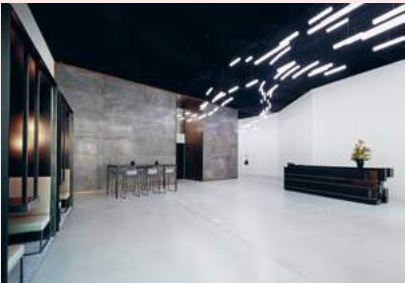
9: CANALSIDE PAVILION
9,200 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Stanton Williams Architects
www.kingscross.co.uk/eating-and-drinking/the-lighterman

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'.



4: 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.



5: 20 FARRINGDON 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 welcomes a growing occupier community and marked the London debut of HB Reavis' co-working concept HubHub.



6: BLOOM CLERKENWELL
145,000 sq ft | Under construction
Developer: HB Reavis
Architect: John Robertson Architects
www.bloomclerkenwell.com

HB Reavis acquired Farringdon West's Crossrail OSD in August 2018. The site, known as Bloom Clerkenwell, is under construction with completion due in 2020. The scheme provides seven storeys of workspace, substantial terraces, retail, winter garden, fitness studio and auditorium. In the heart of Clerkenwell, adjacent to Farringdon Station, the only London interchange where three Underground lines, Thameslink and the Elizabeth line meet. Well-being is a key theme for Bloom as it targets the highest WELL, BREEAM and WiredScore certifications.



10: 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.



11: 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.



12: 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.



13: FOUR PANCRAS SQUARE
175,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Eric Parry Architects
www.kingscross.co.uk/four-pancras-square

A Grade A office building, fully let to Universal Music, located on Pancras Square and Goods Way, with approximately 175,000 sq ft over 10 floors. A typical floor is 20,500 sq ft and premier retail space is housed at ground level. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard 'Excellent' as a minimum and will be linked to the site-wide district heating network.



14: GASHOLDERS LONDON
21,569 sqm GEA | Existing
Developer: King's Cross Central Limited Partnership
Architect: Wilkinson Eyre
www.gasholderslondon.co.uk

A residential scheme comprising 145 apartments in three separate buildings of differing heights built within a refurbished triplet of Grade II Listed cast-iron gasholder guide frames. The building includes ground floor retail space which opens out onto landscaped gardens. Residential building amenities include a gym and spa, a business lounge, private dining room, 14 seater screening room and a rooftop garden with panoramic views of London.



15: 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.



16: 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.



17: 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.



18: 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.



19: 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 2m 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.



20: 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.



21: 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'.



22: 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.



23: 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.



24: 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.



25: 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.



26: 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.



27: 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.



31: 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 2m 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.



32: 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.



33: PARKER STREET
56,537 sq ft | Under construction
Developer: Londonecastle
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'.



28: 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.



29: 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.



30: 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.



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 | Existing
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.



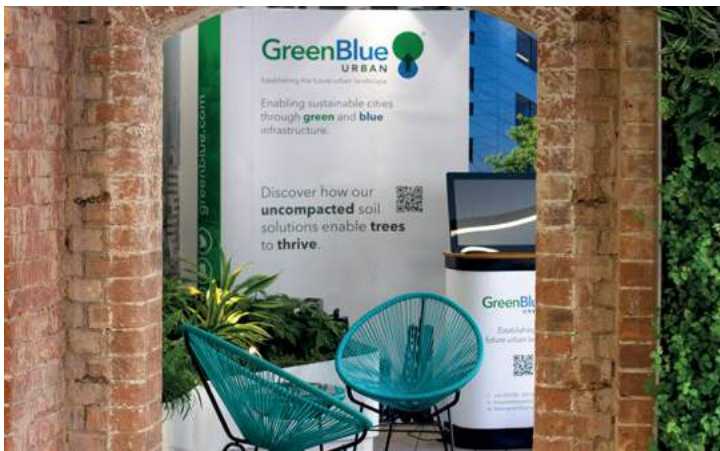
39: 68-86 FARRINGTON ROAD

99,308 sq ft | Under development
Developer: Whitbread Plc
Architect: Sheppard Robson

This major mixed-use development will transform an unattractive carpark site on Farringdon Road into a building which includes office and retail space as well as 181-bedroom hub by Premier Inn hotel. The design of the building is split between the hotel and retail at ground floor with office and further hotel space continuing to fourth and fifth. The external facades are constructed using a combination of glass and metal formed in a concertina to frame the views of London's bustling streets on Farringdon Road.



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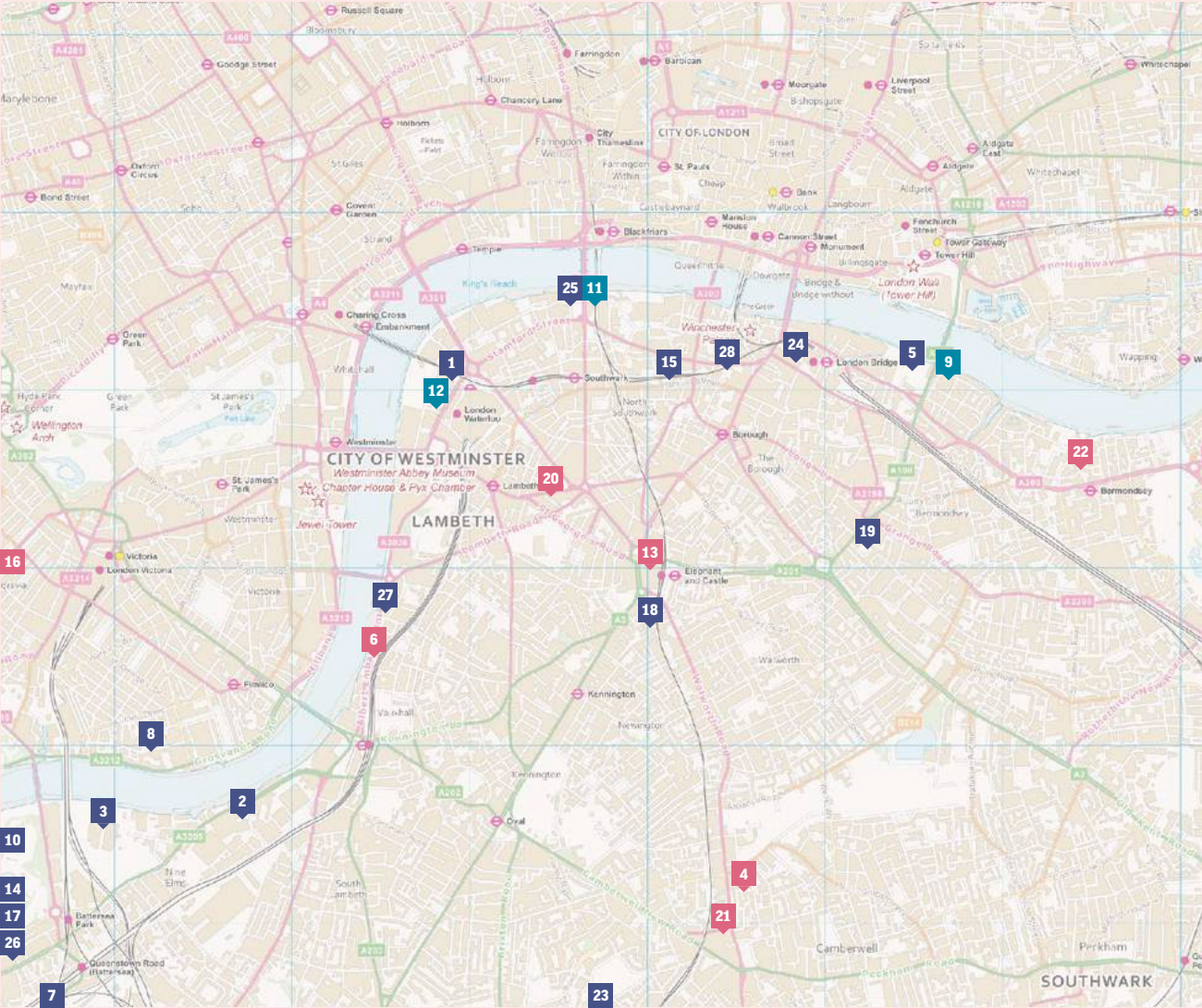
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LONDON BRIDGE, SOUTHWARK, NINE ELMS & WATERLOO



Hayley Blackwell
Associate, Knight Frank

South Bank has become somewhat of a commercial market hotspot in recent years, with occupier take-up reaching above average levels in 2018, while inbound commercial property investment totalled circa £1bn, representing 6 per cent of the total for London.

The extensive provision of amenities has made South Bank a talking point. Given the scale and magnitude of the regeneration efforts in the area, stretching from Battersea and Nine Elms, to Elephant and Castle and further up the Thames towards the south side of Tower Bridge, the area is undergoing a phenomenal amount of transformation and has been dubbed London's third city. This has been further boosted by the US embassy's relocation to Nine Elms from Mayfair, Apple's 500,000 sq ft pre-let at Battersea Power Station, and more recently WPP's acquisition of approximately 220,000 sq ft at One Southwark Bridge Road, confirming the location's attraction.

Until now, however, the area's appeal has been largely driven by residential construction activity. With improving transport links, through the Northern line extension to Battersea, for instance, and a growing pool of resident talent, investors and occupiers are fuelling a renaissance of sorts in South Bank, with active requirements at above average levels for the last 10 quarters.

While we muddle through the complications of an EU divorce

agreement, South Bank, like many other submarkets in London, remains resilient. Office take-up has exceeded the long-term average for six of the last 10 years. South Bank occupier activity in H1 2019 totalled 237,000 sq ft, significantly higher than the 190,000 sq ft recorded in the same period last year.

In terms of the commercial occupier, the area has attracted a varied mix of businesses over the years, perhaps more so than other submarkets in London. Occupiers' requirements remain focused on maximising flexibility and agility

'While we muddle through the complications of an EU divorce agreement, South Bank, like many other submarkets in London, remains resilient'

against the backdrop of an uncertain political and economic outlook. With a variety of stock ranging from the expected uber smart Apple HQ in Battersea, to instantly iconic offices at the Shard, South Bank has become open to all industry sectors as well as offering opportunities to new and emerging sectors.

Commercial occupiers are increasingly footloose, with many more relocating to a different submarket compared with five years ago. The focus now, more than ever, is on the quality of space and price. Prime rents in South Bank have

increased by 3.7 per cent over the past 12 months, and Knight Frank forecasts a further increase of 10 per cent over the next three years.

South Bank, however, remains supply starved. Availability is well below the long-term average, with the current vacancy rate now at just 2.2 per cent, the lowest submarket in London. Pre-lets continue to tick upward, with best in class space being rapidly snapped up, underscoring the depth of underlying demand.

Looking forward at the development pipeline, there are no schemes currently under construction speculatively in South Bank. There is, however, potential of up to 1.0 million sq ft of office space to be speculatively delivered to the market over the next three years.

The lack of construction will make a significant impact on the shortfall in supply and will certainly go some way to shaping future demand. South Bank is still yet to be exploited by investors and developers, but with the lack of supply continuing, this has opened up significant development opportunities with demand for projects in the area.



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

One and Two Southbank Place provides much needed high-quality commercial space in this prominent part of central London and the city’s newest district. Additionally, both buildings also provide occupiers with enviable transportation links and the cultural offering of the South Bank, with over 200,000 sq ft retail coming to the area. One Southbank Place has been let to Shell International, and Two Southbank Place has been let to WeWork, the world’s fastest growing serviced office provider, and both buildings also feature 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: THE ELMINGTON
22 affordable homes | Completed
Developer: Peabody
Architect: PTE architects

The 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: THE DUMONT
186 apartments / 16,145 sq ft | Under construction
Developer: St James
Architect: David Walker Architects
www.berkeleygroup.co.uk/developments/london/albert-embankment/the-dumont

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



7: MERTON REGENERATION PROJECT
2,800 homes | Under construction
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. Construction on the first 134 new homes on High Path and 21 new homes on Ravensbury is underway. This will allow residents to move straight into their new homes.



8: 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 per cent affordable homes will be provided.



9: TOWER BRIDGE COURT
110,000 sq ft | Proposed
Developer: FORE Partnership / Landid
Architect: Stiff + Trevillion
www.tbc.london

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.



10: 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.



11: COOPER & SOUTHWARK
78,000 sq ft | Completed
Developer: HB Reavis
Architect: TateHindle 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.



12: ELIZABETH HOUSE
945,000 sq ft (pre-existing consent) | Acquired
Developer: HB Reavis
Architect: Allford Hall Monaghan Morris (AHMM)
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.



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 per cent affordable, with almost 300,000 sq ft of commercial space and parking for the nearby London Fire Brigade.



19: RICHESTATE
19,468 sqm | 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.



20: 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.



21: THE GALLERY
5,580 sqm | Under construction
Developer: Peabody
Architect: Weston Williamson
www.peabody.org.uk/homes-in-development/southwark/camberwell-road

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.



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: THE LEVERS
0.255 ha | Completed
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.



22: 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.



23: 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.



24: 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.



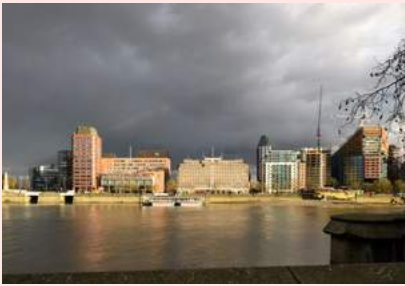
25: ONE BLACKFRIARS
170m/50 storey tower | Under construction
Developer: St George PLC
Architect: Simpson Haugh & Partners Architects
www.oneblackfriars.com

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



26: 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.



27: 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.



28: 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.



29: PREMIER INN, THE CUT, SOUTHWARK
112,332 sq ft | Under construction
Developer: Frogmore
Architect: Dexter Moren Architects

The 274 bedroom Premier Inn hotel is located near Waterloo station on the New Marlborough Yard development at The Cut, Southwark. The building will include Whitbread's Bar + Block Steakhouse restaurant at ground floor level, which will be open to hotel guest and the public, and an outside seating area surrounded by a green landscaped park of newly planted shrubs and trees. The upper bedrooms are split between two buildings either side of the internal courtyard, with a lightweight glass walkway connecting them.

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www.ramboll.co.uk/lean-design



Image: Graeme Duncan

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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020 3026 9923
crateuk.com/contact

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

Delancey
020 7448 1448
www.delancey.com

Derwent London
020 7659 3000
www.derwentlondon.com

Dorrington
020 7581 1477
www.dorrington.co.uk

Element Capital
www.elementcapital.com

Far East Consortium
www.fecil.com.hk

First Base
020 7851 5555
www.firstbase.com

FORE Partnership
020 7440 3480
www.forepartnership.com

Fusion Land
020 7470 8844
www.fusionland.com

Get Living London
020 3701 7967
getlivinglondon.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

Hadley Property Group
020 3167 3484
www.hadleypropertygroup.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
hghplanning.co.uk

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

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

Landsec
020 7024 3703
www.landsecurities.com

Lendlease
020 3430 9000
www.lendlease.com

Londonnewcastle
020 7534 1888
www.londonnewcastle.com

Millbank Group
03333 700 007
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

Old Park Lane Management
020 7409 7055

Our Place
020 7247 6760
our.place

Oval Partnership
020 3759 8362

Oxford Properties
020 7822 8300
www.oxfordproperties.com

Pocket Living
020 7291 3697
www.pocketliving.com

Précis Management Services Limited
800 122 522
www.accessstorage.com

Qatari Diar
020 7907 2330
www.qataridiar.com

Quintain
020 3219 2200
www.quintain.co.uk

Redrow
020 8536 5120
www.redrow.co.uk

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

REM Ltd (UK)
020 3437 3000

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

Robinson Regeneration Enterprises Ltd
www.robinsonregeneration.com

Rockwell
020 3705 5110
rockwellproperty.co.uk

Sang Hee Kim

SEGRO
020 7451 9129
www.segro.com

Shaw Corporation
020 7409 0909
shawcorporation.com

South Coast Estates Ltd
0208 370 9119
www.southcoastestates.co.uk

Stanhope plc
020 7170 1700
www.stanhopeplc.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 Onslow Group

The Portman Estate
020 7563 1400
www.portmanestate.co.uk

U+I
020 7828 4777
uandiplc.com

Vastint
020 3384 7900
vastint.eu

Voreda
www.voreda.com

Whitbread
01582 424200
www.whitbread.co.uk

PROPERTY ADVISOR

Avison Young (GVA)
08449 020 304
www.gva.co.uk

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

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

Farebrother
020 7405 4545
www.farebrother.com

Gerald Eve
020 7493 3338
www.geraldeve.com

GL Hearn
020 7851 4900
www.glhearn.com

JLL
020 7493 6040
www.jll.co.uk

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

Savills
020 7409 8834
www.savills.com

WYG Group
020 7250 7500
www.wyg.com

PROPERTY MANAGEMENT

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

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
020 7420 5200
www.designcouncil.org.uk

Environment Agency
03708 506 506
www.environment-agency.gov.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 / Be First
020 8215 3000
www.lbbd.gov.uk

LB Bexley
020 8303 7777
www.bexley.gov.uk

LB Brent
020 8937 1234
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 250 111
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 Redbridge
020 8554 5000
www.redbridge.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 and Richmond
020 8871 6000
www.wandsworth.gov.uk

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

London Legacy Development Corporation
020 3288 1800
www.londonlegacy.co.uk

Office of Government Property
020 7270 4558
www.gov.uk/government/groups/government-property-unit-gpu

RB Kensington and Chelsea
020 7361 3000
www.rbkc.gov.uk

RB Kingston upon Thames
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www.kingston.gov.uk

Transport for London
020 3054 3883
tfl.gov.uk

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www.wicona.co.uk

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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
New Quebec Street, London W1H 7NX
www.almacantar.co.uk

Almacantar is a property investment company specialising in large-scale, complex developments in Central London. Known for its design-led approach, the company focusses on creating long-term value through development, repositioning or active asset management. Since launching in 2010, Almacantar has acquired over 1.5m sq ft of prime assets in the heart of London including live projects; Centre Point, Marble Arch Place, One and Two Southbank Place and Lyons Place.



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, London 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, Birmingham and the South of England. We create beautiful, successful places, where communities thrive and people of all ages and backgrounds enjoy a great quality of life. Our developments range in size from a few dozen homes in a market town to complex regeneration programmes with over 5,000 homes. Berkeley Group is made up of six autonomous companies: St George, St James, Berkeley Homes, St Edward, St William and St Joseph.



Argent Related

Developer
4 Stable Street, King’s Cross, London N1C 4AB
www.argentrelated.co.uk

Argent Related leverages the combined expertise and track record of UK developer Argent, and Related Companies, one of the United States’ most prominent real estate firms. The Argent Related partnership brings together an extraordinary blend of development skills, access to global capital, and unrivalled technical and delivery experience. Argent Related’s goal is always to develop for the long term – astutely, sensitively, and with a sense of social purpose – delivering the homes and workspace that our UK cities badly need.



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 per cent 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

British Land’s portfolio of high-quality property focused on London Offices and Retail around the UK is valued at £16.2bn, with a share of £12.3bn, making it one of Europe’s largest listed REITS. The company’s strategy is to provide places which meet customer needs and respond to changing lifestyles – Places People Prefer. Sustainability is embedded throughout the business and in 2016 British Land received the Queen’s Award for Enterprise: Sustainable Development, the UK’s highest accolade for business success over a period of five years.



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

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 17m 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 / Developer
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 / 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 per cent 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. Construction is underway on the first 134 new homes on High Path and 21 new homes on Ravensbury. This will allow residents to move straight into their new homes.



CONSULCO REAL ESTATE LTD
Developer
22 Soho Square, London W1D 4NS
www.consulcocapital.com

Consulco Real Estate acquires, develops and actively manages property in central London that meet the investment objectives of high net worth individuals, family offices and small institutions. Our current portfolio of 37 properties is valued at approximately £100m, with a focus on the retail and leisure sector. Consulco has gained expertise in the development of existing buildings and is pleased to showcase some of these projects at the NLA.



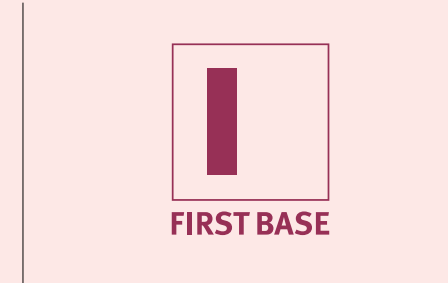
DERWENT LONDON
Developer
25 Savile Row, London W1S 2ER
www.derwentlondon.com

Derwent London is the largest central London REIT with a portfolio of 5.7m 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.



FIRST BASE LTD
Developer
91 Wimpole Street, London W1G 0EF
www.firstbase.com

First Base is a privately-owned mixed-use developer specialising in placemaking and urban regeneration. First Base collaborates with leading architects such as Fletcher Priest, AFK, Make, BuckleyGrayYeoman & AHMM to create a mix of workspace, modern retail, hotels, homes and cultural uses to revitalise high streets and town centres across the UK. Working in partnership with the public sector the company shapes its developments around the needs of the local community, embedding technology to create places that are future-enabled.



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.



GREAT PORTLAND ESTATES PLC
Investor / Developer
33 Cavendish Square, London W1G 0PW
www.gpe.co.uk

Great Portland Estates plc is a FTSE 250 property investment and development company owning around £2.6bn of office, retail and residential space in central London. Our portfolio consists of 47 properties totalling 2.6m sq ft, with a development programme totalling 1.7m sq ft, 54 per cent of the existing portfolio. We aim to deliver superior returns by unlocking the often hidden potential in commercial real estate in central London, creating great spaces for occupiers and strong returns for shareholders.



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

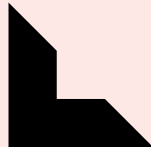
HELICAL PLC
Developer
5 Hanover Square, London W1S 1HQ
www.helical.co.uk

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.



L&Q
Housing Association / 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. Our £13.8bn portfolio spans 24m sq ft of well-connected, experience-led retail, leisure, workspace and residential hubs. From the iconic Piccadilly Lights, to our retail destinations Westgate Oxford, we own and manage some of the most successful real estate in the UK. We aim to lead our industry in critical long-term issues; diversity, community employment and carbon reduction, whilst delivering value for our shareholders, great experiences for our customers and positive change for our communities.



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
Level 7, 33 King William Street, London EC4R 9AS
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, Czechia, Slovakia, Hungary and Germany. We have successfully delivered 11.4m sq ft of commercial space and with capital exceeding £1.1bn.



LENLEASE
Developer
20 Triton Street, Regent’s Place, London NW1 3BF
www.lendlease.com

Founded in Australia in the 1950s and listed on the Australian Securities Exchange, Lendlease is a world leader in delivering end-to-end property solutions. Our fully integrated model is built on our core strengths in development, construction, infrastructure, fund management and asset management. Our vision is to create the best places. We specialise in developing large, complex, mixed-use regeneration schemes and have particular strengths in partnering with the public and private sector, naturally targeting projects with long term duration.

LONDONNEWCASTLE

LONDONNEWCASTLE
Developer
The Courtyard Building, 17 Evelyn Yard, London 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 designed, 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

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.

MOUNT ANVIL
better London living

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.



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.



ROCKWELL PROPERTY
Developer
23 King Street, London
rockwellproperty.co.uk

Rockwell is an agile, versatile and connected property developer with a proven track record of delivering quality development projects across the UK. The creation of extraordinary buildings and places that enhance communities is at the heart of Rockwell’s vision, with the company striving to leave a development legacy that stands the test of time. Rockwell works closely with world-renowned architects who share the company’s ethos and passion for transformative development with each and every project designed to reflect its location.



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 6.9m sqm of space (74m sq ft) 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.



PRECIS MANAGEMENT SERVICES LTD
Developer
93 Park Lane, Mayfair W1K 7TB
www.accessstorage.com

Precis Management Services Ltd. is a London-focused property company with 20 years’ experience in hotels and self-storage. The wider Group owns and operates 23 Park Grand, Shaftesbury, and Montcalm hotels, as well as 61 Access Self Storage stores. The Group has embarked on the creation of a new residential-led mixed use portfolio that, as it stands today, will deliver 3,000 purpose-built rental homes and over a million square feet of workspace, retail, and storage to Londoners in nine different boroughs.



QUINTAIN LIMITED
Developer
180 Great Portland Street, London W1W 5QZ
www.quintain.co.uk

Quintain is a developer with the unique ability to develop and asset manage Built to Rent (BtR) at scale, delivering on a strategy for long-term ownership and investment. Quintain wholly-owns Tipi, the lifestyle-focused rental operator offering all-inclusive rental packages. Quintain is behind the £3bn transformation of Wembley Park, set to become the UK’s largest site of BtR. Acquired in 2002, the 85-acre site includes The SSE Arena, London Designer Outlet, Boxpark Wembley, Troubadour Wembley Park Theatre and over 2,000 homes.



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.



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 £26bn of completed projects. Our successful track-record includes landmark projects such a Broadgate, Paternoster Square, Chiswick Park. Our new projects include Television Centre and White City Place. We are a focused team of development entrepreneurs from professional property and construction backgrounds including surveyors, engineers and building experts, together with a finance team and support staff. Uniquely, many of the Stanhope executive team have worked together for over 15 years.



somewhere to feel at home

SWAN HOUSING ASSOCIATION
Housing Association / Developer
www.swan.org.uk

Swan Housing Association celebrates its 25th Anniversary this year and continues to provide high-quality affordable homes to rent and buy. Today, Swan operates in East London and Essex and locally manages over 11,000 homes, with a secured development pipeline of over 6,500 homes to be delivered using both traditional and offsite construction by Swan’s in-house developer NU living. We have our own offsite modular housing factory which we are using to deliver high quality new homes including fully customisable homes.



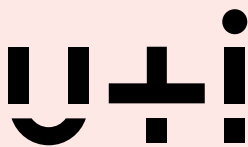
THE CROYDON PARTNERSHIP
Developer
www.thecroydonpartnership.com

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



UNION INVESTMENT REAL ESTATE GMBH
Investor / Developer
Postfach 30 11 99, D-20304 Hamburg, Germany
www.union-investment.com/realestate

Union Investment is a leading international investment company specialising in open-ended real estate funds for private and institutional investors. Union Investment has assets under management of EUR 40.3bn in fifteen real estate funds. The portfolios of Union Investment’s open-ended real estate funds comprise some 373 (+465 residential properties) and projects in Germany, other European countries, the Americas and Asia. Our high-quality portfolio already includes 224 certified sustainable properties and projects with a market value of some EUR 21.6bn.



U+I
Regeneration Developer / 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.



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 / 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.

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www.schueco.co.uk

For an appointment: 020 7704 6704 or email london@schueco.com





THE GREAT PLAN OF LONDON

RTPI chief executive *Victoria Hills* reflects on two decades of strategic planning in the capital

When I first moved to London in the year 2000 it was an exciting city. It still is. London was well known to me, having grown up in the south east and my parents being Londoners. They’d moved out in the early 70s for a better life. Thirty years later I was doing the same thing in the opposite direction. The urban renaissance I’d studied at university was becoming a thing. Much of Shoreditch was still gritty and a great place to hang out in. King’s Cross was in need of regeneration and few would have dared to dream that in a few years London would host the 2012 Olympic and Paralympic Games. City Hall breathed new life into South Bank, but it was the devolutionary powers and associated funding that came following Royal Assent of the Greater London Authority Act 1999 that set London on a new, bold course of success.

Taking pole position are the strategic planning powers – powers that crucially enabled a directly elected Mayor to create an overarching London Plan that sets the framework for transport, economic development, housing and other vital issues to be designed in an integrated way across the capital. A strategic place-based masterplan, if you like, to shape the future destiny of London. A plan to deliver for London and Londoners. A plan that has enabled London to re-emerge as the leading global city on so many fronts.

As I walk around London now, taking in many of its delights, it gives me great pleasure to see the impact that a carefully strategic plan-led approach can achieve. Great places sometimes

happen organically, but most of them benefit from such a strong strategic approach.

Nearly 20 years on I find myself in the privileged professional position of being able to help make the case to government to enable other great cities and regions in the UK to reach their potential through a strong spatial, plan-led approach. We’ve seen much devolution of varying degrees across the UK, but more could be done to build on the success of London’s planning powers. Newly devolved city regions such as Birmingham or Liverpool, for example, could greatly benefit from gaining strategic planning powers similar to London’s. It’s hard to see how many of my favourite regenerated places in London – Stratford Queen Elizabeth Olympic Park, London South Bank, King’s Cross St Pancras – would have come

forward without the capital having gained strategic plan-making powers to take a more coordinated approach to plan making across a city region, driven by the needs, knowledge and passion of those who know the place best. The London Plan laid the foundations for the infrastructure, transport in particular. The integrated approach to transport and land use is there for all to see. London continues to grow and I’m looking forward to seeing the delivery of the next tranche of regeneration at Old Oak and Park Royal, at Meridian Water, at Barking, and at Croydon, for example.

While many still choose to move out of London as they move towards middle age, I’m very much sticking around. London continues to be the world’s greatest city. A city putting careful planning at the heart of communities is a successful city. ●



London – a city putting careful, strategic planning at the heart of communities

London’s Retail: exploring what works



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CROSS**

newlondonarchitecture.org
#NLARetail

This new NLA Research paper examines the retail sector in London under four key themes — place, flexibility, leadership and culture. Discover London’s success stories, and what role the built environment sector is playing in shaping retail-led schemes that are able to withstand the test of time.

“Never waste a good crisis. This is retail’s ‘burning platform’ — a moment that should be used as a catalyst for change.”

Beverley Churchill, Churchill Husband

EPR Architects

Kimpton Fitzroy, Bloomsbury

'The hotel stands as a testimony to the fantastic achievement of the EPR team who have worked tirelessly to restore and safeguard this unique heritage building. As architect and lead designer, we enjoyed a collaborative approach with the rest of the design team who together have lavishly reinvigorated and enlivened this neglected hotel.'

Tiffany Neller
Director

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