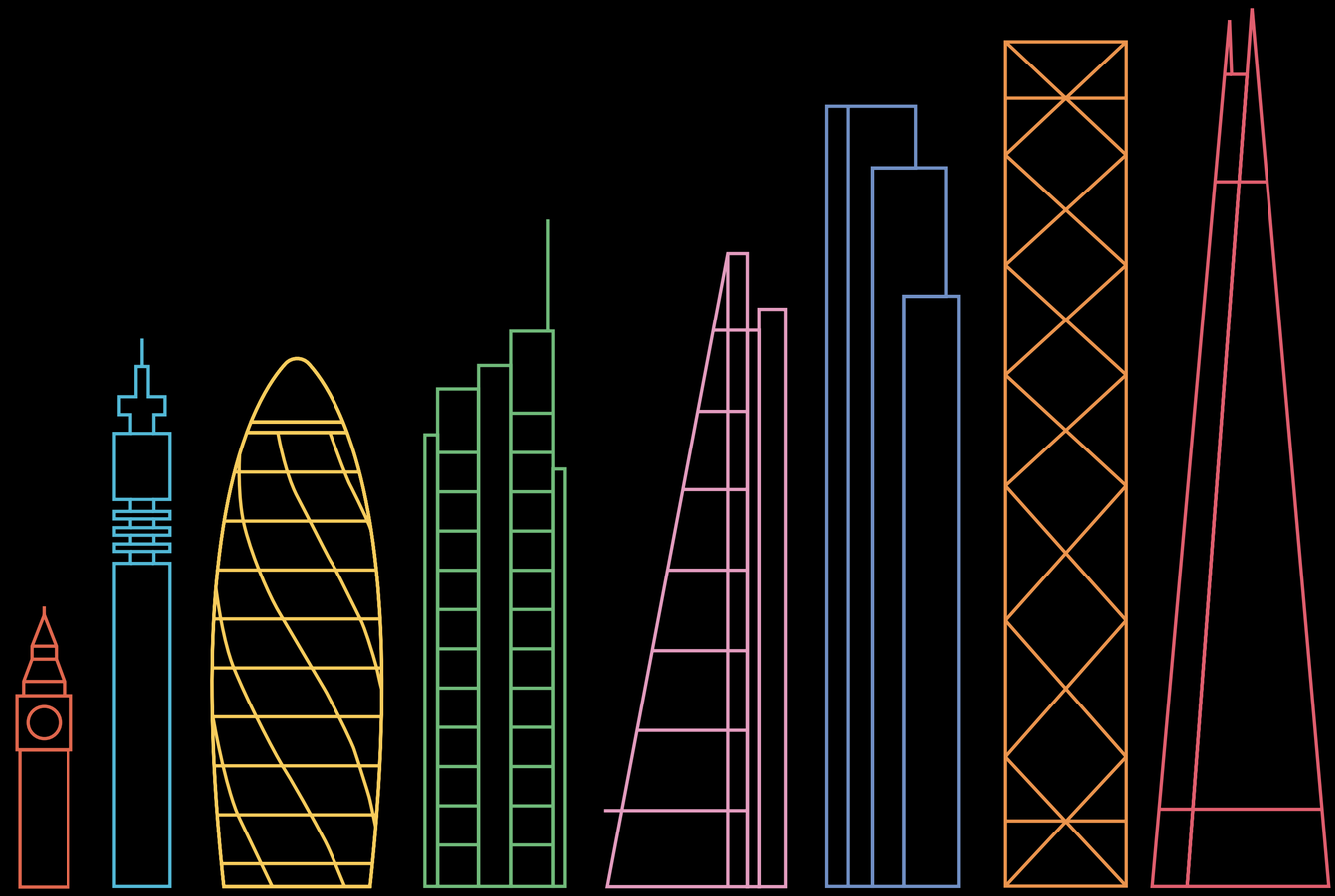

LONDON TALL BUILDINGS SURVEY 2021

This NLA Research Paper was published by New London Architecture (NLA) in April 2021. It is an annual publication, developed with research partner Knight Frank, delivering up-to-date figures and analysis of the London tall buildings pipeline and is part of the year-round NLA Tall Buildings programme, bringing together industry experts and the public to discuss one of the capital's most debated topics.

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FOREWORD

By Peter Murray, Curator-in-chief, New London Architecture

Like many things at the moment, tall buildings in London face an uncertain future. While this year's figures are remarkably robust in the light of the pandemic, there are a number of changes afoot that are likely to have an impact on their delivery in the years to come.

The outlook for new office buildings in the City of London is remarkably positive at the moment despite the likely increase in home working. This optimism is buoyed by a long term shortage of supply as well as a 'flight to quality' by occupiers who wish to encourage staff to return to work in the office. Only time will tell how much reduction there will be in the demand for space as a result of changing post-COVID work patterns, but anyone building a tall building is pretty resilient and in it for the long game. The complexity of design, planning and construction means the delivery process spans economic cycles with, as our survey shows, an average of eight years from planning to completion. However, there remains uncertainty over the City's position as a global business hub as a result of Brexit and the rebalancing of the UK economy.

In this report, Gwyn Richards, who leads the planning department at the City of London Corporation, discusses how busy his department is with tall building applications.

At 90 per cent of the total, residential buildings constitute the majority of tall buildings in this survey.

The new London Plan with its greater powers for local authorities on decisions around location and scale — as well as the definition of 'tall', will have a significant impact on the future shaping of the capital; as will future changes to the planning system. Local and national policies on characterisation are likely to affect tall buildings more than other typologies as will Robert Jenrick's enthusiasm for gentle density.

The draft National Design Code on which local codes will be based under the new planning legislation contains illustrations that suggest tall buildings are only appropriate in city centres. However boroughs also have to take into account the numbers of homes they have to deliver and while gentle density can deliver similar numbers of units on large sites, on complex urban sites tall buildings can be more efficient. Equally, if the Mayor is to successfully deliver the 15-minute city for all Londoners, tall buildings will surely be an important part of the mix.

These greater powers for local authorities combined with the increasing digitisation of planning mean that it is even more important that pan-London 3D computer modelling is used to assess the impact of tall buildings visually as well as in terms of wind, daylight and sunlight and people movement. The NLA has been banging on about the importance of this ever since our first survey was carried out in 2014. So we were very pleased to read in the new

London Plan that the Mayor will work with boroughs to provide a strategic overview of tall building locations across London and will seek to “utilise 3D virtual reality digital modelling to help identify these areas, assess tall building proposals and aid public consultation and engagement.” There is little available information at the moment as to how and when this will be in operation but hopefully, it will be before the new mayor who will be elected in 2024 has to start work on a new version of the London Plan.

Such virtual models give us a picture of the changing face of the capital and the impact that the 587 tall building revealed in this year’s pipeline will have. Whatever the impact of the pandemic or of the London Plan on future tall building proposals, there is enough in the pipeline to last us for at least a decade. While some will fall by the wayside, and new projects will emerge, this document provides a good illustration of what the London skyline will be like in 2030.

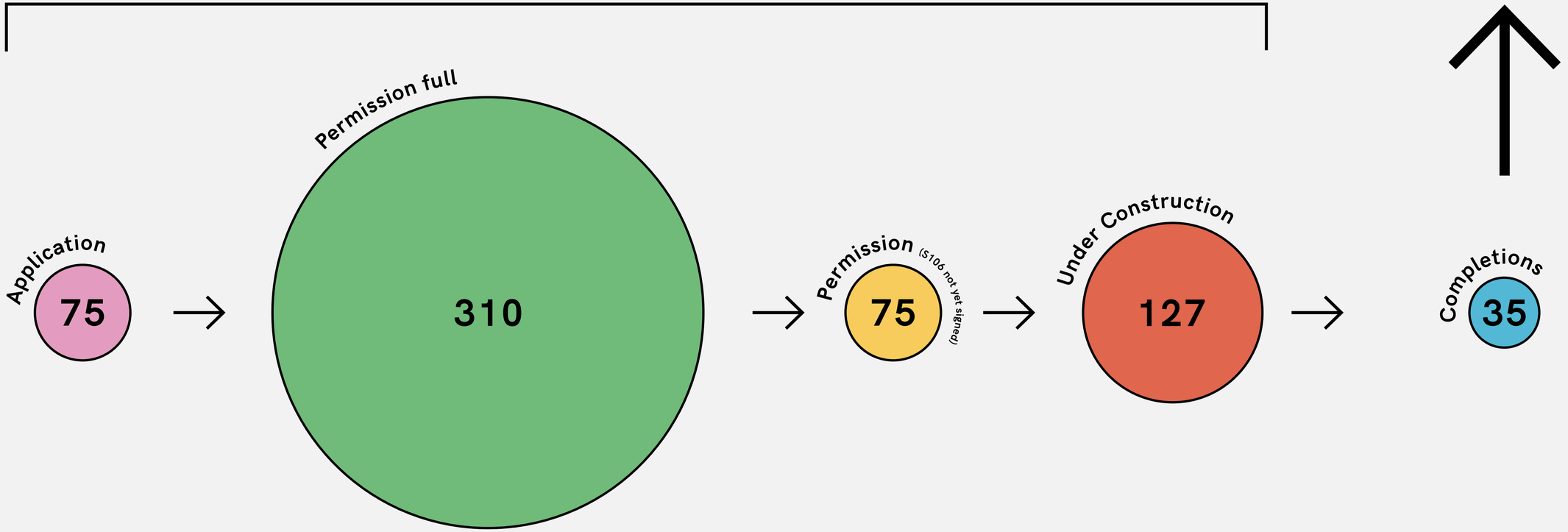
The City of London Eastern Cluster and the Tulip ©DBOX for Foster + Partners

587

Tall buildings in the pipeline, up 7.9% from 544 in 2019

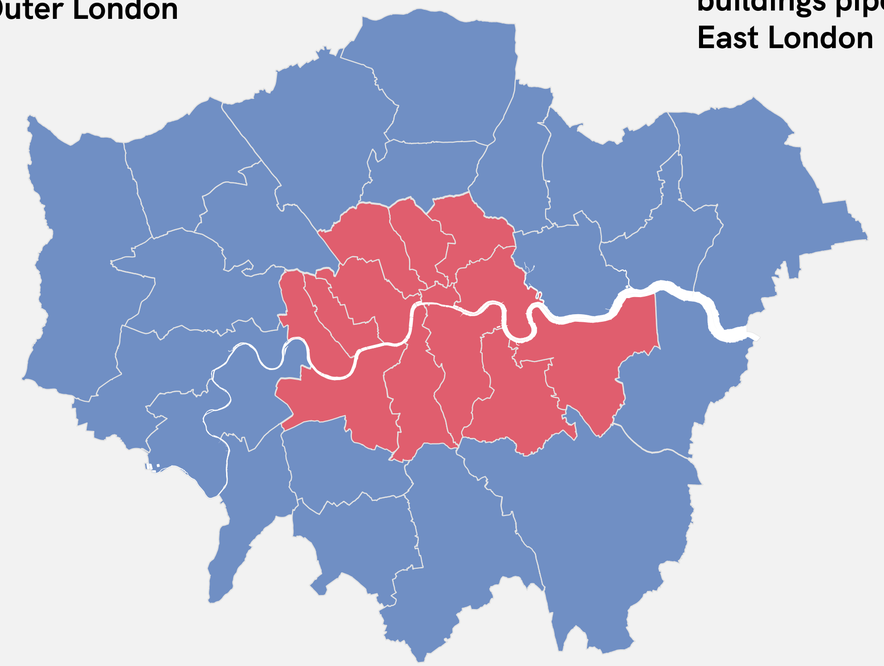
35

Tall buildings completed in 2020



37%

of the total pipeline is in Outer London



44.5%

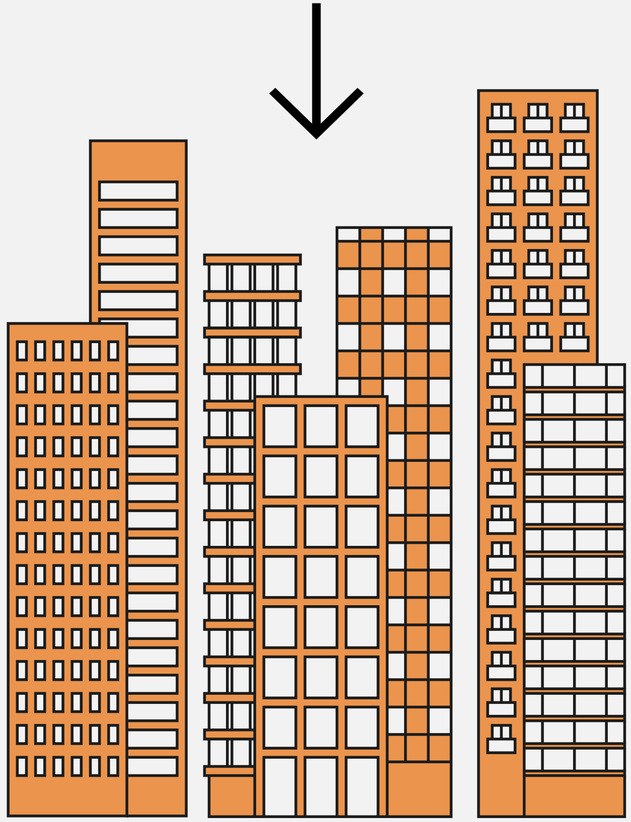
of the entire tall buildings pipeline is in East London

48%

of the tall buildings in the pipeline are located close to transport links

91,578

new homes could be provided by the tall buildings in the pipeline



A NEW LANDSCAPE FOR TALL BUILDINGS?


©Jason Hawkes

Overview

After a year of living in a global pandemic, disrupting life as we knew it, it is perhaps re-assuring that this year's tall buildings stocktake demonstrates a certain resilience to what could have been a serious fall for the development and construction sector. The pandemic's effects on the economy are certainly worrying and potentially more so in the long term, but the outlook in 2021 comes with more clarity than twelve months earlier. Then, the London Plan had just been rejected by the Secretary of State and tough new regulation was on the cards, though the details had yet to emerge. Brexit was making investors nervous. And the pandemic was just starting to terrify the world.

Today, the vaccination rollout has brought optimism, Brexit has not deterred investors as much as imagined, the post-Grenfell regulations are becoming a little clearer, and after five years and 13 revisions, the new London Plan was finally given the green light by the Secretary of State on January 29, 2021.

As expected, the number of new applications for tall buildings have decreased compared to the previous two years, yet it still shows an arguably healthy number of tall buildings proposals coming into planning departments. As Peter Mason, a Labour councillor for the London Borough of Ealing remarks: 'There was certainly a slowdown in the immediate wake of the pandemic. But with so much of the economy based on housing and construction, there hasn't been the significant slowdown that people might have anticipated.

'Build times are elongated, and we haven't really understood the long-term impact on the rental market yet. But so long as London is the centre of the UK's economic growth, people are always going to need houses, which is reflected in the speed of the market.'

'There was certainly a slowdown in the immediate wake of the pandemic. But with so much of the economy based on housing and construction, there hasn't been the significant slowdown that people might have anticipated.'

The picture painted by Mason and others who contributed to this report is a mixed one. There is certainly a slowdown that is proven by a decrease in applications and new starts, however the overall pipeline remains significant, with 587 tall buildings overall, up 7.9 per cent from 2019. In line with previous years, most of the planned towers continue to be residential, accounting for almost 90 per cent of the entire pipeline. Developers point to pent up demand and a great deal of catching up to do as London and the South East continually fail to meet new housing targets by 30-40,000 every year.

According to the Strategic Housing Market Assessment (SHMA), London needs to build over 1.6 million homes between 2016 and 2041, which is 66,000 new homes on a net basis per year across all housing tenures. This was the target originally set out in the new London Plan but which was subsequently revised down to 52,000 per annum.

That said, no one can be sure of the long-term effects of the pandemic. London's population has fallen dramatically —a Brexit effect, most likely, with many workers returning to the Continent. Studies point to a decline in population for the first time in more than 30 years. In January this year the Economic Statistics Centre of Excellence estimated the capital's population may have fallen by almost 700,000. Consultants PwC forecast a 300,000 person decline in London's population by the end of 2021.

For sure, the pandemic has had a major impact on occupants' requirements from high-rise and accelerated trends that were being identified pre-Covid, as NLA is exploring in an upcoming research on the future of work. Those returning to offices want spaces that nurture health and wellbeing and not just a small desk and a water cooler. Months of being homebound have ramped up people's desire to stretch out, inside as well as outside. They want places to work from remotely and better indoor and outdoor public spaces where they feel part of a community.

There is also a gathering momentum for the environmental agenda. COP26 will take place in Glasgow in November 2021, the Future Buildings Standard has just concluded a second consultation and there is a greater emphasis on environmental performance in the London Plan. No surprise then that questions are being asked about the compatibility of tall buildings with the net zero agenda. And at the same time, there is increasing demand for high rise buildings to have in-built flexibility to extend their lifespans.

So, what does the next twelve months have in store? Can tall building developers and their designers raise their game to thrive in a post-Covid landscape? And how is the transition to net zero shaping the high rise of the future?

The post pandemic challenge – the need for space and wellbeing in offices and homes

'Something I keep hearing is that if you really want people to go back to work in an office, particularly a tall building, it's got to be better than their home.' With those words, Tom Alexander, director at Auckett Swanke, articulates the challenge facing developers and designers of post-Covid offices.

And he adds, 'for those lucky enough to live in a naturally green area, why would they want to go in an office environment if it's not healthy. That's going to be the challenge for the next 20 years, to make much healthier spaces.'

Gwyn Richards, interim chief planning officer for the City of London Corporation, echoes Alexander's point: 'What Covid has done for the design of tall buildings is act as a catalyst for changes that were already happening,' and points to the soon to open 22 Bishopsgate as a trailblazer.

All aspects of the City's newest skyscraper, designed by PLP, are aimed at improving the nutrition, fitness, mood, sleep patterns and performance of its occupants—from the gyms to the food on offer in the restaurants. It will even house the UK's highest climbing wall, on the inside windows 25 floors up, as part of its extensive workout facilities.

The way forward, he suggests, is 'Natural ventilation, roof gardens and lower densities of occupation, more breakout spaces, more generous ceiling heights, more daylight and so on. It's a more humane, more gentle approach, which helps the wellbeing of staff. And it may well lead to an increased demand for tall buildings, because if you're putting fewer people in a tall building, then you might require more buildings. So this is the dynamic we're starting to see.'

Richards says his department has never been busier thanks to the enthusiasm for tall buildings in the City cluster: 'We have four under construction, four going up to committee in the next few months and probably about seven in the pipeline. There's been no let up.'

One of the biggest changes he's observed in the past year is the massive increase in cycling provision. 'It was already underway, but previously, cycling facilities were put at the back of the building, next to the bins. We're now looking at very generous cycling facilities, with cycle hubs, cycle cafes, cycle workshops, and really putting cycling as one of the primary ways of travelling to tall buildings.' In parallel, he says, 'people are starting to celebrate the staircase again and are keen to use stairs if they can.'

50 Fenchurch Street in the City Eastern Cluster ©DBOX for Eric Parry Architects

The pervading school of thought is that people will be returning to the capital's offices but work remotely one or two days a week. But not all subscribe to that view—and it feels it'll be a struggle enticing people back to the office at all. Says Richards: 'I'm desperate to get back to the vibrancy of the city and face to face communication, but tall buildings are going to have to work harder to be attractive places, to get people back.'

Cognisant of this pressure, the City of London Corporation is putting more emphasis on the quality of external environments. In December last year, it launched what are claimed to be the world's first guidelines to help better understand the impact developments will have on the thermal comfort of their surroundings.

That is the corporate take on the future. But what about those living in high-rise? How has the pandemic changed attitudes there? The picture is a mixed one. A survey by HomeViews analysed data from 8,000 resident reviews across 642 developments in London and found that residents of tall buildings rate their homes higher than those in non-tall buildings. The biggest difference in the ratings for tall and non-tall buildings was seen in facilities and design scores, which may reflect the fact that taller structures are often the centre point of a development, or push boundaries in terms of design. Tall buildings also scored highly for location, with clusters often benefitting from good access to public transport and other amenities (see more here).

However, a different outcome was described in the Place Alliance's Home Comforts survey—which surveyed 2,500 households across the UK during the early summer of 2020—where high-rise living did not fare quite so well. The difference between the two outlooks may be related to the fact that HomeViews data relates to newest tall buildings (built in the last 20 years) in London, with the majority of tenure being private ownership or private rent, and a smaller percentage of affordable housing, while this second study takes a broader sample, including buildings of different age and tenure across the whole of the country.

The Home Comforts survey emphasised the need for decent space and environmental standards in the home, access to private open space (even if just to a balcony), walkable and cyclable neighbourhoods, convenient access to parks and local facilities (preferably within a ten-minute walk), high quality streets and public spaces, and particular care to balance all those needs when building are high and the environs dense. Tall building residents and the character of their neighbourhoods suited respondents less well, the survey found.

The research found that those living in high rise said there was less of a sense of community than those living in other building types, says Matthew Carmona, professor of planning and urban design at the Bartlett School of Planning, UCL, and chair of Place Alliance. He added: 'but that could be the tenure of the occupant types—generally across all building types there was less sense of community amongst private renters—and it could be that high rise has a higher percentage of private renters.'

The need for balconies and better public realm has been

noted for some time: what is becoming increasingly important is the need to nurture a stronger sense of community. And there is clearly work to do. Notes Carmona: ‘Evidence shows that outside communal spaces within buildings like roof gardens or shared balconies don’t tend to work that well. There are often microclimate issues —for example, too windy and shaded, and often not green.’

'We’re quite clear on what we think is appropriate for high density development, what a good quality of life actually means in tall buildings. But we’re not seeing that from applications coming in.'

New ideas are emerging in this department. Matt Voyce, executive director—construction, at Quintain who leads the project management team on the transformation of its 85-acre development at Wembley Park says Quintain is considering incorporating dedicated co-working space to cater for increased levels of remote working and also to further enhance the sense community already well established through Quintain Living build to rent platform.

The new London Plan places great emphasis on design quality to achieve high quality buildings, yet unlike its predecessor it does not set out target density ranges,

Wembley Park Canada Gardens - ©Quintain

instead leaving upper-density levels open to interpretation. However, while there is undisputed need for the tall buildings and their environs to be made more resident-friendly, not all developers are embracing the idea.

The London Borough of Tower Hamlets has published high density living guidance aimed at changing the way tall buildings are designed in order to improve the quality of life for residents. Explains Michael Ritchie, team leader—place shaping team at the borough: ‘We’re quite clear on what we think is appropriate for high density development, what a good quality of life actually means in tall buildings. But we’re not seeing that from applications coming in.' That said, he’s hopeful the guidelines, which were only adopted in December 2020, will act as a framework for discussion and progress for this agenda.

The tussle for towers — reconciling height versus housing targets

The final publication of the London Plan emerged with very little fanfare. Having been so-long in the making, most of its contents had already been pored over by boroughs, if not entirely agreed with. As reported in the 2020 London Tall Buildings Survey, Mayor Sadiq Khan wants boroughs free to self-define a tall building based on context, as well as pinpoint sites where tall buildings would be appropriate and at what height. To identify where tall buildings are appropriate more specifically and what are the appropriate building heights local planners must conduct a series of ‘characterisation studies’ of the borough.

1 and 10 Park Drive, Wood Wharf

The Secretary of State for Housing Communities and Local Government Robert Jenrick forced Khan to stiffen the wording before finally signing off the plan earlier this year and factor in the idea that a tall building can be anything above six storeys. In theory this gives planning committees a stronger hand when rejecting proposals on height grounds and applications outside the designated zones—though concern that some boroughs will not have resources to successfully adopt a plan-led approach has been heightened by the pandemic and the additional financial squeeze this will put on them.

Some outer boroughs remain to be convinced that this new directive for locating tall buildings will be adopted in the face of the Mayor's ambitious housing targets. Peter Mason remarks: 'We have tried to have a more coherent conversation about placemaking, and about the concentration of tall buildings. But without clear guidance from the London Plan or from MHCLG, there's been a lot of opportunistic tall building proposals coming forward, specifically in Ealing.

'We certainly try to guide the market to key locations, and we've entertained conversations for North Acton, and to some extent in the Ealing town centre area. But in the context of the housing delivery test, the very ambitious housing targets in the London Plan, as well as land availability, particularly where there isn't hard and fast guidance above us, we have seen a lot of people come forward with very tall buildings when land does become available.'

Jenrick's insistence on tougher language being used in the London Plan on the siting of tall buildings to reflect town centre locations and opportunity areas has been seen as a highly political tactic to appeal to conservative voters in the leafier suburbs. But there are genuine worries amongst some boroughs that if tall and bulky buildings are foisted on communities it will undermine trust in local democracy.

'We have tried to have a more coherent conversation about placemaking, and about the concentration of tall buildings. But without clear guidance from the London plan or from MHCLG, there's been a lot of opportunistic tall building proposals coming forward.'

Waltham Forest Borough Council has earmarked a number of areas for intensification and has a number of tall buildings coming on stream. Stewart Murray, strategic director—economic growth and housing delivery, says it's important for councils to stress the benefits that development brings—such as shops, cultural facilities, GP clinics and affordable housing.

However, the borough takes a robust approach to design and rejects schemes that don't deliver on quality and provide amenities that enrich the area and enhance living standards, 'Quality of design is so important—without that you have no chance,' he says.

Having its own housebuilding company helps the council set the development bar high. As part of a growth agenda, Waltham Forest is looking to develop industrial areas where light industrial units are being co-located with housing. At Blackhorse Yard, part of the Blackhorse Lane action area, 359 affordable homes for shared ownership sit alongside and above 2,962 sqm of retail, flexible workspace and artist studios. The new buildings vary in height from two to 15 storeys, with the tallest building in the centre of the development, and have private outdoor space for all homes in the form of balconies or gardens, as well as communal gardens and new landscaped public realm.

Tom Alexander says there is a huge interest across the capital in these type of hybrid intensifications, which he began to conceptualise five years ago. Many contain very tall buildings. He says the firm has looked at over 30 sites in London including Southwark, West London, North Acton and Waltham Forest.

The main benefit of developments that combine industrial with housing is that they satisfy the need for more housing whilst retaining employment in an area and they work well on a footprint where previously there was just a single storey big shed.

Can towers ever be green?

Questions have always hung over the sustainability credentials of tall buildings. But they're now getting more pressing. The current debate has intensified around two issues: firstly, how easily tall buildings can embrace low carbon operation, and secondly, the sheer magnitude of embodied carbon they represent in the materials and the construction process itself.

The national Future Homes Standard bans fossil fuel in new homes by 2025, so all new high-rises on the drawing board today will need to harness district heating schemes or be all-electric.

But the need to develop a whole-lifecycle carbon assessment is a new feature within the new London Plan for buildings that are deemed referrable to the Mayor. And as a direct result of this imposition, there is a growing clamour for more emphasis to be placed on remaking existing buildings rather than demolishing them and starting again. The awarding of architecture's 2021 Pritzker Prize in March to Lacaton & Vassal founders Anne Lacaton and Jean-Philippe Vassal, French architects known for their dedication to refurbishing existing buildings, is a further endorsement of refurbishment first.

There are arguments on both sides. It can be difficult to retrofit older commercial buildings from the 1960s and 70s because their lower floor to floor height is incompatible with the demands of the modern office—though there may be more scope for converting to residential. Centrepoint on Tottenham Court Road has got round this by converting the iconic Seifert building into new homes.

The main argument in favour of towers is to think of sustainability in the widest sense. In their favour, towers can be seen as sustainable forms because they are so often

To code or not to code

As part of the plan-led approach the Mayor wants boroughs to adopt, the London Plan says masterplans and design codes should be used to help bring forward development and ensure it delivers high quality design and placemaking based on the characteristic set out in Policy D1 London's form and characteristics. This is in line with Government thinking. MHCLG is consulting on a National Model Design Code which sets out design considerations which local planning authorities will be expected to take into account when developing local design codes and guides and when determining planning applications. This document suggests that tall buildings are only appropriate in city centres.

Centrepoint ©Focalimages

centred near transport hubs and can reduce urban sprawl. As discussed earlier in this essay, it's essential to furnish them out with the right amenities and with the best public realm so that they can play a big part in 'the 15-minute city' that their occupants desire. Adding tall buildings to projects like estate refurbishments can render the scheme economically viable.

'The 100- year building is absolutely critical'

The key to this is for designs to be flexible and agile, thus adding to their lifespans. 'The 100- year building is absolutely critical,' says Tom Alexander. Calculated over a longer period, the embodied carbon figures become more acceptable.

One way of bringing down the embodied carbon is to use structural timber. That provides an enormous sequestration opportunity as well—growing more trees which absorb carbon dioxide from the atmosphere to provide the cross-laminated timber building material. But in the aftermath of Grenfell, insurers, some fire authorities and the general public are understandably wary, even though it's used as a structural material rather than cladding, so designers are looking for other solutions.

One exciting development was presented at an NLA think tank discussing the sustainability of tall buildings. Fred Pilbrow, founder and senior partner of Pilbrow & Partners, gave a presentation about the work of the practice at the EDGE London Bridge, a 28-storey office building for EDGE Technologies next to London Bridge station which will devote half the site to forming a new park and garden. The building aspires to be London's most sustainable office tower and will receive BREEAM Outstanding and WELL platinum (full case study here).

Pilbrow & Partners, working with AKTII, have come up with an innovative methodology to reduce the embodied carbon at the EDGE. This has been done by designing a hybrid structural solution. The main frame is formed of post-tensioned concrete, which has a lower embodied energy than a reinforced concrete or steel superstructure. The frame is organised as a series of four storey cells up the building which form fire compartments and within each of those compartments will be a cross-laminated timber (CLT) superstructure. At the base of the building will be four mezzanine floors in timber. Pilbrow explained that as well as being a good low carbon solution, CLT was flexible in a way that post tensioned concrete isn't. This flexibility both extends its life span and allows it to be made bespoke for tenants. They could, for instance, connect three floors together.

Natural ventilation and solar panels help halve the operational carbon below current Part L levels of the Building Regulations. Pilbrow said that they were looking to reduce operational carbon further, by sharing waste heat with near-by student residences. This would have a much quicker pay back than decking whole facades of the building with photovoltaics. The need to think more simply, generally, was another emerging theme at the discussion.

The Edge by Pilbrow & Partner

As this agenda develops there is clearly much to be done regarding the sustainability of tall buildings, both commercial and residential, including the ways the buildings can exploit their size and height to offer fresh advantages. Vertical farming on the outside of a tower is no longer beyond the realms of possibility.

On a more immediate level, developing robust embodied carbon datasets has to be a priority, so that they are available and comparable amongst organisations.

One new issue arising unintentionally from the new regulations banning combustible cladding is that it has made green walls on high-rises unacceptable because the plant material has not been tested to meet requirements. The conflict arising between environmental and fire considerations will continue to challenge designers.

Meeting safety concerns

The publication of the draft Building Safety Bill in July 2020 provided some clarity to new obligations for those involved with the design, construction and operation of higher risk residential buildings.

The finalised Bill is expected to be laid before parliament before summer. Much of the detail will come in the form of secondary legislation. But the new regulatory scheme sets out tougher measures for the way buildings above 18m or six storeys are developed and managed. It also sets out processes that developers and their design and construction teams will need to put in place to ensure accountability and thereby banish the poor practices that have been playing out in the Grenfell Inquiry, which have brought shame on the whole construction sector.

The principle for tougher regulation is not questioned. The devastating consequence of that fateful night in June 2017 has had profound impacts that have rippled far and wide across the entire sector, and brought stress and extreme financial hardship to those living in what insurers and building societies now view as tainted accommodation. Many thousands of high-rise residents have been battling unavailingly to get their cladding replaced and leaseholders in lower rise developments cannot sell their properties as they have been unable to obtain a so-called EWS1 form—even though no cladding is installed. A vast swathe of leaseholders found their properties were essentially worthless. The good news is that government is now offering more help with more funding for remedial work and dealing with the EWS1 problem. As to the time it will take to restore trust, is anyone's guess.

The cost of remedial measures—such as appointing new building safety managers, giving more voice to residents and making sure those that design, construct and repair taller residential are competent to do so—are being accepted as business as usual. Perhaps a little surprisingly it was considered that such additional costs would not alter the financial viability of schemes because of the high land values in the capital.

Another area of concern is the stipulation that schemes in scope will need to have their fire safety credentials signed off by the Building Regulator at three key gateways—planning, design and then before handover—before they can proceed to the next. As one commentor asked, 'can we be sure that the regulator will have enough resource to process all the applications? No one wants to see their project held up.'

PIPELINE ANALYSIS

INTRODUCTION TO THE 2020 DATA & KEY TRENDS

By Knight Frank Research and Planning

Overview

There is no doubt that the disruption brought by the COVID-19 pandemic had a significant impact on the London development market in 2020. Less appetite for risk among developers, a limited supply of new land opportunities and questions surrounding the future of work and home life within dense urban centres all contributed to an uncertain backdrop to this year's London Tall Building Survey.

Little surprise, then, that the data for 2020 points to a slight slowing in the delivery of new tall buildings, defined in this report as being at least 20 storeys in height. That includes a decline in both the number of new planning applications put forward by developers and new construction starts—bellwethers for the state of the market.

That said, and having moved quickly to deliver services online, the planning system has proved resilient with a year-on-year increase in the number of planning consents granted for tall buildings in 2020, continuing the trend beginning in 2016.

A total of 35 residential and commercial tall buildings completed in 2020, a marginal 5.4% fall compared with 2019. The drop was a result of fewer commercial-led completions, with the number of residential buildings completed in line with the previous year as developers prioritised stock nearing completion as sites re-opened. The implementing of COVID-safe work practices and managing of supply chains will have pushed some completion dates into 2021.

Looking forward, the total pipeline of tall buildings at various stages of the planning process across London at the end of 2020 now stands at 587, up 7.9% from 2019.

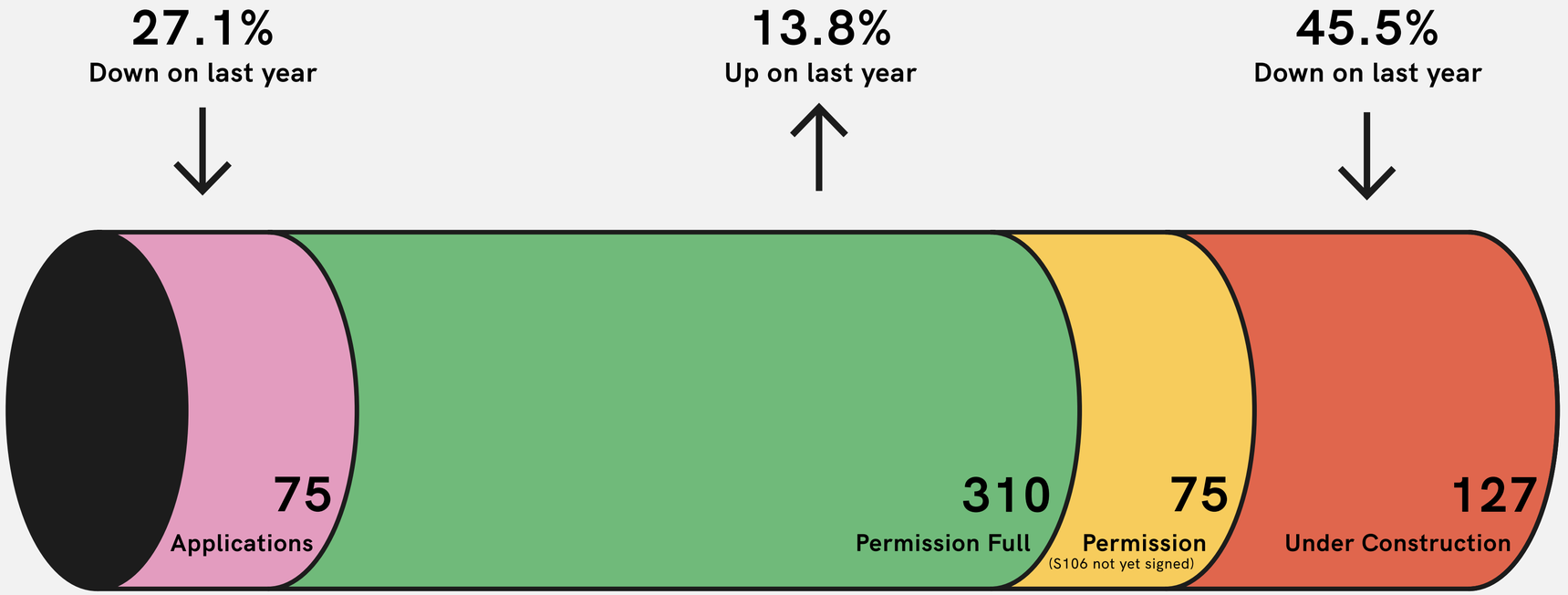
Methodology

Consistent with previous years' London Tall Building Surveys, tall buildings have been defined as buildings of 20 storeys or above in height that are at various stages from application to construction. The data for 2020 refers to the period from 1st January 2020 until 31st December 2020. For residential schemes, current and historic data has been supplied by Molior London. 'Completion' refers to the point at which a building can be occupied—this is a change from previous year's surveys and means previously defined completions may now be spread over subsequent years to account for internal fit outs. Where applicable, for larger sites, application, permission and start dates refer to individual buildings. Commercial building data comes from Knight Frank's commercial buildings database.

PIPELINE: CURRENT PLANNING OR DEVELOPMENT STATUS

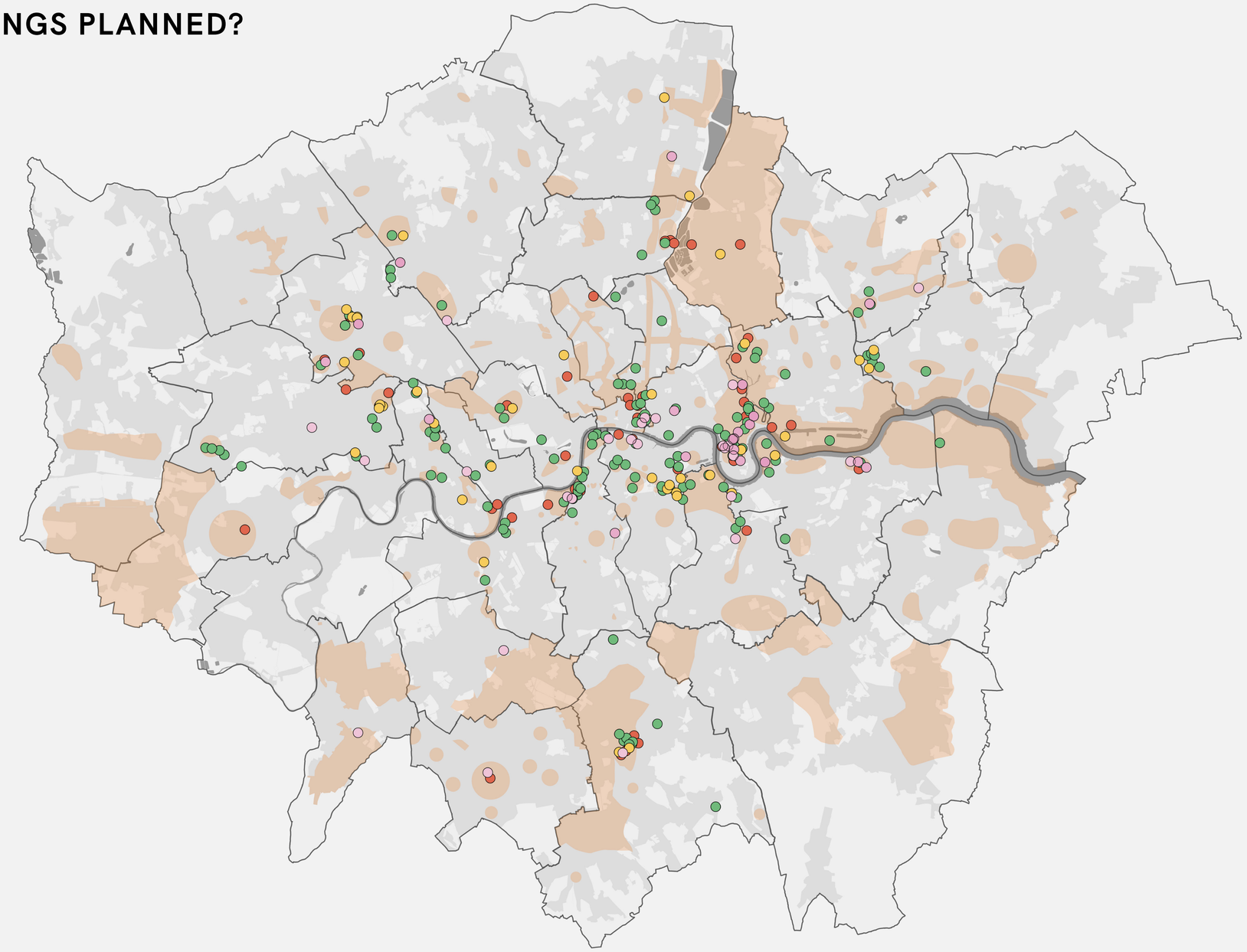
587

Tall buildings in the pipeline, up 7.9% from 544 in 2019

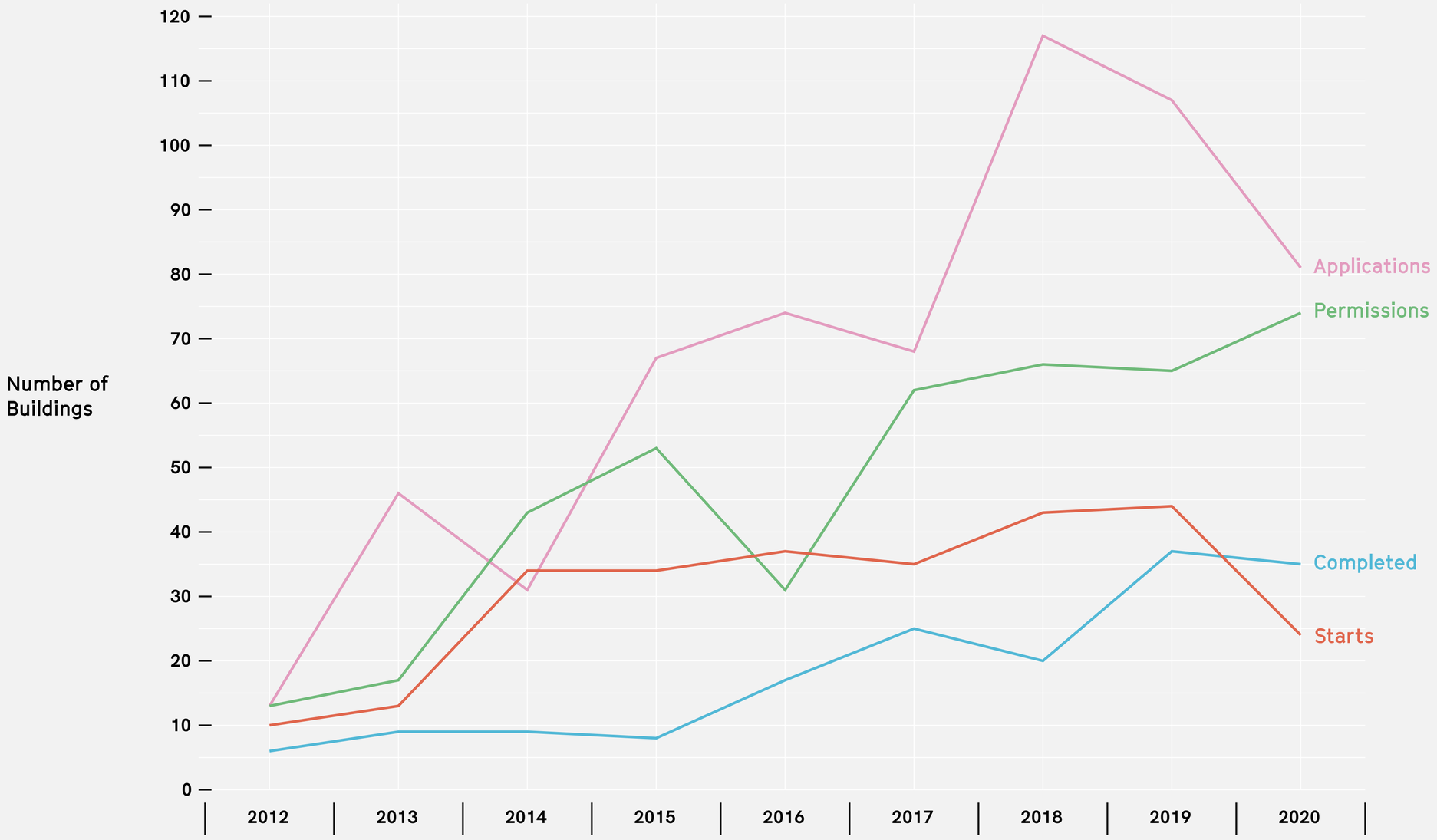


WHERE ARE TALL BUILDINGS PLANNED?

- Under Construction
- Full permission
- Permission granted (subject to S106)
- Application
- Opportunity Areas



LONG TERM TRENDS



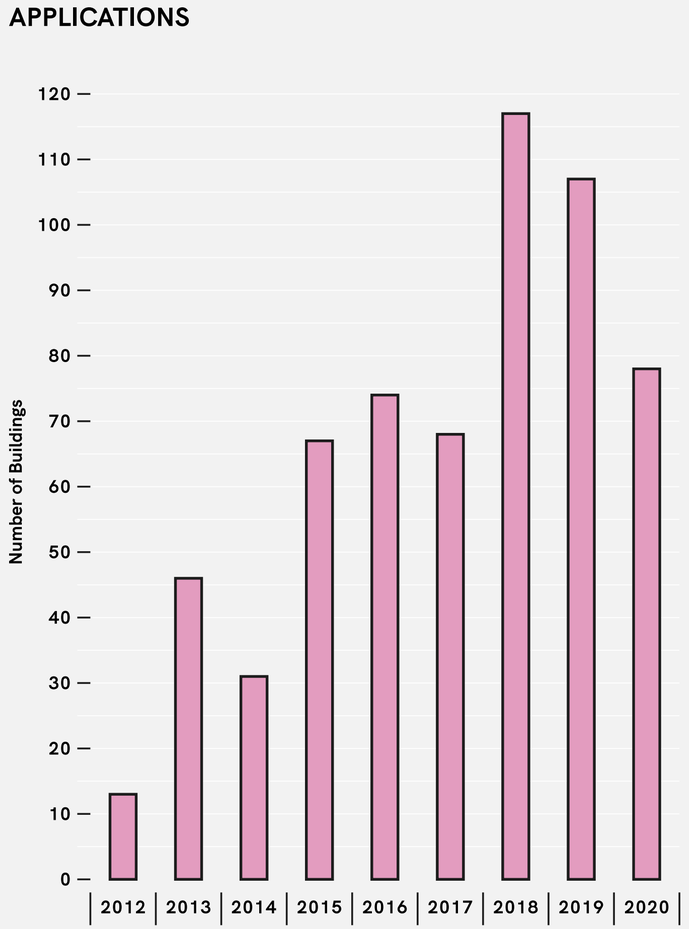
Applications

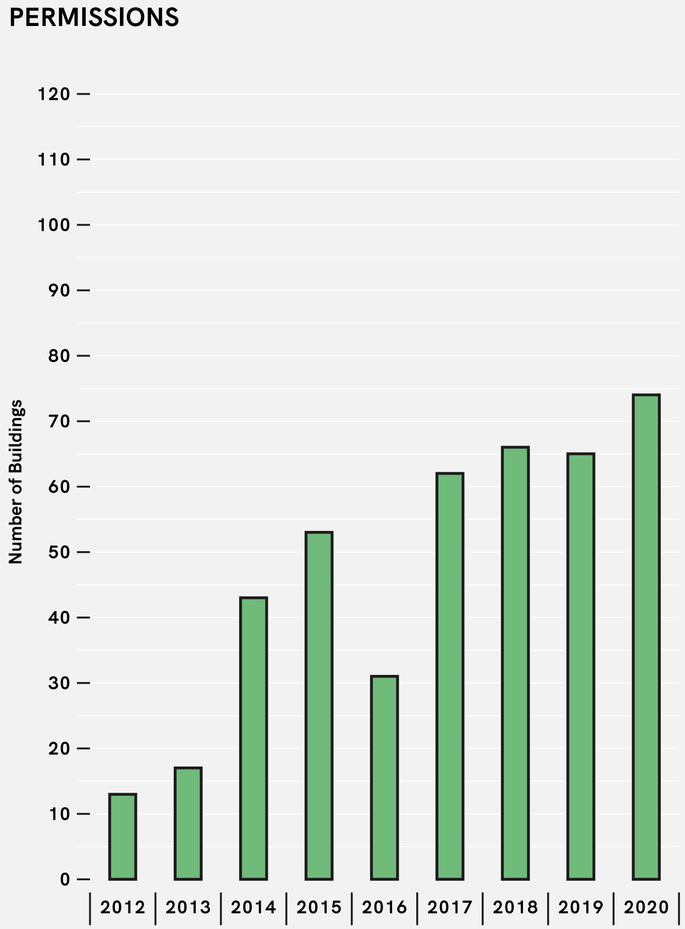
Developers submitted 78 planning applications for tall buildings in 2020, down 27.1% on a year earlier. Submitted applications remain around 36% lower than the market peak in 2018. Of the applications submitted in 2020, 57 (73%) were submitted in the second half of the year, suggesting developers were happy to push ahead with long-term plans, in spite of the disruption caused by the pandemic.

Of the applications made in 2020, six were granted full planning permission the same year and a further nine were approved at Planning Committee but were yet to sign s106 agreements by 31st December.

Permissions

The number of planning permissions granted in 2020 was 10.8% higher than in 2019, with 72 full permissions granted. This compares with 65 the previous year as the high number of applications submitted in 2018 and 2019 continue to work their way through the system. Rising permissions for tall buildings suggests an increasing willingness of Planning Committees to approve tall building proposals, either as standalone schemes, or as part of a larger masterplan. Some 11% of permissions were for commercial buildings, down slightly from 12% the previous year.





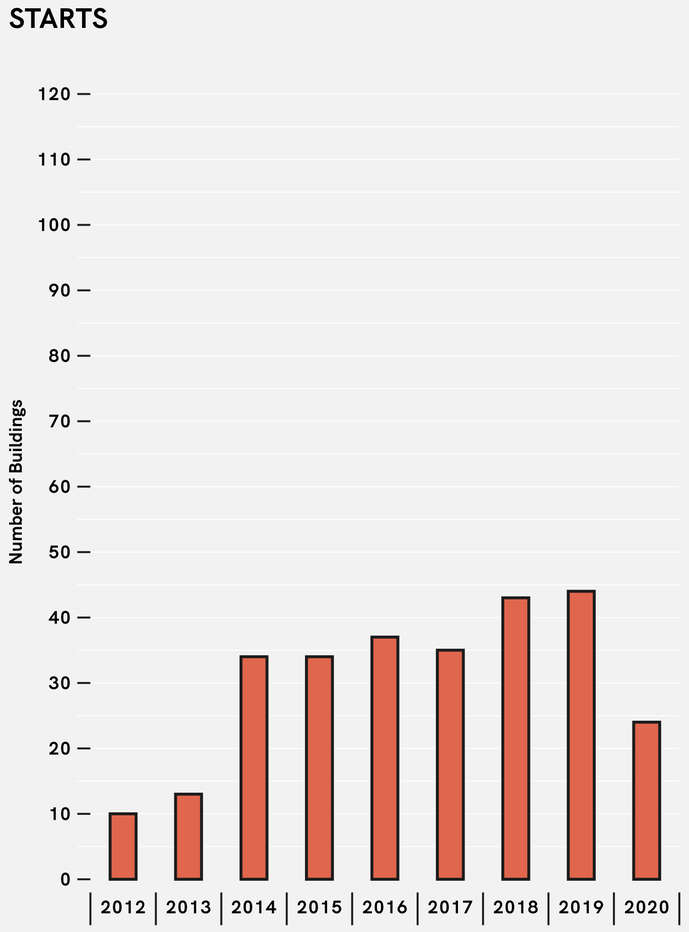
Starts

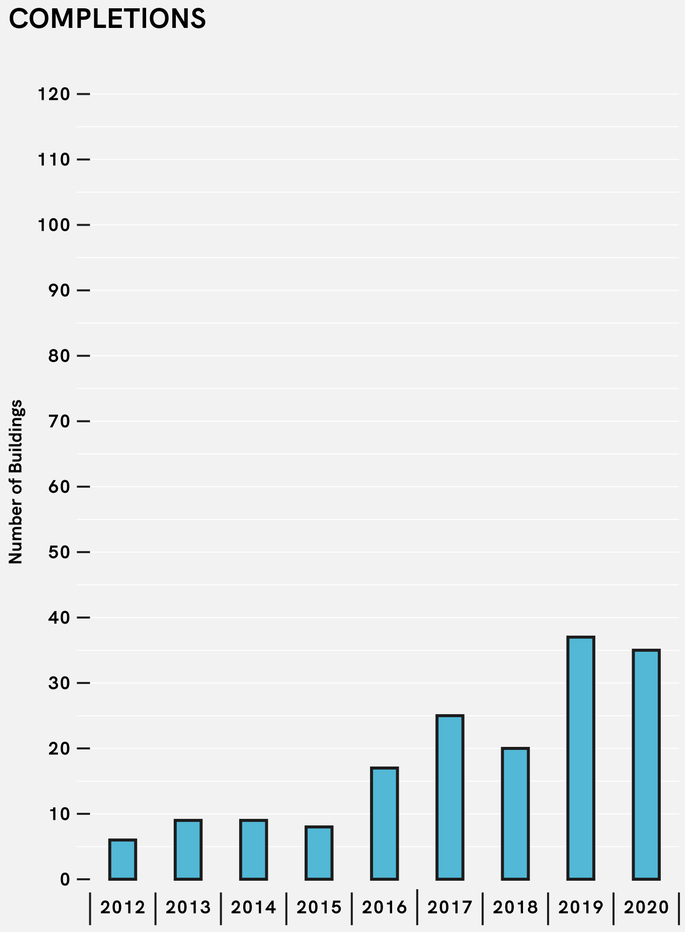
In 2020, just 24 tall buildings commenced construction, a decrease from 44 the previous year and the lowest number of new starts for tall buildings across London since 2013. A drop in new starts is consistent with the decline seen in the wider London development market over the last couple of years, but the more uncertain economic backdrop of last year, site shutdowns, rising build costs, as well as increased affordable housing obligations, will have contributed to a reduced appetite for risk. Given an average build time of around four years for the tall buildings completed in 2020, future surveys will register a continued slowing in delivery rate as the pipeline works its way through during the next three to four years.

Completions

In total, 35 residential and commercial tall buildings were completed in 2020, slightly below the number completed the previous year but still a relatively high volume when compared historically. As in previous years, the data suggests that tall buildings are an increasingly deliverable form of development outside of central areas, with nine buildings completed in outer London in 2020, up from six in 2019.

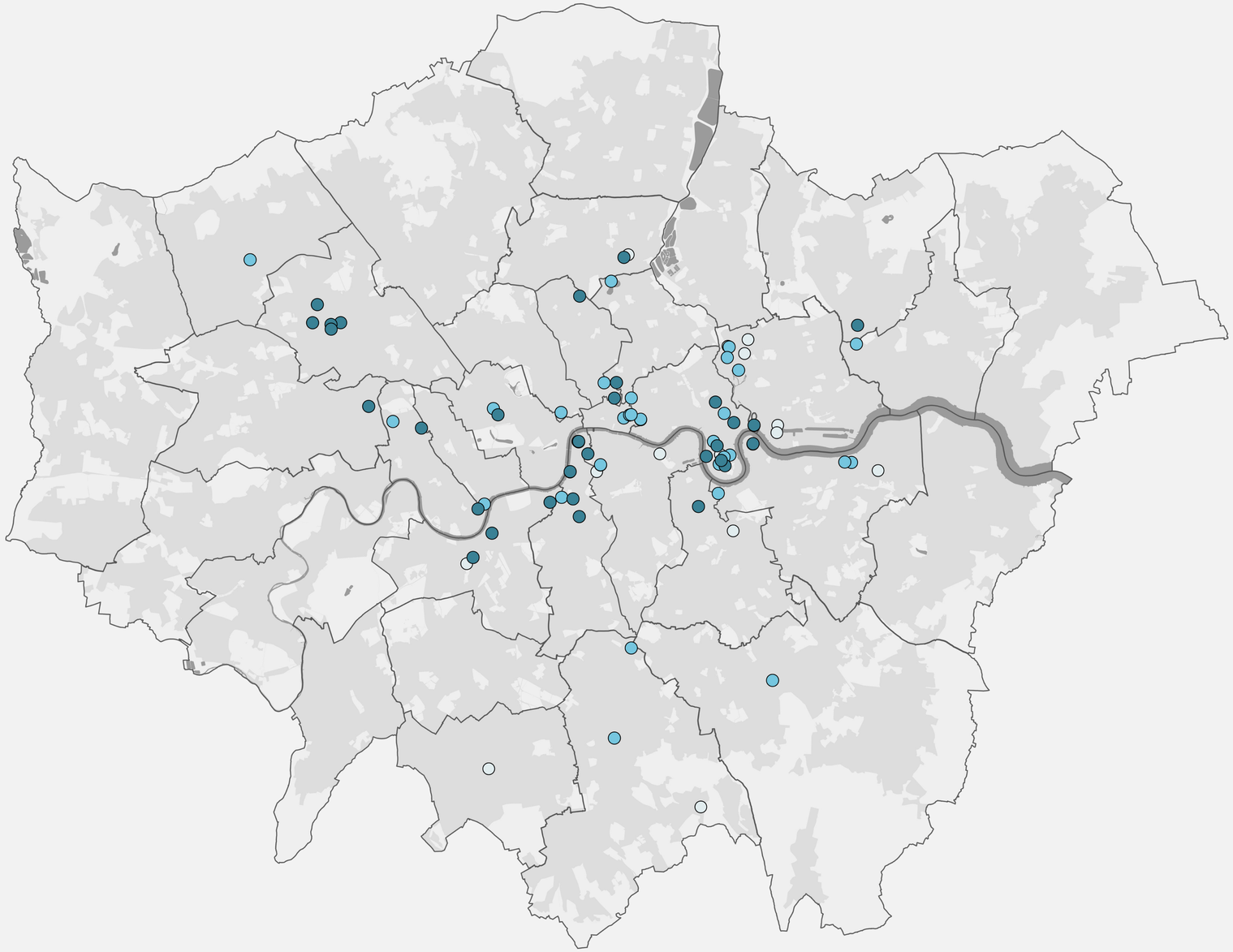
The data suggests that 2021 could be a bumper one for completions, with 52 tall buildings expected to complete this year—a 49.6% increase on the 2020 total, though much will depend on the medium-term performance of the property market and the economy.





BUILDING COMPLETIONS 2018 – 2020

- 2020
- 2019
- 2018



Defining ‘tall’

The new London Plan goes further than its predecessors in determining what constitutes a ‘tall’ building in policy context by applying a six storey, or 18 metre, threshold, though also acknowledging that the definition of ‘tall’ should be set by each Borough and could be defined differently for character areas within a Borough.

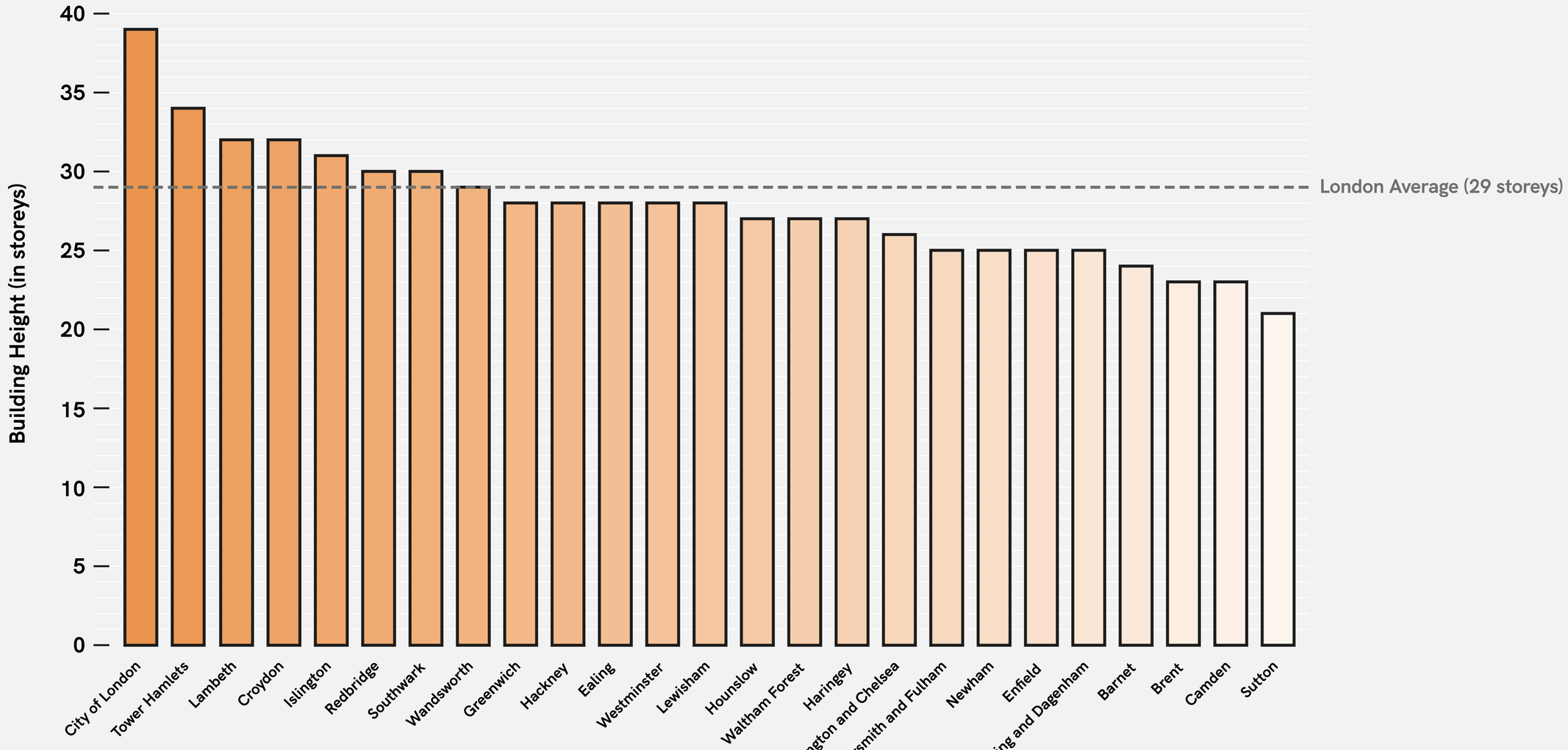
Previously, tall buildings had been defined fairly loosely in policy simply as those that ‘are substantially taller than their surroundings and cause a significant change to the skyline’.

The new tall building policy pushes boroughs to do more than simply identify general areas where tall buildings will be suitable. They must now do more to evidence and plan for tall buildings including identifying specific locations and appropriate heights within their development plans. Densification is still however highlighted as an appropriate way of meeting housing need.

Looking at the height of tall buildings in the pipeline in more detail, 65% are for buildings of between 20 and 29 storeys. A further 24% were between 30 and 39 storeys and the remaining 11% were more than 40 storeys. The average height of all buildings in the pipeline is 29 storeys, in line with last year. The average height of tall buildings in the pipeline ranged from 39 storeys in the City of London, with its high proportion of office-led schemes, to 21 storeys in Sutton.


Mill Harbour

AVERAGE HEIGHT OF TALL BUILDINGS IN THE PIPELINE BY BOROUGH



Timeline

The data provided this year has allowed Knight Frank to carry out further analysis of the timelines of the 35 completed schemes as they have moved through planning and construction phases.

While there were 35 tall building completions in 2020, a number of these buildings formed part of multi-building planning permissions, hence there were 35 tall buildings within 27 separate planning applications.

As the chart on the next page shows, the timeframes for developments from submission to completion varies significantly.

Of the schemes completed in 2020, the Winstanley & York Road Estate redevelopment (in Wandsworth) had the shortest development programme of two years and ten months with its planning application submitted in January 2018 and construction completed in December 2020.

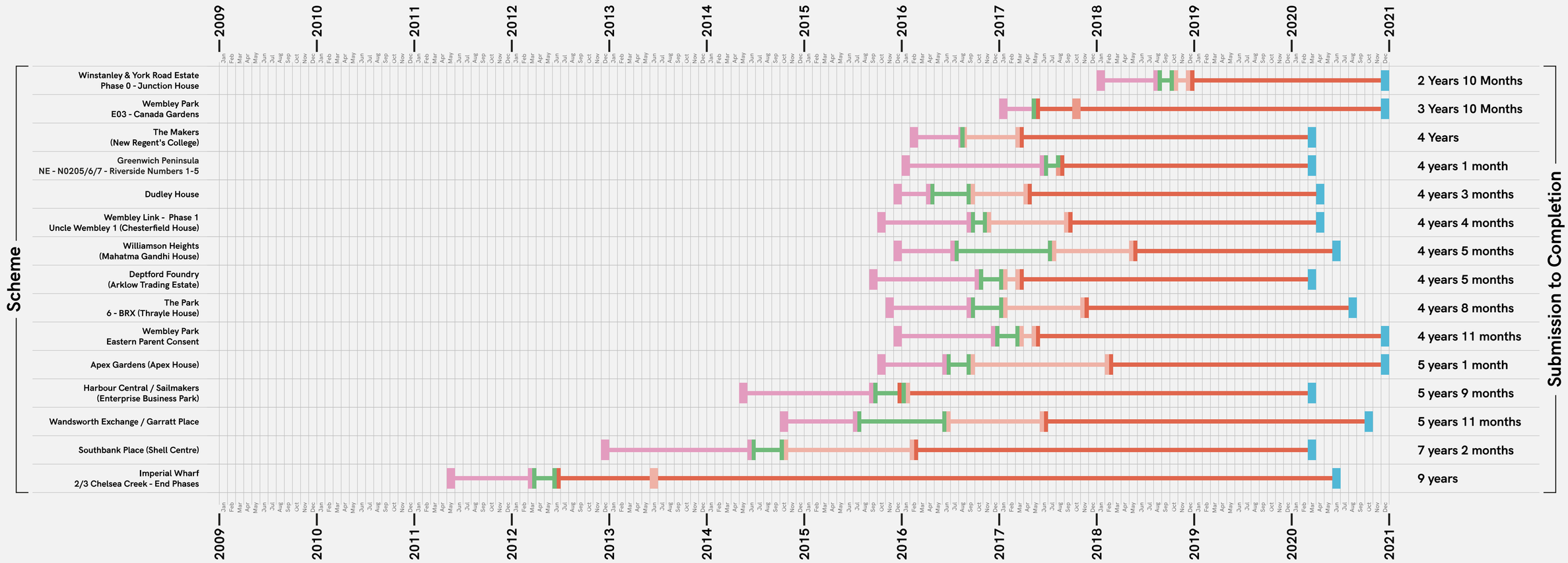
On the other hand, The Picture House scheme in Ilford (Redbridge) had the longest programme of eleven years and one month; while the original planning application was submitted in January 2009, permission was not granted until October 2010. Construction did not start until August 2017 and subsequently completed in March 2020.

Summary of key trends from the 2020 completed developments:

- **Eight years** is the average time taken to go from planning submission to construction completion for an 'outline' application with 'reserved matters' approvals
- **Four years and eleven months** is the average time taken to move from planning submission to construction completion for a 'full' planning application
- **Eleven months** is the average time taken to move from planning submission to full planning determination (including on average 4.5 months to complete S106 agreement post resolution to grant)
- **Three years and nine months** is the average construction timeframe from start on site to completion

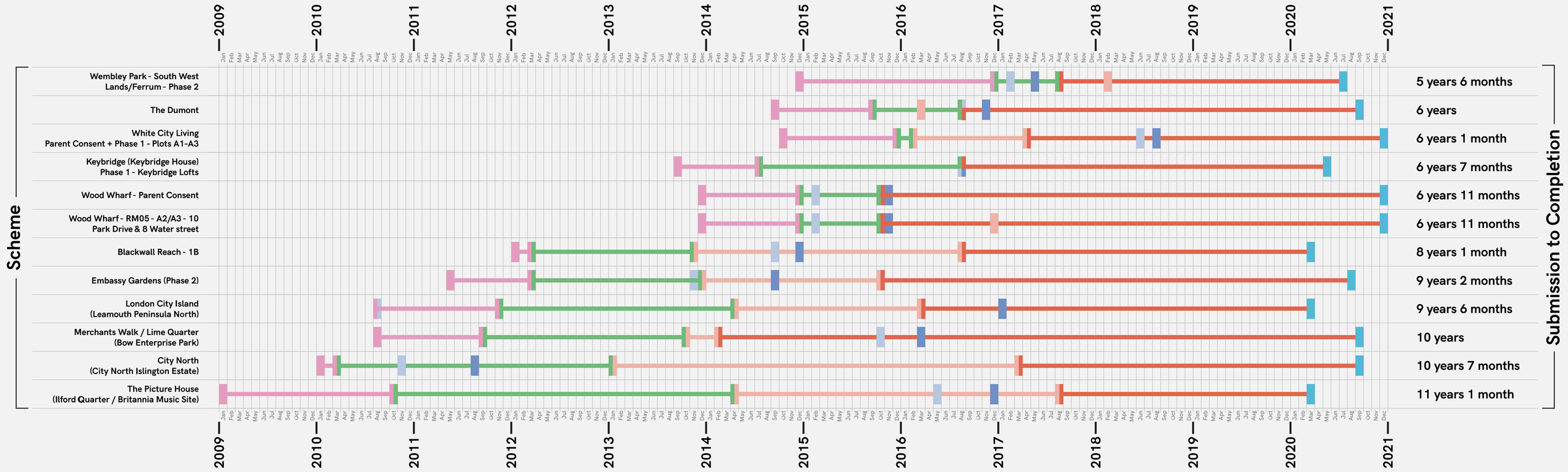
TIMELINE OF TALL BUILDINGS COMPLETED IN 2020

- Construction Completion
- Construction Start Date
- First Pre-commencement Condition
- Full Planning Permission
- Application Submission



TIMELINE OF TALL BUILDINGS COMPLETED IN 2020 (OUTLINE AND RESERVED MATTERS)

- Construction Completion
- Construction Start Date
- First Pre-commencement Condition
- Revised Design / Reserved Matters Permission
- Revised Design / Reserved Matters Submission
- Full Planning Permission
- Outline / Original Application Submission



London sub-regions and borough analysis

The East London sub-region contains the largest number of tall buildings proposed, approved and under construction, accounting for 44.5% of the entire tall buildings pipeline with 261 tall buildings. Just three boroughs; Tower Hamlets, Greenwich and Newham account for 75% of the Eastern pipeline. This was followed by the Central London region with 118 tall buildings in the pipeline (20.1% of the total) and the West region with 108 tall buildings (18.4%).

Compared with last year, the total number of tall buildings in the pipeline increased in the North (+5), East (+33), South (+1) and West (+5) sub-regions of London. The Central region saw a decrease of one, partly as a result of the nine completions recorded in 2020.

Southwark (63) and Tower Hamlets (92) are the boroughs with the greatest number of tall buildings planned. Greenwich, which had previously seen a year-on-year decrease in its pipeline from its peak in 2015, bucked this trend in 2020 with growth from 50 to 56 tall buildings. Across London's 33 Boroughs, 19 saw an increase in the number of tall buildings while the remaining 14 boroughs saw no change.

Overall, the most significant increase in tall buildings was in Tower Hamlets (+30), followed by Brent (+10) and Greenwich (+6). The overall increase in the pipeline continues to see a shift towards an increasing percentage of tall buildings coming forward in outer London.

Just seven boroughs; Bexley, Bromley, Havering, Hillingdon, Kingston Upon Thames, Merton and Richmond have no tall buildings in the pipeline. However, planning applications have been submitted in both Kingston and Merton in early 2021 for a 23 and 26 storey residential tower respectively.

LOCATION OF TALL BUILDINGS

NORTH

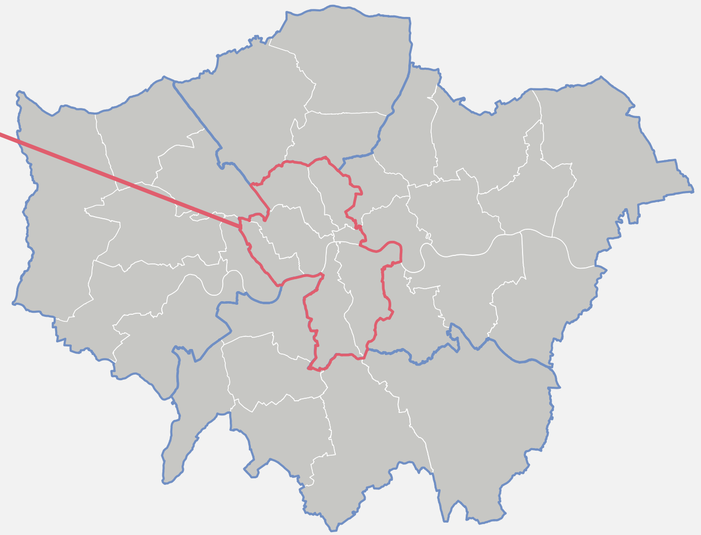
40 Tall Buildings | 7% of pipeline

Barnet, Enfield, Haringey

CENTRAL

115 Tall Buildings | 20% of pipeline

Camden, City of London, Islington, Kensington and Chelsea, Lambeth, Southwark, Westminster



WEST

108 Tall Buildings | 18% of pipeline

Brent, Ealing, Hammersmith and Fulham, Harrow, Hounslow

EAST

261 Tall Buildings | 45% of pipeline

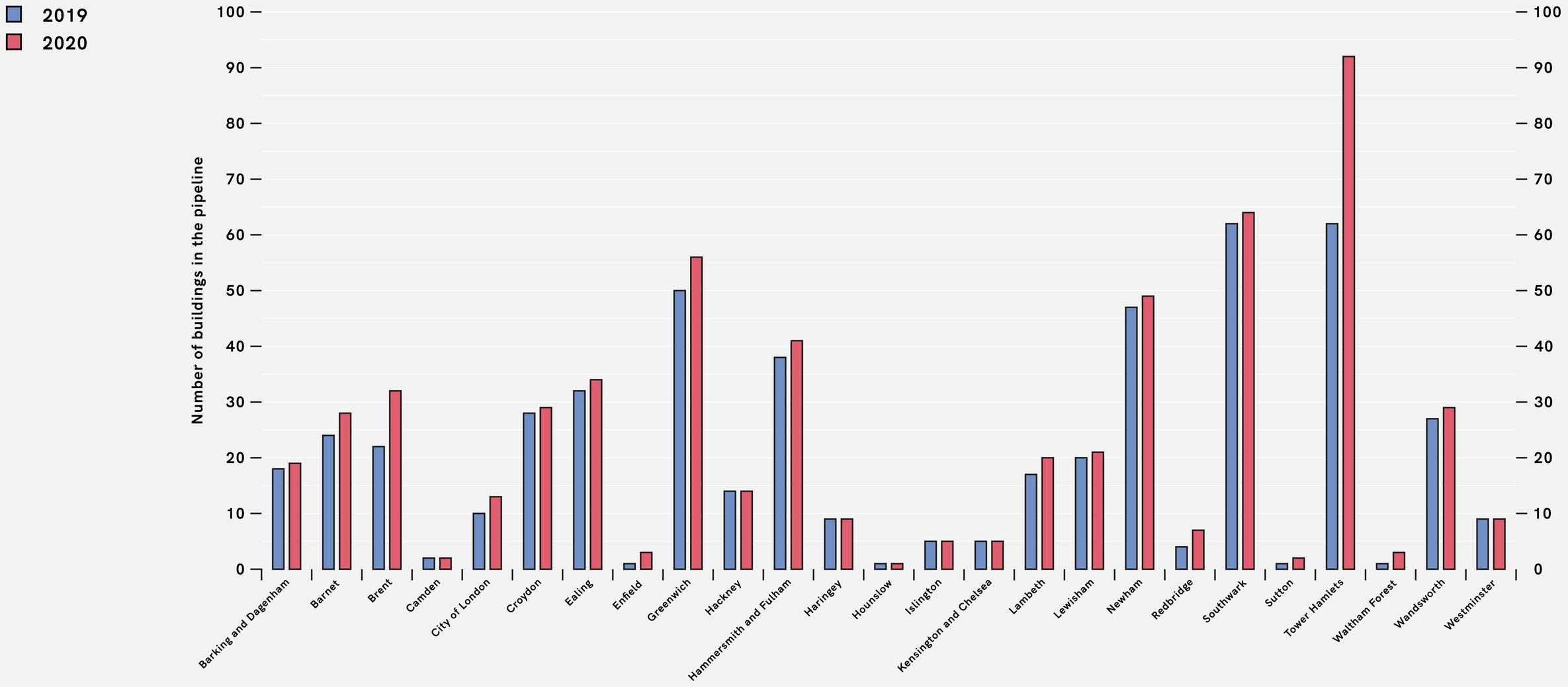
Barking and Dagenham, Greenwich, Hackney, Lewisham, Redbridge, Tower Hamlets, Waltham Forest, Newham

SOUTH

60 Tall Buildings | 10% of pipeline

Croydon, Wandsworth, Sutton

TALL BUILDINGS IN THE PIPELINE BY BOROUGH



Bexley, Bromley, Havering, Hillingdon, Kingston upon Thames, Merton and Richmond had no tall building pipeline in 2020.

Can high density residential help meet London's housing need?

When looking at the overall pipeline, it is clear that residential remains the primary driver of tall buildings in London, accounting for 89.7% of the total pipeline. It is estimated that approximately 92,000 new homes could be provided by this pipeline, which is just shy of two years supply of the housing need for London based on the new London Plan requirements of some 52,000 dwellings per annum.

Developers will have been encouraged by the speed at which the residential market bounced back in 2020 following the shutdown in the early part of the year. In fact, data from Molior suggests total new homes sales across London ended the year 1% higher than in 2019, largely driven by the stamp duty holiday and Help to Buy. This was particularly the case in outer London, where a desire for more space and access to parks also helped to boost demand.

By comparison, inner London felt the absence of international demand more keenly. When travel does return, pent-up demand from overseas buyers is expected to be released back to the market.

Clearly though, tall buildings will continue to make a significant contribution towards meeting London's housing need, including affordable housing, and can also be an efficient use of land to deliver new homes. This is particularly true for sites close to new or existing transport links where residents benefit from easy access to public transport as well as the high levels of amenity that denser urban environments can deliver.

Our analysis shows the importance of connectivity to unlocking development, with nearly half (48%) of the tall buildings in the pipeline located in areas with a PTAL score—a measure which rates locations by distance from frequent public transport services (0 equals less accessibility, 6b equals more)—of five or above.

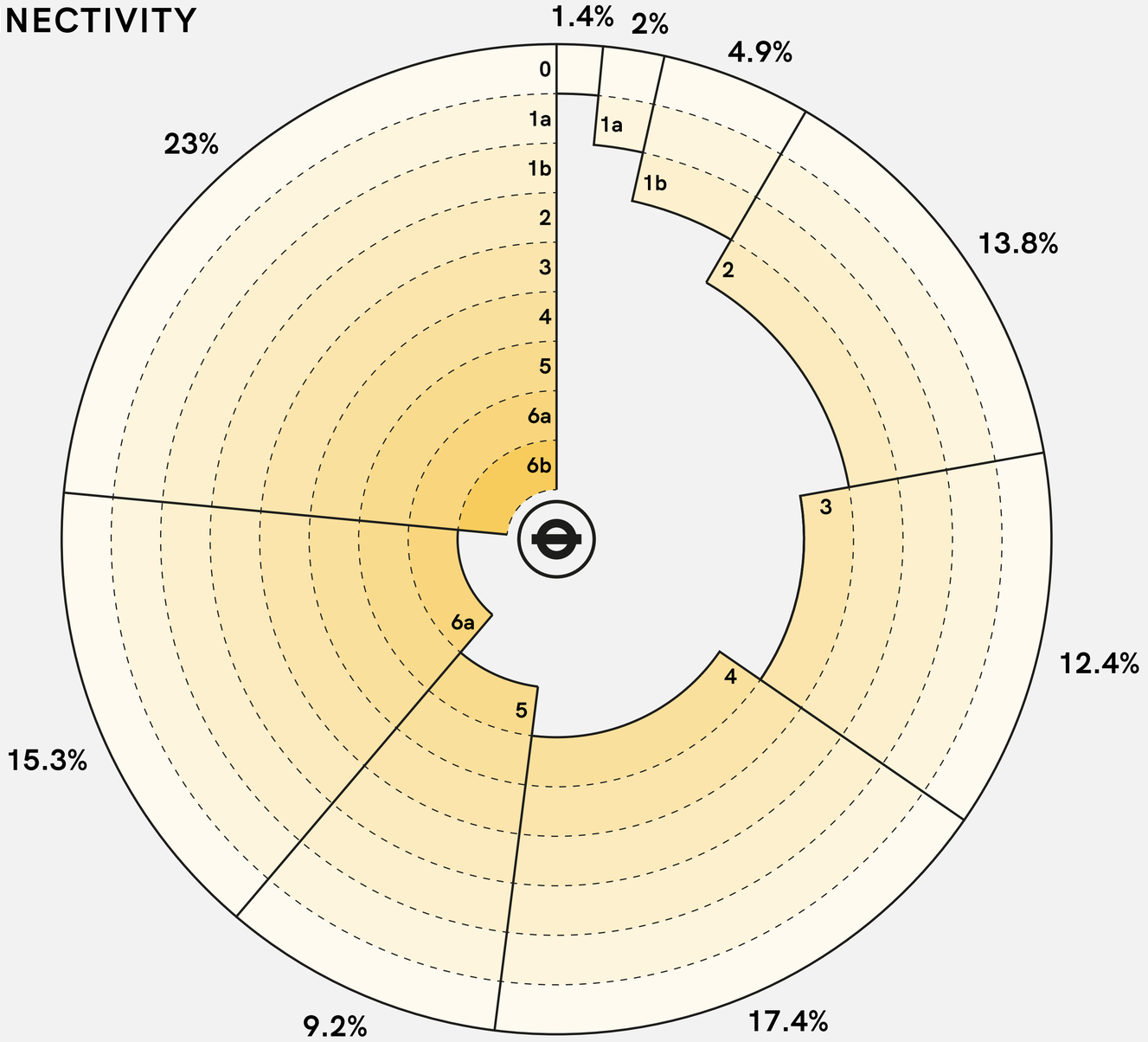
TALL BUILDING PIPELINE BY TRANSPORT CONNECTIVITY

Proportion of tall building pipeline by PTAL score

PTAL stands for Public Transport Accessibility Level and is a measure which rates locations by distance from public transport services

PTAL rating system:

0	None
1a	(Low) - Very poor
1b	Very poor
2	Poor
3	Moderate
4	Good
5	Very Good
6a	Excellent
6b	(High) - Excellent



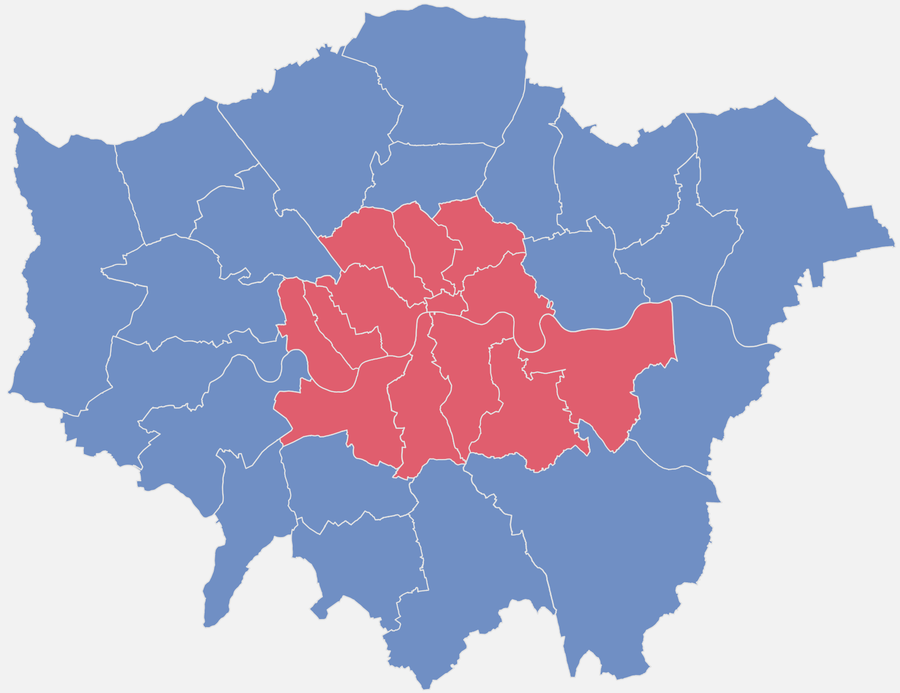
Building up (and out)

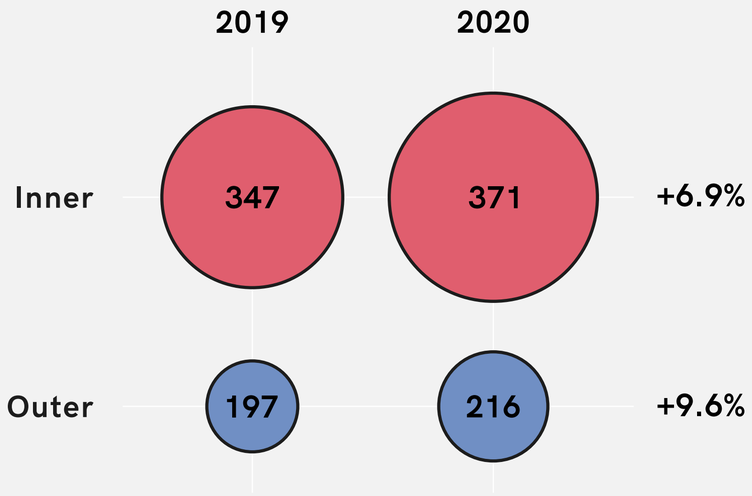
The majority of tall building proposals are located within inner London. However, in line with a trend we identified in previous Tall Building Surveys, there is a shift towards the outer boroughs. In total, there are 216 tall buildings in the pipeline in outer London, up 9.6% from 197 last year. By contrast, the pipeline in inner London increased by 6.9%. As a result, outer London boroughs now account for 37% of the future tall building pipeline.

The data suggests that there has been continued willingness from planning authorities to consider height positively where appropriate, particularly in outer London boroughs and not limited to traditional clusters or business districts.

Of the 20 outer London boroughs, twelve had tall buildings in the pipeline in 2020 (though this rises to 14 if we include Kingston and Merton who both saw applications submitted in early 2021). Newham (49) continues to be the outer London borough with the largest pipeline of tall buildings though other 'hotspots' have emerged including Ealing (34), Brent (32), Croydon (29) and Barnet (28). Overwhelmingly, these are residential-led schemes.

A combination of factors are likely to be underpinning this shift, including comparatively lower land values—which can make sites more viable to build, as well as ongoing large-scale regeneration projects in outer boroughs, and improving public transport links in others. Higher density schemes are also likely to be viewed by local authorities as a means of meeting housing targets.





Can tall towers drive office premiums?

The fundamental challenge in London's office landscape is a shortage of prime grade-A office stock; a lasting legacy from the Global Financial Crisis. Yes, the market has been considerably altered by the pandemic, but even if take-up of new and refurbished office space remained at 2020 levels for the next two years, there would still be a deficit of 1.6 million sq ft. And given that two-thirds of London's office stock was built pre-2000, there is a lot of older, tired space in the market, which is likely to see diminishing demand from occupiers.

The focus is very much on high quality, best-in-class space, not least because the quality of offices are increasingly being used in the war for talent; an issue that will transcend the pandemic. And when it comes to London's office towers, good views, no matter how subjective, also form part of the ESG agenda.

Rental premiums are being sought and achieved for good views, typically starting above levels six-seven in districts with tower clusters. These vistas are a highly sought commodity and with workplace wellbeing quickly becoming central to business operational strategies, being able to provide staff with a good view is becoming an amenity in itself. As a result, it's not surprising to see developers working hard to ensure buildings are able to maximise not only natural light, but also attractive views as they jostle for space in a crowded urban landscape.

Just 10% of the tall buildings in the pipeline are commercial in nature, with an average height of 32 storeys, slightly higher than the 28 storey average for the residential pipeline.

Given this heightened interest on a relatively small segment of the market, i.e. premium office space, coupled with the fact that the development pipeline is so restricted—indeed no new schemes broke ground in the City during Q4—and 56% of all under-construction stock is pre-let, Knight Frank expects upward pressure on rents for prime space to be sustained.

Some commentators are suggesting there is significant interest in repurposing older office stock to residential or mixed use, though there is no evidence to suggest a significant level of repurposing of existing tall buildings. While planning policies continue to prioritise commercial uses in established office centres in London, and demand remains high for new Grade A stock, it is likely that redevelopment rather than repurposing will be pursued.

Looking ahead

While new applications and starts both fell last year, the latter to its lowest point since 2015, the pipeline of tall buildings in London remains healthy. Yet it is reasonable to assume that—given the time it takes to work through the planning system, and the long-term investment each building requires—the full impact of Covid-19 on the tall buildings landscape in London has yet to be fully realised. Certainly, the 45% drop in new starts is something that will be reflected in lower completion volumes in three, or even four, years time.

Longer term, there are also other potential hurdles to consider. Brexit, for once pushed into second place on the news agenda, is one such factor. The medium to long-term impact it will have on the supply of labour and materials remains a concern for industry, and housebuilding in particular.

Another factor is planning policy. And with the adoption of the new London Plan encouraging more focused borough growth strategies (including defining where tall buildings are appropriate), and more defined design standards within the boroughs, it is possible that policy development will slow down planning applications and local authority decision making in the short-medium term.

That said, the year has got off to a positive start. And while challenges remain, the successful vaccination programme, strong residential market and brighter economic outlook should give confidence to investors and developers to continue funding larger projects.

Bishopsgate Goodsyard ©Eric Parry Architects and V1

RESIDENTS' SURVEY

TALL BUILDINGS ARE AN IMPOSING FEATURE OF LONDON'S SKYLINE, BUT WHAT IS IT LIKE TO ACTUALLY LIVE IN ONE?

By HomeViews

We all became more acquainted with our homes in 2020, understanding both their advantages, as well as their limitations. Living spaces have had to double as offices, schools, gyms and more during successive lockdowns. Data suggesting people's living preferences have changed are not hard to come by, with buyers prioritising bigger homes and outdoor space above other location factors far more than ever before.

Naturally, this shift has led to questions being raised about the future of high-rise, high density living, particularly in urban environments. What, then, could this mean for the viability of the 587 residential tall buildings currently in the pipeline, and who better to ask than residents themselves? HomeViews, an independent review platform for residential developments in the UK, has offered some insights into the resident experience.

HomeViews lists developments that have been built since the year 2000 with a minimum of 50 units. Residents writing a review are verified as living in the building and include owners, private tenants, shared owners, housing association and local authority tenants. Within the data, HomeViews focuses on the owner and private tenant experience.

The data sample used for this analysis includes over 8,000 verified resident reviews across 642 tall and non-tall new build developments in London. Tall developments were defined as those with an element over 20 storeys. The data contains some reviews from residents of affordable residential developments, however, due to the small number, the coverage is not sufficient to produce separate analysis of these reviews.

As well as collecting reviews, HomeViews also asks residents to rate their building against five categories: Facilities, Design, Location, Value and Management. Reviews and ratings for residents in tall buildings were then compared with non-tall buildings.

Facilities: Amenities provided within the building, e.g. concierge, gym, pool, communal spaces or security.

Design: Internal and external design as well as build quality of the development.

Location: The immediate surroundings and desirability of the development's location. Residents also write a detailed review on what they like and dislike about the location.

Value: The value for money the owner or tenant perceives their development to offer.

Management: The overall management of the development.

The findings

Residents of tall buildings rate their homes higher than those in non-tall schemes. Higher ratings for tall buildings were found to be consistent across all five review categories.

The biggest difference between the ratings for tall and non-tall buildings was seen in facilities and design scores, which may reflect the fact that taller structures are often the centre point of a development, or push boundaries in terms of design. Tall buildings also scored highly for location, with clusters often benefitting from good access to public transport and other amenities.

The analysis also compared developments that were solely-tall (single or multiple towers all over 20 storeys) with buildings that had an element that was tall. Interestingly, the solely-tall developments were found to rate higher—a trend that was consistent whether looking at owner or tenant reviews.

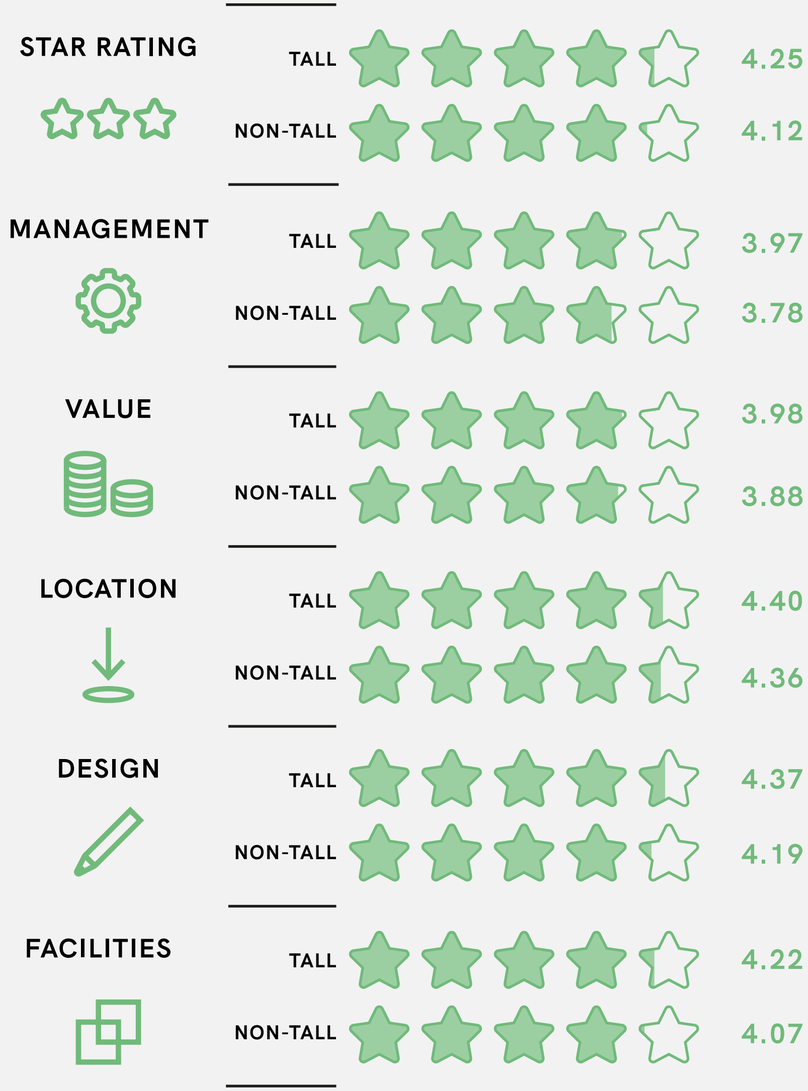
This analysis reveals a number of key factors that residents of tall buildings appreciate.

Comparison of tall and non-tall London development ratings on HomeViews

Tall
2,312 Reviews
108 Developments

Non-tall
5,771 Reviews
534 Developments

London developments ratings are based on verified Tenant and Owner reviews



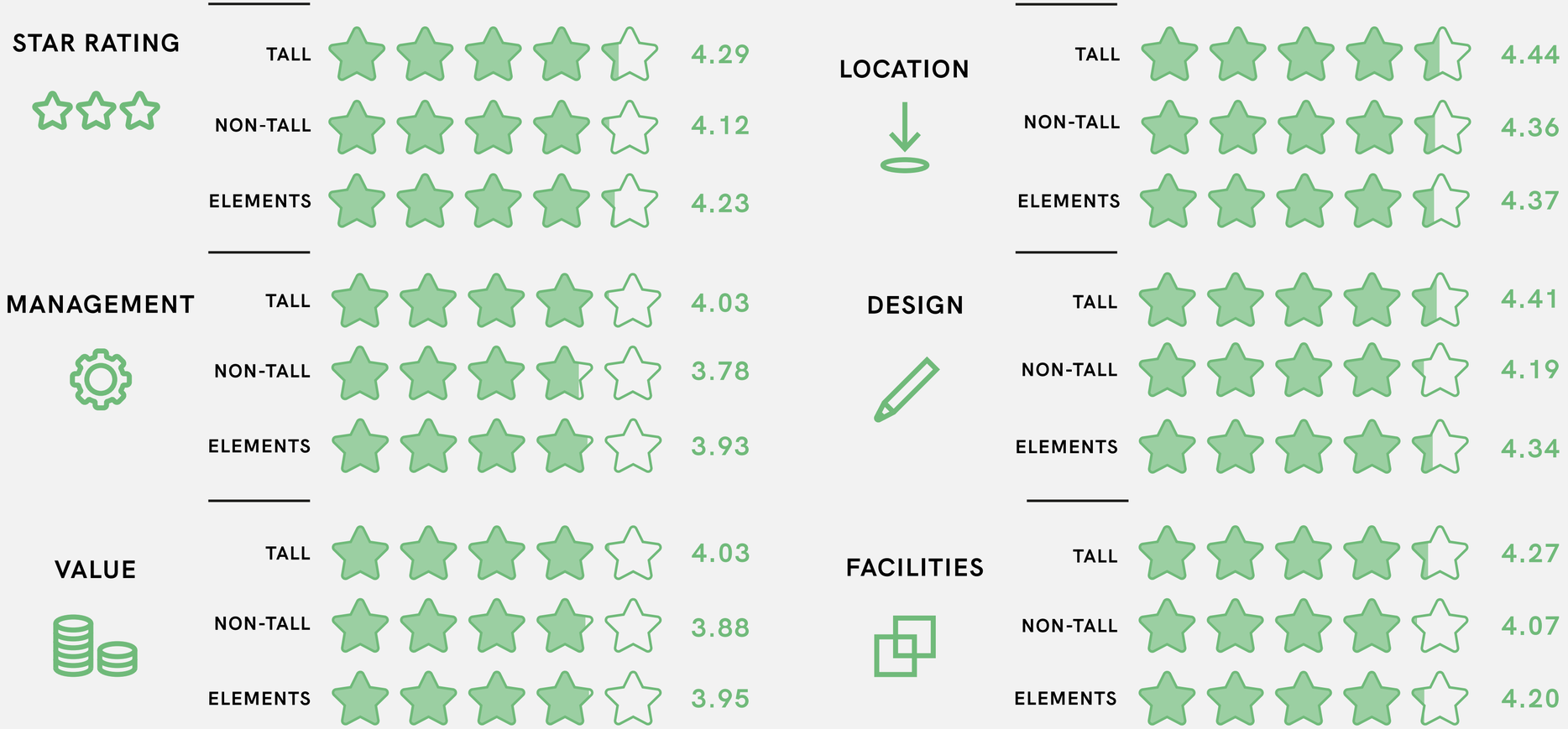
Tall developments scored higher than both non-tall and those developments with elements that were tall

Tall
893 Reviews
64 Developments

Non-tall
5,771 Reviews
534 Developments

Elements
1,419 Reviews
44 Developments

Tall developments were defined as buildings over 20 storeys. Those developments with elements had a mixture of tall and non-tall buildings



Thoughtful design

Reviews revealed a widespread appreciation of well thought-out design. Many residents praised tall buildings that maximised the available space, views and light.

With a high density of residents within one development, many tall residential buildings are also able to offer state-of-the-art facilities. Many residents mentioned services that are comparable to hotel living, especially in built-to-rent developments.

Room with a view

Unsurprisingly, reviews for solely-tall developments contained more references to views and balconies than other buildings, with 26% of reviews mentioning these benefits. However, all new developments had a high frequency of reviews mentioning views and balconies; 21% of those with tall elements and 19% of non-tall developments.

Management and community

Strong community is a theme mentioned consistently in reviews across all new build developments. Proactive management has the power to bring neighbours and communities together—a topic reflected in many reviews, and especially those for Build to Rent developments.

"Although we're situated right on a main road, traffic noise is non-existent thanks to the impressive sound proofing of the window and door frames. Additionally, a private green space for residents offers a lovely escape right on the doorstep without any hassle. The design skill poured into the flat is immediately evident. Someone has really thought about what someone needs in an apartment to maximise their living space and has made it work cohesively. Really impressive and highly recommended."

Matti, Verified Tenant on HomeViews, Fizzy Canning Town, April 2018

"Nice design, views, high ceilings and materials. Balconies are really handy in the summer..."

Petros V, Verified Owner on HomeViews, Hoxton Press by Anthology, Nov 2020

"Living in East London is heightened by living in East Village. Excellent sense of community, very family friendly but also great for young couples or roommates, there is something for everyone."

Lucy Trudeau, Verified Tenant on HomeViews, East Village by Get Living, Sept 2020

"The gym is fabulous—the 360 degrees views over London are a great distraction. The cinema room and business centre are an added bonus. The parcel room means you can just pop down and pick up any parcels on receipt of a code—no more waiting in on a delivery company."

Brenda S, Verified Tenant on HomeViews, Sailmakers by Greystar, August 2019

Areas of improvement

Heating, ventilation and air conditioning is a topic that has gained more attention in recent years as more extreme weather has become the norm. HomeViews' London data for the past three years shows 15% of residents in new build developments referencing heating or ventilation in their reviews. References are mixed with praise for low energy bills due to the insulation in the winter but criticism of overheating in the summer.

However, the data showed very little difference in the number of references made to heating, ventilation or air conditioning in solely-tall, elements with tall or non-tall developments.

Noise

Linked to poor ventilation is an issue with noise. With few buildings offering air conditioning, many reviewers reference the need to open their windows. However, for buildings with central locations and/or proximity to transport hubs or nearby construction sites, some residents has sent feedback about being disturbed by outside noise.

Noise issues related more specifically to the building were highlighted by mentions of poor insulation, anti-social behaviour and wind noise. These were not mentioned more frequently in tall (over 20 storeys) vs. non-tall buildings, although wind tended to be referenced in buildings ten storeys or over or those with balconies.

"We raised the question of whether the flat would get too hot in the Summer and were assured it wouldn't, but in fact the heat was pretty unbearable on the hottest days of July/August and we have contemplated buying air conditioning units."

Bishop John, Verified Owner on HomeViews, Colindale Gardens by Redrow, Oct 2020

"The only downside would be the flat does get hot during the summer, but that's normal I believe with new builds. However, this meant we never had to turn the heater on during the winter."

Toby, Verified tenant on HomeViews, Folio London at Stratford Halo, Sept 2020

"The rooftops are amazing, with great views. However, we had to move out because it was extremely loud, the windows are not soundproof and the noise of trains coming from Poplar depot kept us awake all night. In summer when it is hot if you want to keep your windows open during the night you have to accept that you won't sleep because trains are moved around the depot at all hours of day and night, making a very loud squeaking noise."

CJ, Verified tenant on HomeViews, Manhattan Plaza by Telford Homes, Sept 2020

The top 20 highest-rated tall buildings

Many of the highest-rated developments on the HomeViews database are tall buildings. Rave reviews and stellar building ratings provide strong evidence that the format is no impediment to the very best living standards for residents.

In the top 20 list of the highest-rated tall residential buildings on HomeViews, 10 George Street is top of the list—a 51-storey Build to Rent development by operator Vertus. It is also the highest rated of all London developments on HomeViews.

The tall buildings that make up this top 20 are a mix of Built-to-Sell (BTS) (11) and Built-to-Rent (BTR) (9) developments. The majority are solely tall (13) and the remainder have elements that are tall. The average tallest storey is 31.8.

> "10 George street combines the best elements of a hotel, a WeWork and a home to create a great environment perfect for working and living. Other tenants are friendly but there is plenty enough space in the communal areas to have privacy as well. The one bedroom flats are spacious and the furniture is well designed and practical."
>
> **Hannah, Verified Resident on HomeViews, 10 George Street, Sept 2020**

10 George Street

Top 20 tall developments – as rated by residents on HomeViews

Tall developments were defined as having an element over 20 storeys. Developments needed a minimum of 10 verified resident reviews from the previous three years to be included.

1

10 George Street, E14

Star Rating: 4.91
Tall type: Tall
Developer/Operator: Vertus
BTS/BTR: BTR
Tallest Story: 51
Age: 2 years
Density area: Clustered

2

Hoxton Press, N1

Star Rating: 4.79
Tall type: Tall
Developer/Operator: Anthology
BTS/BTR: BTS
Tallest Story: 20
Age: 3 years
Density area: Non-clustered

3

The Eagle, EC1

Star Rating: 4.64
Tall type: Tall
Developer/Operator: Mount Anvil
BTS/BTR: BTS
Tallest Story: 27
Age: 6 years
Density area: Non-clustered

4

Elephant Park, SE1

Star Rating: 4.63
Tall type: Elements
Developer/Operator: Lendlease
BTS/BTR: BTS
Tallest Story: 31
Age: 4 years
Density area: Non-clustered

5

Sailmakers, E14

Star Rating: 4.61
Tall type: Tall
Developer/Operator: Greystar
BTS/BTR: BTR
Tallest Story: 50
Age: 3 years
Density area: Clustered

Top 20 tall developments – as rated by residents on HomeViews

6

The Well House, SM1

Star Rating: 4.55
Tall type: Elements
Developer/Operator: Greystar
BTS/BTR: BTR
Tallest Story: 22
Age: 3 years
Density area: Non-clustered

7

Elephant Central, SE17

Star Rating: 4.55
Tall type: Tall
Developer/Operator: Get Living
BTS/BTR: BTR
Tallest Story: 26
Age: 4 years
Density area: Non-clustered

8

Nine Elms Point, SW8

Star Rating: 4.53
Tall type: Tall
Developer/Operator: Barratt Homes
BTS/BTR: BTS
Tallest Story: 39
Age: 5 years
Density area: Clustered

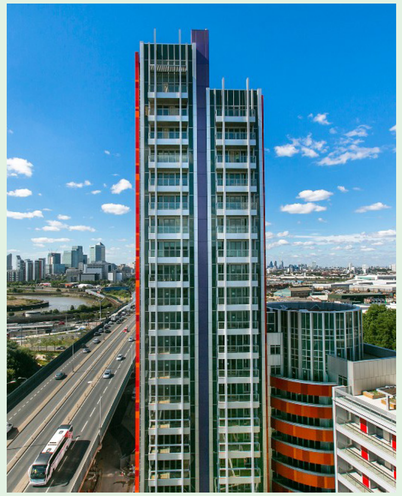
9

Deptford Foundary, SE14

Star Rating: 4.51
Tall type: Elements
Developer/Operator: Anthology
BTS/BTR: BTS
Tallest Story: 22
Age: 2 years
Density area: Non-clustered

10

Fizzy Canning Town, E16



Star Rating: 4.49
Tall type: Tall
Developer/Operator: Fizzy Living
BTS/BTR: BTR
Tallest Story: 22
Age: 9 years
Density area: Non-clustered

Top 20 tall developments – as rated by residents on HomeViews

11

Union Wharf, SE8

Star Rating: 4.48
Tall type: Elements
Developer/Operator: Essential Living
BTS/BTR: BTR
Tallest Story: 23
Age: 2 years
Density area: Non-clustered

12

Pan Peninsula, E14

Star Rating: 4.48
Tall type: Tall
Developer/Operator: Ballymore Group
BTS/BTR: BTS
Tallest Story: 48
Age: 12 years
Density area: Clustered

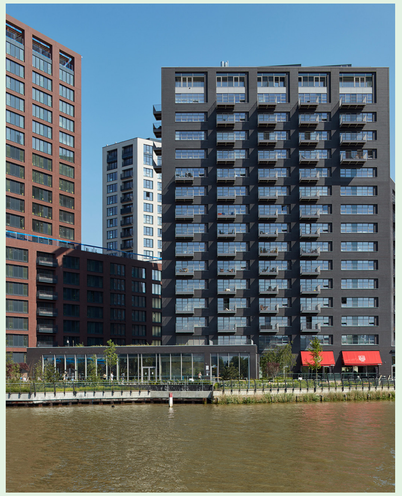
13

East Village, E20

Star Rating: 4.45
Tall type: Elements
Developer/Operator: Get Living
BTS/BTR: BTR
Tallest Story: 31
Age: 2 years
Density area: Clustered

14

London City Island, E14



Star Rating: 4.44
Tall type: Tall
Developer/Operator: Ecoworld, Ballymore Group
BTS/BTR: BTS
Tallest Story: 27
Age: 5 years
Density area: Clustered

15

Lexicon, EC1

Star Rating: 4.42
Tall type: Tall
Developer/Operator: Mount Anvil
BTS/BTR: BTS
Tallest Story: 36
Age: 5 years
Density area: Non-clustered

Top 20 tall developments – as rated by residents on HomeViews

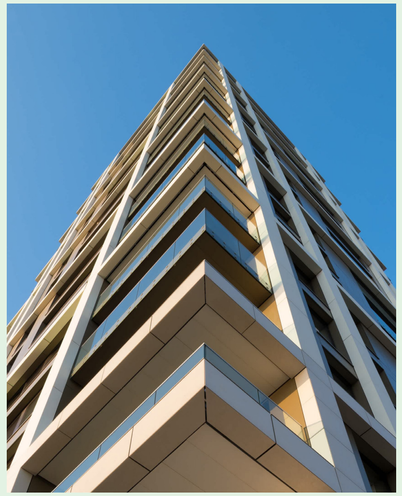
16

No.4 Upper Riverside, Greenwich Peninsula SE10

Star Rating: 4.38
Tall type: Tall
Developer/Operator: Greenwich Peninsula
BTS/BTR: BTR
Tallest Story: 31
Age: 1 year
Density area: Non-clustered

17

The Lighterman, Greenwich Peninsula SE10



Star Rating: 4.37
Tall type: Tall
Developer/Operator: Greenwich Peninsula
BTS/BTR: BTS
Tallest Story: 24
Age: 4 years
Density area: Non-clustered

18

Porters Edge, SE16

Star Rating: 4.36
Tall type: Elements
Developer/Operator: Sellar
BTS/BTR: BTS
Tallest Story: 40
Age: 3 years
Density area: Non-clustered

19

Folio London at Stratford Halo E15

Star Rating: 4.36
Tall type: Tall
Developer/Operator: Folio
BTS/BTR: BTR
Tallest Story: 43
Age: 8 years
Density area: Clustered

20

Greenland Place, SE8

Star Rating: 4.36
Tall type: Elements
Developer/Operator: Barratt Homes
BTS/BTR: BTS
Tallest Story: 23
Age: 4 years
Density area: Non-clustered

New heights

Tall developments with a more recent completion date were found to score higher among reviewers. Developments over seven years old showed a higher frequency of reviews mentioning repairs and maintenance (more than 9% of reviews). Meanwhile, as might be expected, reviews for newer developments contained more references to snagging.

The average age of developments in the top 20 list is 4.6 years, perhaps indicating the age at which teething problems are resolved and the building still feels new. However, the list also shows that high scores are possible for a wide range of development ages — from one to twelve years.

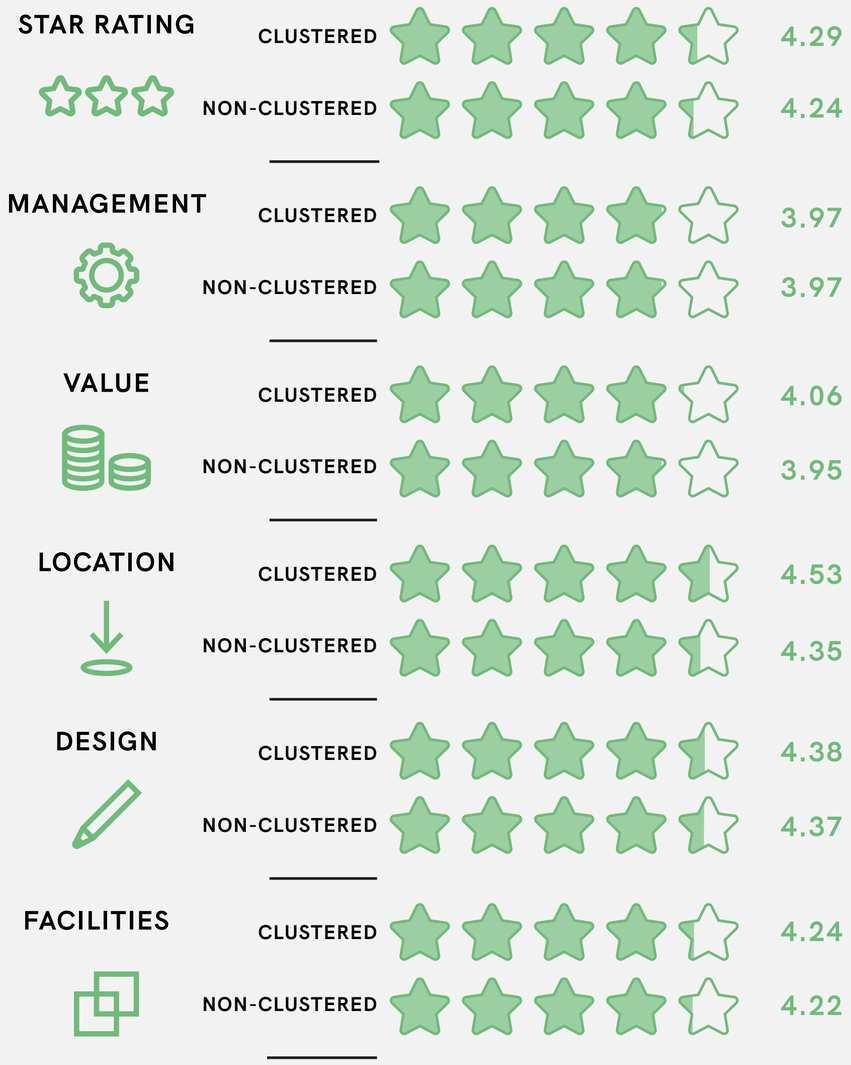
Another factor that was shown to have a marked effect on resident ratings for tall buildings was clusters. Tall developments within higher density clusters were shown to have higher ratings than tall buildings in more isolated locations.

Clusters of tall buildings resulted in higher scores

Clustered
619 Reviews

Non-clustered
1,693 Reviews

Canary Wharf, Nine Elms and Stratford are currently the three main areas of clustered tall developments reviewed on HomeViews.



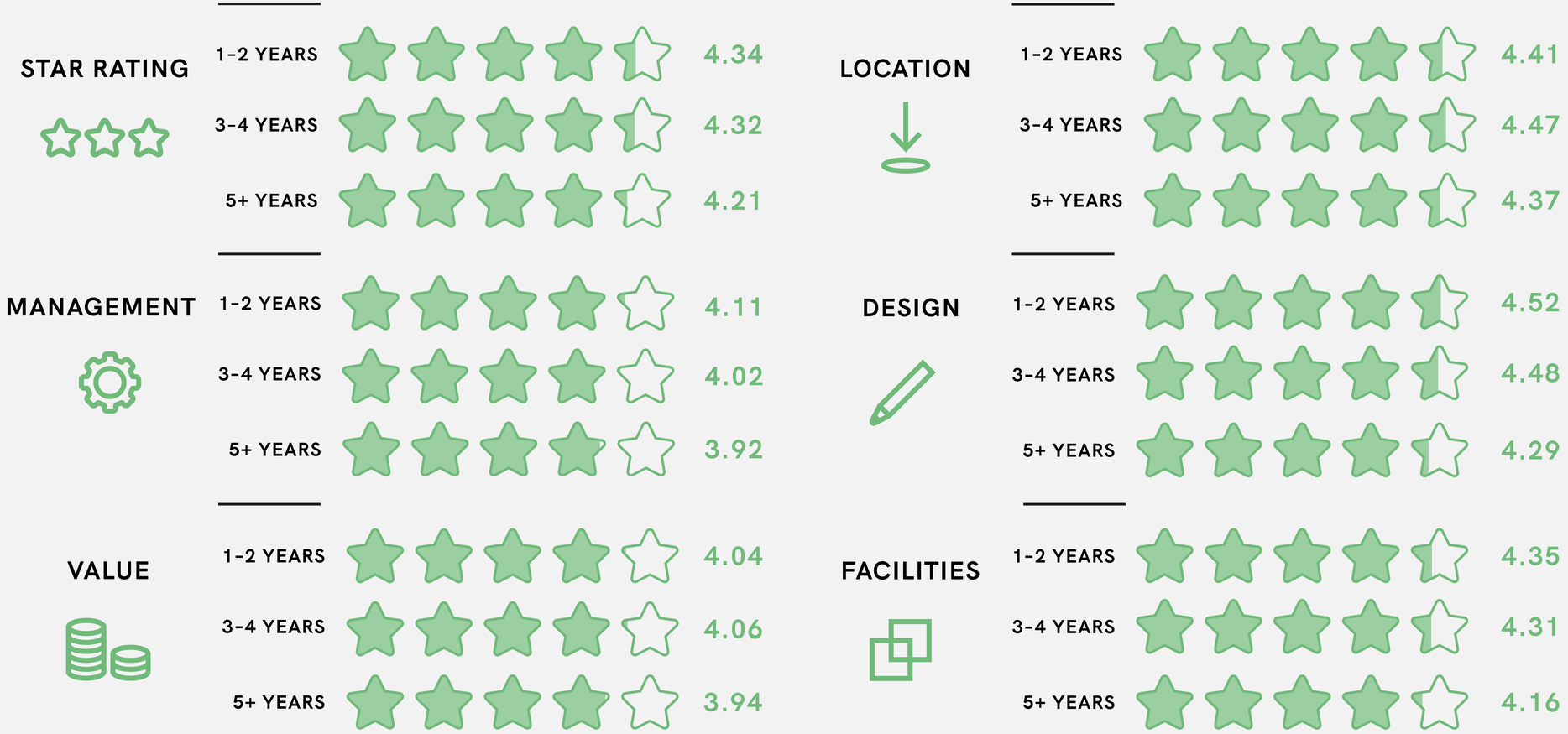
Newer tall buildings scored higher across all categories

1-2 Years
353 Reviews

3-4 Years
517 Reviews

5+ Years
1,442 Reviews

Years since completion, with now = 2021. (Source: Molior)



Fire and Cladding

With cladding issues currently hitting the headlines, HomeViews also assessed over 13,000 resident reviews of new build developments written during the 18 months since the Grenfell disaster. HomeViews does not proactively ask residents about cladding or fire safety, so any data is based on unprovoked comments from residents.

Although fairly low overall, the number of mentions of ‘fire’ or ‘cladding’ was found to have increased. In 2018, fire or cladding were mentioned in 1.9% of the total number of annual reviews. This grew to 2.4% in 2019, and up to 3.3% in 2020.

As would be expected, owners refer to fire and/or cladding more than tenants. Just over 4% of owners referenced it in their reviews in 2020. However, mentions were equally split between tall and non-tall developments.

> “The building management is poor which we requested more than one year for a lender needed cladding report with no solution at all.”
>
> **Verified Resident on HomeViews (Owner)**

Standing tall

While this analysis suggests that the experience of living in tall buildings in London is a positive one, it’s likely that the events of 2020 will lead to developers reviewing pipelines to check against the changing needs of buyers. The Greater London Authority (GLA) and Boroughs are increasingly asking questions of developers in pre-application planning discussions around outdoor and communal space, as well as flexibility of homes and a building's ability to adapt to trends such as home working.

HomeViews’ analysis shows that tall buildings built in the past 20 years are very popular places to live. Ratings from residents’ reviews are high, particularly for factors such as design and community. Although some elements may still need improvements, such as heating and ventilation or noise, it is clear that tall buildings remain an integral part of the London's housing offer.

homeviews

HomeViews is an independent review platform for residential developments in the UK. Dubbed the 'TripAdvisor for property,' HomeViews allows prospective buyers and tenants to make an informed decision on where to live based on unique insights from verified resident reviews. Launched in February 2019 and with over 21,000 reviews to date, HomeViews provides a powerful research and marketing tool for the residential property sector while helping to raise standards in the built environment.

homeviews.com

VIEWPOINTS

THE NEW LONDON PLAN POLICY ON TALL BUILDINGS

By Stuart Baillie, Head of Planning, Knight Frank

New and emerging planning policy developments for London look set to make it harder to secure planning permission for tall buildings, at least in the short term.

Since 2000, successive Mayors of London have, through their London Plans, facilitated the rise of tall buildings in London. Their policies progressively encouraged higher density development with limited restrictions other than strategic views and an association of density with public transport accessibility.

'New and emerging planning policy developments for London look set to make it harder to secure planning permission for tall buildings, at least in the short term.'

Generally speaking, higher density development has been directed towards urban centres, Opportunity Areas and Housing Zones. It was for the developer and their architects to promote and negotiate the merits of a tall building through their planning application response to site constraints. Some outer London Boroughs have remained

Wardian London, Isle of Dog by Glenn Howells Architects

resistant to height but the de facto benchmark for ‘tall buildings’ has been the GLA referable height threshold of 30m (circa ten stories).

The recently adopted New London Plan (March 2021) marks a significant change in policy towards tall buildings.

Firstly, following a late and heavy steer from the Secretary of State (December 2020), Draft Policy D9 was amended to reflect the Government’s preference for ‘gentle density’. This led to a ‘minimum’ height threshold set at six storeys (18m), at which point Policy D9’s detailed list of requirements for assessing a tall building scheme must be addressed.

Boroughs can set a higher threshold for tall buildings in specific locations, or for the entire borough, but this must now be evidenced as an appropriate approach to height, taking account of local character and context. Conversely, certain boroughs, such as Richmond-upon-Thames, that have historically considered a lower definition of ‘tall’ will now need to take account of the six storey threshold and this might push building heights up.

Furthermore, borough’s will also have to prepare their own evidence to satisfy Policy D1 which directs them to prepare area assessments that “define an area’s character and capacity for growth”, and to plan for growth by using these assessments to identify locations. Boroughs are also “encouraged to set out acceptable building heights, scale, massing and indicative layouts for allocated sites…”. The policy also indicates that floorspace indications for a range of uses may be required.

There are a few instances where the Government’s intervention in the London Plan would seem to have led to a degree of mixed messaging in relation to building height. The language of the London Plan does place more emphasis on the planned ‘optimising’ of sites rather than the previously more often stated ‘intensification’ of sites. Yet there are still references to ‘intensification’ in relation to town centres, industrial land and in relation to delivering more housing.

The Mayor’s own influence on tall buildings proposals remains at the GLA referable height threshold of 30m (c. ten storeys), rather than the newly established 18m (six storey) generic tall building threshold, with both referenced in the new London Plan.

So what are the implications for tall buildings developments in London?

1. **Additional work for Local Planning Authorities in their Local Plans preparation** to not only define appropriate height borough wide but also to identify where tall buildings are going to be acceptable. The removal of the previous London Plan's 'density matrix' means authorities will have to harness robust design and planning expertise to set, justify and defend their allocations at Local Plan Examination.

2. **Updates to even recently adopted Local Plans will be required** to bring them into conformity with the new policy requirements and this in itself could delay the determination of live or emerging tall buildings applications.

3. **Additional work for landowners and developers to promote their sites for tall buildings** much earlier in the plan-making process or risk having to wait until the next iteration of the Local Plan emerging. Substantial design and technical work would be required to justify building height and impact mitigation either working collaboratively with the borough or potentially at odds with the borough and to be determined at Plan Examination. Either way, this is a lot of speculative 'risk' to the land promoter, who might otherwise be used to working through a confidential pre-application process with the Local Planning Authority to assess and refine planning proposals prior to going public with the scheme.

4. **Creating greater transparency in relation to tall buildings proposals at the Plan making stage** whereby communities and other stakeholders would have awareness of such proposals in advance of planning applications coming forward. This does of course assume that communities can and will engage fully with the Plan making process—something that is a Planning White Paper objective but difficult to deliver in practice. In theory, a site allocation in the Local Plan takes some of the risk and uncertainty out of the planning application process further down the line as the principle of a tall building will have already been established.

5. **It will of course still be possible for a developer to take forward a tall building scheme via the conventional planning application route,** but it will become a more politically charged proposal if the scheme deviates from the tall buildings policies. This may also be the case if Local Plan policies are silent regarding building height and location, or if they are yet to be adopted. This will likely result in delays to determination and perhaps more schemes being determined at Planning Appeal.

6. **The 'public benefit' of a development remains an important policy consideration** even if it is now clear that the new London Plan points more favourably towards the protection of heritage and existing character when considering tall buildings. The London Plan makes reference to publicly accessible tall buildings and delivery of London's significant housing needs as being valid beneficial considerations for tall buildings proposals.

In summary, the policy changes should result in a more open and transparent approach to building height but no obvious end to the complexities of promoting a 20 storey-plus tall buildings in London. It will be interesting to see how each of the London Boroughs respond to the new policies alongside the requirement for local level design codes and guidance. Planning Inspectors may well have a significant influence on how these policy changes are applied in practice.

FOUR YEARS ON FROM GRENFELL – THE NEW CDM REGULATIONS

By Nattasha Freeman, Director, SHEQ, Turner & Townsend

The Grenfell disaster happened nearly four years ago. The subsequent enquiry led by Dame Judith Hackitt and legislation being driven by the Government—the Fire Safety Bill and Building Safety Bill (BSB), presently going through Parliament—are likely to lead to significant change in the construction industry. The BSB focuses on the design, construction and management of "buildings in scope"—high rise residential buildings with sleeping risk, 18m+ (six storeys) high. This definition has expanded to hospitals, care homes, hotels, halls of residence, prisons, sheltered housing and hostels. Mixed use commercial buildings which include a residential element are now thought to be under consideration.

Once the BSB receives royal assent, implementation of the recommendations will be exercised through secondary legislation: the BSB references Construction Design and Management Regulations (CDM) as the appropriate route, with CDM revision in 2020 now being overdue. The Health & Safety Executive (HSE) have achieved some success in raising health, safety and welfare standards through industry compliance with CDM 2015; within the regulations there is a requirement for Dutyholders to evidence skills, knowledge, experience and training. It is anticipated that the BSB will require tougher measures, and it will be a gamechanger if Dutyholders will be asked to evidence competency in the form of skills, knowledge, experience,

Apex Gardens by John McAslan + Partners

and behaviours, stating that “There will be tougher sanctions for those that fail to meet their obligations”.

'There will be tougher sanctions for those that fail to meet their obligations'

Whether or not initial implementation comes through CDM, the BSB seeks to align the management of projects with the CDM process: detailing enhanced duties for CDM Dutyholders, working with the building regulator, the client, the property owner and the principal contractor. Additional Dutyholders will include the accountable person and the building manager, who will be responsible for creating the building safety case, providing information which both informs design and satisfies the new Gateway compliance requirements, securing and maintaining the golden thread of Building Information.

Both the CDM and new Dutyholders will be required to interface and contribute through a new gateway system:

- Gateway 1 before planning permission is granted
- Gateway 2 before construction can begin on site
- Gateway 3 before the building occupation/ re-occupation

If the Building Safety Bill does not gain assent in Parliament’s spring session it will continue into the summer session. In this scenario, Gateway 1 could be implemented through the Town and Country Planning Act as early as October 2021: to satisfy the government’s desire to demonstrate positive action is being taken before the second anniversary of the issue of the Hackitt Report. Although the exact timetable is unknown, implementation through secondary legislation seems to be a question of “when” and not “if”. This will be a gamechanger and clients awaiting the BSB outcome should start to check the competencies and insurances of their project teams, in readiness.

TALL BUILDINGS AND THE ZERO CARBON AGENDA

By Dominic Bettison, Director, WilkinsonEyre

Tall buildings can offer society many benefits if planned for appropriately at a city level and in turn designed well. With developed nations now firmly focused on driving down their carbon emissions to meet commitments to global carbon reduction targets, tall buildings can offer a contribution, as part of a balanced approach, towards the creation of sustainable, low carbon cities of the future.

'Located over major public transit nodes the case is strong for tall buildings to play a role in allowing cities to meet their sustainable and carbon reduction targets.'

With relentless population growth, accelerating global urbanisation and a scarcity of new land, tall buildings can provide for the densification of cities. In doing so, they allow cities to uplift quantum's of much needed residential, amenity space and working environments without exponentially increasing urban sprawl, with all the inefficiencies that this drives and the associated carbon 'cost'. Located over major public transit nodes the case is strong for tall buildings to play a role in allowing cities to

Moorfields © WilkinsonEyre

meet their sustainable and carbon reduction targets.

All buildings typologies share very similar challenges in terms of how their design, construction, use and ultimately their disposal must meet carbon reduction targets. As nations rapidly de-carbonise their electrical grids, this ‘cleaner’ electricity is now increasingly taking over from fossil fuels to heat, cool and power buildings, including tall buildings.

Whilst towers consume more power to build and to run, due to the energy associated with pumping and lifting (around 10kwh/yr/sqm) this figure is reducing in real terms across all building types. This is causing a shift in focus towards tackling the embodied carbon component within buildings. This is typically up to 150 per cent greater in tall buildings due to heavier structure, larger foundations and deeper basements. At 8 Bishopsgate, structural elements have been designed to achieve more than one purpose and material efficiencies strongly influenced building form so there is no redundancy. 2,550 tonnes of steel have been saved this way, equating to 5,000 tonnes of CO2, or 500 times the average annual carbon footprint of a UK citizen.

Given the cost and time involved in their construction, tall buildings are designed with a very long service life. This longevity will help offset the greater embodied carbon figure associated with tall building construction. However, if designed flexibly and with an eye to the future, it should be possible to allow for many cycles of refurbishment and renewal and to ultimately find new uses for the building as the needs of society change. This could mean thinking about adopting greater floor to floor heights and more flexible, robust structural systems.

Utilising the potential longer life of tall buildings and incorporating timber as part of either the primary, or secondary, structural systems is another opportunity being explored by designers. Tall buildings then could offer a way to genuinely lock up, or ‘sequestrate’, large amounts of carbon for many years to come. Moving forward improved certification and supply chain information is needed to help designers and owners better understand the actual embodied carbon figure of materials, systems and components.

Innovations in renewable technologies are also finding their way into tall buildings. Although their limited footprint puts pressure on roof space for renewables, tall building facades are now looking to incorporate both PV and solar water tubes. Battery technology and phase change materials are being used to harness and store energy produced when high amounts of renewable energy are feeding into the grid and then are used to release energy back to the building when the renewable feed-ins into the grid are low.

The positive role that tall buildings can play in a low carbon society cannot be ignored.

SHOWCASE

A selection of submitted projects and case studies of tall building schemes from across London, recently completed or in the pipeline.

SHOWCASE INDEX

CENTRAL

EAST

NORTH

SOUTH

WEST

CENTRAL

← LONDON TALL BUILDINGS SURVEY 2021 ← SHOWCASE INDEX

1 UNDERSHAFT

1 Great St Helen's, Lime Street, London EC3A 6HX, UK | Status: **Planning Granted** | Date of completion: **2024**
Number of storeys: **73** | Height: **289.94m** | Types of use: **66% Office, 32% Retail, 2% Public**

Architect: **Eric Parry Architects** | Client: **Aroland Holdings** | Planning Consultant: **DP9 Planning Consultant** | Structural Engineer: **WSP** | Cost Consultant: **AECOM**

1 Undershaft is located at the heart of the 'Eastern Cluster' of the City of London at the junction of St Mary Axe and Leadenhall Street. When constructed it will be the tallest building in the City of London. The 73-storey tower will be 289.94m tall at a height of 304.94 m AOD. The building acknowledges the importance of culture and public realm for the people who live, visit or work in the City. As well as providing a new public space at street level, it will offer a generous space at the top of the building for a free public viewing gallery, education centre, exhibition space and London's highest public restaurant. At 281.5 m above ground, the public viewing gallery will be the highest in the City of London and the only one in the City to offer a full, unobstructed view of the capital. Alongside the public viewing gallery will be an education centre with two classrooms for school parties to learn about the rich history of London.

The building targets very high environmental standards in terms of build and operation and is designed to achieve a BREEAM Excellent rating. Horizontal brise soleil, made in white vitreous enamel protect the glazed facade and provide physical shading to the building. The existing basement construction will be reused where possible and an off-site logistic centre will consolidate and minimise vehicle movement during construction.

The external bracing system allows its core to be moved to one side. This provides completely uninterrupted floor plates giving tenants maximum flexibility and efficiency when compared to conventional central cored buildings. The four sky lobbies offer the opportunity to be used as shared spaces for various functions. Careful consideration has been given to the quality of the spaces, air, and daylight, ensuring the building is adaptable to future uses.

The tower is uni-directional, meaning that its subtlety tapered sides will look the same from each angle across the City. This adds to the simplicity of the design and the prominence of the central location in the City of London. By elevating the office reception to the first floor ten meter above ground, a generous, accessible and unique new public space beneath the building will be created, providing much needed relief for pedestrians and cyclists in a dense area of the City.

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50 FENCHURCH STREET

50 Fenchurch St, Tower, London EC3M 3JY, UK | Status: **Proposed** | Date of completion: **2025**
Number of storeys: **36** | Height: **149m** | Types of use: **93.4% Workplace, 0.8% Retail, 0.7% Public, 5.1% Livery Company**

Architect: **Eric Parry Architects** | Development Manager: **Capital Real Estate Partners LLP** | Town Planning Consultant: **Gerald Eve LLP** | Services Engineer: **Arup** | Structural Engineer: **Arup** | Landscape Architect: **Bradley-Hole Schoenaich Landscape**

50 Fenchurch Street is an island site bounded by Fenchurch Street, Mincing Lane, Dunster Court, and Mark Lane and is owned by The Clothworkers' Company. Apart from the medieval Tower of All Hallows Staining and the subterranean Lambe's Chapel Crypt, all of the buildings were constructed after 1945. The Clothworkers' Company has been on the site of 50 Fenchurch Street since 1528, and the Clothworkers' Foundation, established in 1977, is The Clothworkers' charitable vehicle. The redevelopment at 50 Fenchurch Street will allow capital to be unlocked to help endow The Clothworkers' Foundation for future generations, expanding its philanthropic work.

50 Fenchurch Street provides a modern new hall fit for future generations and will provide over 62,000 sqm of flexible office space arranged around a central core. Floor plates vary in size to maximise the building's appeal to a range of City occupiers. Central to this proposal is the creation of over 3,000 sq m of new public space. The public realm at street level has been designed to improve access routes for pedestrians through the City. The proposed scheme sets the Tower of All Hallows Staining within a new street level public realm, with the aspiration of providing public access to the interior. Level 10 of the new tower offers a 360-degree public realm experience. It is accessed via two public lifts at street level, allowing visitors to arrive at a generous terrace with spectacular views over London. A double-height winter garden is designed for the public to access throughout the year.

Several key measures are proposed to ensure the impact on the environment is minimised. These include enhancing ecological value through extensive urban greening, SuDS systems reduce urban run-off, and the design is optimised to minimise material use. The development team is targeting BREEAM Excellent, reflecting the commitment to a high standard of sustainability. Ensuring that the building has the capability to move towards net zero carbon in operation in the future has been carefully considered in design.

50 Fenchurch Street will offer the City of London the first of a new generation of buildings with an integrated urban greening strategy. The innovative vertical landscaping proposal form an integral part of the overall design, adding variety to its elevations. The ground level public realm is focused around the listed tower with a sensitive hard landscaping design, delineating the outline of the historic church nave that occupied the site. The setting back of the office building onto Fenchurch Street widens pavements, easing congestion at peak times. There is an uplift of 36x quantum of public realm.


©DBOX for Eric Parry Architects

← LONDON TALL BUILDINGS SURVEY 2021 ← SHOWCASE INDEX

20 ROPEMAKER STREET

20 Ropemaker St, Finsbury, London EC2Y 9AR, UK | Status: **Under Construction** | Date of completion: **2023**
Number of storeys: **27** | Height: **110m** | Types of use: **98% Workplace, 2% Retail**

Architect: **Make Architects** | Contractor: **Skanska Construction** | Client: **Old Park Lane Management** | Project Manager: **CO_RE** | M&E / Sustainability Engineer: **Hilson Moran** | Structural Engineer: **Watermans**

This new commercial building is set to bring more than 42,000 sqm of Grade A, BREEAM 'Outstanding' office space to Islington, plus premium retail. This dynamic 27-storey structure integrates with the area's existing urban grain and creates a bookend for the emerging cluster of towers around CityPoint and the Elizabeth Line entrance. The building has a strong vertical rhythm and steps up to 110m at its tallest point. The design features a series of stepped slices that protrude forward and recess back, facilitating a range of floorplates that can accommodate different-sized businesses.

The building has been designed using a natural limestone to reference the stone buildings within this area of Islington. Where the building steps back, an anthracite glazed ceramic offsets the stone and helps emphasise the shadows so that the building's appearance subtly changes depending on the lighting conditions. The stepped heights create space for five large roof terraces, carefully designed to provide landscaping, seating and access to biodiversity and nature for tenants. In addition, most of the office floorplates have balconies, meaning virtually every floor has access to outdoor amenities. Natural materials such as stone have also been brought internally. A feature staircase runs behind the glazing on the south facade, providing an external visual connection to vertical circulation and encouraging users to walk rather than use lifts. With one tenant taking 14 storeys of the building, the ground floor has been adapted to provide two separate entrances.

Achieving BREEAM 'Outstanding' 2018 (design), it is believed to be the largest commercial building to secure the accreditation, and is aiming to achieve WELL V2 Platinum. It has been designed to use materials efficiently and minimise waste where possible. This has been supplemented and supported through the use of a BRE materials sourcing plan that was produced and implemented within the project that has resulted in a responsible sourcing core of 26.6 per cent. Additionally, products with EPD's (Environmental Product declarations) have been prioritised as part of the design process to ensure they are environmentally produced and responsibly sourced.

The building has minimal structural columns in order to optimise internal flexibility. Combined with the stepped form, this ensures the floorplates can cater for different sized businesses and provide future flexibility for tenants to adjust their space as their requirements change. The structure has also been designed to accommodate 'soft spots' where floors can interconnect. Engineering and vertical transportation systems will allow maximum flexibility over the life of the building with minimal adaptation required. Plant has been located to allow for easy upgrades and risers can be sub-divided to suit variations in occupancy levels.

The building neatly transitions between the lower street blocks on the east, stepping up towards the taller emerging cluster of taller buildings on the west enabling an increase in density which is considered and responsive to the surrounding area and local views. The facade materials also echo character of this part of Islington. At ground level, the building's form folds to create a new public space on the corner of Ropemaker Street and Finsbury Pavement, improving and increasing the public realm in anticipation of the Elizabeth Line. Animated retail frontages will also foster a vibrant pedestrian area.

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← LONDON TALL BUILDINGS SURVEY 2021 ← SHOWCASE INDEX

CHAPTER LONDON BRIDGE

Capital House, 42 Weston St, Bermondsey, London SE1 3QD, UK | Status: **Proposed** | Date of completion: **2024**
Number of storeys: **39** | Height: **133m** | Types of use: **99% Student Housing, <1% Retail <1% Office** |
Housing tenure: **100% Student housing**

Client: **Greystar** | Architect: **Kohn Pedersen Fox Associates** | Structural Engineer: **AKT II** | MEP: **SWECO**

Chapter London Bridge is a distinctive 39-storey building, providing accommodation for up to 905 students; flexible, affordable start-up space; and public realm improvements. The project integrates with the urban fabric, reflecting the textures and materiality of nearby warehouses and responding to contextual rooflines.

At its base, the facade is set back behind a colonnade creating wider pavements and an improved public realm. Above the ground floor, the building volume steps back and forwards, providing sheltered areas for small groups to meet and a hierarchy of spaces that direct pedestrians to the main entrances. Activated on all four sides, the ground floor is open, welcoming, and flexible. Floor plans employ lightweight construction around a central core, enabling future reconfiguration.

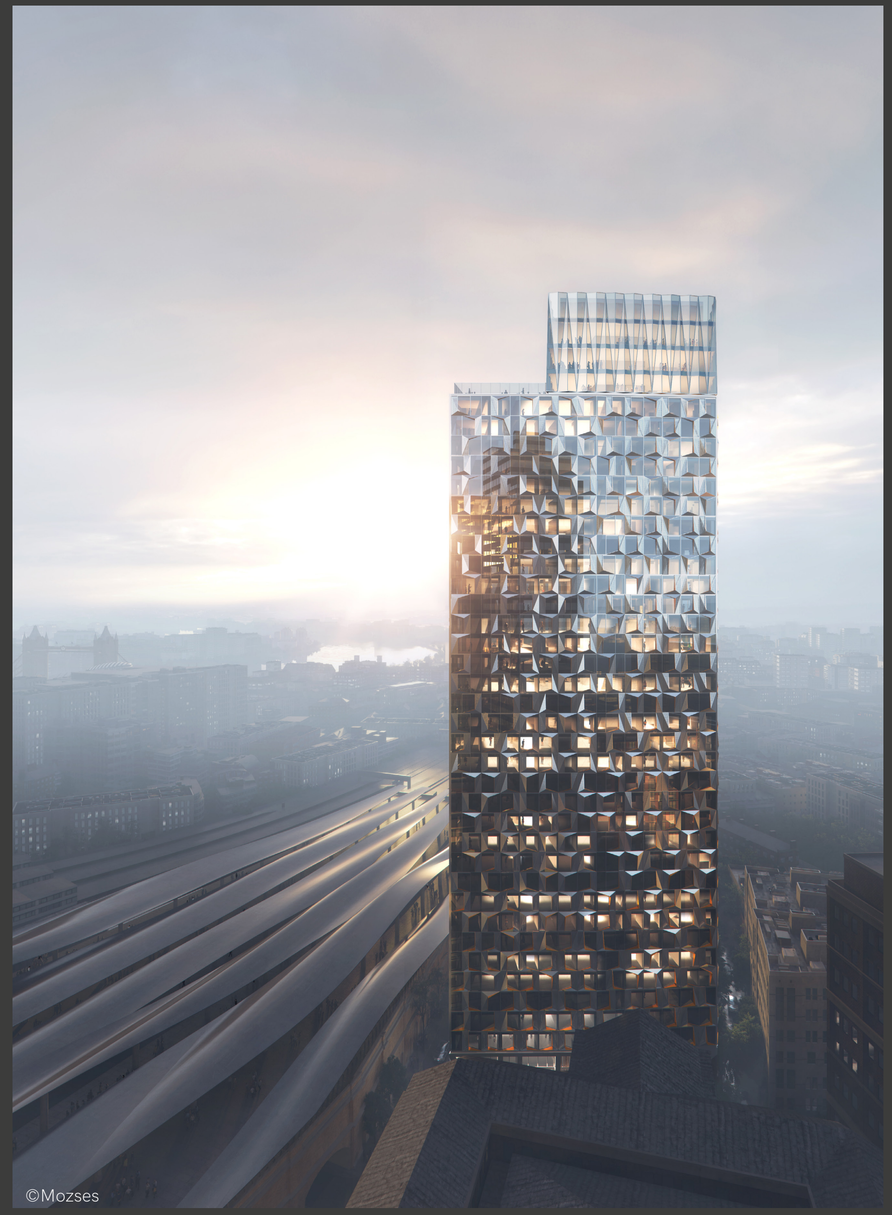
Student accommodation floors provide a variety of living options, from self-contained studios to clusters of two or three bedrooms with shared facilities and spaces for communal dining and socialising. Studios and bedrooms feature expansive views of the city and space for sleep, study and relaxation. Additional communal spaces for study, socialising and wellness, including a landscaped terrace, are located at the 37th and 38th Floor. Internally, windows are the principal architectural feature of each student room. Expressed externally through an arrangement of three-dimensional bays, the students' windows create an abstracted fractal surface, the faceted façade evoking the play of sunlight on water. This facade uses repeatable components to minimise the number of unique fabrication forms. KPF developed computational scripts to define multiple variations of the randomised origami-like pattern that meet daylight and solidity requirements. This allowed designers to review multiple options quickly, and translate the design to the BIM model efficiently.

The scheme was approved at planning committee in May 2019. The design has progressed since the approval, utilising modern methods of construction to improve performance and reduce construction time.

Targeting BREEAM 'Excellent', the environmental design credential includes an all-electric system anticipating the decarbonised grid, air sourced heat pumps, natural ventilation and urban greening. Modern methods of construction will be used for internal and external elements, based on new developments in off-site fabrication and onsite assemblies. The efficiency of modern methods of construction can improve embodied and operational carbon and reduce site traffic.

A lightweight construction around a central core will enable reconfiguration at a future date. This means that the project could be adapted for different residential or hotel uses (or a mixture of both). Services throughout the building also allow for ease of refurbishment, including changes to room size and configuration. Adaptability to future requirements will extend the lifecycle of the building. Lightweight construction and limited fixed furniture will enable the social, study and wellness spaces at 1st, 37th and 38th floor to be programmed with flexibility in mind. These spaces will adapt with the changing needs of the residents over time.

Chapter London Bridge contributes to the public realm, creating a rich urban environment developed through consultation with local residents, groups and businesses. At ground level, the building is set back to provide more space for pedestrians. Active frontages ensure that the new building participates in the life of the area, bringing 24-hour activity.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EDGE LONDON BRIDGE

53 St Thomas St, Bermondsey, London SE1 3QX, UK | Status: **Proposed** | Date of completion: **2024**
Number of storeys: **27** | Height: **108.05m** | Types of use: **Office 100%**

Architect: **Pilbrow & Partners** | Structural Engineer: **AKT II** | M&E / Sustainability Engineer: **Atelier Ten**

EDGE London Bridge, located next to London Bridge Station, will be one of the most sustainable office towers in London through its design and use of state-of-the-art technology. The new building, planned to be delivered in 2024, will have a vibrant and publicly accessible ground floor which in combination with a lush green garden will add to the ongoing transformation of this dynamic part of London's South Bank.

The character and activation of the building's base marks a radical departure from that of a traditional London office building. The base of the building will be a multilevel, accessible, and inclusive public space where community facilities and flexible workspace animate the public realm, engaging with the surrounding neighbourhood. The design of the building marries well-being and productivity with broader social and environmental sustainability goals. The office space has been designed to meet the needs of a range of businesses from small start-ups in flexible working environments to larger more established companies.

Terraces on the north elevation of the building are designed to provide a green outlook from the adjacent office spaces whilst creating an external environment which can be used for informal meetings as well as a break-out space. Openable facade elements on each level offer the potential for natural ventilation whilst smart technologies within building elements such as the chilled ceiling panels with integrated lighting, sensors and other services help create a workplace that supports productivity and human comfort with minimal environmental impact.

EDGE London Bridge will be London's first multi-tenant building to achieve BREEAM outstanding and WELL platinum accreditations. Each design decision has been considered to minimise carbon in construction and operation. The frame is constructed with material-efficient post-tensioned concrete, reducing embodied carbon. The building envelope has been designed to respond to the proposed surroundings and environmental conditions, enabling access to daylight whilst limiting unwanted heat loss in winter and reducing overheating in summer. The upper levels of the building are crowned with biodiverse green areas which use native species to promote varying moisture and root zone conditions and encourage bird foraging, nesting, and insect life.

Future adaptability will extend the useful life of the building with timber framing that can be customised to meet occupiers' needs, further optimising embodied carbon and future flexibility. The office space is adaptable to meet the needs of a range of businesses from small start-ups in flexible working environments to larger more established companies. Smart technology within building enables a bespoke workplace tailored to the user's needs, optimising productivity and human comfort, with minimal environmental impact. A full lifecycle carbon analysis has been undertaken as part of the BREEAM assessment and a unitised facade system will allow for a straightforward façade upgrade in the future, extending the building's expected lifespan.

The building's external form expresses its internal organisation which, alongside the exposed structural bracing, creates a legibility and hierarchy of scale which lends character and interest to local and distant views. Inspiration for the material palette includes glazed terracotta facade panels, drawn from the character of the surrounding area and the steel elements on the facade celebrate the heritage of the area and the presence of the railway station and viaducts. At the base of the building the side core opens to a generous and well-connected public area. A carefully landscaped green garden extends into the ground floor to further activate the ground plane.

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100 BISHOPSGATE

100 Bishopsgate, London EC2M 1GT, UK

Status: **Built**

Date of completion: **2019**

Number of storeys: **40**

Height: **187m**

Types of use: **Office, Retail, Public space**

Providing just over 950,000 sq ft of lettable space across 40 storeys, together with a 55,000 sq ft contained building at St Helen's Place, the tower is anchored by five super-sized contiguous podium floors in excess of 44,000 sq ft each. Firmly embedded within the city matrix, integral to the scheme is a newly created half acre of public realm which provides completely new pedestrian links across the site. These connections are emphasised by transparency across the entire ground reception of the tower, with continuous floor to soffit glass for each office floor above.

Client: **100 Bishopsgate Partnership, Brookfield Multiplex Construction Europe Ltd**
Architect: **Allies and Morrison with Arney Fender Katsalidis, Woods Bagot Europe (pre-2014)**
Landscape Architect: **Hyland Edgar Driver**

1 LEADENHALL

Unit A, Leadenhall Court, 1 Leadenhall St, Langbourn, London EC3V 1PP, UK

Status: **Under Construction**

Date of completion: **2024**

Number of storeys: **35**

Height: **177m**

Types of use: **96% Workplace, 3% Retail, 1% Public terrace**

1 Leadenhall is a commercial tower currently under construction in the City of London. It is designed to provide tenants with intelligently planned and highly functional workspace that is efficient and adaptable to a wide range of occupancy styles. At ground level the building responds in massing and materiality to the stone city buildings and the neighbouring listed Leadenhall Market, whilst above a 35-storey tower has a vertical architectural composition that provides a singular, distinctive elegant identity on the skyline. The building is aiming to achieve BREEAM Excellent and a WELL V2 rating of Silver.

Client: **Brookfield Properties**
Architect: **Make Architects**
Contractor: **Multiplex**
Executive Architect: **Adamsons**
Structural Engineer: **RBG**
MEP: **Adamsons Associates**

8 BISHOPSGATE

8 Bishopsgate, Lime Street, London EC2N 4BQ, UK

Status: **Under Construction**

Date of completion: **2022**

Number of storeys: **51**

Height: **203m**

Types of use: **Office 98%, Public Space 1%, Retail 1%**

8 Bishopsgate is a new development in the heart of the City that will create 913,000 sq ft gross area including workspace, occupier amenity, street-level retail, and a public viewing gallery on the 50th floor. The stepped form of the double skinned tower provides extensive accessible terraces and will add to the area's dramatic contemporary architecture. The building has an EPC 'A' rating and BREEAM 'Outstanding' design certification. Building systems, particularly fresh air, have been designed to be intuitive to occupier requirements. The design has 30 per cent less structural embodied carbon compared with other London tall building benchmarks.

Architect: **WilkinsonEyre**
Client: **Mitsubishi Estate London Limited**
Main Contractor: **Lendlease**

21 MOORFIELDS

69 Moorgate, London EC2R 6BH, UK

Status: **Under Construction**

Date of completion: **2022**

Number of storeys: **17**

Height: **71m**

Types of use: **90% Commercial office, 8% Retail, 2% Leisure/Public highwalk**

Located directly above an existing London Underground station and Crossrail ticket hall, the development comprises 64,000 sqm of headquarters commercial office space and retail, as well as improved pedestrian permeability via a reconfigured Highwalk and a new public square with retail and soft and hard landscaping. The development is arranged as a major office building and a smaller wellness centre, related but unique in their architectural language and connected by a podium level by a public square. The project achieved BREEAM Excellent and LEED Gold. It has been designed to be WELL enabled to afford certification on completion of fit-out.

Architect: **WilkinsonEyre**
Client: **Landsec**
Contractor: **Sir Robert McAlpine**
Engineer: **Robert Bird Group**

ONE BISHOPSGATE PLAZA

150 Bishopsgate, London EC3A 7AU, UK
Status: **Under Construction**
Date of completion: **2021**
Number of storeys: **43**
Height: **135m**
Types of use: **56% Hotel, 39% Residential, 1% Office, 2% Other (Retail/Restaurants)**
Housing Tenure: **100% Private Ownership**

One Bishopsgate Plaza is an ambitious 43-storey mixed-use development in the City cluster. When complete later this year, it will house Europe's first Pan Pacific Hotel together with private residential apartments above. A new public plaza fronting onto Bishopsgate will be framed by a restored and enhanced listed building that will incorporate retail space and a restaurant. Below the public plaza will be a new triple height ballroom, the largest in the City of London.

Architect: **PLP Architecture**
Client: **UOL Developments UK**
Development Manager: **Stanhope**
Client: **Pan Pacific Hotel Group**
Executive Interior Designer: **Yabu Pushelberg**
Interior Designer: **MSMR Architects**
Construction Manager: **Lendlease**

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THE TULIP

30 St Mary Axe, London EC3A, UK
Status: **Proposed**
Date of completion: **2025**
Number of storeys: **12**
Height: **305m**
Types of use: **100% Education**

Deriving its name from its nature-inspired form, this proposal would enhance The Gherkin, one of London's most cherished and recognisable buildings and offer a new state-of-the-art cultural and educational resource for Londoners and tourists. The ground level frontages of the proposed development will be further activated, contributing to the existing active ground level of 30 St Mary Axe, whilst offering opportunities for further surrounding active frontages. This will welcome pedestrians to the site and encourage walking. The Tulip promises wide cultural and economic benefits with a diverse programme of events.

Architect: **Foster + Partners**
Structural Engineer: **Foster + Partners**


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CADENCE

York Way, London, UK
Status: **Under Construction**
Date of completion: **2022**
Number of storeys: **16**
Height: **58m**
Types of use: **94% Residential, 6% Retail**
Housing tenure: **37% Intermediate, 63% Market**

Prominently located within the King's Cross Masterplan, Cadence is a landmark structure that celebrates the area's emerging and historic contexts, reinterpreting the arches of King's Cross and St Pancras stations in a contemporary 'Bézier' curve. The 163 dwellings are arranged around a courtyard, with a tranquillity water feature that mirrors surrounding arches, staircases and hanging gardens. Residents communal areas and commercial units are located at ground level. The building has a high-performance thermal envelope: composite timber/aluminium windows reduce energy loss while deep reveals and inset balconies curb summer overheating. The building is connected to low carbon cooling and heating network while prefabrication and off-site manufacturing drastically reduce site waste.

Architect: **Alison Brooks Architects**
Structural Engineer: **Ramboll UK**
M&E / Sustainability Engineer: **Hoare Lea**


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250 CITY ROAD

City Form, 250 City Rd, London EC1V 8AS, UK
Status: **Under Construction**
Date of completion: **2023**
Number of storeys: **42**
Height: **150m**
Types of use: **Residential 78%, Retail 6.5%, Hospitality 7.5%, Workplace 8%**
Housing Tenure: **70% PRS, 30% Affordable Housing consisting of mix of Social rented and Shared Ownership**

The vision for the regeneration of 250 City Road, a triangular site between Angel and Old Street Stations, is to transform a low density 1980s business park into a high-density, low energy residential community. Bringing together a mixture of uses, from places to live and work to a range of new restaurants, shops and cafes, the scheme includes two elegant residential towers of 42 and 36 storeys. These contribute to the area's wider development strategy by concluding a planned cluster of high-rise buildings, while providing a distinctive new landmark for Islington.

Architect: **Foster + Partners**
Contractor: **Berkeley Group**
Structural Engineer: **CH2MHill**

HYLO

29 Bunhill Row, London EC1Y 8LP, UK

Status: **Under Construction**

Date of completion: **2021**

Number of storeys: **29**

Height: **124m**

Types of use: **3% Retail, 6% Housing, 91% Office**

Housing Tenure: **100% Affordable housing**

The project extends an existing 16-storey tower by 13 storeys, and doubles the height of the existing three-storey podium, all while retaining and reusing the existing RC frame, basement and foundations. When complete, the tower will provide increased office space, including affordable workspaces for small- and medium-sized businesses, as well as social housing, retail space, and parking space for 500 cycles. The scheme has transformed a dated, unfit-for-purpose office block to become a modern mixed-use development, while concurrently delivering a 100 per cent increase in gross area.

Client: **CIT Group**
Architect: **Horden Cherry Lee**
Structural Engineer: **AKT II**

100 WEST CROMWELL ROAD

100 West Cromwell Road, Kensington, London W14 8PB, UK

Status: **Planning Granted**

Date of completion: **2024**

Number of storeys: **29**

Height: **109m**

Types of use: **83% Residential, 4% Commercial, 2.5% Leisure, 10.5% Landscape and parking**

Housing Tenure: **40% affordable (52% intermediate and 48% London affordable rent)**

Developing a multi-storey car park site into a new residential quarter in the Royal Borough of Kensington & Chelsea, this proposal include seven new residential buildings on a new high quality public realm podium, creating 462 new homes, including 40 per cent affordable homes, commercial and retail space, a nursery, co-working space and a new public square.
100 West Cromwell Road does offer some flexibility in terms of its internal planning given the modularity of its facades and flat planning, and it has a highly efficient MHVR heating and ventilation system giving it significant savings in energy use for its occupants.

Architect & Landscape Architect: **John McAslan + Partners**
Development Manager: **Londonewcastle**
Structural/Civil Engineer: **AKTII**
Services Engineer: **Scotch Partners**
Planning Consultant: **DP9**

KEYBRIDGE – BUILDING A

39 S Lambeth Rd, Oval, London SW8 1RH, UK

Status: **Under Construction**

Date of completion: **2021**

Number of storeys: **22 (Keybridge Point) 37 (Keybridge Lofts)**

Height: **79m (Keybridge Point) 125m (Keybridge Lofts)**

Types of use: **Residential, Public space, Education**

Keybridge is the landmark redevelopment of the former BT Telephone Exchange site on South Lambeth Road, providing 595 new homes, over an acre of public landscape, and 9,000 sqm of commercial/retail with 500-1,000 new jobs for the area. The first phase involves 74,300 sqm of redevelopment across a mix of building typologies: a tower, a linear block, maisonettes and two mansion blocks. The scheme introduces four hundred and fifteen dwellings on the site of a redundant telecoms switching station, built in the 1970s. The proposals seek to repair the urban fabric which has been truncated and blighted by the introverted brutalist development.

Client: **Mount Anvil, FABRICA by A2Dominion**
Architect: **Allies and Morrison**
Other: **Fourpoint Architects**

THRAYLE HOUSE

9 Benedict Rd, Ferndale, London SW9 0FS, UK

Status: **Built**

Date of completion: **2020**

Number of storeys: **20**

Height: **67m**

Types of use: **89% Commercial, 11% Residential, 48% Affordable rent, 52% Private sale**

Thrayle House is a mixed-use development with retail and community space. It includes 81 social rented homes—41 for families and 40 for older people, placing them at the heart of the community. The scheme comprises PV panels that feed directly into the landlord's supply and commercial spaces, thereby reducing the energy required to run these facilities. The development provides secure cycle storage provision for residents, in compliance with London housing design Guide and the Code for Sustainable Homes. Thrayle House is an intergenerational development with active elderly housing for a vibrant and sustainable community for all generations.

Architect: **PRP Architects**
Client: **Network Homes**
Engineer: **Tully De'Ath**

6 – 12 VERNEY ROAD

6-8 Verney Rd, London SE16 3DH, UK

Status: **Planning Granted**

Date of completion: **2024**

Number of storeys: **23**

Height: **80m**

Types of use: **100% Residential**

Designed by SPPARC, the scheme replaces a series of outmoded and inefficient post war warehouse buildings to deliver flexible commercial floor space alongside 340 homes including 35 per cent on site affordable housing, community space and local retail facilities. The proposal is a contextual response to the varied and changing scales of an area under transition, arranged over three buildings of 18 storeys, 23 storeys and 17 storeys layered behind a street building fronting Verney Road and significant open landscaped courtyards and play spaces.

Architect: **SPPARC**
Masterplan: **SPPARC**
Client: **CB Acquisition LDN Ltd**

67 SOUTHWARK STREET

67 Southwark St, London SE1 0NX, UK

Status: **Built**

Date of completion: **2019**

Number of storeys: **16**

Height: **54m**

Types of use: **Residential, Retail**

This 16-storey residential development on a sharp street corner responds to its context by rising to a height that mediates between the larger scale buildings on Bankside and the smaller scale buildings to the south. Occupying a whole floor of the slender brick-clad tower, each flat has views in all directions. At the building's base, a new shop opens to an improved streetscape on this prominent corner site and, at roof level, a shared belvedere offers panoramic views over London. The building has been designed to provide a dozen individual flats on a very tight site.

Architect: **Allies and Morrison**
Client: **Allies and Morrison PIP**
Structural Engineer: **Robert Bird & Partners**
Services Engineer: **Atelier Ten**
Fire Engineer: **The Fire Surgery**

79 – 161 ILDERTON ROAD

79 – 161 Ilderton Rd, Bermondsey, London SE16 3JZ, UK

Status: **Proposed**

Date of completion: **2024**

Number of storeys: **28**

Height: **94m**

Types of use: **100% residential**

This scheme proposes two buildings separated by a publicly accessible open square. The north building is a series of towers and interlocking terraces arranged over 28 storeys which acts as an urban marker for the station. The south building also comprises of a series of towers, interlocking terraces and commercial block. The articulated form breaks the scale of the long frontage to create an engaging street scene, a modern terrace with front gardens and welcome porosity.

Architect: **SPPARC**
Masterplan: **SPPARC**
Client: **CB Southberm 2 Ltd**
Planning Consultant: **Brunel Planning**
Structural Engineer: **Pell Frischmann**
Fire Consultant: **BB7**
Project Manager: **Meridian Project Management**
Transport Consultant: **Vectos**

216 – 220 BLACKFRIARS ROAD

216 Blackfriars Rd, London SE1 9JU, UK

Status: **Proposed**

Date of completion: **2023**

Number of storeys: **22**

Height: **88m**

Types of use: **21% Almshouse residential, 76% Commercial, Office (10% affordable), 1% Charity Offices, 1.5% Pub/café, 0.5% Flexible community rooms**

Housing Tenure: **100% affordable**

Fathom is working with Southwark Charities to create a sustainable development of 62 almshouses for local elderly residents in need, along with community uses, 22,500 sqm of flexible workspace and 950 sqm of landscaped gardens. The garden space, along with a new East-West connection across the site, makes it more permeable, visually and physically. Fathom is designed to Passivhaus standards for the residential elements, with the associated high levels of insulation and air tightness. The building represents a large increase in density, on an underdeveloped site, and secures the provision of affordable housing for the elderly in need.

Architect: **Fathom Architects**
Client: **Southwark Charities**
Development Manager: **Pelican Developments**
Planning & Heritage: **Turley**
Cost Consultant: **Gleeds**
Landscape Architect: **MRG Studio**
Structural Engineer: **WSP**
Services Engineer: **Long & Partners**

ASHA POINT, PARK CENTRAL EAST

35 Heygate St, London SE17 1AZ
Status: **Under Construction**
Date of completion: **2021**
Number of storeys: **25**
Height: **91m**
Types of use: **95% Residential, 5% Retail**
Housing Tenure: **11% Affordable Rented, 9% Shared Ownership, 80% PRS**

Park Central East, part of the Elephant Park Masterplan comprises 384 apartments across a 25-storey tower, four mansion blocks and a variety of retail units. The tower, Asha Point, is located at the corner of Lion Way and New Kent Road. Its 25 storeys consists of retail at ground level, part residential amenity space at level one and 23 floors of residential accommodation above. The development aims to achieve a site-wide CO2 reduction of 36 per cent. All timber is Forestry Stewardship Council (FSC) certified and all stone is sourced through the Ethical Stone Initiative (ETI).

Acoustic Consultant: **Sandy Brown**
Architect: **Allford Hall Monaghan Morris**
Client: **Lendlease Residential**
Contractor: **Lendlease Construction**
Developer: **Lendlease Development**
Ecology Consultant: **Greengage**
Engineer & Structural Engineer: **RBG**
Facade Engineer: **Wintech**
Fire Consultant: **Buro Happold Fire**
Landscape Architect: **BBUK**
M&E / Sustainability Engineer: **HE Simm**
Planning Consultant: **DP9**
Transport Consultant: **Buro Happold**


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ELEPHANT AND CASTLE TOWN CENTRE – TOWERS

A3, Elephant and Castle, London SE1 6TG, UK
Status: **Planning Granted**
Date of completion: **2028**
Number of storeys: **32, 21, 23, 20, 24, 35**
Height: **121m, 77m, 83m, 69m, 81m, 117m**
Types of use: **Residential, Retail, Cultural venue**
Housing Tenure: **35% Affordable, 65% Market build to rent**

The redevelopment of the Elephant & Castle Shopping centre and London College of Communication (UAL:LCC) sites in Southwark forms part of a wider transformation of the area. This project will provide 1,000 new homes, an expanded and improved home for UAL:LCC, a new underground station, commercial space and a retail town centre. There is an ensemble of buildings of varying heights—low, medium and tall—on seven plots across the eastern and western sides of Newington Butts. Six tall buildings in the masterplan range from 20 to 35 storeys. The fit out design strategy is flexible to absorb change and provide the user with a set of guidelines that will allow the building use to evolve in the future.

Client: **Delancey, University of the Arts London**
Architect: **Allies and Morrison**
Structural Engineer: **WSP**


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NEW COOPER POINT, PARK CENTRAL NORTH

Elephant & Castle New Kent Road, London SE1 6PH, UK
Status: **Under Construction**
Date of completion: **2021**
Number of storeys: **24**
Height: **83m**
Types of use: **Housing, Amenity spaces**
Housing Tenure: **100% PRS**

New Cooper Point is a 24-storey tower, part of the Park Central North site within the wider Elephant Park masterplan. The masterplan preserved a high number of existing mature trees in and around the site which both contribute to the amenity of the area, and to the level of carbon reduction. It has retail at ground level, residential amenity space at level one and 23 floors of residential accommodation above comprising of a cruciform layout with eight dual aspect dwellings on each floor. New Cooper Point encourages healthy living by improving air quality and providing communal and publicly accessible spaces.

Architect: **Allford Hall Monaghan Morris**
Client: **Lendlease Residential**
Acoustic Engineer: **Sandy Brown**
Approved Inspector: **Southwark Council**
Developer: **Lendlease Development**
Engineer: **Robert Bird Group**
Facade Engineer: **Wintech**
Fire Consultant: **Buro Happold Fire**
Landscape Architect: **BBUK Landscape Architecture**
Landscape Architect: **Gillespies (External)**
M&E / Sustainability Engineer: **AECOM Engineering**
Planning Consultant: **DP9**
Project Manager: **Lendlease**
Transport Consultant: **Buro Happold**


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SYLVAN GROVE

Old Kent Rd, London, UK
Status: **Planning Granted**
Date of completion: **2023**
Number of storeys: **32**
Height: **111m**
Types of use: **85% Residential (of which residential ancillary at 7%), 15% Commercial**
Housing Tenure: **25% Social Rent, 10% Shared Ownership, 65% Market Sale**

The mixed used development of this 32 storey residential tower will provide a total of 219 new, high quality homes, all of which complying with or exceeding the London Plan internal space standards and have private amenity space. The proposed commercial five-storey block of 19-35 Sylvan Grove has been designed to be flexible to accommodate a range of commercial uses including small to medium businesses and flexible, managed workspace. The proposal provides 40 per cent of the site area as new public realm in the form of a planting focused garden square.

Client: **Joseph Homes**
Landscape Architect: **HTA Design LLP**
Planning Consultant: **Rolfe Judd**

THE HIGHWOOD, WEST GROVE NORTH

35 Heygate St, London SE17 1AZ
Status: **Built**
Date of completion: **2019**
Number of storeys: **31**
Height: **104m**
Types of use: **97% Residential, 3% Retail**
Housing Tenure: **100% Market housing (part of a larger plot with 25% affordable housing)**

The Highwood is the tallest building on the Elephant Park masterplan. The facade is composed of anodised aluminium fins and bronze panels. A super order of horizontal bands is denser at the base and increasing in scale aligned Fibonacci sequence, culminating in an open framed crown. The Highwood plugs in to the CHP district heating system used by Elephant Park, with low NOx emissions to aid pollution prevention. Climate change mitigation is achieved through a significant reduction of regulated CO2 emissions, 40 per cent. All apartments achieve CfSH level 4. The building uses robust materials with a design life of 60 years.

Client: **Lendlease Residential**
Architect: **Allford Hall Monaghan Morris**
Acoustic Consultant: **Sandy Brown**
Approved Inspector: **London Borough of Southwark Building Control**
Contractor: **Lendlease Construction**
Facade Engineer: **BuroHappold Facades**
Fire Engineer: **BuroHappold Fire**
Landscape Architect: **Gillespies**
Planning Consultant: **DP9**
Services Engineer: **Tuv Sud**
Structural Engineer: **Robert Bird Group**


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THE KITE

89 Newington Causeway, London SE1 6BN, UK
Status: **Under Construction**
Date of completion: **2021**
Number of storeys: **24**
Height: **82m**
Types of use: **Hotel, Residential**

The Kite in Newington Causeway is a 143,915 sq ft mixed-use scheme in the heart of Elephant and Castle designed by SPPARC. The transformation of the site will involve replacing disused garage buildings with a 24-storey tower comprising of a 140-room hotel, 48 one, two- and three-bedroom apartments. The triangular shape of the site presented the opportunity to create an interesting geometric object. The kite form of the tower is informed by the angle of the building's sharp point, and its relationship to Newington Causeway.

Architect: **SPPARC**
Client: **Neobrand 2**
Structural Engineer: **Pell Fischmann**
Transport Consultant: **Odyssey Markides**
Planning Consultant: **Brunel Planning**

TWO FIFTY ONE

40 Newington Causeway, London SE1 6DR, UK

Status: **Built**

Date of completion: **2017**

Number of storeys: **41**

Height: **125m**

Types of use: **Residential**

Housing Tenure: **20% Shared ownership, 80% Private**

Strategically located at the northern gateway of Elephant & Castle, this 41-storey tower has a parallelogram shaped footprint derived from the geometry of the surrounding street pattern. The project with 335 homes, focused on providing buildings with good thermal, air leakage and acoustic performance standards. On site renewables were provided in the form of photovoltaics at the upper levels of the building. The construction involved a significant level of component prefabrication, offering a model for the efficient delivery of high-quality, high-density housing.

Client: **South Central Management**
Architect: **Allies and Morrison**
Structural Engineer: **Waterman Structures**

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HARROW ROAD

300 Harrow Rd, London W2 5HG, UK

Status: **Planning Granted**

Number of storeys: **16**

Height: **53m**

Types of use: **82% Residential, 6% Ancillary, 4.6% Commercial, 4% Nursery, 2% Community Centre**

Housing Tenure: **50% Private Sale, 50% affordable (of which 53% at intermediate rent)**

A residential-led, mixed-use scheme for Westminster City Council, Harrow Road is an ambitious regeneration project intrinsically focused upon placemaking and enhancing the social environment for the local community in Paddington. The development comprises of three blocks and extensive landscaping—all allowing for the re-provision of existing community facilities, a nursery, new public realm, commercial spaces, and crucially 112 new homes. The two core themes of this project are re-provision and densification. The dwellings incorporate demand reduction measures to target a 10 percent improvement over Part L 2013, without reliance on low and zero carbon energy technologies.

Architect: **Child Graddon Lewis**
M&E / Sustainability Engineer: **Stantec**
Contractor: **Willmott Dixon**
Project Manager: **WSP**
Landscape Architect: **Allen Pyke Associates**


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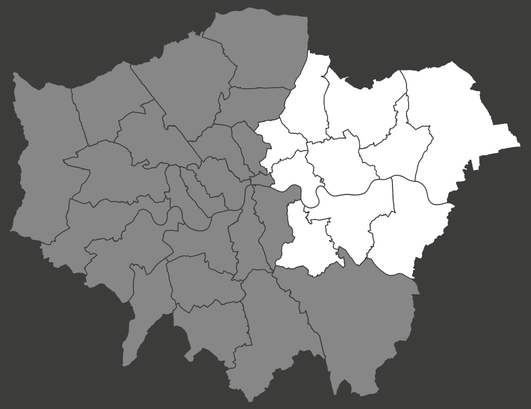
EAST



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GASCOIGNE WEST PHASE 2

Broadway, Barking IG11 7AR, UK | Status: **Planning Granted** | Date of completion: **2023**
Number of storeys: **20** | Height: **64.8m** | Types of use: **100% Residential** | Housing Tenure: **60% Affordable rent, 40% Private rent**

Architect: **White Arkitekter** | Landscape Architect: **White Arkitekter** | Client: **London Borough of Barking & Dagenham and Be First** | M&E / Sustainability Engineer: **AECOM** | Structural Engineer: **Mason Navarro Pledge**

In the north of Gascoigne West estate in Barking, council-owned regeneration company, Be First, are delivering 386 new homes. With accessible spaces open to all, the scheme is set to improve the health and wellbeing of residents of all generations. Working with their wider placemaking strategy for the estate, White Arkitekter developed a landscape-led design for this key site which promotes walking, shared amenities and reinforces existing routes. The site acts as a gateway and a convergence point of routes; the '15-minute neighbourhood' concept is upheld throughout the strategy, strengthening pedestrian and cycle routes and improving access to Barking Town Centre. A combination of tower blocks and townhouses are arranged around courtyards to create three main blocks. The five towers, conceived of as 'a group of friends', range between nine-20 storeys in a tenure-blind design, accommodating a mix of one-, two- and three-bed homes with four-six units per core. Apartments at lower levels are accessible with projecting balconies, while apartments higher up feature recessed balconies for better microclimate. Of all the apartments 79 per cent are dual or triple aspect, with two- and three-bed apartments featuring corner views from kitchen and living areas. The scheme provides secure indoor cycle parking for all residents, plus visitor spaces, and an underground refuse system reduces HGV traffic on site. The landscaping of the site is designed for resilience, integrating green infrastructure as well as promoting urban nature and biodiversity. The Residents' Hub accommodates concierge, community use and a 24/7 delivery access point.

London Borough of Barking & Dagenham aims to be carbon neutral by 2030. The buildings 'plug into' a wider energy and district heating network and achieve a ten per cent reduction in CO2 emissions compared to Building Regulations for energy efficiency alone. The buildings are optimised for minimal energy consumption through their geometry and orientation, and the façade design optimises natural light whilst reducing heat loads. The towers feature green roofs and solar PV panels to maximise renewable energy generation. The green buffer of trees and rain gardens along St Pauls Road incorporate SuDS as well as enhancing urban nature and biodiversity.

In terms of future uses the residential design is relatively fixed, while being supported by robust shared amenities that are designed with futureproofing in mind. The ground floors have been designed to accommodate a series of good-sized bike stores that could be adapted for the use as small business or office space in the future, should the demand on bike storage change.

Working with existing trees, topography and routes helps ground the scheme in the context of extensive regeneration. The development centres around a new 1,500 sqm park, a generous shared space for community activity and socialising. Overall the scheme includes more than 4,500 sqm of play and public space within public realm including informal play spaces and pedestrian-priority streets, allowing for a safe zone close to the homes.


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ONE CROWN PLACE

54 Wilson St, Finsbury, London EC2A 2ER, UK | Status: **Under Construction** | Date of completion: **2021**
Number of storeys: **33** | Height: **137m** | Types of use: **51.2% Residential, 1.5% Retail, 33.4% Office 4.1% Hotel, 9.8% Other** | Housing Tenure: **100% Private sale (affordable housing contribution made to LB Hackney)**

Client: **MTD Group (Malaysia)** | Project Manager: **CBRE** | Architect: **Kohn Pedersen Fox Associates**

One Crown Place is a mixed-use development where the old and new form a dynamic city block. Rethinking the nature of the site, the scheme is activated on all sides by a diverse range of uses, including retail, boutique hotel, office space and residential. At the centre of the site, a new courtyard creates a focus and provides access to the residences, external dining space for the hotel, and amenity for office workers and members of the public.

The building height of the new-build elements ranges from mid to high-rise and distinctive facades both complement and contrast with the historical setting. The six-storey office podium relates to the adjacent low-rise buildings and, on Earl Street, incorporates the facade of a Victorian warehouse. The most visible element of the scheme, the residential towers, relate to the wider urban context and City fringe location. Bespoke screen-printed glass panels on the interior facades respond to the tradition of craft in Hackney, and were designed by KPF in collaboration with local artist Stig Evans.

One Crown Place is situated in a conservation area. As part of the project, a locally listed Georgian terrace designed by George Dance the Younger has been restored and refurbished. Part of this terrace will become a boutique hotel, 114 cover destination restaurant and private members' club. The wider project also incorporates the retrofitting of a 1970s office block at 54 Wilson Street.

Retail spaces are loose-fit and flexible, with a Very Good BREEAM target. For the workplace areas, steel-framed podium floors allow flexible office arrangements with one or two tenants per floor, with an Excellent BREEAM target. Ten per cent all residential units are wheelchair adaptable. All fit-out is lightweight dry construction, allowing alternative internal planning at a future date.

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PLOT 2, THE GOODSYARD, BISHOPSGATE LONDON

2–4 Great Eastern St, Shoreditch, London EC2A 3NW, UK | Status: **Proposed** | Date of completion: **2025**
Number of storeys: **28** | Height: **142m** | Types of use: **95% Office, 5% Retail**

Architect: **Eric Parry Architects** | Client: **Hammerson and Ballymore**

A mixed-use urban quarter, Bishopsgate Goodsyard will help drive the recovery and growth of Shoreditch over the next decade. Sitting within both Hackney and Tower Hamlets, the masterplan will regenerate the redundant railway infrastructure and connect Shoreditch High Street and Brick Lane.

Plot 2 at 28 storeys is the tallest building in the FaulknerBrowns masterplan and forms part of the total 1.4 million sq ft of workspace, including a record number of affordable workspaces. As the flagship office building, Plot 2 will deliver approximately 47,000 sqm NIA office space and retail uses at ground and the new landscaped platform level.

Responding to the primary frontages onto Shoreditch High Street and Commercial Street, and the constraints of the rail infrastructure to the south, the steel structure of the upper floors is supported by a trussed structure at office levels one-three that transfers the loads to columns above the limited footprint of the basement. The structural strategy creates an openness to the entrances, reception and retail areas as well as increasing the public realm around the base of the tower.

Lower office levels one-three are suitable for flexible co-working space with their close proximity to the reception, retail offer and public realm. The upper levels of the building provide either larger floorplates (circa 2,400 sqm NIA) with two cores or smaller floorplates above (circa 1,400 sqm NIA). All floors have access to external terraces, including two terraces at levels 15 and 16 with views onto the rest of the development.

Plot 2 will achieve BREEAM Excellent. The optimised steel structure with fully glazed facades for best daylighting feature solutions for combined solar shading and wind mitigation, including brise soleil and larger projecting environmental fins on the south and southwest facing facades. The site-wide energy infrastructure will drive energy efficiencies within the phased development, including an efficient roof top plant.

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ABBEY PLACE

Felixstowe Rd, Abbey Wood, London SE2, UK

Status: **Under Construction**

Date of completion: **2022**

Number of storeys: **21**

Height: **71m**

Types of use: **96% Residential, 4% Flexible commercial and communal space at ground floor**

Housing Tenure: **72% Affordable, 28% PRS**

Abbey Place establishes a bold set-piece of high-quality buildings in conjunction with the arrival of the forthcoming Crossrail station and regeneration of Thamesmead estate, providing 72 per cent affordable housing. The apartments, commercial space and improved public realm will create a benchmark for the ongoing rejuvenation of an historic residential community and a landmark representing high standard living. The sustainable passive design approach provides natural ventilation and lighting, as well as rooftop garden spaces for residents. Particularly innovative is the heating and hot water infrastructure, which will be connected to an existing district heating scheme. Homes range from one to three bedrooms and have been designed to maximise the use of space and the sites east and west locale.

Client: **HUB**
Contractor: **JJ Rhatigan**
Architect: **shedkm**

RAVENSBOURNE WHARF

20 Norman Rd, Greenwich, London SE10 9FA, UK

Status: **Planning Granted**

Date of completion: **2024**

Number of storeys: **28**

Height: **87m**

Types of use: **90% Residential, 10% Workspace**

Housing Tenure: **20% LLR, 80% PRS**

A bespoke build to rent development, the design draws on the waterfront location and the local industrial heritage. The radial plan standardises the building components for off-site construction using a CLT hybrid structure. The segments are joined in different combinations creating flexible single, panoramic and duplex flats. The hybrid structure reduces the volume of concrete by 50 per cent and lowers embodied carbon levels, while a low temperature energy loop linked to air source heat pumps delivers over 60 per cent site-wide carbon savings. The development exceeds the GLA Urban Greening Factor with integrated planting on balconies, landscaped gardens and a new seed barge in Deptford Creek.

Architect: **Craftworks**
Planning Consultant: **Savills**
M&E / Sustainability Engineer: **Atelier Ten**

10 PARK DRIVE

Wood Wharf, London SE10, UK
Status: **Built**
Date of completion: **2020**
Number of storeys: **42**
Height: **149m**
Types of use: **100% Residential with on-site and community amenities**

10 Park Drive has been designed to tie-in with the Canary Wharf skyline, whilst producing a different visual aesthetic, signalling the shift from commercial to residential building. It is located adjacent to the South Dock and has been designed to engage with the surrounding body of water and create a calming light filled living space. The 42-storey residential development consists of a range of high-quality studio, one-, two- and three-bedroom apartments totalling 345 units. Building amenities include lounge, cinema room and roof terrace. The building is also connected to the Wood Wharf high temperature heat network.

Client: **Canary Wharf Group**
Architect: **Stanton Williams**
M&E / Sustainability Engineer: **SWECO**
Interiors: **Make**

EAST INDIA DOCK ROAD HOTEL

269 E India Dock Rd, Poplar, London E14 0EG, UK
Status: **Planning Granted**
Date of completion: **2023**
Number of storeys: **18**
Height: **61m**
Types of use: **97% Hotel, 3% Residential**
Housing Tenure: **100% Private**

This two-part massing tower responds to the local scale of the neighbouring Conservation Areas. The podium offers massing continuity and gradually anchors the site to its North facade along Follett Street. The taller element forms a book end to the established High Street shopping parade and offers a local landmark facing the large clearing of the Blackwall Tunnel Approach. The hotel is designed to achieve a target an Excellent BREEAM rating. Whilst the building is designed for hotel use, the nature of the structure allows for conversion to satisfy the needs of other types of end-users.

Architect: **Agenda 21 Architects Studio Ltd**
Planning Consultant: **Agenda 21 Architects Studio ltd**

GOODMAN'S FIELDS

15 Piazza Walk, Whitechapel, London E1 8PW, UK

Status: **Built**

Date of completion: **2020**

Number of storeys: **23**

Height: **75m**

Types of use: **80% Hotel and Residential, 20% Other uses (hotel, student residential, cinema, supermarket shops and restaurants, PCT, car parking)**

Housing Tenure: **35% Affordable**

Goodman's Fields is a seven-acre mixed-use scheme south east of Aldgate, with over 1,000 new homes, student housing, a hotel, and lively ground floor uses including shops, restaurants, bars, offices, workshops and community space. There are four flexible courtyard blocks from which seven slender towers emerge rise up to 23 storeys. The dense development is complemented by three new public spaces, a central square and two pocket parks, comprising over 0.8 hectares. The courtyard buildings are designed as adaptable, robust structures of significant thermal mass. A basement logistics and parking area contains the CCHP energy centre delivering CfSH Code 4 for homes and BREEAM Excellent for non-residential areas.

Client: **Berkeley Group**
Architect: **Lifschutz Davidson Sandilands**
Structural Engineer: **PTA Consulting**
M&E / Sustainability Engineer: **Wallace Whittle**
Landscape Architect: **Murdoch Whittle**

LEAMOUTH SOUTH – BUILDINGS B AND F

Leamouth Orchard Place, Leamouth Peninsula, London E14 0JU, UK

Status: **Under Construction**

Date of completion: **2020**

Number of storeys: **21**

Height: **73m**

Types of use: **Residential**

Housing Tenure: **27% Affordable**

Surrounded by water and overlooking the O2 Arena, this new 2.5 ha development on Leamouth's southern peninsula will deliver up to 804 new homes and a new high-density neighbourhood at the confluence of the Rivers Lea and Thames within the historic dockland setting of the Trinity Buoy Wharf and East India Dock. Two of its seventeen buildings are in excess of 20 floors, contributing to the enhancement of local wayfinding by standing as landmarks, highlighting the future footbridge and gateway into the development. The linear grouping of tall buildings responds to the natural topography by marking the curved alignment of the River Lea. A podium garden provides a generous public green space.

Client: **Ballymore Group**
Architect: **Allies and Morrison**
Structural Engineer: **OCSC**

MILL HARBOUR

54 Mastmaker Rd, Isle of Dogs, London E14 9AJ, UK
Status: **Planning Granted**
Date of completion: **2023**
Number of storeys: **44**
Height: **148m**
Types of use: **89% Residential, 6% Education, 4% Cultural/ Office, 1% Retail**

An urban village on the doorstep of Canary Wharf, Mill Harbour is a residential led mixed-use scheme providing over 1,600 homes, within six residential towers that are positioned on three podiums. The development focuses on community by providing two primary schools, a 'People's Park' and a new theatre. The podiums offer a degree of flexibility against multiple functions and the internal fit out could be adapted for future uses. The innovative energy strategy, which utilises an ambient loop heat network fed by air source heat pumps, will deliver a 70 per cent CO2 reduction and avoid combustion throughout the whole site.

Client: **Ballymore**
Architect: **Glenn Howells Architects**
Planning Consultant: **Rolfe Judd**
Services Engineer: **Hoare Lea**
Structural Engineer: **Walsh and Associates**
Landscape Architect: **Spacehub**
Project Manager: **AECOM**
Environmental Assessor: **Ramboll**
Transport Consultant: **TPP**

ONE BRAHAM

6 Braham St, London E1 8EE, UK
Status: **Built**
Date of completion: **2020**
Number of storeys: **18**
Height: **75m**
Types of use: **97% Office, 3% Retail**

One Braham is a new 18-storey commercial office building targeting tenants in the burgeoning technology, media and telecoms market, as part of the wider Aldgate masterplan. The scheme provides 309,000 sq ft of office space and 10,000 sq ft of retail at ground level, reflecting current tenant driven demands for flexibility and efficiency by adding 30 per cent more area to a previously consented scheme on the same site. The sustainability strategy focuses on an energy efficient building envelope and services design to target a BREEAM Excellent rating. Floorplates consist of exposed composite concrete soffits for thermal mass, curtain walling provides an abundance of natural light with brise-soleil controlling solar gain.

Client: **Aldgate Developments**
Architect: **WilkinsonEyre**
Services Engineer: **AECOM**
Structural Engineer: **Arup**

ONE & FIVE BANK STREET

1 Bank St, Canary Wharf, London E14 4JD, UK
Status: **Built**
Date of completion: **2019**
Number of storeys: **27**
Height: **149m**
Types of use: **100% Office**

A high-quality office in Canary Wharf, the dramatic vertical sweep of the west facade unifies three large trading floors with the smaller office floors above and creates a large atrium with views across the Thames to the City. A gateway to the Estate, landscaping, active frontages and a new dock-edge promenade promote pedestrian access. Certified BREEAM Outstanding, passive design, active measures and a 'fabric first' approach reduce whole-life carbon, improve biodiversity and encourage active travel. Inherently flexible and future proofed to allow for multiple tenancies, with the location becoming increasingly residential, the project provides a new public promenade improving East-West access to the site.

Client: **Canary Wharf Group**
Architect: **Kohn Pedersen Fox Associates (KPF)**
Executive Architects: **Adamson Associates International**
Structural & Geotechnical Engineer: **Arup**
MEP: **Hilson Mora**n
Ecology Consultant: **Greengage**
Landscape Architects: **Townsen**d
Project, Design & Construction Manager: **Canary Wharf Contractors Ltd**
Steel Contractors: **William Hare**


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ONE PARK DRIVE

Wood Wharf, E14 5GX
Status: **Under Construction**
Date of completion: **2020**
Number of storeys: **58**
Height: **215m**
Types of use: **90% Residential, 10% Leisure**

Set against the Canary Wharf cluster, the cylindrical form of One Park Drive distinguishes the new building from its existing, orthogonal neighbours. The 58-storey scheme provides almost 500 apartments, with three residential typologies that offset and rotate to form the distinctive geometry and connect with the waterside setting. Residents' amenities are provided across the first floor, with public retail at ground level. The appearance is a spiral of large bay windows, each offering generous views across London. The residential accommodation achieves Code for Sustainable Homes (CfSH) Level 4, while the ground-floor retail achieves BREEAM Excellent. Using recycled materials wherever possible significantly reduced the project's overall embodied carbon.

Client: **Canary Wharf Group**
Design Architect: **Herzog & de Meuron**
Executive Architect: **Adamson Associates**
Structural Engineer: **AKT II**


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SOUTH QUAY PLAZA

53 Meridian Place, Isle of Dogs, London E14 9FE, UK

Status: **Under Construction**

Date of completion: **2021**

Number of storeys: **68**

Height: **220m**

Types of use: **Residential, Retail**

Housing Tenure: **21% Affordable Housing, 79% PRS**

Located on Marsh Wall on the Isle of Dogs, South Quay Plaza plays a pivotal role in revitalising the historic docklands around Canary Wharf. The mixed-use scheme consists of two buildings, a tall residential tower addressing Canary Wharf and a smaller development to the south relating to the streetscape of Marsh Wall with retail spaces and a major new public plaza. The development is designed to target a 50 per cent reduction in carbon emissions and efficient building services solution, including a connection to the Barkantine district heating network. The scheme provides 6,542 sqm of open public space.

Architect: **Foster + Partners**
Client: **Berkeley Group**
Structural Engineer: **WSP**

THE GATE

41 White Church Ln, Whitechapel, London E1 7QR, UK

Status: **Built**

Date of completion: **2020**

Number of storeys: **21**

Height: **70m**

Types of use: **100% Aparthotel**

Located on the City fringe in Aldgate, this scheme provides a 189-suite, 21-storey aparthotel featuring a reception at ground level and a lounge on the fifth floor with a roof terrace. Guided by the existing building's triangular footprint, the design draws on New York's Flatiron building for inspiration, resulting in a building which successfully responds to its varied context and the challenging site constraints. The upper floors of the landmark scheme will offer panoramic views over London. Prefabricated elements were used to save construction time and improve quality. Precast brickwork was assembled by specialists off site and integrated with the traditional brickwork seamlessly.

Client: **REEF Estates**
Architect: **Stockwool**
Contractor: **Ardmore Construction**
M&E / Sustainability Engineer: **AECOM**
Structural Engineer: **Walsh**

THE MADISON

225 Marsh Wall, Isle of Dogs, London E14 9FW, UK

Status: **Under Construction**

Date of completion: **2021**

Number of storeys: **53**

Height: **181m**

Types of use: **98.5% Residential, 1.5% SME office and retail**

Housing Tenure: **30% Affordable Housing (1% Social Rented, 39% Intermediate), 70% Private**

A slender residential tower providing private and affordable apartments, with 70 per cent of the site dedicated for public realm. Through the use of a high-performance facade and on-site CHP, this highly sustainable building will offer a 37 per cent reduction in carbon emissions above Part L 2010 targets. It will meet level 4, Code for Sustainable Homes and is Lifetime Homes compliant. Located within the Isle of Dogs, Meridian Gate is one of several key sites that forms the Marsh Wall East masterplan. The site was identified as suitable for a tall building in local policy and the new tower dramatically improves access to the waterside and Canary Wharf beyond.

Client: **LBS Properties**
Architect: **Make Architects**
Contractor: **Balfour Beatty**
M&E / Sustainability Engineer: **Hoare Lea**
Structural Engineer: **WSP**

WARDIAN LONDON

70 Marsh Wall, Isle of Dogs, London E14 9SL, UK

Status: **Built**

Date of completion: **2021**

Number of storeys: **55**

Height: **186m**

Types of use: **80% Residential, 7% Amenities/Leisure, 1% Retail, 4% Public Space, 8% Landlord**

Housing Tenure: **25% Affordable and shared ownership, 75% Private**

Wardian London comprises two residential towers of 55 and 50-storeys, which contain 768 homes including suites, one- and two-bedroom apartments and penthouses. Wardian is designed to connect residents with nature and all apartments benefit from wrap-around balconies which seamlessly connect inside and outside. The two towers sit above a podium containing a grand lobby space, communal facilities, retail, cinema room and a waterfront café. The project also features a dramatic rooftop observatory bar and a 25-metre open air swimming pool, set within a richly landscaped environment.

Client: **EcoWorld Ballymore**
Architect: **Glenn Howells Architects**
Structural Engineer: **WSP Structures**

YY LONDON

30 S Colonnade, Canary Wharf, London E14 5HX, UK

Status: **Under Construction**

Date of completion: **2022**

Number of storeys: **17**

Height: **76m**

Types of use: **94% Workspace, 6% Retail**

The redevelopment of 30 South Colonnade into YY London will create a NIA 408,000 sq ft building and increase ground-level activation across the lower floors, provide 25 per cent more office and retail space and create a striking reimagination of an existing building that avoids the need for demolition over water. The proposals will reduce the overall energy demand of the building by 62 per cent, whilst avoiding demolition is estimated to save 10,260 tonne CO2e. The new glazed facade greatly improves activation at ground level, bringing a new vibrancy to visitors and passersby and the creation of new retail and food and beverage units.

Client: **Oaktree Capital and Quadrant**
Architect: **BuckleyGrayYeoman**
Project Manager: **Avison Young**
Quantity Surveyor: **Quantem Consulting**
Structural Engineer: **Waterman Group**
Planning Consultant: **DP9**
Landscape Architect: **Townshends Landscape Architects**
M&E / Sustainability Engineer: **Hilson Moran**

MANOR ROAD

1 Barking Rd, Canning Town, London E13 8HL, UK

Status: **Planning Granted**

Date of completion: **2023**

Number of storeys: **33**

Height: **112m**

Types of use: **90% Residential, 10% Workplace/Retail**

Housing Tenure: **50% Affordable, 50% Market Sale**

300 Manor Road is a new residential led masterplan, delivering up to 804 new homes across seven buildings, 50 per cent of which will be affordable tenure. Phase one includes a 33-storey tower set within public realm that forms the start of a new linear park connecting to Canning Town station. The tower is clad in glazed terracotta in diminishing shades of blue, referencing the change in scale of surrounding built forms and distance from which the tower is observed. A fully electric heat generation strategy is proposed, which avoids direct use of fossil fuels, futureproofing the development and guiding progress towards Net Zero carbon emissions.

Architect: **EPR**
Client: **English Cities Fund**
Landscape Architect: **Churchman Thornhill Finch Landscape Architects Limited**
Planning Consultant: **Longboard Consulting**
Project Manager: **Buro Four**

VICTORY PLAZA, EAST VILLAGE

70 Celebration Ave, East Village, London E20 1DB, UK

Status: **Built**

Date of completion: **2019**

Number of storeys: **30**

Height: **113m**

Types of use: **100% Residential**

Housing Tenure: **100% PRS**

This scheme comprises an eight-storey podium and two towers, creating 482 new homes. The podium is robust with a heavier masonry construction, while the lighter towers have vertical structure only in the core and perimeter, providing great flexibility in layout. These towers were constructed from the UK's first rising factory, a climbing mechanism that allowed the completion of a floor per week. Designed and built for the PRS market, the development is underpinned by 'long-life loose-fit' principles for future adaptability. Above the podium are roof gardens that provide private amenity space for the residents. Shops, restaurants and large entrance lobbies at the base of the scheme provide active frontages.

Client: **Qatari Diar Delancey**
Architect: **Lifschutz Davidson Sandilands**
Other: **Adamsons Associates**

NORTH

APEX GARDENS

715 Seven Sisters Rd, Tottenham, London N15 5JT, UK
Status: **Under Construction**
Date of completion: **2020**
Number of storeys: **22**
Height: **75m**
Types of use: **90% Residential, 5% Retail, 5% Public Space**
Housing Tenure: **32% Affordable Housing, 68% PRS**

Apex Gardens is located on a busy commuting junction, at the corner of Tottenham High Road and Seven Sisters Road, with careful design, the planning restrictions on the site could be developed to deliver substantially more residential accommodation in a landmark 22-storey tower, with 163 apartments including 32 per cent affordable. To offer acoustic isolation to all the apartments whilst also providing adequate ventilation a sealed facade with Mechanical Ventilation Heat Recovery (MVHR) is integrated into the modular glazing system. The facade and the different apartments have a modular grid and there is the flexibility to adjust the planning organisation in the future to suit changing requirements.

Architect: **John McAslan + Partners**
Client: **Granger PLC**
Structural Engineer: **Alan Baxter Associates**
M&E / Sustainability Engineer: **Hoare Lee**
Transport Consultant: **WSP**
Project Manager: **Arcadis**
Cost Consultant: **Core5**
Contractor: **Ant Yapi**
Other: **Executive Architect- 3D Reid**

HALE WHARF PHASE ONE

Ferry Ln, London N17 9NF, UK
Status: **Under Construction**
Date of completion: **2021**
Number of storeys: **21**
Height: **65m**
Types of use: **Residential, Retail**
Housing Tenure: **57% Market housing, 43% Market rented units**

Situated along the eastern edge of Tottenham, creating a new sustainable waterside development offering a mix of high quality affordable, market and rental homes of a variety of sizes in a series of blocks arranged around a central shared space. Its first phase, now on site, consists of a 21-storey residential building, which references the historic canal-side character of its setting. The introduction of new pedestrian and cycle bridges will provide access to the site and improve connectivity between Tottenham Hale and the Lea Valley Park. The new development will include small retail units at ground floor level, as well as safeguarding access to the employment barges moored on the channel.

Client: **Muse Developments, Canal and River Trust**
Architect: **Allies and Morriso**n
Structural Engineer: **Ramboll UK Ltd**

SOUTH

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ONE THAMES CITY

Nine Elms Lane, Nine Elms, London SW8 5EL | Status: **Under construction|** Date of completion: **Phase 1 2022 Later phases TBC**
Number of storeys: **54 |** Height: **180m |** Types of use: **85% Residential, 10% Commercial Office use and Amenity use, 5% Retail**

Architects and Structural Engineers: **SOM** | MEP: **Hoare Lea + Partners** | Project and Cost Mangers: **Turner & Townsend** | Contractors: **Midgard and Mace**

One Thames City in South West London's Nine Elms area includes 12 buildings comprising c.1,500 new homes, shops, restaurants and of commercial space, centred around 2.5 acres of public open space at the entrance to the newly created Linear Park that links numerous new developments between Battersea Power Station and central Vauxhall. The Linear Park is a cycle and pedestrian route that runs the entire length of Nine Elms. Within the One Thames City public space are destination restaurants and neighbourhood cafes with outdoor seating. The highest of the buildings will be one of the tallest new residential towers in London's Zone 1, comprising 298 residences, completing late 2022.

Led by international developers R&F, One Thames City is a joint venture with CC Land regenerating the former New Covent Garden Flower Market site. One Thames City is central to the regeneration and integration of two other adjacent mixed-use sites, both owned and being developed by R&F.

This site is within close walking distance of the River Thames and the Vauxhall transport interchange including the bus station. The new Nine Elms underground station, opening Q4 2021 will be a short walking distance from One Thames City. Located at the eastern end of the Nine Elms linear park, the site's location creates a gateway to the park in the form of a public plaza lined with retail space creating an active, vibrant public space for the existing community and future residents and visitors.

One Thames City connects into Wandsworth BC's district heating network that that serves a number of sites in the wider Nine Elms development area. The project has procured sustainable, ethical and responsibly sourced and certified materials, supporting the BREEAM targets with the design currently achieving a 23 per cent carbon reduction. Examples include all timber-based products legally harvested and traded through suppliers holding FSC or PEFC certification. The concrete uses recycled aggregates and reinforcement steel is specified through suppliers with ISO 14001 and BES 6001 certification and the steel CARES approved and sourced from mills using the EAF processing route. Transport emissions are reduced through the adoption of prefabricated pods and a batching plant on site.

The layouts of the residential towers have been designed to allow for flexible use by incorporating home-office study to accommodate flexible ways of working. Lifetime Homes Standards have been incorporated in the larger units to allow for lifestyle changes and allow for future flexibility reflecting the homeowners evolving requirements.

The commercial elements of the development are being designed to reflect emerging trends in the workplace and provide a flexible workplace. The office spaces will create hub-spaces suitable for collaboration, mentoring and encourage employee learning and interaction. The structure has been designed to allow for maximum flexibility to allow the spaces to be adapted for future uses.

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922 – 930 PURLEY WAY

922 Purley Way, Purley, London CR8 2JL, UK

Status: **Proposed**

Date of completion: **2023**

Number of storeys: **12**

Height: **42m**

Types of use: **100% Residential**

Housing Tenure: **35% Affordable, 65% Private Sale**

Sitting at the boundary of Purley town centre, the scheme proposes 155 residential units across three blocks. The proposal decreases in height and massing to respect the immediate context, which changes from urban to suburban. A varied landscape design knits the proposal into the topography, using the change in level to provide slides and climbing walls. The buildings are clad in tones of red brick, which is informed by the rich architectural heritage of Purley. The three buildings have been oriented to optimise views and natural daylight and the projected carbon reduction is 69 per cent below the Part L baseline.

Architect: **Formation Architects**
Client: **Justin Homes**
Planning Consultant: **Iceni Projects**
Landscape Architect: **Cameo and Partners**

DUVAL HOUSE, WINSTANLEY & YORK ROAD, PHASE 1

30 York Rd, South Bank, London W1U 6PX, UK

Status: **Built**

Date of completion: **2021**

Number of storeys: **20**

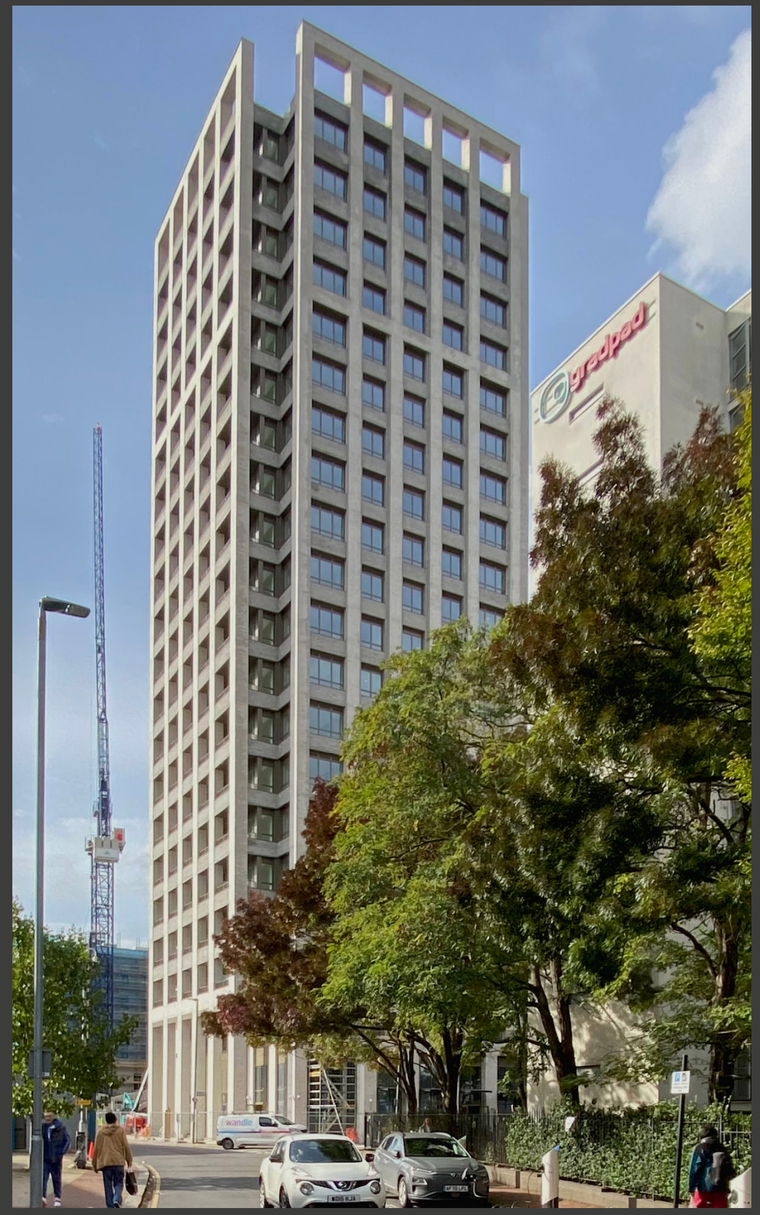
Height: **73m**

Types of use: **95% Residential, 5% Commercial**

Housing Tenure: **100% Private Sale**

Duval House is one of three buildings that form the first phase of the Winstanley and York Road Estate Regeneration. It delivers 92 new homes, ranging from studios through to three bedroom apartments. The ground floor provides 211 sqm of commercial space facing onto the junction of Winstanley Road. All residents benefit from access to a roof terrace that provides views over the surrounding area and towards the river. Duval House is the tallest element situated alongside a neighbouring new church and school building.

Architect: **HTA Design LLP**
Engineer: **Waterman Group**
Quantity Surveyor: **Montagu Evans**



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CANADA GARDENS

Engineers Way, Wembley HA9 0EG, UK

Status: **Built**

Date of completion: **2020**

Number of storeys: **26**

Height: **121m**

Types of use: **70% Residential, 2.5% Retail, 2.5% Office, 5% Leisure, 20% Other**

Housing Tenure: **Build to Rent (40% discounted market rent)**

Canada Gardens in Wembley Park comprises seven buildings around 2.5 acres of landscaped green space. The development provides 743 residential Build to Rent apartments, 303 of affordable tenure, and 569 sqm of retail and community floorspace, with 91 coach parking spaces, cycle parking and 10,430 sqm of outdoor amenity space. The ground floor accommodates an energy centre capable of serving 5,200 homes. The tallest building is a landmark building to the northern end of Wembley Park, standing 26 storeys high. 10 per cent of apartments within the development are wheelchair adaptable.

Developer: **Quintain**
Architect: **PRP Architects**
Contractor: **Sisk**
Interior Designer: **Fossey Arora ltd**
Landscape Architect: **PRP Architects**

PEEL PLACE

Fulham, London SW6, UK

Status: **Planning Granted**

Date of completion: **2020**

Number of storeys: **15**

Height: **59m**

Types of use: **85% Residential, 14% Community Facilities, & 1% Plant**

Housing Tenure: **58% Private, 28% Shared-ownership, and 14% Social rent**

A key development as part of the South Kilburn masterplan in Brent, Peel Place delivers a mix of 308 homes, (40 per cent affordable), new health centre, retail, gym & creative hub, all surrounding a new public square. Peel is a transformational scheme that will create a new urban character and set a precedent for design quality in future phases of South Kilburn's regeneration, which aims to deliver 2400 new homes in 15 years. A significant addition to the community will be the public realm, which is planted with 81 new trees and includes a market square with public art by local groups.

Architect: **Child Graddon Lewis**
Client: **Brent Council & Countryside Properties**
Planning Consultant: **Turley**
Other: **AECOM**
Structural Engineer: **Price & Myers**
Transport Consultant: **Markides Associates**
M&E / Sustainability Engineer: **AWA**

WEMBLEY LINK

94 Nathans Rd, Wembley, London HA0 3RX, UK

Status: **Planning Granted**

Date of completion: **2023**

Number of storeys: **19**

Height: **64m**

Types of use: **100% Residential**

Housing Tenure: **20% Affordable Housing, 80% Build to Rent**

An overgrown area of railway embankment is set to be revitalised into 256 much-needed homes for private rent. This pair of modern 'Art Deco' 17 and 19 storey towers provide homes with panoramic view of Wembley's townscape whilst providing daylight deep into each apartment. The project maximises green space to supplement the hard urban environment of the nearby High Road, establishing a strong vision for place, ecology and landscape continuity. Each block possesses a rooftop terrace featuring green spaces and places to sit and relax. The ground floor garden allows access to members and the wider community within its walls, whilst also featuring play areas and a community growing garden.

Architect: **Glenn Howells Architects**
Quantity Surveyor: **Circle Development**
M&E / Sustainability Engineer: **Max Fordham**
Structural Engineer: **Whitby Wood**
Landscape Architect: **Studio Huw**
Principle Designer: **David Eagle Consulting**
Contractor: **Henrys**
Delivery Architects: **Collado Collins Architects**

TELEVISION CENTRE – PHASE 2

101 Wood Ln, Shepherd's Bush, London W12 7SB, UK

Status: **Proposed**

Date of completion: **2026**

Number of storeys: **24**

Height: **85m**

Types of use: **95% Residential, 5% Office**

The tower is one of eight plots within the overall Television Centre scheme, a counterpoint to the predominantly mid-rise scale of the rest of the development. The overall scheme provides employment space, retail, leisure, residential and broadcast facilities. Its unusual plan form differentiates it from the more conventional towers to the east of Wood Lane.The tower acts as a marker on Wood Lane immediately opposite Wood Lane tube station. The lower floors mediate the changes in level between the TV studios and Wood Lane through residential amenities and workspace or retail at upper ground.

Partner: **Mitsui Fudosan UK**
Partner: **AIMCo**
Architects: **AHMM, dRMM, Mikhail Riches, Maccreanor Lavington, Gillespies**
Developer: **Stanhope PLC**

WHITE CITY PLACE

Wood Lane Station, Shepherd's Bush, London W12 7FX, UK

Status: **Built**

Date of completion: **2017**

Number of storeys: **22**

Height: **111m**

Types of use: **3% Retail, 95% Office, 2% Other (Amenity)**

This building is one of three buildings comprising the Gateway site at White City Place. White City Place provides a cluster of workspace buildings united by new public realm. In addition to the building, two new public squares, streets and a garden are part of the project. The design ensures the building can be adapted to incorporate the needs of life sciences requirements and can accommodate a standard office layout with flexibility to add labs if required by the tenants. The Gateway East's tower sits on a podium that defines the street edge and is activated through A1 and A3 retail.

Developer: **Stanhope**
Client: **Mitsui Fudosan (UK) Ltd**
Client: **AIMCo**
Architect: **Allies & Morrison**
Construction Manager: **Lendlease**

BOLLO BROOK HOUSE

Bollo Lane, South Acton, Ealing

Status: **Full Planning approval**

Number of storeys: **26**

Height: **86.4m**

Types of use: **97% residential, 3% B1 workspace**

Housing Tenure: **Build to rent; 50% affordable by hab room**

13. Detailed planning consent has been approved for the 26-storey landmark tower which will be built near Chiswick in LB Ealing as part of the Bollo Lane redevelopment for TfL. The building will provide 195 homes, 50 per affordable along with 542sqm of business use. The building provides 95 per cent dual aspect homes and is designed around a 'big house' network which contributes to the health and wellbeing of residents by providing a variety of indoor and outdoor social and work spaces. With overlaps between the two, the aim is to create a social wellness community throughout the building which forms the southern landmark to the Bollo Lane masterplan.

Architect: **HOK**
Client: **TfL**
Landscape Architect: **East**
Engineering: **Mott Macdonald**

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BOROUGH PIPELINE TABLE

BOROUGH	2019 PIPELINE BOROUGH TOTAL	2020 PIPELINE BOROUGH TOTAL	UP / DOWN	APPLICATION	RESOLUTION TO GRANT	FULL PERMISSION AND S106	REFUSED	UNDER CONSTRUCTION	HALTED CONSTRUCTION	2020 COMPLETIONS
Barking and Dagenham	18	19	↑	0	3	16	0	0	0	0
Barnet	24	28	↑	4	1	23	0	0	0	0
Bexley	0	0	—	0	0	0	0	0	0	0
Brent	22	32	↑	6	8	9	0	9	0	6
Bromley	0	0	↑	0	0	0	1	0	0	0
Camden	2	2	—	0	1	0	0	1	1	0
City of London	10	13	↑	5	3	2	0	3	0	0
Croydon	28	29	↑	1	3	14	3	11	1	0
Ealing	32	34	↑	2	9	20	1	3	0	1
Enfield	1	3	↑	0	3	0	0	0	0	0
Greenwich	50	56	↑	9	4	34	1	9	1	2
Hackney	14	14	—	0	3	7	0	4	0	1
Hammersmith and Fulham	38	41	↑	2	6	19	0	14	0	3

BOROUGH PIPELINE TABLE

BOROUGH	2019 PIPELINE BOROUGH TOTAL	2020 PIPELINE BOROUGH TOTAL	UP / DOWN	APPLICATION	RESOLUTION TO GRANT	FULL PERMISSION AND S106	REFUSED	UNDER CONSTRUCTION	HALTED CONSTRUCTION	2020 COMPLETIONS
Haringey	9	9	—	0	0	6	0	3	0	1
Harrow	0	0	—	0	0	0	0	0	0	0
Havering	0	0	—	0	0	0	0	0	0	0
Hillingdon	0	0	—	0	0	0	0	0	0	0
Hounslow	1	1	—	0	0	0	0	1	0	0
Islington	5	5	—	0	0	1	0	4	0	2
Kensington and Chelsea	5	5	—	1	2	1	0	1	0	0
Kingston	0	0	—	0	0	0	0	0	0	0
Lambeth	17	20	↑	4	4	10	1	2	0	6
Lewisham	20	21	↑	1	3	14	0	3	0	1
Merton	0	0	—	0	0	0	0	0	0	0
Newham	47	49	↑	0	18	18	1	13	0	0
Redbridge	4	7	↑	3	0	4	0	0	0	1

BOROUGH PIPELINE TABLE

BOROUGH	2019 PIPELINE BOROUGH TOTAL	2020 PIPELINE BOROUGH TOTAL	UP / DOWN	APPLICATION	RESOLUTION TO GRANT	FULL PERMISSION AND S106	REFUSED	UNDER CONSTRUCTION	HALTED CONSTRUCTION	2020 COMPLETIONS
Richmond	0	0	—	0	0	0	0	0	0	0
Southwark	62	63	↑	4	12	39	0	8	0	0
Sutton	1	2	↑	0	1	0	0	1	0	0
Tower Hamlets	62	92	↑	29	9	26	2	28	2	7
Waltham Forest	1	3	↑	0	2	0	0	1	0	0
Wandsworth	27	29	↑	1	1	13	0	14	0	3
Westminster	9	9	—	0	5	2	0	2	0	1
TOTALS	**509**	**587**		**72**	**101**	**278**	**10**	**135**	**5**	**35**

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Introduction essay by **Denise Chevin**

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