

LONDON TALL BUILDINGS SURVEY



PROGRAMME CHAMPIONS

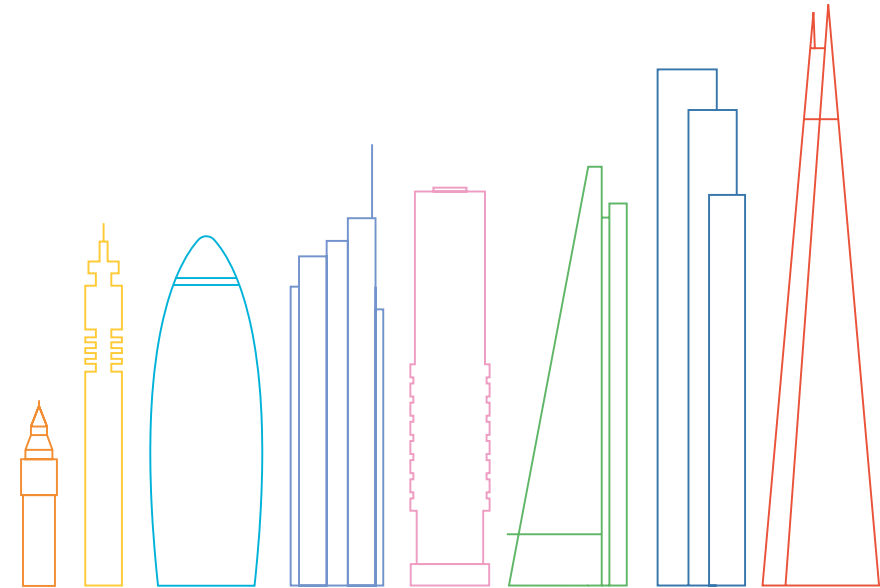


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LONDON TALL BUILDINGS SURVEY 2019

This NLA Research Paper is published by New London Architecture (NLA) in March 2019. It is an annual publication, developed with research partner GL Hearn, 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 topic.

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The Building Centre
26 Store Street
London WC1E 7BT
www.newlondonarchitecture.org
[#NLATallBuildings](https://twitter.com/NLATallBuildings)
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EXECUTIVE SUMMARY

541

TALL BUILDINGS IN THE 2018 PIPELINE,
UP 6% FROM 510 IN 2017

STARTS ON SITE DOWN

2%

APPLICATIONS DOWN

3.8%

PERMISSIONS RATE UP

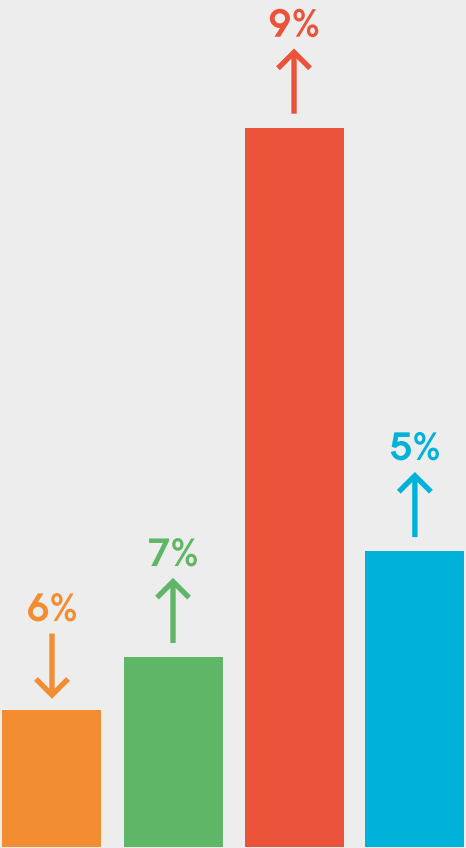
14%

PRE-PLANNING: 54

PLANNING: 75

PERMISSION: 291

UNDER CONSTRUCTION: 121



25

TALL BUILDINGS COMPLETED IN 2018
(50% OF WHAT WAS PREDICTED)

62%

OF THE TALL BUILDINGS PIPELINE ARE
BUILDINGS OF 20-29 STOREYS

38%

BETWEEN 30 AND 60+ STOREYS

IT IS ESTIMATED THAT APPROXIMATELY

110,000

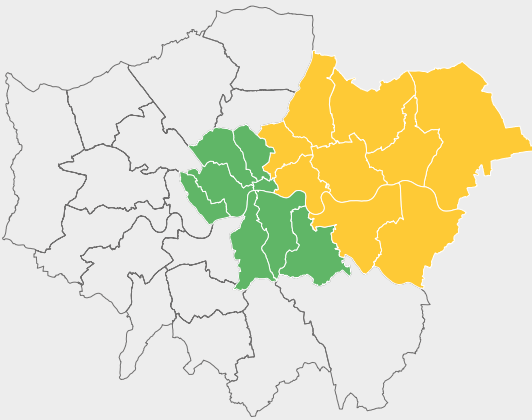
NEW HOMES COULD BE PROVIDED
BY THE TALL BUILDINGS IN THE PIPELINE



EAST 48%

CENTRAL 18%

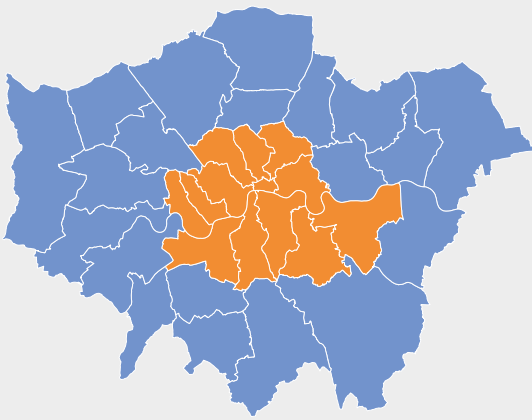
EAST AND CENTRAL SUB-REGIONS REMAIN THE
AREAS WITH THE LARGEST NUMBER OF TALL
BUILDINGS, BUT SOUTH AND WEST HAVE
INCREASED BY 1% AND 2% RESPECTIVELY



INNER 366

OUTER 175

3% INCREASE IN THE PROPORTION
OF TALL BUILDINGS IN OUTER LONDON



MOST NOTICEABLE CHANGES FROM 2017 TO 2018



BARKING & DAGENHAM
+7 BUILDINGS



BRENT
+5 BUILDINGS



EALING
+7 BUILDINGS

46% OF THE WHOLE TALL BUILDINGS PIPELINE IS
CONTAINED IN



GREENWICH
69 BUILDINGS



TOWER HAMLETS
84 BUILDINGS



SOUTHWARK
51 BUILDINGS



HAMMERSMITH & FULHAM
43 BUILDINGS

INTRODUCTION

The model of central London, on display in the NLA Galleries, is instructive for anyone wishing to understand the physical changes that are taking place in the capital as a result of new development and increased densification. Certain areas, dotted across the model, stand out above the rest: opportunity areas like White City, Earls Court, Nine Elms, Elephant and Castle, Greenwich Peninsula, Canary Wharf, Stratford, the City and Kings Cross are clusters of taller buildings of a wide variety of heights set in large areas of lower rise London.

This is likely to be the shape of the skyline for the next couple of decades, at least: pockets of taller buildings located in those boroughs that are willing to accept them. There is no London-wide strategy for taller buildings. Each borough seems able to determine its policies based on the reactions of its voters and its need for additional housing. Comfortable Bromley—the essence of suburban London—has none; Tower Hamlets, less than half the size, has lots.

This year’s research confirms that tall buildings are now an established component of London’s development programme; in spite of the current political uncertainty the pipeline remains steady. These buildings are not super tall, they are generally between 20 and 30 storeys. Even Westminster, a borough known for its conservative views on tall buildings, has proposed 20 storeys as being acceptable in the Paddington opportunity area following extensive consultation with residents.

Tall buildings are normal. The NLA’s annual stats do not generate the cries of protest they once did. LSE has recently published research that shows that tall buildings work well for younger occupiers who then move when they have a family. They work less well for families—but we have known that since the 70s.

In spite of this increased acceptance, we still must remain vigilant to the quality of design of tall buildings both in their impact on the skyline and how they hit the ground. NLA continues to call for the greater use of computer modelling by planners to assess the impact of taller buildings and will do so until City Hall has the capability to draw together data from all boroughs in order to better understand the wider and cumulative impact of new proposals.

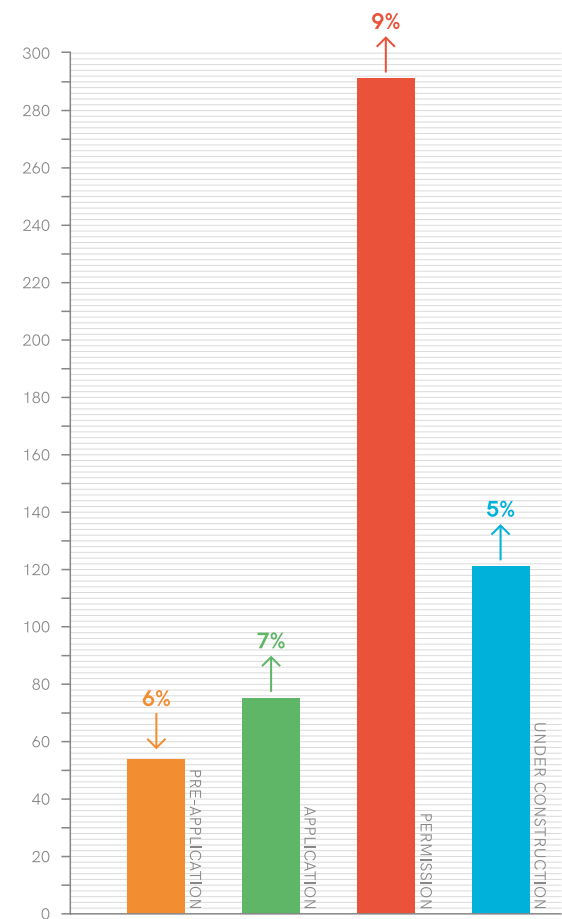
Peter Murray,
Chairman,
New London Architecture

Opposite page:
New London Model,
NLA Galleries



ANALYSIS

THE 2018 TALL BUILDING PIPELINE BY PLANNING STATUS



INTRODUCTION TO THE 2018 DATA & KEY TRENDS

BY STUART BAILLIE, ALIX DE NERCY, ALEXANDRA HIGGIN, SAMUEL DARGUE, JAMES BYLINA - GL HEARN

OVERVIEW

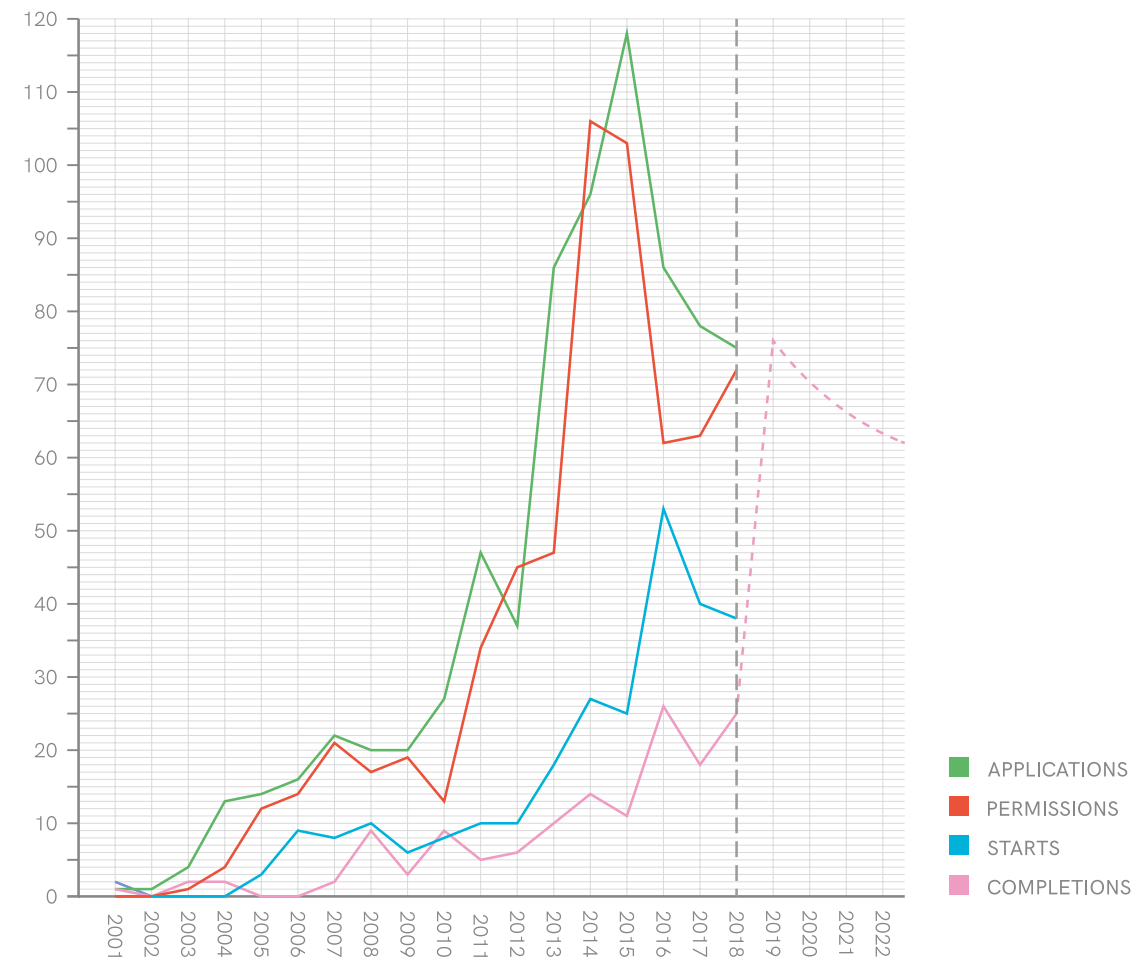
The number of tall buildings in the pipeline has again increased in 2018, which is consistent with recent trends. An increase in proposals has emerged in outer London boroughs, where there are more buildings in the pipeline as transport networks and brownfield sites continue to emerge alongside schemes for alternative types of living, such as co-living and build to rent. The amount of planning applications comprising tall buildings—75 in 2018 against 78 the previous year—suggests a continuing appetite for tall buildings despite the economic uncertainties the UK faces. With more planning approvals in 2018 than 2017 and a slower rate of completions across the pipeline, the total number of tall buildings in the pipeline continues to build up. The current pipeline now stands at 541 buildings for the year 2018, up from 510 in 2017.

For the purpose of this research, and consistent with previous years’ London Tall Buildings Surveys, tall buildings have been here defined as buildings of 20 storeys or above in height, that are at various stages from pre-planning to construction; including tall buildings at pre-application discussions and Environmental Impact Assessment (EIA) states (‘Pre-application’); formally submitted (‘Applications’); with planning permissions (‘Permissions’) or already under construction (‘Under Construction’). The data refers to the period from 1st January 2018 until 31st December 2018.

APPLICATIONS

The number of planning applications for tall buildings in 2018 fell slightly on the previous year, decreasing from 78 to 75. 2015 continues to have the highest amount of planning applications for tall buildings on record, due largely to the submission of the Greenwich Peninsula proposals for over 40 tall buildings. If this scheme is discounted, there has been a very slight downward trend in applications since 2014.

NUMBER OF LONDON TALL BUILDINGS APPLICATIONS, PERMISSIONS, STARTS AND COMPLETIONS BY YEAR



PERMISSIONS

2018 saw an increase in planning permissions with 72 being granted as opposed to 63 the previous year, which suggests that while the number of planning applications is decreasing, a higher proportion of tall buildings proposals are seeing success at Planning Committee. Only eight applications for tall buildings were refused in 2018. These refusals were in the boroughs of Hounslow, Kensington & Chelsea, Greenwich, Bromley and Croydon.

STARTS

38 tall buildings commenced construction in 2018, which is a decrease of two from the previous year. This is also a decrease from 2016 where 53 buildings started construction, the highest amount for any year. This is generally in line with the trend of slightly decreasing planning applications submitted over the last couple of years.

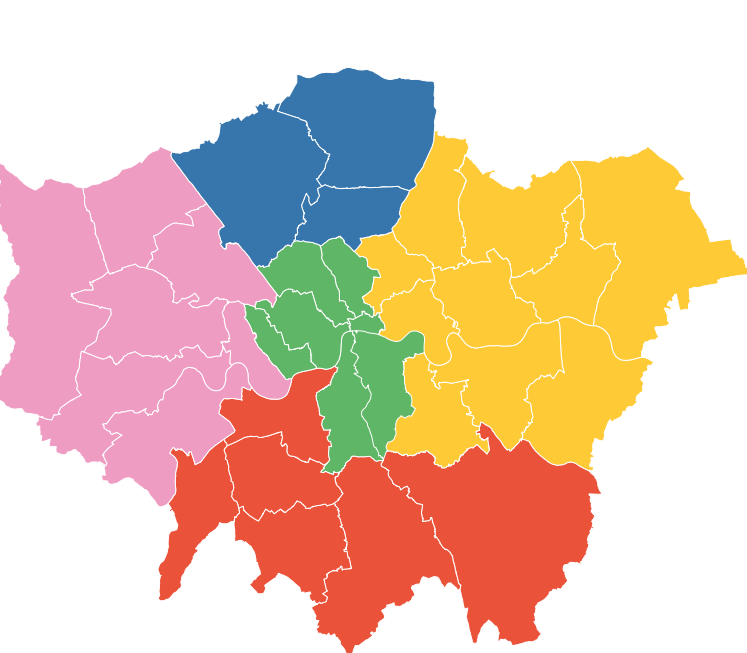
COMPLETION

25 tall buildings were completed in 2018, an increase from 18 in 2017. However the number of completions in 2018 was only half of what was expected—according to last year’s report, it was predicted that over 50 tall buildings would have been completed in 2018, yet just 25 completed construction. This has resulted in a push back of completions towards 2019, with 76 buildings expected.

Further analysis has indicated that tall buildings are taking longer to complete. This can be for multiple reasons, such as skills shortages, changing project delivery timescales and financial viability issues. In other cases, over-optimistic predictions can play a role in increasing the number of expected completions in a certain year, however, in considering the statistics of the preceding two years it is conceivable that more than 60 tall buildings could be completed in 2019.

LOCATION OF TALL BUILDINGS

NUMBER OF TALL BUILDINGS IN 2018 PIPELINE BY LONDON SUB-REGIONS



WEST – 90 BUILDINGS

Hillingdon, Harrow, Ealing, Hounslow, Richmond-upon-Thames, Hammersmith & Fulham, Brent

NORTH – 34 BUILDINGS

Barnet, Enfield, Haringey

CENTRAL – 96 BUILDINGS

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

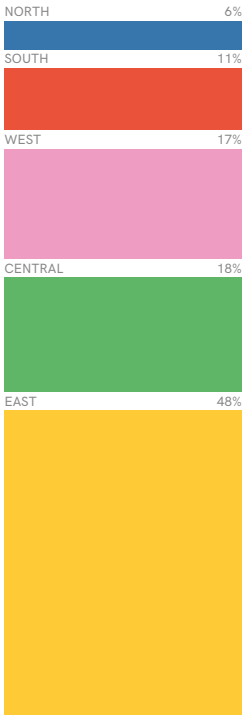
EAST –257 BUILDINGS

Hackney, Tower Hamlets, Lewisham, Greenwich, Bexley, Waltham Forest, Redbridge, Havering, Barking & Dagenham

SOUTH – 62 BUILDINGS

Kingston-upon-Thames, Merton, Wandsworth, Croydon, Bromley

PERCENTAGE OF TALL BUILDINGS IN 2018 PIPELINE BY LONDON SUB-REGIONS

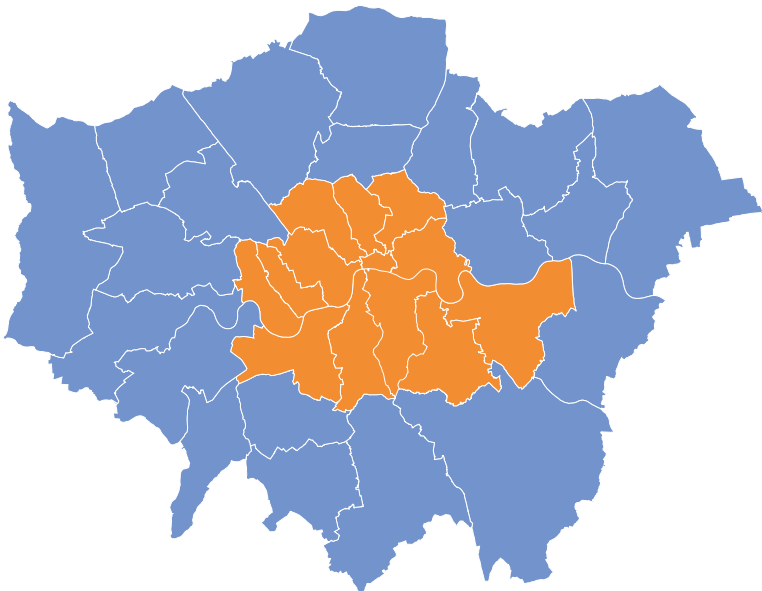


LONDON SUB-REGIONS

The East London sub-region contains the largest number of tall buildings proposed, approved and under construction, counting for almost half of the entire tall buildings pipeline, at 48%, with 257 tall buildings. However, in comparison with 2017 findings, the proportions of tall buildings in the South and West sub-regions have respectively increased by 1% and 2%, whilst the East and Central sub-regions have decreased by 2% and 1%; the North sub-region remains stable. Overall, there has not been any significant change within any of the sub-regions.

Further analysis is undertaken throughout the report seeking to unravel characteristics of these trends. For example, the subtle change to the proportion of tall buildings in the East sub-region accounts for submissions of only three new planning applications with each having multiple tall buildings such as Stratford Island in Newham (two tall buildings) and Westferry Printworks in Tower Hamlets (four tall buildings).

NUMBER OF TALL BUILDINGS IN 2018 PIPELINE IN INNER AND OUTER LONDON



INNER – 366

Hammersmith & Fulham, Kensington & Chelsea, Westminster, Camden, Islington, Hackney, City of London, Tower Hamlets, Greenwich, Lewisham, Southwark, Lambeth, Wandsworth

OUTER – 175

Enfield, Haringey, Waltham Forest, Redbridge, Newham, Barking & Dagenham, Havering, Bexley, Bromley, Croydon, Merton, Sutton, Kingston-upon-Thames, Richmond-upon-Thames, Hounslow, Ealing, Hillingdon, Brent, Harrow, Barnet

INNER AND OUTER LONDON

The vast majority of proposals including tall buildings are located within Inner London, however in 2018 a noticeable increase of 3% has been seen in the proportion of tall buildings within Outer London, which translates into 175 tall buildings, 28 more than those found in 2017.

Out of 20 Outer London boroughs, only 13 have tall buildings in the pipeline. In particular, six of them—Barking & Dagenham, Barnet, Brent, Croydon, Ealing and Newham—comprise 86% of the tall buildings located in Outer London, equivalent of 150 tall buildings out of 175. There are a range of factors contributing to the rise of tall buildings in Outer London:

- Comparatively lower land values and increased housing targets—encouraging developers and local planning authorities to consider higher density schemes
- Improved transport connections—with Crossrail influencing areas such as Ealing and Southall in the west and Ilford and Canning Town in the east
- Outdated shopping centres and estate regeneration programmes replacing existing stock with tall buildings.

Of note is the steady nature of the Barnet and Newham tall buildings pipelines which remain at 22 and 39 tall buildings respectively. There have not been any new tall buildings proposed in Barnet but the Brent Cross development (18 tall buildings) will likely progress, as building works which were due to start in May 2018 have been delayed to 2019 due to an inquiry into the 370 hectares Compulsory Purchase Order. In Newham, large schemes include the 2012 Olympic Site (four tall buildings), Parcel Force Site (nine tall buildings), UCL East (four tall buildings) and Westfield Stratford (three tall buildings) which are still pending a decision, and have been for a couple of years.

FOCUS ON LARGE SCHEMES

2012 OLYMPIC SITE – EAST VILLAGE

The East Village in Stratford is a residential-led mixed-use development built up on the success of the former London 2012 Athletes’ Village in Newham. The completed phases are already home to over 6,000 people. Once complete the East Village will include 4,818 new homes, a school, cafés, shops and bars, as well as 27 acres of parkland all on the doorstep of the Queen Elizabeth Olympic Park and Westfield Stratford. The development, once complete, will include seven tall buildings ranging from 21 to 36 storeys. This is in addition to other tall building developments in the area such as the recently completed Manhattan Loft Gardens that stands at 42-storey tall.

PARCEL FORCE, STEPHENSON STREET

Parcel Force is a major new development in East London, located next to West Ham Underground, DLR and Railway Station. The first phase of the development, which is due to be completed in 2022, will include 1,020 homes, of which 701 will be for private sale as well as 290 homes and 99 affordable homes available to rent. The development once complete will include 3,800 homes, 12 acres of public realm (including a 4.5 acres park), retail and commercial space, a community centre and a secondary school. The development once complete will comprise eight tall buildings ranging from 24 to 34 storeys.

STRATFORD ISLAND – STRATFORD CENTRE & THE YARDS

Stratford Island is a residential-led mixed-use development in Stratford, Newham. It is an example of a development not only being revised to increase the size and scope of the

proposal but also to diversify the mix of uses included in the development. The original 2014 proposal was for the development of 587 homes, with 14% affordable housing, office, retail and leisure floor space.

In 2018 a new application to revise the development was submitted. The new proposal increased the size of the overall development and diversified the mix of uses proposed. The new proposal includes 439 residential units, with 19% affordable housing, 299 hotel bedrooms, retail, leisure and office space. While the revised proposal represents a decrease in the number of proposed apartments by 148 and in the retail and leisure floorspace, there will be an increase in the affordable housing offer, additional office space and a 299-bed hotel. In terms of building heights, the 2014 proposal had three tall buildings at 42, 25 and 20 storeys. The 2018 proposal, while increasing the number of buildings, also proposed a decrease in heights overall, with the scheme consisting of four buildings of 43, 22, 18 and 11 storeys.

WESTFERRY PRINTWORKS

The Westferry Printworks development is a residential-led development in the Isle of the Dogs in Tower Hamlets. It is a key example of a proposed development being revised to increase the scope, density and housing provision. The 2015 proposal was for the development of 722 homes, with 11% affordable housing alongside retail, community space and a secondary school.

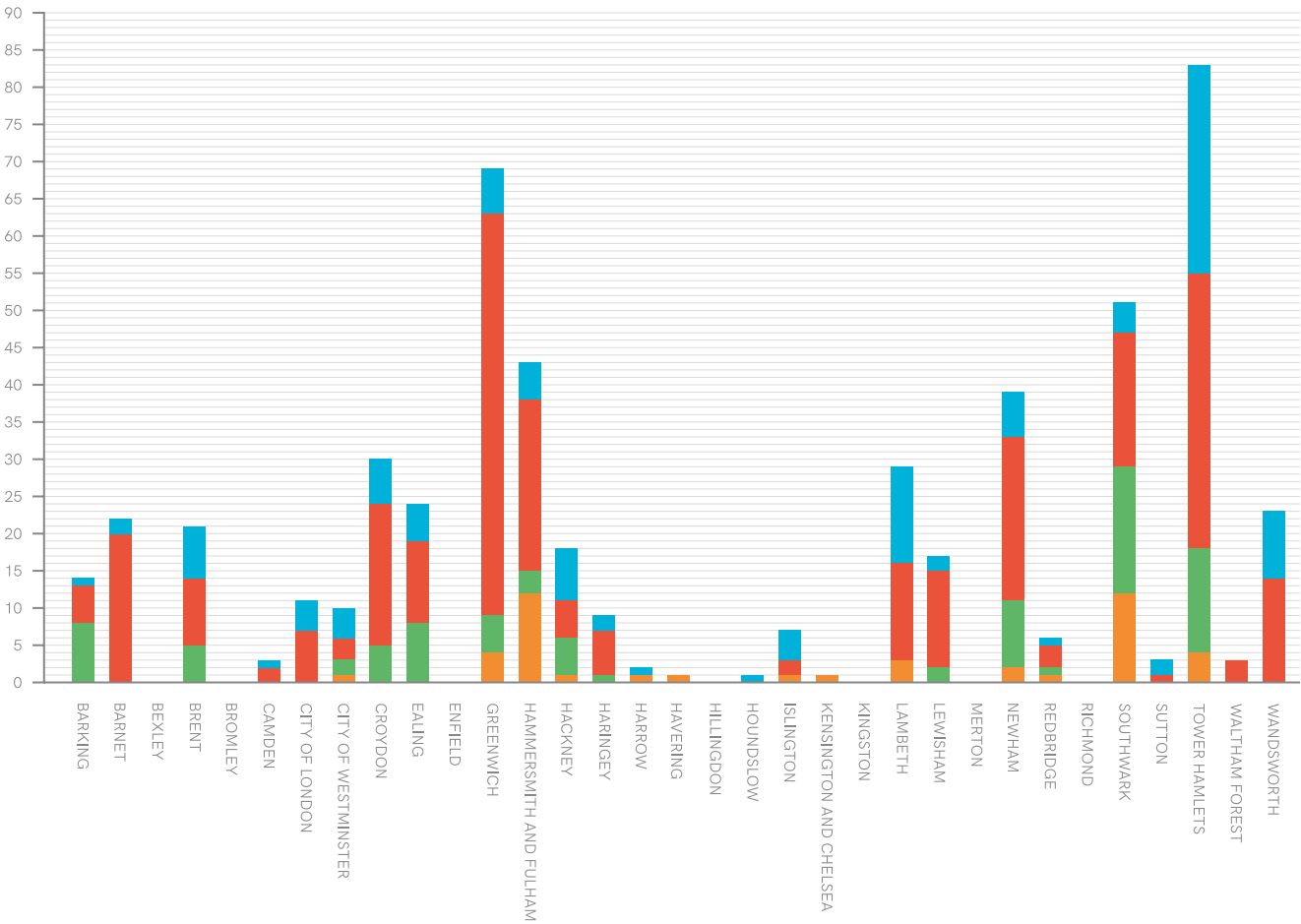
The 2018 proposals include 1,540 homes with 35% affordable housing alongside retail, community space and a secondary school in response to the Mayor’s increased housing target for Tower Hamlets.

In terms of building heights, the 2015 scheme had one 32-storey building while the 2018 scheme comprises four tall buildings at 23, 32, 32 and 46 storeys.

East Village, Olympic Park



NUMBER OF TALL BUILDINGS IN 2018 PIPELINE BY BOROUGH AND PLANNING STATUS



BOROUGH ANALYSIS

Greenwich and Tower Hamlets continue to be the boroughs with the most tall buildings in the pipeline, with 69 and 84 tall buildings respectively. However, both boroughs are seeing a decrease from 2017, with Greenwich decreasing from 70 and Tower Hamlets from 85 tall buildings.

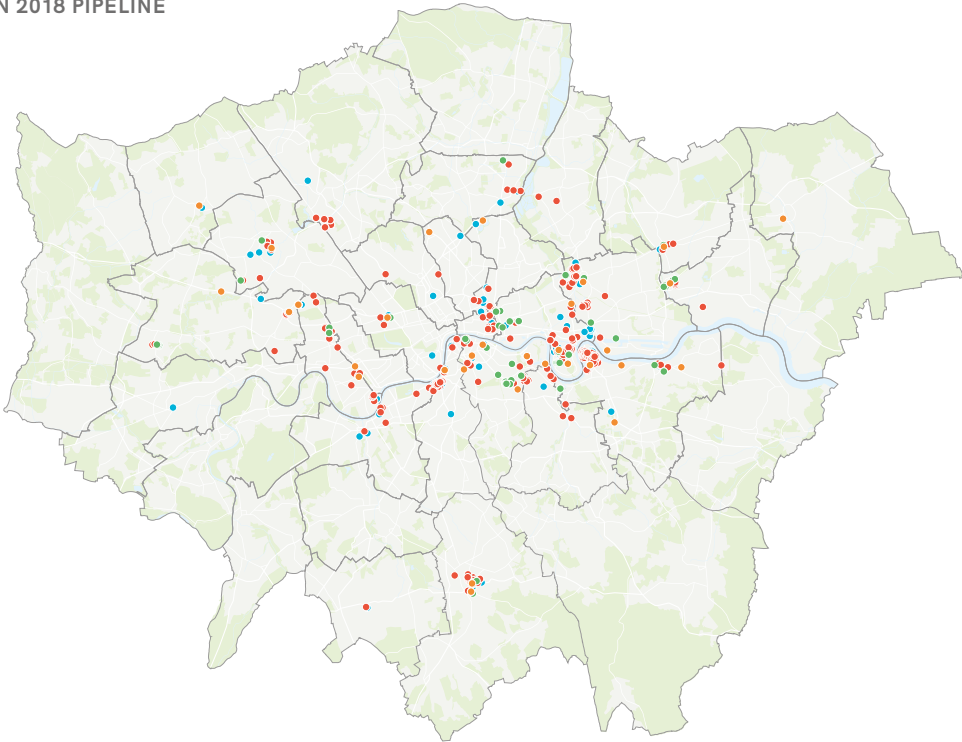
Changes to Tower Hamlets, from 85 to 84, can be explained by the completion of six tall buildings, 11 new entries but also the replacement of an EIA pre-application screening enquiry for a 22-storey building by a planning application for a six-storey upward extension resulting in an overall 12-storey building, the withdrawal of North Quay from planning and the decision to not complete Phase 2 of Aldgate Place. Out of the 11 new entries, six are re-submissions of schemes which already comprised a tall building in 2017.

Changes to Greenwich, from 70 to 69, can be explained by the completion of two tall buildings, one refusal, one amendment to an existing scheme which would no longer include a tall tower and eight new entries. Out of the eight new entries, five are re-submissions of schemes which already comprised tall buildings in 2017.

- PRE-APPLICATIONS
- APPLICATIONS
- PERMISSIONS
- UNDER CONSTRUCTION

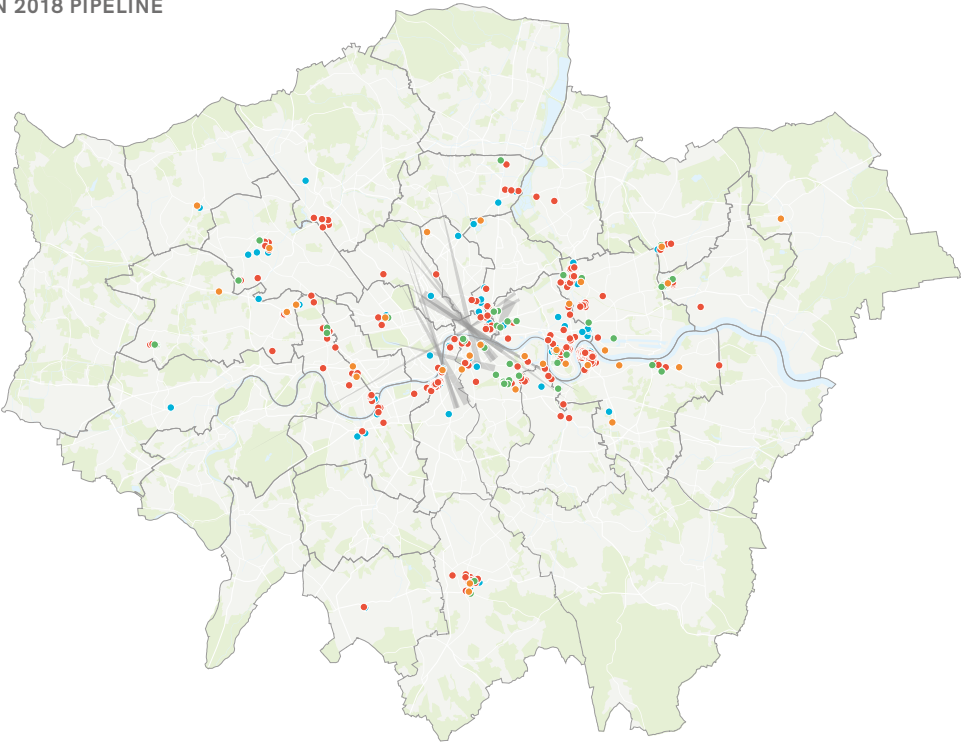
MAP OF TALL BUILDINGS IN 2018 PIPELINE

- PRE-APPLICATIONS
- APPLICATIONS
- PERMISSIONS
- UNDER CONSTRUCTION



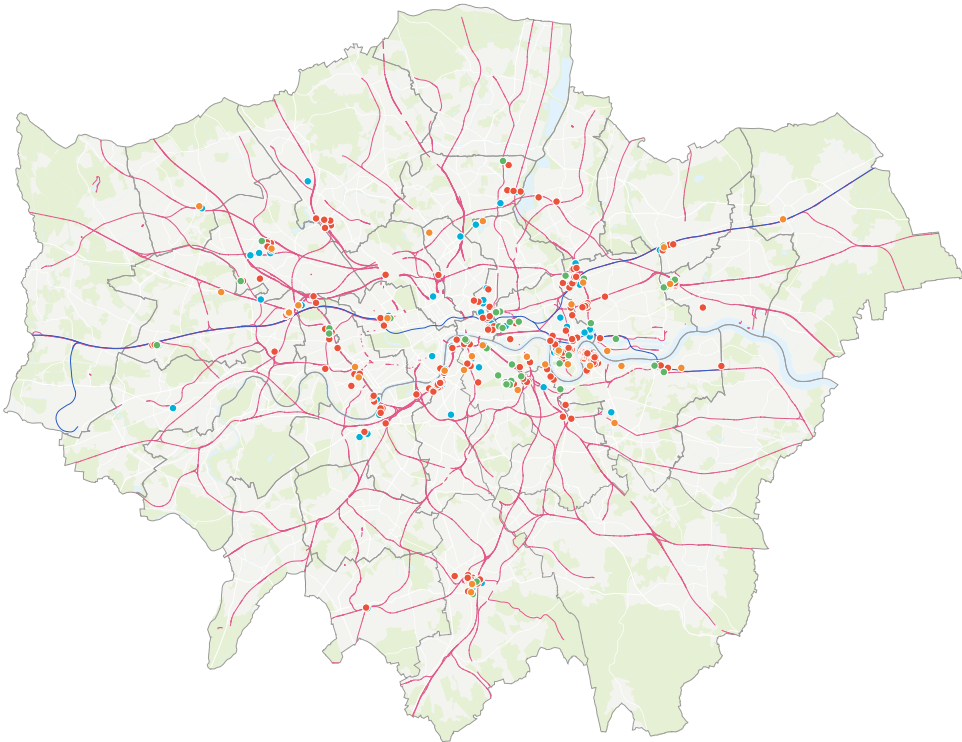
MAP OF TALL BUILDINGS IN 2018 PIPELINE WITH PROTECTED VIEWS

- PROTECTED VIEWS



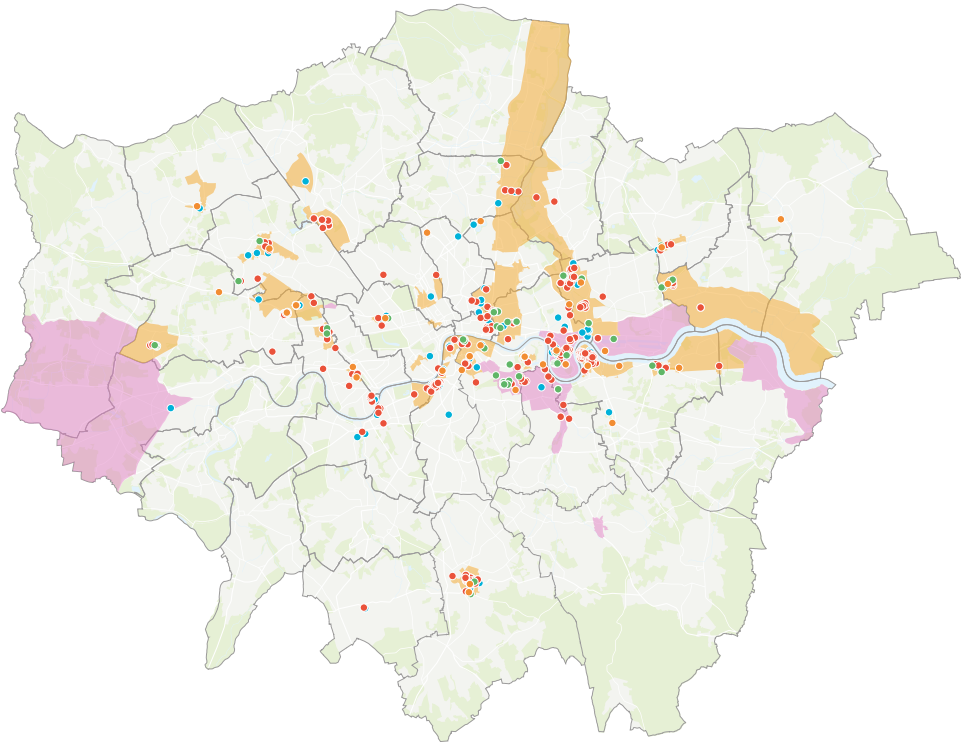
MAP OF TALL BUILDINGS IN 2018 PIPELINE WITH TRAIN LINES AND CROSSRAIL

- RAILWAYS
- CROSSRAIL



MAP OF TALL BUILDINGS IN 2018 PIPELINE WITH OPPORTUNITY AREAS

- IN PROGRESS
- ADOPTED



MOST NOTICEABLE CHANGES

Across the 33 London boroughs, those which are showing the most noticeable changes this year are Barking & Dagenham (+100% / +7), Brent (+30% / +5) and Ealing (+32% / + 7) as detailed below.

In Barking & Dagenham there are seven more entries in the pipeline than last year, including three at Abbey Retail Park and two at Crown House. 360 Barking which commenced construction in 2016 is now nearing completion, whereas Trocoll House is yet to be demolished to enable its comprehensive redevelopment, despite approval being received in 2016.

In Brent, there are five more entries in the pipeline than last year, including two at Alperton House and two forming part of a hybrid application at Northfields Industrial Estate which was submitted and granted in 2018. Out of the 16 new tall buildings in the pipeline last year, one was permitted in 2018 and three are now under construction.

In Ealing, there are nine more entries (including three EIA) in the pipeline than last year, including five at Middlesex Business Centre, which previously included only one tall building, and two at the Arches Business Centre, which previously included only one tall building. Out of the 15 new tall buildings in the pipeline last year, three were permitted in 2018 and three are now under construction.

BOROUGHES WITH THE LEAST AMOUNT OF TALL BUILDINGS

The approach taken in the London Infrastructure Plan 2050 proposes that “if London is to accommodate a large proportion of its growth within its borders, it will be necessary to increase densities in Outer London, at least to some extent”.¹

This approach has been reflected in strategic adopted and emerging policies of Outer London boroughs. It is apparent that the intensification of density in some areas of suburban London has already begun, usually taking the form of larger estate regeneration schemes or through the intensification of town centres. Of the 21 new entries within Barking & Dagenham, Ealing and Brent for the 2018 pipeline, all are for tall buildings located in designed and managed areas which are the focus for future growth such as Opportunity Areas, Housing Zones, Area Action Plans and/or Allocated Sites.

Planning policy protects a range of strategic views, particularly of St Paul’s, the Tower of London and Westminster Palace criss-crossing the city. Even outside these corridors, proposals for tall buildings must pass local policy tests which require careful examination of the impact of the scheme on individual built heritage assets and historic areas. There are seven boroughs which do not have any tall buildings as defined by this Survey. None of the seven boroughs provide a clear definition of what should be

considered as tall but simply refer to those considered to be significantly taller than their surroundings, making most of these policies a value judgement with increasing substantial weight being given to the design quality and the positive qualities of tall buildings to the surrounding townscape.

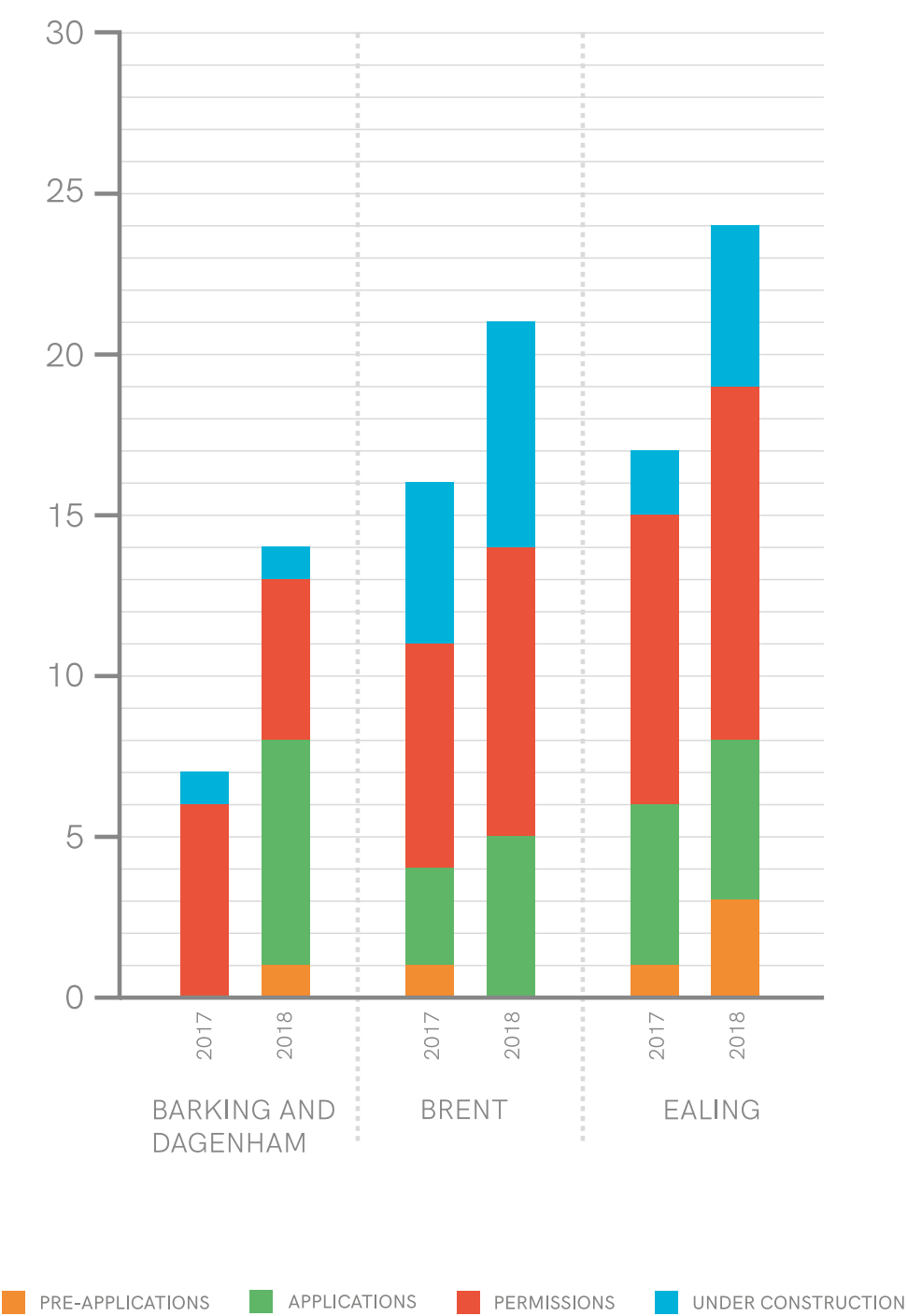
Whilst Bromley and Kingston each had a planning application including a tall building in their pipeline last year, the 23-storey building of the Absolute Applications House was refused by Bromley in October 2018 and the revised proposal for the Tolworth Tower in Kingston has been taken out from the Survey as the scope of the proposals have been altered. However, Havering and Kensington & Chelsea which did not previously have any tall buildings in their pipeline now each have one scheme including a tall building currently going through pre-application discussions.

POLICY APPROACH

The Mayor’s Housing SPG 2016 emphasises that “the potential for increased densities should be positively explored and enabled on large sites and in opportunity areas” (para. 7.5.5). Similarly, the adopted London Plan recognises the scope for higher density residential and mixed-use developments in appropriate locations such as “town centres, opportunity areas and intensification areas, surplus industrial land and other large sites” and the Draft London Plan draws upon the same principles. The London Plan Density Matrix is not retained within the Draft London Plan. Instead, policies require new developments to “make the most efficient use of land and be developed at the optimum density” in consideration of the site context, its connectivity and accessibility and the capacity of surrounding infrastructure. The Draft London Plan also includes much more detailed guidance on the design considerations the Local Planning Authority must consider when determining applications for tall buildings.

It is worth noting the shift in Enfield’s approach to tall buildings in the draft new Local Plan 2036. Enfield’s draft policies place emphasis on the need for design excellence for tall buildings as well as identifying heights suitable for these areas, respecting their existing and evolving character and context. Their draft Plan appears to indicate a more positive approach to tall buildings stating: “If tall buildings were rejected outright, the borough would struggle to meet its objectively assessed housing need, particularly for affordable housing and the targets contained in the London Plan”.²

COMPARISON BETWEEN 2017 AND 2018 TALL BUILDINGS PIPELINE IN BARKING & DAGENHAM, BRENT AND EALING



1 London Infrastructure Plan 2050 (2015)
2 Enfield’s draft New Local Plan 2036 Consultation Draft (Regulation 18) December 2018

TALL BUILDINGS UNDER CONSTRUCTION

The overall level of construction activity for tall buildings increased in 2018, with 121 tall buildings under construction compared to 115 last year.

Out of 33 London boroughs, 22 boroughs contain tall buildings under construction compared to 20 last year. Newcomers in the pipeline include Barnet with Colindale Gardens (permitted in 2015) and Hendon Waterside (permitted in 2013), Camden with Central Somers Town (permitted in 2016); and Hounslow with High Street Quarter (permitted in 2015).

Boroughs experiencing most construction activity continue to be Lambeth, Tower Hamlets and Wandsworth, all having the same number of buildings under construction as in 2017, where construction of large schemes such as Heron Quays West and Wood Wharf progresses. The overall increase in construction activity on tall buildings is led by Brent (+2), Croydon (+3), Ealing (+3) and Hammersmith & Fulham (+3).

There were 38 tall buildings that started construction in 2018, which is down by two from 2017. Drops are visible in Lambeth (-2), Brent (-1), Hackney (-2) and Islington (-1). On the other hand, Croydon (+2), Ealing (+1), Newham (+1), Southwark (+1) and Tower Hamlets (+2) increased compared to 2017.

The 2018 figures do not show a particular surge of construction activity as anticipated in previous iterations of the Survey. Whilst the 2017 Survey predicted 52 completions in 2018, only 25 buildings have been completed this year within an average of 28 months. It is apparent that construction programmes have been impacted by increasing costs, uncertainty of regulations and changes to market demands with an increased proportion of tall buildings staying longer under construction. Developers may also have concerns over market saturation and wider economic uncertainty.

Six schemes took longer than the average construction timeframe—Blackfriars Circus, Stratford Central, The Scalpel, Manhattan Loft Gardens, One Blackfriars and Principal Place—with One Blackfriars having the longest construction program, taking four years and seven months to be built.

- Blackfriars Circus – 31 months
- Stratford Central – 35 months
- The Scalpel – 36 months
- Manhattan Loft Gardens – 36 months
- Principal Place – 36 months
- One Blackfriars – 55 months

This year’s Survey indicates that 76 tall buildings should be completed in 2019 based on developers’ average, but this may be optimistic given previous years’ results. We have been seeing various innovative management and construction tools seeking to tackle the construction challenges of high rise developments which could significantly impact programmes, however there remains a risk that political and economic uncertainties will cause further delays.

Opposite image:
Wembley Park, Brent



© Agnese Sanvito

TALL BUILDINGS COMPLETED IN 2018



THE SCALPEL
52-54 Lime Street, City of London, EC3M 7BS
Primary Use: **Commercial**
Submitted to planning: **September 2012**
Completed: **December 2018**
KPF for WRBC Development and WR Berkley

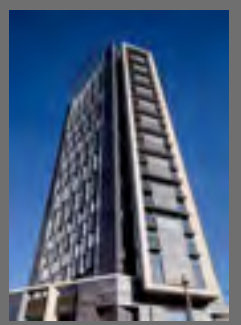
PRINCIPAL PLACE
Hackney, E1 6PJ
Primary Use: **Residential**
Submitted to planning: **April 2011**
Completion: **December 2018**
Foster & Partners for Brookfield

GOODMANS FIELDS, SOUTH EAST BLOCK 1, 2 & 3
Tower Hamlets, E1 8FF
Primary Use: **Residential**
Submitted to planning: **October 2014**
Completion: **July 2018**
Lifschutz Davidson Sandilands for Berkeley Homes Plc.

INTERNATIONAL QUARTER
S5, Westfield Avenue, Newham, E20 1AZ
Primary Use: **Commercial**
Submitted to planning: **January 2003**
Completion: **April 2018**
Rogers Stirk Harbour + Partners for Lendlease

MANHATTAN LOFT GARDENS
International Way, Newham, E20 1EL
Primary Use: **Residential**
Submitted to planning: **June 2010**
Completion: **December 2018**
SOM for Manhattan Loft Corporation

STRATFORD CENTRAL
Great Eastern Road, Newham, E15 1BX
Primary Use: **Residential**
Submitted to planning: **June 2013**
Completion: **October 2018**
Suttonca Architects for Telford Homes



ASPIRE POINT, STRATFORD TOWER
206-214 High Street, Newham, E15 2JA
Primary Use: **Student Housing**
Submitted to planning: **August 2013**
Completion: **September 2018**
MJP Architects for Alumno Developments

ROYAL VICTORIA RESIDENCE
Tidal Basin Road, Newham, E16 1AD
Primary Use: **Residential**
Submitted to planning: **February 2010**
Completion: **May 2018**
BUJ Architects for City & Docklands

ROYAL DOCKS WEST
Western Gateway, Newham, E16 1BD
Primary Use: **Residential**
Submitted to planning: **March 2016**
Completion: **December 2018**
EPR Architects for Mount Anvil

GREENWICH PENINSULA - UPPER RIVERSIDE (BUILDING 1 & 2)- PLOT N0205
Greenwich, SE10 0BE
Primary Use: **Residential**
Submitted to planning: **August 2014**
Completion: **March 2018**
SOM for Knight Dragon

LONDON CITY ISLAND - PHASE 2 (BLOCK M)
Tower Hamlets, E14 0JH
Primary Use: **Residential**
Submitted to planning: **August 2010**
Completion: **July 2018**
Acanthus Architects LW for Ballymore

BALTIMORE TOWER, THE CANARY WHARF COLLECTIVE
Tower Hamlets, E14 9GQ
Primary Use: **Co-Living**
Submitted to planning: **April 2006**
Completion: **November 2018**
SOM for The Collective



THE LIBERTY BUILDING
7 Limeharbour, Tower Hamlets, E14 9NQ
Primary Use: **Residential**
Submitted to planning: **February 2014**
Completion: **August 2018**
TP Bennett for Telford Homes

LEWISHAM GATEWAY, PHASE A2
Lewisham, SE13 5AF
Primary Use: **Residential**
Submitted to planning: **April 2006**
Completion: **April 2018**
PRP for Muse

TWO FIFTY ONE
251 Southwark Bridge Road Southwark, SE1 6DE
Primary Use: **Residential**
Submitted to planning: **February 2009**
Completion: **January 2018**
Allies & Morrison for South Central Management and Oakmayne Properties

ELEPHANT PARK
West Grove, Southwark, SE17 1PG
Primary Use: **Residential**
Submitted to planning: **April 2012**
Completion: **July 2018**
Panter Hudspith and AHMM for Lendlease

BLACKFRIARS CIRCUS
133-150 Blackfriars Road, Southwark, SE1 8DB
Primary Use: **Residential**
Submitted to planning: **June 2014**
Completion: **July 2018**
Maccleanor Lavington for Barratt London

ONE BLACKFRIARS
1 Blackfriars Road, Southwark, SE1 9UF
Primary Use: **Residential**
Submitted to planning: **May 2012**
Completion: **October 2018**
SimpsonHaug and Partners for St George

URBANEST VAUXHALL
Vauxhall Square, Lambeth, SW8 1SJ
Primary Use: **Student Housing**
Submitted to planning: **December 2011**
Completion: **April 2018**
Glenn Howells Architects for Urbanest

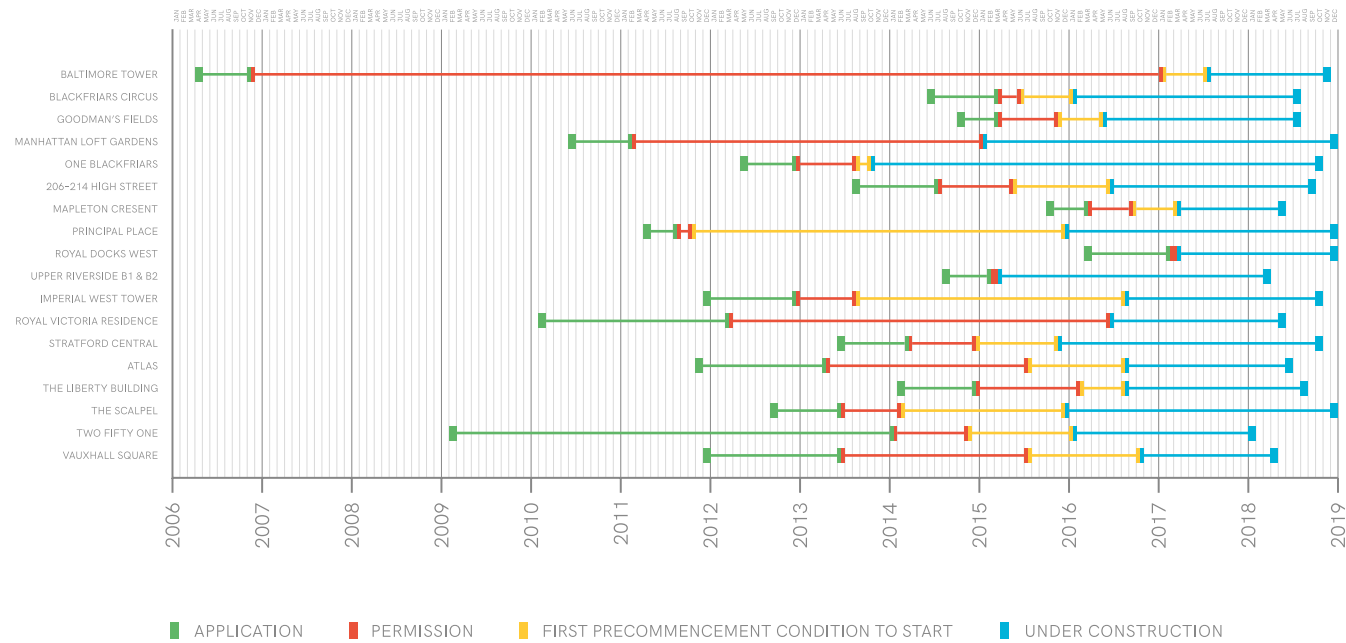
ATLAS
30-60 South Lambeth Road, Lambeth, SW8 1DN
Primary Use: **Student Housing**
Submitted to planning: **November 2011**
Completion: **June 2018**
Fielden Clegg Bradley Studios for George Downing Construction

IMPERIAL WEST
80 Wood Lane, W12 7TA, Hammersmith & Fulham
Primary Use: **Residential**
Submitted to planning: **December 2011**
Completion: **October 2018**
Aukett Fitzroy Robinson and PLP Architecture for Imperial College London



MAPLETON CRESCENT
Wandsworth, SW18 4AX
Primary Use: **Residential**
Submitted to planning: **October 2015**
Completion: **May 2018**
Metropolitan Workshop for Pocket

CONSTRUCTION TIMELINE OF TALL BUILDINGS COMPLETED IN 2018



In 2018, 25 tall buildings have been completed, which is up from 18 in 2017. Of the 25 completions, six are located in Tower Hamlets and six in Newham, with the remaining split across Southwark (4), Greenwich (2), Hammersmith & Fulham (1), Lewisham (1), Lambeth (2), City of London (1), Hackney (1) and Wandsworth (1).

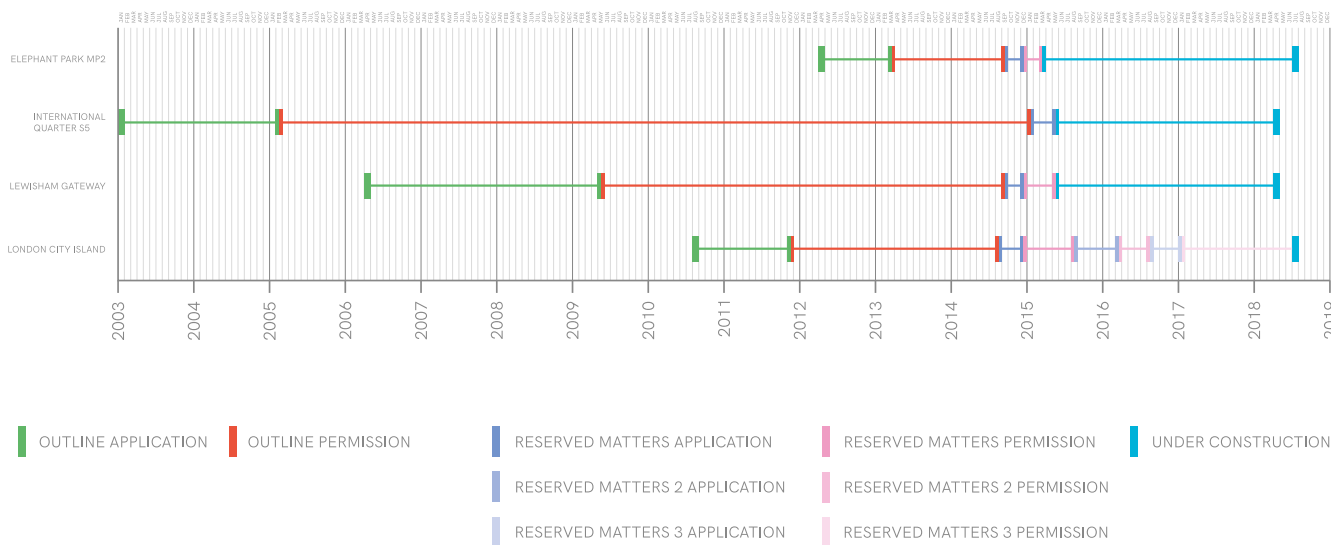
As the chart shows, the timeframes for developments, from submission to completion varies significantly. For example, tall buildings that are part of wider masterplan proposals generally take longer to deliver, as phasing timescales can mean that a reserved matters application can be submitted several years after the initial outline application gains permission.

Mapleton Crescent in Wandsworth had the shortest development programme with its submission in October 2015 and completion in May 2018. On the other hand, Two Fifty One in Southwark had the longest programme, with the scheme submitted as a full application in February 2009, but not starting construction until January 2016 and being completed in January 2018.

As one of the most active boroughs, Southwark saw four tall buildings being completed in 2018, all located along the railway line.

Whilst Hammersmith and Fulham is one of the most active boroughs for tall buildings, it only saw one completion in 2018. Greenwich only saw completion of two tall buildings in the borough, both located in the Greenwich Peninsula which has driven tall buildings activity in the borough since submission in 2015.

OUTLINE AND RESERVED MATTERS TIMELINE OF TALL BUILDINGS COMPLETED IN 2018



INTERNATIONAL QUARTER STRATFORD – LB NEWHAM

The International Quarter is a £2.1 billion multi-phased mixed-use office-led development currently under construction in Stratford. The development is being developed by Lendlease and London Continental Railways and will comprise of 15 buildings once completed. The development has already a prolonged history, only having progressed to construction in recent years.

- Outline submission/permission—Plans for the development were first submitted in January 2003 with planning permission being obtained in February 2005.
- Reserved Matters submission/permission—12 Endeavour Square was submitted in January 2015 and obtained planning permission in October 2015. It became the first tall building for office use developed as part of the International Quarter, standing at 20 storeys. The building was completed in April 2018.

Further phases of the International Quarter are currently under construction including a 10-storey and a 22-storey office building. Since construction began, the

pace of development at the International Quarter has been high, which is a reflection of the high demand for office space within the area, with numerous high profile tenants having decided to relocate to the International Quarter—namely The Financial Conduct Authority, Transport for London and Unicef while Cancer Research UK, The British Council and HMRC will also occupy further office space once construction has completed.

ELEPHANT PARK – LB SOUTHWARK

Elephant Park is a £2.3 billion estate regeneration project currently under construction at Elephant and Castle. The ambitious project is being developed by a partnership between Lendlease and Southwark and will see the creation of 3,000 new homes (with 25% affordable housing), alongside new workspace, retail units and a new two acre park.

- Outline submission/permission—plans were submitted in April 2012 and the project obtained outline planning permission in March 2013.
- Reserved Matters submission/permission—proposals including Plot MP2 were submitted in September 2014 and obtained planning permission in December 2014

11 buildings ranging from three to 31 storeys have now been completed, with two more buildings of eight and 25 storeys currently under construction. A total of 1,472 new homes have been completed with another 445 being now under construction. Six more buildings ranging from eight to 25 storeys currently have planning permission and are waiting to progress to construction. The whole of Elephant Park is expected to be completed in 2025.

LEWISHAM GATEWAY – LB LEWISHAM

Lewisham Gateway is a multi-phased residential-led mixed-use development being built in partnership between Muse Developments and Lewisham on the land once occupied by the Loampit Vale roundabout outside Lewisham DLR and the railway station to create 892 new homes alongside retail, co-working, leisure space and a cinema.

- Outline submission/permission—plans were submitted in April 2006 and the project obtained outline planning permission in May 2009.
- Reserved Matters submission/permission—proposals including Phase 2B were submitted in September 2014 and obtained planning permission in May 2013 with construction starting in May 2015.

The first two phases of the project which are now complete comprise 362 new homes and retail space across four buildings at 15, 15, 22 and 25 storeys in height. The third and final phase, comprising 530 new homes alongside commercial space in seven buildings ranging from three to 30 storeys, has been approved by Lewisham Council with construction expected to start in Autumn 2019.

LONDON CITY ISLAND – LB TOWER HAMLETS

London City Island is a residential-led mixed-use development close to Canning Town tube station. The project is being developed by Ballymore and will include 1,706 new homes, office, leisure and commercial space as well as the relocated English National Ballet.

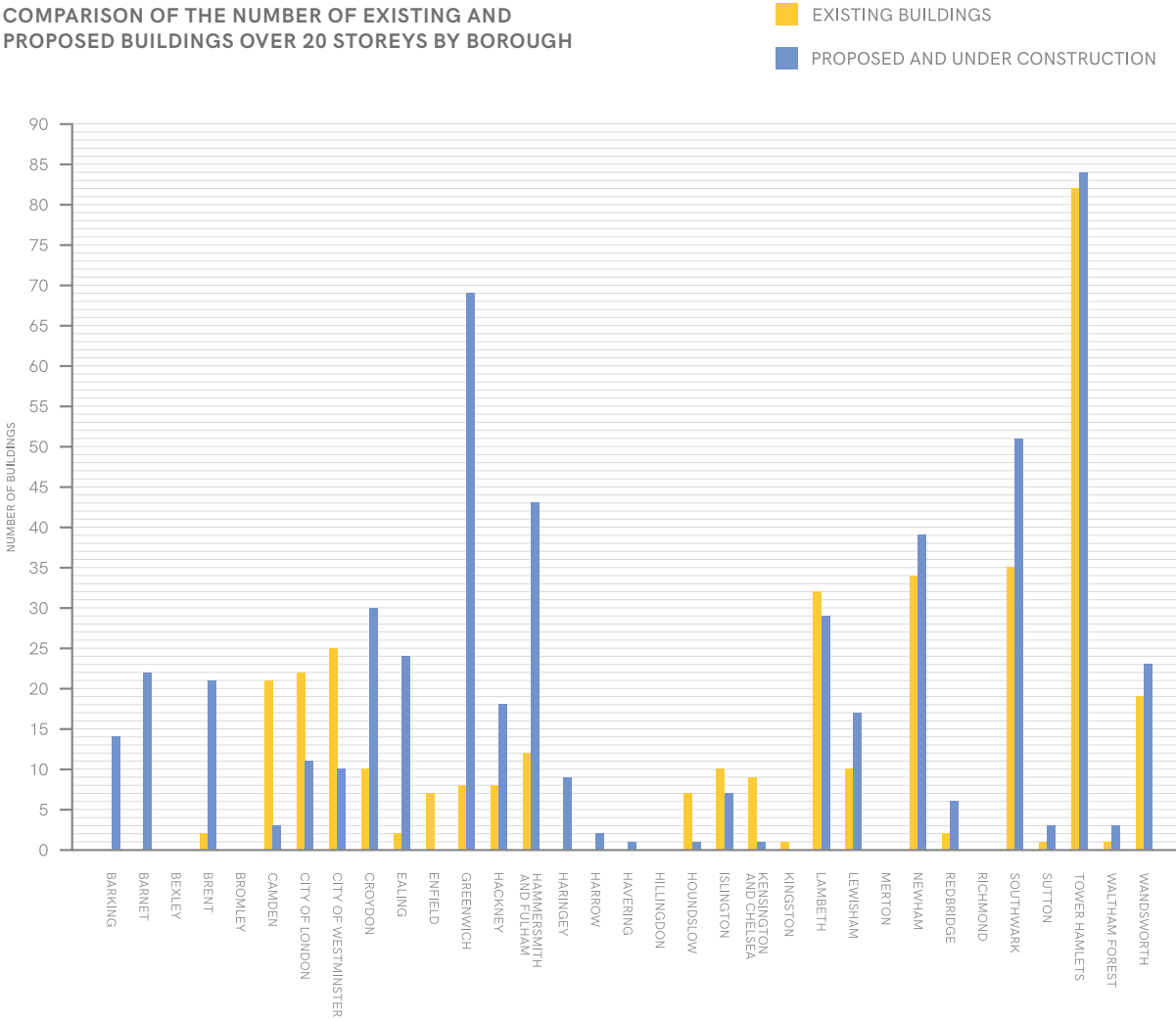
- Outline submission/permission—plans for Block M were submitted in August 2010 and obtained planning permission in November 2011.
- Reserved Matters submission/permission—proposals including Block M were submitted in August 2014 and obtained planning permission in December 2014.
- Reserved Matters submission/permission—revised proposals including Block M were submitted in August 2015 and obtained planning permission in March 2016.
- Reserved Matters submission/permission—revised proposals including Block M were submitted in August 2016 and obtained planning permission in January 2017 with construction starting shortly after as the building was completed in July 2018.

Phase 1, which the above Block M is forming part of, has now been completed whilst Phase 2 comprising six additional buildings is currently under construction.



Opposite images:
Top: Elephant Park,
Southwark
Bottom: Stratford Central,
Newham

COMPARISON OF THE NUMBER OF EXISTING AND PROPOSED BUILDINGS OVER 20 STOREYS BY BOROUGH



BUILDINGS HEIGHTS

To better understand the context of the areas where new tall buildings are proposed or about to be completed, further analysis has been introduced to compare the pipeline with the existing stock of tall buildings, defined as those constructed from 1950 onwards.

EXISTING TALL BUILDINGS OVER 20 STOREYS

In the analysis of the distribution and impact of tall building proposals in London, it is important to understand the number of existing tall buildings in London, their distribution throughout the boroughs and how the new generation of tall buildings coming forward fits into this existing context.

London currently has 360 tall buildings of 20 storeys or more in height, the vast majority of which has been built since the 1950s. The distribution of these tall buildings however varies significantly between the boroughs. Nine currently have no completed tall buildings whilst 13 boroughs have ten or less existing tall buildings. Only four of the three boroughs have 30 or more completed tall buildings, with Tower Hamlets having by far the highest number of existing tall buildings (82).

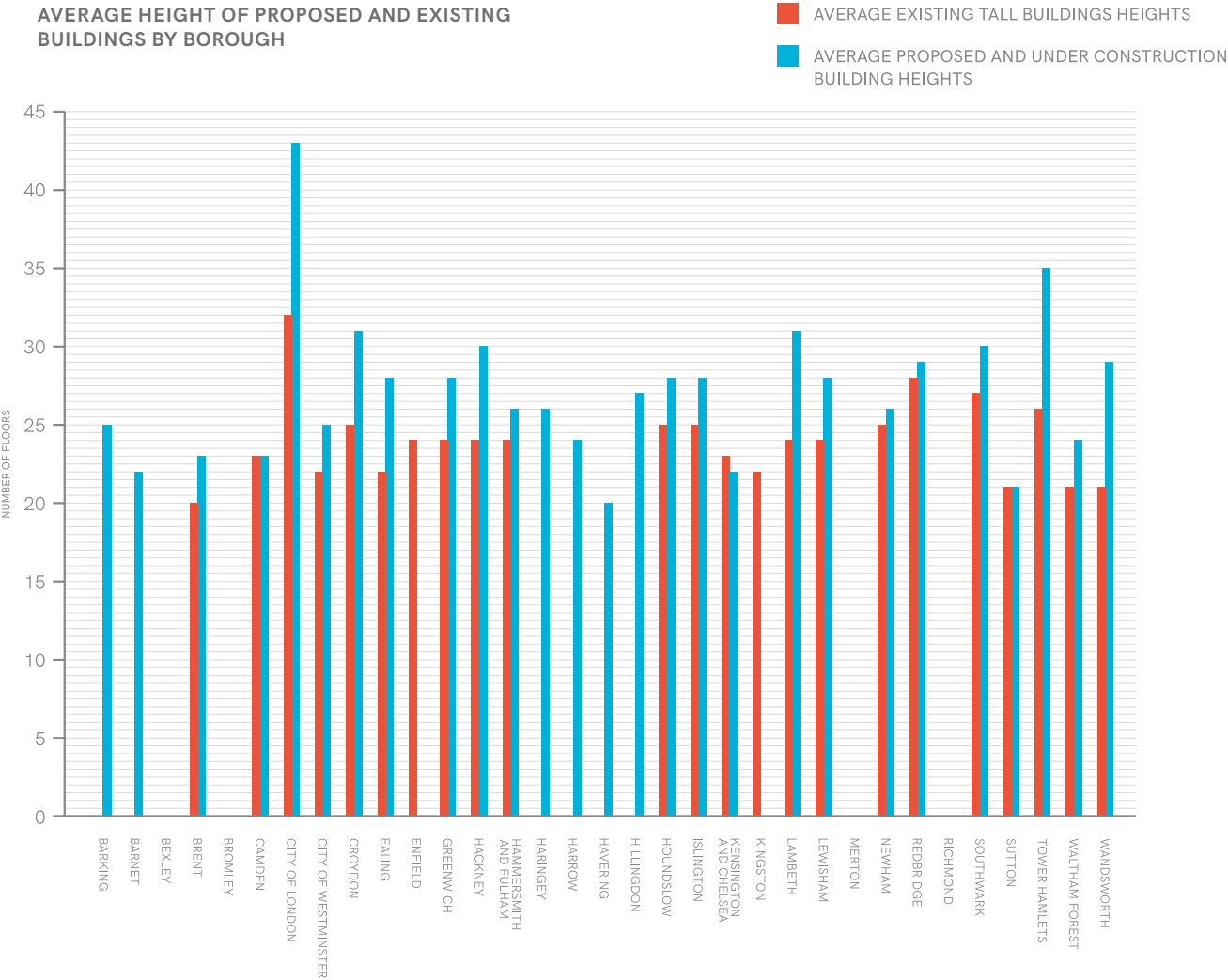
COMPARISON OF THE NUMBER OF EXISTING AND PROPOSED BUILDINGS OVER 20 STOREYS BY BOROUGH

With 541 new tall buildings in the pipeline, most boroughs will see significant development of new tall buildings, with some boroughs experiencing more developments than others. Ealing will see the largest percentage increase in tall buildings, with a 1,100% increase. The borough currently only have two tall buildings, but will see, based on the current pipeline, an additional 24.

There are a number of boroughs that currently have no existing tall buildings however have tall building proposals in the pipeline. Barking and Dagenham (14), Barnet (22), Haringey (9) in particular will see numerous tall buildings built, which are likely to have a more striking impact on the skyline given the low/medium rise nature of these areas.

While only ten boroughs have ten or fewer new tall buildings in the pipeline, there are three boroughs (Greenwich, Southwark and Tower Hamlets) that will see the most significant development of new tall buildings, with these three boroughs all expecting to see more than 50 new tall buildings each.

AVERAGE HEIGHT OF PROPOSED AND EXISTING BUILDINGS BY BOROUGH



Of these three boroughs, Tower Hamlets will see the largest number of new tall buildings (84) in addition to the 82 existing tall buildings. Brent, Croydon, Hackney, Greenwich and Hammersmith & Fulham will also see their number of tall buildings more than double.

AVERAGE HEIGHT OF PROPOSED AND EXISTING BUILDINGS BY BOROUGH

In addition to the number of tall buildings in each borough, the height of a tall building is an important consideration, as a buildings size significantly affects its impact on the skyline and the area it sits in.

In 18 of the boroughs, the average height of the towers in the pipeline is taller than the average height of the existing tall buildings in the borough. In Camden and Sutton however, the average building height for current and proposed tall buildings are the same. Kensington & Chelsea is the only borough where the proposed tall building height is below the existing average.

Out of all boroughs, the City of London is expected to see the largest increase in building heights with the average tall

building in the pipeline being on average 11 storeys taller than the existing average tall building. When looking at London as a whole, the new tall buildings in the pipeline are on average taller than the existing tall buildings.

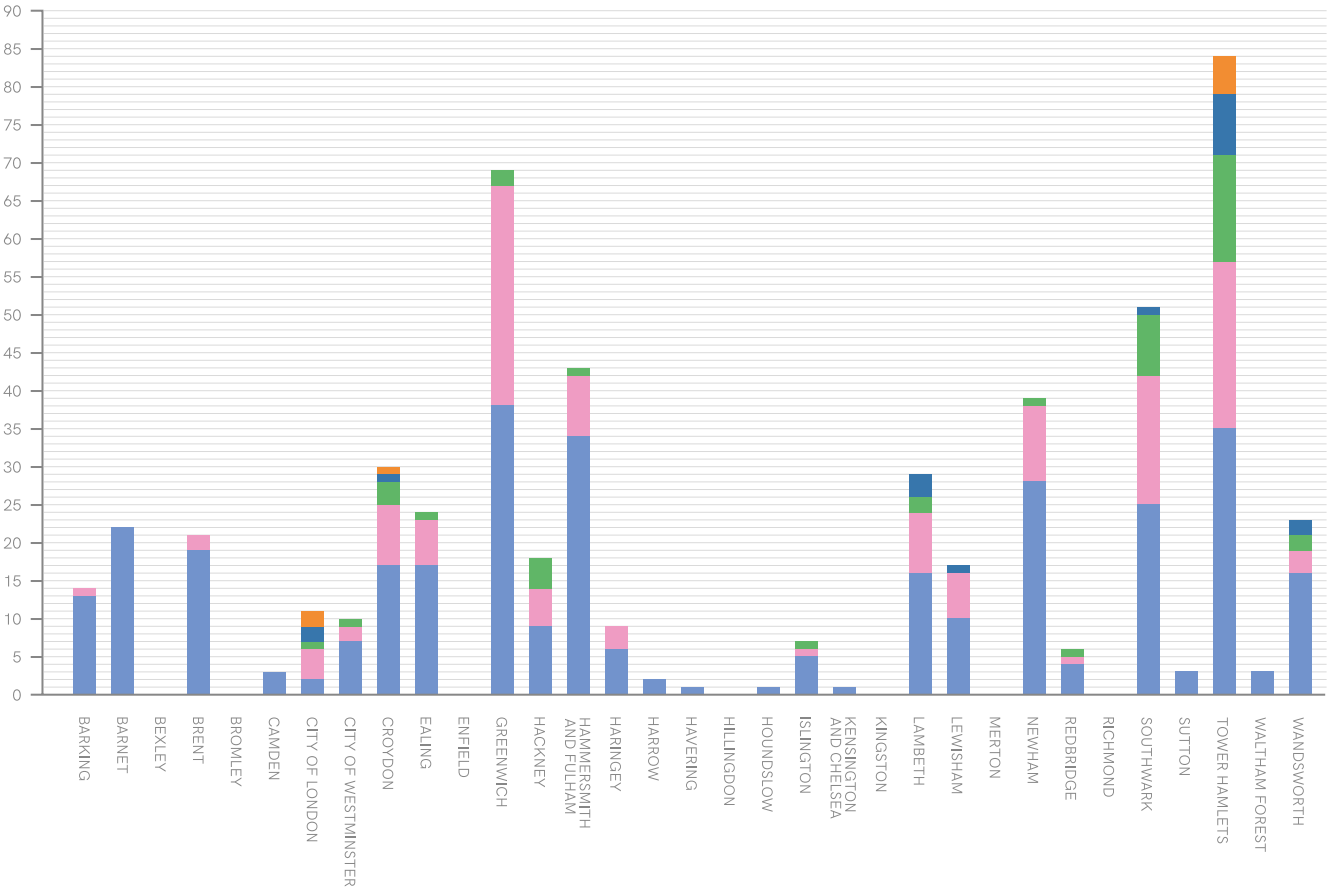
TALL BUILDINGS 2018 PIPELINE HEIGHTS BREAKDOWN BY NUMBER OF STOREYS

Looking at the height of tall buildings in the pipeline in more detail, it is apparent that there is an optimum height preference for developers and that building over this height is an exception and not the norm. In the 2018 pipeline of tall buildings, 62% of the buildings were between 20 and 29 storeys in height and while in general the year-on-year increase in the number of tall buildings planning applications is evidenced, the majority of tall buildings continue to lie within the 20-29 storey category. Additionally in 2018 there were no new buildings added to the pipeline that were over 60 storeys.

There are several factors that affect the height of a tall building. Economies of scale and project viability both have close links to the height of a building, as construction and engineering costs can increase over certain heights

NUMBER OF TALL BUILDINGS IN 2018 PIPELINE BY HEIGHTS (N. OF STOREYS) AND BOROUGH

20 – 29 40 – 49 60+
30 – 39 50 – 59



where structural reinforcements and core requirements take up additional floor space. The location of existing tall buildings and the ability to actually be able to build tall in an area (dependant on planning policy, viability and ground conditions) also has a significant influence on height and where tall buildings tend to cluster.

Canary Wharf and the Isle of the Dogs for instance are areas that not only have a large number of existing tall buildings, but are also areas where some of London’s tallest towers are located. This existing cluster of tall buildings has attracted ever increasing levels of investment and many of the tallest towers in the pipeline, such as South Quay Plaza 1 (68 storeys), Wood Wharf (57 storeys) and 225 Marsh Wall (49 storeys), are all located in the Canary Wharf Cluster.

Similarly, floor space demand can drive up building height. The City of London, despite being heavily constrained by protected views, is another area in which tall buildings have continued to be developed, with tall office buildings such as 1 Undershaft (73 storeys), 100 Leadenhall Street (57 storeys) and 22 Bishopsgate (62 storeys) having emerged as a result of the high financial returns on commercial floor space in this area. Linked to this, land parcel assembly can result in

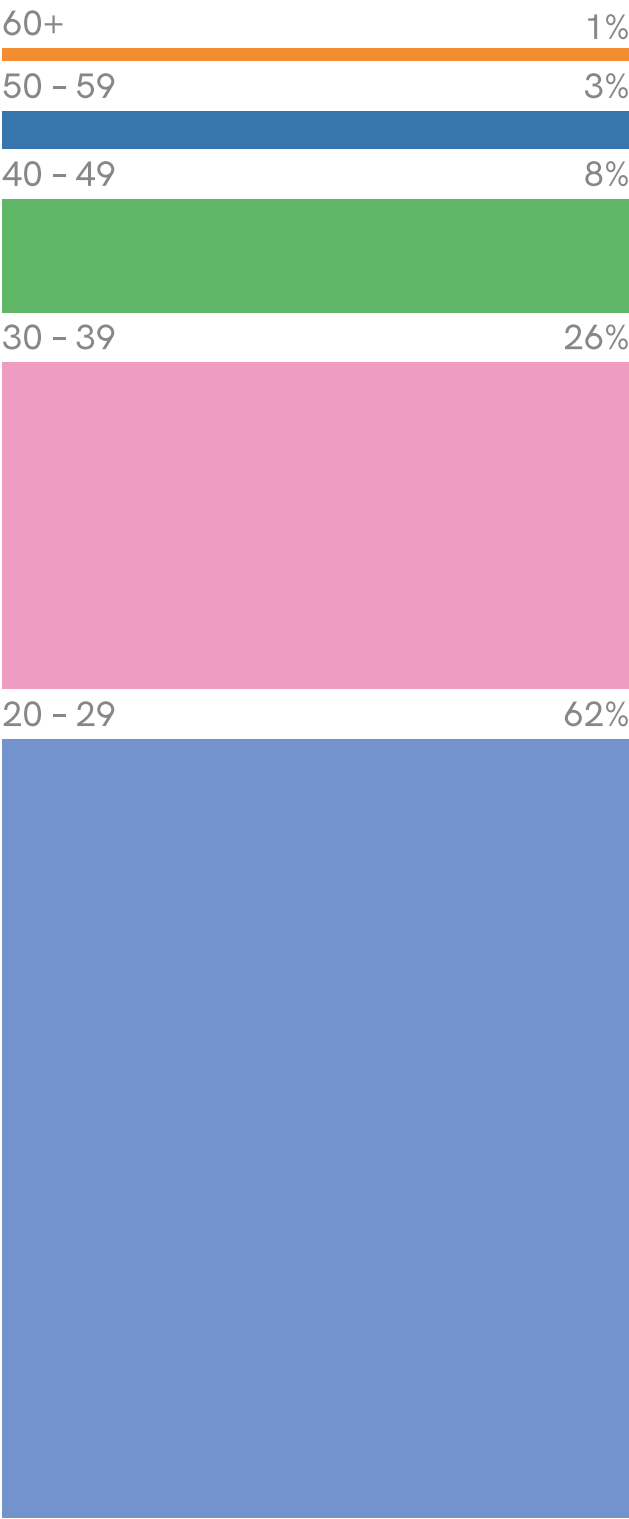
different sizes of land parcels, and where developers wish to maximise the commercial value of a site that may not be particularly large, they may seek additional height to compensate.

HEIGHTS OF TALL BUILDINGS IN 2018 PIPELINE BY BOROUGH

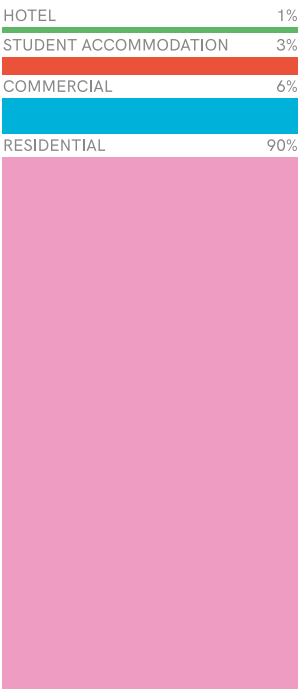
Looking at the breakdown of building heights overall, the majority of tall buildings in the pipeline are between 20 and 29 storeys in height. The number of buildings above this height varies significantly between the boroughs, for instance Islington only has one 30–39 storey tower in the pipeline while Greenwich has 29.

Moving up the height categories, only 14 boroughs have buildings of 40+ storeys in the pipeline and out of these boroughs, Redbridge is the only one to see a new tower of 40+ storeys that does not already have an existing or previously proposed 40+ storey tower. The tallest buildings in the pipeline of 60 storeys or more are clustered in three boroughs namely the City of London, Croydon and Tower Hamlets, with these boroughs already being home to many of London’s tallest existing buildings.

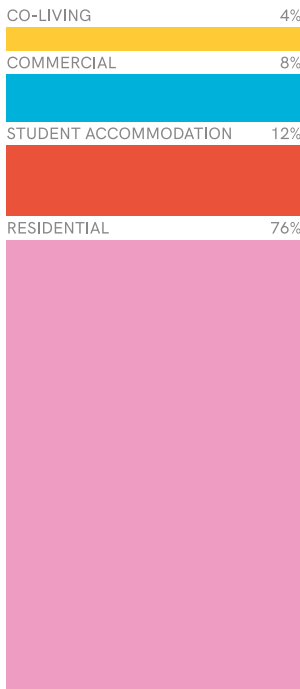
PERCENTAGES OF TALL BUILDINGS IN 2018 PIPELINE BY HEIGHTS (N. OF STOREYS)



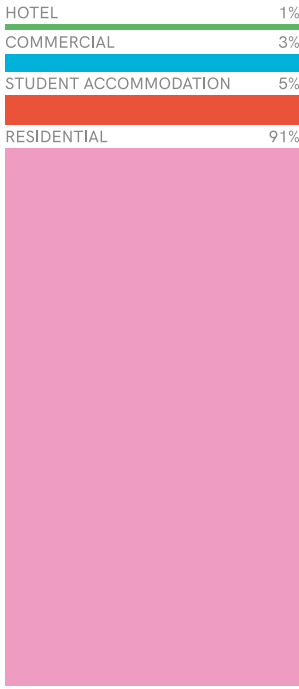
PERCENTAGE OF PRIMARY USES IN TALL BUILDINGS IN 2018 PIPELINE



PERCENTAGE OF PRIMARY USES IN TALL BUILDINGS COMPLETED IN 2018



PERCENTAGE OF PRIMARY USES IN TALL BUILDINGS APPLICATIONS SUBMITTED IN 2018



PRIMARY USES

Overall there are six major building use types seen in the tall buildings pipeline. For the purpose of this analysis only the primary building use has been categorised and does not include ground floor retail and other secondary building uses. When comparing the breakdown of uses from tall buildings completed in 2018, new tall building applications submitted in 2018 and the overall pipeline in 2018, residential is the primary use for the vast majority, with student accommodation and commercial being the second and third most prevalent primary building type in the pipeline.

When looking at the overall pipeline, residential is the primary use for 90% of the buildings in the pipeline, however when looking at the completions in 2018, residential only accounts for 76% of the tall buildings.

Tall buildings are increasingly used for residential development, as the demand for housing grows and tall buildings generally become more viable. The breakdown of uses shows an increasing focus on residential-led tall building developments, in the 2018 completions breakdown, primary uses other than residential made up 24% of the completions. However in the new applications breakdown from 2018, developments with primary uses other than residential made up only 9% of the pipeline. The significant and continued increase in primarily residential proposals means that the percentage of other primary uses in the pipeline such as commercial is shrinking.

TALL BUILDINGS’ CONTRIBUTION TO HOUSING TARGETS

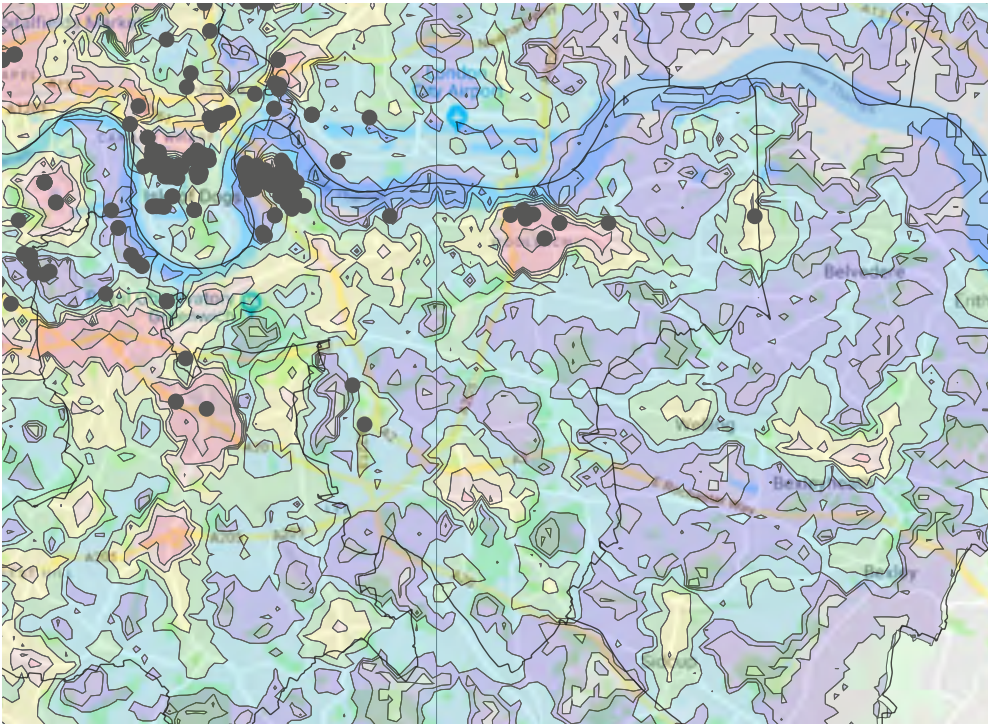
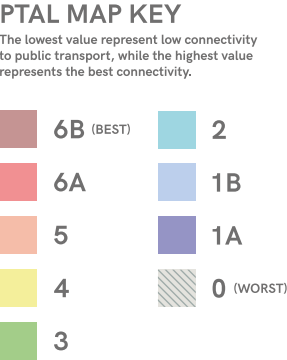
Boroughs in London are required to demonstrate a five year supply of land for housing to meet local needs based on a formula approved by the government. This five year supply is set out in the London Plan and is therefore a generic approach across all London boroughs which is relatively easy to compare.

It is estimated that approximately 110,000 new homes could be provided by the tall buildings in the pipeline (estimated by assuming eight homes per storey at an average of 29 storeys within the 489 residential buildings). This number is equivalent to over two years supply of the housing need for London based on the current London Plan requirements of some 42,000 dwellings per annum, or over a year and a half supply based on the emerging New London Plan requirements of some 66,000 dwellings per annum.

Notably, the tall building pipeline for Hammersmith & Fulham, Lambeth, Southwark and Tower Hamlets make the largest contribution to the estimated five year housing requirement, with each potentially achieving more than four years supply through these tall buildings.

BOROUGH	Number of primarily residential tall buildings	Average height (n. of storeys)	Estimated units	Estimated contribution to housing supply (current targets) (years)	Adopted London Plan annualised requirement	Estimated contribution to housing supply (New London Plan targets) (years)	New London Plan annualised requirements	Tall buildings pipeline 2017	Tall buildings pipeline 2018
BARKING	14	25	2,800	2.3	1,236	1.2	2,264	7	14
BARNET	22	22	3,872	1.6	2,349	1.2	3,134	22	22
BEXLEY	0	0	0	0	446	0	1,245	0	0
BRENT	21	23	3,864	2.5	1,525	1.3	2,915	16	21
BROMLEY	0	0	0	0	641	0	1,424	1	0
CAMDEN	3	23	552	0.6	889	0.5	1,086	3	3
CITY OF LONDON	1	44	352	2.5	141	2.4	146	10	11
CITY OF WESTMINSTER	8	27	1,728	1.6	1,068	1.7	1,010	9	10
CROYDON	30	31	7,440	5.1	1,435	2.5	2,949	27	30
EALING	20	27	4,320	3.3	1,297	1.5	2,807	15	24
ENFIELD	0	0	0	0	798	0	1,876	0	0
GREENWICH	69	29	16,008	5.9	2,685	5	3,204	70	69
HACKNEY	14	30	3,360	2.1	1,599	2.4	1,330	17	18
HAMMERSMITH AND FULHAM	41	30	9,840	9.5	1,031	5.9	1,648	40	43
HARINGEY	9	26	1,872	1.2	1,502	1	1,958	6	9
HARROW	2	24	384	0.6	593	0.3	1,392	2	2
HAVERING	1	20	160	0.1	1,170	0.08	1,875	0	1
HILLINGDON	0	0	0	0	559	0	1,553	0	0
HOUNDSLOW	1	27	216	0.3	822	0.09	2,182	2	1
ISLINGTON	5	28	1,120	0.9	1,264	1.4	775	10	7
KENSINGTON AND CHELSEA	1	22	176	0.2	733	0.4	488	0	1
KINGSTON	0	0	0	0	643	0	1,364	1	0
LAMBETH	26	31	6,448	4.1	1,559	4	1,589	32	29
LEWISHAM	17	28	3,808	2.7	1,385	1.8	2,117	18	17
MERTON	0	0	0	0	411	0	1,328	0	0
NEWHAM	32	27	6,912	3.5	1,994	1.8	3,850	39	39
REDBRIDGE	6	29	1392	1.2	1,123	0.7	1,979	4	6
RICHMOND	0	0	0	0	315	0	811	0	0
SOUTHWARK	46	31	11,408	4.1	2,736	4.5	2,554	48	51
SUTTON	3	21	504	1.3	363	0.5	939	3	3
TOWER HAMLETS	71	36	20,448	5.2	3,931	5.8	3,511	85	84
WALTHAM FOREST	3	24	576	0.7	862	0.3	1,794	2	3
WANDSWORTH	23	23	5,336	2.9	1,812	2.3	2,310	21	23

BOROUGH
INSIGHT:
FOUR PLACES OF
ACTIVITY



GREENWICH

POLICIES AND OPPORTUNITY AREAS

Greenwich defines a tall building “as any building, including all types of structures such as masts, pylons, chimneys etc, which is noticeably taller than its surroundings, has a significant impact on the skyline or is larger than the threshold size set for the referral of planning application to the Mayor (i.e. 30m or more). Importantly, what is considered tall in one area would not necessarily be considered tall in another”.¹

The areas identified as appropriate for tall buildings within Policy DH2 are as follows: Woolwich Town Centre, Greenwich Peninsula, Greenwich Peninsula West, East Creekside, Charlton Riverside, Tamesis Point in Thamesmead, Thamesmead Town Centre, the area directly surrounding Abbey Wood train station, and ‘the Hub’ area surrounding Kidbrooke station. All other parts of Greenwich are inappropriate for tall buildings.

The waterfront area of Greenwich is identified for growth, in the areas between Deptford and Thamesmead. The borough contains several adopted Opportunity Areas at the Greenwich Peninsula, Charlton Riverside, Woolwich and Thamesmead & Abbey Wood (which overlaps into Bexley). Additional Opportunity Areas are being drawn up in the Draft London Plan such as Greenwich Riverside, Lewisham, Catford and New Cross.

PROTECTED VIEWS

The western part of the borough contains two protected views—Greenwich Park Wolfe statue to St Paul’s Cathedral, and Blackheath Point to St Paul’s Cathedral. No tall buildings are proposed or emerging within these two view corridors but proposals at Creekside Wharf for a 22-storey building, which lies between the views, are under construction.

REFUSALS, APPEALS AND GLA CALL-INS

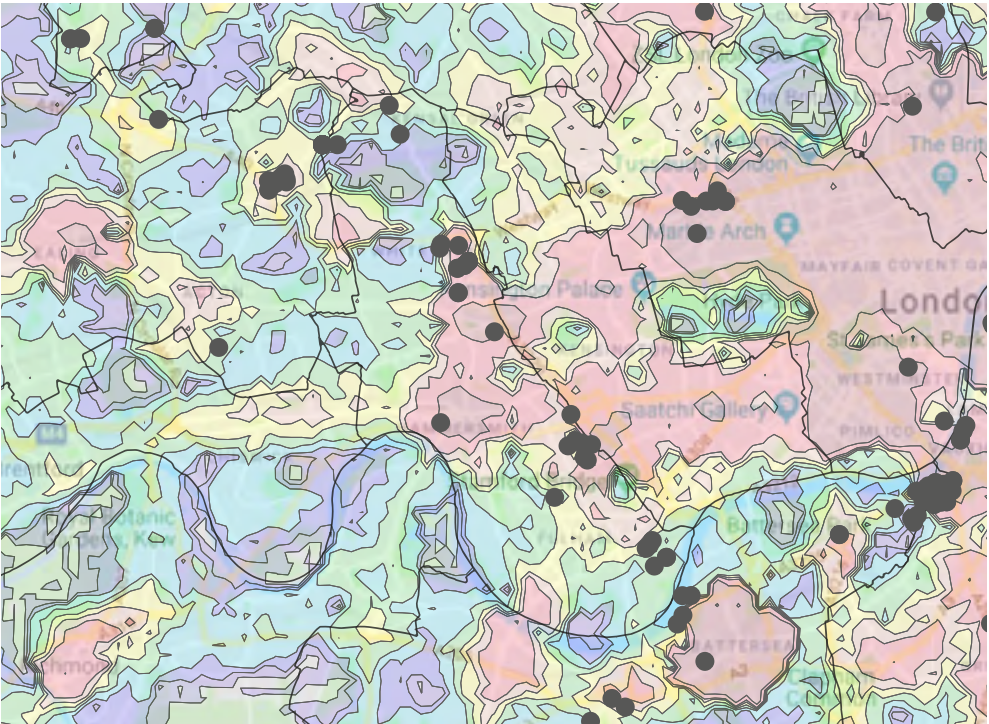
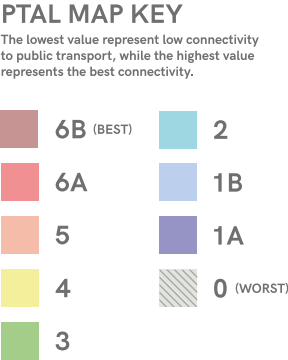
Two schemes were refused at Planning Committee in 2018:

- Anchor and Hope Lane—proposals for a 28-storey residential tower were refused then subsequently amended to remove the taller element. The scheme proceeded to Stage 2 GLA determination, where it was refused by the Mayor having concerns over layout, design and massing.
- Woolwich Central—proposals for a 27-storey residential tower were refused for reasons relating to height, impact on heritage and an insufficient amount of affordable housing.

ANALYSIS

Tall buildings within Greenwich have emerged in areas of policy focus, such as Opportunity Areas or the area identified for intensification around Kidbrooke station. Greenwich’s activity continues to be led by the Greenwich Peninsula development, with additional tall buildings coming forward in Woolwich town centre, Thamesmead and Abbey Wood. For an example of a completed scheme in Greenwich, see The Waterman within the project showcase.

1 Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014)



HAMMERSMITH & FULHAM

POLICIES AND OPPORTUNITY AREAS

Hammersmith & Fulham define a tall building as a “building significantly higher than the general prevailing height of the surrounding townscape”¹ and these are found appropriate in the following areas: White City Regeneration Area, Earls Court & West Kensington Opportunity Area, South Fulham Riverside Regeneration Area and Hammersmith Town Centre. Tall buildings which have a disruptive and harmful impact on the skyline will be resisted by the Council.

The areas identified above are to deliver significant amounts of housing growth by 2035. In White City, development is anchored by occupiers such as the BBC and Imperial College, alongside the Westfield Shopping Centre at Shepherd’s Bush. In Hammersmith, redevelopment focused around the town centre with tall buildings suitable in certain locations. Regeneration was focused in the Fulham Regeneration Area, including the Earl’s court and West Kensington Opportunity Area, although mostly for low and medium-rise housing through the regeneration of existing estates. The South Fulham Riverside Area has also emerged, with development to integrate the waterside better with the surrounding area.

PROTECTED VIEWS

The southern part of the borough is bisected by one protected view, from King Henry’s Mound within Richmond Park to St Paul’s Cathedral. No tall buildings are proposed or emerging in this view corridor.

1 Hammersmith & Fulham Local Plan (February 2018)

REFUSALS, APPEALS AND GLA CALL-INS

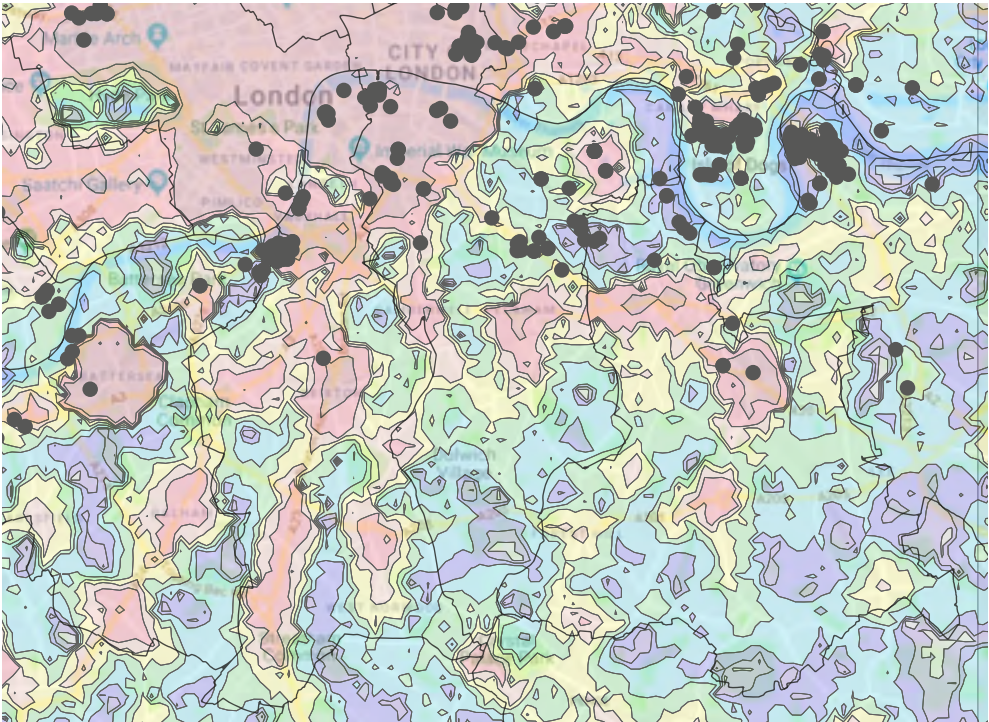
No tall building applications were refused planning permission within Hammersmith & Fulham in 2018 and none were called-in by the Mayor yet, however a petition against proposals for a 20-storey building at Edith Summerskill House is now proceeding to Stage 2 GLA determination.

ANALYSIS

Tall buildings have emerged in the areas of policy focus at White City, West Kensington and in south Fulham. However, schemes are also coming forward outside of these areas of focus, including a 21-storey building providing 133 flats for social and sub-market intermediate rent in Fulham currently delegated to the GLA.

Proposals are also emerging at Park Royal and Old Oak Common, potentially linked to the regenerative growth in this area propelled by the emerging Old Oak Common HS2 Rail Interchange, which also has links to Crossrail. At Park Royal, a 26-storey residential tower at Oaklands House is under construction, with proposals at Scrubs Lane and North Kensington Gate having received planning permission. Proposals are also in very early stages for a cluster of buildings between 20-35+ storeys at Old Oak Park, with an EIA Scoping Report having been issued to Hammersmith & Fulham council in 2016. For an example of an emerging scheme in Hammersmith & Fulham, see Edith Summerskill House in the project showcase.

PTAL MAP KEY
The lowest value represent low connectivity to public transport, while the highest value represents the best connectivity.



SOUTHWARK

POLICIES AND OPPORTUNITY AREAS

Southwark defines tall buildings as those higher than 30 metres (or 25 metres in the Thames Policy area) and/or which significantly change the skyline.

In areas which have a low scale character, any building that is significantly higher than surrounding buildings will be regarded as a tall building even if it is below 30 metres. Tall buildings are considered to be appropriate in the area around London Bridge station east of Borough High Street, Elephant and Castle and the northern end of Blackfriars Road. The core part of Peckham, Canada Water and Aylesbury action areas could also be suitable for tall buildings.

The Old Kent Road Opportunity Area and supporting Draft Old Kent Road Area Action Plan have highlighted an area for intensification within Southwark and along with the Canada Water Opportunity Area cover the areas highlighted as suitable for tall buildings in the policy wording above. Regeneration of the Aylesbury Estate has been brought forward through the Aylesbury Estate Area Action Plan, which also highlights appropriate areas within the site for tall buildings.

REFUSALS, APPEALS AND GLA CALL-INS

No tall buildings proposals were refused in Southwark in 2018 or called-in by the Mayor.

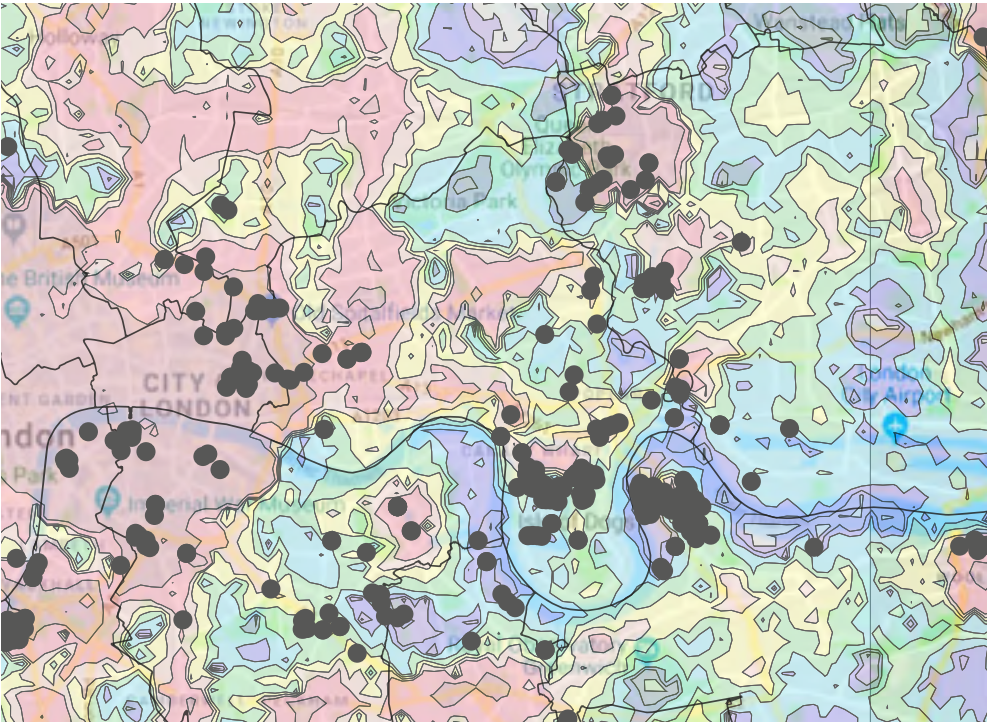
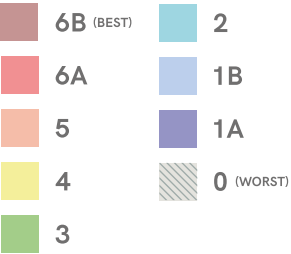
ANALYSIS

The emerging Bakerloo line extension and the Old Kent Road Opportunity Area plans being close to formalisation has enabled the growth of a significant amount of regeneration and tall buildings within the borough. Large-scale estate regeneration projects such as the Heygate Estate and Aylesbury Estate have proposed tall buildings to provide additional housing, and significant other regeneration efforts at Elephant and Castle and emerging development proposals at Blackfriars Road have also contributed to the amount of tall buildings in the borough.

The Opportunity Area around Bankside, Borough and London Bridge has enabled the further construction of tall buildings to meet office space demands and the creation of the Bankside Quarter, which additionally includes some residential tall buildings. This part of the borough lies within the Central Activity Zone and so land values and close connections to areas such as the City of London may drive demand for tall buildings.

Southwark’s approach to tall buildings is changing. Their adopted policy seeks to ensure tall buildings are located within London Bridge east of Borough High Street, Elephant and Castle and the northern end of Blackfriars Road. Areas in parts of Peckham, Canada Water and the Aylesbury Estate action areas could also be suitable for tall buildings. However, their emerging new Southwark Plan has a less prescriptive policy wording, which may enable potential further encouragement of tall buildings. This approach focuses on areas with the highest levels of public transport accessibility where there is the greatest opportunity for regeneration, typically in major town centres, Opportunity Areas and the Central Activities Zone.

PTAL MAP KEY
The lowest value represent low connectivity to public transport, while the highest value represents the best connectivity.



TOWER HAMLETS

POLICIES AND OPPORTUNITY AREAS

Tower Hamlets highlight the role of Canary Wharf alongside Stratford and the Lower Lea Valley as key drivers of sub-regional growth, with the need to optimise the use of land to deliver this growth.¹ Tall buildings were identified to be appropriate in Canary Wharf and Aldgate as these areas are part of existing economic clusters, and generally the existing built character in these areas already includes tall buildings. The Development Plan also requires that tall buildings in Canary Wharf respond to the height difference between the centre of the area at One Canada Square and the surrounding residential area.

In their Draft Local Plan, Tower Hamlets have taken the approach to designate Tall Building Zones at Aldgate, Canary Wharf, Millwall Inner Dock, Blackwall and Leamouth. The policy wording permits tall buildings outside of these areas if they strengthen the legibility of an area and create a landmark in the townscape. Within the Tall Building Zones, clusters of tall buildings may develop, with the height of tall buildings reflecting the role and function of the cluster. Normally the tallest element should be located towards the middle of the cluster (such as One Canada Square, Canary Wharf).

Tower Hamlets contains an adopted Opportunity Area at the City Fringe/Tech City, which is centred around Aldgate, Liverpool Street and Whitechapel. There is an emerging Opportunity Area at the Isle of Dogs to include the area at South Poplar which is facing development pressures.

¹ Tower Hamlets Core Strategy Development Plan Document 2025 (September 2010)

REFUSALS, APPEALS AND GLA CALL-INS

225 Marsh Wall (49 storeys) was approved at appeal in 2018 after being refused on character and townscape impact grounds.

ANALYSIS

Tower Hamlets have historically focused tall building developments within Aldgate and Canary Wharf. Whilst this approach is likely to continue given the demands for floorspace in these areas, proposals are coming forward within other parts of the borough for tall buildings.

The emerging Opportunity Area at the Isle of Dogs further supports the intensification of development and additional tall buildings proposals may emerge as a result. The Isle of Dogs has a high concentration of public transport connections which supports the development of tall buildings.

Estate regeneration schemes at Blackwall and Poplar have propelled an increase in tall buildings proposals close to but not within Canary Wharf itself close to transport infrastructure. Residential tall buildings are also coming forward at Bromley-by-Bow, closer to Stratford, such as a 25-storey building at Chrisp Street Market and a 20 storey building on the former Barratt Industrial estate. These demonstrate Tower Hamlet’s changing and more flexible approach to tall buildings within the borough, which like Southwark will likely support further tall buildings.

CONCLUSIONS

The total pipeline of tall buildings continues to grow. What we have seen in 2018 is a similar number of new planning applications entering the pipeline when compared with 2017, but more planning approvals of tall buildings than in the previous year. This suggests that planning policies continue to encourage tall buildings in London, with the pipeline including a number of schemes that have returned via planning re-submissions or amendments with taller buildings proposed than originally submitted.

Notably the projected completions for 2019 is for 76 tall buildings, which is three times more than the completions for 2018. Clearly there are a range of circumstances that may impact this delivery but with 40 tall building starts in 2017 and 38 starts in 2018 we expect to see many of these completing in 2019 as projected.

In terms of geography, East London remains the main concentration for new tall buildings. Interestingly Outer London represents a more active rate of growth than Inner London with most of this growth concentrated on seven Outer London boroughs with Barking & Dagenham, Brent and Ealing seeing largest increase in activity. Tower Hamlets, Greenwich and Southwark lead the field for having the most tall buildings in the overall pipeline for 2018.

Average heights of tall buildings remains firmly in the 20-29 storey bracket with taller buildings of 40+ storeys being the exception rather than the norm.

Proposals are emerging largely in areas with existing tall buildings or as a minimum, existing higher-density development and in areas of good public transport accessibility.

When considered against housing requirements for London, with more than 110,000 residential units proposed within the pipeline, tall buildings continue to be a major contribution towards London’s housing supply.

LOOKING FORWARD...

Southwark and Tower Hamlet’s emerging more open approach to tall buildings proposals may mean that they continue to remain as two of the most active boroughs within London for tall buildings. This seems likely given their geographical location outside of central London’s historic core, London’s intense development needs and the ability of existing and emerging infrastructure to accommodate additional higher density development.

Outer London is likely to continue to grow upwards in clusters around transport infrastructure and opportunity areas such as Acton, Barking, Hayes & Harlington, Southall, Stratford and Woolwich. These are also areas less restricted by restricted views and thus height restrictions. The effect of Crossrail (and similarly the Bakerloo line extension and HS2) is yet to be fully understood, but it is clear from the pipeline that areas close to new transport infrastructure continue to see tall buildings proposals emerge.

As the policy approach set out in the draft New London Plan is implemented, encouraging intensification whilst placing greater emphasis on design as justification for tall buildings, further change may be experienced in some areas. We may also see a greater mix of uses in tall buildings even in outer London boroughs.

The revised NPPF, published in February 2019, introduces the ability for Local Authorities to impose shorter implementation periods (Paragraph 76). Whilst this is unlikely to lead to a sea-change, it may slightly speed the pace of delivery, or at least of commencement of works on sites with permissions.

VIEWPOINTS

FIVE STEPS TO BUILDING BETTER TOWERS

By Nicholas Boys Smith, Founding Director, Create Streets

Towers certainly have their critics. The charge list is long and complex, but most of the criticism ultimately centres round the contention that towers are not a good way of equitably, pleasantly or sustainably delivering the density of life and purpose on which city centres thrive. They use more energy per sqm. Their service charges are higher. They cut out light (most acutely in colder climates) and can create savage wind effects. Most evidence finds negative associations between living in them with measurable wellbeing—nearly 80 per cent in the survey commissioned by Create Streets. They therefore seem to work best in city centres, for the rich, childless and second home owners who can afford the higher costs and who are less affected by their potentially atomising effects on social togetherness or the challenges of apartment-constrained child-rearing.

Many people argue that towers are great as long as the ground floor is ‘animated.’ Though it’s more subtle than that. The most successful towers have five key attributes. Firstly, they’re in the right place: in a city centre normally not above a too fine-grained street network—whose streets they may render too Stygian. Secondly, they are positioned and shaped to minimise downdraughts and darkness: maybe in the middle of an urban block, as often seen in Vancouver. Thirdly, they have tenants who can in some ways afford their high running costs and who are unlikely to be socially isolated by their form and scale. Fourth, they are beautiful to most people and at multiple scales, from afar and from up-close. They rely on detail and feature as well as shape and glass. Finally, yes, they have ground floors that are animated, beautiful, busy and whose combination of coherence and complexity echoes not just their height but the humans who must, perforce, pass by.

VERTICAL COMMUNITIES

By John Bushell, Design Principal, Kohn Pedersen Fox Associates

The parts of cities we enjoy the most have a mixture of activities, energies and types of place, where layers of use overlap to form a thriving community. As buildings grow taller, this mix of uses remains important. We can, and should, learn from the best examples in other global cities, such as New York and Tokyo, where mixed-use towers are a more common phenomena.

The right mix of uses in towers allows for public engagement, better integrating them in the community. The restaurants at the base and top of Heron Tower, are a first step in this direction. Different types of destination over the height of a tower can develop this theme including open and interesting uses at the top such as viewing galleries, hotels and gardens. Cultural uses, like art galleries and concert halls bring more civic engagement.

For these mixed-use buildings to work, the functionality of each use must not be compromised when combined with others. Ideally, destinations are created at different heights with usable external space or where the line between inside and out is blurred. Building services need to be arranged so that terraces and the tops of the building are inspiring places—not home to ducts and kit.

A mix of tenure is as important as a mix in use. It’s clear that there should be a mix of affordable homes, a challenge worth pursuing. Plus, emerging ideas about the integration of residences for older people will help to generate the mixed communities that exist in established neighbourhoods. Similarly, start-up office space adds to the dynamic of a place.

Ultimately, mixed-use towers are an exciting typology that can make a significant positive contribution to London.

LAND MARKS

By Alfredo Caraballo, Partner, Allies and Morrison

During the last decade, London has seen fundamental changes to its fabric. Rising land values, the magnetism of London as a place to live—and invest—as well as the need to densify and provide more homes, have all provided fertile ground for tall buildings to sprout up across the capital. Inevitably this has brought challenges and a debate about the nature and shape of growth in London. It seems clear that tall buildings are increasingly becoming an intrinsic part of the city, but what should be the nature of their contribution to the built environment? Is it possible for a tall building to be responsive to the specific conditions of where it sits? This is particularly important for London, a city where there has not been a tradition of tall buildings.

Often tall buildings are discussed in the context of form, height or affordability. Whilst their impact on the skyline might be the most visible aspect of tall buildings, perhaps a more fundamental one happens at their feet: how they hit the ground and affect the life of the streets around them.

In London, each tall building is different. Some stand on their own, whereas others dissolve with the contiguous buildings; some are singular pieces whereas others are part of an ensemble; some are pure forms yet others have more complex configurations; some are part of new neighbourhoods whereas others are inserted in established areas of the city. There is no single recipe that applies to every single condition. However, few fundamental aspects surely can give urbanity to buildings that are often guilty of aloofness.

Firstly, they should land, clearly acknowledging they are constituting part of the city. This means placing a tall building not as a detached, self-referential object, but as a participating actor, contributing positively to the streetscape it is to become a part of. As with any other typology, tall buildings should also clearly define urban edges of the streets or open spaces which they address, becoming part of the fabric that surrounds them. Particularly at the ground floor, tall buildings should have a clear hierarchy, identifying what is a front, what is a back or what is a flank, therefore contributing to urban legibility. And crucially, tall buildings should actively contribute to public life where it matters most: on the ground floor. This might range from something as simple as placing entrances in the right place, to providing active uses wherever possible, to fostering activity not just inside but also around the building.

Whereas these are aspects that are desirable of all types of buildings, it becomes particularly important with tall ones, given their particular impact on their surroundings. Architects

might have done their job when a ground floor drawing does not give away if the building is a tower or a mansion block. In other words, if the tall building contributes to the place where it interacts with the street as normally and sensibly as a mid-rise one. A landmark in the skyline but more importantly, leaving a mark that contributes to the actual land they sit on.



Top image:
Ravensbourne Wharf,
Greenwich, interior atrium

Bottom image:
Elephant Park, Southwark,
street view



THE LIFE OF A TALL BUILDING

By Steve Watts, Founding Partner, Alinea Consulting and Chairman, CTBUH

Tall buildings cost more to build, take longer to create, have high operational requirements and are inherently unsustainable. That is a bold statement based on facts, but does not tell the whole story.

First, good design based on a well-considered concept can mitigate (and even eliminate) the commercial challenges. Second, the old adage that putting numbers to sustainability arguments is like trying to ‘nail a jelly fish to a wall’ does resonate and widening the analysis to include city-wide impacts makes it more interesting.

Densification of course fights urban sprawl, and the marriage of towers to infrastructure can provide an efficient answer to accommodating large numbers of workers in growing cities like London.

Perhaps more interesting is the longevity argument. With towers built to last and high-profile examples of landmarks enjoying second or third lives (such as Tower 42). But consider this: there are over 1,200 buildings of at least 200m in height across the world, yet the tallest building ever demolished was only 187m tall (The Singer Building in New York). This focuses the mind when one considers the NLA’s oft-quoted statistic of 500-plus towers in the London pipeline, with the capitals’ skyline destined to be changed irrevocably.

It is well established that the life-cycle impact of buildings outweighs these of its construction especially in large, more complex endeavours. This applies not only to costs, but to environmental factors and to people aspects too. Whilst these are more difficult to accurately assess, their significant relative impact means that they must be considered at the outset; good design, supported by smart environmental advice, can reduce whole-life costs, ease long term maintenance issues and create spaces that make people happy, healthy and therefore more productive.

I mentioned ‘people’, quite an important word, and something that the current City Plan 2036 rightly focuses on through its call for accessibility, pedestrian permeability and buildings which promote wellbeing.

But what of residential? In the UK, homes and high-rise endure an uneasy relationship. We might have emerged from the legacy of sink estates, but we are still grappling with the provision of affordable homes fit for families, at one end of the spectrum, and the impacts of foreign-owned luxury homes at the other—challenges that are not unique to London.

The increasing focus on community spaces in design, and the blurring of boundaries between various uses, makes me optimistic that we will see tall buildings which successfully house together different parts of the community—from students to home workers to those in later life. Embracing technological advances in modular, timber and other innovations will help to make this happen.

Towers polarise opinion and mix politics with architecture more than any other building typology. That’s partly because

the poor examples are truly depressing and the good ones are truly delightful. To make them ‘delightful’ from every perspective—commercially too—requires the front loading of concentrated effort from everyone in the design team.

MODERN METHODS OF CONSTRUCTION

By Shaun Tate, Director, High Rise Solutions, Mace

There is no doubt of the transformative effects of implementing modern methods of construction. To meet the demand for new development in the capital, the construction industry needs to increase its productivity by 30 per cent. This means that construction needs to become as productive as manufacturing. We need to do this at a time when skills shortages are ever-present and we are readying for a life outside the European Union. By learning from the automotive industry and embracing modern methods of construction (MMC) techniques we can deliver developments quicker, more safely, and with less waste.

At East Village, 98 per cent of the superstructure was pre-fabricated. Using a platform based approach—the Rising Factory—it was possible to deliver new floors externally completed in just one week. An evolution of this approach will be used in Stratford, which will see a 524-unit residential development across two 26- and 30-storey towers. This approach takes the architects design using standard poured concrete slab floors and replaces it with a pre-cast slab arrangement, delivered through a modularisation process. But this isn’t modular construction to the traditional understanding; whilst the structure itself remains a reinforced concrete frame, the difference is the methodology.

The modules—with facade, props and reinforcement for walls pre-installed—are manufactured off-site and combine the elements from multiple trade disciplines. Not only does this reduce the project duration and allow fit out to commence early, it enables 40 per cent less lorry movements and achieves 75 per cent less waste.

The experience at East Village proves that integrated design, manufacture and site assembly provides faster construction and a quicker return on investment for our clients. Achieving factory quality through off-site manufacturing also massively reduces defects—the holy grail for contractors. Taken together, this new approach means improved productivity and sustainable margins across the board. This is the future for construction in London and the time for transformational change is now.

LIVING IN TALL BUILDINGS: WHAT RESIDENTS SAY

By Kath Scanlon, Deputy Director, LSE London

The density of London’s new-build housing has increased steadily over the last 20 years, and many recent schemes include tall buildings. This is a radical change from the capital’s historic pattern and will shape our city for generations. Who moves into tall buildings, and do they work well as homes? In 2017/18, the GLA asked an LSE London / LSE Cities research team to look at high-density housing. Using online surveys, interviews and focus groups we studied 14 schemes ranging from 141 to 1,295 dwellings per hectare. Three include tall buildings as the NLA defines them: Stratford Halo, Strata at

Elephant and Castle (each 43 storeys), and Woodberry Down (we looked at 9 buildings, ranging up to 30 storeys). Several others had buildings of 15 to 18 storeys—considered tall in most parts of London.

Broadly, residents of these buildings were young singles or couples. 13 per cent of households responding to our survey had children—but in towers over 20 storeys, the figure fell to just four per cent. This compares to 31 per cent of London households overall. Many childless respondents said they expected to move to a house with a garden when they started a family. Others said they would have to move because they couldn’t afford a bigger unit in the same building.

Residents were generally satisfied with their flats. Most of the schemes are well connected, and residents appreciated the easy access to public transport, the modern design and the good views. There was a notable lack of pushback against the high-density nature of the housing in and of itself, but residents did identify three main physical issues: overheating (often blamed on centralised heating systems), noise (from both within and outside their buildings) and lack of storage.

We concluded that tall buildings can work well for certain types of household, but only rarely for families with children. Flats with more storage and more adaptable internal space would work better, not just for families but for everyone.

The Leadenhall Building, City of London



PUBLIC SPACES ON THE ROOFTOP

By Gwyn Richards, Assistant Director, Development Management Design, City of London Corporation

The City is flourishing with an extra 100,000 workers forecast by 2036 with most of the rapid growth in the City Cluster placing intense pressure on our public spaces. Yet, opportunities for new ground floor public realm are severely limited because of the density of development. The City is therefore seeking innovative ways of delivering new public realm at upper levels of buildings. This is necessary to provide new public spaces, roof gardens, terraces and viewing galleries to absorb the increase in workers and visitors and deliver unique new free to visit public spaces with exceptional views.

Such free public spaces are open to all, irrespective of economic background, making the City an inclusive place for all to enjoy and benefit from its opportunities.

Nine such public spaces have been negotiated in the City cluster. New Change and 20 Fenchurch Street are already open and thriving, Fen Court roof garden will imminently open and the public spaces on 22 Bishopsgate and 6-8 Bishopsgate are under construction with other consented schemes approaching implementation.

All offer unique experiences and views, from 300m high offering 360 degree views to a south facing terrace at 4th floor level offering fine views of the historic roof of Leadenhall Market with the City churches silhouetted against open sky. 1 Undershaft is likely to be a Museum of London curated space with school rooms and educational facilities, Fen Court a fine promenade around a roof garden.

New Change and 20 Fenchurch Street demonstrate the insatiable public appetite to visit such public spaces amongst workers and visitors and are proving key catalysts to a thriving evening and weekend economy. The number of visitors to all is limited by operational reasons and with the population of the City forecast to reach half a million there will be a continuing and growing demand for such public spaces re-defining the public realm in the Square Mile benefitting all Londoners and visitors.

LONDON’S VIEWS

By Emily Gee, London Planning Director, Historic England

Sweeping views punctuated by special historic monuments are deeply important to London’s identity. Views protection is crucial to good planning in the capital and the strategic views are recognised for their economic, aesthetic and spiritual value. Working with these protected views can support good growth with respect for London’s special character at its heart.

Historic England’s research shows there is scope to refine the guidance in the London View Management Framework to better achieve the aims of the London Plan views policy. This can be done through clearer guidance about how the policy should be implemented, for example with the background

assessment areas. Additionally, enhancing the views can better reveal the historic landmarks at their heart. Some of the viewing places require better management and consistent marking, this will help people enjoy the views and better inform technical assessments. Three-dimensional digital modelling tools are beginning to aid debate and guide the capital’s skyline, increasing certainty for developers and residents. Tall buildings and strategic views are inherently cross boundary issues requiring coordination across local authorities, and so the Mayor’s oversight in this respect is crucial. Historic England is also well placed to advise strategically across the capital.

Historic England was consulted on the majority of tall building developments found in the NLA Tall Buildings Survey 2018. We provided detailed advice on a third of these towers and identified that one in 20 of these would cause serious harm to the historic environment. This demonstrates that we reserve our involvement for cases that have serious impacts on London’s most important heritage which often involve the setting of highly graded buildings, World Heritage Sites, conservation areas, landscapes and monuments. But when we are engaged at pre-application stage we can help shape developments, leading to better places that enhance, rather than harm, London’s highly-valued views and remarkable, diverse character.

Opposite:
The future Eastern
Cluster, City of London



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SHOWCASE

WEST



WATKIN ROAD

10-11 Watkin Road, Wembley, Brent, HA9
Status: In planning
Date of completion: November 2021
Height: 75 m
Number of storeys: 23
Types of use: Residential

Developed with extensive community consultation, this 23-storey building redevelops a brownfield site close to Wembley Stadium and delivers 219 homes (including 35 per cent affordable housing), affordable workspaces, artists’ studios and ground level amenities. Its T-shaped plan and staggered vertical massing minimises perceived bulk emphasising verticality, maximises daylight penetration to both units and circulation, and maximises the leisure spaces on its various staggered roof terraces.

Client: Barratt London | **Architect:** dMFK Architects Ltd | **Landscape Designer:** Macfarlane Associates | **Civil & Structural Engineer:** Walsh | **M&E Engineer:** Silcock Dawson & Partners | **Planning Consultant:** Savills | **Townscape and Visual Impact Assessment:** Montagu Evans | **Transport & Highways:** Steer | **Fire Strategy:** MLM Group | **Access Statement:** David Bonnett Associates | **Acoustics Consultant:** RBA | **Wind testing:** RWDI | **Air Quality Consultant:** XCO2 | **Archaeology Consultant:** CGMS | **Communications:** Four Comms | **Ecology/Arboriculture:** Greengage | **Principle Designer:** Butler and Young



MERRICK PLACE

Merrick Road, Southall, Ealing, UB2
Status: Planning granted
Date of completion: January 2022
Height: 76 m
Number of storeys: 23
Types of use: Residential, Office, Retail

The regeneration of this light industrial site next to Southall railway station in the Southall Housing Zone delivers 575 new homes, 2,100 sqm of office space and 318 sqm of flexible commercial floorspace within four separate buildings of between 15 and 23 storeys with a two-storey podium. Within 100m of the new Southall Crossrail station and less than 10 minutes’ walk from the centre of Southall, the development will act as a gateway site, helping to trigger the transformational regeneration of Southall over the next decade. A car-free site with 926 cycle parking spaces, the scheme includes communal gardens, plus play and public realm space.

Client: Network Homes, Stanhope plc | **Architect:** Cartwright Pickard



THE WILTERN

Bideford Avenue, Ealing, UB6
Status: In planning
Date of completion: December 2021
Height: 90 m
Number of storeys: 22
Types of use: Residential

Situated within Perivale, this site is located within the confines of the former Hoover factory, behind the well-known Grade 2* listed Art Deco icon the Hoover Building and the former factory canteen. The built-to-rent 22-storey tower along with an intersecting linear nine-storey element will provide in excess of 250 managed homes for rent to the local community. The linear element creates frontage facing the Tesco car park for the superstore (that was added to the rear of the Hoover Building in the 80s) and aims to reactivate the low quality public realm. The taller element aligns with the entrance to the Hoover Building, centring the tower within its historic context.

Client: Amro Real Estate Partners Limited | **Architect:** HTA Design LLP | **Landscape Design:** HTA Design LLP | **Planning and Viability:** GL Hearn | **Structural Engineer:** Campbell Reith | **MEP:** Clancy | **Heritage:** KM Heritage | **Energy & Sustainability:** Mecserve | **Daylight and Sunlight:** HTA Design LLP | **Highways:** Transport Planning Associates | **Fire Consultant:** Omega Fire Engineering Limited | **Acoustics/Wind modeling:** SLR Consulting Limited | **VVMs:** AVR London



EDITH SUMMERSKILL HOUSE

Clem Attlee Court, Hammersmith & Fulham, SW6
Status: In planning
Date of completion: June 2022
Height: 74 m
Number of storeys: 21
Types of use: Residential

Accommodating 133 homes, this building provides 100 per cent affordable housing. Served by lobbies that engender a sense of community, each flat is composed around flexible open plan living spaces. At ground floor social spaces serve both residents and local communities, and an arcade links a public forecourt to the heart of the Clem Attlee Estate. Pre-fabricated facades, with double and triple height bays that reduce the building’s apparent scale, simplify the construction process and allow the use of high-quality details and materials.

Client: HFS Developments (Stanhope PLC & LB Hammersmith & Fulham) | **Architect:** Henley Halebrown | **Structural and Services Engineer:** Arup | **Landscape Architect:** Vogt Landscape | **Quantity Surveyor:** Gleeds | **Planning Consultant:** Gerald Eve LLP | **Townscape Consultant:** Robert Tavernor Consultancy | **Community Engagement:** George Cochrane Associates | **Daylight Consultant:** GIA



OAKLANDS

Old Oak Common Lane, Hammersmith & Fulham, NW10
Status: Under construction
Date of completion: April 2021
Height: 85 m
Number of storeys: 27
Types of use: Residential, Retail, Office

This 1.8-hectare site, part of the OPDC development zone, responds to the new Elizabeth Line and HS2 interchange station that will be located just south of the Oaklands proposal. Seven buildings, from six to 27 storeys, create new landscaped streets, provide active frontages and offer roof top gardens for the local community. The overall scheme consists of 605 new homes—40 per cent affordable—offices, shops, a community centre, nursery and health centre. All buildings have rounded corner balconies and are covered in salt glazed bricks with contrasting precast elements.

Client: Notting Hill Genesis Housing Association & Queens Park Rangers FC - JV | **Architect:** CZWG Architects LLP | **Structural & Civil Engineer:** Walsh | **M&E Engineer:** Long and Partners Group | **Cost Consultant:** Arcadis LLP | **Clerk of Works:** Calford Seaden | **Principal Designer:** Hunters | **Contractor:** Galliford Try Partnerships | **Landscape Architect:** James Blake Associates



TELEVISION CENTRE

Wood Lane, Hammersmith & Fulham, W12
Status: Planning granted
Height: 85 m
Number of storeys: 25
Types of use: Residential, Office

The tower, one of eight plots within the overall Television Centre scheme, acts as a counterpoint to the predominantly mid-rise scale of the wider development. A focal point for the wholly new build portion of the scheme, the tower’s curved footprint takes its cue from the listed circular form of what is known as the ‘question mark’. The lower floors mediate the changes in level between the TV studios and Wood Lane through residential amenities, workspace and retail at upper ground.

Client: Stanhope / Mitsui Fudosan UK Ltd / AIMCo. | **Architect:** AHMM



WHITE CITY PLACE

Wood Lane, Hammersmith & Fulham, W12
Status: Planning granted
Height: 103 m
Number of storeys: 23
Types of use: Retail, Office

One of three buildings comprising the Gateway site at White City Place, which incorporates two new public squares, streets and a garden. New A1 and A3 retail at ground floor level helps to activate an area which traditionally suffers from a lack of street frontages. The tower element combines with the residential tower to the north of the A40 to act as a pair of markers for those travelling to or from London, creating a new focal point for the northern extremity of the opportunity area.

Client: Stanhope / Mitsui Fudosan UK Ltd / AIMCo. Joint Venture |
Architect: Allies & Morrison | Development Manager: Stanhope

NORTH





PHASE 6, HENDON WATERSIDE

Hendon Waterside, Barnet, NW9
Status: Planning granted
Height: 92 m
Number of storeys: 29
Types of use: Residential

This scheme for 273 homes forms part of the final phase of the Hendon Waterside Estate Regeneration Masterplan. A 29-storey tower and a series of three linked waterside pavilions are arranged around a central courtyard garden fronting onto the Welsh Harp reservoir. The building orientation is strongly directional and allows for a full width loggia to the front and back of the building, providing views over the reservoir and the centre of historic Barnet.

Client: Barratt London & Metropolitan | **Masterplan Architect:** Allies & Morrison | **Architect:** Hutchinson & Partners | **Landscape Architect:** Gillespies | **Planning Consultant:** Quod | **Structural Engineer:** RLT Engineering Consultants | **Services Engineer:** Whitecode Design Associates | **Transport Engineer:** CH2M | **Daylight Consultant:** Point 2 Surveyors | **Fire Consultant:** HH Fire | **Acoustic Consultant:** RBA Acoustics | **Accessibility Consultant:** David Bonnett Associates | **Communications Consultant:** Hard Hat

WEST HENDON – BLOCK E

Moorhen Drive, Barnet, NW9
Status: Completed
Height: 104 m
Number of storeys: 26
Types of use: Residential

The regeneration of a 1960s housing estate, this project creates 2,000 new homes adjacent to Welsh Harp reservoir. The masterplan incorporates affordable housing, new public parks, a primary school, community centre and commercial space for cafés or shops. Block E is located to the west of this site and comprises 287 units within four linked buildings of six to eight levels centred around a courtyard forming shared amenity space for the residents, whilst a 26-storey tower is separated from the blocks by a public entrance court. The brick used in the tower is different to the lower buildings to provide material variation along York Park. Adjacent new open spaces form a visual link all the way down to Station Road.

Client: Barratt Homes London, Metropolitan Housing Trust | **Architect:** Allies and Morrison | **Structural Engineer:** Halcrow | **Services Engineer:** Flatt Consulting | **Quantity Surveyor:** Turner and Townsend | **Contractor:** Barratt London | **Landscape Architect:** Hyder Edgar Driver

MAIDEN LANE

Maiden Lane Estate, Camden, NW1
Status: Completed
Height: 65 m
Number of storeys: 20
Types of use: Residential, Retail, Office, Public Space

The regeneration of Maiden Lane provides 271 new homes, 45 per cent affordable, designed to complement the iconic 1970s estate designed by Benson & Forsyth. A new 20-storey tower provides a landmark to the development. Flexible co-working space and studios for start-ups and SMEs has been provided, and major retailers have taken space along York Way. The completed development has dramatically improved legibility, connectivity and safety; reinforcing the estate’s links with its context, and creating housing, jobs and social networking opportunities for local residents.

Client: LB Camden | **Architect, Landscape Architect and Sustainability Engineer:** PRP | **Structural Engineer:** WSP | **Building Services Engineer:** Building Services Design | **Planning Consultant:** CBRE | **Project Manager and Cost Consultant:** McBains Cooper | **Contractor:** John Sisk & Son Ltd

THEATRE SQUARE

100 Avenue Road, Camden, NW3
Status: Under construction
Date of completion: December 2020
Height: 72 m
Number of storeys: 24
Type of use: Residential, Retail, Public Space

Located at a point where its shading, wind, privacy and visual impact is reduced, this tower is a mix of flat sizes with east-west orientation. The top floor is a communal amenity space with four pavilions interrupted by terraces with views over Hampstead. The lower massing addresses the public realm of the street and park with community and retail spaces, café terraces overlooking the park, a new connection with the street and a new step-free access to Swiss Cottage Station.

Client: Essential Living | **Architect:** GRID | **Structure:** Robert Bird | **Services Engineer:** SWECO | **Landscape Designer:** Camtlins | **Planning Consultant:** Turley

ANTHOLOGY HALE WORKS

Ferry Lane, Haringey, N17
Status: Under construction
Date of completion: April 2020
Height: 106 m
Number of storeys: 33
Types of use: Residential, Leisure

The site is the last to be developed within Tottenham Hale Village and provides its centrepiece. The upcoming surrounding regeneration sites include the retail park, station square west, and the adjacent Hale Wharf development. The Gateway Tower sits alongside Tottenham Hale Station which, with tube and rail connections to London and Stansted and the recently redeveloped bus station, is becoming a transport hotspot. The high-rise building will provide 279 new homes.

The design of the tower, which results from the geometry of the plan, will act as a landmark for Tottenham Hale and Hale Village. This strategy has been carefully considered to respond to specific site constraints, sunlight orientation, height and wind load, and comfort. The design creates an elegant sculptural composition at the urban scale while also providing building and flat layouts that allow views to the city skyline and maximum sunlight to all homes.

The tenure is a mix of private and intermediate. Private tenure makes up 84 per cent of the residential part of the scheme, with 235 units, and affordable tenure makes up the remaining 16 per cent. In addition to the 279 new residential homes, the building features a residents’ room with a kitchen and WC. The room leads to a sky garden where residents can enjoy the

views of the city and reservoirs to the South. Furthermore, the building features a generous, double height foyer with residents’ amenities. These spaces all encourage interaction between the residents and develop a sense of community.

The building’s form is composed as a simple reflection of the internal and external layouts. On the west and south facades private balconies provide space for residents, while their shadows prevent overheating on the facade. Apartments on the north and east facade benefit from internal sunny spaces orientated to maximise east and west aspect, with windows capturing broad views. The scheme features mechanical ventilation systems that prevent overheating of common areas and flats will also benefit from upgraded internal ventilation and solar control to further alleviate any solar gain.

To accelerate construction, all bathrooms and utility cupboards are manufactured off-site by Off-Site Solutions. The facade is also manufactured off-site. A unitised system has been commissioned supplied by Staticus in a new partnership between Staticus and Sapphire (balconies). This will be the first permanent residential scheme in London for Staticus involving balconies and is therefore a supply chain innovation broadening the supply of facade contractors for London’s tall building market.

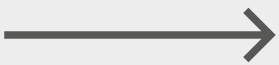
‘The most interesting part of this project was the refinement and verification of the facade. Anthology decided that securing a quality building required the engagement of the supply chain early in the process. The technical design by Staticus lead to a unitised product that exceeded expectations in aesthetic terms. This wasn’t the only positive outcome. While Staticus had procured facades in England, they had not built a London Plan compliant facade with balconies, which led to partnership with Sapphire balconies. Anthology is especially pleased that this partnership had broken new ground and widened the construction supply chain serving London.’

Scott Bailey, Planning Director, Anthology

Client: Anthology Hale Works Ltd
(part of Anthology London)
Architect: Hawkins\Brown
Contractor: Wates
Facade Consultant: Staticus, Arup



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EAST

FERRY ISLAND BUILDING 1

Station Road, Haringey, N17
Status: In planning
Date of completion: December 2023
Height: 130 m
Number of storeys: 38
Types of use: Residential, Retail, Public Space

Ferry Island is at the heart of the major regeneration of Tottenham Hale and it provides residential and flexible retail, office and leisure accommodation. It responds to the current lack of public amenities and services in the area, for example with the introduction of a basement to accommodate other communal uses such as a potential cinema for the enjoyment of the wider community. The market-rent residential scheme offers shared amenity such as gyms and shared kitchens for the residents at mezzanine, seventh and nineteenth floors. A newly created public space animate the town centre that provide amenity for local residents.

Client: Argent Related | Architect: AHMM | Structural Engineer: Whitby Wood | MEPM: Sweco | Project Management: Gardiner & Theobald | Cost Consultant: Faithful & Gould | Landscape Design: Andy Sturgeon Design | Lighting Design: Speirs + Major

HALE WHARF

Ferry Lane, Haringey, N17
Status: Planning granted
Height: 65 m
Number of storeys: 21
Types of use: Residential, Retail

Creating a sustainable waterside development offering a mix of high quality affordable, market and rental homes of a variety of sizes, this project comprises a series of blocks arranged around a central shared space. The masterplan is characterised by three distinct zones, which inform the scale, appearance and character of the buildings. The urban zone of the site accommodates the taller, higher density buildings, away from the ecologically sensitive 'park zone' edges. Numerous studies were undertaken to ascertain the best arrangement of the two blocks. Flexible commercial space is provided at ground level which is accessed directly from Ferry Lane.

Client: Muse Developments, Canal and River Trust | Architect: Allies and Morrison | Structural Engineer: Ramboll UK Ltd | Services Engineer: Hilson Moran | Landscape Architect: Landscape Projects | Project Manager: Stace LLP | Contractor: McLaren Construction



360 BARKING

Cambridge Road, Barking and Dagenham, IG11
Status: Under construction
Height: 86 m
Number of storeys: 28
Types of use: Residential, Retail

Transforming a narrow vacant site in Barking Town Centre and vital to the Barking Housing Zone regeneration, the scheme will deliver 291 residential homes (96 affordable homes) with priority for local residents. With the first tower due to complete in early 2019, the scheme will also provide a leisure and creative space that will be curated by London Borough of Barking & Dagenham. To escape a traditional slab typology, an aggregated arrangement of connected drums is established, which provide natural dual aspect orientations and private balconies.

Client: Swan Housing Association | Developer: NU living | Architect: Studio Egret West



ABBEY PLACE

Felixstowe Road, Abbey Wood, Greenwich, SE2
Status: Planning granted
Date of completion: January 2020
Height: 70 m
Number of storeys: 21
Types of use: Residential, Public Space

Comprised of new residential apartments, hotel, flexible commercial space as well as new private and public amenity space, Abbey Place responds to the presence of a new Crossrail station to the south of the site. Providing an enhanced landscaped street level environment that extends beyond the ‘red line’ to the new station concourse, the building creates a new south facing area of public realm connecting the Abbey Place with the foreground of the station. Homes range from one to three bedrooms and have been designed to maximise the use of space and utilise a sustainable passive design approach providing natural ventilation and lighting.

Client: HUB | Architect: shedkm | Quantity Surveyor: Faithful+Gould | Planning Consultant: Barton Willmore | Health + safety advisor: David M Eagle Ltd | Structural Engineer: Elliott Wood | Mechanical & Electrical Engineer: Skelly & Couch | Acoustic Consultant: Ramboll | Landscape Consultant: BCA Landscape | Sustainability Consultant: Scotch Partners LLP | Ecology Consultant: Wardell Armstrong LLP | Transport & Air Quality Consultant: Ardent Consulting Engineers | Building Control: HCD Group | Main Contractor: TBC Contractors



ENDERBY PLACE

Christchurch Way, Greenwich, SE10
Status: Planning granted
Date of completion: November 2022
Height: 105 m
Number of storeys: 29
Types of use: Residential

This mixed-use development containing 263 flats above a new cruise terminal in Greenwich has evolved from an in-depth feasibility study and extensive consultation with the cruise industry, the Royal Borough of Greenwich Planning Department and CABE design review panel, the Greater London Authority, Border Control and the Metropolitan Police. The terminal roof has been designed to be publicly accessible from the Thames path, creating elevated gardens that enjoy views towards Canary Wharf and historic Greenwich.

Client: Westcourt Real Estate | Architect: The Manser Practice | Structural Engineer: Expedition | Marine Engineer: Beckett Rankine | Services Engineer: Thornton Reynolds | Landscape Architect: Townshend | Planning Consultant: BPTW Partnership | Transport Consultant: Mayer Brown | Quantity Surveyor: Capita



GREENWICH PENINSULA UPPER RIVERSIDE

Greenwich Peninsula Upper Riverside, Greenwich, SE10
Status: Under construction
Date of completion: January 2020
Height: 110 m
Number of storeys: 21
Types of use: Residential

These five high-density, sustainable residential buildings rest on top of an elevated ground level of retail, which activates the public spaces and the riverfront promenade. The buildings create a skyline along the Greenwich Peninsula, negotiating the height limitations of the City Airport flightpath and the spires of the O2 dome. The towers step down along the riverfront, to maximise daylight on the promenade and bring a human scale to the water’s edge. The scheme integrates a rich variety of dwelling sizes and configurations, encouraging a diverse community.

Client: Knight Dragon Development | Architect: Skidmore, Owings & Merrill, Inc. | Landscape Consultant: Gross.Max | Structural Engineer: Urs Infrastructure & Environment UK Ltd | Planning Consultant: Nathaniel Lichfield & Partners | M&E Consultant: Buro Happold Ltd | Environmental and Transportation Consultant: RPS | Accessibility Consultant: Buro Happold Ltd | Fire Safety Consultant: JGA Fire Engineering Consultants | Daylight/Sunlight and Wind Consultant: Capita

THE WATERMAN

Greenwich Peninsula, Greenwich, SE10
Status: Completed
Date of completion: December 2017
Height: 106 m
Number of storeys: 31
Types of use: Residential

The Waterman, completed in 2017, marks the first phase in the realisation of the wider masterplan for Greenwich Riverside. The building is the key residential aspect, delivering 269 new homes and a new public square at the heart of the new urban district.

A six-storey low-rise building creates carefully-scaled street facades at the perimeter of the block and a private internal garden for residents. Townhouses activate the base of the building; their two-storey scale expressed as a robust stone plinth. The top floor is recessed as an attic, facing the coal loader jetty on the River Thames; this floor is drawn forward to create four dramatic, cantilevered penthouses.

The tower building is arranged as two wings flanking the central core. Each wing contains three flats so that every apartment is dual aspect. L-shaped living rooms are set around generous corner balconies to maximise panoramic views, with the upper-most floors reduced to one wing only, with a communal residential garden where the building sets back.

Ground floor residential accommodation has been constructed above semi-recessed parking so that the apartments are lifted above the public realm with private terraces that overlook the footway; a contemporary reinterpretation of the

classic Georgian section. Full disabled access is provided by lifting Tidemill Square up over the parking and using the gentle rise of the roads to deliver fully accessible entrances for all.

The Waterman offers a residents’ garden that forms part of a range of communal facilities which includes a club room and cinema, which is projected into the portico that overlooks Tidemill Square.

Pilbrow & Partners’ masterplan proposed a new urban typology for the Greenwich Peninsula consisting of urban courtyard blocks which define a clear network of streets and strategically placed tall buildings to denote the position of new public squares. The Waterman contains each of the masterplan’s elements including a new public space, a low-rise parameter courtyard and a slender tall residential building.

The elegant silhouette of the tall building marks the centre of the district and announces the presence of the public space.

‘The key to delivering design quality of the Waterman involved developing the façade specifically with a unitized construction in mind. Both the architectural design and cost plan were developed in parallel, whilst engaging one of Europe’s top façade sub-contractors whose early input was key to quality of the overall design and final build. The Waterman was the first tall building delivered by the developer as part of the masterplan. The key lesson learnt from the delivery of earlier low-rise projects was collaboration and the need to involve both designers and supply chain sub-contractors that had extensive tall building experience, which could apply existing knowledge and skills to the development and delivery of the build.’

Paul Symons, Construction Director, Knight Dragon

Client: Knight Dragon Development Ltd
Architect: Pilbrow & Partners
Structural Engineer: CH2M
M&E and Sustainability Engineer: Hoare Lea
Landscape Architect: Turkington Martin
Project Manager and Cost Consultant: AECOM
Contractor: Wates
Facade Consultant: Buro Happold



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NO.201 GREENWICH PENINSULA

Peninsula Square, Greenwich Peninsula,
Greenwich, SE10
Status: Planning granted
Height: 120 m
Number of storeys: 35
Types of use: Residential, Retail

The building provides a distinct figure that responds to its focal position at the termination of the Greenwich Peninsula linear park and adjacent to the O2 Arena. The tower’s stepped plan form, elevational design and orientation is the result of maximizing dual aspect south facing homes. Roof gardens emphasise the steps in the massing and provide amenity spaces for residents. The ground floor maximises the retail frontage onto Peninsula Square and provides clearly identifiable entrances.

Client: AEG Europe | **Architect:** Lifschutz Davidson Sandilands | **Planning Consultant:** DP9 | **Structural Engineer:** AKTII | **M&E Engineer:** Norman Disney & Young | **Cost Consultant:** Core 5 LLP | **Transport Consultant:** TPP

RAVENSBOURNE WHARF

Norman Road, Greenwich, SE10
Status: Design stage
Date of completion: December 2022
Height: 80 m
Number of storeys: 26
Types of use: Residential, Office, Public Space

Using CLT panels as a principle construction material, this 26-storey building houses over 100 dwellings. Designed in a radial plan for off-site construction, segments are joined in different combinations to create diverse flats. Social spaces include an exhibition hall and café at ground floor, co-working spaces on the first floor and recreational areas on the third floor. At the top of the building, a lounge and roof terrace look towards the Thames.

Client: The Edition Group | **Architect:** Craftworks Architects | **MEP Engineer:** Atelier Ten | **Planning Consultant:** Savills | **Landscape Architect:** Bradley-Hole Schoenaich Landscape (BHSLA)

WOOLWICH CENTRAL

Woolwich New Road, Greenwich, SE18
Status: In planning
Height: 102 m
Number of storeys: 27
Types of use: Residential, Public Space, Retail

The 27-storey tower is designed as a landmark building in the emerging heart of Woolwich and close to the new Elizabeth line station. The residential tower’s triangular footprint with rounded corners reinforces existing sightlines, whilst the three-storey retail plinth relates to the scale of the existing context. Red reconstituted stone pilasters and horizontal bands at every third floor create a legible scale to the tower and relate the building to other significant landmarks in the area.

Client: Meyer Homes | **Architect:** Formation Architects | **Structural Engineer:** Walsh | **Project Manager:** AECOM | **MEP Consultant:** Cudd Bentley | **Cost Consultant:** Core Five | **Planning Consultant:** GVA Bilfinger | **Landscape Architect:** Fabrik

WOOLWICH KEEP

125-129 Woolwich High Street, Greenwich, SE18
Status: In planning
Date of completion: December 2020
Height: 73 m
Number of storeys: 23
Types of use: Residential, Retail, Office, Public Space

This proposal comprises a group of buildings ranging from three to 23 storeys set around a new public urban courtyard. Block C is a 23-storey mixed-use scheme, including 296 new residential dwellings, 1,158 sqm GEA of retail, co-working, play and community floorspace. Neighbourhood and community activities line the ground floor, supplying varying purposes and character that respond to the immediate context. Whilst the three-storey base relates to the street, the residential tower relates to the wider London skyline.

Client: Artisan Woolwich Limited | **Architect:** Conran and Partners | **Landscape Architect:** Townshend | **Structural Engineer:** Tully D’earth | **Planning Consultant:** JLL | **MEP & Fire Consultant:** WSP | **Transport Consultant:** Tully D’earth | **Sustainability Consultant:** Hodkinson | **Environment & Acoustics Consultant, Land Surveyor:** Merebrook | **Daylight & Sunlight Consultant:** GL Hearn | **Aviation Consultant:** Eddowes Aviation Safety | **Heritage Consultant:** Hurd Rolland | **Townscape Consultant:** Ettwein Bridges | **Wind Consultant:** BRE | **Building Control Consultant :** MLM | **Verified Views:** Miller Hare

THE ATLAS BUILDING

145 City Road, Hackney, N1
Status: Under construction
Date of completion: June 2019
Height: 135 m
Number of storeys: 40
Types of use: Residential, Retail, Public Space

The Atlas Building at 145 City Road is a striking 38-storey residential tower with 302 apartments and residential amenities, including leisure and spa facilities, plus basement parking. Located on a constrained site and above a London Underground line, the architecture is a very clear response to the building’s urban context, maximising the potential of the site and location to provide a unique development in one of the most vibrant and exciting parts of London. These complexities form a striking building that is an impressive addition to the skyline within London’s Tech City.

The tower is both sleek and simple in design. Twelve vertical blades are staggered across the site connected by glazed infills to provide floor to ceiling windows. This form creates the contrasting facades of the building, with the more solid anodised aluminium facades to the east and west and the glazed facades facing north and south to capture the views and maximise natural light.

Internally, the building accommodates a range of apartment types each with open-plan living and dual aspect views. All have generous balconies with roof terraces for apartments at the penthouse level that sit within the tapered roof as the blades descend.

The Atlas Building connects positively with the street at a human scale with one-storey retail units popping out to engage with the public realm and its context. The base of the tower integrates with the new public space that was previously inaccessible connecting Provost Street and East Road. A boutique kiosk at the southern prow of the site announces the building on the approach from Old Street station ahead of the residential entrance.

It is currently the tallest building in the Old Street area providing a landmark addition with the silhouette changing profile depending on viewpoint.

‘From my perspective as Lead Designer, this has been an immensely rewarding project. Led by the vision of an unusually bold client, who bravely put a great deal of trust in an experienced, professional team. Coming into this project to develop the concept design and turn it into a reality, Design Delivery Unit immediately faced the significant challenge of re-configuring the tower from the inside out, to cantilever it over the underground railway lines. The design is a beacon for the developing tech and creative industries community. Having such a strong concept, and powerful reference point kept the whole team honest, and focused. Making good decisions and choices on the journey that has ultimately resulted a high-quality addition to the London skyline.’

Richard McCarthy, Board Director, Scott Brownrigg

Client: Rocket Properties
Concept Architect: Make Architects
Delivery Architect and Lead Designer: Design Delivery Unit
Landscape Architect: Barton Wilmore
Project Manager and Cost Consultant: Arcadis
Structural Engineer: WSP
Services Engineer: CBDSP
Planning Consultant: DP9
Facade Consultant: Meinhardt
Approved Inspector: MLM
Main Contractor: Mace





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ART'OTEL

Great Eastern Street, Shoreditch, Hackney, N1
Status: In planning
Date of completion: September 2022
Height: 92 m
Number of storeys: 26
Types of use: Hotel

Located in a prominent corner within the South Shoreditch Conservation Area, the tower ties lower buildings in the area with taller buildings around the Old Street Roundabout, acting as an urban marker for Shoreditch. The scheme comprises a 343-room hotel along with publicly accessible gallery spaces, creative studios and rooftop bar. The facade, created with twisted fins of tubular metal, gives an articulated finish and, in strategic locations, the inner glazed skin peels away to create a series of terraces.

Client: Aspirations Ltd | **Architect:** Squire and Partners LLP | **Services and Structure Engineer:** Meinhardt | **Planning Consultant:** DP9 | **Project Manager:** G. C. Project Management Ltd | **Heritage Consultant:** Peter Stewart Consulting LLP

ONE CROWN PLACE

54 Wilson Street, Hackney, EC2
Status: Under construction
Date of completion: March 2021
Height: 137 m
Number of storeys: 29 and 33
Types of use: Residential, Hotel, Retail, Office

A mixed-use scheme comprising 246 apartments, 130,000 sq ft office floor space, 7,000 sq ft retail space and a 41-room boutique hotel, clubhouse and restaurant, the project also includes a refurbished office building and six Georgian townhouses which are being restored and converted into the boutique hotel. The apartments are located in two new residential towers on top of an office podium with three retail units at ground level. The ambition is to create a vibrant area which is active seven days a week, in an area not previously associated with city living. The residential towers will have a significant impact on the skyline, appearing as part of the City cluster when viewed from the north, with the coloured facades adding an interesting addition to the vista from the east.

Client: MTD Group (Malaysia) | **Development Management, Project Management, Planning, Sales and Office Leasing Agent:** CBRE | **Architect:** KPF | **Main Contractor:** Mace | **Structural Engineer:** AKTII | **M&E Consultant:** Aecom | **Quantity Surveyor:** Gardiner and Theobald | **Interior Designer:** Bowler James Brindley and Studio Ashby | **Landscape Designer:** LDA Design

ONE FAIRCHILD

201-207 Shoreditch High Street, Hackney, E1
Status: Planning granted
Height: 105 m
Number of storeys: 28
Types of use: Hotel, Office

A 30,000 sqm mixed-use building located in the heart of Shoreditch, this project introduces various activities at different levels, from offices to public events spaces. The massing is formed by a sequence of volumes stacked on top of each other, with different proportions and dimensions according to the activities they accommodate. This arrangement generates a distinctive visual relationship between the volumes and their context, with transparent and porous building frontages that enliven street activity and vitalise neighbourhood life.

Client: Highgate | **Architect:** Gensler | **Structural Engineer:** AKT II | **MEP Engineer:** Hoare Lea

LEXICON

261 City Road, Islington, EC1
Status: Completed
Date of completion: April 2016
Height: 117 m
Number of storeys: 36
Types of use: Residential, Retail

The scheme comprises a 36-storey tower and a pair of low-rise buildings set around a landscaped public courtyard. The lower blocks hold 161 apartments, including 107 affordable homes, and retail uses animate the ground level. The tower contains 146 apartments alongside resident amenities including a gym, swimming pool and business centre. Its facade features an innovative curtain wall with glass channels set within a ventilated cavity housing floor-to-ceiling glass, allowing unimpeded views over London.

Client: Mount Anvil with Clarion Housing Group | **Architect:** SOM and Squire and Partners | **Structural Engineer:** WSP | **M&E and Sustainability Engineer:** Hoare Lea | **Planning Consultant:** Gerald Eve | **Contractor:** Mount Anvil



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20 ROPEMAKER

20 Ropemaker Street, Islington, EC2
Status: Planning granted
Date of completion: January 2022
Height: 112 m
Number of storeys: 26
Types of use: Retail, Office

Located in the emerging cluster of towers around City Point, this building transitions from the local street scale to the skyline of taller buildings. A range of floorplates are created to accommodate different-sized businesses and five distinctive roof terraces provide outdoor amenities. Bringing over 400,000 sq ft of Grade A BREEAM 'Excellent' office space to the City of London, the building also folds to create a new public space, plus retail and community spaces, on the ground floor.

Client: Great Elm Assets Limited | **Architect:** Make Ltd | **Client representative:** Old Park Lane Management Ltd | **Development Manager:** City Offices Real Estate | **Quantity Surveyor:** WT Partnership | **Structural Engineer:** Waterman Structures | **Services and Vertical Transportation Engineer and BREEAM Consultant:** Hilson Moran | **Principal Designer:** WT Partnership | **Transport and Access Consultant:** Systra | **Landscape Architect:** Townshend's Landscape Architects | **Planning Consultant:** Gerald Eve | **Geotechnical and Environmental Engineer:** Waterman Infrastructure and Environment



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COBALT TOWER

Arklow Road, Lewisham, SE14
Status: Under construction
Date of completion: December 2019
Height: 74 m
Number of storeys: 22
Types of use: Residential, Retail

Anthology Deptford Foundry is a residential development of eight buildings of varying heights and Cobalt Tower, a distinctive 22-storey tower. The scheme will provide 316 new homes and 2,860 sqm artist studios / workspace as well as a new pedestrian, cycle route and public realm. Cobalt Tower provides 58 apartments and commercial space at ground floor level. The site was once part of a thriving metal foundry and this has inspired the design of all the buildings.

Client: Anthology | **Architect:** Rolfe Judd Architecture | **Structural Engineer:** JSA Consulting Engineers | **Landscape Consultant:** Murdoch Wickham | **Services Consultant:** Ridge & Partners LLP / Hoare Lea | **M&E and Sustainability Engineer:** Ridge | **Cost Consultant:** Capita | **Planning Consultant:** Turley | **Acoustic Engineer:** Hoare Lea | **Party Wall Consultant:** Anstey, Horne & Co



TIMBERYARD, PLOT 1

Grove Street, Deptford, Lewisham, SE8
Status: Planning granted
Height: 81 m
Number of storeys: 24
Types of use: Residential, Retail

Part of a larger masterplan for the Timbervard, a three-phase mixed-use scheme which includes three residential buildings, this 24-storey tower marks the south-east corner of the site, overlooking Pepys Park. Retail and residential accommodation form an active street-front periphery that wraps around the internal parking and services. The layout also provides each resident with access to an internal landscaped podium on the first floor as well as their own private external amenity spaces.

Client: Lendlease | **Architect:** HOK | **Structural & MEP Engineering:** AECOM | **Landscape & Infrastructure Designer:** PBA



BRUNEL STREET WORKS

Silvertown Way, Newham, E16
Status: Under construction
Date of completion: March 2021
Height: 85 m
Number of storeys: 25
Types of use: Residential, Hotel, Retail

The build-to-rent Heartwell Buildings, part of the wider masterplan Brunel Street Works, comprise two 25-storey towers which sit on top of a four-storey podium housing a 152-bedroom hotel, gym and commercial space including cafes and bars, as well as 335 new apartments with generous entrance lobbies, sheltered roof terrace with views across London, and communal areas such as a residents' lounge and private dining rooms. Aiming to change the experience of the arrival from Canning Town station, a green animated public square will help people orientate themselves while two retail units and a commercial unit will help to animate the streetscape and new public space.

Client: Opal | **Architect:** Cartwright Pickard | **Structural Engineer:** Jenkins & Potter | **Contractor:** Galliford Try Partnerships | **M&E Engineer:** Long & Partners | **Landscape Architect:** Turkington Martin

EAST VILLAGE PLOT N06

East Village, Stratford, Newham, E20
Status: Under construction
Date of completion: August 2020
Height: 103 m
Number of storeys: 30
Types of use: Residential, Leisure, Retail

The latest addition to the former Olympic Athletes’ Village, now known as East Village, is made up of two towers at 26 and 30 storeys plus two ten-storey pavilions and provides 524 apartments for the Build to Rent market.

East Village’s profile as a popular rental neighbourhood has grown over the past four years. Get Living’s existing homes under management are now at 98 per cent occupancy, with Triathlon Homes’ properties experiencing minimal voids across their tenures. There is a demonstrated demand for new homes. Plot N06 will enliven the Portlands district of East Village, densifying an area that is currently a noticeable gap site on a key plot connecting the 560-acre Queen Elizabeth Olympic Park with East Village.

Within the cross section of the scheme, three horizontal bands define the base and crown of the towers and provide areas of shared amenity at ground and mid-level, together with commercial spaces at ground level. The amenity spaces offer a series of intimate spaces for residents to use, whilst also encouraging social interaction and providing a chance for community to flourish.

The building respects the established East Village architecture with a precast facade grid while adding a nuanced palette of coloured glass panels responding to its surroundings. Use of colour across the towers provides natural wayfinding, incorporated from facade to interior. Together with material expression, super-graphics and

artworks provide wayfinding which prioritises cycle and pedestrian movement to create a safe space for users of all abilities. Car parking provision is balanced across East Village allowing a focus for public and cycle transport, benefitting from excellent surrounding transport links.

The design focuses on a socially unified building, encouraging interaction between residents and sense of community. The two towers and two pavilions have been merged into a single organism connected by a high-level inhabited skybridge. This layer provides shared amenity spaces, including a communal dining, screening room, wellness studio, meeting space and informal working space— which in turn opens out onto two roof gardens with views over Queen Elizabeth Olympic Park. The scheme targets BREEAM ‘Very Good’ and Lifetime Homes accreditations and utilises cutting-edge pre-fabrication technologies to inform a sustainable design, construction and maintenance.

The ground floor is designed to provide active frontage allowing pedestrians to engage with activities on all edges. Uses include a mix of retail, co-working and residential “super lobby.” Designed as an extension of the home, the “super lobby” provides concierge, informal working and automated e-commerce delivery facilities. These are linked by a communal courtyard orientated to maximise sunlight and designed to complement the surrounding landscaping. Retail space will further invigorate the area and a children’s play area will add to the neighbourhood’s provision for families.

‘N06 is a development we are very excited by. Since 2013 Get Living has managed 1,500 rental homes and accumulated a keen understanding of the successful aspects of life at East Village. Over this period the Build to Rent sector has developed parallels with the hospitality sector, with a focus on customer experience and amenity and our N06 designs have responded to these learnings and trends. These innovative designs, including the skybridge amenity space and ground floor Superlobby, retail and co-working, will deliver an enhanced offer for our East Village neighbourhood.’

Sylvana Young, Director of PRS Design, Get Living

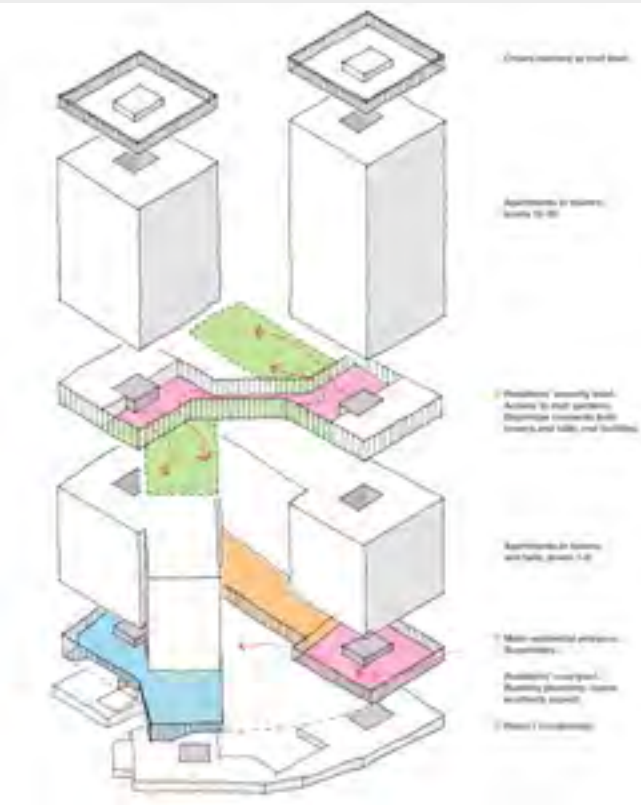
Client: Get Living London
Architect: Hawkins\Brown
Developer: Qatari Diar, Delancey
Planning Authority: London Legacy Development Corporation
Project Manager: Cast Real Estate & Construction Consultancy
Structural Engineer: Walsh
Services Engineer: Hurley Palmer Flatt
M&E Engineer: Hurley Palmer Flatt
Landscape Architect: Townshend
Cost Management: Arcadis
Acoustic Consultant: RBA
Facade Consultant: Inhabit
CDM Principal Designer: Orsa Projects
Planning Consultant: QUOD



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DUNCAN HOUSE

High Street, Stratford, Newham, E15
Status: Under construction
Date of completion: August 2019
Height: 97 m
Number of storeys: 32
Types of use: Residential, Office, Student Housing

This mixed-use scheme comprises of a purpose built student accommodation, with 511 bed spaces, for the University of London within a 32-storey tower in cruciform layout. In addition it provides 45 residential apartments (22 affordable), a 3,150 sqm education facility, affordable workspaces and commercial units in a perimeter block layout surrounding a central courtyard. The podium’s orthogonal arrangement within a trapezoidal shaped site allows a significant piece of public realm to be formed at the junction of Stratford High Street with Lett Road.

Client: University of London, UPP and Watkin Jones Group | Architect: Hodder and Partners | Landscape and Public Realm Architect: TPM | Interior Designer: Johnson Ribolla | Structural Engineer: Tier | M&E Engineer: Carpenter Davies Partnership/ Promep | Fire Engineer: Exova | Highways: ADL



GLASSHOUSE GARDENS

1-2 Westfield Avenue, Newham, E20
Status: Completed
Date of completion: September 2017
Height: 95 m
Number of storeys: 30
Types of use: Residential

Part of the International Quarter London and 2012 Olympic Legacy, this project comprises two residential towers of 17 and 30 storeys in height, providing a mixture of 333 new studio, one-,two- and three-bed homes overlooking the Queen Elizabeth Park. The towers are located at the head of the site within the landscape of a new public park. The floor plan of the towers is stepped to maximise views across London from each apartment. Shop-front glazing and a ‘ribbon’ of architectural metalwork unify the ground floor public spaces, creating visual interest.

Client: Lendlease | Architect: Allies and Morrison | Services Engineer: Buro Happold | Structural Engineer: Walsh Group | Environmental Consultant: Buro Happold | Facade Engineer: Buro Happold | Landscape Architect: Hassell | Planning Consultant: Quod | Acoustic Consultant: NHBC | Access Consultant: Lord Consultants Ltd | Interior Designer: Tara Bernard & Partners



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MANHATTAN LOFT GARDENS

Olympic Village, Stratford, Newham, E20
Status: Completed
Date of completion: December 2018
Height: 143 m
Number of storeys: 42
Types of use: Residential, Hotel

Situated in the upcoming cultural hub of Queen Elizabeth Olympic Park and alongside one of London’s largest transport interchanges, the development consists of a mixture of 248-unit residential loft-style and single-storey apartments, a 150-room hotel and three sky gardens carved dramatically out of the building’s profile. Focusing on the idea of a vertical community that would promote social interaction, the hotel and residential apartments share diverse facilities, including a communal lobby, meeting rooms, a roof terrace, children playground area and leisure and spa facilities.

Client and Owner: Manhattan Loft Corporation | Architect and Structural Engineer: SOM | MEP Engineer: Hoare Lea | Project Manager: Core5 | Main Contractor: Bouygues UK | Residential Interior Design: Studio KO and SOM | Hotel Interior Design: Space Copenhagen and SOM | Lighting: Paul Nulty | Landscape Design: Martha Schwarts and Randle Siddeley | Facade Engineer: Kyotec | Acoustics: Sandy Brown | Wind: BMT | Cost: DBK



STRATFORD RIVERSIDE

Stratford Riverside, Stratford, Newham, E15
Status: Completed
Date of completion: November 2017
Height: 89 m
Number of storeys: 27
Types of use: Residential, Office

This 27-storey building located on the southern edge of the Queen Elizabeth Park comprises 160 private units, 40 Housing Association units and two commercial units. The HA units are positioned within a six-storey street block and the private units are within a 27-storey tower. The roof of the street block provides a landscaped terrace with excellent views over the Olympic Village for all residents.

Client and Principal Contractor: Weston Homes | Architect: Broadway Malyan | Structural Engineer and Cladding Consultant: Meinhardt | MEP Engineer: JSH Consulting Limited | Geotechnical Consultant: Whitworth Peck Consulting Limited



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STRATOSPHERE

55 Great Eastern Road, Newham, E15
Status: Completed
Date of completion: July 2018
Height: 115 m
Number of storeys: 36
Types of use: Residential, Office, Retail

Consisting of two buildings of 36 and 11 storeys, linked at ground floor level by a podium structure with communal amenity space above, the development provides retail space, office space and residents’ leisure facilities including a gym. Similar to neighbouring Stratford Plaza, the building envelope comprises off-site manufactured repetitive facade elements, improving the speed and safety of construction. The creation of good quality amenity space has been central to the development of the design solution. At ground level, the scheme is activated with strong a retail frontage and entrance lobby.

Client: Telford Homes | **Post-planning Architect:** Stockwool | **Pre-planning Architect:** Allies and Morrison | **Structural Engineer:** PTA | **M&E Consultant:** Silcock Dawson | **Quantity Surveyor:** Telford Homes in house | **Landscape Consultant:** Standerwick Land Design | **Acoustic Consultant:** Cass Allen | **CDM Coordinator:** MG Health and Safety | **Approved Building Inspector:** NHBC | **Main Contractor:** Telford Homes

VICTORY PLAZA

Celebration Avenue, East Village, Newham, E20
Status: Under construction
Date of completion: January 2019
Height: 113 m
Number of storeys: 30
Types of use: Residential

Creating 482 new homes, these buildings comprise an eight-storey podium, two wing buildings and two towers. The podium buildings are robust in appearance with a heavier masonry construction, while the lighter identical towers have vertical structure only in the core and perimeter, providing great flexibility in layout. These towers use UK’s first rising factory: a climbing mechanism that allows the entire completion of a floor per week. Designed and built for the PRS market, the development is underpinned by ‘long life loose fit’ principles to optimise and future-proof residential development.

Client: Qatari Diar Delancey | **Architect:** Lifschutz Davidson Sandilands | **Executive Architect:** Adamsons Associates | **Structural Engineer:** Arup | **M&E Engineer:** Arup / Walsh | **Main Contractor:** Mace | **Landscape Architect:** Townsend

ALDGATE PLACE

7 Leman Street, Tower Hamlets, E1
Status: Completed
Date of completion: June 2016
Height: 82 m
Number of storeys: 22 and 26
Types of use: Residential, Hotel, Retail, Public Space

This residential-led development delivers more than 460 new homes across two phases, and incorporates a hotel, office and commercial space opposite Aldgate East underground station and the Whitechapel Conservation Area. The two residential towers offer a mix of tenure and home type. The heights of the 22- and 26-storey towers are determined by their relationship to the Tower of London backdrop while the use of brick takes its cue from its proximity to the Whitechapel Conservation Area and the historic fabric of Aldgate, Whitechapel and Spitalfields, yet the contemporary arrangement acknowledges both past and present.

Client: Barratt Homes East London and British Land | **Architect:** Allies and Morrison | **Structural Engineer:** Walsh Associates | **Services Engineer:** Whitecode Design Associates | **Contractor:** Barratt East London | **Landscape Architect:** Townshend Landscape Architects

ARENA TOWER

Isle of Dogs, Tower Hamlets, E14
Status: Completed
Date of completion: December 2016
Height: 150 m
Number of storeys: 45
Types of use: Office, Hotel, Residential

The 45-storey tower features expansive cantilevered, cylindrical balconies elliptical in plan, the balconies’ axial rotation about the tower plan produces the building’s undulating form. Sitting central to a 2.7-hectare site, Arena Tower grants over 115,000 sqm of mixed-use development, including 366 residential units of various types, as well as restaurants, sports facilities and day-care facilities. At 45 storeys and 150 m in height, the tower is a distinctive curvilinear form and interesting addition to the skyline. At ground level, a wharf side streetscape is engendered through a café at the dockside and integration in to the wider Baltimore Wharf landscape.

Architect: SOM | **Developer:** Galliard Homes Ltd in joint venture with Frogmore, O’Shea & LBS Properties | **Interior Design:** Argent Design

ALPHA SQUARE

50 Marsh Wall, Isle of Dogs, Tower Hamlets, E14
Status: Planning granted
Height: 217 m
Number of storeys: 35 and 65
Types of use: Residential, Hotel, Public Space, Retail

Alpha Square is at the heart of one of London’s most dynamic new quarters: South Quays. The proposals offer a new vision for high rise, high density urban living, based on an integrated vertical community with strong links to context.

The South Quay Opportunity Area will address part of London’s critical housing needs. Its excellent public transport connectivity (which will be further improved with Crossrail) and its proximity to the tall building cluster at Canary Wharf make it an appropriate location for increased densities.

Alpha Square’s mixed-use programme delivers a new paradigm for high density living in London. In two tall buildings of 35 and 65 storeys, framing a new public square which is activated at its edges by a new primary school, a health centre, a five-star hotel and the retained historic North Pole pub, the scheme offers a range of housing tenures.

Externally, the triangular form of the taller eastern tower addresses the diagonal lines of approach to the site along Marsh Wall. Internally, the plan form marries clear, generous and compact circulation with the opportunity to create dual-aspect apartments at the six corners of the plan.

The tower is articulated vertically to express its internal organisation. Clusters of residential floors are separated by three double height volumes which accommodate social spaces, plant and structural transfer zones. The base

of the building develops this vocabulary to create an open and public entrance zone with interlocking double height spaces that rise following the surrounding street levels.

To the south, a lower hotel wing anchors the composition relating directly to the scale of mid-rise neighbouring buildings to the east. A publicly accessible sky garden above this wing commands views south to the Old Royal Naval College.

The building is designed to achieve exemplary environmental performance. External brise soleil maximise the benefit of winter sunlight whilst protecting the interiors from unwanted peak summer gains. The variable profile of the brise soleil underscores the fluid organic form of the tower to contrast with that of its orthogonal neighbours.

The scheme delivers a new two-form entry primary school, accommodating 420 children planned at the base of the western tower. The school benefits from richly landscaped play decks at each level which form a sequence of hanging gardens.

Alpha Square is complimentary to, but distinct from, that of the established tall building group at Canary Wharf. The Alpha Square buildings are slender in plan with modelled elevations that reflect their internal apartment planning. Their fine grain slender profiles contrast with the orthogonal gridded volumes of the Canary Wharf offices.

'London’s recent residential tall buildings are typically monofunctional and, in large new developments, this can lead to a sterile public realm. The different approach adopted at Alpha Square reflects an unusual alignment of view between developer and planning authority. The Alpha Square scheme has been shaped to address the local needs arising from the area’s regeneration. South Quay forms part of the Isle of Dogs Opportunity Area where a significant population growth is directed. Driven by the Council’s forecasted needs, the plans for Alpha Square integrate a wide range of land uses, creating a truly mixed-use development that serves the needs of the growing community.'

Fred Pilbrow, Senior Founding Partner, Pilbrow & Partners

Client: Drakar / Far East Consortium International Limited
Architect: Pilbrow & Partners
Structural Engineer: WSP
M&E and Sustainability Engineer: Grontmij
Planning Consultant: Jones Lang LaSalle
Project Manager and Cost Consultant: Tower8
Developer: Southern Grove
Landscape Architect: Outer Space





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BLACKWALL REACH

Poplar, Tower Hamlets, E14
Status: Under construction
Date of completion: November 2026
Height: 127 m
Number of storeys: 40
Types of use: Residential, Retail, Office, Public Space

This regeneration project at Blackwall Reach will deliver over 1,500 new homes in Tower Hamlets, approximately half will be affordable for social rent and shared ownership, including leaseholders and tenants from Robin Hood Gardens. The scheme includes new community facilities, commercial units and improved access to Blackwall DLR and local amenities through the enhanced public realm. The development also accommodates the expansion of the existing Woolmore School, a new and improved mosque, a community centre and a new Regional Office for Swan Housing Association.

Client: Swan Housing Association | **Developer:** NU living, Hill, Countryside | **Architect:** CF Moller, Metropolitan Workshop, Haworth Tompkins, Aedas

DOLLAR BAY

3 Dollar Bay Place, Tower Hamlets, E14
Status: Completed
Date of completion: April 2017
Height: 109 m
Number of storeys: 31
Types of use: Residential, Public Space

Rising to 31 storeys, the building’s crystalline form is driven by the constrained site at the head of South Dock and the internal planning of 125 homes that enjoy double or triple aspect views over London. Designed to make the building more energy efficient and improve thermal performance, the facades incorporate winter gardens and enclosed balconies with floor-to-ceiling windows. This provides natural light and ventilation and extends residents’ living area throughout the year, exceeding GLA’s amenity space requirements by 100 per cent.

Client: Mount Anvil | **Developer:** Mount Anvil and One Housing | **Architect:** SimpsonHaugh and Partners | **Affordable Housing Provider:** Citystyle (part of One Housing) | **Structural and Services Engineer:** WSP | **Interior Designer:** Suna Interior Design | **Landscape Architect:** SpaceHub | **Planning Consultant:** Rolfe Judd

GOODLUCK HOPE

Leamouth Peninsula South, Tower Hamlets, E14
Status: Under construction
Height: 100 m
Number of storeys: 30
Types of use: Residential

Creating 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, this new 2.5 hectare development on Leamouth’s southern peninsula will deliver up to 804 new homes, a new brewery and residents’ club facilities, additional educational space and over 14,000 sqm of retail, restaurants and flexible workspace. The taller buildings in the scheme were inspired by the industrial skyline which once made up the docklands area, while the linear grouping along the northern edge respond to the natural topography of the area. The northern half of the podium garden by block B is open to the public to allow for a generous public green space.

Client: Ballymore Group | **Architect:** Allies and Morrison | **Structural Engineer:** OCSC | **Service Engineer:** OCSC | **Quantity Surveyor:** Bruce Shaw | **Environmental Surveyor:** Waterman Group Plc

GOODMAN’S FIELDS

39 Leman Street, Whitechapel, Tower Hamlets, E1
Status: Under construction
Date of completion: October 2019
Height: 73 m
Number of storeys: 30
Types of use: Residential, Student Housing, Hotel, Retail, Public Space

Sitting in one of London’s viewing corridors, seven strategically positioned slender towers rise up to 23 storeys from four courtyard 10-storey blocks. This seven-acre mixed-use scheme provides 1,076 new homes, 617 student rooms, a 250-bed hotel and ground floor shops and workspaces. The four mixed-use blocks hit the street forming open spaces that respond to local needs and creating a dense inner-city neighbourhood with over 0.8 hectares of public space.

Client: Berkeley Homes (Capital) Plc. | **Architect:** Lifschutz Davidson Sandilands | **Structural Engineer:** Walsh Group / URS | **M&E Engineer:** Whitecode / URS

CASHMERE WHARF, LONDON DOCK

Gauging Square, Wapping, Tower Hamlets, E1
Status: Under construction
Date of completion: April 2022
Height: 91 m
Number of storeys: 28
Types of use: Residential, Retail, Public Space, Office, Leisure

London Dock is a significant transformation of Wapping’s docklands into a thriving new neighbourhood. After being closed to the public since the docks were built in 1799, the London Dock masterplan opens the site, breaks down its defensive nature, and encourages movement within, while connecting the neighbourhood to the rest of Wapping. At the heart of the scheme is a landscape proposal consisting of a series of public gardens that link the various spaces and buildings of London Dock.

At 26 storeys this project plays a significant role in the masterplan as well as in the wider context of the city. The tower’s position, orientation, and articulation have been carefully considered to minimise impact on key views from nearby heritage assets, such as Tower Bridge and the Tower of London, while simultaneously placing London Dock on the city skyline.

The building is designed as two distinct forms. A masonry element gives the building weight, addresses views from the east, and establishes a courtyard footprint that will be implemented in future phases across the masterplan. This form steps away to the south, a move which helps to mediate the building in distant views as well as providing south-facing terrace space for adjacent homes.

A complementary, lightweight glass structure sits adjacent to the masonry frame. This distinctive element of the building is designed to address views from the west and is detailed to create a semi-transparent silhouette from distant viewpoints.

This crystalline form sits on a black granite colonnade which marks the entrance to the building and helps to establish the western edge of Gauging Square.

London Dock provides 1,800 homes (with almost 30 per cent of affordable housing), including 141 homes and commercial spaces at ground level provided by Cashmere Wharf. Full width balconies to the north and south edges of each element of the building provide generous amenity space while helping to visually articulate the building forms. Balconies to the glass element have overglazed balustrades, enhancing the building’s transparent and reflective nature.

The external form of the building reflects the internal arrangement of the accommodation, with the two main forms of the building bisected by a single, central core and circulation. Homes are predominantly designed with multiple aspects, but always with main living spaces addressing the north and south facades and the balcony zones that articulate verticality in the building form. The residential entrance and commercial unit are located behind the colonnade, a human-scale element that organises the ground floor uses and movement into and around the building.

Cashmere Wharf is designed to work at a variety of scales: as a distinct piece of architecture, marking London Dock as a new piece of the city; as a complementary piece of a wider composition, defining local space and public realm; and as a collection of homes that connect residents back to the city and this emerging neighbourhood.

‘Cashmere Wharf is a visible marker for the transformational changes taking place at London Dock. In a city like London, mediating tall building heights and protected views can be challenging. This freestanding crystalline tower is designed in reverence to the wider context of the city, making an elegant contribution to the skyline and sitting comfortably within the views from London Bridge and the Tower of London.’

Andrew Taylor, Director, Patel Taylor

Client: St George City
Architect: Patel Taylor
Delivery Architect: Broadway Malyan
Structural Engineer: Waterman Group
MEP Engineer: DSSR
Interior Design: Broadway Malyan
Planning Consultant: QUOD



HARBOUR CENTRAL

2 Millharbour, Tower Hamlets, E14
Status: Under construction
Date of completion: January 2020
Height: 140 m
Number of storeys: 42
Types of use: Residential, Retail, Leisure

Harbour Central will provide over 900 new homes across a range of buildings. Four tall residential buildings, two lower rise residential buildings and a six-storey leisure facility are placed around two contrasting open spaces, a residential garden and an attractive public square. A new pedestrian route links neighbouring residential areas to the south, with transport connections and future developments to the north. A new street will be provided to the northern perimeter of the site as part of the future masterplan. It will enable active retail frontages to this pedestrian priority area which connects through to the square.

The gardens adjacent to the play area are designed for causal community and family use, whereas the new public square is a larger, more civic design with a central water feature, seating and commercial frontages.

Maine Tower is the 42-storey marker building; its distinctive form sits centrally to the south of the site between the open spaces. The cubic expression of the facade is an arrangement of ‘pods’ which punctuate the verticality of the building. This conceptual approach was inspired by the stalks of wheat which were once stored on the site and the design is echoed in the smallest tower which is adjacent. To the north the lower buildings have a colourful facade facing the new street and future school and park. The east and west buildings have a more vertical emphasis with tactile coloured cladding within recessed balconies.

The structure of Maine Tower utilises a reinforced concrete frame with additional walls to enhance

the stiffness of the tower and control movements at the upper levels. The use of thin tensioned floor slabs allowed greater overhangs at the slab edge, allowing the expression of the architectural composition through the height of the building. The thinner slabs served to reduce structural weight and foundation times, as well as improving construction times. A large transfer structure at the base of the tower opens up the ground floor arrangement to provide perimeter columns and colonnade at the front of the tower.

The propped basement for the site was the largest in Europe and contains car and cycle parking and ancillary spaces. The development is predominantly residential on the upper floor levels with ground floor retail facing the public square and key routes. The new homes provide a mix of tenures including private sale, affordable provision with Genesis, and PRS units to be operated by Greystar.

Apartments are designed to minimise overlooking and maximise views and daylight. A leisure building sits centrally, suspended between two buildings creating a transitional space between the public square and communal garden. The community provision is adjacent to the new garden and play area.

The public square is the focal point which unites the development. Overall the space is extended by a large colonnade to the base of Maine Tower. An inserted and offset glass box to base of the tall building opposite provides views of the square and opens up sightlines when approaching from the DLR station to the east.

‘It has been a personal privilege to be involved with Harbour Central from conception through construction and towards completion. Building upon the masterplan principles established by the collaborative work of adjacent landowners, the Council and the wider community, the project has evolved to create a new and lasting piece of the city. The journey from felt tip pen sketches through advanced BIM technology, complex site logistics and ultimately to residents making their first memories in their new home, is challenging and rewarding. This would not have been possible without the dedication of hundreds of people and a strong, focused client team.’

Andrew Long, Director, Rolfe Judd Architecture

Client: Galliard Homes
Architect: Rolfe Judd
PRS Provider: Greystar
Affordable Provider: Genesis
Structural Engineer: Meinhardt UK
Landscape Consultant: Fabrik / LDA
Services Consultant: BuroHappold
Fire Consultant: Fire Design Solutions
Acoustic Consultant: Bikerdike Allen Partners
Environmental Consultant: Energist UK
Highways Consultant: TPP / Cole Easdon



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HOOLA

26 – 34 Tidal Basin Road, Silvertown, Tower Hamlets, E16
Status: Completed
Date of completion: July 2017
Height: 75 m
Number of storeys: 24
Types of use: Residential, Retail

These 23- and 24-storey towers regenerate a brownfield site in the Royal Victoria Docks, creating a new street frontage and restoring pedestrian links with the Royal Victoria DLR station and ExCeL Exhibition Centre. Formed of 360 apartments, from studios to three-bedroom units, the towers’ shape and orientation have been carefully considered to optimise their aspect and coordination while minimising overlooking between apartments. The building’s thermal performance and minimal energy requirements have resulted in a carbon reduction of nearly 57 per cent against the 2010 Building Regulations.

Client: HUB Group | **Architect:** CZWG Architects LLP | **Structural Engineer, Transport and Environmental Consultant:** Ramboll UK | **M&E Engineer:** Whitecode Design Associates | **Planning Consultant:** DP9 | **Fire Consultant:** HH Fire | **Landscape Consultant:** Churchman Landscape Architects | **Facade Consultant:** Clad Tech | **Interior Designer:** Johnson Naylor | **Supplier:** McMullen Facades | **Quantity Surveyor:** Faithful & Gould | **Main Contractor:** Carillion Building

LANDMARK PINNACLE

10 Marsh Wall, Tower Hamlets, E14
Status: Under construction
Date of completion: March 2022
Height: 239 m
Number of storeys: 75
Types of use: Residential

One of London’s tallest residential towers, providing 822 private, serviced and shared ownership apartments, this clean rectilinear form interacts cohesively with its sister development, The Landmark, creating an iconic marker for the termination of South West India Dock. Apartments feature private winter gardens, plus three floors of shared amenity space, a landscaped roof garden, gymnasium, dining rooms and childrens’ play areas. Landscaping at ground level connects with public space established at The Landmark, promoting animation of the waterside with a community café and a new sloping rooftop garden, Pinnacle Park.

Client: Chalegrove Properties | **Architect:** Squire and Partners | **Landscape Architect:** FHA | **Planning Consultant:** GVA/Savills | **Services Engineer:** Hoare Lea | **Structure Engineer:** WSP | **Visualisations:** DBOX/V1 | **Creative Marketing:** DBOX

MARSH WALL

54 Marsh Wall, Tower Hamlets, E14
Status: Planning granted
Height: 143 m
Number of storeys: 41
Types of use: Residential, Retail

Marsh Wall is a mixed-use development with a 41-storey tower and linked 16-storey tower. Together they will deliver 216 new homes, of which 36 per cent are affordable plus, two new retail units and community facilities. External to the buildings will be a new playground, urban square and pedestrian route. The variance in height blends the large scale commercial buildings, which characterise the skyline of Canary Wharf to the north, with the smaller scale residential buildings to the south, bridging the transition between the two areas.

Client: Freshwater Group | **Architect:** Rolfe Judd Architecture | **PRS Provider:** Thornccliffe | **Structural Engineer:** Adams Kara Taylor | **Landscape Consultant:** Charles Funke Associates | **Services Consultant:** Watkins Payne Partnership

ONE PARK DRIVE

One Park Drive, Tower Hamlets, E14
Status: Under construction
Date of completion: February 2021
Height: 215 m
Number of storeys: 58
Types of use: Residential

The 210m-tall tower is part of the 80 hectare mixed-use regeneration scheme next to Canary Wharf business district. The building contains 484 apartments arranged over 58 storeys, with amenities for the residents and the public at the lower levels. The tower acts as a visual gateway to the new neighbourhood, whilst the two lower levels include public components that activate the surrounding public realm, including the residential gardens, the park and dock promenade. Within the skyline, the tower’s circular envelope distinguishes its residential nature from its commercial neighbours, orthogonal and solid in their character.

Client: Canary Wharf Group | **Design Architect:** Herzog & de Meuron | **Executive Architect:** Adamson Associates, London, UK | **Structural Engineer:** AKT II | **M&E Engineer:** Sweco | **Contractor:** Canary Wharf Contractors

MILLHARBOUR VILLAGE

Millharbour Village, The Isle of Dogs, Tower Hamlets, E14
Status: Planning granted
Height: 147 m
Number of storeys: 39
Types of use: Residential, Retail, Office, Leisure

Canary Wharf is a district of opportunity and growth and the regeneration of the Isle of Dogs remains one of Europe’s largest long-term projects. Studio Egret West and Hawkins\Brown have come together again to develop a detailed planning application for a neighbourhood of six interrelated 30 to 45-storey new build towers. An attractive, spacious, and socially inclusive environment in which families, communities and businesses will flourish, this new residential quarter will integrate public spaces, educational facilities and nearly 6,000 sqm of supporting uses.

This regeneration project builds an urban village in the heart of London’s Docklands. Creating 1,500 new homes as well as a new primary school and college, two new public parks, and a variety of commercial spaces (including a range of shops, offices, restaurants, and cafes), the project will offer amenity and local facilities for the new community. Among a series of six interrelated buildings, two towers of 39 and 35 storeys will provide approximately 500 new homes and will be delivered as Build to Rent elements.

The scheme also includes reprovision for a Montessori and Dance school currently utilising the site, as well as a new park and a dockside promenade. The challenge at Millharbour Village was to create a sense of place and residential identity whilst satisfying the need to create 1,500 new homes within a restricted site on the Isle of Dogs.

Key to the success of the project is the creation of a characterful public realm and playful landscape that can tell a story about the site’s history and estuarine character—bringing ecology and public spaces back to Millharbour and Millwall Dock. The public realm will become the glue between the various components of the scheme. Two parks are proposed, each with a distinct character that reflects the use of adjacent buildings and the specific opportunities in their location. The layout of the six main residential buildings is framed around these new public spaces to curate interaction and views.

‘The designs for Millharbour Village have been developed in close collaboration with Galliard Homes and have provided a unique opportunity to create a scheme with a real sense of place and cohesion of community. There is a real emphasis placed on its public realm and the spaces between buildings. A primary challenge was to ensure that the ambitious brief for 1,500 new homes was balanced with the creation of excellent amenity for residents and the local community alike. This new residential quarter will provide two new public parks combined with three new educational facilities and 6,000 sqm of non-residential facilities.’

Greg Moss, Architect, Hawkins\Brown

Client: Galliard Homes
Architect: Hawkins\Brown
Landscape Architect: Studio Egret West
Planning Consultant: Signet Planning (WYG)
Consultant: URS
Cost Consultant: Rider Levett Bucknall Ltd
Structural Engineer: Clark Smith Partnership Ltd
Consulting Engineer: Hoare Lea



THE CANARY WHARF COLLECTIVE

Baltimore Wharf, Isle of Dogs, Tower Hamlets, E14
Status: Under construction
Date of completion: May 2019
Height: 71 m
Number of storeys: 21
Types of use: Hotel, Co-Living

The Canary Wharf Collective is a hotel and co-living development that will house guests in 705 rooms, over 21 storeys, offering both short and long stays. The unique building sits within the wider Baltimore Wharf masterplan and will help to revitalise the site, previously The London Arena. The towering form and curvaceous facade create a sensitive, tall building within one of London's most recently developed districts. The scheme is on track to receive BREEAM excellent accreditation and features hi-tech AV and operational systems to enhance the customer experience.

Doors are set to open to the community in 2019, offering a different way of city living: private rooms that range in size, combined with four floors of bespoke spaces that are designed to encourage human connection. As with all The Collective's schemes, this project provides both community and convenience. Members of The Collective become part of this community, with access to co-working space, cinemas, a games room, swimming pool, plus an exclusive programme, curated to bring the best of the city to their doorstep and empower them to make the most of living in London.

Positioned at the heart of a thriving business district, The Canary Wharf Collective will provide short stays for the first time, offering flexible living to neighbouring communities. The one of a kind hybrid co-living model creates a home in London, where members can live more connected lives, engaging with the people and spaces around them.

Learning from past schemes, The Collective has created a design that distributes the amenity spaces throughout the building over four stories, with rooms sprinkled between them. The basement, ground and first floors provide members with a full suite of bespoke shared spaces, designed to spark connection and build community. These spaces include screening rooms, a living room, a library, event facilities, a private dining room and a café. The 20th floor will house a wellness centre including a rooftop pool with floor-to-ceiling glazing, designed to maximise the panoramic views across London. The rooftop restaurant and terrace will also offer view over The O2 and Canary Whatf skyline.

Located between Crossharbour and South Quay DLR stations, the building is situated next to Baltimore Tower, linked with the surrounding buildings through interconnected landscaping. Each space within the building has been carefully designed to activate the people within it for a purpose: the ground floor functions as an evocative extension of the frontage; the reception is an exciting hub as you enter, a place for gathering and socialising; the café encourages activity throughout the day and night. The large, warm spaces and specialised sensory elements of The Canary Wharf Collective create a memorable experience in hospitality to all guests it welcomes.

'This building represents the transformation our business is currently experiencing. Similar to our team's size and ambitions, our projects are growing larger and creating more creative spaces for our members to connect with each other and build community. The collaboration amongst the project team was noteworthy in delivering this first-of-its-kind project. Many of the design decisions from Canary Wharf will inform our international pipeline in the US and Germany. I can speak on behalf of The Collective in expressing our excitement for the world to visit and experience this project.'

James Penfold, Planning and Zoning Director,
The Collective

Client: The Collective
Planning Architect: Skidmore, Owings & Merrill (SOM)
Project Architect: BUJ Architects
Contractor: CJ O'Shea
Amenity Fit Out Contractor: Denton Associates
Project Manager: Tower Eight
Quantity Surveyor: Gardiner and Theobald
Interior Designer: The Collective
Civil and Structural Engineer: WSP
M&E Consultant, Sustainability and Fire Engineering: EDC
Planning Consultant: DP9



THE LIBERTY BUILDING

7 Limeharbour, Tower Hamlets, E14
Status: Under construction
Date of completion: January 2019
Height: 82 m
Number of storeys: 27
Types of use: Residential

The site is located centrally on the Isle of Dogs, at the junction between Limeharbour and East Ferry Road, close to the Crossharbour DLR Station, and has a significant change in level of approximately 4m from East to West. The building design has been developed in consideration of the existing urban context.

The building is 27 storeys and 83m in height, with 155 dwellings developed by Telford Homes, and it makes a bold and positive contribution to this corner site in London’s Docklands. Notable for having four vertical elements creating a small cluster, the building aims to make a transition between the lower-rise area to the East, and the tall building to the West. Adding to the contextual response is a use of brick, which is sympathetic to the 19th-century warehouses and the traditional housing development on one side.

Due for completion in 2019, the building’s verticality has been emphasized by the use of facade modules that gain in size the higher they go, and as a high-density building, it has been positively endorsed by the local authority, Tower

Hamlets. With integrated affordable housing and an area of planted public space, it is a part of the neighbourhood as well as a landmark.

The 155 residential units are organized around two independently accessible cores. All apartments have a private balcony expressed in the language of the facade, and the roofs are enjoyed as private terraces. The floor plate layout has been design to generate a high number of dual aspect units, and avoid North facing apartments.

At ground floor, a new publicly accessible space, the two entrance lobbies and a resident’s gym animate the southern end of the site. A new café at the base of the West elevation, with its public space, animates the Limeharbour Elevation.

The building is stepped from 6 to 27 storeys. The four vertical elements creating the massing are taller on the western side facing Canary Wharf and lower on the east where it abuts a lower-rise residential zone. Ultimately the composition creates a transition between these areas.

‘The Liberty Building proved an interesting project from a design and build point of view. The 26-storey building was sited between the existing low-rise traditional brick built housing and the new high-rise developments, as such the design had to take this into account and bridge the two. Pre-cast brick panels were to make up the external facade, these allowed the building to successful bridge the two styles, coordinating the design these panels were a big undertaking but proved very successful. As the Isle of Dogs is developing publicly the Council were keen to have the landscaping that was socially interactive so the site benefit from an open feel to the general public but still adding to the overall quality of the project. Overall we feel that the building adds a great deal of value to the area as well as a different take on high-rise building appearance due to the choice of brick being its primary material. ’

Leon Williamson, Senior Technical Coordinator, Telford Homes Plc

Client: TelfordHomes
Architect: TP Bennett
Structural Engineer: Walsh Group
Landscape: Standerwick Land Design
M&E Consultant: MWL – Mendick Waring Limited
Planning Consultant: Rolfe Judd / tp bennett





THE MADISON

Marsh Wall, Tower Hamlets, E14
Status: Under construction
Date of completion: October 2020
Height: 182 m
Number of storeys: 53
Types of use: Residential, Office, Retail

The Madison is a 53-storey residential tower on the Isle of Dogs comprising 423 apartments, over 100 of which are affordable homes. In addition to its residential offer, the scheme includes office space for small- and medium-sized enterprises, as well as a retail unit at ground level. By making the tower as slender as possible, 70 per cent of the site is given back to the public, with large gardens and a children’s play area.

Client: LBS Properties | Architect: Make Architects | Structural Engineer: WSP | Services Engineer: Hoare Lea | Landscape Architect: Growth Industry | Main Contractor: Balfour Beatty | Cost Consultant: Core 5 | Agent: Savills



ST ANDREW’S – BLOCK D

Devas Street, Tower Hamlets, E3
Status: Completed
Date of completion: April 2013
Height: 82 m
Number of storeys: 27
Types of use: Residential, Retail

Part of a three hectare residential masterplan on the former site of St Andrew’s Hospital, this 27-storey tower comprises 183 residential units, ground-floor retail, a site-wide concierge and a gym. The units are stacked forming a cluster of smaller ‘towers’ forming private and communal roof terraces at different heights. The width of each of these towers varies and is generated by the proportions of the unit type that sits within it. Externally it gives the appearance of a group of individual towers, some rising higher than others.

Client: Barratt London | Architect: Allies and Morrison | Structural Engineer: Walsh Associates | Services Engineer: Whitecode Design Associates | Quantity Surveyor: Barratt London | Contractor: Barratt London | Landscape Architect: Townshend Landscape Architects



82 WEST INDIA DOCK ROAD

82 West India Dock Road, Tower Hamlets, E14
Status: Planning granted
Date of completion: July 2021
Height: 97 m
Number of storeys: 30
Types of use: Residential, Hotel, Retail

This 30-storey building houses a 400-room hotel that will provide long term sustainable jobs for the community, 66 apartments, 18 of which will be affordable, a restaurant/café, gym facilities, a landscaped pocket park for the public and a generous landscaped roof garden. Despite close proximity to Canary Wharf, the immediate context is mid-to low-rise buildings, therefore, the proposed building form consists of interlocking volumes, all of which respond sympathetically to the context in scale and orientation.

Client: Rockwell | Architect: SimpsonHaugh & Partners | Landscape Architect: Exterior Architecture



WARDIAN LONDON

Marsh Wall, Isle of Dogs, Tower Hamlets, E14
Status: Under construction
Height: 186 m
Number of storeys: 55
Types of use: Residential, Retail, Leisure, Public Space

The project comprises two residential towers which contain 766 homes including suites, one and two-bedroom apartments, and penthouses. Distinguishable by their wrap-around balconies and slender profiles, the towers land onto a two-storey podium that provides elevated gardens on its roof. Within the podium, a 25 meter open air pool, restaurant and retail space are accessible from public-facing facades which link Marsh Wall and the dockside, reconnecting pedestrian routes from the Isle of Dogs.

Client: EcoWorld Ballymore | Architect: Glenn Howells Architects | M&E Engineer: Hoare Lea | Structural Engineer: WSP Structures | Project Manager: Gardiner & Theobald | Quantity Surveyor: Bruce Shaw | Planning Consultant: GVA/ RPS-CGMS | Interior Designer: KCA/Glenn Howells Architects | Fire Engineer: WSP | Facade Consultant: Billings Design Associates | Landscape Architect: Camlins | Lighting Consultant: GIA Equation

↓ → CENTRAL ← ↑



100 BISHOPSGATE

100 Bishopsgate, City of London, EC2
Status: Under construction
Date of completion: April 2019
Height: 165 m
Number of storeys: 40
Types of use: Office, Retail, Public Space

This new 40-storey mixed-use development in the City of London is anchored by five contiguous podium floors, providing 900,000 sq ft of net lettable space, with 36 high grade office floors. The tower’s form responds to the geometries of the site by transitioning from a parallelogram at its base to a rectangle at its top. At street level, there is a new public square at the heart of the site while new walkable routes connect Bishopsgate, St Mary Axe and Camomile Street. The project also delivers a half acre of public realm and the refurbishment of neighbouring 15 St Helen’s Place.

Client: Brookfield and Multiplex Construction Europe Ltd | **Architect:** Allies and Morrison with Arney Fender Katsalidis | **Structural Engineer:** Robert Bird Group | **Services Engineer:** Hilson Moran | **Quantity Surveyor:** AECOM | **Planning Consultant:** GVA Grimley Ltd



6-8 BISHOSPGATE

150 Leadenhall Street, City of London, EC2
Status: Design stage
Date of completion: January 2022
Height: 178 m
Number of storeys: 50
Types of use: Office, Retail

This 50-storey tower comprises 47 floors of office accommodation, arranged across three blocks providing a range of different sized floorplates, and a pavilion at the top of the building, offering meeting rooms and a publicly accessible viewing gallery. The stacked block architectural concept with its different heights provides a form that responds to the local townscape of the Eastern Cluster. The steps, cantilevers and ledges breakdown the overall scale and mass, and give it dynamic composition.

Client: Mitsubishi / Stanhope | **Architect:** WilkinsonEyre | **Services and Structural Engineer:** Arup

ANGEL COURT

One Angel Court, City of London, EC2
Status: Completed
Date of completion: February 2017
Height: 100 m
Number of storeys: 25
Types of use: Office, Retail, Public Space

The original Angel Court building, constructed in the 1970s, was among the last towers built within the Bank Conservation Area. By preserving the original building’s core, the project introduces a contemporary tower of the same height but standing in discreet contrast to its historic surroundings.

The building has two distinct forms: the lower floor buildings, with deep-set windows faced in rough-hewn Carlow Blue limestone, contrast with the curved tower, faced in a light opal-fritted glass wrapping around the walls of the original irregular octagonal form.

Adopting advanced facade techniques on its exterior, a unique ‘double-frit’ (a one-millimetre diameter ceramic dot screen-printed and baked onto an internal layer of the double-laminated glass panels) provides 27 per cent solidity. The ceramic frit, which appears white when viewed externally but black internally, contributes to a total figure of 60 per cent solidity of the tower facade, thereby reducing solar gains and significantly lowering the building’s cooling load. The scheme’s projected environmental performance makes it one of the first buildings in London to achieve BREEAM ‘Excellent’ 2014.

Internally, each floor can be fully open plan or cellularised. Floorplates provide flexibility of services and fire egress provision, suitable for

subdivision that responds to a variety of occupier types. Optimising floor-to-ceiling heights on all floors and providing floor-to-ceiling glass allows bright daylit spaces, protected by the tower’s dot-frit glazing, and deep reveals with aluminium brise soleil for the podium elements.

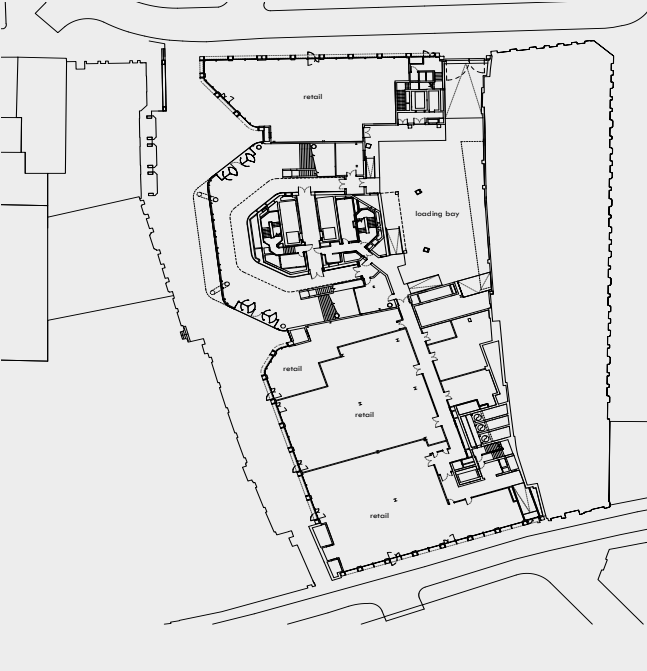
Angel Court comprises of 302,800 sq ft of office space spanning over 20 levels. 60 per cent of additional floorspace was created by increasing the girth of the tower and rationalising the geometry of the lower podium elements to allow for greater layout options for tenants at each floor. 17,000 sq ft of external terraces and gardens over five different levels provide quiet spaces for building users, A 4,000 sq ft communal lounge with connection to a garden terrace can be found on level seven.

A former service road and its neighbouring public street, formerly a dark alleyway, at the base of the tower has been transformed into a pedestrian street. Lined with shops and restaurants, the new promenade has created 40 per cent additional public realm in comparison to the original scheme. Given its location in the Bank of England Conservation Area, the height of the building was dictated by the height of its predecessor. The ceramic fritting on the tower’s glazing lends it an ethereal quality and allows it to blend into its surroundings by appearing translucent during the day.

‘Angel Court represented a unique opportunity in re-branding a private and secluded corner of the Bank Conservation Area. The very nature of the building’s location posed considerable engineering challenges in keeping its 1970s, 24-storey core standing while a new, 21st Century office was crafted around it. The building has responded efficiently to its highly specific planning requirements and provided architecture that sits comfortably within its surrounding context. A focus on long term sustainability has seen the building achieve an EPC ‘A’ and BREEAM ‘Excellent’ ratings, and a curated food and beverage retail offer that provides a unique mix of tastes for the square mile. The building’s varied tenant demographic is able to enjoy open terrace space and traditional English green gardens.’

Nick Jarman, Project Director, Stanhope Plc

Client: Mitsui Fudosan Ltd with Stanhope Plc
Architect: Fletcher Priest Architects
Structural Engineer: Waterman Structures Ltd
M&E and Sustainability Engineer: Waterman Building Services
Planning Consultant: DP9
Project Manager and Cost Consultant: RPM
Contractor: Mace
Developer: Stanhope Plc
Quantity Surveyor: Alinea Consulting





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100 LEADENHALL STREET

100 Leadenhall Street, City of London, EC3
Status: Planning granted
Date of completion: June 2027
Height: 247 m
Number of storeys: 56
Types of use: Office

Scheduled to be the City’s third tallest building, this 56-storey tower provides 104,859 sqm of high-quality office space and ancillary facilities including enhanced open space around the site, new retail facilities and a two-storey public viewing gallery that will provide 360 degree views over London. Communal tenant facilities are provided at the transfer levels to integrate community and functionality throughout the building. The proposals are for a car free energy efficient building that place sustainable standards to the fore, targeting BREEAM Excellent.

Owner: Frontier Dragon and Lai Sun Group | Client: London & Oriental | Architect: SOM | MEP Engineer: WSP | Planning Consultant: DP9

THE LEADENHALL BUILDING

122 Leadenhall Street, City of London, EC3
Status: Completed
Date of completion: January 2014
Height: 224 m
Number of storeys: 52
Types of use: Office, Public Space

Located opposite Lloyd’s of London, the 52-storey building’s tapering profile responds to a requirement to respect views of St Paul’s Cathedral, in particular from Fleet Street, creating its distinctive profile within the emerging cluster of tall buildings in this part of the City of London. The circulation and services form a detached north-facing tower, which serves the floor plates over the full height of the building. The lower levels of the building are recessed to create a public space which offers a half-acre extension to the adjacent piazza of St Helen’s Square, creating one of the most significant new public spaces in the City of London since the war.

Client: British Land and Oxford Properties | Architect: RSH+P | Structural and Services Engineer: Arup | Lift Engineer: Kone | Quantity Surveyor: DL Aecom | Project Manager: M3 | Landscape Architect: Edco Design London / Gillespies | Main Contractor: Laing O’Rourke | Planning Consultant: DP9 | Townscape Consultant: Francis Golding | Project Manager: WSP

ONE BISHOPSGATE PLAZA

Bishopsgate, City of London, EC2
Status: Under construction
Date of completion: August 2020
Height: 135 m
Number of storeys: 43
Types of use: Hotel, Residential, Office

This 43-storey tower comprises London’s first Pan Pacific Hotel and will provide five star wellness, meeting and events spaces, plus a 380-seat double-height ballroom/conference facility. 160 private residences occupy the upper levels of the main tower building, with the ground floor animated by landscaping, high class retail, restaurants and cafes. An intricately-detailed facade with bronze louvres in varying configurations will provide aesthetic sophistication and contrast to the adjacent Heron Tower’s more solid form.

Client: UOL / Pan Pacific Hotel Group / Stanhope plc | Architect: PLP Architecture / MSMR Architects | Main Contractor: Lendlease

THE SCALPEL

52 Lime Street, City of London, EC3
Status: Completed
Date of completion: December 2018
Height: 190 m
Number of storeys: 42
Types of use: Office

A sympathetic addition to the City cluster, ‘The Scalpel’ is a new office tower designed with a simple geometric form, reinforced by partially-reflective glass and bright metallic fold lines. Together with 120 Leadenhall, it leans away from St Pauls while responding to the protected views. An off-set core, at the corner of the building provides large floorplates for maximum flexibility. A restaurant at basement level, plus retail and café uses on the ground floor bring activity to the building, while a new public plaza—recalling Lime Street Square, lost since the 1940s—improves the pedestrian routes and public engagement in the city.

Client: WRBC Development | Architect: Kohn Pedersen Fox Associates (KPF) | Structural and M&E Engineer: Arup | Cost & Project Management: Gleeds

1 UNDERSHAFT

1 Undershaft, City of London, EC3
Status: Planning granted
Height: 289.94 m (304.94 m AOD)
Number of storeys: 73
Types of use: Retail, Office, Public Space

Located at the junction of St Mary Axe and Leadenhall Street, the scheme is at the heart of the 'Eastern Cluster' and with 289.94 m tall at a height of 304.94 m AOD it will become its tallest office building. Recognising the importance of London as the financial centre of Europe, the proposal includes a variety of uses: offices, retail and extensive public realm.

The offset core enables flexible office space, suitable for a range of operational uses, whilst sky lobbies provide opportunities for amenity areas that in combination with the high-quality internal environment support the wellbeing of its occupants. Retail space will be provided at the lower court and at the top of the building a public restaurant sitting beneath the viewing gallery will offer views across London.

Central to the proposal is to open public space at ground level that will offer a new destination for people who work, visit or live in the area, step free and fully accessible to all. Elevating the office reception off the ground will create an uninterrupted space beneath the building that allows pedestrians to walk from Bishopsgate to Leadenhall Street without obstruction. A large

elliptical opening will lead down to a lower court of restaurants, cafes, amenities and shops as well as the dedicated entrance to the viewing gallery.

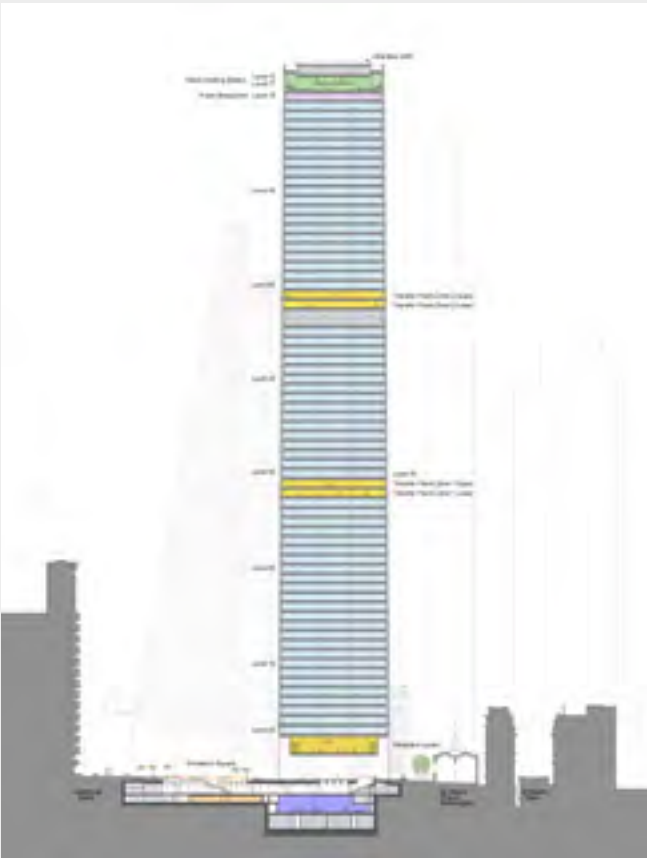
At 281.5 m above ground, the public viewing gallery will be the highest in the City of London and the only one in the City to offer a full, unobstructed 360 degree view of the capital. Alongside the public viewing gallery will be an education centre with two classrooms designed to help school parties learn about the history of London. The team is working with the Museum of London with the aim of the Museum occupying the public gallery and education space. Access to the public spaces at the top of the building will be free and available to all visitors.

The distinctive external bracing made of weathering steel gives the tower additional rigidity. Horizontal shades made of white vitreous enamel metal protect the glazed facades, adding a distinct white tone. The tower will look the same from each angle across the City adding to the simplicity of the design at the heart of the cluster and the prominence of the central location in the City of London. The sides of the tower taper in slightly over the height of the building, designed to mirror the reduction of structural requirements as the building rises.

'A building's skin is incredibly important in terms of engagement with the external public realm. In our work, this realm extends well beyond the public square, incorporating the wider horizon of the City. The possibility that change brings to improve the public realm set against a balance of the appropriate massing and building scale is key to this future process. While the quality of building will continue improving, new voices can join the dialogue and offer a direction to its actual development.'

Eric Parry, Director, Eric Parry Architects

Client: Aroland Holdings Ltd |
Architect: Eric Parry Architects |
Planning Consultant: DP9 Planning
Consultants Ltd | Structural & MEP
Engineer: WSP | Cost Consultant:
AECOM





THE TULIP

20 Bury Street, City of London, EC3
 Status: In planning
 Date of completion: January 2025
 Height: 305 m
 Number of storeys: 12
 Types of use: Public Space

A new public cultural and educational resource for Londoners and tourists, this 305.3-metre-high visitor attraction reflects a desire to build public engagement within the City of London. Open seven days a week and offering a distinctive venue to host events, the building promises wide cultural and economic benefits. Ground floor public access will be considerably improved, while the viewing galleries with sky bridges, internal glass slides and gondola pod rides on the building's facade will offer visitors an engaging experience.

Client: J. Safra Group | **Architect and Urban Designer:** Foster + Partners | **Planning Consultant:** DP9 Ltd | **Cost and LCC Consultant:** Alinea LLP | **Environmental EIA Lead Consultant:** Trium | **Heritage and Townscape Consultant:** The Tavernor Consultancy Heritage | **Waste & Servicing and Transport Planning Consultant:** Steer | **Daylight & Solar Consultant:** Gordon Ingram Associates



DUDLEY HOUSE

North Wharf Road, City of Westminster, W2
 Status: Under construction
 Date of completion: September 2019
 Height: 100 m
 Number of storeys: 22
 Types of use: Residential, Retail

A residential-led, mixed-use scheme in the Paddington Basin, this project consists of a 22-storey residential tower with 100 per cent affordable housing across 197 apartments. The ground floor creates a permanent home for a new school of 840 pupils, rehouses an evangelical church and provides retail space for the local community. Each use has its own easily identifiable entrance which, along with variations to the colour and orientation of the rainscreen cladding above, strengthens its identity and creates a human scale at street level.

Client: Westminster City Council / Willmott Dixon | **Architect:** Child Graddon Lewis | **Contractor:** Willmott Dixon



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ATLAS

36-60 South Lambeth Road, Lambeth, SW8
 Status: Completed
 Date of completion: August 2018
 Height: 96 m
 Number of storeys: 32
 Types of use: Student Housing, Leisure

Regenerating a formerly vacant plot of brownfield land in the heart of Vauxhall, the scheme delivers an economically, environmentally and socially sustainable building that provides benefits to the local community and economy. The shape of the plot and its orientation towards the surrounding conservation areas and Vauxhall Park strongly influenced the shape and massing of the design. The scheme provides 578 units of high-quality en-suite student accommodation, common facilities and landscaped terraces above a public pool and leisure facility set over 32 storeys.

Architect: Feilden Clegg Bradley Studios | **Contractor:** George Downing Construction | **Structural and Civil Engineer:** Walsh Group | **M&E Engineer:** Hoare Lea / HE Simms | **Facade Engineer:** Wintech | **Fire Engineer:** Omega Fire | **Landscape Architect:** Landscape Projects | **Quantity Surveyor:** Downing | **Planning Consultant:** Rolfe Judd Planning | **Acoustic Engineer:** AEC | **Heritage and Townscape Consultant:** Citydesign



DAMAC TOWER

69-71 Bondway, Lambeth, SW8
 Status: Under construction
 Date of completion: December 2020
 Height: 180 m
 Number of storeys: 50
 Types of use: Residential, Retail, Office

Conceived as a vertical mixed-use community, with a sculptural form in terracotta, reconstituted stone and glass, the tower comprises three main elements: a 'north' tower of residential units, a lower 'south' tower of affordable housing and a horizontal office element that bridges the two buildings at the 20th level. 450 apartments are located above the railway viaduct level to ensure optimum views and daylight. Residents benefit from a roof terrace on top of the bridging element.

Client: DAMAC | **Architect:** Kohn Pedersen Fox Associates (KPF) | **Main contractor:** Multiplex Construction Europe Ltd | **Town Planning Consultant:** DP9 | **Structural & Civil, M&E and Fire Engineer:** WSP UK Ltd | **Cost & Project Management:** Turner & Townsend | **Building Control:** MLM Group

8 – 13 CASSON SQUARE,
SOUTHBANK PLACE

Casson Square, Lambeth, SE1
Status: Under construction
Date of completion: August 2019
Height: 106 m
Number of storeys: 32
Types of use: Residential, Retail

A waterfront redevelopment of the historic Shell building site on London’s Southbank, this scheme is a 32-storey hybrid building that provides mixed-tenure homes and commercial units above a new London Underground ticket hall serving Waterloo Station. The project offers 203 private, 46 intermediate and, particularly unusual for a central London development, extra care facilities including 52 apartments. It is the only building in Southbank Place earmarked for affordable homes.

This is the first time since the 1951 Festival of Britain that the site has been fully accessible to the public, as such Southbank Place retains the existing Shell tower as its focus, provides a new public square and pedestrian transition from Waterloo Station to Jubilee Gardens and the Southbank. This is an important gateway building within Southbank Place, drawing visitors from York Road and the ticket hall into the heart of the new neighbourhood, connecting them to Jubilee Gardens and the riverside, as well as continuing the Southbank experience to the Waterloo Station area.

Consolidating mixed residential tenures, residents’ amenities, ticket hall, and retail into a single building posed significant technical challenges: achieving a column-free ticket hall, acoustic isolation and zero vibration between ticket hall and residential elements at bottom, penthouses and plant at crown, three separate cores, four CHP flues, four cooling towers, and coordinating traffic flow through ticket hall.

Similar to the Shell tower, it is a formal building with a strong vertical expression and defined base, middle, and crown. A material palette of Portland Stone, roach stone detailing and bronze accents was selected, in-keeping with Shell and London’s heritage fabric. From the base to the crown of the building, the building edge conditions transfer to provide architectural interest from outside, as well as to create views outwards through the corners from the interior. Each facade responds to a different external element and to the diverse floorplates, which include three residential typologies and different amenities.

The building makes use of innovative construction methods utilising not only a precast superstructure but also unique modular cladding fabrication methods. The facade is unified through the application of off-site manufactured unitised facade panels. Storey-height, double bay ‘W’ shaped precast panels complete with pre-installed bay-windows are delivered to site as a unit and offered up to the building providing the required programme assurance needed to meet the ticket hall handover deadline.

A grand, double order roots the building into the city and ties the numerous demands of lobbies, retail, back-of-house, and London Underground together as a cohesive whole. The body consists of diverse facade treatments: oriel window types, recessed balconies, and winter-gardens. The crown packages the site-wide infrastructure into a set-back filigree metal box, hidden behind a stone tiara and resolving aesthetic, acoustic, and technical requirements.

‘Southbank Place is part of a bigger picture relating to London’s regeneration. Since 1962, the site was home to the historic Shell Centre; an imposing block that restricted public access to the waterfront. 9–13 Casson Square, along with the rest of the Southbank place development, unlocks an inaccessible part of the riverside and connects it to the Southbank and Waterloo; reinstating this stretch of the Thames for people to enjoy, while extending the Southbank experience into the once fragmented and impenetrable area around Waterloo Station.’

Andrew Taylor, Director, Patel Taylor

Client: Braeburn Estates Limited Partnership
Architect and Interior Designer: Patel Taylor
Quantity Surveyor and Contractor: Canary Wharf Contractors
Interior Architect (Private Tenancy): Darling Associates
Structural Engineer: WSP
M&E Engineer: Hoare Lea
Fire Engineer: AECOM
Landscape Architect: Townshend Landscape Architects
Facade Consultant: Thornton Tomassetti
Access: REEF Associates
Lighting Consultant: Speirs + Major Associates
Acoustics Consultant: Sandy Brown Associates





GRAND SOUTH BELMONT

12 – 20 Wyvil Road, Lambeth, SW8
Status: Planning granted
Height: 126 m
Number of storeys: 36
Types of use: Residential, Office, Retail

A mixed-use development of residential, both private and affordable, offices and retail on a 0.35-hectare site in Vauxhall, at a point of transition between the new tall building cluster and the predominantly two- to four- storey buildings surrounding. The central 36-storey tower, clad in glazed terracotta, contains 255 apartments, with separate blocks providing 2,000 sqm of offices. A basement links the whole development, providing disabled parking, refuse storage and plant space, with cycle parking and landscaped spaces at ground floor level.

Client: Alchemi Group / Grand South Ltd | **Architect:** Stiff +Trevillion | **Structural Engineer:** Mason Navarro Pledge | **M&E Consultant:** Hurley Palmer Flatt | **Project Manager:** Second London Wall | **Cost Consultant:** Gardiner & Theobald | **Landscape Architect:** Camlins



KEYBRIDGE

80 South Lambeth Road, Lambeth, SW8
Status: Under construction
Date of completion: January 2021
Height: 125 m
Number of storeys: 37
Types of use: Residential, Public Space

Redeveloping the former BT Telephone Exchange site, this project provides 595 new homes, over an acre of public landscape, and 9,000 sqm of commercial and retail space. Building on local vernacular while also introducing an innovative variety of forms and scales, the scheme also provides for a much-needed primary school which will connect with the existing local school whilst opening to the garden at the centre. Almost a third of the development is new open spaces with public art, communal gardens and a new public square leading to the historic church nearby.

Client: Mount Anvil, FABRICA by A2Dominion | **Architect:** Allies and Morrison | **Delivery Architect:** Fourpoint Architects | **Structural Engineer:** WSP | **Services Engineer:** Silcock Dawson & Partners | **Landscape Architect:** Townshend Landscape Architects | **Contractor:** Mount Anvil | **Planning Consultant:** Rolfe Judd



NINE ELMS POINT

62 Wandsworth Road, Vauxhall, Lambeth, SW8
Status: Under construction
Height: 125 m
Number of storeys: 37
Types of use: Retail, Residential

Located in Nine Elms, London’s largest transformation project, Nine Elms Point comprises residential, retail and office space as well as the new underground station entrance for the Northern line extension. At the heart of the 13-acre site is a new Sainsbury’s superstore. The residential arrangement of seven buildings, from seven- to 37-storey, is adjacent and above the store. An extensive roof terrace of landscaped gardens provides a peaceful sanctuary. Three towers of 19-, 28- and 37-storey and four further buildings will provide a range of apartments, including shared ownership.

Client: Sainsbury’s | **Architect:** Rolfe Judd Architecture (concept), Broadway Malyan (detailed design and delivery) | **Structural Engineer:** Waterman Structures | **Landscape Consultant:** Grontmij | **Services Engineer:** Hoare Lea



URBANEST VAUXHALL

5 Miles Street, Vauxhall, Lambeth, SW8
Status: Completed
Height: 95 m
Number of storeys: 32
Types of use: Student Housing

This student housing scheme accommodates 454 bedrooms and is currently the tallest brick-clad building in the UK. The site’s restricted footprint gave rise to a striking bullnose apex. The project utilises a unitised curtain walling/window system, a slip form core and a reinforced in-situ concrete frame. Communal spaces for socialising and studying are located on the ground floor, first floor and on the 31st floor with great views over London.

Client: Urbanest | **Architect:** Glenn Howells Architects | **Structural Engineer:** Walsh | **M&E Engineer:** Swiftline, AECOM | **Fire Engineer and Consultant:** Trenton Fire | **Planning Consultant:** Gerald Eve | **Project manager:** Tower8 | **Quantity Surveyor:** West | **Contractor:** Balfour Beatty | **Interior Designer:** Michaelis Boyd | **Facade Consultant:** Fill Metallbau

MILES STREET

260 Miles Street, Lambeth, SW8
Status: Under construction
Date of completion: August 2021
Height: 114 m
Number of storeys: 38
Types of use: Student Housing

This new 38-storey tower building will provide accommodation for 841 students offering studio and cluster type rooms in which 10 per cent of the rooms being allocated for accessible or adaptable use. The city centre site is set amongst an emerging tall building cluster on the south eastern borders of the Vauxhall Nine Elms masterplan development.

The tower sits in a transitional area between lower scale residential neighbourhoods to the south and east and the large scale commercial development and transport infrastructure on the riverside and around the Vauxhall gyratory. Recent development along the route of the railway has resulted in a variety of larger and taller commercial and residential buildings that contrasts sharply with the remaining low-rise office, industrial and warehousing uses.

One of the key considerations for the scheme was to develop an in-depth analysis and understanding of the existing context, including the site's history, the existing buildings on the site, access to transport, the local conservation areas, relation to tall buildings in London and adjacent developments, both approved and proposed, and the social character of the local area. Following the context analysis, a site strategy was developed and tested in conjunction with key views to and from the site in order to provide a coherent and complementary design corresponding to the consented schemes and emerging character of the area.

As the site was previously used for a linear row of offices, these have been demolished and replaced with a new 6-storey office block on the adjacent plot thus ensuring the current employment space on the site will not only be lost but will increase the amount of area for business use.

'The Miles Street Development is alongside the South West Mainline from Waterloo. We were encouraged by Lambeth and the GLA to consider a tall building. Our approach was a 'tower and tail' concept in the context of the surrounding tall buildings. The result was a 38-storey student accommodation building, and a 6-storey office building with a MUGA on its roof. This provides an attractive foreground to the Vauxhall Nine Elms cluster of tall buildings when viewed from the south. The use of terracotta panels, glazed fenestration and fully glazed kitchens to the corners creates a light and elegant architectural solution.'

Bill Soper, Principal Director, tp bennett

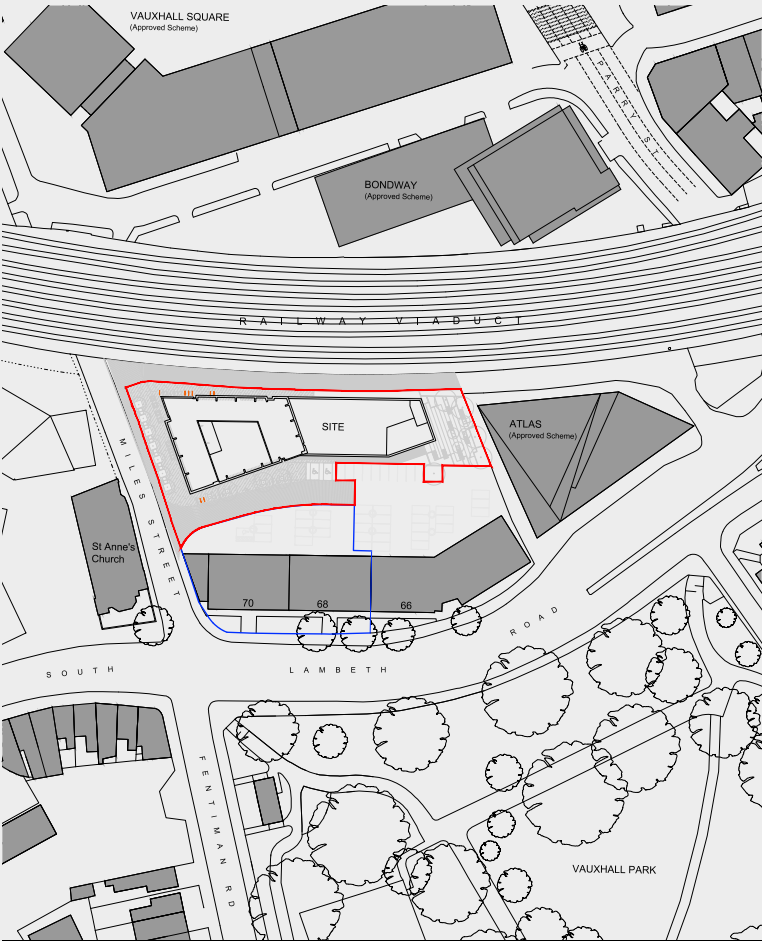
The tower primarily provides accommodation for 841 student rooms (studios, en-suites and threedios). The students have a number of recreational and utilitarian ancillary spaces that are distributed at various levels to encourage social interaction between students. These include multipurpose activity rooms on the first and eighth floors as well as a sky lounge with an open terrace on the top level offering panoramic views over London. Laundry, refuse and cycle storage facilities are all provided in the basement.

The tower also incorporates areas accessible to the public, including the ground floor reception and changing rooms for a multi-use game area (MUGA) on the eighth floor and a café on the Miles Street corner.

Due to the site's proximity to the Waterloo mainline rail line, special acoustic treatments have been required to the lower levels of the building to minimise acoustic disruption to these rooms.

The massing was sculpted to maximise exposure to natural light and to create elegant profiles for the building, allowing the integration of external and internal amenity areas and providing a setting for a comprehensive landscaping scheme to be designed in response. Orientation, circulation and pedestrian routes were evaluated through an understanding of the current road crossing traffic patterns, desire lines and the architectural aspirations of neighbouring consented projects. An understanding of the impact of towers in the public realm was sought both locally and from a distance. Building heights, verified views, overshadowing and daylight were tested from an early stage.

Architect: tp bennett
Structural Engineer: Walsh Associates
M&E Engineer: Hoare Lea
Planning Consultant: Rolfe Judd
Acoustic Consultant: PDA
Fire Consultant: Omega Fire
Landscape Architect: Wilder Associates





VAUXHALL SQUARE

Wandsworth Road, Lambeth, SW8
Status: Under construction
Date of completion: March 2020
Height: 168 m
Number of storeys: 50
Types of use: Residential, Retail, Hotel, Student Housing, Office, Leisure

As part of the Vauxhall, Nine Elms and Battersea Opportunity Area, this 1.5 million sq ft mixed-use scheme includes residential apartments, offices, student accommodation, a homeless hostel and retail. The development incorporates seven main buildings and two pavilion structures and forms a new urban square, as well as a secondary community space and a children’s playground. Two 50-storey residential towers form part of a family of buildings which are designed within a simple palette of materials of pre-cast concrete, brick, glass and metalwork.

Client: R&F / CLS Holdings | Masterplanner: Allies and Morrison | Architect (North Tower, South Tower and Wendle Court): Allies and Morrison | Architect (Student residential tower): Glenn Howells Architects | Project Manager: INK | Landscape Architect: Hyland Edgar Driver | Planning Consultant: GL Hearn Ltd | Structural Engineer: Waterman Group | Services Engineer: Grontmij | Quantity Surveyor: Gardiner & Theobald



18 BLACKFRIARS

18 Blackfriars Road, Southwark, SE1
Status: Planning granted
Date of completion: January 2022
Height: 178 m
Number of storeys: 52
Types of use: Residential, Retail, Office, Hotel

This high-density, mixed-use development comprises a 178.5m residential tower, a 136m office tower, a 548-bed hotel, affordable housing, retail and a live music venue, all set around a new public square. The residential tower is a simple rectilinear form which is then heavily articulated to create a series of expressed stacked volumes. This unique signature addition to the London skyline creates balconies and winter gardens, increases the number of corner rooms, and maximises penetration of natural light and views into the floorplate.

Client: Black Pearl Limited | Architect: WilkinsonEyre | Facade Engineer: FMCD | MEP: Hoare Lea



ELEPHANT AND CASTLE TOWN CENTRE

Elephant and Castle, Southwark, SE16
Status: Planning granted
Date of completion: January 2028
Height: 121 m
Number of storeys: 32
Types of use: Residential, Retail

Providing 1,000 new homes, the scheme also includes an expanded and improved home for the London College of Communication, 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. Expanding and humanising the public realm while improving connections between modes of transport, this project creates new routes and public spaces, allowing for a richness of typologies in which taller buildings can contribute.

Client: Delancey | Architect: Allies and Morrison | Structural Engineer: WSP | Services Engineer and Acoustic, Sustainability and Fire Consultant: Hoare Lea | Project Manager: Gardiner & Theobald | Townscape Consultant: Travernor Consultancy | Visualisations: GMJ Visualisation | Planning Consultant: DP9



ELEPHANT PARK

Heygate Street, Elephant and Castle, Southwark, SE17
Status: Planning granted
Date of completion: June 2021
Height: 84 m
Number of storeys: 25
Types of use: Residential, Retail

A 23,000 sqm residential complex within the Elephant Park masterplan, this 25-storey landmark tower anchors the site and, together with the adjoining 11-storey mansion block building, deliver 270 high-quality homes. The tower is connected to the mansion block via a glazed link that provides social facilities overlooking the park. Retail units, on the corners of both the tower and the mansion block, activate the pedestrian flow to and from the park.

Client: Lendlease | Architect: HOK | Structural Engineer: Robert Bird Group | Mechanical Engineer: Tuv Sud | Planning Consultant: DP9 | Landscape Architect: Gillespies | Amenity space: Randle Siddeley

BLACKFRIARS CIRCUS

142 Blackfriars Road, Southwark, SE1
Status: Completed
Date of completion: December 2018
Height: 92 m
Number of storeys: 27
Types of use: Residential

A contextual response to the heritage assets within the St. George’s Circus Conservation Area has guided the form, massing and layout of this scheme. On a lower corner building, the curved form of the circus has been reinstated to hold the space and reinforce its historical significance.

A 27-storey residential tower sits one building back from the circus, whilst its primary facade turns to face the obelisk at the focus to strengthen the relationship with the circus. It is hexagonal in plan and so presents slender facets creating a more elegant proportion. It steps towards the upper levels introducing complexity and interest to the form while reducing the tower’s visual impact in silhouette.

The material quality of the tower is influenced by Victorian London warehouses and by early twentieth century North American architecture, which has a strong tradition of high-rise masonry structures. At the ‘base’, a six-meter-high glazed brick colonnade frames the glazed entrance foyer and leads around into a new public square. Employment and commercial uses occupy the lower two floors of each building, with workspace units clustering around a courtyard. From the second floor upwards, the buildings are residential use and the plan form and massing develops to optimize daylight penetration.

The ‘middle’ of the tower is comprised of continuous vertical pilasters. Four of the six facades use a mottled grey water struck stock brick with glazed white brick trims, while the two facades facing the city and the circus use rich glazed white and off-white brick pilasters. Faceted dark bronze

glazed bricks form shimmering spandrels that weave behind the pilasters at every floor. At every second floor these are embellished with reconstituted stone string courses that create a ‘double order’ giving a more vertical proportion. The masonry facades provide a more domestic character and privacy as well as an improved thermal performance.

The ‘top’ is crowned with reconstituted stone pinnacles extending from the piers to give the tower its distinctive gothic silhouette. The top floor holds a common room and residents’ terrace with 360-degree views across the city. Located on the 25th and 26th floors, penthouses offer open plan living spaces with triple aspect panoramic view windows.

This tower is an urban building not simply a landmark: it is not a stand-alone object springing from the ground plane but is embedded within the shoulder of a well-defined city block. It is, however, a very tall building that can be seen from great distances on the skyline. The hexagonal form; facade materials, colour, and order; and the stepping plan culminating in a gentle crown all work together to reduce the sense of bulk and mass.

Gerard Maccreanor, an advocate of tall buildings in London, is the architect behind this tower. For its design he was inspired by high-rise buildings in the United States where, between 1880 and 1905, they started building up and, while buildings were effectively stretched, they still had character. He has carried out in-depth research on the history of tall buildings in the 1950s in the UK and why this history is relatively recent in the capital.

An understanding of what density means is lacking within London. I have been interested in this subject for many years and can bring not only an informed London perspective, but experience gain through our international work with MLA+. From the Netherlands (the most densely occupied country in Europe) which carefully plans its future, to Asian cities that build at density much greater than our own and North American cities that generate low density sprawl with huge sustainability impacts.’

Gerard Maccreanor, Director, Maccreanor Lavington

Client: Barratt London
Architect: Maccreanor Lavington
Structural & Civil Engineer: URS
Infrastructure & Environment UK limited
Building Services Engineer: Whitecode
Design Associates (WDA)
Landscape Architect: Churchman
CDM Coordinator: DBK
Fire Engineer: H+H Fire
Acoustic Consultant: RBA Acoustics
Interior Designer: Blocc





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© James Jones



HIGHPOINT

9 Churchyard Row, Southwark, SE11
Status: Completed
Date of completion: December 2017
Height: 149 m
Number of storeys: 47
Types of use: Residential

Highpoint is a 47-storey residential tower with an accompanying eight-storey podium block and it is currently one of the UK's tallest Build to Rent developments. It provides 457 units in a combination of PRS and shared ownership within the octagonal precast concrete tower, and affordable and intermediate rent in the adjoining block of cross-laminated timber (CLT). The "crown" of steelwork is a reaction to the octagonal floorplates providing generous balconies which need to be restrained against dynamic excitation. This is achieved by tying all the balconies together via vertical cables which are then tethered to the crown providing geometric continuity.

Client: Mace / Realstar Group, First Base | **Delivery Architect:** Axis Architects | **Concept Architect:** Rogers Stirk Harbour + Partners | **Structural Engineer:** AKT II | **M&E Engineer:** AECOM | **Contractor:** Mace

79-161 ILBERTON ROAD

79-161 Ilderton Road, Southwark, SE16
Status: In planning
Height: 92 m
Number of storeys: 28
Types of use: Residential, Retail

Providing 335 residential units, including 101 on-site affordable homes, the scheme creates 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 South Bermondsey overground station. The south building also comprises of a series of towers, interlocking terraces and houses. The articulated form breaks the scale of the site's long frontage to create an engaging street scene with a variety of scale and materiality.

Client: CB Southberm 2 Ltd | **Architect:** SPPARC | **Planning Consultant:** Brunel Planning | **Structural Engineer:** Pell Frischmann | **Townscape Consultant:** KM Heritage | **Public Relations Consultant:** Carvil Ventures Limited | **Sunlight and Daylight:** Point 2 Surveyors | **Transport Consultant:** Vectos | **Investment Agents:** CBRE

ONE THE ELEPHANT

1 St Gabriel Walk, Southwark, SE1
Status: Completed
Date of completion: June 2016
Height: 124 m
Number of storeys: 37
Types of use: Residential, Retail, Office, Public Space

This slender residential scheme rises to 37 storeys, with a smaller four-storey pavilion, as well as new pedestrian access routes and landscaping, increasing permeability and extension to an existing public park. The scheme features a strongly modelled facade, animated through metallic vertical detailing and a series of projecting balconies. At ground level, over 50 per cent of the site is publicly accessible with enhanced public realm, a shared surface plaza, and a fully glazed reception area to help animate the place.

Client: Lendlease | **Architect:** Squire and Partners | **Facade Consultant:** Wintech | **Landscape Consultant:** BCA Landscape | **Community Consultation:** Soundings | **Services Engineer:** Tuv Sud Wallace Whittle | **Structure Engineer:** Robert Bird Group | **Planning Consultant:** DP9

RUBY TRIANGLE

Ruby Street and Sandgate Street, Old Kent Road, Southwark, SE15
Status: In planning
Date of completion: December 2025
Height: 171 m
Number of storeys: 48
Types of use: Residential, Retail, Office, Public Space, Leisure

This scheme comprises a series of residential buildings, with varied heights from 17 to 48 storeys, arranged around a new open park. Assisting the sustained ecosystems that make Old Kent Road a diverse and vibrant location, the project incorporates at the lower levels various uses. This includes a council-run fitness centre, a cycle hub, an incubator for start-ups and affordable commercial units that rehouse existing businesses.

Client: Avanton Ltd | **Architect:** Farrells | **Applicant:** Ruby Triangle properties LTD | **Planning & EIA Consultant:** GL Hearn | **Landscape Architect:** LDA Design | **Structure Engineer:** Waterman Group | **Acoustic, Energy, Fire, Lighting & MEP Consultant:** Hoare Lea | **Transportation, Waste & Wind Consultant:** WSP | **Cost Consultant:** AECOM | **Daylight, Sunlight & Rights of Light Consultant:** Point 2 Surveyors | **Townscape:** Peter Stewart Consultancy | **Access Consultant:** David Bonnett Associates | **Principle Designer & Construction Management:** Orsa Projects Ltd | **Heritage Consultant:** CGMS | **Strategic Communications Consultant:** Terrapin Communications | **Commercial/Marketing Consultant:** Gooch Cuncliffe Whale

ONE BLACKFRIARS

1 Blackfriars Road, Southwark, SE1
Status: Under construction
Date of completion: March 2019
Height: 170 m
Number of storeys: 50
Types of use: Residential, Retail, Public Space, Hotel

Located at the heart of South Bank, One Blackfriars creates a gateway to the historic borough of Southwark. The tower creates a distinctive new silhouette on the skyline and its slender, raking volume minimises the footprint and maximises the extent of public realm. Together with active street frontages and new pedestrian connections through the site, this provides a high-quality experience for visitors and residents, activating and transforming the local area.

Reinforcing the city grain at ground level and establishing a contemporary urban identity from a distance, the development lies within a strategically important and rapidly evolving area of Central London. Developed in line with the first Tall Buildings Policy of the London Borough of Southwark and GLA, One Blackfriars acts as a catalyst for regeneration in Southwark by marking the northern-most river crossing and entry into the borough.

This mixed-use scheme features a residential tower, along with residents’ leisure facilities, 161-bed hotel, restaurants, and shops across two smaller buildings, all centred around a new, landscaped public plaza. The tower rises to 50 storeys and 170 metres, making it one of the tallest residential buildings in Europe. It comprises a variety of 274 apartments, all with winter gardens, a five-storey penthouse with gardens, and a viewing lounge at level 32 specifically available for local residents. At the heart of the site, encircled by the

three buildings, a new public plaza is designed to create a high-quality environment for visitors and residents. Restaurants and retail outlets spill into the area, creating a lively perimeter and enticing the public into the space.

The tower’s sculptural form was made possible by the development of a double-layered facade. Conceived as a ‘building within a building’, the building’s hard-working inner skin responds directly to the practical needs of the internal accommodation, allowing the outer layer more flexibility of form and the ability to address the dynamic movement of the river. Featuring 5,476 glass panels—none of which is the same or rectilinear—the double skin facade resolves the contradictory demands of a singular landmark comprised of 274 individual homes. The inner facade’s coloured panels animate the building. Winter gardens connecting the two facades extend living areas. Floor-to-ceiling windows bring daylight in, maximise reflection, encourage connection with the outside and allow for stunning views.

The shimmering tower creates an elegant silhouette on London’s skyline, signalling Southwark’s redevelopment and the new public plaza at its base. Its directional linearity is infused with movement and drama derived from the river’s dynamism and the busy thoroughfare of Blackfriars Road. Rising up and tilting outwards to embrace the city, its most slender elevation addresses St Paul’s Cathedral.

‘At One Blackfriars, our intention was to create a beautiful building, an alternative to the traditional box tower, and demonstrate ways in which a tall building can engender a sense of community, identity and neighbourliness. We focused on both the quality of the buildings and the scale and quality of the public space that the buildings could facilitate.’

Ian Simson, Founding Partner, SimpsonHaugh

Client: St George
Architect: SimpsonHaugh and Partners
Structural Engineer: WSP
Building Services Engineer: Hoare Lea
Main Contractor: Multiplex
Interior Designer: Tara Bernerd & Partners
Hotel operator: Autograph Collection Hotels (Marriott)



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SOUTH BANK TOWER

55 Upper Ground, South Bank, Southwark, SE1
 Status: Completed
 Date of completion: June 2016
 Height: 150 m
 Number of storeys: 41
 Types of use: Residential, Retail, Office

This building is a conversion of a former office tower and adjacent podium building that had been unoccupied since 2007. Adding eleven new storeys to the existing 111 m tower, it re-utilises the existing concrete structure to create retail spaces, offices and 193 apartments. Currently the third tallest residential tower in London, it has also created a new public space for the city: new routes had been opened through the site at ground level, animating the streetscape with integrated retail frontages.

Client: CIT | **Architect:** Kohn Pedersen Fox Associates (KPF) | **Structural Engineer:** AKT II | **Services Engineer:** Sweco | **Cost Consultant:** EC Harris | **Principal Contractor:** Mace



THE KITE

87 Newington Causeway, Southwark, SE1
 Status: Under construction
 Date of completion: March 2020
 Height: 82 m
 Number of storeys: 23
 Types of use: Residential, Retail, Hotel

This mixed-use scheme in the heart of Elephant and Castle replaces disused garage buildings with a 24-storey BREEAM Excellent rated tower, comprising of a 140-bedroom hotel, 48 residential units including 35 per cent on-site affordable homes and retail spaces at ground floor level. With particular attention given to the existing street pattern, over 80 per cent of the site is publicly permeable at street level. The kite form of the tower above is informed by the angle of the building's sharp point, and its relationship to Newington Causeway.

Client and Contractor: Neobrand 2 | **Architect:** SPPARC | **Planning Consultant:** Brunel Planning | **Townscape Consultant:** Richard Coleman | **Structural Engineer:** RWP | **Quantity Surveyor:** ABC-Consult | **Public Relations Consultant:** Carvil Ventures Limited | **Facade Engineer:** Wintech



© Hayes Davidson

TWO FIFTY ONE

82 Newington Causeway, Southwark, SE1
 Status: Completed
 Date of completion: May 2017
 Height: 143 m
 Number of storeys: 41
 Types of use: Residential, Retail

This 41-storey residential tower and adjacent seven-storey commercial building is located to the north of Elephant and Castle. The terrazzo clad tower comprises 335 flats in a range of sizes and mixed tenures. Retail and cafe spaces, as well as building entry lobbies provide active ground floor uses to both buildings. New trees, planting and soft landscaping, integrate with existing mature street trees and enhance the groundscape. The relocation of bus routes and stands will allow significant improvements to the public realm around the site.

Client: South Central Management | **Architect:** Allies and Morrison | **Structural Engineer:** Waterman Structures | **Services Engineer:** Waterman Building Services | **Quantity Surveyor:** McBains Cooper | **Planning Consultant:** DP9 | **Landscape Architect:** Townshend Landscape Architects



6-12 VERNEY ROAD

6-12 Verney Road, Southwark, SE16
 Status: In planning
 Height: 82 m
 Number of storeys: 23
 Types of use: Residential, Retail, Office

The proposal is a contextual response to the varied and changing scales of an area under transition. Arranged over three buildings of 17 to 23 storeys layered behind a street building fronting Verney Road, the proposal delivers 340 homes (including 35 per cent affordable housing), community space and local retail facilities. Commercial employment floorspace is arranged at the lower levels to promote a sense of activity and a strong business community, set around a series of new courtyards and play spaces.

Client: CB Acquisition LDN Ltd | **Architect:** SPPARC | **Planning Consultant:** Brunel Planning | **Structural Engineer:** Pell Frischmann | **Transport Consultant:** Vectos | **MEP / Energy Consultant:** SVM Consulting Engineers | **Cost Consultant:** Faithful + Gould / Pierce Hill | **Investment Agents:** CBRE



SOUTH



CAMBRIDGE HOUSE

16-18 Wellesley Road, Croydon, CR0
Status: Planning granted
Date of completion: September 2020
Height: 84 m
Number of storeys: 26
Types of use: Residential

A 26-storey residential proposal situated in Croydon's tall buildings district, this project will provide 92 one-, two- and three-bedroom apartments. The tight nature of the site has resulted in an efficient circulation core with maximum four dwellings per floor. This has resulted in 80 per cent dual or triple-aspect dwellings and provides high levels of natural light with far-reaching views across London. In addition, an acoustic buffer is offered to the busy urban environment of Wellesley Road. By positioning the entrance lobby at the corner, it appeals to both Wellesley Road and Warpole Road. A new shared surface public space is proposed around the tram stop to encourage public interest in the building.

Client: Notting Hill Genesis | **Architect:** BPTW | **Landscape:** Allen Pyke | **Structural Engineer:** AECOM | **M&E:** Silcock Dawson | **Sustainability:** AECOM | **Fire Consultant:** AECOM

101 GEORGE STREET

101 George Street, Croydon, CR0
Status: Under construction
Date of completion: February 2020
Height: 135 m
Number of storeys: 44
Types of use: Residential, Retail, Public Space

Constructed in an off-site controlled environment, these buildings will be the world's tallest structures to have been built using modular construction. The 44- and 38-storey connecting towers comprises of 546 homes designed for rent, including Affordable Homes and London Living Rent. Shared amenities incorporate roof gardens, gyms and residents' lounge; while a winter garden at ground level, which includes an art gallery and retail spaces, is designed as an asset for Croydon's emerging cultural quarter.

Client: Tide Construction and Vision Modular Systems | **Architect:** HTA Design LLP | **Developer:** Greystar



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ONE LANSDOWNE ROAD

One Lansdowne Road, Croydon, CR0
Status: Planning granted
Date of completion: April 2021
Height: 228 m
Number of storeys: 40 & 70
Types of use: Residential, Retail, Office, Leisure

As part of Central Croydon’s major regeneration, these two towers of 70 and 40 storeys house 794 market and affordable residential apartments. Linking the towers, an 11-storey base podium provides office and shared amenity spaces, while at the top of the 228 m tower are a public viewing terrace and restaurant. The two towers and podium are visually united by the sinuous forms of louvres and balconies.

Client: One Lansdowne Road Ltd | **Architect:** CZWG Architects LLP | **Development Manager and Project Manager:** Guildhouse UK Ltd | **Rights of Light Consultant:** Schroeders Begg | **Planning Consultant:** Martin Robeson Planning Practice | **Civil, Structural and M&E Engineer and Fire Consultant:** China Building Technique Group Company Ltd (CBTGC)



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SAFFRON SQUARE

Wellesley Road, Croydon, CR9
Status: Completed
Date of completion: January 2016
Height: 138 m
Number of storeys: 45
Types of uses: Residential, Retail, Office, Leisure

As part of Croydon’s regeneration, this project provides nearly 800 new sustainable and affordable high-density apartments. The landmark scheme integrates a colourful 43-storey tower with lower-rise geometric modules surrounding an inner public courtyard. The active base of the building also contains retail units and office spaces. The glass panels, with high light transmission levels in 17 different colours, are arranged in a pixelated design which alludes to the saffron which was once cultivated here in Roman times.

Client: Berkeley Homes | **Architect:** Rolfe Judd Architects | **Planning Consultant:** Rolfe Judd Planning | **PRS Provider:** Affinity Sutton | **Structural Engineer:** Manhire Associates and Walsh Group | **Landscape Consultant:** HTA Design | **Services Consultant:** Ramboll UK



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WANDLE ROAD

Wandle Road Car Park, Croydon, CR0
Status: Planning granted
Height: 83 m
Number of storeys: 25
Types of use: Residential, Retail, Office, Public Space

This 25-storey mixed-use development will create 128 new homes, with 50 per cent affordable, on a challenging site—currently a council-owned carpark. The massing of the scheme as part 25- and 23-storey conjoined tower, above a plinth of office space, helps to break its profile into a cluster. The proposed new public realm improvements, with flexible commercial use at ground floor level will activate the street, transforming this currently undeveloped car park into a vibrant and lively piece of the city.

Client: Brick by Brick Croydon Ltd | **Architect:** Pitman Tozer Architects | **Structural Engineer:** Conisbee | **M&E Engineering and Sustainability Consultant:** Max Fordham | **Quantity Surveyor and Project Management:** Gleeds | **Landscape Architect:** LT Studio | **Transport Consultant:** Steer Davies Gleave | **Daylight Consultant:** Point 2 Surveyors | **Planning Consultant:** DP9



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BRONZE

14 Buckhold Road, Wandsworth, SW18
Status: Under construction
Date of completion: April 2020
Height: 64 m
Number of storeys: 20
Types of use: Residential, Office

The distinctive triumvirate form of Bronze completes the transformation of the former business village which has now become a unique and sustainable new quarter of Wandsworth town. The masterplan with new pedestrian routes has created a connected and integrated place where flexible workspaces and new homes of mixed tenure sit side by side. The development consists of a 20-storey residential tower and a lower four-storey commercial element. Together they provide 77 apartments and duplexes, 2,250 sqm of flexible workspace and a café.

Client: Mount Anvil & Workspace Group (Wandsworth Business Village Masterplan) Strawberry Star (Buckhold Road) | **Architect:** Rolfe Judd (RIBA Stages 1-3) / Ayre Chamberlain Gaunt (RIBA Stages 4-6) | **Structural Engineer:** Whitby Wood | **Planning Consultant:** Rolfe Judd Planning | **Services Consultant:** Beechfield Consulting Engineers | **Contractor:** Henry Construction

CODA, YORK PLACE

198 York Road, Wandsworth, SW11
Status: Under construction
Date of completion: December 2020
Height: 82 m
Number of storeys: 24
Types of use: Residential, Retail, Public Space

York Place delivers significant educational and residential amenity alongside a transformation to the public realm. The development provides a new headquarters for the Royal Academy of Dance (RAD), as well as 299 mixed-tenure homes across three buildings as part of the regeneration of York Road.

At 24 storeys, Coda is the striking centrepiece at the heart of York Place, providing 130 homes for private sale when complete. Two mansion blocks flank Coda, together providing 169 PRS and discounted PRS homes for affordable housing provider, A2 Dominion. The RAD sits at ground level with three residential buildings rising from a landscaped single-storey pre-cast concrete podium above.

Coda is characterised by a vertical and horizontal variation. Floor plates are stacked to give the overall effect of continuous terracing on the south side. However, within this there is a subtle series of irregular offsets on both the north and south (short) sides of the block to provide further grain to the terracing. All floors contain a series of box-like bay windows that either accentuate the vertical or horizontal lines of the block. These provide good lateral views for the inhabitants, particularly towards the river, and also serve to break down the mass to a more human scale.

White PPC-aluminium cladding flows unbroken from top to bottom, wrapping back and forth around the floor plates, defining a pair of floor plates horizontally

and therefore offsetting the height of the building. It also serves to frame the generous terraces, providing intermittent shading. Within the large-scale wrap effect inserts form balustrades, balconies and terraces in places where the wrap does not exist.

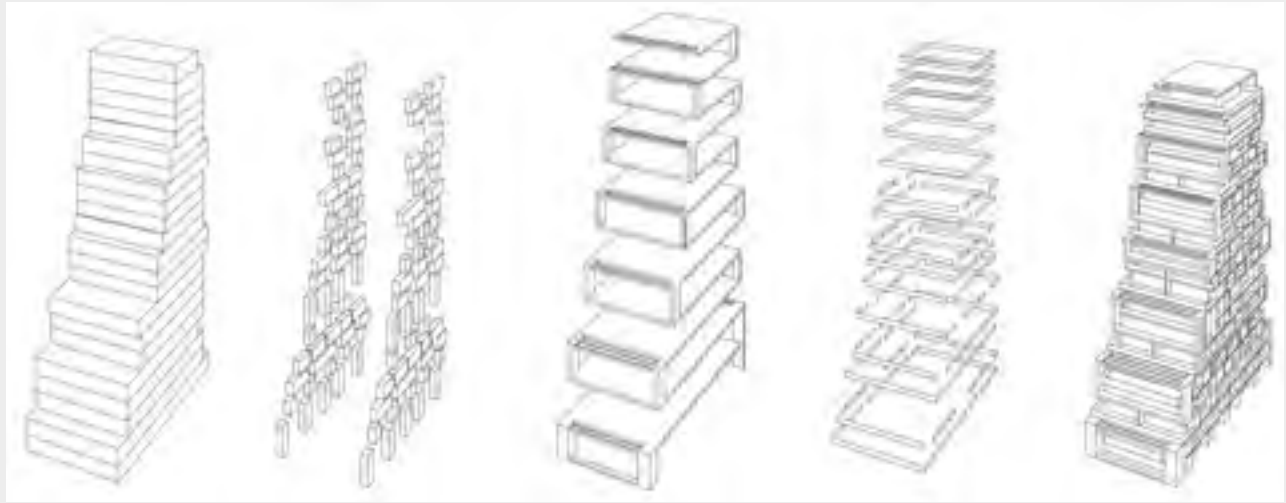
A north-south orientation in tandem with intelligent spatial arrangement maximises daylight and eliminates less desirable north-facing, single-aspect apartments. River views, varied apartment layouts and an emphasis on dual aspect, help to create unique living environments. Coda tapers away from York Road from the fifth floor upwards, allowing for terraces to be created in the south. Bay windows maximise views and daylight. All residents share generous landscaped gardens at podium level.

A 14-metre set-back from York Road creates a new public promenade leading to RAD’s main entrance, shop and café, while providing an active outdoor gathering place for visitors. Equal attention has been paid to the residential entrances on the remaining three sides of the development; each street frontage has been designed to generate interest for passers-by, while creating welcoming approaches into each building.

‘As York Place is a high-density housing scheme within Battersea’s predominantly low-rise cityscape; it was crucial for York Place to enhance the neighbourhood and not to dominate it. Coda’s tapering form lessens visual impact, but also creates a striking marker for a new destination that has initiated the regeneration of York Road. It takes a special skill and sensitivity to add high density developments to low and mid-rise environments, especially with a tower form that is unprecedented for the area. York Place illustrates what can be achieved when designers and developers work together with local authorities to think creatively about placemaking.’

Pankaj Patel, Director, Patel Taylor

Client: Avanton
Architect and Landscape Architect: Patel Taylor
Interior Architect: Johnson Naylor
Structural and Civil Engineer, Transport and Flood Risk Consultant: Waterman
Services Engineer, Fire Engineer, BREEAM and Acoustic Consultant: Hoare Lea
Facade Consultant: Inhabit
Project Management: Arcadis
Quantity Surveyor: AECOM
Planning Consultant: RPS
Daylight Sunlight: Point2Suveyors
Waste / Wind Consultant: WSP



LOMBARD WHARF

12-14 Lombard Road, Battersea, Wandsworth, SW11
Status: Completed
Date of completion: September 2017
Height: 91 m
Number of storeys: 28
Types of use: Residential, Office, Public Space

Situated on the banks of the River Thames in Battersea, this residential tower sits on a small site at the intersection of the Thames Path and a future Diamond Jubilee pedestrian footbridge across the river, adjoining the Grade II listed Cremorne Bridge. Not only does the 28-storey tower act as a bold counterpoint to the nine-storey buildings surrounding it, but it also acts as an effective wayfinding aid.

The form of the building was sculpted to minimise impact on the views of existing neighbouring homes and to maximise views from the new homes in the tower. A total of 134 homes are provided, ranging from one to three bedrooms, each featuring expansive wraparound terraces that offer panoramic views. The tower also incorporates a slight two-degree twist to the terraces at each level as it rises to the sky, creating the appearance of a series of rotating discs. Maximising the slender character of the building, its unusual stacked form articulates three traditional tier elements: a base, a middle and a top.

The footprint of the building was constrained by its proximity to the rail arches on the north side, the river wall and the need to maintain existing views from the neighbouring site. To address this, an oval shaped footprint was designed to maximise the available provision of public space at the base of the tower. This was enhanced by opening up unused space beneath the Cremorne Bridge and widening the pedestrian footpath on Lombard Road.

Different sustainable design strategies were employed: the pre-cast concrete balconies were

designed to provide solar shading to glazing, while the amount and position of transparent glazing was carefully controlled to combat heat loss and overheating. As the site is close to the London Heliport and Network Rail Overground, the curtain walling had to sustain a very high acoustic performance, so glass thickness was carefully controlled, as were the trickle vents for air transfer through the facade. Apartment layouts are arranged so that living, dining and bedrooms line the outside of the plan to maximise daylight and sweeping views across the city.

The scheme was delivered in 38 months, an extremely short period given normal timescales for this type of project. This was underpinned by efficient BIM-enabled coordination that allowed the contractor to effectively plan parallel workstreams and take advantage of off-site manufacturing for gains in quality and speed at reduced risk. Without BIM, the complex geometry of the balconies would not have been as easily achieved.

Unlike most riverside developments, the building does not have a discernible front or back. Riverfront buildings have a propensity to face the water, however, Lombard Wharf was designed to look equally attractive from every view point, acting as a marker along the river while not turning its back on the city. The new public plaza and connections through the railway arches help make this an important site that draws people to the riverfront and links the neighbourhood to the river.

'The creation of a new public plaza was at the heart of our vision, creating a link from east to west. The dynamic form of the building grows from this public space; its unique form twisting upwards, giving panoramic views to all homes. The shape relates equally to landward and riverside vistas, becoming a legible marker to the proposed pedestrian footbridge to Imperial Wharf. From a distance, the wraparound balconies dominate the appearance of the building, creating a dynamic yet monolithic sculptural form. At night, the building's balcony fronts are lit with LED lighting, tracing its shape in the skyline.'

Pankaj Patel, Director, Patel Taylor

Client, Quantity Surveyor and Main Contractor: Barratt London
Architect: Patel Taylor
Structural and MEP Engineer: OCSC
Acoustics Consultant: RBA
Cladding: Wintech
Precast Specialist: Techrete
Curtain walling, glazing and metalwork: Skonto
CDM Coordinator: CBRE
Approved Building Inspector: NHBC



MAPLETON CRESCENT

6 Mapleton Crescent, Wandsworth, SW18
Status: Completed
Date of completion: July 2018
Height: 89 m
Number of storeys: 27
Types of use: Residential

This tower of affordable homes clad in turquoise terracotta panels is the tallest private and for sale residential tower created to-date using modular off-site construction in Europe. This sets a precedent for design-led modular housing and provides an affordable and sustainable solution to the housing crisis.

The tight triangular site of only 450 sqm was heavily constrained by a culvert, electricity substation and the River Wandle wall. The architectural ambition was to challenge preconceptions around modular and affordable housing and demonstrate that sites previously thought undevelopable can, by the use of off-site construction, be unlocked and provide housing for middle-earning city workers putting down roots in their communities.

Mapleton Crescent has 89 homes, of which 53 are earmarked for local Londoners and includes a mixture of 60 per cent affordable and 40 per cent market value homes. The 38 sqm 'Pocket' homes occupy the first 12 floors typically at five apartments per floor, above which are larger two and three bed private apartments. The design of the one and two-bedroom homes reflects young Londoners' prioritisation of location over space, while complying with the Greater London Authority's space standard guidelines.

Communal amenity spaces include a roof terrace, lounge, daylight-filled circulation and bike storage providing shared convivial areas to the compact apartments and combine to

make this building a benchmark for affordable housing. Generous internal amenity spaces have also been included at ground and first floor level, providing a convivial lounge and workspaces overlooking the River Wandle.

Clad in turquoise terracotta, the tower reflects changing daylight conditions and responds to the River Wandle that runs alongside. Its striking colour and angular elegance engage residents and passers-by enlivening a forgotten street. Meticulous layering of the turquoise terracotta gives a sense of depth and texture to the tower's elevations. Internally, the entrance lobby is spacious and durable with elements of the external faience continued within.

The scheme arranges three river-facing homes and two south-facing homes per floor around the central triangular core with naturally-lit and ventilated corridors on all three sides. The remaining side to the road contains lifts and is significantly higher than the other 25- and 27-storey parts. The staircase provides a unique connection through the entire slender core, up to the roof light at the peak.

Setting standards for economic and environmental sustainability, the tower's core was finished in six weeks, with the modular units for the apartments (which incorporate their own structure) being craned in at a peak rate of one floor per day. The modular construction cut site waste by 90 per cent, reduced construction time by four months and is £4m cheaper than the closest traditional rival.

'The tightly constrained site meant there were significant planning risks to overcome, and many practical risks of constructing anything at all. However, our design team and contractor collaborated closely throughout to overcome these obstacles, to develop an inspired modular solution which not only unlocked site value but has delivered one of the most remarkable affordable residential buildings in London.'

Tom Mitchell, Associate Director,
Metropolitan Workshop

Client: Pocket Living
Architect: Metropolitan Workshop
Structural Engineer: Clancy / Barrett Mahony
M&E and Sustainability Engineer: Mendick Waring
Cost Consultant: WT Partnership
Contractor: Donban



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65 Gresham Street
London EC2V 7NQ

020 7851 4900
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DN12 1ES

**commercialenquiries@
polypipe.com**
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VU.CITY
The Whitehouse
Belvedere Road
London SE1 8GA

020 3889 7030
www.VU.CITY

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GL Hearn Research team: Stuart Baillie, Alix de Nercy, Alexandra Higgin, Samuel Dargue, James Bylina.

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Viewpoint Contributors:

Nicholas Boys Smith, Founding Director, Create Streets
John Bushell, Design Principal, Kohn Pedersen Fox Associates
Alfredo Caraballo, Partner, Allies and Morrison
Emily Gee, Regional Director, London & South East, Historic England
Gwyn Richards, Assistant Director, Development Management Design, City of London Corporation
Kath Scanlon, Deputy Director, LSE London
Shaun Tate, Director, High Rise Solutions, Mace
Steve Watts, Founding Partner, Alinea Consulting and Chairman, CTBUH

Participants to the NLA Think Tank: Who are tall buildings for?
Thursday 15 November 2018

Stuart Baillie, Head of Planning (London and South East), GL Hearn
Fanny Blanc, Researcher, LSE
John Bushell, Principal, KPF
Heather Cheesbrough, Director of Planning and Strategic Transport, LB Croydon
Rachel Coleman, Research Analyst, Alinea Consulting
Jonathan Drage, Senior Associate, Metropolitan Workshop
James Harbord, Commercial Director, Mace
Viviana Muscettola, Associate Director, Zaha Hadid Architects
Javier Quintana, Chairman, CTBUH UK, Director, IDOM UK
Bertrand Rotagnon, Director New Equipment UK, Otis Elevator Co
Ian Simpson, Founder, SimpsonHaugh
Sripriya Sudhakar, Place Shaping Team Leader, LB Tower Hamlets
Vince Ugarow, Director, Hilson Moran & Committee Member, CTBUH UK
Yasemin Kologlu, Director, SOM



NEW LONDON ARCHITECTURE

This NLA Research Paper was published by New London Architecture (NLA) in March 2019. It is the sixth NLA London Tall Buildings Survey, an annual publication that delivers up-to-date figures and analysis on the role of tall buildings in the capital. The original Insight Study 'London's Growing Up!', published in 2014, showed for the first time how some areas of London were seeing an increasing number of tall buildings of 20 storeys or more as a response to densification, sparking debate among professionals and Londoners on where and how London's growth should take shape. At NLA, the year-round Tall Buildings programme of events, talks and debates invites industry experts, decision-makers and the public to discuss one of the capital's most debated topics.

New London Architecture (NLA) is the independent centre for London's built environment, where professionals, politicians and the public can meet, learn and have a voice on the future shape of London.

Our activity involves research, events, exhibitions and workshops that bring together our broad network to discuss and action issues affecting London's built environment.

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We are based in The Building Centre, WC1, where our giant interactive model of central London is free to visit six days a week.

newlondonarchitecture.org
0207 636 4044
info@newlondonarchitecture.org

twitter: **@nlalondon**
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