

NEW LONDON

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Buckley Gray Yeoman | Big Debate Special | 7 Clarges Street



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The Big Debate, by Agnese Sanvito

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MIPIM is here again, with a new focus this year on the prospects for London and its international trade on the world stage following Brexit.

We ask our Viewpoint panel this time what they think might transpire from life after Article 50, and the subject rears its head again in a think tank which discussed NLA's plans for an investigation into the capital's ongoing status as world design hub.

One practice making its mark internationally is Alison Brooks Architects, the only UK name on the Mies van der Rohe Award shortlist this year, and pushing forward past its 20th anniversary into cultural as well as housing projects. Brooks is our New Londoner this time, in the aftermath of a Housing White Paper that aims to 'fix' the sector and shifts the focus onto renting rather than homeowning.

Martyn Evans is more concerned with the (un)common wealth of the UK than the Commonwealth, leading a charge for developments which can be good for the communities they sit within. Evans, profiled this issue, is looking to export the principles he learnt under Richard Upton at U+I and Anita Roddick at The Body Shop into a book, development projects in his own backyard around London

and the revitalisation of the Dartington Estate down in Devon.

We talk to another international figure, Santiago Calatrava, as he unveils his Peninsula Place scheme to revitalise Greenwich Peninsula for Hong Kong-based developer Knight Dragon. And worldwide big name in advertising Ogilvy gives us an insight into its stylish workplace by BDG at Sea Containers House on the South Bank in a new feature called 'The Way we Work'. Buckley Gray Yeoman, more concerned with a resolutely London-focused output, is our Top of their Game profile, emphasised by its new role in The Goodsyards, and London is the focus of our Big Debate special exploring the next London Plan's key priorities.

London's place in the global picture is clearly in a state of flux, as is that of the wider UK. But MIPIM, with London's key representatives, organisations and cheerleaders transporting themselves down to the Riviera for a week – some pushing borough collaborations, particularly in the east, others under the wider, governmental department for international trade banner – will be a chance to test that standing on the world stage.

David Taylor, Editor

ISSUE THIRTY



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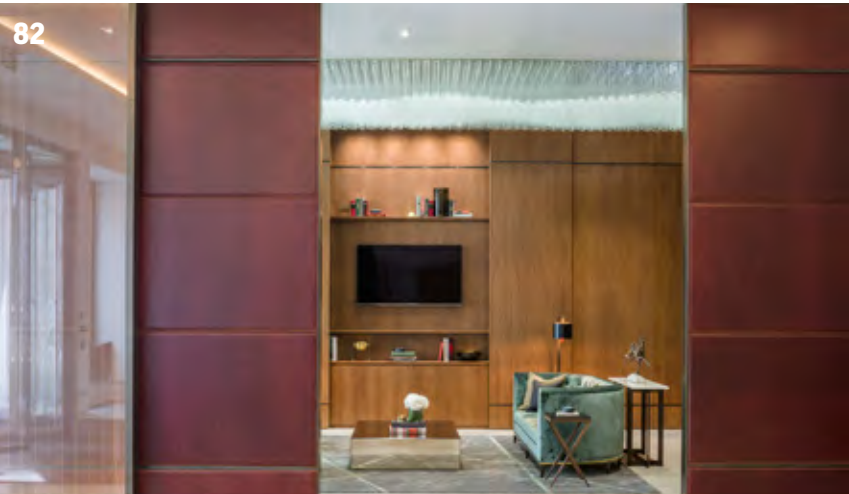
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THE QUARTER

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

Buildings

Knight Dragon unveiled the 1.4 million square foot **Peninsula Place** project – the first in the UK to be designed by Santiago Calatrava – at Greenwich Peninsula (see page 14). **Wembley Park** (pictured) will be the largest single-site purpose-built PRS development in the UK after Quintain announced it will build the remaining 5,000 private homes as build to rent. The homes will be available through Quintain’s build-to-rent business, Tipi. Quintain also commissioned Aukett Swanke to create the next phase of office buildings at Wembley Park (pictured). Mayor of London Sadiq Khan visited **Meridian Water** (pictured), the £6bn regeneration project that will deliver 10,000 new homes and 6,700 new jobs. The Mayor visited to see enabling works begin on the first 725 homes that will be delivered alongside a new station in 2019. Pocket Living won planning approval for **West Green Place** in Tottenham – 126 homes plus a community centre. Paddington Basin will have London’s first floating park after plans were approved. The scheme is funded by European Land as part of its Merchant Square project. Make Architects won planning permission for a £400m tower to be built next to Leadenhall Market. The 182.7m tall scheme, named **1 Leadenhall**, is for Brookfield Property Partners and will include shops and cafés on the ground, first and second floors (pictured). **The Museum of London** reached 70 per cent of its Smithfield Market redevelopment funding target. EPR Architects won planning

permission to turn the Old War Office on Whitehall into a five-star hotel and apartments. London & Oriental unveiled **Buckingham Green**, a 240,000 sq ft mixed-use scheme between Victoria and St James, designed by Fletcher Priest Architects (pictured).

Competitions

IF_DO won the competition for the Dulwich Picture Gallery pavilion. **Openstudio Architects** won the RIBA’s ‘Homes of the Future’ competition, developed to explore new techniques, materials and technology. The Serpentine has picked **Diébédo Francis Kéré** to design the 2017 pavilion. Burkino Faso architect Kéré leads Berlin-based Kéré Architecture (pictured). As part of its ‘Smarter City’ programme, the City Centre, in partnership with the City of London Corporation and Brookfield Property Partners, has launched a new ideas competition to look at Smart Green Spaces. More information is at www.asmartercity.london

The Housing White Paper

Housing minister and minister for London Gavin Barwell MP unveiled the long-awaited **Housing White Paper** to a broad welcome for its concentration on Build to Rent even if it did not have the ‘silver bullet’ for the housing crisis. Called ‘Fixing our Broken Housing Market’ it includes promises to support and speed up the process of developing properties, with an acknowledgement of the potential that the offsite industry has

to expand. The paper also maintains strong protections for the green belt (only to be built on in ‘exceptional circumstances’), proposes to increase nationally set planning fees for local authorities by 20 per cent, with a potential for a further 20 per cent increase for local authorities that meet their housing targets, and makes it easier for local authorities to act against those who don’t once planning permission is granted. Knight Frank joint head of residential development Justin Gaze welcomed the paper, particularly its proposed review of the Community Infrastructure Levy, which he said had become a ‘burden’ on development. The full document is at www.bit.ly/2lqPlgP

People

Cllr Richard Beddoe will replace Cllr Robert Davis as chair of Westminster City Council’s planning committee, with Davis taking a new cabinet role with responsibilities for business, culture and heritage. **Cllr Daniel Aitaire** becomes cabinet member for planning and the public realm. **Cllr Clare Coghill** will become the first female leader of Waltham Forest Council in May, when she takes over from Chris Robbins. Former Haringey Council chief executive **Nick Walkley** is the new chief executive and accounting officer of the HCA. One of the founders of Ahrends Burton and Koralek (ABK), **Richard Burton** died from cancer, aged 83. **Chris Harding** was elected chair of BDP. Get Living Group appointed **Rick de Blaby** as its executive vice chairman.



↑
High office –
Aukett Swanke at
Wembley Park



←
Sadiq Khan visited
Meridian Water



→
General cluster –
1 Leadenhall gets
the go-ahead



↑
Serpentine
Pavilion 2017,
by Francis Kéré



London & Oriental’s Buckingham Green, by Fletcher Priest Architects



DON'T MOVE, IMPROVE!

'As London continues to grow, we need to make the best use of land in the capital'

The top prize in this year's 'Don't Move, Improve!' awards went to the Sunken Bath Project by Studio 304 Architecture. The scheme in Clapton, Hackney, was praised for its compelling design that created a new feature bathroom that cleverly extends from a terraced house – producing a unique and personal solution to London living.

The winner beat second-prize winner Molyneux Street, Marylebone, a chestnut shingle-clad extension to a Grade II Georgian townhouse by Patrick Lewis Architects, and the scheme adjudged in third, The Rug Room in Oval, a £25,000 Corten-steel-clad plywood structure by Nic Howett.

Celebrating innovative, unique and personal solutions to London living, the winners of this year's Don't Move, Improve! competition join a prestigious line-up of past winners, including Carl Turner Architects, Platform 5 Architects, Studio Octopi and Ben Adams Architects.

Set up seven years ago, the competition promotes the value of good design to householders and the work of emerging architectural

practices, and has been recognised by *Dezeen's* inaugural Hot List as one of the world's most popular design awards programmes.

Selected from a record number of entries, the winners were praised by an expert jury for their attention to detail and liveability. That jury comprised industry leaders, experts and journalists from London's built environment, including Carl Turner of Carl Turner Architects, Cany Ash of Ash Sakula, Russ Edwards of Pocket, Jo McCafferty of Levitt Bernstein, Amy Frearson of *Dezeen* and Philippa Stockley of the *London Evening Standard*.

Peter Murray, chairman of New London Architecture and chair of the judging panel said: 'As London continues to grow, we need to make the best use of land in the capital. Home extensions provide an increase in accommodation that is sympathetic to the surrounding neighbourhood, improve the quality of space of older houses and increase their energy performance'. ●

An exhibition of the shortlisted projects runs at NLA until 29 March



← ← ←
Winner:
Sunken Bath
Project, Clapton,
Studio 304
Architecture

← ←
Second prize:
Molyneux Street,
Marylebone,
Patrick Lewis
Architects

←
Third prize:
The Rug Room,
Oval, Nic Howett

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Tony Pidgley CBE, President, LCCI; Chairman, Berkeley Group plc



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VIEWPOINT

What next for London post-Brexit?





Suzette Vela Burkett
Managing director,
UK, Aukett Swanke

I think the key thing for London post-Brexit is for everyone to hold their nerve. The events of the past year have proved that uncertainty is the ‘new black’, so we all need to now live, work and play in a world where rapid and unexpected change is the norm and not all of that change will be positive.

The ability to respond to market changes and a requirement for adaptability was already influencing design pre-Brexit, but what Brexit has done is to shake up people’s mindsets and illustrate very poignantly that apparently nothing lasts forever, not even official membership of Europe. For design, this will mean that buildings need to be more adaptable and flexible, waxing and waning as businesses or families change in size, perhaps able to change use over time, but most importantly they must be of outstanding design merit. To attract and retain the best and brightest and ensure that London remains the first choice for employers, developers, investors and visitors, we will have to continue to take design risks across all building types, from offices to hotels, deftly face whatever change may come and constantly remind the world that London is very much open for business.



Olaide Oboh
Head of
communications &
external relations,
First Base

We can look to history for clues as we try to predict London’s future post ‘Brexit’. The last time the capital faced this level of uncertainty was in 2008, when the full impact of the global financial crisis was starting to emerge.

Then, two things happened that would reshape London and reaffirm its position as a leading global city.

First, the Crossrail Bill received Royal Assent and work began in earnest on Europe’s largest construction project. Nearly a decade on I still think the impact of Crossrail is understated. This will be truly transformational for London. It totally reshapes the city: it creates new commercial and creative districts, reactivates swathes of brownfield land and provides the impetus for much-needed residential development.

That year saw another milestone; the launch of the first iPhone. This ushered in a new era of digital innovation that would transform urban life. London is at the forefront of what has been called ‘the fourth industrial revolution’, and the rise of technology has fundamentally changed how we all live. The built environment has been reshaped as a result. The blurring of work and play has seen London de-zoned and conventional use classes adapted.

The freedom technology affords us also means there is greater emphasis on the spaces between buildings, and creating a true sense of place. Infrastructure and innovation will shape London’s future.



Alex Lawrence
Head of building
structures, London,
Ramboll

Despite most London boroughs voting to remain, we are facing Brexit and must deal with whatever consequences transpire. Since the vote, our industry has seen prime residential and commercial sectors wobble, but, we simply do not know if the UK will become a ‘safe haven’ or ‘pariah’ in Europe and the ramifications of leaving may take years to resolve.

Post Brexit we expect the devaluation of the pound to attract overseas investors and visitors, encouraging property investment and boosting particular sectors such as hotels. The government’s commitments to infrastructure and housing will help to support the industry during uncertain times. As engineers, we can apply our skills to the built environment across multiple sectors – and direct focus to those sectors that are thriving.

With talented people from across the world working in our London office, it is a concern that potential future candidates could be discouraged or restricted from working in the UK. Coupled with a predicted STEM skills shortage in the future, the industry needs to continue to work hard to promote the built environment as a rewarding career. The economic climate will force the industry to look at how we operate, design and construct. We need to accelerate innovation, off-site manufacturing, agile working across the globe and digitalisation to help alleviate the potential skills shortage, and efficiently meet client’s needs.



Marcus Boret
Managing director,
Marick Real Estate

We certainly experienced a period before the referendum where decisions were held back. We did, however, see the market pick up again in Quarter 4 with one of the strongest performing acquisition periods. Such uncertainty always affects the investment market first, with a waterfall effect on development, where we recognised a lack of supply in development opportunities. We believe this will continue over the next 24 months as Article 50 is triggered. There are, however, a number of new global entrants to our market, and the shortage in supply is leading investment criteria to consider higher risk or shorter term investment opportunities that ultimately will offer development added value opportunities.

From a procurement point of view, we have noticed that the “Tier 1” contractor/supply chain continues to have strong order books and therefore offering no discount where commercial values have seen their best. We are also mindful of the shortage of skills in delivery, and becoming much more reliant upon modularisation and off-site manufacturing. Much is imported, and therefore affected by the strength of sterling. We are also seeing record levels of construction turnover in the major cities outside London, boosted by the new transport links underpinning London as the key demographic driver.

From a global perspective, I believe America’s recent presidential election offers London a real opportunity and alternative technology hub to Silicon Valley. This is being demonstrated and underpinned by the recent activity with Apple, Google, Facebook and Amazon. Despite UK’s decision to exit Europe, London is doing the right things to present itself as a global leader with well-thought intelligent communication.



James Saunders
COO, Quintain

The key issue for us – as it is frankly across London – is housing delivery. There remains a fundamental imbalance between demand and supply because there are simply not enough homes being built. We probably can expect Brexit to mean slower growth in London than would have been the case otherwise, but Brexit or no Brexit, London remains a magnet both domestically and internationally and the population continues to grow. It is also the case that homes built for sale in London are simply out of financial reach of most people and we know that a very high percentage of them are bought by investors and end up on the rental market anyway.

That is why at Wembley Park we have announced that we will focus on build to rent. In fact Wembley Park will become the largest single build to rent development in the UK, with 5,000 rental homes around the National Stadium, available through our rental company Tipi. We have a fantastic all-inclusive offer for renters in an amazing location and by building to rent we can also deliver at the pace and scale London needs, with 3,000 homes under construction by the end of this year.



Ciara Gormley
Partner, PDP London

The housing shortage hasn’t gone away; Brexit may exacerbate this with a labour shortage in construction and disruption of European supply chains. Despite negative predictions, there’s nothing like a wholesale shake up to create innovation. With increased inward investment due to the falling pound, the GLA addressing models of housing and its tenure to cater for generation rent with new rent-buy options, necessity is once again the mother of invention. Developers and housing providers who previously found viability stack up due to unit size and numbers, have the opportunity to invest long-term in land previously locked away, addressing the crisis in the process. As architects we have developed many specialist skills, and this climate offers an opportunity to build on what we have.

Innovation and flexibility seem to be the answer in a fluctuating market.

With a young workforce, fresh creative skills bring an opportunity to diversify, turn research into project work, innovate, grow the use of 3D tools to sell ideas and prototypes and move more quickly from inception to completion. Much of the talent we support comes from within the Eurozone and it’s vital that we invest to retain those not yet affected by the scaremongering and encourage them to stay. Within London, architects can become creators of housing innovation through their understanding of space, flexibility, three-dimensional awareness and the use of technology. BIM as part of the everyday will feed into such innovations as offsite manufacture and the accuracy needed to build comfortable, affordable and energy efficient homes for the future.

WHAT THEY SAID

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



#NLATransport

‘Brexit is a fantastic opportunity to revisit our air quality legislation’
Atkins’ Dave Williams

‘Cars, coaches & motorbikes in Paris are now classified according to their polluting level’

Dominique Alba, Apur in Paris

‘The Mayor’s absolutely committed to tackling air pollution’

Deputy Mayor for Environment Shirley Rodrigues on the ‘health crisis’

‘Parisian metropolitan territory – excellent aim to have everyone 2km (8min bike ride) from a station’

@12Architects

#NLAEducation

‘It can feel like getting blood out of a stone; I feel that stone is now anaemic’

Jayne Bird, Nicholas Hare on school design

‘It adds to reality; it makes it a real place’

Argent’s Alex Woolmore on providing schools in King’s Cross

‘London needs 47,000+ secondary school places in the next five years #NLAEducation conference looks at how!’

@BurwellDeakins

‘There are ten times as many Londoners per hectare of London Green Belt as there are elsewhere in the region’

Deputy Mayor Jules Pipe #LDNPlanDebate

#LDNPlanDebate

‘London, predominantly, is something that has been created by people making money’
GLA’s Colin Wilson

‘We need that last mile delivery’
CBRE’s Jonathan Stoddart on London’s logistics requirements

‘Sadiq should concentrate on the accessibility of Thames banks rather than illuminated “garnish” of bridges’

@ollywainwright

‘London is a disintegrated city. It is intensely local’
Lloyd Grossman

‘People aren’t attracted to zoning. They’re attracted to other people’

Chris Choa of @AECOM

‘Wow, almost half of all deliveries in London are personal packages being delivered to workplaces. Got traffic problems?’
@nlenn

‘Public 3D city models, drones for servicing, flexible workspaces and on-demand transport. #LDNPlanDebate considers the future’
@euanmills

‘You can have your cake and eat it – and have workspace and housing, side by side’
Savills’ Yolande Barnes

‘It’s outdated, misrepresented and shouldn’t be taboo.’
#Reviewthegreenbelt
@ResiRichard

‘Almost 100% @NLA #LDNPlanDebate voted for #Greenbelt policy review. Missed opportunity in @sajidjavid #HousingWhitePaper’
@ben_derbyshire



For more live tweets and quotes from NLA events, follow #nlalondon. For write-ups, go to www.newlondonarchitecture.org/news

TIME FOR GREENWICH

Santiago Calatrava and Knight Dragon are working to revitalise the Greenwich Peninsula.
David Taylor met the architect and Knight Dragon CEO Richard Margree



© Uniform

Santiago Calatrava, joked London Mayor Sadiq Khan, has practised all over the world. Now it’s time to do it for real in London.

For Calatrava himself, though, designing Peninsula Place – the £1bn project unveiled to a great fanfare on Greenwich Peninsula in February – it is an honour and realisation of something of a dream he has had for almost all of his professional life. So why did it take so long?

‘I went so many times to Rome but never entered into the Pantheon’, he smiles, ‘until I had good company.’

Calatrava has found that company now via a commission from Knight Dragon, which is spending some £8.4 billion on the peninsula with 15,720 new homes in seven new

neighbourhoods, a film studio, new design district, schools, offices and health services. And, as its centrepiece, there will be Peninsula Place – the Calatrava-designed scheme that includes an 80ft high winter garden

‘What I want to underline is the enormous sympathy I have with this city’

Santiago Calatrava

and glass galleria, with 1.4million sq ft of accommodation including a new Tube and bus station, theatre, cinema

and performance venue, bars, shops and ‘wellbeing hub’. Above that, the three tapering white towers will contain workspaces, apartments and hotels, connected to the Thames by a signature new land bridge across the Blackwall Tunnels.

‘What I want to underline is the enormous sympathy I have with this city’, says Calatrava. ‘There is an enormous admiration that I carry for the history of architecture in this country. The link between architecture and engineering, as it was in the Gothic period, is still alive today. Our project in my opinion is a series of metaphors, from the trees to the metal trees, this forest to this artificial forest.’

The project itself includes references to Paxton and the retail honeypots of



Placemakers – Calatrava and Margree at the launch



Night vision – Knight Dragon’s plans for the rest of the peninsula



the great markets – Leadenhall and Burlington Arcade among them. The Spanish architect and engineer sent his children to learn English in Windsor ‘in a proper manner’, but also always felt enormous sympathy for London and the UK after the first significant exhibition on his work curated by Dennis Sharp, at the RIBA. Kenneth Frampton, he adds, was one of the first critics to write about his work. ‘I’m so proud and from the bottom of my heart I hope I will try to give the best of myself, with the help of a good client. Because there are no good projects without good clients.’

Calatrava has been dogged by claims of overspends on projects such as his Valencia arts complex or transport hub in New York’s World Trade Center, and scepticism about his appointment this time around in the UK from some quarters. But Knight Dragon chief executive Richard Margree is convinced they have found the right man for the job. ‘It’s a bespoke building for this place in this city’, he says. ‘For us that’s one of the nicest things.’

There is ‘huge enthusiasm’ from Hong Kong for the peninsula, says Margree, given its available land and accessibility to the centre of London. At the core of the ideas was the notion that everything that happens in the scheme should be for those who live

there. But it was still a job to convince people of Knight Dragon’s intentions, and the best way to do that, says Margree, is if they can see evidence on the ground – cranes coming up and schemes under way. ‘In fairness to this and the previous administration, we said if we can do that, can we come back to you with some really ambitious ideas?’ That led to Allies and Morrison being appointed to masterplan with Peninsula Place as part of that and, further down the road, the next phase – a design area

‘We have a joined-up sense of pride that this is extraordinary, but deliverable’

Richard Margree

utilising the best young architects from here and abroad. But they are adamant that what they will come up with together with Calatrava will absolutely not be something that ‘is not London, above a Tube station’. ‘We have spent many happy hours together’, says Margree, ‘whether that is over dinner or on benches looking at the river going past. Everyone says

it has been a great collaboration – we have a joined-up sense of pride that this is extraordinary, but deliverable.’

Calatrava says the developers have been good in underlining the significance of the place and the meridian; while the client has clarity that they have to create good public spaces, with him on board. ‘Those are important steps to understand the project as it is’, says Calatrava. ‘The project is basically the heart of a new development, the reference place for everybody living here should be there.’

This will mean reordering the transport hub, including the way that buses, Tubes, taxis and even the water transport use the area.

Next on the Peninsula will come a new design district and Peninsula-wide P5K running track on the site, but for now, and for the Calatrava focus point, Margree hopes it will provide something akin to the very best of Spitalfields, a piece of non-pastiche, ‘whole new thinking, brilliantly executed by Calatrava’ to help build a new part of the capital. Margree again: ‘We came up with this idea that if you took the geography of Manhattan with the Central Park, you took the energy of Hong Kong, and how places can work with density and you firmly rooted it in London, that wasn’t a bad place to start.’ ●



Eye opener

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LIGHT TOUCH

By *Alex Lifschutz*, director, Lifschutz Davidson Sandilands

The Thames at night is a bit of a curate's egg – memorable architecture and heritage, parts glaringly overlit and, elsewhere, important landmarks in darkness. This project to illuminate central London's bridges will unify the river with a beautiful night-time experience free to residents and visitors.

Using the latest lighting technologies, our masterplan reduces pollution and wasted energy, is sensitive to history and ecology, and subtly rebalances the ambient lighting on the river.

Lead artist New York-based Leo Villareal works with software and light to create complex, rhythmic artworks, and his sensitivity, allied to our experience of the river, will tie the bridges along the Thames to one another visually while responding to the character and history of each structure.

This extraordinary project encompasses large-scale public art, urban design and architecture, the environment and local communities. It is a once-in-a-generation opportunity for all those who love this city. ●



Shards of light – how the scheme will transform London Bridge



© Leo Villareal

LEARNING FROM...BEIRUT

Peter Murray looks at the lessons to be gleaned from the rebuilding of central Beirut following a masterplan by Brit Angus Gavin with buildings by overseas architects

Central London is a city of many layers. The Romans, Saxons, Normans, Tudors, Georgians and Victorians have all left their mark, as one period has built on the remains of another. Often the street patterns remain but the buildings change. The multiple layers are a result of the destruction of the city after the Roman occupation, the Great Fire and the Blitz, as well as of the unsentimentality of both the Victorians and the post Second World War reconstructors.

In this regard we are pretty unusual compared with many European cities which have tended to protect their old towns more rigorously. But I was interested to find even deeper layers of underlying civilisations when I visited Beirut recently. The Levantine city has seen off the Phoenicians, the Romans, Byzantines, Ottomans and the French. It has also been damaged by wars as well as natural disasters. The civil war of 1975-1990 killed many and laid waste to much; the eye of the storm was the boulevards and buildings of the centre of the city where Muslims and Christians from east and west Beirut respectively attacked each other across this urban killing field. The area was traditionally a meeting point for Lebanon’s multi-faith society – Sunni and Shia Muslims, Maronite Christians and Druze – and their mosques and churches remain the heart of the reconstruction project for the central area which has been carried out by the public/private development agency Solidere over the last two decades.

Angus Gavin – formerly of the

London Docklands Development Corporation – was responsible for the masterplan. Gavin retained much of the street grid and view corridors from before the war, opened up some of the Roman remains, restored key landmarks and hired a bevy of international names to design new buildings.

I have to admit that I had been under the illusion that much of the work by Solidere was pastiche recreation of the French Mandate

‘Why so many overseas architects?’

city, but discovered that many of the buildings, reduced to bullet pockmarked shells in the fighting, had been convincingly restored. Set in pedestrianised areas – a massive relief from the utter chaos of Beirut traffic – the ‘Paris of the Middle East’ has come back to life (although retail is suffering as the Syrian war deters high-spending tourists from the Gulf). Rafael Moneo has designed the Beirut Souk, a modern interpretation of the old markets on the site. My companion, a local architectural historian, was unimpressed, taking the view that the Virgin megastore and high-end jewellers that now occupy this mall are no substitute for the small trading families that would have inhabited the souk before the war.

One of the most impressive contemporary buildings is the headquarters of the Audi Bank designed by Australian Kevin Dash, with polite and clean-cut facades using

the obligatory sandstone cladding and internal galleria with artworks collected by the bank’s owner. Robert Adam has designed a new office building with an unusually exotic reinterpretation of traditional Ottoman and Islamic forms.

Moving away from the restored heart we find 3Beirut, a collection of towers by Foster + Partners, and Beirut Terraces by Herzog & de Meuron with characteristic cantilevered balconies and lots of greenery. Across the Marina is a yacht club by Steven Holl, not one of his best buildings. Renzo Piano is building a museum on one side of Martyrs’ Square and Allies and Morrison a residential quarter on another. Jean Nouvel produced designs for a remarkably out-of-scale tower which seems to be on hold and is unpopular with the locals.

Looking at photos of the city from the early 90s, it is evident that what has been achieved is impressive. As a piece of city-making, the restored streets are more successful than the high-rise apartments, which offer little to the public realm. But why so many overseas architects? There are some good Lebanese architects such as Bernard Khoury, Nabil Gholam and, from the younger generation, Lina Ghotmeh, one of the team that recently completed the Estonian National Museum.

In the years to come, the Solidere development area will expand into infill areas towards the sea to the north. I trust the new-build there will continue the sense of city rather than become a collection of set pieces by global names. ●



Herzog & de Meuron’s Beirut Terraces tower



A defaced hoarding showing French architect Jean Nouvel

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VELO VILLAGE

By *Simon Child*, director, Child Graddon Lewis Architects

While there has been a significant increase in London of safer provisions for cycling on streets and better facilities at the workplace, there has been little progress in the secure, easy-to-use storage where everyone lives.

Our Velo Village concept is designed to change perceptions of cycling, simply by making it more accessible from the home. As you would keep your umbrella or shoes close to your front door, the dwellings within Velo Village are designed with integrated storage areas adjacent to the entrance. The store is safe, secure, heated and large enough for a number of different types of bikes from urbans

to tag-alongs, catering to a more diverse public.

Access by bike is provided to every dwelling by ramps or cargo lifts opening onto wide access galleries. The bike stores provide privacy zones between the communal access galleries and the homes themselves.

This new typology can benefit the regeneration and intensification of our urban environment by raising PTAL ratings and allowing higher densities. If introduced as part of any mixed-use or residential development, Velo Village would encourage the wider use of cycling as a healthy and sustainable lifestyle for all. ●

'This new typology can benefit the regeneration and intensification of our urban environment'



An end to bikes on the balcony? The Velo Village concept

A RETURN TO TYPE

The only UK finalist in this year's Mies van der Rohe Award, Alison Brooks is aiming to move from the practice's solid portfolio of houses and housing to other areas including cultural projects. *Peter Murray* caught up with her

'There is a way of building between six and nine storeys that can be hyper dense and even better than the podium tower model'

It is clear that, as Sadiq Khan attempts to double the number of houses built by his predecessor while facing a real shortage of available land, the quality of design in development of increased density will be high on his agenda. Not only that, new housing will have to be delivered in areas of London where local reaction to change and fears of high-rise are likely to make such development more difficult.

In this context, the work of Alison Brooks Architects (ABA) is worthy of closer study. The firm introduces an admirable level of delight into its buildings while adapting known typologies and understanding the importance of repetition in the urban context.

A decade or so ago Alison Brooks was best known for a handful of exquisitely detailed and geometrically interesting extensions and houses, like the VXO House in Hampstead, the Fold House in Wandsworth and the Salt House in Maldon. Since winning the Stirling Prize in 2008 as part of the team that designed the Accordia in Cambridge, ABA's focus has shifted from houses to housing with a portfolio that includes terraced housing in Bath, suburban housing in Basildon and mansion blocks in Kilburn.

Brooks believes that in the 19th century, London was one of the epicentres of great urban building. 'If you look at London neighbourhoods like South Kensington, all the way up to Maida Vale, the mansion block provides a variety of architectural

richness, character, detail, material and different architectural styles. It is a well-loved model that feels like a house – a kind of collective family house with protected, shared gardens. Mansion blocks offer a lot more to the street than tower buildings, they are less expensive to build and they provide a much better quality of life. And you don't have to go down a corridor to get to the front door of your home.

'That principle of robust urban building has embedded generosity, high floor-to-ceiling heights and generous entrances – the building blocks of good urban housing. That is what Georgian housing offered as well as Victorian. Mansion blocks are famous for their high ceilings and great light. They lasted 150 years and they are being renovated.

'For a long time I was a great enthusiast of modern towers and podiums. But I have since come to believe that there is a way of building between six and nine storeys that can be hyper dense and even better than the podium tower model where there is always a problem of the windswept landscape, its slightly alien sense of being overlooked by people living in the towers and not being connected to the street.'

In south Kilburn, where ABA has been working with Brent Council to a masterplan by Lifschutz Davidson Sandilands, the firm has delivered mansion blocks with floor-to-ceiling heights of between 2.6 and 3m and three to four flats per floor. 'It's a win/win situation. Developers, the

council, the community, street and neighbourhoods are all doing well out of it.’

‘We are importing the Maida Vale mansion block typology and reconstructing the streets of south Kilburn’, says Brooks. She believes it is impossible to do a housing scheme without conceiving it as part of a street network: ‘My instinct and drive is to always orient buildings and focus activity on the street, creating a sense of shared public realm and building, activated with verandas and porches – that special space between the public and the private realm’.

The blocks are six storeys high, with repetitive modules, no single aspect and all south facing. ‘These things provide really good substantial urban housing. They are a really effective way of providing family housing and at a higher density than towers.’

To break up the long street elevations, Brooks uses scaled-up bay windows that form entrances. ‘We sprinkle them across the facade to create two-storey high elements with big dormers and bays that break up the length. So the rhythm we create with those elements creates a very strong locality.’

Across town, Brooks is working on a very different style of development at Greenwich Peninsula where she is designing two towers as part of the Allies and Morrison masterplan. ‘It is really ambitious and everyone is having to work really hard to get daylight and sunlight in those kinds of densities. It is another model. London needs a huge variety of models to address the housing crisis.’

She believes the biggest challenge in any of these new schemes, even in south Kilburn, is not the architecture but the cost. ‘There is market sale and then affordable, but the problem is there is no market affordable. There is a gap. PRS is one answer but not everyone wants to rent. Most of the younger generation – the 20-40 year olds – want to have the same privilege that the older generation had in buying their own home. They are not going to

be happy to rent for the rest of their lives. You need great architecture to create a sense of identity, local pride, community, attract businesses and all of those things but you also need to find ways in which people can afford to live there.’

She is also concerned about the loss of variety in townscape. ‘The default mode now is apartment blocks and towers, which is unfortunate because you lose the grain and the mix of density. Even in London’s Victorian streets you often have terraced houses for a whole block and then there will be very small mansion blocks at the

‘There is market sale and then affordable, but the problem is there is no market affordable’

end of the blocks creating a kind of hierarchy. If one solution is applied to all conditions you lose the grain and the inclusivity of the neighbourhood because you are only serving one type of audience or home buyer.’

Brooks is keen that she is not seen only as a housing architect and has a wider range of work on the drawing board. The firm designed the Quarterhouse Performing Arts and Business Centre in Folkestone and is currently looking at extending its education and studio spaces. ‘It is a real cultural hub for Folkestone; it is a very popular, hardworking venue for music, club nights and film screenings. It has been a very important part of Folkestone’s art regeneration.’ She is designing a new Maggie’s Centre in Taunton, Somerset, a new quad for Exeter College, Oxford and has been shortlisted for an auditorium in Cambridge. ‘I am expanding into other sectors than housing to include performing arts and education, cultural projects.’

But it’s not easy changing direction. ‘There is a blockage in commissioning new architecture in the UK. Pre-qualification questionnaires

and expressions of interest are biased towards those that have delivered three or five of that type of building in the last three to five years. So even for a practice that is 20 years old like mine, we still find it difficult to score the points you need to get to make it to the final shortlist although we are invited to do a lot of competitions.

‘Major awards like the Stirling Prize don’t seem to reap rewards until five or six years later. I think it takes a long time for clients to understand where the project is, what it achieved and for it to be disseminated beyond the architectural press and community.’

Yet London’s present condition provides great opportunities for Brooks’ approach of reinventing known and understood typologies, of respecting the street while delivering a contemporary architecture of variety and delight. At a time when we need to absorb massive growth with limited local planning resources, tried and tested methods have a real benefit and respond to London’s special character. ●



© Paul Riddle



Dramatic intervention – Quarterhouse, Folkestone



© Dennis Gilbert



Quad squad – Exeter College, Oxford



House style – Ely Court, Kilburn

THE VALUE OF ARCHITECTURE

London Festival of Architecture director *Tamsie Thomson* on how the value of the capital's architecture profession will be even more important post-Brexit

The London Festival of Architecture – Europe's largest annual architecture festival – returns to the capital on 1-30 June. Every year we showcase the social, environmental and economic value of architecture in London and this year, with Brexit throwing London's future as a global city into the spotlight, it's the latter that deserves closer attention.

The theme of the 2017 festival is 'memory'. It's a rich choice of theme for any year, and even more so now as London's place in the world is celebrated and challenged. Ours has always been a city of layers – of buildings, neighbourhoods, experiences and events – reflecting and driven by people and places beyond London's boundaries for centuries. A short walk from the Norman Tower of London to Lubetkin's estates in Bethnal Green, for instance, proves the point. The memories bound up in these and thousands of other places are the starting point from which architects, developers and communities address change.

The huge presence of London-based architects and other property professionals at MIPIM every year demonstrates the city's enduring status as the global architectural hub. Looking beyond the cultural benefits, this year the London Festival of Architecture has commissioned research from GLA Economics to demonstrate the critical importance of architecture to London's economy – hard facts to wield when decisions are being taken that could harm London's architecture sector. Presented at MIPIM 2017, the headline figures should make decision-makers sit up and take notice.



The London Festival of Architecture competition-winning design for Dulwich Pavilion by IF_DO

London's architecture sector supports 22,800 jobs: that's one in four architecture jobs in the UK. To offer some comparisons, architecture employs many more people than the insurance sector, and around the same as the whole creative, arts and entertainment sector. In 2015 the architecture sector in London produced £1.7 billion in gross value added (GVA) – a measure of the value of goods and services produced. This figure is hugely significant, far outstripping the more visible product, graphic and fashion design sector. Furthermore, the architecture sector is growing by 7.6 per cent per year – faster than the creative industries and the London economy as a whole.

It's little surprise, therefore, that London is seen as one of the best places in the world to be an architect. And it's this status, alongside

London's broader appeal and the excellence of its universities, that draws architecture students from around the world. Our research shows that over 30 per cent of architecture undergraduates are from overseas – a figure that rises to 36.7 per cent for postgraduate students.

Underpinned by a cosmopolitan tradition and an eagerness to embrace the wider world, London's architecture sector is a global economic and cultural success story. The lessons to policy-makers are clear: that success is dependent upon easy access to overseas markets, and an embrace to those who want to study or work here. Architecture cannot be overlooked, and an insular approach to negotiations with EU partners will be bruising for architects and London's economy. Don't make it a black and blue Brexit. ●

NURTURING TOMORROW’S TALENT

Lettie McKie from The City Centre reveals what is being done to address construction’s growing skills gap



←
Spreading the word
– Lettie McKie
with boys from a
Marylebone school

‘We know that the more positive experiences of the world of work young people have, the better’

NLA and The City Centre are pioneering a programme for schools and young people to combat the urgent need to attract new talent across the construction industry. As highlighted in the recent Farmer Review, the skills gap cannot be overstated: ‘The real ticking time bomb is that of the industry’s workforce size and demographic. Based purely on existing workforce age and current levels of new entrant attraction, we could see a 20-25 per cent decline in the available labour force within a decade’.

Our new Learning programme gives London school pupils the opportunity to be inspired by our models and learn more about London’s built environment past, present and future.

We are developing a series of insight activities for under 18s that promote STEM careers within the industry. We know that the more positive experiences of the world of work young people have, the better, and we are passionately committed to providing this, inspiring the workforce of the future.

In 2016, we worked with a select group of schools and young people piloting these activities and have so far welcomed more than 1,000 young participants. NLA members have been at the heart of this work from its inception as we have called upon them to act as careers ambassadors. Volunteers representing every kind of role – from architect to quantity surveyor, design manager to electrical

engineer – have helped us to introduce the young people who pass through our doors to the huge range of available opportunities.

Initially the programme was based solely at The City Centre, using the City of London model as inspiration for careers insight sessions, history and geography field trips, architectural design, model-making and even poetry workshops. We worked closely with local secondary school teachers who helped us to decide how best to use our space and resources to teach the national curriculum across a range of subjects, ensuring our programmes

‘Volunteers representing every kind of role from architect to quantity surveyor, design manager to electrical engineer have helped us to introduce the young people who pass through our doors to the huge range of opportunities available’

were as appealing as possible to schools seeking beneficial trips for their students. This year our ambition is to extend our offer to welcome groups at NLA around the New London Model as well.

One teacher from Pimlico Academy who brought their class to a pilot workshop said: ‘An extremely impressive range of activities and outcomes, fantastic visuals and excellent knowledge. The session was well-pitched and really engaged our learners throughout’.

In addition to delivering our schools programme, we launched a series of extracurricular youth workshops and in 2017 we will continue this working with sponsors AHMM to offer 15 young people the chance to design and build their own pop-up structure for the London Festival of Architecture in June. ●

ENGAGING WITH SCHOOLS

AHMM’s Claire Pollock on the work the practice is undertaking on diversity and getting a new generation inspired about architecture

AHMM was recently asked to contribute a case study exploring how business can best engage with schools. Commissioned by the Careers & Enterprise Company and the CBI, one of the report outputs will be a ‘hints and tips’ guide, as many businesses in all sectors report that they find schools labyrinthine and communication with them frustrating.

So why persevere? The architecture profession – and the built environment sector more widely – has declared ambitions to ensure the next generation is truly diverse. Government objectives also aim to make sure employers recruit ‘best talent’ from the widest groups across our culture. One way to support this is to engage young people when they are making academic and career choices. Like many practices, AHMM provides work experience and mentoring – offering places to young people attending AHMM-designed schools and through initiatives such as the Social Mobility Foundation.

As an innovative and creative profession, architecture is well placed to engage young people. AHMM holds an architecture taster event for 15-19 year olds as part of the London Festival of Architecture where they can sketch, visit our model shop and attend a software demo. The most popular session is ‘Meet an architect’: a chance to seek portfolio and UCAS personal statement advice – as well as find out how an architect spends a working day.

We have also teamed up with NLA and The City Centre’s Learning Programme, working with young people aged 14-19 on another project for the London Festival of Architecture 2017. Through a series of workshops, young people will work with architects, engineers, sustainability

experts and construction professionals to gain the skills and build the knowledge they need to design and make their own structure. Mindful that young people will make better-informed career choices if they are exposed to more job roles, the project will also provide an opportunity to understand what each built environment profession does and also how they work together over the life of a project.

Measuring longer-term impact of this kind of activity is tricky. AHMM has the chance to work with Swanlea Secondary School over the life of our Whitechapel Civic Centre project. This includes working with one group of girls, currently aged 12-13 years old, who will be sixth formers when the project completes. This will provide a valuable opportunity for qualitative longer-term evaluation, exploring how architecture can best engage with secondary schools and young people.

While working with secondary schools can potentially deliver around ‘hard’ employment objectives, there are also other, less quantifiable benefits. Architects sharing with young people their own insights and enthusiasms, have the potential to create life-long curiosity and enjoyment. An introduction to the language and processes of architecture may create better-informed consultees and some may become more collaborative and innovative clients in the future. The value of this is hard to measure. Will any of the girls from Swanlea Secondary School become architects? I hope so ... They may also become the future citizens who ask questions with confidence and have the knowledge to challenge – and support – development within their own communities.

DEBATING LONDON

NLA staged The Big Debate to help crystallise thinking on a number of key issues facing the capital and in the run-up to the next London Plan. *David Taylor* was there

Mayor Sadiq Khan should carry out a review of the green belt, according to a poll of built environment professionals, community groups and the public attending The Big Debate at Friends House in Euston.

The poll also suggested that the Mayor should commission a 3D virtual model of London and stage car-free days like Paris. Modern methods of construction are likely to help London deliver the homes it needs, voters said, despite a planning system that is not working because it is 'too slow, complex and uncertain', and London's essential character as a polycentric city should be retained.

This was The Big Debate, organised by NLA in association with the London Society and other London-focused organisations. It was arranged to provide new ideas and thinking for the next London Plan, a key document in setting the founding principles for building on Sadiq Khan's ideas for 'good growth' in London. Over 2,000 built environment professionals, community groups and local government representatives took part, in the room and online.

Speaking to a packed audience, key members of Khan's team presented a series of 'provocations', first by deputy mayor for housing and residential development James Murray, who said

that building 'more homes of all types and tenures in all parts of the capital is essential to the future economic and social success of the city ... Our plans are really ambitious and that is going to mean we have to work out how we bring Londoners with us', with the other main challenge being how to overcome barriers to building at high densities to create a 'London we can all be proud of', and with tall buildings having a key role to play. Responders included RIBA president elect Ben Derbyshire, who said that political leadership can and should do more, and he called for an Expo to be held to look at some 2,000 sites across the city 'to demonstrate what *good* looks like'.

The second provocation came from deputy mayor for planning, regeneration and skills Jules Pipe, who concentrated on where growth should take place, with the Mayor seeking to accommodate it within London's boundaries without eroding our Green Belt and other protected open spaces. A wider distribution of growth opportunities may mean maintaining the established strategic emphasis on regeneration of east London's brownfield capacity, and investigating that in outer London, along with the identification of 'three

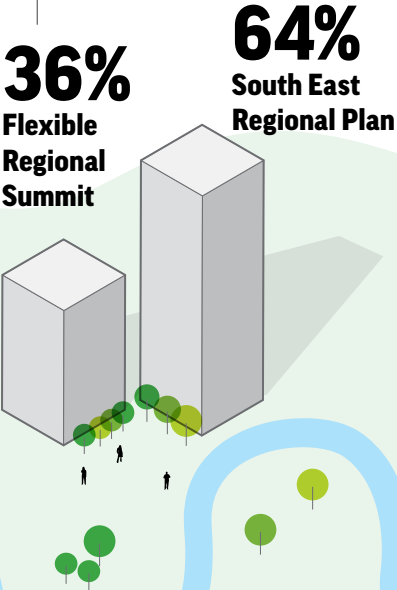


The Big Debate took place at Friends House

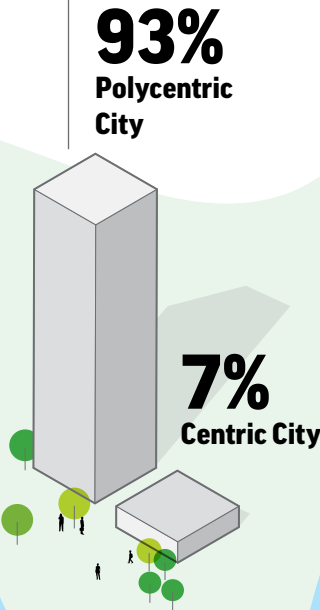
THE AUDIENCE HAD A CHANCE TO VOTE ON SOME OF THE KEY ISSUES FACING THE CAPITAL – HERE ARE THE RESULTS

REGIONAL PLAN

Are the flexible 'Regional Summit' and 'partners for growth' arrangements sufficient to coordinate inter-regional relations, or do we need a traditional South East Regional Plan?

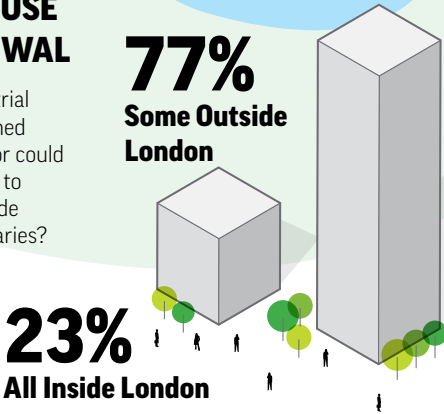


Is the future of London, as a 'centric' city, focused on the CAZ; or polycentric, with greater investment in both inner and outer London town centres?



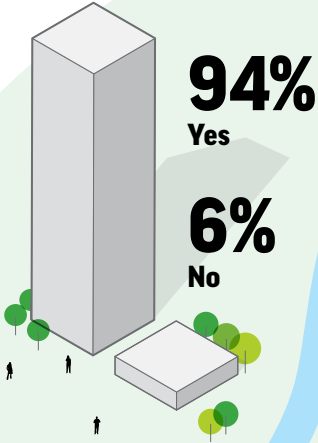
BUILDING USE AND RENEWAL

Should all industrial uses be maintained within London, or could some be located to other sites outside London's boundaries?

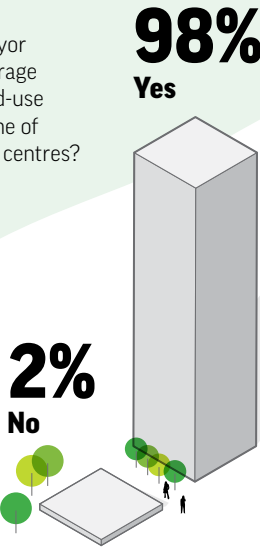


DESIGN QUALITY

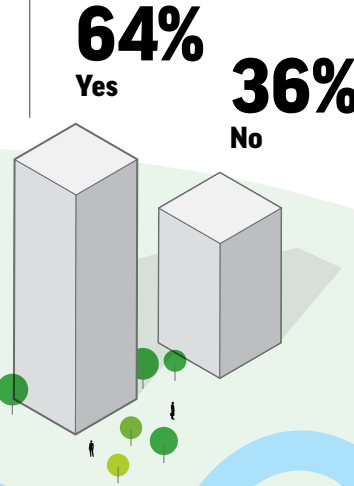
If we are to get well-designed, denser housing development, do borough planning departments need greater resources?



Should the Mayor actively encourage selective mixed-use renewal of some of London's town centres?

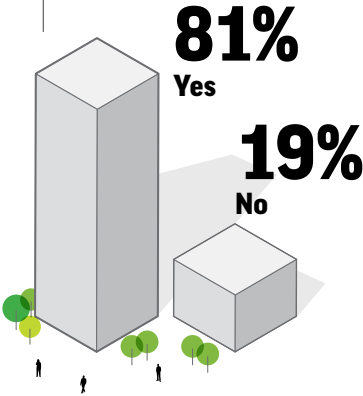


Is Design Review key to improved design quality?



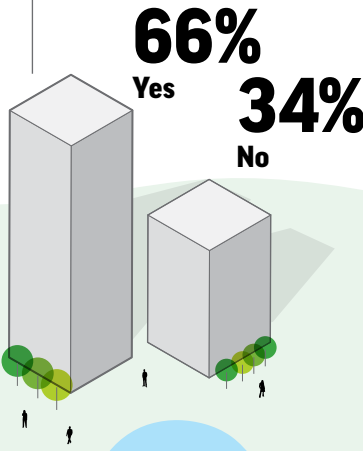
TALL BUILDINGS

Are tall buildings an integral part of London's future development?

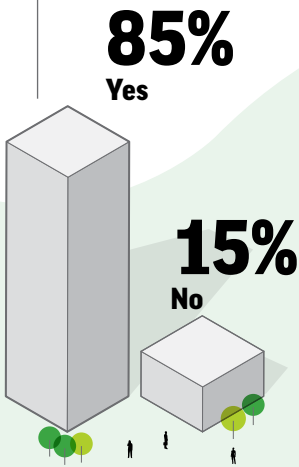


ROAD PRICING

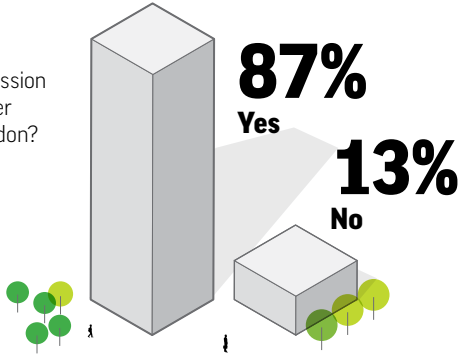
Should we charge for road use rather than taxing vehicles?



Should London have car-free days like Paris?



Should the Mayor commission a 3D computer model of London?



or four’ new Opportunity Areas. But a concern is that London’s substantial supply of housing approvals is not turning into completions – there is now a pipeline of approvals for more than 250,000 homes and a need for new players to deliver them. Responders included Savills’ head of world research Yolande Barnes,

who said that all major world cities are facing problems of ‘urban dispersal’ rather than sprawl, but that it was ‘weird’ that London relied on one type of housing delivery. AECOM’s director of cities and urban development Chris Choa said that growth will be ‘in, up and out; you have to do all three’,

but that some 2.5 million homes could be accommodated within a mile of existing train stations in the Green Belt.

Next it was the turn of Ben Plowden, director of surface strategy and planning at TfL, and a debate about how we can deliver better streets and public spaces. These are critical to London’s long-term success, said Plowden, and in improving the physical health of all Londoners. Responders included Royal Parks

‘I’d like to see a strategy for London which brings together localities, and prizes the public realm and open access for as many people as possible’

chairman Loyd Grossman, who noted that London is ‘intensely local’, where parks are essential in providing a place where everyone can be on a level field as citizens together. ‘I’d like to see a strategy for London which brings together localities, and prizes the public realm and open access for as many people as possible’, he said. Lucy Musgrave, director of Publica, said that we have to ‘reset the last 50 years of highway engineering’ and the dominance of the car, while *Guardian* architecture and design critic Oliver Wainwright suggested that London was facing a problematic rise in privately owned and operated public space. Mayor Sadiq Khan would be better off concentrating on making the banks of the Thames more accessible than the illuminated ‘garnish’ of our bridges, he added.

Fiona Fletcher-Smith, director of development, enterprise and environment at GLA, led the next provocation under the broad subject of providing the right spaces to enhance London’s economic activity. London, she said, is losing industrial

land at three to four times the 37 hectare per annum rate indicated in the London Plan, so that it has just 7,000 hectares left. ‘We need to stop losing at that rate and slow the decline’, she said, asking whether more should be done on affordable workspace or cross-subsidised in town centres. Responders included British Land’s head of sustainable places Sarah Cary, who said there was ‘tension’ between homes and workspaces with permitted development rights having a knock-on effect on rents with land values across the city. CBRE planning senior director Jonathan Stoddart said that London needs that ‘last mile delivery’ that industrial logistics operations represent, especially given the rise of internet shopping. ‘This use is essential to any thriving community’, he said. And Karakusevic Carson Architects partner Paul Karakusevic added that he felt the answer to

‘London is the most complicated city to get a tall building built, but that’s right, because the impact here is so considerable’

commercial and office space lies in areas like the Upper Lea Valley and eastern end of the Thames Gateway. Multi-level industrial and workspace buildings could work here, he added, as a great solution for additional jobs and production space, facilitated by a flexible planning framework aimed at creating a mix of uses and homes.

Finally, it was the turn of tall buildings. GLA strategic planning manager Colin Wilson set the context, saying that the first two of the four London Plans ‘actively promoted’ tall buildings in London while the most recent two have their place. Tall buildings only meet a small part of London’s needs, but still make a significant contribution to housing and a very significant one

to office space. Recent tall buildings had helped the city become a little less disaggregated, Wilson claimed. Responders included GIA’s senior partner Gordon Ingram, who spoke about his virtual 3D model of London and its increasing relevance in the capital to understand environments and tall building proposals; and KPF principal John Bushell, who stressed that mixed-use should be fundamental to planning policy. London planning director at Historic England Emily Gee, moreover, said there was a duty to consider the special character of London, and the importance that ‘cherished’ views have in the city’s heritage – which contributed £2.5bn to the economy in 2013. ‘Views belong to all of us’, she said. ‘London is the most complicated city to get a tall building built, but that’s right, because the impact here is so considerable.’

Wilson added that it was vital that the five issues covered in the sessions above were not dealt with in individual silos – the challenge of planning.

Closing the debate, NLA chairman Peter Murray said that he believed that a 3D model would be of ‘huge benefit’ to the city and that, beyond the ‘positive’ vote that London will grow, post-Brexit, the poll on its status as a polycentric city was also important. ‘It’s key that we should protect local character and how we maintain that character within the pressures we are facing in meeting London’s growing population’, he said. ●

The Big Debate was part of NLA’s Planning programme, which is championed by AECOM, Argent Related, British Land, CBRE and Future Cities Catapult.

It was organised by NLA and supported by Academy of Urbanism; APPG for London’s Planning and Built Environment; BPF; Centre for London; City Architecture Forum; The City Centre; Civic Voice; Future of London; Landscape Institute; LCCI; London First; London Forum of Civic and Amenity Societies; The London Society; LSE Cities; Open-City; RICS; RTPI London; Urban Design London; WPA / CPA



In the pipeline – deputy mayor Jules Pipe takes the stand

QUESTIONS SUBMITTED TO THE DEBATE ONLINE AND IN THE ROOM – HIGHLIGHTS

Barbara Weiss, Skyline Campaign
This debate proves that Londoners desperately want to be involved in shaping their city. How can we ensure they get more control over major planning decisions?

Michael Bach, London Forum
What kind of London do Londoners want? What will Sadiq Khan’s legacy be? Will he renew the towers of Ed Lister’s legacy or will he be sensitive to communities?

Emily Follis, London Chamber of Commerce and Industry
Should the need for emergency services housing be identified within the London Plan to combat the effect of the lack of affordable housing on emergency workers?

‘Euan’
How do we keep industry/manufacture on the growth agenda when everyone focuses on housing? Should we review permitted development to convert office to resi?

Chris Roche
Will self-driving cars change streets and public spaces design? Are we failing Londoners in failing to provide a diverse range of housing opportunities?

Stuart Robinson, Strutt & Parker
Isn’t the creation of good places the way to encourage creative industries?

Robin Nicholson, HPB Management Ltd
Why are most tall buildings fully glazed ensuring air-con is needed and the energy wasted?

CELEBRATING THE NEXT 40 YEARS OF HILSON MORAN

1977-2017

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For further information on our programme or to participate in any of our events, please email Emilie Lemons, Head of Marketing and Communications: futureforty@hilsonmoran.com

UPCOMING EVENTS - PART 1

- Jan 2017 Emerging Technologies Hackathon #1 Wearables, London
- Feb 2017 Launch of Student Design Competition: futurefortystudentdesigncompetition.com
- Feb 2017 Pecha Kucha 'VR - Design tool of the future or marketing gimmick?', London
- March 2017 Emerging Technologies Hackathon #2 Automotive Vehicles, Cambridge
- May 2017 Future Forty Party, London
- June 2017 Housewarming Party, Manchester

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HILSON MORAN

WORKING FOR THE COMMON GOOD

Martyn Evans is doing his bit to narrow the gap between architects and developers for the common good, with a string of high-profile projects to keep boredom at bay. *David Taylor* caught up with him





↑
Yada yada – Evans was a founder of YADA, an events organization for young designers



→
Learning from Lisbon – LX factory in the city will feature in Evans' new book on creative 'making' hubs

For an 'Uncommon Man' – the name of his new business – Martyn Evans is seemingly everywhere. But whether it's a new book he's writing on 'Dream Factories', setting up and running YADA, judging competitions, taking the role of deputy chair of the London Festival of Architecture this year, or helping to build new communities in outer London and Dartington, Devon, it's clear that the common wealth of development is at the epicentre of Evans' heart.

We meet at his flat in the Barbican, a fitting venue given his appreciation of high-density urban living, creating a community where idiosyncratic design and a multiplicity of arts venues and uses contribute to the whole. The famous scheme is in fact so varied across its estate, says Evans, that a number of residents have been told to Tippi-Ex their number in reverse on the windows, so they can be surveyed externally to see if the City's plans match with reality.

It's a rare moment of downtime in a busy period for 51-year-old Evans, having had a 'reset' since leaving U+I last April, where he learnt about property-development-with-a-heart from the unorthodox but inspiring Richard Upton. Before that he was with another big mentor – Anita Roddick at The Body Shop, whom he had worked for since he was 23 years old, and who taught him a lesson about the common good. 'Anita used to say to me there's no point in going to bed unless you've made the world a little bit better than it was when you woke up.'

Being principled and making money, he learnt from both, were not mutually exclusive. 'I truly believe that happy people have deep pockets; that good places make successful, profitable property development.'

Evans seems to have taken a mixture of these outlooks – Upton's drive towards always seeking the unusual and neglected opportunity at the bottom of agents' piles of sites or those disregarded by the rest of the

sector and to never accept the easy route, alongside Roddick's dogged determination for betterment – in his new, multi-faceted persona. He's putting this into action via a new venture creating homes in neglected areas off the beaten track – or at least well connected places which still represent value but which aren't on new transport infrastructure like Crossrail. He is investigating large residential-led mixed-use schemes in towns on the outskirts of London

'I truly believe that happy people have deep pockets; that good places make successful profitable property development'

that he feels are not involved enough in the debate about the expansion of the city region. These towns must respond by becoming slightly more sophisticated urban places in which to live, he believes, and his approach may be of a similar complexity to that used by U+I at its recently completed The Movement scheme in Greenwich, which incorporates 11 uses on one hectare of land.

Evans set up YADA with the RIBA to act as a levelling place for young people in the profession who want to 'network' – horrible word – without senior staff breathing down their necks.

And he has accepted a two-day-a-week post at Dartington Hall as head of development which excites him with its possibility of forging a successful new community, with housing, arts venues, industry, schools, all blending as a kind of built environment validation of all his principles.

First, though, he wants to get something off his chest. It saddens

him, he says, that with all the expertise available, housebuilders in this country continue to push out poor-quality offerings, simply because they can. 'They're so lazy', says Evans. 'The market just wants repetitive, easy-to-build stuff. That's a big problem. The problem with volume housebuilding is it's too easy to make money. There's a real impetus to design and build buildings that are quick and easy and money is in and money is out.' There is no incentive or desire to build complexity, which feels too much like hard work. And there is a real lack of sympathy and understanding between architects and developers, arising from the failings of education, where neither are asked to learn from each other. This is where YADA comes in, as a place where the two elements can get together and begin to understand each other and grapple with issues like housing, partially via regular parties. They thought that the first event would attract around 100 people in a bar somewhere. 'We had 800 applications for tickets, had to get a new venue so I borrowed a building from U+I, and 400 people came, all of them under 35 apart from their bosses working the bar or the door. It was phenomenally successful. I had felt that with all the industry events I go to where there are young people, those events are not for them.' The next event is planned for March, again sponsored by a developer and an architect, with the potential of more events at NLA. 'The issue about architects and developers working together is about making better property and better development', says Evans. And the architect is the one that can help better than anyone in getting the most for the best value, rather than being associated – in some developers' eyes – as the ones frittering away cost and coming up with 'frippery' that is not needed.

Housebuilders, Evans goes on, are not interested in the buyer and their needs – as opposed to the way

that, say, Apple spends millions on product development and market research on how we interact with our mobile phones – and rarely listen to the design community’s ideas. And so housing schemes – like one Evans witnessed near Dartington – go up with their ‘Brookside’, low-quality construction and very little in the way of placemaking. Happily, Evans feels that the rise of PRS will help this,

‘The problem with volume housebuilding is it’s too easy to make money’

since the money – pension funds, in general – is much more interested in the tenants’ long-term happiness, with the likely result being more attention paid to public spaces and facilities: placemaking. He is also working with the BPF and Pat Brown to try to press for more understanding of what placemaking actually means. ‘Good places make more money and are more successful’, Evans says, with his aim being to instil more long-term thinking about place, and stop curation being driven by financial spreadsheets alone, leading to all the usual high-street suspects. There is too much impetus to build, build, build, he believes, and not enough thought paid to what, and how, or with the distinctiveness required. ‘It’s irresponsible.’

In his book, which Evans is writing now for RIBA Publications, he is taking this idea further, looking at ‘Dream Factories’ (a working title). This will look at former industrial sites across the world that started with very little investment but with risk shared between tenant and landlord, in cities like Detroit, Eindhoven, Lisbon, Birmingham, Bordeaux, Moscow, Copenhagen and London (where the

Old Truman Brewery is the example), looking at what makes them tick. ‘I’m trying to draw out some lessons from them for developers, architects and planners.’ In an associated move, Evans is working with GVA on what could be a kind of holy grail – ‘proving’ the value uplift that can result from creating good places, taking one of the sites in the book as an example.

The Dartington role is an interesting extra string to Evans’ bow. Dartington Hall is a 1,200-acre medieval estate with a manor house located a mile-and-a-half north of Totnes. By 1925 it had become a ruin, before a couple came to rebuild the house and estate, armed with the wife’s considerable fortune – this was Dorothy Payne Whitney, one of the richest women in the world. ‘They set up a community-based experiment to prove and work out how people who lived in rural areas could have as sophisticated a life as people in the city.’ They set up experiments in industry, farming innovation, education, an arts school, a ballet company, and called it ‘the creation of a many-sided life’. Over 50 years they established the place, with a saw mill, cider workshop, a glass company which still runs Dartington Crystal, and in the 30s a group of German and Austrian Jewish émigrés came to live and work there when fleeing the Nazis. ‘It was an extraordinary crazy, globally significant place.’ They built many schemes – there are 42 Grade I and II listed buildings on the site – including Modernist houses and a dormitory for the school, but it all went wrong with a string of bad investments. Now the area has a new board of trustees, new chief executive and a mission to recreate what it once was, with Evans’ own crusade to build 200-300 new homes which will be ‘extraordinarily innovative’ – using things like custom build and looking at housing for older people – because they can’t not be.

Evans grew up in Devon, so feels this is a little like going home, and points out that there is a sense in

which the cycle is repeating – the town took Syrian refugees just as the émigrés that settled there almost 100 years ago. A war had ended; technology was taking over the world, and there was a keen interest in nature and land and sustainable eating and growing. ‘It just feels like there is way too much connection between the two for it to not be exactly the right moment now to try to revive that whole idea.’

The interview is drawing to a close, with the sun setting over the Barbican Estate and the small corner Evans inhabits in something of a design enclave, with architect Alex Ely and Illuminated River’s Sarah Gaventa near-neighbours. As I leave, Evans hands me some parting gifts – a book that inspires him – Jane Jacobs’ The Economy of Cities, and some fudge from Dartington; and you get the feeling that Evans’ new, almost philanthropic life has all the right ingredients for spreading the right principles – and schemes – across the industry too. Having left a large

‘I’m just a small guy trying to punch way above my weight in impact – by having a loud voice’

company and his mentors, it’s a whole new world with a myriad of projects to keep him busy. ‘I’m happier than I’ve ever been in my life’, he says. ‘I’m lucky because I’ve spent the last nine months pleasing nobody but myself. I’ve had a bit of a sort of decompression, a reset; I’ve taken everything that I’ve learned from Richard at Cathedral and everything I learned from before and I’ve thought more about it and I’ve written about it and talked about it. And I feel like I’m going to go into the next 10 years energised to do it better.’ ●



Modern moves – High Cross House on the Dartington Estate, where Evans has taken a post to create a new community



Green pastures – Dartington Hall and gardens, Devon



FRESH AIR THINKING

Innovation is key to understanding and improving London’s air quality, argues *Dave Williams*, principal consultant, Atkins

The New Year usually brings a flurry of articles relating to air pollution in the capital; this year was no different. Various sources reported that London had already breached its annual pollution limit for 2017 – in less

‘Air pollution is bad for a number reasons, but of foremost concern is the damage to human health, worsening and shortening lives’

than a week. The most surprising thing about this news? Nobody was particularly surprised.

The limit we are referring to is the law, essentially the EU Ambient Air Quality Directive. It’s not a single limit, but a number of limit values and permitted exceedances, relating to various pollutants and various measurement periods. In general, the regulations do not refer to the average pollution concentration for anything more detailed than an hour. In many cases, the limits refer to the average over the whole year.

Mayor Sadiq Khan refers to air pollution in London as a ‘public health emergency’. He’s absolutely correct. Air pollution is bad for a number of reasons, but of foremost concern is the damage to human health, worsening and shortening lives. So I have to ask – just how useful is the average level of NO₂ over an hour – or a year – when we are trying to improve public health?

There’s an argument that current air-quality legislation serves a useful purpose. After all, there’s not much point setting limits for every minute

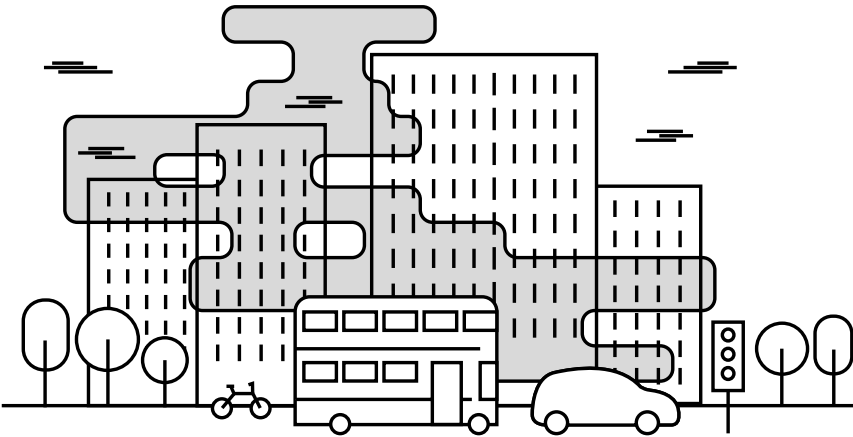
of the day, on every road in London, if we have no way to enforce it. What troubles me more is when the detail of these limits becomes the basis for our understanding of the problem.

The Department for Environment, Food & Rural Affairs (Defra) reports on compliance with the law based on a network of air-quality monitoring stations (the Automatic Urban and Rural Network). There are about 150 of these sites in the UK, with fewer than 20 in London. London has more than 100 extra monitoring stations as part of the London Air Quality Network, providing 15-minute data for a range of pollutants – a resource that is the envy of many – but is it enough? London covers an area of around 1,600 sq km. If we really want to understand the implications for public health, a continuous monitoring site for every 10 sq km of a dense city is not going to do.

Solutions are on the horizon. Combined with the low-cost sensor technologies, the rise of Intelligent Mobility, the Internet of Things and

a Smart City infrastructure can greatly improve our understanding of air-quality hotspots, of the causes, and of the potential solutions. A connected vehicle fleet could provide information on speed, acceleration – even estimates of fuel consumption and exhaust emissions – in near real-time. Beyond understanding, this opens up new ways of managing our transport network and, crucially, reducing the environmental burden. Innovation and commitment are needed to make this a reality. The environment doesn’t have to be the main motivation behind a new technology for it to be leveraged for environmental gain. The benefits are for all – a better city to visit, live and work in.

The political will to do something about poor air quality is greater than it has ever been before. We need to couple this with an increased understanding of when, where and how these issues arise. After all, the first step towards solving a problem has to be to understand it. ●



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FOREST FRUITS

Jonathan Martin, director of investment and delivery at London Borough of Waltham Forest, outlines its approach to regeneration

Waltham Forest is one of the fastest growing parts of London, vibrant and distinctive, making it a fantastic place to explore, live and invest. With our buzzing arts and cultural scene, excellent transport links (Central and Victoria lines and Overground to Liverpool Street station) and more green space than any other London borough north of the Thames, we are eagerly seeking quality developers and investors that want to build on our creative character.

Like most of London, there is an increasing demand for housing, and although we are keen to meet demand, we want to go beyond this, creating thriving local communities where both new and existing residents can enjoy quality lives together. This includes providing the social and physical infrastructure that our communities need, and supporting local businesses so we are able to provide employment and skills opportunities for our residents. Over the past year we have helped almost 6,000 residents with vocational training and support towards employment so they can take advantage of this growth and the opportunities it brings.

We have a successful track record in delivering regeneration projects with a breadth of mixed-use award-winning schemes, like The Scene in Walthamstow – a development which has acted as a catalyst for regeneration in the town centre. As part of our cultural offer, the internationally renowned William Morris Gallery and Vestry House Museum attracts more

than 130,000 visitors a year. Our creative enterprise team has provided much sought after artisan workspaces, such as the creative workspace initiative in Blackhorse Lane and Central Parade in Walthamstow. A £2.2 million joint investment with the GLA will support 130 businesses, create new jobs and provide new workspaces for 65 businesses by March 2019. Our plans for EMD cinema, a 1,000-seat auditorium, represent a major opportunity to continue growing our evening economy offer in Walthamstow, complemented by the Night Tube on the Victoria line.

‘Like most of London, there is an increasing demand for housing, and although we are keen to meet demand, we want to go beyond this’

Our Economic Growth Strategy sets out our ambitious plans to deliver quality new places for our communities that will see a range of new homes, new jobs and social infrastructure, culture and commercial space, through working collaboratively with partners and releasing council-owned sites for development. We are focusing on four key areas identified as having excellent potential to deliver growth – Walthamstow, Wood Street, Blackhorse Lane and Lea Valley Eastside in the Leyton and Lea Bridge

area. The latter two areas form part of our GLA-endorsed Housing Zone. We have 87 potential development sites over 0.25ha identified by the GLA Strategic Housing Land Availability Assessment.

Our latest proposal, the Lea Valley Eastside Vision, a regeneration area equivalent in size to the City of London, promotes the delivery of nearly 4,500 new homes, 300,000 sqm of commercial space, significant infrastructure improvements and new facilities and communities. At the heart of this development is London’s newest railway station, Lea Bridge station. We successfully lobbied Network Rail to reopen the station after a 30-year closure, and since May 2016 have already seen passenger numbers exceed initial expectations of 352,000, with around 450,000 journeys a year likely to be made to and from the station. The £12 million regenerated station adds to our connectivity, providing links to Tottenham Hale, Stansted airport, Stratford and Liverpool Street, and increases the potential for further development in the area.

These are exciting times for Waltham Forest, and we will continue to stimulate growth in the borough by delivering first-class developments that support thriving local communities.

To make this happen we need investors, developers and businesses to join us in shaping our borough for the future.

We are the home of the people who make and create. We’re ready. Are you? ●



↑
The Scene,
Walthamstow,
designed by Pollard
Thomas Edwards



→
Creative workspace
– Blackhorse Lane



COLLABORATING AND COMMUNICATING

Metropolitan Workshop has been building a strong reputation for helping to create a better city through communicating the power of good design and collaborating with other architects to get there. By *David Taylor*

There aren't many shops that 'sell' architecture directly onto the street, and fewer still with cups made of gingerbread in the window.

But that's the appropriate situation Metropolitan Workshop (MW) finds itself in, forging its predominantly residential schemes in collaboration with communities and other practices from its Farringdon home, for the benefit of Londoners and beyond.

Partner Neil Deely is the man leading the practice into its 12th anniversary and beyond, with an exciting period headlined by working for a financial institution that has never built before, and innovative schemes for developers such as Pocket and the NLA award-winning Somerleyton Road project.

The firm was founded in 2005 with Deely having come from Brighton University and its 'fantastic' school of architecture. 'Their motto was "head in the clouds, feet on the ground"', he says, 'and it had some really fantastic, old school, proper architecture tutors, whose profession it was to teach architecture as opposed to these days with many people fitting it in between their practice.'

Deely enjoyed the fact that you could do anything you wanted to – provided you could demonstrate you could understand and explain it – something

he is dismayed by when architects fail to do so at many of the design review sessions he takes today. This is very important to Deely's practice too, and stems from his formative background at MacCormac Jamieson Prichard (MJP). Deely was at MJP from 1996 until 2005, having had a spell in Arkansas learning from Peter Eisenman. But it was Richard MacCormac's insistence on having to articulate in very clear terms what it was you were trying to do that was the biggest legacy of his time there. 'Richard was in particular able to talk about ideas in a way that other people couldn't even draw them', says Deely. He worked closely there on schemes including the BBC Broadcasting House project with all partners, including with David Prichard, MW's now retired joint founder.

Deely left principally because he wanted to be a smaller practice again, and the firm is now the size that MJP was when he joined, a comfortable-feeling 32. 'It felt like a family, and there was huge creative chemistry', he says. 'Everyone knew each other well; we all drank together in the pub most nights, sometimes very late but always back at our desks the following morning. That culture was a real hotbed.'

But it was also the 'rigour' of MJP that forms a big part in what MW

does and enjoys, even to the extent of having its own researcher-in-residence that also acts as a critical friend.

Housing is the main concern. 'It is building type number one', says Deely. 'If you're not interested in housing, then you're not really interested in architecture. It's what towns, cities and the country is made up of.' For a long time the area was unfashionable and everybody was interested in the art gallery. Ten to 12 years ago, moreover, the 'fuzzy' areas between masterplanning and urban design and

'If you're not interested in housing, then you're not really interested in architecture'

making projects happen – areas that perhaps architects were not so good at – were the areas that the practice wanted to work in, says Deely. And largely it has been successful in filling this area, sometimes getting hired just to organise consultation, again because of its ability to talk directly in ways which people can understand. Some councils in particular have found this skill a very useful one to call upon, whether that is to do with estate regeneration, say, or in training

local authority staff, planners and councillors. ‘That is the stuff that nobody knows or really hears about’, says Deely. ‘It’s work we get on with, very quietly, and we know that it pays dividends. Light bulbs go on in people’s heads and they come up to you afterwards and say “now I understand”.’

At Somerleyton Road, the firm was appointed as lead architect and, since it has ‘come from the community’, is not a place to go charging in with ‘size elevens’, as Deely puts it. There was six years of work done by Brixton Green on the scheme before MW came along, and Lambeth Council’s objective was to have a community-led project. At the same time, though, there was a need for a clear and coherent vision for the buildings and the mix of uses. It also required a practice that didn’t have a huge ego, Deely goes on, to build trust with the community that it would create what they wanted. ‘Collaboration is something we firmly believe in and do wherever and as often as we can’, he says, something which again stems back to MJP and its work at Spitalfields, for example, where they got Ted Cullinan and ‘two young Turks called Bob Allies and Graham Morrison’ to help them out. At Somerleyton Road the like-minded practices MW is collaborating with are Mae, Haworth Tompkins, Zac Munro, Foster Wilson and Gross Max. MW is acting as the ‘convenor’; the firms get together as often as possible, have workshops with just the architects themselves, expressing fears and reservations along the way. ‘When it is just architects there is a totally different mood where people are able to leave their egos outside the room and talk much more openly and directly. It’s about getting the right mix – the right people and the right skills.’ Mae’s Alex Ely is a fan of Deely’s approach to collaboration. ‘I think he’s very open and keen to work collaboratively and sees the benefits of that’, he says. ‘What’s interesting about Somerleyton Road is that

although there is someone controlling the masterplan, they are not prima donna-ish about it. There is open dialogue with the other team members. Even as a plot architect we felt we genuinely had a part of that, the design development of the bigger urban design picture. So it’s been a very constructive project.’ Another key attribute is to lead by example, offering all parties a choice and being generous-spirited. ‘You have to behave in the way you want your collaborators to behave. You do have to know that while you might have many good ideas, you won’t have all of them.’ The scheme is multi-architect because Brixton is, essentially. ‘It is

‘We saw it as being a kind of patchwork approach, and that was hugely popular with Brixton Green and the public, the planners and the local authority’

varied and multifaceted, a rich fabric of built environment, so to come along with the sweep of one firm didn’t feel right at all’, says Deely. The project is 302 dwellings – 50 per cent private, 50 per cent affordable, 97 per cent dual aspect – with retail, community centres, workspace, street gym, theatre and chef school at ground floor level. Close to Coldharbour Lane the site tapers down, with Victoria line tunnels, and trees to be retained as part of the complex picture. ‘We saw it as being a kind of patchwork approach, and that was hugely popular with Brixton Green and the public, the planners and the local authority.’ Far from having a materials strategy, the group simply resolved to talk about it. ‘You don’t have to beat people over the head with a design guideline document – we can just have a sensible conversation about it because we trust that everyone will make the right decision.’

The practice collaborates too

on work in Norway – although not through any link from Deely’s Norwegian wife – but in the UK, London and the South East is its main patch. The small, ‘in between’ work involves training, consultation and a continuing interest in the public realm, including an Outer London Fund-facilitated scheme in Balham, with a striking frieze attached to the buttresses on the area’s ‘ugly wall’ by Tod Hanson, introduced to the firm by Modus Operandi’s Vivien Lovell. Or there is the practice’s work on Hildreth Street, again in Balham, where the practice had to liaise with every business on the street, now revelling in its newly landscaped and pedestrian-friendly setting. ‘These sort of projects we find as rewarding as some of the bigger scale work we do’, says Deely. ‘The design was the easy bit. It was the making it happen which was incredibly hard.’

Some projects, however, are more elusive. At another scale than Wandsworth, MW first came up with the idea to move the Museum of London (MoL). Deely had been forced to use the high-level bridges to get back to the office during some student protests in 2011, when he started to think how odd the MoL’s location was. That led to him thinking there had to be a better way, and that it should be in the heart of things, not on the fringe. So the practice looked at the options, had conversations with people such as Alan Baxter, Hanif Kara and Eric Reynolds, who advised him to approach the City of London Corporation, who thought it a fascinating and ‘sexy’ proposal, but doubted it would ever happen. Months passed. Deely called, and was told that, yes, it was ‘a dead end’. Then, 18 months later they read that the museum was indeed moving to Smithfield Market. Is he bitter? Not particularly, says Deely, with a kind of shrug that again stems from MacCormac – that spending negative energy on such matters is not good for you. ‘These are things we have done



Wall of art – the Tod Hanson piece in Balham



The same artist at Balham station



quietly, and sometimes too quietly.’

The practice also had an idea when it set up in 2005 of building a cable car over the Thames, actually on the proposed site for the Garden Bridge. The Big Lottery Fund approached them to ask if they wanted to make an application but because it would span four London boroughs, they felt it was a project too far.

Today, the practice is celebrating 12 years in the business with a document that talks about the people they work with and ‘the fact that so much of what we do depends upon the spirit and skills of others’. It will include portraits of people such as Chris Brown of Igloo and Croydon’s Jo Negrini, among others. Having first met as chair of Newham’s design review panel – a post he’s held for four years – Deely continues to work with Negrini on Croydon’s design review panel and is looking at a project for Pocket in the borough. These

extracurricular activities form part of his ‘quiet’, ‘background’ pieces of work to improve conditions in which good architecture can flourish and make for a better city. ‘It’s another way of contributing to the quality of the built environment outside what we do as a practice’, he says.

Elsewhere, MW is building Barchester for Canary Wharf – the reworking of a factory building on Limehouse Cut for affordable housing – and a 25-storey tower for Pocket in Wandsworth that is now under construction. The development includes 38 sqm one-person apartments which are proving popular – Pocket has 15,000 people on its waiting list. ‘People are voting with their feet’, says Deely. MW is also collaborating with others on designing a new town near Hickstead in Sussex.

The ‘workshop’ they inhabit is public facing, leading to people knocking on the windows to tell them politely and caring to go home rather than stay

too late; Americans come in wanting to buy models and even gingerbread exhibits in the window, most recently used for the firm’s advent calendar. Only once did someone walk past, see the firm and approach them – for the masterplan for the 65 km Jordanian coastline of the Dead Sea – yet the rising footfall and recognition of ‘subliminal advertising’ cannot but help.

So what of the future? The major element is hush hush: a national financial institution breaking into housebuilding for the first time in its history with an ‘exemplary new suburban housing scheme we are leading in Wiltshire’. ‘For a practice like ours that still considers itself to be relatively new and quite young, to be working on such a high-profile project and leading it, is something we’re very proud of, and I suppose a bit surprised by, given the plethora of people they could have gone to.’ ●



Collaborating for real – the award-winning Somerleyton Road project

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**— Mick Sweeney, Group Chief Executive,
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the Mount Anvil way**



Computer generated image of Dollar Bay is indicative only.

STATIONS, DEVELOPMENT AND PLACE

London can set the agenda for intelligent, city-shaping transport development worldwide, says Grimshaw partner *Declan McCafferty*



Transports of delight – future Euston

The last 25 years has seen the largest redevelopment and expansion of London's rail and metro system since the 1930s. This has been accompanied by a change in Londoners' relationships with their stations. Many of our mainline terminus stations are finally becoming what they always promised to be, proper city-scaled public spaces; albeit curated and retail focused. Similarly, the London Underground and Overground network is better linked and more efficiently planned than ever before. It feels a long way from the Underground I encountered when I moved to London in the mid-1990s, when the Northern line seemed to consist primarily of chicken wire and broken tiles. All of this has been achieved through some intelligent design and significant injections of public money.

Within the last 10 years, the political impetus behind transport infrastructure redevelopment has shifted away from transport-focussed benefits, to overt city-shaping objectives. None of this is new for London, a city whose form and size has been defined by its rail and metro system perhaps more than any other in the world. The current focus is very different from London's suburban expansion of the last century. As the city has run out of easily developable sites we will need to look to over-site development (OSD) to increase

densities and meet objectives for housing and employment creation.

There are some fundamental challenges, however, to the creation of authentic and credible pieces of city over and around stations. Mainline rail stations typically have a footprint which is too large for the grain of London's streets. Track infrastructure often severs neighbouring communities, and all too often stations concentrate all activity and people movement in one location while presenting dead frontage along their edges.

Pressure on government spending will increase demands to fund infrastructure improvements through private investment. Commercial development over stations can be complex, lengthy and expensive. Viability challenges tend to push up density and height, while value capture often happens on neighbouring sites. The OSD-funded station model could provide well-linked, car-free, high-quality, mixed-use vital pieces of city or, if poorly designed, result in isolated islands of hyper-density. OSD projects will need to look beyond the 'red line' boundary if they are really to succeed.

Technology also has a key role to play. Innovations such as Uber and Citymapper have already changed the way we navigate our cities, moving us towards increased personalisation of transport. Technological changes

which eliminate the need for information and ticketing areas, aligned with the removal of traditional ticket barriers, could free up concourses and ticket halls to be more convincing public spaces, with better relationships to their surrounding context.

Station public realm has suffered from the need to accommodate huge passenger numbers at peak times, while often feeling empty at other times. We need a more enlightened attitude to flexibly curating these spaces to accommodate commercial, community and cultural functions outside peak usage. This could bring particular benefits to suburban stations which have extreme peaks and troughs of passenger flows, while helping to reinvigorate struggling suburban high streets.

With Crossrail and Thameslink completing soon, and HS2, Crossrail 2 and Bakerloo line extensions planned in the near future, London could set the agenda for intelligent city-shaping transport development worldwide. To achieve this, architects, engineers and urban designers will need to look afresh at the design of stations, OSD and their surrounding public spaces and examine the social, cultural and technological changes which could vastly improve our stations' relationship with their surrounding context. ●

SCALING UP

Buckley Gray Yeoman is celebrating its 20th anniversary by going up a scale in projects with its appointment to masterplan the Bishopsgate Goodsyard and a gallery hub and Tube station in South Kensington. *David Taylor* caught up with them

Buckley Gray Yeoman is moving in on the big league. The practice, which is celebrating its 20th anniversary this year, has landed the job to masterplan the Goodsyard just a stone's throw from its offices in the Tea Building, Shoreditch. And with projects in South Kensington including a new gallery hub and Tube station, it feels like it is entering a new phase, geographically as well as sectorally.

We meet – fittingly, given the kind of work the practice did in its early years – in the hipster hangout of Shoreditch House, Apple Macs glinting at each other in every corner as work permeates ever more into leisure and hospitality. That principle has been a cornerstone in the firm's portfolio, with BGY's office schemes all seeking to add a little more, along with what director Paul White calls its search for 'authenticity.'

The new project at the Goodsyard is, says Matt Yeoman, a testament to this 'honest' approach and its ability to communicate architecture well and ease anxieties over what has been a contentious scheme.

The last three or four years has seen a gradual shift in momentum away from the practice's core of east London office refurbis, says Yeoman, into areas like education with the Channing School project – the second phase of which completes this year. This is a new performing arts building, following on from a new gym last year. 'But the biggest change we've seen in the last few years is the

projects getting bigger', says Yeoman. At the Goodsyard it was doing all the new-build offices but has now been appointed as masterplanners overall. 'Work is moving west as well as east, and we're moving into Europe.' The practice is being asked by its clients in the UK to look at projects abroad, including office-led projects in Barcelona and Frankfurt.

This diversity of projects fits with its 'ad agency' approach, the firm's creativity adding value to the product, and ensures that the staff are as excited as they are, adds White, whatever the scheme or sector. 'You come to us because we think about solutions', he says.

The firm's biggest recent scheme was for a 20-storey student housing project on Commercial Road and it is doing a lot more residential now than previously.

'There has definitely been a surge of interest in workplace over the last four or five years, maybe longer', says Yeoman. For White this is because people are 'demanding more from their spaces and their architecture. The professions had become lazy, he believes. 'You now see people caring as much about their office as they do about where they buy their coffee', he says. It is a lifestyle, they believe, but has been driven by the recession. Suddenly, the office market had to stop concentrating on their funders, says Yeoman. 'But there was a dramatic change when everyone started thinking "God, we've

'But the biggest change we've seen in the last few years is the projects getting bigger... Work is moving west as well as east, and we're moving into Europe'



got to get tenants into this building. We'd better start listening to what the tenants want".

As to the practice, how has it changed over those 20 years of business? "There's a maturity now", says Yeoman, "which simply comes through experience. But one thing that has remained constant is the nimbleness and the reaction time and the looseness we had when we were five or six of us. We tried to keep that when we were 80. We like to have that reaction time for clients." They still also bring the same enthusiasm to projects, adds White. And while 20 years ago they would describe their workload as being in thirds – resi, retail, offices – now there is so much more in their 'very broad church' and the categories themselves have blurred. A case in point is Fred Perry in Covent Garden, which is a ground floor shop that becomes a 'gig space' and then, on its lower ground floor, is a gallery where the company can showcase the brand. "There's been a massive convergence that's way more than mixed-use", says Yeoman. "It's a total convergence of all these building types and uses", of which Shoreditch House is again a prime example. Eating, sleeping, working and playing are being incorporated now in really quite modest scale projects, he adds, not just at the bigger end. Partially again it's the customer driving this, which has led to commercial developers getting over being 'scared stiff' of doing residential, or vice versa. BGY can also point to another example of this in action in its work at Fish Island where it is designing co-working space, housing, pure office space, restaurants and retail, all being done by one developer, rather than parcelling it all off. That suits the practice, and also, suggests Yeoman, makes it easier for architects wanting to break into new sectors, barring education, perhaps.

Twenty years ago, though, you didn't have to worry too much about procurement, and could concentrate

on design. Building it through then was 'a fairly linear process' driven by client and architect together, says Yeoman. Now this is not the case, and the way it is procured has a 'dramatic effect on the final project'. The influence and input from the procurement chain and contracting world is massive. 'It just puts a lot more onus on us or the process in being able to foresee issues', says White. 'You hope for design and build, but sometimes it's build and design.'

The practice was formed in 1997 by Yeoman, Fiammetta Gray, with whom he was at Oxford Poly, and Richard Buckley, Gray's husband. All three reconnected at ORMS, where they met Paul White, who joined the new firm bringing his expertise in bigger

'There's been a massive convergence that's way more than mixed use. It's a total convergence of all these building types and uses'

projects in the process. But tragedy struck when they lost Buckley in 2008, a difficult situation emotionally, made worse vocationally by the recession. However, Yeoman and White believe that were Buckley to walk back into the office today, he would not recognise the practice, having left a start-up operation or 'corner shop' and arrived at a 'Waitrose'. They've worked hard to deal with succession, too, establishing a series of associate and director level staff beneath them, promoting teams and 'empowering the staff'. It thought at one stage about changing the name but felt that the brand is bigger than the name, and certainly has no plans to become the acronym BGY, say.

Working in the 'village' of South Kensington has been interesting, says White, especially with his gallery project, a collaboration between South Kensington Estates and renowned art

collector John Martin. The project was won in competition against practices including Stiff + Trevillion. Galleries can no longer afford the spaces in Albemarle Street and Dover Street, he says, and are having to look for alternatives. Hence the scheme to convert a series of townhouses in South Kensington as 30 galleries with back-of-house offices. The nice twist is that John Lavery, who painted Winston Churchill and George Orwell, lived in the building, so it has art history already embedded in the fabric. BGY is removing a series of poor quality additions from the 50s and 60s buildings to create a brand new art 'hub' with a gallery at ground floor and, below it, art storage. 'It's a great combination of old and new', says White. 'And because of its location, just south of the V&A, it has got that ready-made art history background to the whole site.'

The clever twist is that all of the galleries have their own office space, but are sharing the actual gallery space. 'It would be lovely to do that in Westminster', says Yeoman, 'the problem is there's no one person who owns enough of the galleries to provide that kind of a facility.' They can also use the normal downtime that comes during Frieze and so on for travelling shows and exhibitions from museums in the region or outside London, with talks ongoing with museums and collectors in Scotland. 'It's a really interesting model', says White. But there may be fallout too, from the opposition of Westminster, losing 30 galleries (of 250 in the West End) to South Kensington.

The Tube station came about via a pilot study initiated by Graeme Craig at TfL around four years ago, when architects were selected to work on around 12 stations. These ranged from those in the centre to those in the suburbs, with BGY handed Piccadilly Circus and South Kensington. How could the customer experience be improved, and value be increased to TfL? South Ken became one of



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The Goodsyard near the practice's own Tea Building offices



Art beat – the Kensington gallery site





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Channing School in Highgate, where BGY is adding a performing arts building to its sports hall and sixth form accommodation

the few taken forward for further development, with BGY enlarging the ticket hall and making step-free access for museum-goers via the tunnel. Buildings on Thurloe Place will be refurbished for residential, and the arcade will be refurbished for new shops and cafés, adding an extra storey on top. Finally, BGY is building a series of houses and shops at nearby

‘What we’ve been very good at over the years is just communicating architecture, which the profession is not particularly good at’

Pelham Place on a vacant site near the Michelin Building. TfL is now looking for a development partner and hope to finish building in three or four years. The area has been the site for many a scheme over the years, and Yeoman believes that the locals had just got fed up, partially from consultation fatigue. ‘What we’ve been very good at over the years is just communicating architecture, which the profession is not particularly good at.’ This has

paid dividends in planning consents, and now with contentious and delicate sites such as South Ken and the Goodsyrd. ‘I think people have just enjoyed our quite humble and honest approach. I suppose because we’re slightly younger, we’re quite reverential. If you take some of that ego away, it really helps.’

BGY was brought on board around three years ago to design office buildings at Bishopsgate, presenting to Hackney and Tower Hamlets, and was told the practice was a ‘breath of fresh air’, engaging with some of the groups around. As a result it went to the GLA and the project became ‘stuck in treacle’ with Boris. But last year the JV approached BGY with their belief that a new approach was required. They went back with a scheme that is more community- and work-related than purely residential, which the GLA also liked. ‘It’s early doors, but it looks like we might be able to get ourselves out of the treacle.’

One of the more thoughtful projects BGY is undertaking is some research into how school examination environments – typically the gym – affect results. It is teaming up with Oxford Brookes to do the research

across different schools, and Yeoman believes that it may give an insight into why so many teachers are leaving the profession citing their physical environments as one of the factors. In another education project, at Roedean, the practice almost forgot they were dealing with a school, designing its new dormitories as they would a cool bar, with a sympathetic approach to the listed building that draws on their experience in hospitality. It has without doubt got them a lot more boarders, says Yeoman.

Now BGY is about to get planning consent for a new-build CLT offices scheme for The Office Group – its first stand-alone site – on Rivington Street. This fascinates them in terms of retaining the ‘authenticity’ they talk about, but in new build.

All of which is lifting the firm onto a different kind of plane. ‘It feels really good’, says Yeoman. ‘It doesn’t actually feel any different. It just feels like we’re doing what we’ve always done, just slightly bigger projects. It’s like when we were doing our first kitchen extension to doing our first house. It’s all the same; it’s just bigger.’ ●

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COMFORT AND JOY

Scot Parkhurst, managing director of urban planning and infrastructure consultant Tyréns UK, argues that improving the 'pedestrian comfort' of the public realm can increase resale and rental returns

Deriving social and commercial value from mixed-use development is becoming increasingly important. The business case for development has to look at the tangible benefits as well as the intangible, and one of the intangible benefits is the public-realm aspect of a development. Intuitively we know that well-designed public realm increases the attractiveness of new development. But how do we design these areas to improve footfall and commercial value of the surrounding retail space?

Development value is easily lost when the quality of the external environment is poor. It is common to focus on movement routes and landscaping to increase footfall and commercial value. However, there are a number of other factors that play

a bigger role in improving the dwell time along retail, café and restaurant areas. These include a range of psychometric factors that Tyréns' bioclimatic toolkit is able to test.

Wind 'speed ups' are a major problem in urban areas. It is well known that individual tall buildings create wind speed increases. However, the alignment of roads/cycle routes and the configuration of building clusters, even low-rise ones, can contribute to wind speed up and cooling of the external environment. The impact becomes all too clear on dwell times and commercial value.

At Täby Park, a new 70 hectare sustainable development in Stockholm, Tyréns has been using its bioclimatic toolkit to model these factors for the developer.

In addition to assessing weather and wind conditions, the toolkit models sunlight and shadowing, facade materials, reflective and radiant heating effects, landscaping and, more importantly, the impact that building clusters have on the comfort of the external environment. At the core of the analysis is the development's 3D model. Using this enables Tyréns to efficiently model different masterplan layouts and optimise the external environment for retail, restaurants, bars and café areas. Developers and their design teams can test the effectiveness of building orientation, material and horticultural palettes, by comparing them to expected human comfort outcomes and allocating expenditure more efficiently. ●



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Optimised for living – Täby Park, Stockholm

CHANGING PERCEPTIONS

Ogilvy & Mather has no regrets about moving to Sea Containers House on The South Bank just over a year ago. Client CEO Paul O'Donnell and architect Colin Macgadie of BDG tell *David Taylor* about the way they work now

Just over a year ago, ad firm Ogilvy moved from Canary Wharf to Sea Containers House on The South Bank. It was a big move for the firm – not quite ‘transformational’ in terms of the way its culture operates, but a major one in terms of the way the company is perceived, with a resultant uplift in recruitment, business and the general happiness of its 2,500 staff.

Ogilvy & Mather worldwide chairman and CEO: Europe, Middle East, Africa, Paul O'Donnell says that Canary Wharf was an unfortunate chapter for the firm – not that he has anything personally against the area, but in terms of the way it affected what is a creative firm nestled among the banks. There just wasn't the stimulation that is on offer in other creative clusters such as Soho or Shoreditch, O'Donnell argues, and it could be difficult to attract clients to visit. ‘It didn't add much to the business and in fact detracted from it ... the guy that was responsible for moving us to Canary Wharf doesn't have a bust in the reception area.’

So, the firm launched a bid to move its staff from Paddington and Canary Wharf to a new more central area for the next 25 years of its life, settling eventually from 40 properties

to a shortlist of two – Alphabeta in Shoreditch and Sea Containers House on The South Bank. It needed a space which could be honed to be ‘democratic’, with little in the way of a visible hierarchy; it wanted to be in a buzzy, easy-to-reach location; it wanted a good deal economically, and Ogilvy wanted accommodation in which all of its multifaceted elements could co-exist collaboratively, with no

‘Everyone's space, because of the way BDG designed it, looks and feels pretty similar across the piece, so nobody feels like they've got a bad deal’

one brand overpowering the others, but where unforeseen interactions could be encouraged.

‘When we moved into Canary Wharf we were in a different era’, says O'Donnell. There were around 500 people in total, there were lots of oak-walled offices, and some staff even left. But after a period of growth the firm ended up with 1,200 people, right at the edge of legal occupancy, and interventions were made to make

it appear less like a bank with one of the floorplates cut out, but leaving a massive dilapidations charge. ‘Towards the end it got very shabby and very condensed’, O'Donnell continues. While that may have lent a certain energy and buzz, it was still a mess and led the company to grasp the nettle and move on, especially given the ongoing war for talent.

Step forward Sea Containers, the Mondrian hotel, the creative strip on The South Bank and BDG, the architect also in the WPP group, which emerged victorious in a competitive process, after a brief based on the two shortlisted buildings. A longlist of 13 practices including firms such as Foster + Partners and Clive Wilkinson Architects went to an interview shortlist of four and presentations from people such as BDG's Colin Macgadie, who ‘smashed it’ because of his understanding of the building, matching the ‘art’ and ‘science’ of the scheme. This, despite being daunted by pitching to people who make presentations their stock in trade. ‘It was quite a nerve-racking experience’, he smiles.

O'Donnell is pleased with the results. ‘Everyone's space, because of the way BDG designed it, looks and



feels pretty similar across the piece, so nobody feels like they've got a bad deal.' Thus the window spaces are designed as open to all, and no senior managers or group 'hog' them and very few are pushed to the back of the building and away from the river. This all helped the 'sell' to the staff, along with the location, with its 'creative mile' which is going from 'strength to strength' with other advertising firms joining.

'It's an opportunity to change the way we are perceived', says O'Donnell. This has not happened overnight, and at the end of the day it is what you produce that is important, he adds. What needs

'It's probably going to be another two years before I can fully justify that this has given us an advantage, but there are lots of signs'

to happen now is for the business to demonstrate that it is winning more business, is running more efficiently, and is becoming more successful as a result of the move. So is it? 'I think we're just starting to see that', says O'Donnell. 'It takes a bit of time for this stuff to work through.'

The economics of the building were good and the firm is seeing a willingness for people to come to the office, including its own new recruits. And it has already done two reconfigurations, in line with its need to be fleet of foot and adapt to different businesses in the group needing to be under the same roof. It ticks the talent box, the productivity box and undoubtedly the attractiveness box, O'Donnell adds. 'It's probably going to be another two years before I can fully justify that this has given us an advantage, but there are lots of signs. And quite frankly, it's fairly obvious that this is going to be an advantage for us as a business.' ●

THE SCHEME

The 20,000 sqm workplace in Sea Containers caters for 1,700 Ogilvy staff and 700 working for WPP sister company MEC, focusing on flexible working and collaboration between different parts of the organisation. The space is arranged around a series of structural interventions creating vistas, platforms and connections between different groups and departments, while providing alternative places to work. Nearly half of the usable floor area is given over to shared space and facilities, supporting a more informal, flexible and connected form of work. BDG designed the lower floors for workspace, dealing with low ceiling heights by – as O'Donnell puts it – having the 'genius idea' of cutting large openings into concrete floor slabs. This relieved an oppressive atmosphere and created new opportunities for vertical circulation, with three distinct 'stacks' like cascading terraces, each occupying one-third of the width of the building and thus creating nine 'humanised' volumes of space.

The practice also treated the workplace like city planning, with neighbourhoods connected by common spaces, each containing an Ogilvy group company. The upper two floors are dedicated to shared and hospitality functions,

including a café/bar, bistro, private dining, 200-person double-height amphitheatre and new roof terrace, while a café in the ground floor lobby, again by caterer Green & Fortune, completes the picture. Creative director of BDG architecture + design Colin Macgadie says he is happy at the results now being analysed through a post-occupancy study. 'Hierarchy became a big part of the project', says Macgadie, 'and Paul's original vision was all about breaking down the hierarchy of people in offices and the death row walk past exec cellular space.' There was a preconception abroad in the workplace industry that advertising agencies want social, loud, crazy space, but the brief was clear on avoiding this 'one-liner' attitude. Instead, the building is set up for a social and collaboration dynamic, but with quiet space too sometimes in open plan. All staff think they are in the best space in the building, Macgadie believes, and this was the democratic trick strengthened by setting up a creative joint venture to make it happen. 'I just had an understanding of what it meant for the business', he says. 'The significance of the fact that it was going to be a once-in-50-year relocation meant that we could just throw everything at it.'



© Gareth Gardner



© Gareth Gardner



One of the key moves was to cut large openings into concrete floor slabs



© Gareth Gardner



© Gareth Gardner



The scheme has a range of well-used work settings



Stairway to heavens – a spiral stair connects floors in a highly visible way

DALSTON LANE

By *Andrew Waugh*, director, Waugh Thistleton Architects



On track; the Dalston Lane CLT project overlooks the railway

Waugh Thistleton's ethos has always been that the quality of the architecture should not play second fiddle to the sustainable ambitions of the project. There is no need for a 'hair shirt' approach – why shouldn't

'There is no need for a "hair shirt" approach – why shouldn't sustainable buildings perform to the same design aspirations as any other?'

sustainable buildings perform to the same design aspirations as any other? Nowhere is this ethos more evident than at our soon-to-be-completed Dalston Lane development in Hackney. The 121-unit development is estimated to use more structural timber than any other project in the

world, making it the largest cross-laminated timber (CLT) project globally and saving 2,400 tonnes of carbon. At the same time, this is a worthy architectural addition to a richly diverse part of London, a building that complements its Victorian context as well as providing a thoroughly contemporary addition to Hackney's streetscape.

On a prominent corner site previously occupied by a group of one, two and three-storey light industrial buildings, this part of Dalston is designated as a Priority Employment Area. We were keen to propose a building that maximised the potential of this key position, at the same time complementing the diverse cityscape that ranges from two-storey terraces to 20-storey residential towers.

The building is imagined as a village within a city, the plan modulated to break down the large site into a series

of forms. By recessing the plan form of the building, the mass is formed into a cluster of smaller elements that are more recognisable as the scale of individual buildings in the area. The modern residential community makes up a large part of the new streetscape, and responds in scale with varied roof heights, undulating between five and 10 storeys, each orientated to maximise daylight to the apartments and communal open spaces.

The touchstone in this part of the borough for buildings this size is in the range of ornate brick warehouses nearby, not the small white stucco and stock brick residential buildings. For that reason, a robust red and brown brick architecture was developed, expressed in crafted brick cills and heads and complemented by contrasting dark metalwork.

The 10-storey, 17,000 sqm development incorporates 121 homes,

of which 20 will be affordable, 3,500 sqm of office space and around 1,500 sqm retail and restaurant space. The office space includes a small business hub designed to attract and support SMEs in the development and the wider area.

As well as tackling London's need for high-quality, high-density housing that provides a natural and healthy living environment, this groundbreaking use of timber

'The Dalston Lane building will join a number of other timber buildings in the area making Hackney a world leader for timber construction'

technology has significantly reduced the carbon footprint of the building in terms of both material production, and on-site time and energy consumption. The London borough of Hackney actively encourages timber construction, having mooted a 'timber first' policy in 2012. The Dalston Lane building will join a number of

other timber buildings in the area making this central London borough a world leader for timber construction.

The development is made almost entirely of CLT: external walls, party walls, the floors and ceilings of the apartments; even the blocks' stair and lift cores are made from CLT. Each bespoke CLT panel was delivered to the east London site complete with cut-outs for doors and windows and even pre-formed holes for soil pipes and other penetrations thereby reducing the build programme and reducing the number of deliveries during construction by 80 per cent. Weighing a fifth of a concrete building of this size, the structure is taller than was ever thought feasible on the neglected brownfield site that is constrained by its proximity to a future Crossrail route.

The aspiration is to see this technology become normality. When we completed Stadthaus on Murray Grove in 2009, a nine-storey timber building was a novelty. Now, timber buildings are springing up across the UK and new aspirations are being set for height and magnitude of timber projects. ●

Engineer Ramboll's CLT experts have calculated that the building will save 2,400 tonnes of carbon, compared with an equivalent block with a concrete frame. By using CLT construction, the embodied carbon is 2.5 times less than that of an equivalent concrete frame. Taking into account that timber stores carbon by absorbing carbon dioxide (CO₂) from the atmosphere, which is also known as 'sequestered carbon', the structure can be considered as 'carbon negative'. Ramboll director and CLT expert Gavin White said: 'It is exciting to see this benchmark project get out of the ground. The height and size of the Dalston Lane building shows how versatile CLT is, as well as its potential in leading the future of sustainable construction. We have been working on CLT projects for more than 10 years now, so it's heartening to see Hackney actively encouraging CLT construction, and we look forward to completing what will be a landmark building'.



© Regal Homes

→

Wood, for good – how the finished scheme will look

Central Somers Town



Whiteleys



Theatre Square



West End Green



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BRIEFING NOTES

Our regular round-up of conferences and events at NLA

EDUCATON

London told: get creative; build more multi-level and mixed-use schools

Part of NLA’s Education & Health Programme

London should get creative and look to develop more schools in high-rises alongside other complementary uses. That was the headline message aired at ‘Meeting London’s School Needs’ held at NLA.

Jo Finney, pupil place planning data and analysis lead at the Education Funding Agency (EFA), kicked off, saying that ‘there was £23bn to spend over the parliament to meet the demands, chiefly, of a rising population, but also reform, including free schools. But, based on data provided by local authorities, London is facing an estimated shortfall in places – particularly in primary in Lambeth, Waltham Forest and Newham, and in Lewisham and Ealing at secondary level. Those patterns of shortfall will change as more school places are added into the system’.

Strides are also being made in terms of unlocking new sites, via LocatED – a soon-to-be launched government-owned property company, whose interim managing director Lara Newman said was creating schemes which are ‘more about the public good’. LocatED is buying sites across London, creating mixed-use projects, marrying housing and schools in places such as Kingston, Greenwich and Ealing. ‘We are the biggest buyer



Play time – Kettering Science Academy by Nicholas Hare Architects

of sites in England now’, she said.

Ealing’s own approach, said its assistant director of schools, planning and resources, Gary Redhead, was to set out the borough’s need and then aim to provide it, even working across the border with neighbouring authorities.

But perhaps more high-rise mixed-use schemes could provide part of the answer, such as that being designed by Pilbrow & Partners’ Sam Yousif, a primary at the fast-growing South Quay. The scheme runs to six storeys in a 30-storey residential building and features a cascading garden of play decks. At King’s Cross, moreover, another school at the base of housing had proved so popular, said Argent senior project director Alex Woolmore, that residents had been drawn to the scheme, not away from it. Such projects add a democratising effect to new areas, she added. ‘It adds a reality; it makes it a real place.’ WSP Parsons Brinckerhoff director Bill Price said such ‘air rights’ projects were a real possibility across the capital, and a 50-storey scheme had been built in Chicago, so why not here?

Burntwood School principal Helen Dorfman suggested that the ‘bond’ her staff had enjoyed with architects AHMM had been crucial in creating the right scheme, while Jestico + Whiles’ director Heinz Richardson showed that a series of sensitive expansion projects such as his practice had provided in Hackney could be another way of schools getting the most out of their sites. But government initiatives and a lack of funds risk creating an era of poor quality schemes which will have to be revisited a decade or so down the line, said Richardson. The design industry, he said, needs to get creative and avoid providing inadequate schemes in the rush for speed, claiming that architects were in danger of being reduced to little more than ‘choosing colours’. Nicholas Hare Architects’ Jayne Bird agreed, saying that the Priority School Building Programme had many flaws, making it difficult to create good circulation or high quality given the pressures on funds and paucity of time.

‘It can feel like getting blood out of a stone’, she said. ‘And I feel that the stone is now anaemic.’

APPG

MPs hear visions for London’s future

The APPG on London’s planning and the built environment met at the Houses of Parliament to hear visions for the capital’s future – and debate how we could get there.

MP for Ealing Central and Acton Rupa Huq, chair of the APPG, introduced the session. The cross-party group was set up in October 2015 by the London Society, supported by NLA and Local Dialogue, bringing together MPs and peers from across the political parties to debate the future shape of London. This event marked the launch of the APPG’s 2017 programme, which will focus on the formation of the London Plan, with in-depth enquiries and debates on housing, tall buildings and workplaces.

First speaker Max Farrell said that in the last five years, London’s population has grown by the

population of Edinburgh – in the next 10 it will increase again by the population of Birmingham. So we need to act differently and be more proactive and collaborative with our planning, he said, especially in terms of the public and private sector. Farrell had 10 main points to make, beginning with his belief that London needs green ‘braces’ rather than a green belt. That is, the capital already has green corridors, which are the obvious routes to develop along the transport and infrastructure network. Farrell also suggested that: London should be made the first National Park city; every project should have a cultural strategy; railway stations should become the new town centres; and east London should be connected with low-level lifting bridges. He added that London needs to establish an argument on where tall buildings are acceptable – to which NLA and London Society chairman Peter Murray added that the Mayor should commission a 3D model of the capital, that more mansion blocks should be built as they could facilitate more affordable housing, that affordable workspaces were important, industrial uses could be integrated

with other uses, and finally, that more work should be done on autonomous vehicles.

Farrell was followed by Ben Derbyshire, who presented his Supurbia idea, which seeks to capitalise on the capacity for an extra 1.4 million new homes identified by Savills in the suburbs of London. Key to the idea, Derbyshire told the MPs, was the private ownership of suburban homes. By using the equity they are sitting on, he said, ‘we can fuel the densification of outer London boroughs’. ‘We want NIMBYs to become YIMBYs by giving people the appropriate framework to allow development in these sites.’

Questions included one from Victoria Borwick MP who queried what could be learned from Crossrail 1 in terms of funding Crossrail 2; while Paul Scully MP asked about how low bridges could aid regeneration and facilitate river transport. The panel debated how we can ensure that new development meets Londoners’ needs, with agreement that we need to ensure that we focus on creating new infrastructure and connections in the areas where new regeneration is most needed.



London in the House – Rupa Huq MP

PLANNING AND DIGITISATION

Planning ‘needs a digital upgrade’

Part of NLA’s Planning Programme, championed by Argent, British Land, CBRE, Future Cities Catapult and supported by AECOM

The UK’s planning system is not ‘broken’ but is in need of an upgrade that may come about through moves towards greater digitisation. That was one of the key themes to emerge at ‘Digital London – making the planning system work for the 21st century’, held at NLA. Head of projects at Future Cities Catapult Stefan Webb said the planning system had often been blamed for the housing crisis, the creation of poor-quality places and the real reason why citizens did not know about development taking place in their local areas. The way we plan cities is very much stuck in the 20th century, he said, with only agriculture

and hunting figuring as less digital than construction. But Future Cities Catapult has set up a sounding board of people ‘knee deep in the planning process, but with an open mind’ to try to change the process, including communicating planning to lay people, enabling data to be more open, flexible and accessible, investigating gaming technologies and reaching a position as far away from the classic laminated planning application notice attached to a lamppost, as possible. Co-founder and CEO of Land Insight Jonny Britton said his company is aiming to bring technology to improve the system via a programme that allows people to see information about sites and how schemes might affect their area. But one of the issues, said Farrells partner Laura Mazzeo, is that architects create all-digital, incredibly rich models, with masses of detail in BIM, but are forced by the planning system to ‘dumb them down’ when it is time to submit them. ‘The challenges are probably the political will and platforms to get that data and share it and use it across the planning system’, she said. ‘We have the means to make it happen.’ Chair of the London Forum of Civic and Amenity Societies Peter Eversden

said another issue was that many boroughs have out-of-date websites, making it hard for communities to access information, and the local plan had to be respected. Finn Williams, north west area manager of regeneration, GLA, added that there was a lot of wasted time in the system, especially in terms of digital applications being scanned and printed off – ‘nobody went into planning to scan PDFs’, he said. But in the move toward greater digitisation, we need to be careful not to further disempower the planner, he added, and boxing them into being less proactive – and if we make the system more efficient it may be used as justification for losing jobs. ‘Digital technology will help a lot but will not be a solution in its own right.’ First Base director Barry Jessup said it was pretty evident that digitisation has to occur and is a ‘no-brainer’ that will make the whole process better, allowing planners to focus on things that matter. But one of the frustrations of the current process was that some of the benefits – say of s106 payments – are not articulated to the wider population, and perhaps digital advances might be one way of doing so. ‘I think we should be a little more creative and courageous’, he said.



London planning – a digital future?

AIR QUALITY

The battle for cleaner air in London

Part of NLA’s Transport & Infrastructure Programme, championed by AECOM, Atkins, Grimshaw, TfL and supported by Broadway Malyan

London Mayor Sadiq Khan is ‘absolutely committed to tackling air pollution’ in the capital – but the city could take a leaf out of Paris’s book with its radical plans implemented quickly across the region. That was one of the key points to emerge from ‘Improving London’s air quality’, a breakfast talk at NLA, kicked off by deputy mayor for environment and energy Shirley Rodrigues, emphasising her boss’s motivation to take the issue seriously. ‘We know that 9,000 Londoners die prematurely because of air pollution every year’, said Rodrigues. ‘It’s nothing short of a health crisis and it has been ignored for far too long.’ Rodrigues pointed to the city’s poor record on pollution, exceeding annual safe levels already in some places, just days into the year, and with some streets hitting three times the legal limit for NO₂. But her department is fighting back with a series of initiatives, including consulting on a ‘T-charge’ on older polluting vehicles entering central London that adds £10 onto the £11.50 congestion charge, mainly for pre-2006 cars. This, she said, will be the toughest emissions standard of any major city. Although diesel cars accounted for around half of the UK market in 2014, they perform at a ‘drastically poor’ level in emissions terms in urban environments and the GLA is urging government to accelerate action. ‘The Mayor is clear



A breath of fresh air – conference-goers don anti-pollution masks around the NLA model

that we need big, bold and sometimes difficult policies’, said Rodrigues, but a holistic approach is required. ‘We need to start removing diesel, but we don’t want to dash back to petrol either.’ Other initiatives include the creation of an ultra low emission zone, 12 new low emission bus zones, help for boroughs tackling hotspots, and concentrating on reconfiguring streets to make them more attractive and appealing, with the best example being the ‘transformation’ of Oxford Street, ‘making it a place for people rather than vehicles’. The Mayor also wants to hold government to account, said Rodrigues, with a ‘step change in ambition’ including reforming vehicle excise duty and a national diesel scrappage scheme. Paris, however, has already made some big changes, faced with similar problems – with some 3.2 million people exposed to values above safe limits. It has reduced car traffic by 40 per cent since 2001, and cut pollution levels by 50 per cent. Cars, coaches and motorbikes are now classified according to their polluting level, said Dominique Alba, managing director of Atelier Parisien d’Urbanisme (APUR). The city has implemented temporary road closures including the Champs Elysées once a month, and has started to consider public spaces as a ‘Swiss Army Knife’ with multifunctional uses, has built a tramway network, introduced a bike hire system that extends now to

electric bikes, and is pedestrianising or ‘reconquering’ the banks of the Seine. ‘We say we opened them, rather than closed them’, said Alba, adding that the secret lay in implementing change rapidly, like a ‘circus’. Back in London, Low Emission Neighbourhoods are another potential aid to cutting air pollution, said WSP associate director Glenn Higgs, with a focus on looking at issues again in a holistic way. LENs can be ‘transformative places’, said Higgs, armed with £11m of investment over three years including £5 million from the Mayor’s Fund, and boroughs involved, including Westminster, the City of London, Hackney, Islington, Tower Hamlets, Redbridge and Newham. As part of its work here, for example, Westminster is aiming to employ a series of ‘air force’ parking marshals policing people with their engines idling, while the City Fringe’s plans include improvements to public realm around Leonard Circus, furthering its results in creating ‘a place out of a junction’. Atkins’ principal consultant Dave Williams said that he was ‘pretty optimistic’ about air quality, especially given the High Court ruling in November that found that more urgent action must be taken. But it was important to keep pressing for changes, said Williams, especially now. ‘Brexit is a fantastic opportunity to revisit our air quality legislation.’

London: Where We Work

How it's changed,
why and where next

#EvolvingCities

THINK TANK

Preserving London's global design hub status

Part of NLA's International Dialogues Programme, championed by KPF

How can London retain its status as a global creative and construction hub in the face of a post-Brexit world?

That was the question at the centre of a think tank working group, assembled as part of the International Dialogues Programme at KPF's offices.

For Christina Garcia, design principal at KPF, London's emergence as a hub for design had come largely because of its 'unique' location, time zone, and the fact that it had had a history of cultural diversity, as well its status as being a very good place in which to do business. 'Where the money goes, the hub goes', she said.

For AECOM principal Chris Choa you could add its scale and specialisations to that list, but in the future, affordability issues will represent a significant challenge to keep London competitive on the world stage. 'To me it's all about developing a new legal framework that allows private investment to pay for infrastructure that induces connectivity and attracts people', he added.

London represents a brilliant cultural mix, said Joe Morris of Duggan Morris, but perhaps there may be lessons to be learned from abroad; Morris' firm is one of five looking to set up a pilot think project in Los Angeles.

But the picture in London wasn't always so rosy. Atkins design director Jason Speechly-Dick reminded participants of how it was a 'pretty

desperate place' for 30-40 years, and hadn't really achieved 'design hub' status until around 10-15 years ago. The empire was key to the British mentality, with its outwardly looking, sea-faring aspect, but now it was 'confusing'. Indeed, the population had in fact declined in the 1960s, said Christian Coop, London design director of NBBJ. Partly that was down to Abercrombie, said NLA chairman Peter Murray, when people were encouraged to move out to the New Towns and London began to lose its 'mojo'. Now, though, said Alfredo Caraballo, partner, Allies and Morrison, London's strength as one of the few world cities – along with New York and Hong Kong – was its 'added value' for clients and status as an aspirational place 'at the crossroads'.

London can boast being a place

'People appreciate London more for its 'punk' mentality; its anti-establishment, grungy thinking that is very different from anywhere else – across music, fashion and architecture'

where 'accelerated testing of ideas and standards' can go on. And, suggested Scot Parkhurst, managing director of Tyrens, we have the major differentiator of being a mix of cultures that sets us apart. 'You can't buy that in many countries or cities.'

But despite these advantages there are some major factors on the cusp of threat, said Peter Drummond, head of the London studio and South Region Chair at BDP, including the cost of doing business, which is rising 'astronomically'. And in places like Westminster only a small percentage – around 4% – of the £2 bn business rates raised every year in the borough is available to spend in it, a situation made worse by conversions of office

to resi. Post-Brexit, felt Drummond, it will be harder for talent to come here. Plenty of cities would be keen to take its place, added Paul Kalkhoven, head of technical design at Foster + Partners, and the younger generation is more mobile. Wasn't there a danger of London becoming complacent? 'The rich diversity of London depends on an influx of young and talented people, who need affordable education and housing. The current trend in London is that both are becoming unaffordable for the younger generation, who may look elsewhere as a consequence.'

And yet there are still some unique elements about the UK that will likely remain – such as the arts school system, said Mark Davy. 'I don't think we appreciate how good it is', Davy said, pointing to what had been a '60-year seam of creative energy' running into the city. There was a resultant 'acceptance of creativity' and an opportunity to continue to capitalize on it, and while 10 years ago, the money in London was financial; now it is creative and all about IP. 'It's a city of ideas', he said. We have been sold the idea of London as a 'city of culture' for over 10 years, Davy added, and it's not surprising that developers are looking at ways of providing creative authentic environments. The question is: how do we in the arts and design sector change our old habits to deliver genuinely innovative new places for a creative city

And yet cities can rise and fail quite spectacularly, quite quickly, said Chris Choa. There were times, for example, when Liverpool was in a stronger position than London, and we don't hear much any more about the global hubs of Kingston, Jamaica, Nantucket, or Detroit these days. Everything we pat ourselves on the back about is all on the back of excess – of wealth, talent and mobility, and London needs to find ways of keeping this, perhaps through devolution. Is it a city of 8 million people, or a city region of 20 million? 'That puts it at a scale to compete globally with the big regions



© Gravity Road



London’s newest creative hub – the Design Museum

that are outstripping London even right now’, he said.

The single biggest threat to our workforce is ultimately housing; said Rory Huston, buildings knowledge management associate at BuroHappold, ‘the high costs mean we have to pay better in the capital to attract staff, so they can have a similar quality of life to other cities. This high cost base makes work-sharing with other offices a more attractive proposition, and ultimately undermines future talent development in London if we don’t resolve it soon.’ Technology is becoming ‘pervasive’, with the future driven by small companies bringing their expertise to the marketplace, said Scot Parkhurst. Christian Coop said NBBJ is now even investigating VR to feel how blind

people might experience buildings. For Speechly-Dick, people appreciate London more for its ‘punk’, mentality; its anti-establishment, grungy thinking that is very different from anywhere

‘Whichever scenario emerges from Brexit, a key problem will be that the clear majority of staff in some creative businesses are not English’

else – across music, fashion and architecture. People come to London to ‘be scared and experiment’, he said, and one of the most powerful tools is the pencil, rather than anything

more high tech. ‘All the other stuff is peripheral’. London is indeed good at ‘punk’, agreed Davy, and the capital should concentrate on continuing to ‘mix it up’, with a mix of uses in places like Greenwich Peninsula and King’s Cross, and creative spaces rather than artists’ studios on every corner.

We need to think globally, though – Grimshaw partner Keith Brewis said his firm even has people working on UK projects from its Australian office because the experience is best, or most appropriate there. Similarly, on a project in Bahrain it is working on, it is a combination of the two offices. ‘We’re ending up in many ways collaborating with ourselves’, he said. One of London’s key attributes, though, said Brewis, is that, unlike many other parts of the world, it

does not suffer from censorship or suppression. There is a freedom of expression that is unique to Europe but concentrated, at this moment, in London.

If London intends to stay as a global design hub, said Gerardo Puente, managing partner of One Works, it is necessary to think about new ways to collaborate. ‘At the centre of this is the way we communicate, and I believe it is the technology that allows people to communicate. And cultural diversity in a Brexit scenario is precisely at risk.’

So, what could the mayor do? He could continue to try and make London one of the best cities in which to live and work, said Drummond, while central government should stop hitting business. Government, after all, needs London to continue to perform. Any solution has to be a mixture of autonomy – retaining business rates and critical mass of wealth, said Chris Choa. ‘If we’re going to tell the mayor anything, it has to be big, and it has to be simple.’ But whichever scenario emerges from Brexit, a key problem will be that the clear majority of staff in some creative businesses are not English, so passporting rules will be crucial: London should continue to be a special economic zone, he said. The mayor could usefully incentivize the production of ‘things’, connecting arts, technology and production facilities, said Alejandro Gutierrez, with more space given over to light industrial space at a subsidized rate. It should aim to help the lifeblood of London – the SMEs – said Scot Parkhurst. Ultimately, though, London needs to adjust the way that it expects to be the hub for everything, said Keith Brewis. ‘Because I don’t think it can be if it becomes too expensive or past its sell-by date, so it kind of needs to refresh. If creativity is coming from youth, which is where it should come from, how do the 20-25 year olds get a look in? They probably get a look in by living in Bristol or Manchester, not by living in London, but by trading their creativity through it.’

THINK TANK

Impactful TODs – looking beyond the ‘red line’

Part of NLA’s Transport & Infrastructure Programme, championed by AECOM, Atkins, Grimshaw, TfL and supported by Broadway Malyan

Organisations planning major transport projects should be allowed to look beyond the ‘red line’ when considering the regeneration uplift they can bring, and therefore where funding could also come from.

That was one of the key messages to emerge from a think tank on transport hubs and the opportunities for growth in outer London, held at the offices of Broadway Malyan.

The practice’s board director James Rayner began by saying that transport infrastructure projects are one of the main ways that cities seek to position themselves, in competition with others around the globe. And with transit orientated developments (TODs) we talk about mixed-use communities, densifying around them, but also about capturing and leveraging increased values that could be ‘ploughed back’ into the communities and stations being built. But we have lost the art of big thinking across regions, said Rayner – perhaps second tier stations are the ‘secret ingredient’ in how to get the most out of transit infrastructure.

For Joanna Averley, strategic manager of growth and development at Crossrail 2, this line is about doing TODs for London. But the scheme – aimed at relieving pressure on mainline stations – is for the wider south east as well. All tracks lead to its 2019 target date for submitting

a hybrid bill, with London having to find 50 per cent of its funding. One of the questions, however, was how much more ‘radical, bold or interventionist’ the public sector should be, and how it needs to act to help guarantee some of the housing coming forward as a result of the line. ‘This is a proper bit of long-term planning for London and asks us to figure out what we need to do now in policy, in practice, in building change within the housing market, whether through political buy in or whatever it might be to realise a long-term opportunity’, said Averley.

While Colin Wilson, strategic planning manager at GLA, suggested that the Mayor is committed to not developing the green belt and the GLA is encouraging looking at the management of land at a regional scale. The forthcoming London Plan will help, with its analysis of growth corridors around Crossrails 1 and 2

‘That is a real mindset change. I’m not saying TfL isn’t getting there, but it certainly has not got there yet’

and how they sit with public land ownership, and the document itself will be ‘more engaging’ and easier to understand and read, said Wilson.

But Outer London Commission chair William McKee said that if we were really serious about TODs, ‘that is not the way TfL’s budget has been constructed for the last 30 years’, which was more about congestion relief. ‘That is a real mindset change’, he said. ‘I’m not saying it isn’t getting there but it certainly has not got there yet.’ Getting intensification into some areas is also problematic, so the political debate is an important one, and a unified approach to land use, transport and investment is needed to make the most of it.

Green belt issues may be one thing

the government is taking a more robust approach towards, said Susan Emmett, director of residential research, Savills. Whatever the scenario, TfL certainly means business in terms of the development it hopes to unlock as a result of transport, said Graeme Craig, its director of commercial development. It is bringing forward three sites, will do three more by the

‘The value capture of these schemes is quite often outside the red line. The cost capture is inside’

end of the year and the aim next year is to bring forward a scheme a month ‘for the foreseeable future’, while taking seriously its responsibilities towards placemaking. ‘Undertaking development is one of the reasons why TfL exists and there is no conflict’, he said. But what Craig was wrestling with, he said, was why this is viewed on a site-by-site basis, rather than as a series of sites.

For L&Q development director Andy Rowland, a long-term approach was important, and more organisations should get involved as it is with the GLA in JV relationships on schemes. Certainly, said Grimshaw partner Declan McCafferty, oversight developments and transport-led schemes benefit from early decisions but the danger is that they do not grow in the way cities do, risking the loss of character. ‘You need to look way beyond the red line’, he said, and the problem with the Hybrid Bill process is that it drives a certain way of looking at schemes that avoids engaging with landowners. ‘The value capture of these schemes is quite often outside the red line’, he said. ‘The cost capture is inside.’ So it is healthy to look much wider. At least the Hybrid Bill process provides a fair amount of flexibility, Bircham Dyson Bell partner Mark Challis pointed out. Maybe, though, local authorities

need to be bolder about using their compulsory purchase powers, because having control over land is essential to bring about real change.

Local authorities need to get in early to maximise the potential of transport schemes, said Nigel Cramb, partnerships and business engagement manager at LB Hillingdon. While Crossrail has been a great catalyst for development, Cramb said the local authority did not work closely enough with Crossrail colleagues in maximising opportunities, leaving the Hayes area with a ‘really odd town centre development’, fighting off residential development whilst what it is really after is more mixed-use commercial opportunities, and jobs. ‘What you’re in danger of creating is a dormitory town’, he said. ‘As a local authority we came too late to the table and we’re now really paying the price.’

The Hybrid Bill process for HS2 has meant engineers ‘sitting in dark rooms designing a station’, said Michael Mulhern, director of planning at Old Oak and Park Royal Development Corporation. But when the DoT and Treasury ‘spark up’ such projects, they have to be about delivering homes as well. Old Oak is something of a ‘cul de sac’, he said, so projects must be allowed

to look ‘beyond the red line about connectivity and their business plan’.

The single biggest challenge, said KPF principal John Bushell, was in building homes and places that people can afford, and perhaps it was time to look at standards – shouldn’t different ones be allowed in different areas?

So, where are the good examples of good transport development, asked Studio Egret West partner David West, who is working on what he hopes will be like ‘a well-connected Barbican’ – a project for homes, a hotel, retail, offices, a school and public spaces in Barking that hasn’t had a single ‘naysayer’. Chiefly this is because the project seeks to look for the benefits it can bring as a ‘gift’ to unlocking quality, and placemaking is crucial in such TODs, said West. The best oversight developments tend to be those which you don’t notice as such, said Declan McCafferty; but good examples *do* exist in terms of developments over underground stations, said William McKee. Ultimately, said McKee, it is ‘massively important’ to use CPOs to acquire land ownerships, but perhaps the CPO regime is not set up quite well enough to do this. ‘Buying land is the way to make these opportunities really deliver in every respect’, said McKee. ‘Quantum, and quality as well.’



Transported – the think tank in progress

NLA AWARDS AD TO BE SUPPLIED

7 CLARGES STREET

We take a look at British Land's new mix of uses in Mayfair, 7 Clarges Street

Artist: **Based Upon**
Architect: **Squire and Partners**
Engineer: **Waterman Group**
Contractor: **Laing O'Rourke**
Developer: **British Land**

THE ARTIST'S ACCOUNT
ALEX WELCH, CO-FOUNDER AND HEAD OF DESIGN, BASED UPON



Based Upon is a collective of artists. We travel the world to gather narratives, memories, textures and histories. These grow into sculptural works in our London studio.

The majority of our work is commissioned. We create pieces which tell stories, which have significance for the person or company that commissions them. Each Based Upon work carries the intention of its maker; every piece resonating with the personal or physical landscapes from which it was conceived.

We often look to the natural world for inspiration, focusing particularly on the fragments and cracks formed in natural materials over time. It was the resulting body of work which resonated most with British Land and

Squire and Partners, who were keen to draw on these inspirations to build a landmark, statement piece for the entrance to the Clarges development.

Together, we formed the concept for a monolithic piece which would fracture into two component parts. A single block of bronze, cracked in two, would reveal a polished golden core – its apparent imperfection transformed into its most beautiful asset. Balancing sculpture with function, as it breaks

required several processes of design and development. We experimented with maquettes, at different scales and in various configurations, before working by hand to sculpt the fractured break-point. Using 3D scanning technology, we captured these sculpted elements and combined hand-crafting with digital manipulation to create a final form in timber and cast bronze.

The desk draws inspiration from the natural landscape at its largest and smallest scales – referencing elemental geological origins and the smallest ephemeral marks that exist only for a moment. A musing on time within space, the sculpture is skinned with delicate textures of leaves, earth and bark, which we cast, using alginate paste, on a single autumn day in Green Park – a short walk from Clarges itself.

We created the skin in liquid metal, using the marks of Green Park to set the sculptural work within its wider environment, and a deep leather-like patina to ground it within the material language of the entrance space.

‘We often look to the natural world for inspiration, focusing particularly on the fragments and cracks formed in natural materials over time’

one half falls away onto its side, forming a lower desk for less able-bodied workers and visitors.

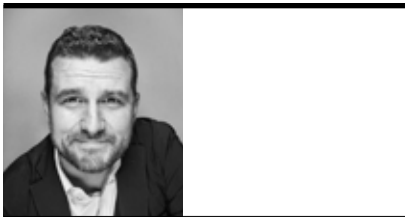
Although the strength of the sculptural concept lay in its physical simplicity, the functional brief

→
The sculpture is skinned with delicate textures of leaves, earth and bark from nearby Green Park

←
Sculpture with function – the signature bronze desk



THE ARCHITECT'S ACCOUNT
TIM GLEDSTONE, PARTNER, SQUIRE AND PARTNERS



From the outset of the 7 Clarges Street project, we engaged in high-level conversations with British Land to envision a workplace which challenged established conventions of standardised office developments, offering a distinct identity, exemplary facilities and an intrinsically Mayfair character.

Our approach focused on creating a bespoke office building as part of a family of new buildings designed by the practice for the Clarges Estate redevelopment, which incorporates Clarges Mayfair apartments on Piccadilly, 7 Clarges Street and the Kennel Club headquarters.

Inspired by the established Mayfair streetscape, the facade uses Portland stone as the predominant building material, with detail introduced on hand-carved fluted stone columns and bronze-framed windows and balconies. An illuminated projecting canopy marks the entrance, referencing historic covered entrances at nearby Claridge's

and Burlington Arcade. Fully glazed openings at street level offer views into the office reception area – designed as a gallery space in which bespoke commissioned artworks are displayed – and a high-end restaurant unit.

Internally, a pale limestone floor is laid in a subtle checked pattern inspired by British tailoring and craftsmanship, also evidenced in the selection of soft furnishings which display various herringbone and check fabrics. Feature walls are lined with European walnut and blood-red leather panels edged with contrast yellow stitching in a nod to British fashion stalwart, the Dr Martens shoe. A partition wall features a fine bronze mesh encased in glazing which is illuminated to add texture and interest to the space.

At the centre of the reception area is a bespoke sculptured desk commissioned from creative studio Based Upon, presented as a fragmented mass of bronze – dark and textured on the exterior and molten smooth inside – which on closer inspection reveals inlaid patterns made from leaves collected from Green Park. Local greenery is also evidenced in a large-scale bespoke light sculpture by design studio Haberdashery, which features hundreds of suspended glass shards etched with a repeating leaf motif.

A bespoke rug featuring a graphic interpretation of the walkways of Green Park marks the seating area adjacent to the main reception gallery space, designed to evoke a Mayfair clubhouse style. Furniture and fabrics respond to the influence of nature with a tonal palette of greens, browns and reds, alongside original commissioned artworks by British artists – painter Neil Canning and sculptor Tony Evans. British Land also installed five smaller paintings by Gwen Hardie from their own collection.

'We engaged in high-level conversations with British Land to envision a workplace which challenged established conventions of standardised office developments'

Throughout the office accommodation, we continued the clubhouse feel with high-end facilities including a cycle area with Brompton Bike storage, generous changing facilities and leather-lined lifts. Office floors are open and light with full-height glazing and external terraces on the upper floors.

→
Sketch showing the offices, apartments and beginnings of Green Park



→
Mayfair club style, opposite the main reception area



↑
Stylish welcome – the reception spaces

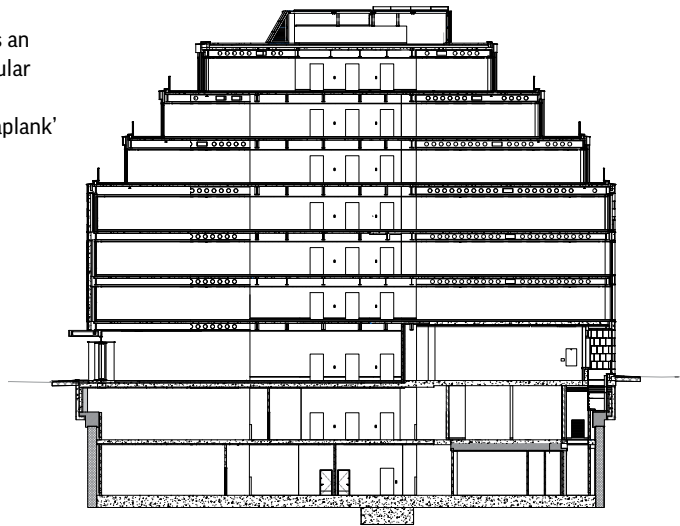


→
Dog days – the scheme includes a new headquarters building for the Kennel Club

THE ENGINEER'S ACCOUNT
JODY PEARCE, DIRECTOR, WATERMAN GROUP



The project uses an innovative modular flooring system known as 'Megaplank'



Waterman Group was appointed as structural, building services, civil and environmental engineers on this multifaceted Mayfair development.

With the London Underground running directly underneath the site, an innovative approach was taken to procurement to obtain early cost certainty and maximise potential for off-site manufacturing. In this project, the appointment of Laing O'Rourke early in the pre-construction phase allowed a full integration of pre-manufactured building elements to the design process, without impacting on the efficiency of our performance.

Structurally, the DfMA (Design for Manufacture and Assembly) products we chose included precast 'twin-wall' concrete walls and stair flights within the central core. The core was erected on a floor-by-floor basis ahead of the main floorplate programme, providing early safe access for site personnel and follow-on trades.

We worked closely with Laing O'Rourke's DfMA product team to research and develop a new precast floor solution that connected and interfaced with the steel beam floor frame to form a composite deck.

This new product, used for the first time on Clarges, is called E6 Megaplank and is a solid precast concrete floor slab. Each floor slab takes less than 10 minutes to be installed, allowing the entire floor to be placed in a single day, providing site personnel immediate access on to the newly placed plank.

This also enabled the placement of adjacent planks and subsequent grouting of the interlocking stud and pocket joint that provides the continuous diaphragm action required for overall building stability. The column-free floor plates provided a good test bed for Megaplank, allowing us to monitor and improve the design and installation methodology.

The scheme required a holistic approach to sustainability and carbon footprint reduction. Our building services team worked with Squire and Partners to optimise the facade design to provide an appropriate balance of natural daylight penetration and yet sufficient solidity and shading to reduce solar heat gain.

To further reduce the carbon footprint, the building is fed via the site-wide combined heat and power (CHP) plant. In combination with incorporating 130 sqm of rooftop photovoltaic cell panels to generate clean energy, the building achieves 45 per cent betterment over the regulatory Part L2A (TER) requirements and an

exemplary EPC A rating.

We adopted low-energy features throughout the development, including LED dimmable daylight-controlled lighting, the latest DC motor variable volume control fan coil units and high-efficiency condensing boilers supplementing the CHP. Our strategic sustainability advice has facilitated the scheme's BREEAM Excellent rating.

We delivered the full MEP services design to BIM level 2 and engaged at an early stage with Laing O'Rourke's M&E team from Crown House Technologies to develop the design and BIM model to suit the M&E services' off-site prefabrication strategy. Our design adopted a 'plug and play' approach with modular wiring and integrated plant control packages to maximise the amount of pre-commissioning at the manufacturing works prior to delivery.

The off-site manufacturing has not only significantly reduced all site testing and pre-commissioning activities; it has also increased the entire programme's efficiency and quality, and helped to accelerate critical path activities.

THE CONTRACTOR'S ACCOUNT
ASH PATEL, PROJECT LEADER, LAING O'ROURKE



There are multiple elements to this development, including a high-end residential building, a commercial block and the new headquarters for the Kennel Club.

Surrounded by busy roads on three sides and working on a restricted footprint, our priority was to limit in situ activity, so the team used digital engineering to develop a design that exploited off-site manufacturing to its full potential.

Approximately 70 per cent of the structural frame and envelope of the project has been delivered through Design for Manufacturing and Assembly (DfMA) techniques, generating a 50 per cent reduction in workforce numbers and a 30 per cent improvement on programme compared with conventional methods.

The building's Portland stone and brick-panelled exteriors, which sensitively blend with the area's architectural heritage, were manufactured off-site by Group businesses, Explore Manufacturing, Vetter and GRC.

To minimise impact on local traffic, state-of-the-art logistics software was used for planning deliveries and collections, while digital engineering helped programme the temporary works, ensuring components could be accommodated on-site, ahead of installation.

Working within this heavily congested part of London, surrounded by businesses and private residences, required high levels of communication

and engagement with local stakeholders – and exceptional logistics planning.

This project also used a sophisticated hydraulic jacking method to construct the basement. The first and second precast basement slabs are placed on top of one another, while excavation is under way on the third level. The first slab is already in its final position, but the second is being held immediately underneath it – in order to make space for the work taking place below. Once this is complete, the second slab is lowered into place using hydraulic jacks.

One of the stand-out successes was the development of an innovative modular flooring system, known as 'Megaplank'. These reinforced precast concrete units (up to 9 metres long and 8 tonnes in weight) can be installed by three people in 12-15 minutes, meaning an entire floor can be laid in a day. They do not require propping and provide an instant structural surface, allowing immediate follow-on work.

This quicker, quieter, cleaner and safer methodology is an evolution of our E6 design, which was pioneered on the Leadenhall Building for British Land.

For the structural walls, the project team used Laing O'Rourke's twin-

wall solution, which comprises two 70-75 mm-thick precast concrete leaves tied together with lattice girder reinforcement. These units are craned into position, propped upright, while concrete is poured into the 60-100 mm space between the leaves.

For the non-structural walls, a combination of cast-form panels and smart walls have been installed. The latter, made from insulated gypsum fibreboard, come complete with embedded mechanical and electrical services.

'Our priority was to limit in situ activity, so the team used digital engineering to develop a design that exploited off-site manufacturing to its full potential'

The project used preassembled mechanical, electrical and plumbing modules, manufactured by in-house building services experts, Crown House Technologies, and commissioned a number of bathroom 'pods' – fully fitted units produced by Laing O'Rourke.



The scheme represents almost a full Mayfair block

THE DEVELOPER'S ACCOUNT
ROBERT SAMUEL, HEAD OF OFFICE DEVELOPMENT, BRITISH LAND



Located on the fringes of Green Park, 7 Clarges Street is a contemporary new office development in the heart of Mayfair, encompassing 51,000 sq ft of prime commercial space across six storeys. Seven Clarges Street is one component of a much wider development by British Land, which saw the construction of a new headquarters building for the prestigious Kennel Club, and a high-end residential development of 34 luxury homes at Clarges Mayfair, due to complete construction in late 2017.

Squire and Partners was responsible for the architectural design of all of the buildings within the Clarges Estate, resulting in a unified streetscape with an enlivened sense of place, on a site previously dominated by an unsightly 1970s block.

Clarges Street is steeped in history, characterised by Georgian townhouses dating back to the 18th century, and yet the wider Mayfair area is seeing an evolution in its occupier base, with creative agencies, tech companies and art galleries showing increased interest in prime office space.

It was therefore important that 7 Clarges Street was devised as a contemporary interpretation of Mayfair traditions, remaining respectful of the existing urban realm while providing the unobstructed and flexible column-free floorplates that occupiers require for modern working.

Another aspect of great importance was that the building embodied the



fundamental pillars of British Land's commitment to creating Places People Prefer, delivering space that has a positive social, environmental and economic impact.

Our research has shown that 73 per cent of people would like access to outdoor spaces within their workplace

'It was important that 7 Clarges Street was devised as a contemporary interpretation of Mayfair traditions'

and the design for 7 Clarges Street responds to this, with step-free access to open-air landscaped terraces on the three upper floors.

Health and wellbeing play a key role in the daily life of many of our occupiers, and this building has been designed to encourage a health-conscious lifestyle. Situated close to busy cycle routes south to Victoria and north to Oxford Street, 7 Clarges Street has been designed to accommodate a high volume of cycling commuters

with a comprehensive suite of facilities in the style of a high-end gym or club.

Natural light has a proven impact on employee wellbeing and is an intrinsic component within the design, with floor-to-ceiling windows maximising daylight across all levels to ensure a comfortable and enjoyable workspace.

In the ground-floor reception, bespoke artworks by British artists animate space, creating the exclusive feel of a small art gallery. This focus on creativity and culture is also a reflection of the building's wider West End location, with a host of artistic centres including the Royal Academy of Arts and the Gagosian Gallery only a short walk away.

The team that has designed and delivered 7 Clarges Street, and the buildings of the wider Clarges Estate, have done so with commendable passion and attention to detail, resulting in a development that encapsulates our commitment to providing well-designed workspaces that result in happier, healthier, motivated and ultimately more efficient businesses. ●

←
Property cycle – the project caters for a high volume of bike commuters

→
The facade design provides a balance between daylight and shading



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COFFEE BREAK

With *Beverley Churchill* – creative director, Capco



It's a home from home and the food never disappoints.

Which is the worst building in London?

A loaded question for someone in property, but if pushed I'd say the BT Tower, while iconic, is a bit of an eyesore. That said, my son loves it and it has inspired a rather beautiful pair of diamond earrings by my favourite jeweller Jessica McCormack, so who am I to judge?

Which is the best?

This is easier, Petersham House, the private home of the Baglioni family who are the geniuses behind Petersham Nurseries in Richmond. The house is the inspiration for their new flagship which is opening in Covent Garden this summer. It is the stuff that house dreams are made of.

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

Vittorio Radice when I was at Selfridges and Ian Hawksorth my current boss at Capco, both inspiring leaders and great enablers

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

Work hard, be flexible, don't moan, trust your instincts and (if you're a woman) don't be put off by all the men in property. Also, it's very important to always wear good shoes.

What are the main challenges in taking forward the development of areas like Earl's Court?

Earl's Court is a project of significant scale and importance for London, challenges come and go but from what I see these tend to be short

term in nature. Earl's Court is a long-term project in the making and requires a long-term approach, healthy collaboration between stakeholder groups and political courage and conviction.

What do you feel is the main area of London to watch, and why?

Covent Garden obviously! The dining mix is about to get even stronger this year with openings from Sushi Samba, Red Farm and Mariage Frères to name a few as well as Petersham Nurseries. Our beauty and luxury accessories offer is also continuing to evolve with some big new brands taking stores, Floral Street and the Royal Opera Arcade will be spaces to watch this year.

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

I'd give Thomas Heatherwick's Garden Bridge project the green light. I don't believe London can have enough parks and green spaces. We are on a mission to green Covent Garden this year and are celebrating its floral history with a garden at the Chelsea Flower Show and we have just completed the first of many planned green spaces in Earl's Court with Columbia Gardens at Lillie Square.

How optimistic are you for the year ahead (and why)?

I genuinely love what I do and in this, my 10th year at Capco, I can look back and reflect on just how far we have come, but more importantly, how much more there is to achieve. My view is that people will always choose to spend time in wonderful places and macro changes in politics and global finances are unlikely to change that. ●



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CITY, OLD STREET, SHOREDITCH & WHITECHAPEL



James Burt
Director, retail,
hotels and leisure,
GVA

After a lull in activity in the City in the middle of 2016, the final quarter was very strong, driven by a flurry of large deals, with twelve 50,000 sq ft+ deals completing in Q4, compared with eight during the first three quarters.

Demand in the financial and legal sectors seems to be in a period of consolidation, leading to an increase in tenant space coming to market. Demand from the tech sector in the Old Street, Shoreditch and Whitechapel submarkets remains robust. We’ve seen a slowing down of tech start-ups jumping up from co-working environment to traditional leaseholds which could be an indicator of slower growth at the smaller end of the scale, or the increased quality of co-working and shared workspaces.

There was an increase in quality of stock in the tech belt in 2016 with The White Chapel Building and 70 Wilson Street completing, and The White Collar Factory set to complete in Q1 2017. These new buildings will be joined in 2018 by The Tower at The Bower where WeWork have taken a substantial pre-let, and Amazon’s new HQ at Principal Place.

The sustained period of pre-letting seen in the City over the last four years has meant that despite steady levels of recent development, availability has remained very low, with the vacancy rate below 6% for almost two years. This has pushed rents to record levels at £70 per sq ft, although rent-free periods have increased during 2016.

Despite this, reductions in occupiers’ costs are likely to be negated once new business rates are payable in April. Depending on their City location, occupiers could be paying up to 35% more, albeit relatively little compared with the rates increase in Shoreditch, which is set to increase by 50%. Since the last revaluation this area has seen



Daryl Perry
Associate,
research, GVA

substantial rental growth of c.20% per annum.

The City retail and leisure market continues to prove robust, albeit softening in line with the wider London market as occupiers take stock following Christmas, upcoming rating revaluation impacts, living wage and currency-induced inflation.

With Shoreditch being particularly hit by the rating revaluation, Versace has put the lease of its Versus store on the market after 18 months’ trading on Redchurch Street. There continues to be keen demand for Spitalfields with strong footfall throughout the week, however Redchurch Street remains a more ‘specialist’ pitch. Tribeca, owners of the Old Spitalfields Market has just signed Deciem – the Canadian beauty retailer – for their first European store at 18 Lamb Street. This follows the opening in late 2016 of Lululemon and Love Stories Intimates (also making their UK debut).

Cheapside, the City’s High Street, has seen little movement in Q4 2016, with the exception of the opening of Cards Galore’s second store in time for Christmas. Banana Republic’s store fronting the street and part of One New Change is vacant following their decision to close all UK stores. Land Securities is looking to split this into two/three units and is not expected to get over the £300 Zone A benchmark. The Austin Reed in Poultry is also still vacant.

Jackson + Rye was the most notable new City restaurant opening last quarter in Old Jewry. Paying in excess of £65 per sq ft, they fought off a host of under-bidders for the 8,800 sq ft premises. We hope they trade better than Jamie’s Italian, which has put its Ludgate Hill premises on the market along with five others nationwide, with a premium of £200k being sought.

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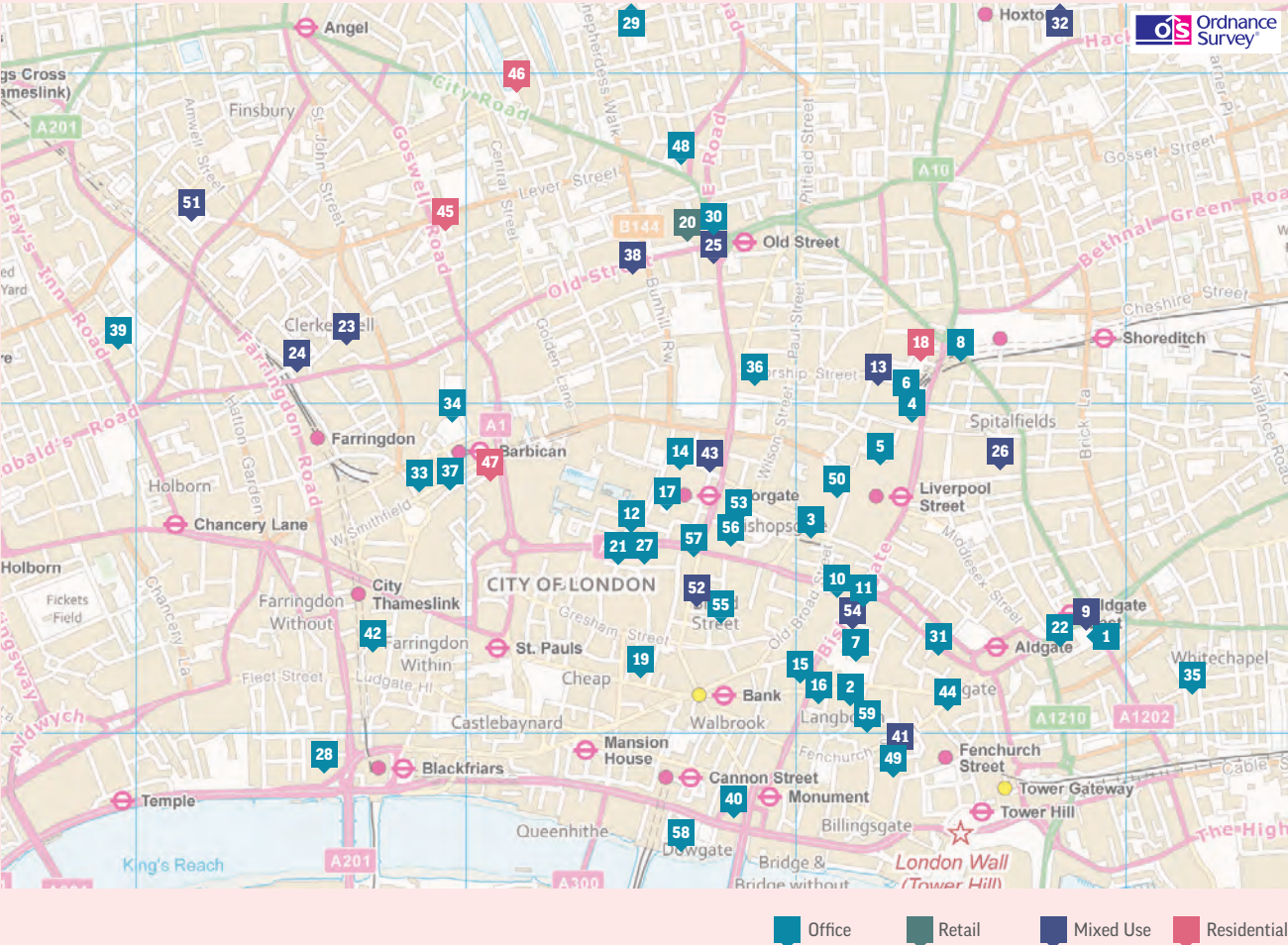
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WRBC Development UK Limited





ONE BRAHAM
300,000 sq ft | Planning Granted
Developer: Aldgate Developments
Architect: Wilkinson Eyre
www.onebraham.com

Phase 2 of Aldgate Developments’ redevelopment of Aldgate, the newly built One Braham will have triple access point floorplates of c.20,000 sq ft. It will incorporate exposed ceilings, two cafes in reception, large roof terraces and an internal winter garden/atrium, with stunning sunset views of nearly every conceivable London icon. The building will appeal to more creative companies or those seeking a contemporary fit out, whilst still availing of the outstanding transport connections. It will have two entrances and front onto the new Braham Park. Completion 2019.



21 LIME STREET
35,000sq ft | Under Construction
Developer: Aldgate Developments and The City of London
Architect: Leach Rhodes Walker
www.21limestreet.com

Under construction and due for completion in Q1 2017, 21 Lime Street will offer a New Grade A and high profile office building with a BREEAM “Very Good” Rating, on this busy pedestrian thoroughfare at the southern entrance to the Leadenhall Market. Located just yards from Lloyds of London, in the heart of the insurance district, there will be roof terraces on the two highest floors as well as full glazing offering spectacular views. 21 Lime Street will have two retail units at ground floor level.



100 LIVERPOOL STREET
515,000 sq ft | Planning Granted
Developer: British Land & GIC
Architect: Hopkins Architects

British Land and GIC have submitted a detailed planning application for the refurbishment and extension of 100 Liverpool Street, to create an as new building, designed by Hopkins Architects, totaling around 515,000 sq ft of office and retail space. Under the proposed plans, a further three floors, covering 135,000 sq ft will be added to 100 Liverpool Street, and the 9th floor of the building will include a spectacular restaurant with external terracing. The proposal also improves the connections and public space between 100 Liverpool Street, Liverpool Street Station and the Broadgate Circle.



199 BISHOPSGATE, BROADGATE EC2
13,600 sq m | Existing
Developer: British Land (GIC)
Architect: John Robertson Architects
www.199bishopsgate.com

199 Bishopsgate is a 146,000 sq ft (13,600 sq m) Grade A office building with typical floors of 14,460 sq ft. A statement entrance leads to a light-filled and spacious double height reception. The building is now fully let to a diverse group of major occupiers including RBB Economics, Dorsey & Whitney LLP, JX Nippon, SAS Software and Allianz. The most recent letting is to U.S Co-working service provider, WeWork, who are taking 62,000 sq ft. 199 Bishopsgate draws great advantage from being part of Broadgate – one of the world’s leading business locations.



5 BROADGATE, EC2
65,000 sq m | Under Construction
Developer: British Land / GIC
Architect: Make Architects
www.5broadgate.com

5 Broadgate completed in early 2015, a new world class office building for financial services firm, UBS. 5 Broadgate provides approximately 700,000 sq ft floor space over 12 storeys, and includes four trading floors capable of accommodating approximately 750 traders per floor. This new building represents a further stage in the successful evolution of Broadgate, which retains one of the world’s leading investment banks in the heart of the City of London.



THE BROADGATE TOWER, EC2
400,000 sq ft | Existing
Developer: British Land (GIC)
Architect: Skidmore, Owings & Merrill
www.broadgatetower.com

Developed with 201 Bishopsgate, this 165m (540ft) 400,000 sq ft tower is one of the latest landmarks for the City of London. Constructed to the highest specification, The Broadgate Tower is 100% let to occupiers such as Banco Itaú, Dickson Minto WS, Gill Jennings & Every LLP, Greenlight, Hill Dickinson, Itochu, Liquidnet, Reed Smith, Regus, William Blair and Skidmore, Owings & Merrill.



THE LEADENHALL BUILDING, EC3
57,000 sq m | Existing
Developer: British Land / Oxford Properties
Architect: Rogers Stirk Harbour + Partners
www.theleadenhallbuilding.com

The Leadenhall Building is a joint venture between British Land and Oxford Properties. It occupies a prominent City site, directly opposite Lloyd’s of London. Designed by Rogers Stirk Harbour + Partners, the 45 storey building provides 610,000 sq ft of the highest quality office, retail and restaurant space in the City. The spectacular scale of the landscaped space at the base of the building is unprecedented in London. The Building is now 100% let.



BLOSSOM STREET, E1
2.2 acres | Proposed
Developer: City of London Corporation / British Land
Architect: AHMM / Stanton Williams / Duggan Morris / DSDHA

Blossom Street comprises 2 acres immediately to the north of Spitalfields and the City of London. A planning application has been submitted to deliver 347,000 sq ft comprising office space, 13 new retail units and 40 new apartments in a mix of new, retained and refurbished buildings. The scheme has been designed to appeal to a broad spectrum of tenants from SMEs to more established occupiers seeking highly specified, character offices in this exciting location.



ALDGATE TOWER
320 ,000 sq ft | Existing
Developer: Brookfield & China Life
Architect: Wilkinson Eyre Architects
www.aldgatetower.com

Aldgate Tower comprises 16 levels of Grade A office space completed in 2014. The building is located on the corner of Whitechapel High Street and Commercial Street, well placed between the traditional City core, the TechCity hub around Old Street and Shoreditch, Brick Lane and Spitalfields and the leisure facilities of St Katharine Docks. The building is 100% let to tenants including Uber, Aecom, WeWork and Tag Worldwide.



99 BISHOPSGATE
400,000 sq ft | Existing
Developer: Brookfield, China Life & QIA
Architect: GMW Architects
www.99bishopsgate.com

99 Bishopsgate provides 26 floors of high specification office accommodation totalling 340,000 sq ft. With its dramatic glazed facades and commanding presence, 99 Bishopsgate is a landmark building at the centre of Europe’s financial capital. The building was extensively reconstructed in 1995, with further refurbishment in 2006. In 2012, 143,000 sq ft of vacant office space received a new CAT-A finish and in 2013, a stunning, new entrance façade and reception were completed. The building is 100% let.



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

100 Bishopsgate is a 40-storey office tower providing highly efficient and flexible floor space in the heart of the City. The scheme will offer a 0.5 acre public realm to activate and enrich the environment adjacent to the 15,000 sq ft, double height reception. The development consists of five contiguous lower floors of 44,000 sq ft each, plus a further 32 upper floors that range from 19,000- 25,000 sq ft. RBC have pre-let levels 1-7 and Jefferies have pre-let levels 11-15.



LONDON WALL PLACE
500,000 sq ft | Under Construction
Developer: Brookfield / Oxford Properties
Architect: MAKE Architects
www.londonwallplace.com

London Wall Place is a new destination, offering an acre of landscaped public realm between two statement office buildings totalling 500,000 sq ft. LWP benefits from a close proximity to the City retail environment of Cheapside and sits adjacent to the Moorgate entrance to Crossrail, opening 2018. Schrodgers have pre-leased 1LWP (300,000 sq ft) as their new global headquarters, while Cleary Gottlieb have pre-let 60,000 sq ft at 2 London Wall Place. The scheme is due for completion Q1 2017.



PRINCIPAL PLACE, EC2
600,000 sq ft | Under Construction
Developer: Brookfield & Antirion
Architect: Foster + Partners
www.principalplace.co.uk

Principal Place is where the City meets Shoreditch. The 600,000 sq ft, 15 storey office building offers Grade A space with typical floors of c. 45,000 sq ft and nearly an acre of roof terraces. The development will also feature a 50- storey residential tower and a 25,000 sq ft vibrant public piazza, activated by 20,000 sq ft of retail units. Amazon, the Fortune 100 online retailer, has pre-let 520,000 sq ft and will take occupation in 2017.



CITYPOINT
600,000 sq ft | Existing
Owner: Brookfield
Architect: Sheppard Robson

CityPoint is a 36 storey landmark tower in the City of London. Built in 1967, the building is one of the largest in the City and was subject to a comprehensive reconstruction in 2001. The building offers over 60,000 sq ft of retail including the largest health-club in the Square Mile operated by Nuffield Health with over an acre of public realm. Major tenants include SquarePoint, Mimecast, Ebiquity, Simon Thacher Bartlett LLP, Winston & Strawn, Regus and Simmons & Simmons.



1 LEADENHALL
400,000 sq ft | Planning consent granted
Developer: Brookfield
Architect: Brookfield
www.1leadenhall.com

1 Leadenhall will be a 36-storey tower adjacent to the historic Leadenhall Market. The new scheme will include over 400,000 sq ft of Grade A office space, significant retail over the ground, first and second floors, and a free public terrace overlooking the roof of Leadenhall Market. 1 Leadenhall is a carefully considered design that will complement the architecture of the surrounding buildings and embraces the heritage of its unique setting.



100 CHEAPSIDE, EC2
9,000 sq m | Existing
Developer: City of London / Standard Life
Architect: EPR Architects

1,020 sq m floor plates will provide Grade A office space in the heart of the City of London, between the Bank of England and St Paul's Cathedral. This will be the last piece of Cheapside to be redeveloped and will include some prime retail space on the greatly improved public space on Cheapside initiated by the City Corporation. The joint venture will develop a new BREEAM 'Excellent' building with completion by the end of 2014. Completed.



OLD STREET RETAIL PARADE
63,000 sq ft | Existing
Developer: Crosstree Real Estate Partners
Architect: Ian Chalk Architects

183-205 Old Street is a 63,000 sq ft parade of retail units, fully let to a diverse range of occupiers including Argos, The Post Office and Gymbox. The Post Office unit has been awarded planning consent for an additional 4,000 sq ft of A1-A3 accommodation. The parade is well located for retail occupiers, below an 8-storey residential building adjacent to Old Street Roundabout, and is well positioned to benefit from the continued redevelopment of Old Street and the surrounding areas.



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

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



LEADENHALL COURT
109,000 sq ft | Existing
Developer: Brookfield
Architect: GMW Architects

Leadenhall Court consists of 109,000 sq ft of commercial office space, situated next to Lloyd's of London and the vibrant Leadenhall market. The building is 100% let to Amazon.



MOOR PLACE
236,348 sq ft | Existing
Owner: Brookfield
Architect: HKR Architects
www.moorplace.com

Moor Place is a new development situated adjacent to Moorgate station, with access to four underground lines and national rail and Crossrail from 2018. The 11-storey building provides 217,465 sq ft of Grade A office accommodation and floor plates ranging from 8,000 sq ft to 24,000 sq ft. Each floor offers column free, efficient office space with full height glazing on 100% of the perimeter, as well as accessible outdoor terraces on the top 6 levels. The building is 100% let.



PRINCIPAL TOWER
250,000 sq ft | Planning Granted
Developer: Brookfield, Concord Pacific & W1
Architect: Foster + Partners
www.principaltower.com

Principal Tower will be Foster + Partners' first fully designed residential tower in London, reaching 50 storeys and 175 meters, making it one of the tallest residential buildings in Central London. The development will have expansive views from Canary Wharf to St. Paul's and the Houses of Parliament. Principal Tower is part of the mixed-use scheme at Principal Place, which includes Amazon UK's new London offices, 20,000 sq ft of retail and a half-acre public piazza.



THE WHITE CHAPEL BUILDING, 10 WHITECHAPEL HIGH STREET E1
270,000 sq ft | Existing
Developer: Derwent London plc
Architect: Fletcher Priest
www.whitechapelbuilding.london

This office building was acquired in December 2015. A light touch refurbishment of 185,000 sq ft completed in October and a further 85,000 sq ft could be delivered in 2018. The first phase is 75% pre-let and has remodeled and enlarged the reception area, refurbished floors one to seven and added a number of new amenities to the building including a lounge, café and terrace. The second phase will integrate the ground and lower ground floors.



THE BUCKLEY BUILDING, 49 CLERKENWELL GREEN EC1
85,100 sq ft | Existing
Developer: Derwent London plc
Architect: Buckley Gray Yeoman

The refurbishment and extension of this property was completed in April 2013. It created 79,900 sq ft of offices and 5,200 sq ft of retail – an uplift of 13% on the existing floorspace. The atrium was infilled, the entrance was relocated to the front of Clerkenwell Green and the ground floor fascia was remodeled to create additional office space. Within six months of completion, the property was fully let. Office tenants include Unilever, Hill+Knowlton (part of WPP), Tipp24 and Deloitte Digital with the retail let to Granger & Co, a leading restaurant.



TURNMILL, 63 CLERKENWELL ROAD EC1
70,500 sq ft | Existing
Developer: Derwent London plc
Architect: Piercy & Company

This new, fully let office and retail scheme was delivered in January 2015. It occupies a major corner site in the heart of Clerkenwell and is close to Farringdon station, an important new Crossrail interchange. In June 2013, the Group announced that the entire 58,200 sq ft of offices had been pre-let to Publicis Groupe at £3.1m pa. The retail units were let to two exciting new restaurants. Jason Atherton, the Michelin-starred chef behind Pollen Street Social, has opened his first Japanese style restaurant 'Sosharu', and Albion, part of the award winning Prescott & Conran stable, has opened its fourth London restaurant.



WHITE COLLAR FACTORY EC1
293,000 sq ft | Under Construction
Developer: Derwent London plc
Architect: AHMM
www.whitecollarfactory.com

This 293,000 sq ft office-led development is located at Old Street roundabout in the heart of London’s Tech Belt. It is being developed using our ‘White Collar Factory’ principles and is a part refurbishment and part redevelopment.

It incorporates a new 16-storey office building, a blend of refurbished and new low-rise buildings incorporating offices, retail and residential and a new public square. The scheme is due to complete in Q1 2017 and is 64% pre-let.



LONDON FRUIT AND WOOL EXCHANGE, E1
320,000 sq ft | Under Construction
Developer: Exemplar / M&G Real Estate
Architect: Bennetts Associates
www.lfwe.com

LFWE comprises a new 320,000 sq ft grade A office & retail building offering floor plates up to 63,000 sq ft. The office element has now been pre-let to Ashurst LLP. The development includes new retail and restaurant space and a pedestrian route through the centre of the building opening into new open spaces. Located directly opposite Old Spitalfields Market and Bishops Square on Brushfield Street the building is within close proximity to Bishopsgate and Liverpool Street Station. Demolition commenced in 2015 and completion is planned for Spring 2018.



SKY LIGHT, CITY TOWER, EC2
25,700 sq ft | Existing
Developer: Great Star Partnership
Architect: ORMS
www.citytowerlondon.com

Situated adjacent to City Tower, Sky Light is a new self-contained 25,700 sq ft office. With its own 6m high glazed reception, bright double height spaces and feature roof lights, Sky Light is a unique office with a genuine 1 person per 8 sq m occupancy capability, new cycle centre, roof top gardens and car parking. Sky Light has been let to Porta communications plc on a 15 year lease.



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

One Creechurch Place was completed in November 2016, bringing an elegant and sharply designed new headquarters office building to the vibrant EC3 area. The building provides 272,500 sq ft of spectacular office space over 17 floors, with excellent natural light and stunning views across the City. One Creechurch Place has been awarded BREEAM ‘Excellent’ and a Platinum WiredScore rating. Significant public realm improvements are being completed, greatly improving the area for both existing and new occupiers.



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

473 homes and 2,786 sq m of public realm and commercial space are to be built on an underused carparking facility in Waltham Forest. The PTE scheme will be car free, contain 788 secure cycle parking spaces, a cycle café and direct routes into Walthamstow’s mini—Holland cycle routes.



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

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



VIEW58
47,000 sq ft | Under Construction
Developer: FORE Partnership / Kier Property
Architect: tp bennett

VIEW58 is a grade-A office with a difference, a rare headquarter-style building on the river Thames. Situated in London’s “Northbank”, the building provides flexible floor plates from 4,000 to 7,000 sq ft and three floors of terraces with unobstructed views up and down the river. A large glass atrium fills the space with light. A bold, broad view on sustainability and the built environment means a fully integrated vision, not token bolts-ons. A vision focused on delivering tenants real cost savings.



GREEN LANES
Planning Granted
Developer: Hadley Property Group
Architect: Pollard Thomas Edwards
www.hadleypropertygroup.com

A stand-out mixed-use development on Haringey’s lively Green Lanes high street, this landmark PTE-designed scheme stands on a previously underused industrial site. Consisting of 133 homes, an 875m² NHS facility which will house 10 GPs and a large communal garden of 725m², this brings high quality housing and clear community benefits to an area with a requirement for both.



THE BOWER
335,000 sq ft | Under Construction
Developer: Helical plc
Architect: AHMM
www.theboweroldst.com

The Bower takes a landlocked site with ageing buildings in one of the hottest locations in the capital and turns it into the dynamic, mixed use quarter that the area deserves. With 320,000 sq ft of raw yet refined office space across three buildings, a new pedestrianised street and some of the UKs newest and best restaurants now open in the scheme, The Bower is fast becoming a key new East London destination. Phase 1 is fully let. Phase 2, The Tower, comprising 170,000 sq ft of offices and 2 two retail units will be completed in Q2 2018. 59,000 sq ft has been pre-let to We Work.



25 CHARTERHOUSE SQUARE
44,000 sq ft | Under Construction
Developer: Helical plc / The Charterhouse
Architect: Buckley Gray Yeoman

An exciting major refurbishment adjacent to Farringdon East Crossrail Station and overlooking the historic Charterhouse Square, which has just been completely remodeled and restored. The building comprises 38,518 sq ft of offices and two A3 units of 2,987 sq ft and 2,173 sq ft. Building works will be completed in March 2017.



THE LOOM
110,000 sq ft | Existing
Developer: Helical plc
Architect: Duggan Morris
www.theloom-e1.com

The Loom is a multi-let, listed Victorian ‘warehouse’ style office building that provides 110,000 sq ft of office and storage space over five floors. There are 50 lettable units providing between 1,000 sq ft and 9,200 sq ft of workspace each. Helical have recently completed a comprehensive refurbishment of a number of units whilst also creating a new entrance/reception and a café, repositioning the building and enhancing the facilities on offer.



C-SPACE
62,000 sq ft | Existing
Developer: Helical plc
Architect: Buckley Gray Yeoman
www.cspacelondon.co.uk

Formerly a carpet warehouse, Buckley Gray Yeoman have designed a simple yet elegant refurbishment scheme, keeping the best of the old and adding sensitively with striking new elements. Featuring a landscaped courtyard and an impressive ‘pavilion’ entrance, C-Space provides vibrant City Road with 62,000 sq ft of high quality, flexible office space, contributing to the wide scale regeneration of this area.



ONE BARTHOLOMEW CLOSE

212,000 sq ft | Under Construction
Developer: Clients of Ashby Capital LLP/Helical plc and Baupost Group LLP
Architect: Sheppard Robson
www.onebartholomewclose.co.uk

One Bartholomew Close, part of Helical’s Barts Square mixed use development, is a 212,000 sq ft office development site which will comprise a top quality new building on ground and eleven upper floors with average floor plates of circa 19,300 sq ft, a large terrace on the tenth floor and 388 bicycle spaces.



160 OLD STREET

157,000 sq ft | Under Construction
Developer: Great Ropemaker Partnership (a joint venture between Great Portland Estates plc and BP Pension Fund Ltd)
Architect: ORMS

160 Old Street is a 157,000 sq ft redevelopment including offices, retail and restaurant. The offices are collaborative, light filled spaces with terraces on every floor, including double height areas overlooking private courtyards. The building is due for completion in Q1 2018.



ELM YARD

50,000 sq ft | Completed
Developer: Great Ropemaker Partnership (a joint venture between Great Portland Estates plc and BP Pension Fund Ltd)
Architect: IMA
www.elmyard.co.uk

Located in Clerkenwell, near to the future Farringdon Crossrail station, this 50,000 sq. ft. refurbishment has a 12,800 sq. ft. ground/courtyard unit and 900 sq. ft. of private terraces.



21 MOORFIELDS

East Building 418,000 sq ft / West Building 94,944 sq ft | Proposed
Developer: Land Securities
Architect: Wilkinson Eyre

21 Moorfields was acquired in February 2015. The 1.9 acre site is located at the western entrance to the new Liverpool Street Crossrail station situated at Moorgate. Full planning consent has been granted for the scheme comprising two new buildings with unique commercial and retail opportunities. Not only will the development provide landmark office space but it will also improve pedestrian permeability and provide a lively public square.



80 FENCHURCH STREET

250,000 sq ft | Planning Granted
Developer: Partners Group/Marick Real Estate
Architect: T.P. Bennett
eightyfenchurch.co.uk

A prime new 250,000 sq ft office building incorporating 12,500 sq ft of high quality retail space. The design is arranged over 14 floors with 6 external landscaped terraces. Floorplates are arranged around a central atrium generally providing circa 20,000 sq ft floorplates, with 2 floors designed to cater for trader floor densities.



CENTRAL SQUARE

242,489 sq ft | Existing
Developer: Mount Anvil in joint venture with One Housing Group

Central Square is an award-winning development of 274 homes in Clerkenwell. As well as 170 homes for private sale, the development also included more than 48,000 sq ft commercial space. Central Square has been widely recognised for its design, partnering approach and landscaping. It won Silver for Best Interior Design and Bronze for Best Partnership (with One Housing Group) at the What House? Awards, and was commended in the 2012 Sunday Times British Homes Awards in the Best Development category.



33 CENTRAL

227,000 sq ft | Under Construction
Developer: HB Reavis
Architect: John Robertson Architects
www.33central.com

33 Central will provide 227,000 sq ft of stunning office space, with large flexible floor plates and state-of-the-art facilities that maximise natural light and outside space, while making the most of the spectacular surrounding views. Features of the new eleven-storey building designed by John Robertson Architects include a double height reception and a quarter acre roof top garden offering panoramic views of London’s most famous landmarks including the Shard, St. Paul’s, 20 Fenchurch Street and the River Thames.



20 FENCHURCH STREET, EC3

686,600 sq ft | Existing
Developer: Land Securities / Canary Wharf Group
Architect: Rafael Viñoly Architects

Land Securities and Canary Wharf Group have delivered 20 Fenchurch Street, EC3, in the City of London. The 160 m (525 ft) tower was designed by internationally acclaimed architect Rafael Viñoly. The largest floors are located at the top of the building and in total 20 Fenchurch Street provides approximately 670,000 sq ft of prime office accommodation.

The building is 100% let with the occupiers successfully moved in. The spectacular Sky Garden was opened to the public in 2015, offering restaurants and public realm on levels 35-37.



NEW LUDGATE, EC4

379,400 sq ft | Completed
Developer: Land Securities
Architect: Fletcher Priest / Sauerbruch Hutton
newludgate.com

One and Two New Ludgate are statement buildings united by new public space, designed to be individual yet harmonious. They were the only major new office buildings to complete in the City in 2015 and together offer outstanding work environments as well as generous open and green spaces.

The office space at Two New Ludgate was pre-let in its entirety to Mizuho Bank and with other recent lettings both One and Two New Ludgate are now 100% let.



LEXICON

330,107 sq ft | Existing
Developer: Mount Anvil in joint venture with Affinity Sutton
Architect: Squire and Partners / SOM

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



SEWARD STREET

183,492 sq ft | Existing
Developer: Mount Anvil in joint venture with Notting Hill Housing Group

This bold development located on Seward Street, in the Clerkenwell Quarter, delivered 161 homes – including 107 as part of a much-needed private rented scheme in the area.



THE EAGLE

387,500 sq ft | Existing
Developer: Mount Anvil
Architect: Farrells

Located a stone’s throw from Old Street’s booming silicon roundabout, in the heart of buzzing Tech City, The Eagle is a bold, 27 storey Art Deco inspired development of 276 new homes and more than 65,000 sq ft of commercial space. Designed by leading urban architects, Farrells, the design retains the original 1933 building on the site, and features stunning architectural details throughout, communal space created to bring people together, and breathtaking views across the city and beyond.



70 MARK LANE, EC3
250,000 sq ft | Existing
Developer: Mitsui Fudosan / Stanhope
Architect: Bennetts Associates
www.70marklaneec3.com

This island site, located on the Fenchurch Street Station forecourt, enjoys magnificent views over Tower of London and Tower Bridge.

The sixteen-storey building, offering 170,000 sq ft of prime offices, benefits from south facing terraces on seven of the upper floors (8th and 10th-15th inclusive). The scheme has achieved a BREEAM Excellent rating.

The building was pre-let during its construction to insurance companies Miller, Zurich and Crawford.



70 WILSON STREET / 50 WORSHIP STREET, EC2
76,500 sq ft | Existing
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
Architect: A Studio

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building's energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers.

Refurbishment and extensions with recladding of a 1980s office building. The project is BREEAM Excellent.



ROSEBERY AVENUE, EC1
33,500 sq ft | Existing
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
Architect: Buckley Gray Yeoman

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building's energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers.

Reconfiguration of three Victorian buildings into contemporary offices, fully let to Fred Perry and 8 residential units which have all been sold.



ONE ANGEL COURT, EC2
300,000 sq ft | Under Construction
Developer: Stanhope / Mitsui Fudosan
Architect: Fletcher Priest

The replacement of a 1970s building in the Bank Conservation Area in the heart of the City of London.

The scheme will provide c. 300,000 net lettable sq ft of high quality office accommodation over 24 levels, together with 20,000 sq ft retail/leisure and improved public realm.

The tower floors have spectacular and uninterrupted views of the City, river and West End from the garden floors and sky floors.

Retail pre-let tenants include Coya, Temper, Notes and Natural Kitchen.



FINSBURY CIRCUS HOUSE, 10 SOUTH PLACE, EC2
145,000 sq m | Existing
Developer: Union Investment Real Estate GmbH / CORE
Architect: Fletcher Priest
www.finsburycircushouse.com

CORE, on behalf of Union Investment Real Estate, have been appointed Development Manager for the development of Finsbury Circus House. Planning consent was obtained for a major reconstruction of the building designed by Fletcher Priest including a new north façade and dual access from Finsbury Circus and South Place. The Grade A offices with 145,000 sq ft of new, light filled office space, now includes a new top floor with south-facing terrace.



ONE COLEMAN STREET, EC2
16,649 sq m | Existing
Owner: Union Investment Real Estate GMBH
Developer: Stanhope and Bovis Lendlease
Architect: Swanke Hayden Connell / David Walker

One Coleman Street, a 9-storey office building developed by Stanhope in conjunction with Bovis Lendlease, is located in the City of London on London Wall. Swanke Hayden Connell Architects worked with David Walker on the design of the building, which offers prime, fully air-conditioned office accommodation. The building comprises a total of 16,649 sq m of open-plan space. The impressive entrance hall features accent lighting and modern materials to create a sense of space, with the lobbies being similarly stylish.



THE BANKING HALL, EC2
155,000 sq ft | Existing
Developer: Stanhope / Mitsui Fudosan
Architect: Allies and Morrison
www.thebankinghall.com

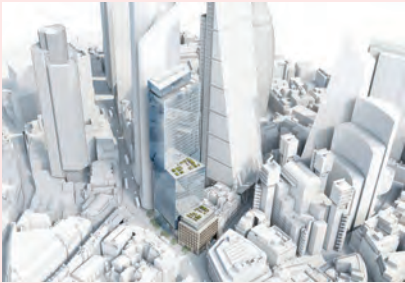
An innovative scheme providing contemporary office space behind a retained façade, with a modern extension at the upper levels providing terraces. The scheme also provides retail space.

Let to ING during construction.



8 FINSBURY CIRCUS
160,000 sq ft | Existing
Owner / Developer: Mitsubishi Estate London / Stanhope
Architect: Wilkinson Eyre

8 Finsbury Circus is an exemplary Grade A City of London office building. It offers typical floors of 20,000 sq ft with flexibility to subdivide into three and the terraces on the upper floors offering exceptional views of the Square Mile. Not only it is perfectly positioned for the completion of Crossrail in 2018 but also it is designed to welcome various types of occupiers through its dual entrance on Finsbury Circus and South Place. The project completed April 2016.



6-8 BISHOPSGATE, 150 LEADENHALL STREET
770,000 sq ft | Planning Granted
Developer: Mitsubishi Estate Company / Stanhope plc
Architect: Wilkinson Eyre

Planning consent has been secured for a new £900m building in the heart of the City. The 40-storey office development will be built on a site currently occupied by 6-8 Bishopsgate, EC2 and 150 Leadenhall Street, EC3, next to the Cheesegrater Tower. The Wilkinson Eyre-designed building will provide 770,000 sq ft gross area and include ground floor shops and restaurants and a public viewing gallery at level 40.



WATERMARK PLACE
50,400 sq m | Existing
Owner/Developer: Union Investment in joint venture Oxford Properties
Architect: Fletcher Priest

Situated in a prominent location on the Thames in the heart of the City of London, the office property is fully let to a Japanese investment bank until 2029 and therefore offers stable long-term rental income. Completed in 2009, the building comprises total floor space of 50,400 sq m, of which 45,650 sq m is office space, plus 33 car parking spaces.



THE SCALPEL, 52 LIME STREET
400,000 sq ft | Under Construction
Owner/Developer: WRBC Development UK Limited
Architect: Kohn Pedersen Fox Associates (KPF)
www.thescalpec3.co.uk

52 Lime Street will accommodate the European headquarters of the global insurance business W. R. Berkley Corporation, and is being developed by its UK-based development arm. The building, due for completion at the end of 2017, will be approximately 190m tall and will consist of 35 floors of offices above ground and mezzanine levels with an additional three basement levels. The main entrance to the building will be from a new public square on Lime Street.

Canary Wharf, Stratford, Greenwich & The Royal Docks



Simon Durkin
Head of UK research, BNP Paribas
Real Estate

In a submarket famous for its towering skyline, it is no wonder that take-up in Canary Wharf is generally driven by large deals. This was certainly true in the final quarter of 2016 when the Cabinet Office acquired an imposing 536,398 sq ft at 20 Cabot Square. This was London’s largest office deal for three years and helped total take-up in Canary Wharf and Docklands reach 1.27m sq ft, the second highest level since 2010. Supply at year-end stood at 0.89m sq ft, 59% of which is in Canary Wharf with the remainder in Docklands and South Quay. This is the lowest supply figure seen during 2016 and, coupled with the increased level of take-up, vacancy rates have been pushed down 43 bps from the previous quarter to 4.66%.

After a year of muted development, Docklands is set to receive 2.25m sq ft of new space by 2019, with over half being delivered next year. Notable deliveries include 700,000 sq ft at One Bank Street, 350,000 sq ft at 25 North Colonnade and 100,000 sq ft at 15 Westferry Circus. The Stratford market is dominated by the huge mixed-use development planned at The International Quarter (TIQ), a scheme to rival King’s Cross and Canary Wharf in its size and scope. TIQ will be an inspiring new business environment offering 4m sq ft of flexible workspace, 330 new homes, 275,000 sq ft of hotel provision and 52,000 sq ft of retail, all within 700 acres of parklands. It has already attracted major occupiers in the Financial Conduct Authority and Transport for London.

Uniquely for a development of this scale, the key infrastructure and facilities are already in place, with over £12.5 bn invested to date, including the opening of Stratford International station and Stratford International DLR station; and from 2019, Crossrail. Retailers and restaurateurs are increasingly looking east, following office occupiers searching for value outside central London and encouraged by improved infrastructure and the pipeline of new homes being built. Schemes such as Here East – where business, tech, media, education and data occupiers are combining to create an innovative creative hub – are popular. The large retail centres in the region, Canary Wharf and Westfield Stratford City, continue to perform well, attracting new brands and concepts. Further afield, the Royal Docks and Silvertown provide an exciting prospect for brands seeking bespoke campus accommodation. The residential market in east London has performed well over recent years, with prices continuing to rise. Canary Wharf has evolved rapidly with a number of new-build developments such as Wardian London (Ballymore), Dollar Bay (Mount Anvil) and Horizons (Telford). While there is still a lot of foreign investment in new builds, we are also seeing an increase in interest from owner occupiers. This is likely a trend that will continue in areas such as Stratford, Greenwich and Canning Town, as transport links improve.

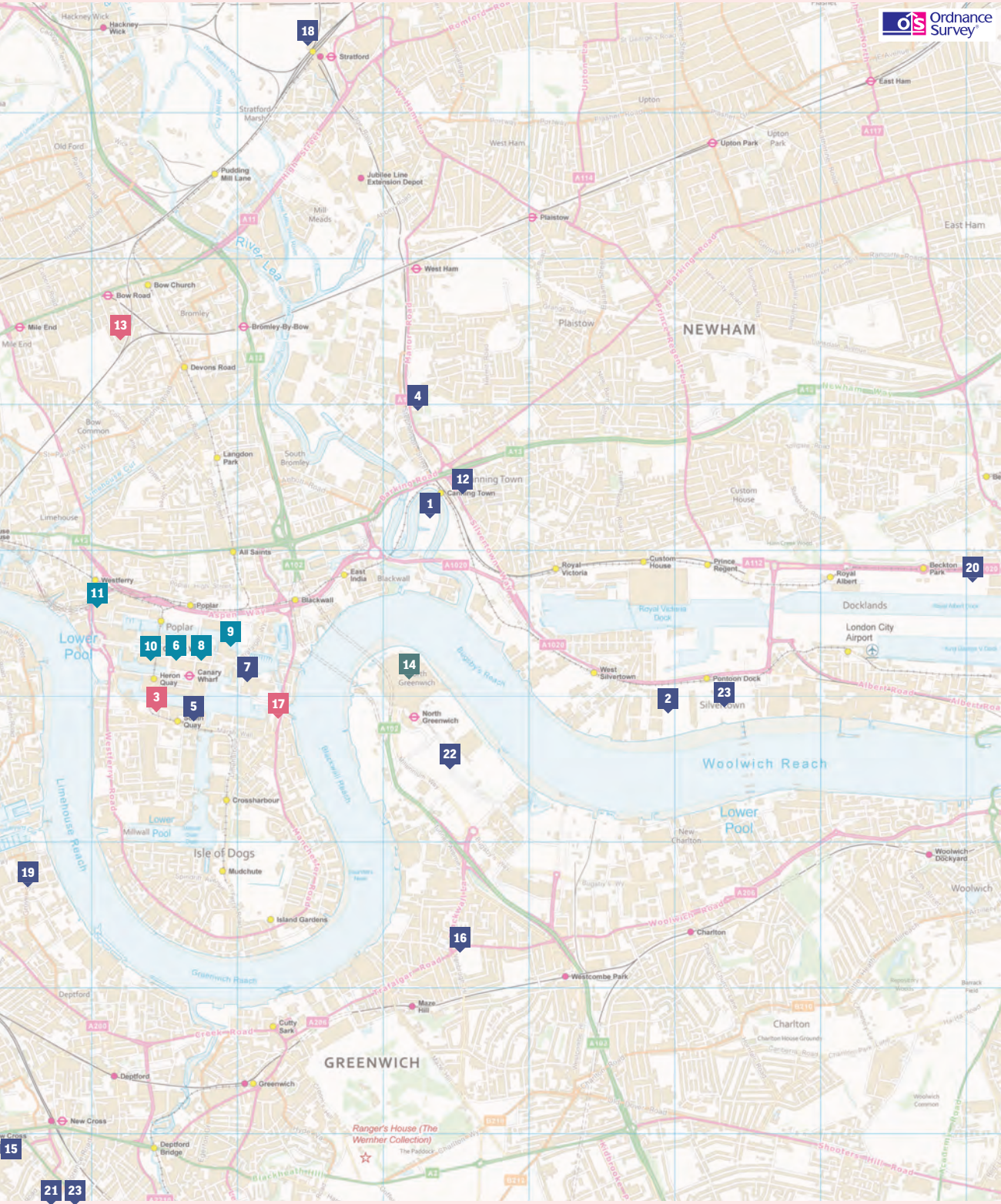
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Joint venture between Westfield and Hammerson





LONDON CITY ISLAND
503751 sq ft | Under Construction
Developer: Ballymore, with EcoWorld Ballymore for phase two
Architect: Glenn Howells
www.londoncityisland.com

London City Island is London’s new island neighbourhood, a vibrant cultural area connected to Canning Town via a new footbridge. English National Ballet, English National Ballet School, The London Film School and The Line will soon move to the 12 acre island. The 1,700 suites, 1, 2 and 3 bedroom homes will benefit from stunning alfresco spaces and backdrop of The O2, Canary Wharf and the City. Residents recently moved in to phase one and the first restaurant opened, The Island Grocer by Ballymore.



ROYAL WHARF
40 acres | Under Construction
Developer: Ballymore and Oxley
Architect: Masterplanned by Glenn Howells
Architects: WCEC are executive architects
www.royalwharf.com

Royal Wharf will create an entirely new community, with a network of interconnecting streets leading onto town squares and gardens, a market square, Sovereign Place, and Marylebone style high street. Royal Wharf is inspired by the area’s maritime heritage and includes 500m of riverfront promenade, a 2.4 acre park and is bordered by two riverside parks, Lyle Park and Barrier Park. Royal Wharf also features a 20,000 sqft David Morley designed leisure facility and new school. First residents recently moved in to phase one.



WARDIAN LONDON
5500 sq m | Under Construction
Developer: EcoWorld Ballymore
Architect: Glenn Howells
www.wardianlondon.com

Taking its name from the traditional Wardian Case - first created in East London to transport botanical plants - Wardian London offers a sense of escape and tranquility in the heart of Canary Wharf. Overlooking South Dock, each apartment offers an extensive private ‘sky garden’, up to 37.2sqm in size. Wardian London will provide a tranquil oasis within the heart of London’s most lively business district, promoting a sense of wellbeing and creating a serene escape within the city.



CANARY WHARF'S DISTRICT
4.8 million sq ft | Under Construction
Developer: Canary Wharf Group
Architect: Masterplanned by Allies and Morrison
www.canarywharf.com/residential/wood-wharf

The New District is a transformative mixed-use project comprising 22 acres including 2 million sq ft of offices targeted towards tech and creative businesses, 3,500 homes and 350,000 sq ft of retail. With 9 acres of parks, piazzas, and riverside walkways, it will extend the appeal of Canary Wharf as a progressive 24/7 urban district. The buildings are designed with a mixture of iron, red-brick and concrete facades, whilst still benefiting from the Group’s philosophy of providing the most technically advanced buildings.



5 BANK STREET
700,000 sq ft | Under Construction
Developer: Canary Wharf Group
Architect: Kohn Pederson Fox Associates
www.canarywharf.com

5 Bank Street is the latest office scheme to commence on the Canary Wharf estate, with the lower floors pre-let to Société Générale (280,000 sq ft). Completion is scheduled for Q2 2019 and up to 420,000 sq ft is available with flexible floor plates of approximately 27,000 sq ft. It will be one of the most striking, modern office buildings in London, benefiting from an enhanced Canary Wharf specification.



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

The proposed new scheme will comprise 830,000 sq ft and is available on a prelet basis. A tenant will have the unique opportunity to choose the size of the building, layout of the floor plates to suit their occupational requirements and benefit from prestigious leading-edge, flexible and intelligent space with top enhanced Canary Wharf specification.



STEPHENSON STREET
800,000 sq ft | Proposed
Developer: Berkeley South East London
Architect: Patel Taylor

Stephenson Street will be a new village for London. It will have all the qualities that a successful community needs: shops, workspaces and a school, links between neighbours, a beautiful park where people can play and great transport connections. Above all, this site will create homes for people regardless of their age, background or income. It will be a place for everyone. Tony Pidgley, Berkeley Group Chairman.



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

South Quay Plaza is a landmark 68 storey development with a second tower at 36 storeys, located in the Isle of Dogs just moments from Canary Wharf. Designed by the world renowned architects Foster + Partners, it is the first scheme that Berkeley Group has ever built in Canary Wharf and is currently one of the tallest residential towers in Europe with planning permission. Its strapline is ‘London’s youngest landmark’, as South Quay Plaza will add to the London skyline and stand proudly alongside One Canada Square and Citi bank.



ONE CANADA SQUARE
1,220,500 sq ft | Existing
Developer: Canary Wharf Group
Architect: Pelli Clarke Pelli Architects
www.canarywharf.com

Located at the centre of Canary Wharf, One Canada Square is designed by internationally famous Pelli Clarke Pelli Architects. This impressive London icon has 50 floors and is 800 feet (244 metres) high. Offices up to 82,786 sq ft available on flexible lease(s). The building is home to Level39, Europe’s largest tech accelerator.



40 BANK STREET
607,400 sq ft | Existing
Developer: Canary Wharf Group
Architect: Pelli Clarke Pelli Architects
www.canarywharf.com

40 Bank Street is a striking 32-storey tower fronting Jubilee Park, with typical floor plates of 19,000 sq ft (1,765 sq m). High quality, column free office accommodation up to 60,000 sq ft is available to let from on flexible lease(s).



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

The building has recently completed a comprehensive refurbishment, boasting a Grade A specification as well as a riverside position, uninterrupted views to the City, exposed concrete ‘waffle’ ceilings and two external roof terraces totaling c. 10,000 sq ft. Typical floor plates are c. 23,000 sq ft, with floor to ceiling glazing, which overlook the River and Columbus Courtyard.



CANNING TOWN (AREA 3)
396,112 sq ft | Existing
Developer: Countryside
Architect: Maccleanor Lavington / Shepherd Epstein Hunter
www.eastcitypoint.com

Our award-winning East City Point development in Canning Town is part of the £3.7 billion regeneration of Canning Town and Custom House. Working in partnership with Newham Council and Affinity Sutton, we have delivered 311 new homes and a new primary school. We are on site for phase 2 which will deliver a further 338 new homes will delivered by 2019.



LEOPOLD ESTATE
362,161 sq ft | Existing
Developer: Countryside
Architect: Metropolitan Workshop / Frank Reynolds

We are working in partnership with Poplar HARCA and have delivered 122 new homes as part of Phase 1 of the award-winning regeneration of the Leopold Estate in Bow, Tower Hamlets. We are currently on site to deliver a further 364 new homes. Private and affordable homes are being provided in tenure-blind buildings situated around landscaped courtyards with public and residents only communal areas.



THE O2
370,000 sq ft / Development: 207,000 sq ft
Existing / Under Construction
Developer: Crosstree Real Estate Partners / AEG
Architect: RTKL

The O2 is an iconic London landmark and the world’s leading leisure / entertainment venue, comprising 370,000 sq ft of prime retail / leisure accommodation and the exceptional 21,000 capacity arena. Development has commenced on an RTKL-designed Designer Outlet which will sit on the currently undeveloped land within the roof dome. The outlet will provide 207,000 sq ft of premium retail / restaurant accommodation and complete the regeneration of one of London’s most world-renowned buildings.



CHAMPION HILL
143 new homes | Planning Granted
Developer: Hadley Property Group

Champion Hill is a mixed-use development made up of a new 4000 capacity stadium for Dulwich Hamlet FC, a community leisure facility and 143 high-quality homes.



GREENWICH SQUARE
947,514 sq ft | Under Construction
Developer: Hadley Property Group
Architect: Make Architects

In addition to providing 645 new homes, Greenwich SQ will offer a range of retail, café and restaurant opportunities adjoining an expansive landscaped public square. The Greenwich Centre’s library and customer service centre with the new NHS medical facility and ‘Better’ gymnasium and pool, is expected to attract over a million visitors a year, creating the newest landmark destination in Greenwich.



DOLLAR BAY
118,499 sq ft | Under Construction
Developer: Mount Anvil in joint venture with One Housing Group
Architect: Simpson Haugh and Partners

Dollar Bay’s prime location at the foot of the South Dock, overlooking Canary Wharf, makes for spectacular views. Designed by international award-winning Ian Simpson Architects, and informed by a strong, contemporary design concept, paying homage to its waterside location, Dollar Bay is a striking, iconic addition to London’s impressive skyline. The 31 storey tower offers 121 new homes, including 115 for private sale. Each of the studio, one, two and three bedroom apartments offer water views and winter garden.



INTERNATIONAL QUARTER LONDON
22 acres | Under Construction
Developer: Lendlease and LCR
Architect: Rogers Stirk Harbour + Partners
www.internationalquarterlondon.com

Located at the gateway to Queen Elizabeth Olympic Park, International Quarter London is a major new business location with an anticipated end value of £2.3billion. Offering 333 new homes, retail opportunities and four million square feet of flexible and sustainable office space, over 25,000 people will work there once completed in 2025. Construction is underway on the residential towers Glasshouse Gardens and new landmark towers for the FCA and TfL.



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

The Timberyard Deptford will create 1,132 new homes across 11.6 acres, as well as flexible studio space, a range of shops and cafés and an incubator hub that will give smaller, independent businesses the chance to prosper. Each home and building is designed in a contemporary architectural style that reflects and adds to the area’s rich industrial heritage, offering buildings of excellent design quality that will suit all tastes. Cedarwood Square, the first release of 203 homes is now launched.



ROYAL ALBERT DOCK, E16
4,700,000 sq ft | Planning Granted
Developer: ABP Investments Ltd / GLA / Stanhope
Architect: Farrells

A masterplan for the regeneration of the Royal Albert Dock to provide a new business district with a mix of uses including up to 850 residential units and 160,000 sq ft of retail and leisure uses.

Phase I will comprise up to 800,000 sq ft and is programmed to commence in 2017. Demand for the first phase is underpinned by demand from Chinese companies seeking to establish a headquarters here in the UK.



RUSKIN SQUARE, CRO
2.2m sq ft | Under Construction
Developer: Croydon Gateway Limited Partnership (Stanhope plc and Schroders Exempt Property Unit Trust)
Architect: Foster + Partners (masterplan) / AHMM / Shed KM
www.ruskinsquare.com

Mixed use scheme comprising offices, residential, retail and external areas of new public realm along East Croydon Station. This site is at the centre of Croydon’s Central Business District regeneration. The first phase comprised residential, developed in joint venture with Places for People, provides 170 units including affordable housing. The first office building of c. 200,000 sq ft designed by Shed KM has been pre-let to HMRC and completed in 2016. The second, designed by MAKE, has detailed planning permission.



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

Greenwich Peninsula is London’s largest single regeneration project. The £8.4 billion transformation of the Peninsula will over the coming years provide 15,720 new homes in seven new neighbourhoods: home to central London’s first major film studio, a new design district, schools, offices, health services and public spaces, all wrapped by 1.6 miles of River Thames. Working with world-renowned architects including Santiago Calatrava, SOM, Marks Barfield, Marks Barfield, DSDHA, Alison Brooks and Duggan Morris amongst others.



SILVERTOWN
7 Million sq ft | Planning Granted
Developer: The Silvertown Partnership / Greater London Authority
www.silvertownlondon.com

SILVERTOWN is a £3.5billion scheme that will create a new piece of the city in London’s Royal Docks. The scheme will create 3,000 new homes, up to 21,000 new jobs and contribute £260m a year to the London economy including vital jobs for the Newham economy. The Silvertown Partnership is a consortium consisting of Chelsfield Properties, First Base and Macquarie Capital. The team has delivered major developments including Stratford City, Broadgate, Stockley Park, The Treasury Building and Chiswick Park.



THE CROYDON PARTNERSHIP
1.5 Million sq ft | Planning Granted / Proposed
Developer: Westfield / Hammerson
Architect: Leonard Design Architects working on the retail plan and Hawkins\Brown working on the residential.
www.thecroydonpartnership.com

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



Peter Mace
International partner,
head of central
London retail,
Cushman & Wakefield



James Taylor
Partner, London
markets, Cushman
& Wakefield



Michael Bickerton
Partner, head of
UK new homes,
residential, London
markets, Cushman
& Wakefield



Ed Nicholson
Associate, leasing,
London markets,
Cushman & Wakefield

After five years of unprecedented international demand and subsequent rental growth in London’s West End, retail took a breather following the Referendum and the capital saw one of its lowest transaction volumes in the last seven months of 2016. We estimate 18 deals took place during this period across all major streets compared with 50 or 60 in a standard year. During this period there was also a noticeable decline in premiums for lease assignments. However, 2017 has started more promisingly with many international retailers rekindling their interest in central London.

Office take-up of 3.34m sq ft in the West End belies the fact the market lost at least three months’ activity due to Brexit uncertainty. Some occupiers tried to make up for this with a last minute dash in December but too few to make up for indecision earlier in the year. Strip out the deals in new emerging West End submarkets – for example Apple at Battersea or Yoox Net-a-Porter at White City – and take up was 19% down on the five-year average.

However, it was not all doom, with 2016 seeing more large transactions than the previous year, many of them pre-lets. Twelve transactions were in excess of 50,000 sq ft compared with 10 in 2015 and 38% of leasing activity was pre-let, the largest being the 475,000 sq ft Apple deal at Battersea Power Station. Not bad for a market where the average non-pre-let deal is 5-10,000 sq ft.

Within the residential market, peripheral London continues to perform, buoyed by overseas investor interest and government initiatives. Across prime West End postcodes, however, transactions have greatly reduced. Sales are around 50% down on late 2015

with achieved pricing in many cases more than 10% down. Uncertainty surrounding the full impact of Brexit remains a major factor affecting confidence and we expect market conditions to remain difficult throughout 2017 with little if any market growth across the West End.

By contrast, demand for flats in Paddington Basin both for rent and for sale – especially from the international market – remains buoyant. We expect sales and rental demand to remain strong, not least due to the opening of the Elizabeth line in December 2018.

‘Within the residential market, peripheral London continues to perform, buoyed by overseas investor interest and government initiatives’

Office take-up in Paddington was 20% above the five-year annual average at 189,000 sq ft, but marginally down (3%) on 2015. Total office availability stands at 340,000 sq ft with a vacancy rate of 8.50% (compared with 4.67% in 2015).

Paddington’s retail offering is getting a much-needed boost now that Sellar Property Group, in a joint venture with Great Western Developments, has secured consent for a mixed-use, 360,000 sq ft CUBE, sitting 12m above a newly created 1.35 acre public square. An area that once had little to shout about on the retail scene is developing its own character through regeneration and both residential and office worker population growth have become a target for a new breed of occupier.

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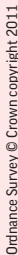
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Office Mixed Use Residential



184,000 sq ft NIA | Under Construction
Developer: Almacantar
Architect: Conran and Partners /
Rick Mather Architects

A landmark seen from every corner of the capital, this is a building that justifies its name and embodies the spirit of the sixties style. Standing at the junction of Oxford Street and Tottenham Court Road, the scheme offers 82 expansive apartments by Conran & Partners and a new pedestrian piazza surrounded by 39,000 sq ft of retail and 13 affordable homes by Rick Mather Architects. The piazza links Soho, Covent Garden, Fitzrovia and Bloomsbury with direct access to Tottenham Court Road Crossrail, reaffirming Centre Point's geographical and symbolic position at the heart of London.



192 acre | Outline Planning Granted
Developer: Argent Related
Architect: Various
www.brentcrosssouth.co.uk

A 192-acre area sitting alongside Hammerson and Standard Life Investments' redevelopment of Brent Cross shopping centre. The Brent Cross South masterplan includes 6,700 homes and workspace for over 25,000 new jobs; a new high street, with local shops and restaurants; improved transport connections with the new station serving the development and better walking and cycle routes; and new parks, squares and community facilities.



73,400 sq ft NIA | Planning Granted
Developer: Almacantar
Architect: Farrells

Working with iconic architects Farrells, 466–490 Edgware Road will be developed by Almacantar to provide a high quality mix of 47 affordable homes, 29 private apartments, retail units along with the re-provision of a petrol station, creating a desirable and striking new building that connects Edgware Road and the surrounding residential streets of Little Venice and Maida Vale.



29,729 sq m | Existing
Developer: British Land
Architect: Wilkinson Eyre Architects
www.regentsplace.com

Designed by Wilkinson Eyre, 10 Brock Street is a new 320,000 sq ft office building that incorporates three glass towers of 8, 10, and 16 storeys, with floor to ceiling glazed external cladding. The building is now fully let to a diverse range of occupiers, including Debenhams, Facebook, Manchester City Football Club and Whiteford LLP. The development completes Regent's Place, which is now 2 million sq ft of office, retail and residential space, providing accommodation for 15,000 workers and residents.



272,007 sq ft NIA | Under Construction
Developer: Almacantar
Architect: Rafael Viñoly Architects

Designed by Rafael Viñoly, Marble Arch Place includes a spectacular 18-storey, 54 apartment residential building overlooking Hyde Park, Mayfair and beyond and a state of the art commercial building offering 95,000 sq ft of offices. The buildings are connected by a new public realm with 48,000 sq ft of retail. Redefining this corner of Mayfair by creating a clearer transition between Oxford Street and Hyde Park, Marble Arch Place is a striking new gateway to the West End.



THE CLARGES ESTATE, W1
17,744 sq m | Under Construction
Developer: British Land
Architect: Squire and Partners
www.7clargesstreet.com

Clarges is a residential-led mixed use scheme comprising over 30 super-prime apartments due to complete in 2017 and 50,000 sq ft of recently completed Grade A office space with destination retail at ground level. The new development has included the construction and delivery of the new Kennel Club headquarters next to the newly completed office building.



MARBLE ARCH HOUSE, W1
6,000 sq m | Existing
Developer: British Land
Architect: Bennetts Associates
www.marblearchhouselondon.com

Marble Arch House is located within the Portman Village. The development has a BREEAM ‘Excellent’ environmental rating and delivers 60,000 sq ft of exceptional quality office accommodation, 15,000 sq ft of retail space and ten luxury residential apartments built adjacent to the office building. The building is now fully let. Occupiers include Cirrus Logic, BXR Partners LLP, global gaming technology company GTECH, Access Industries, Fulcrum Asset Management and NERA.



10 PORTMAN SQUARE, W1
12,500 sq m | Existing
Developer: British Land
Architect: Jestico + Whiles
www.10portmansquare.com

10 Portman Square is a 134,000 sq ft office building with retail units at ground and lower ground levels. A seven storey building, 10 Portman Square benefits from natural light on four sides, with typical floors of 18,500 sq ft. There are three ‘trophy’ floors at the top of the building, which enjoy large accessible terraces and dramatic views across London. The building is fully let to Aspect Capital, Aramco, Arrowgrass, Independent Franchise Partners, Ardagh Glass, Ontario Teachers’ Pension Plan and Weston Homes.



10 & 20 TRITON STREET, NW1
34,530 sq m | Existing
Developer: British Land
Architect: Farrelis
www.20tritonstreet.com

This 490,000 sq ft mixed use development comprises office accommodation within 10 and 20 Triton Street, and 110,000 sq ft of apartments at One Osnaburgh Street. Both buildings are fully let. 10 Triton Street is completely let to Aegis Group and 20 Triton Street is let to Dimensional Fund Advisors, Gazprom, Lendlease and Ricoh and Aegis.



4 KINGDOM STREET
145,000 sq ft | Under Construction
Developer: British Land
Architect: Allies and Morrison

4 Kingdom Street is a new 145,000 sq ft office building located in Paddington Central. The nine storey building will have typical floor plates of 15,000 sq ft, with each floor having a large corner terrace and a glass pod designed as a creative meeting space. The plant room has been located in the basement which frees up space for a roof terrace for the occupiers to use as outside space for meeting, entertaining and sporting activities.



YALDING HOUSE, W1
290,000 sq ft | Existing
Developer: British Land
Architect: Buckley Gray Yeoman

Yalding House is located in Fitzrovia on Great Portland Street. The building underwent a major refurbishment and extension to the existing offices to create a remarkable six storey contemporary office building.

The development has a BREEAM ‘Very Good’ environmental rating and delivers 23,000 sq ft of exceptional quality office accommodation over 6 floors, with a new retail offer at ground floor level.



LILLIE SQUARE
1,000,000 sq ft | Under Construction
Developer: Capital & Counties Properties PLC (Capco)

Lillie Square phase 1 was launched in Spring 2014 with exceptional demand establishing a positive pricing benchmark for the area. Phase 2 was launched in Autumn 2015 with over 70% of the initial release sold. First residents completed in December 2016.



ACTON GARDENS, W3
1,350,000 sq ft | Existing
Developer: Acton Gardens LLP (Countryside and L&Q)
Architect: HTA Masterplanners and PH 1 / Alison Brooks PH 2 / Stitch Studio PH 3.1 & 7.1 / Maccreeor Lavington PH 3.2 / PCKO PH 4 / HTA PH 5 / Levitt Bernstein PH 6
www.actongardens.co.uk

An ambitious £600m regeneration programme being undertaken by Acton Gardens LLP, a joint venture partnership between Countryside and L&Q, to redevelop the original South Acton Estate. The 15-year scheme will transform the area into a new urban village of 2,700 homes and reconnect the estate to the wider neighbourhood. The development combines eco-friendly design with high standards of sustainability set within parks, communal gardens and allotments.



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

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



PORTAL WAY
800,000 sq ft | Planning Granted
Developer: Crosstree Real Estate Partners
Architect: Lifschutz Davidson Sandilands

Portal Way is a 4.5 acre freehold site located in North Acton, currently housing the 152,000 sq ft office headquarters of Dixons Carphone under a long term lease. A ten-year outline planning consent has been granted on the site for a 800,000 sq ft residential-led redevelopment across 8 buildings, ranging in height up to 32 storeys. The planned development comprises 764 residential units, 52,000 sq ft of retail and community space. The site was sold to Imperial College in Dec-16.



THE BERKELEY ESTATE
400,000 sq ft | Planning Granted
Developer: Crosstree Real Estate Partners
Architect: Adjaye Associates

In Dec 2011 Crosstree acquired 1 Berkeley Street and subsequently acquired the adjacent 43–48 Dover Street in May 2013 to form The Berkeley Estate. The combined properties offer a rare 1.1 acre freehold redevelopment site in the heart of Mayfair opposite The Ritz. Planning consent has now been achieved for a David Adjaye-designed 400,000 sq ft mixed-use redevelopment, which comprises a 80–120 bed luxury hotel, 52 super-prime residential units and 40,000 sq ft retail accommodation.



80 CHARLOTTE STREET W1
380,000 sq ft | Under Construction
Developer: Derwent London plc
Architect: Make Architects
www.80charlottestreet.com

This 380,000 sq ft mixed-use development was granted planning permission in September 2011. It will provide 321,000 sq ft of offices, 35,000 sq ft of private residential, 10,000 sq ft of affordable housing, 14,000 sq ft of retail and a new public park. The scheme will be a major step forward in the wider regeneration of the area. Construction commenced in H2 2015 with completion in H2 2019.



1 OXFORD STREET W1
275,000 sq ft | Planning Granted
Developer: Derwent London plc
Architect: AHMM

Derwent London has planning permission for a 275,000 sq ft mixed-use scheme at Tottenham Court Road station. This includes 204,000 sq ft of offices, 37,000 sq ft of retail, a theatre and new public realm. With the 2018 arrival of Crossrail, this major new transport interchange is providing a much needed regeneration boost to the area. In July 2015, Derwent London signed an agreement with Crossrail to re-acquire the site on a new 150-year lease upon completion of the station works in late 2017. The scheme could complete in 2020.



BRUNEL BUILDING, 55 NORTH WHARF ROAD W2
240,000 sq ft | Under Construction
Developer: Derwent London plc
Architect: Fletcher Priest
www.brunelbuilding.com

Early in 2013, Derwent London secured an option to regear the leasehold structure at this site, thereby unlocking the office development. Demolition is now complete and the main build is underway with scheme completion in H1 2019. This is a prime location adjacent to Paddington station where a Crossrail interchange will join the existing mainline and underground links in 2018.



1 PAGE STREET SW1
127,800 sq ft | Existing
Developer: Derwent London plc
Architect: PLP Architecture

The comprehensive refurbishment of this 127,800 sq ft office building, which was pre-let to Burberry, completed in mid 2013. The work included a new elegant masonry facade with brick detailing akin to that of the adjacent Horseferry House which Burberry also occupy. Burberry pay an initial rent of £5.3m pa, rising to a minimum of £5.7m pa after year five. The lease is for a 20-year term with a tenant-only break in year 10.



THE COPYRIGHT BUILDING, 30 BERNERS STREET W1
107,150 sq ft | Under Construction
Developer: Derwent London plc
Architect: Piercy & Company

In October 2014, planning consent was secured for a eight-storey office and retail building of 107,150 sq ft. Vacant possession was gained in early 2015 and the scheme is progressing well with completion scheduled for H2 2017. In February 2016 we announced the pre-letting of the entire office element, totaling 87,150 sq ft, to Capita at £7.4m pa (gross) on a 20-year lease with no breaks.



1-2 STEPHEN STREET, W1
265,000 sq ft | Existing
Developer: Derwent London plc
Architect: ORMS
www.1and2stephenstreet.com

This 265,000 sq ft freehold property is undergoing a phased refurbishment. The office refurbishment has so far delivered over 110,000 sq ft. This has remodeled the Stephen Street entrance and significantly enhanced the street level exterior. The 38,000 sq ft retail refurbishment and extension, Tottenham Court Walk, completed in May 2015 and has transformed the retail frontage along Tottenham Court Road. New occupiers include DF Mexico, Fabled by Marie Claire, Hotel Chocolat, Planet Organic, Oasis and Waterstones.



1 NEW BURLINGTON PLACE, W1
110,000 sq ft | Existing
Developer: The Crown Estate / Exemplar
Architect: AHMM
www.1nbp.co.uk

The sister building to 10 New Burlington Street, 1 New Burlington Place is the latest project as part of The Crown Estate's investment programme on Regent Street. The scheme, designed by Stirling Prize winning architects Allford Hall Monaghan Morris, consists of two flagship stores fronting Regent Street, a comprehensively renovated Georgian townhouse, 80,000 sq ft of Grade A office accommodation, and an eye-catching public art installation designed by Turner Prize winner Keith Tyson. The development completed in April 2016 and is over 75% let.



FITZROY PLACE, W1
570,000 sq ft | Existing
Developer: Investors / Exemplar
Architect: Lifschutz Davidson Sandilands and Sheppard Robson
www.fitzroyplace.com

Fitzroy Place is a mixed-use development providing 235 private apartments, two headquarters office buildings totaling 220,000 sq ft, as well as restaurant, retail and a new public landscaped square, providing the opportunity to live and work in a thriving environment. The 140,000 sq ft 1 Fitzroy Place has been pre-let entirely to Estée Lauder Companies. The 80,000 sq ft 2 Fitzroy Place has 26,000 sq ft remaining over two levels.



10 NEW BURLINGTON STREET, W1
130,000 sq ft | Existing
Developer: The Crown Estate / Exemplar
Architect: AHMM
www.10nbs.com

The Crown Estate and Exemplar have completed 10 New Burlington Street, another recent exciting addition to its premium "Offices by Regent Street" offer. Designed by award winning architects AHMM it consists of 35,000 sq ft of flagship retail space and 95,000 sq ft of premium office accommodation. The BREEAM 'excellent' building incorporates two contemporary curved facades bordering a landscaped courtyard and a magnificent retained facade on Regent Street. The building is now fully let, with occupiers including J Crew, Watches of Switzerland, Ares Asset Management and Tudor Capital.



ONE BEDFORD AVENUE, WC1
115,000 sq ft | Under Construction
Developer: Ashby Capital / Exemplar
Architect: Bennetts Associates
www.exemplar.co.uk/one-bedford-avenue

Exemplar, in partnership with Ashby Capital and The Bedford Estates, is redeveloping One Bedford Avenue, a site comprising two existing retail and office buildings fronting Tottenham Court Road. The new development, by Stirling nominated architects Bennetts Associates, comprises 115,000 sq ft of high quality retail and office accommodation. Completion of the redevelopment is due in early 2017.



5 & 6 ST JAMES'S SQUARE, SW1
145,000 sq ft | Existing
Developer: Exemplar
Architect: GMW Architects
www.exemplar.co.uk/rio-tinto

Exemplar has recently completed the redevelopment of Rio Tinto's global headquarters in arguably the most prestigious location in London – St James's Square. The development comprises 115,000 sq ft of premium grade A office space, together with 13 luxury apartments arranged over 7 upper floors, 15,000 sq ft of refurbished grade II* office accommodation and an art gallery.



WALMAR HOUSE, W1
50,000 sq ft | Existing
Developer: Great Portland Estates plc
Architect: RFK
www.walmarw1.com

Walmar House is a 50,000 sq ft office and retail development situated yards from Oxford Circus with a prominent frontage onto Regent Street. The building has undergone a comprehensive refurbishment to provide 6,000 sq ft office floors with light from all four elevations.



65 WELLS STREET
34,000 sq ft | Under Construction
Developer: Great Portland Estates plc
Architect: Buckley Grey Yeoman

Situated in a prominent position in the heart of Fitzrovia, this 34,000 sq ft new office building has a double height reception and typical floors of 5,000 sq ft. Completion is set for Q4 2017.



48-50 BROADWICK STREET TOWNHOUSES
2 units | Existing
Developer: Great Portland Estates plc
Architect: IMA
www.broadwickstreettownhouses.com

48 & 50 Broadwick Street are two newly refurbished, Grade II listed, four-storey, three-bedroom homes of the highest quality, harmonizing tradition, technology and sensitive modern styling. Both buildings were originally built in the early 18th century.



RATHBONE SQUARE
2.3 acre site, 420,000 sq ft, 142 private residential units | Under Construction
Developer: Great Portland Estates plc
Architect: Make
www.rathbonesquare.com

Located in the heart of the West End in close proximity to Crossrail’s Tottenham Court Road Station, this 420,000 sq. ft. new development includes offices, retail, signature restaurant and premium residential all centred around a new garden square.

All 242,800 sq. ft. of offices at One Rathbone Square have been pre-let to Facebook ahead of the buildings completion in Q3 2017.



HANOVER SQUARE
223,600 sq ft | Planning Granted
Developer: Great Portland Estates 50/50 JV Hong Kong Monetary Authority
Architect: Lifschutz Davidson Sandilands

Hanover Square will include high quality offices, international standard retail space on New Bond Street and six residential apartments on Brook Street. The scheme will also create a new public square. Construction is scheduled from 2016, once works to the Crossrail Station have completed. The development will be carried out around the Eastern Ticket Hall of the Bond Street Crossrail station on the north-west corner of Hanover Square. Our proposals will provide two new buildings, together with the refurbishment of the Grade II* listed Georgian building at 20 Hanover Square.



78/92 GREAT PORTLAND STREET
18,000 sq ft office, 15 residential apartments and 5 retail units | Under Construction
Developer: Great Portland Estates plc
Architect: Lifschutz Davidson Sandilands

Located in the heart of Fitzrovia in a prominent position on the corner of Great Portland and Riding House Street, 78/92 Great Portland Street comprises 18,000 sq. ft. of extensively refurbished office space, 15 couture residences and 12,000 sq. ft. of retail / showroom in five units on ground and basement levels. Due for completion Q1 2017.



30 BROADWICK
95,000 sq ft | Completed
Developer: Great Portland Estates plc
Architect: Emrys Architects
www.iworkinsoho.com

Thirty Broadwick is a development by Great Portland Estates plc, located within the heart of Soho.

The building, with up to 77,000 sq. ft. of uncompromised offices, 4,700 sq. ft. of terraces and 11,000 sq. ft. of prime retail and restaurant space, nestles amongst the vibrant, creative bodies and voices of this exciting district in London.



65 DAVIES STREET, W1
6,000 sq m | Planning Granted
Developer: Grosvenor and Crossrail
Architect: PLP Architecture

The 64,000 sq ft development will be located above the western ticket hall for Crossrail’s new Bond Street Station. The contemporary office scheme has been carefully designed by PLP Architecture to be sensitive to the traditional architecture of Mayfair, incorporating high-quality natural materials with a highly detailed façade.



1-5 GROSVENOR PLACE, SW1
Proposed
Developer: Grosvenor / Hongkong Shanghai Hotels Limited
Architect: Hopkins Architects

Grosvenor has entered into a partnership with Hongkong Shanghai Hotels to develop a hotel and residential scheme on this site overlooking Hyde Park Corner. Planning permission was granted in April 2016 following an extensive consultation phase with the local community. Construction is targeted to commence in 2017.



119 EBURY STREET, SW1
3,500 sq ft | Existing
Developer: Grosvenor
Architect: David Morley

119 Ebury Street has become the first Listed building to achieve an ‘Outstanding’ rating under BREEAM Domestic Refurbishment and achieved the highest ratings to date for a BREEAM Domestic Refurbishment.

The project challenges sustainable design, while maintaining the historic fabric of a Grade II Listed property.

Sustainable initiatives include: whole house ventilation and heat recovery, and photovoltaic and solar thermal panels



ST MARK'S, MAYFAIR
14,500 sq ft | Planning Granted
Developer: Grosvenor
Architect: Donald Insall Architects

Grosvenor proposes a £5m repair and restoration of the former church, into retail and restaurant use with community space as part of their long-term transformation of North Mayfair. The designs, which have been drawn up by conservation architects Donald Insall Associates, include restoring the building’s heritage features and installing an impressive glass staircase, providing access to the first floor gallery. Works commenced in autumn 2016 to the Grade-I listed building, with completion planned for early 2018.



KING STREET, HAMMERSMITH
Circa 515,000 sq ft | Planning Granted
Developer: Helical / Grainger plc
Architect: Lifschutz Davidson Sandilands

Helical and Grainger’s joint venture will completely regenerate the west end of King Street, Hammersmith, bringing circa 200 well-designed homes, a new art house cinema and restaurants to this well connected area of London. With beautiful new buildings designed by local architects Lifschutz Davidson Sandilands sitting alongside the listed Town Hall, the scheme also provides a new office for the Council featuring an elegant clock tower giving prominence and stature to the Town Hall quarter.



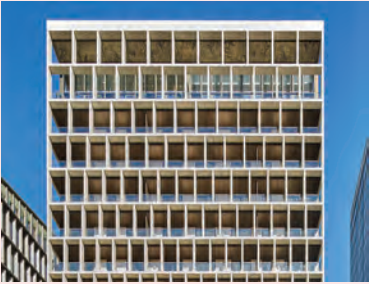
33 GROSVENOR STREET, W1K
11,437 sq ft | Existing
Developer: Grosvenor
Architect: Squire and Partners

33 Grosvenor Street is a highly specified, classical ‘boutique’ townhouse office building in Mayfair. The building meets the needs of prime West End office occupiers who seek contemporary finishes within a heritage setting. Taking advantage of its period Georgian features and incorporated within contemporary open plan offices, features include: a cantilevered stone stair set within a highly detailed ornate atria, VRF fan coil air conditioning, showers, bicycle storage and landscaped courtyards. EPC ‘B’ Rating and BREEAM ‘Very Good’ achieved.



62 BUCKINGHAM GATE, SW1
275,300 sq ft | Existing
Developer: Land Securities
Architect: Pelli Clarke Pelli Architects / Swanke Hayden Connell

This landmark building, located on the north side of Victoria Street at the junction with Buckingham Gate, offers 259,700 sq ft of stunning office space over 11 floors and 15,600 sq ft of retail on the ground and upper basement floors. The building is 100% let to occupiers which include World Fuel Services, Rolls Royce, The Bill & Melinda Gates Foundation, OMV, Mediobanca, Chime Communications, Ciber UK and WorldRemit.



KINGS GATE, SW1
100 Apartments | Existing
Developer: Land Securities
Architect: Lynch Architects
www.kingsgatesw1.co.uk

Kings Gate is the second significant residential addition to Victoria and Land Securities’ residential portfolio. It offers 100 luxury apartments over 14 storeys, complemented by new public realm and Jamie’s Italian on the ground and first floors. The majority of apartments benefit from private balconies offering breath-taking views of the Royal Parks and Westminster Cathedral. The interior architecture designed by Millier, uses a palette of natural materials whilst the exterior design by Lynch Architects features elegant balustrades and Jura limestone pillars.



NOVA, VICTORIA SW1
726,600 sq ft | Under Construction
Developer: Land Securities & CPPIB
Architect: PLP Architects / Benson + Forsyth / Flanagan Lawrence / Lynch Architects
www.novasw1.com

Nova, Victoria is an architecturally daring development and a major new destination for London. The development of this 5.5 acre island site opposite Victoria station will create an aspirational place to work, live and enjoy. The joint venture between Land Securities and Canada Pension Plan Investment Board commenced construction of the £787 million initial phase in June 2013. The first phase comprising of three of the five sub-buildings offers: 480,300 sq ft of high quality office accommodation, 79,900 sq ft of exciting retail/restaurant space and 170 luxury apartments.



THE ZIG ZAG BUILDING, SW1
232,900 sq ft | Existing
Developer: Land Securities
Architect: Lynch Architects
www.thezigzagbuilding.com

The Zig Zag Building offers 188,700 sq ft of highly flexible Grade ‘A’ office space complemented by retail and restaurants at the basement, ground and first floors. The innovative design sees the building step back from the streetscape as it rises resulting in a ‘zig-zag’, improving pedestrian flow at street level and creating terraces to seven floors. Occupiers benefit from spectacular views of the Royal Parks and famous London landmarks from most office floors. Ten floors are now let to Jupiter, Deutsche Bank and Moneycorp.



20 EASTBOURNE TERRACE
91,800 sq ft | Existing
Developer: Land Securities
Architect: Fletcher Priest Architects
www.20eastbourneterrace.co.uk

20 Eastbourne Terrace is unique to Paddington as the only office tower in the area. The refurbishment is now complete and provides 91,800 sq ft of Grade ‘A’ office space, across 16 storeys with panoramic views of London, a substantial communal roof garden, a stunning in-house café and collaboration space at ground floor. Its enviable location, opposite the new Crossrail entrance at Paddington Station offers businesses quick access to international and national transport hubs.



BURLINGTON GATE
90,000 sq ft | Under Construction
Developer: Native Land in joint venture with Hotel Properties Ltd (HPL) & Amcorp Properties Berhad (Amcorp)
Architect: Rogers Stirk Harbour + Partners
www.native-land.com/development-portfolio/burlington-gate

Native Land, in joint venture with HPL and Amcorp, acquired the property, situated in Mayfair, in 2012. Native Land secured planning permission in August 2013 to redevelop the existing 83,000 sq ft building into 42 private apartments with world class amenities, together with an arcade and significantly improved art gallery spaces. Delivery of what will be Mayfair’s most sought after new apartment building is targeted for completion in Q2 2017.



HOLLAND PARK VILLAS
180,000 sq ft | Under Construction
Developer: Native Land in joint venture with Grosvenor
Architect: John McAslan + Partners
www.native-land.com/development-portfolio/campden-hill

Native Land purchased the site from the Royal Borough of Kensington & Chelsea (RBKC) in January 2010 in a 50/50 joint venture with Grosvenor. On behalf of the joint venture, Native Land delivered an enhanced planning permission in July 2011 for 72 private apartments, together with 96 affordable homes to be built on three separate sites across the Royal Borough. The development is set to become one of the most sought after new addresses in ultra-prime central London, with completion scheduled for Quarter 1 2017.



CHEYNE TERRACE
100,000 sq ft | Existing
Developer: Native Land in joint venture with Grosvenor and an international Family Office investor
Architect: MSMR Architects
www.native-land.com/development-portfolio/cheyne-terrace

Cheyne Terrace was purchased by Native Land in a joint venture with Grosvenor and a Hong Kong based Family Office investor in early 2012. Cheyne Terrace is located in prime central London between the Kings Road and Cheyne Walk. The development comprises 26 private apartments with the benefit of a private swimming pool and leisure facilities, along with extensive car parking, 24 hour security and a concierge service. Cheyne Terrace completed in September 2014.



5 HANOVER SQUARE, W1
110,000 sq ft | Existing
Developer: Stanhope / Mitsui Fudosan
Architect: Squire and Partners
www.fivehanoversquare.com

The replacement of a 1960s building within the Mayfair Conservation Area. The redevelopment of this prominent site with contemporary office space, a ground floor art gallery, and 5 residential apartments. Emerging Italian artist Esther Stocker was commissioned to create a dramatic black and white marble artwork that is installed on one of the exterior walls of the development. The office occupiers include Helical Bar, Blaine Southern and Blue Mountain.



HAMPSTEAD MANOR
131,320 sq ft | Under Construction
Developer: Mount Anvil in joint venture with Ares Management
Architect: Scott Brownrigg

Hampstead Manor, located in leafy surrounds and close to London’s most sought-after villages, centres around the Grade II listed Kidderpore Hall, which was built in 1843. It was historically part of King’s College London portfolio since 1992. Hampstead Manor’s 156 residences range from studio apartments to five-bedroom homes. Set over 13 distinct buildings along a handsome, historic avenue, the development is truly remarkable proposition – an intriguing mix of eras and architectural styles that begs to be explored.



GROVE HOUSE HAMMERSMITH, W6
65,000 sq ft | Existing
Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust
Architect: Bennetts Associates

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building’s energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. The refurbishment and extension of a 1950s building has created contemporary office space with new entrance and entrance sequence canopy landscaping. BREEAM Excellent.



QUEEN'S WHARF
325,554 sq ft | Under Construction
Developer: Mount Anvil in joint venture with A2Dominion
Architect: Assael

Queen’s Wharf is a pioneering new development located on the ‘Surrey Bend’ of the River Thames in Hammersmith. The 165 individual residences, ranging in size from studio to three bedrooms, have been carefully designed to maximise the panoramas of the river and to embody the best of British design. The site will also house the world-famous Riverside Studios, securing its future in the borough, and its many amenities including a new riverside walkway, theatre, café, restaurant, bar and cinema.



TELEVISION CENTRE, W12
2,300,000 sq ft | Under Construction
Developer: Stanhope / Mitsui Fudosan / AIMCo / BBC
Architect: AHMM / Maccleanor Lavington / Duggan Morris / Gillespies & DRMM
www.television-centre.com

The opening up and transformation of Television Centre into a mixed use development including new office and studio space for the BBC, complementary entertainment and leisure facilities, public open space, offices, a hotel and c. 950 residential units comprising apartments both converted and new build and town houses. Phase I construction commenced Q2 2015. Completion due Q4 2017. Includes c. 400 units, 300,000 sq ft offices and Soho House (hotel, restaurant, club and cinema) together with opening up the site for new public realm.



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

A high quality office refurbishment and extension of One Mabledon Place, a 10 storey, 90,000 sq ft net office building in the prime regeneration area of Kings Cross and St Pancras. The building overlooks the British Library and the newly refurbished St Pancras Station and hotel and has new entrances and panoramic views across the West End.

The building provides BREEAM Excellent space. The whole building has been let to TDL.



WHITE CITY PLACE
17 acres (2m sq ft offices) | Under Construction
Developer: Mitsui Fudosan / Stanhope plc / AIMCo
Architect: Allies & Morrison
whitecityplace.com

White City Place is adjacent to Imperial College campus, White City and Wood Land tube stations comprising 6 existing buildings of 950,000 sq ft and a 4-acre ‘gateway’ development site.

The total refurbishment is underway transforming the 3 existing buildings into modern working environments, as well as the development of new office buildings.

Planning application has been submitted for the Gateway site and pre-lets include YOOX Net-a-Porter, Royal College of Art and Huckletree.



7 AIR STREET AND 21 GLASSHOUSE STREET
c 71,000 sq ft | Existing
Developer: The Crown Estate
Architect: Barr Gazetas

7 Air Street is the first West End office refurbishment to be BREEAM, 2011 ‘Outstanding’ certified. A reception and façade adorned with commissioned artworks create a welcoming presence at street level and open floorplates, with raised floors, offer high quality office accommodation. The building was fully let within 9 months of completion. 21 Glasshouse Street, featuring retained façades to elevations above Regent Street and Glasshouse Street, benefits from a newly created entrance with bronze canopy on Glasshouse Street, taking advantage of the significant public realm improvements. The building was fully let within 4 months of completion.



AIRW1
280,000 sq ft | Existing
Developer: The Crown Estate
Architect: Dixon Jones

A redevelopment of the former Regent Palace Hotel, Quadrant 3 reworks an entire urban block, integrating historically important features with a mix of office, retail and residential uses. Breathing new life into a previously run-down quarter of central London, the dramatic new and renovated Art Deco interior spaces combine with a lively street scene. The building also features a central Energy Centre, serving all four Quadrant blocks, making it a leading example of sustainable urban development.



QUADRANT 4, W1
48 residential apartments | Under Construction
Developer: The Crown Estate
Architect: AHMM

Q4 is principally a residential development. The proposals include the major structural refurbishment of the existing building, including rebuilding the top two floors. The building will provide 48 high quality residential apartments and the introduction of a new core, whilst keeping an existing gymnasium open on the lower floor.



ST JAMES'S MARKET
315,000 sq ft | Under Construction
Developer: The Crown Estate / Oxford Properties with Hanover Cube as Development Manager
Architect: Make Architects

St James’s Market brings together world-class modern architecture with preserved historic façades. The redevelopment of two existing blocks has created c. 260,000 sq ft of modern office accommodation and c. 55,000 sq ft of flagship retail and restaurant accommodation. The project is a new destination for the West End and a fantastic new amenity for St James’s. Half an acre of public realm has been created with a new pedestrian square in a world-class business, shopping and dining environment.



29-30 ST JAMES'S STREET AND 25-27 BURY STREET, ST JAMES'S
35,000 sq ft | Under Construction
Developer: The Crown Estate
Architect: Tate Hindle and MSMR

The plans will see the existing site redeveloped to create a mixed use scheme with retail, residential and office accommodation. The scheme has been carefully considered to minimise visual impact from the street level. The principal façades facing St James’s Street and Bury Street are retained, whilst improvements are made to the unattractive and cluttered roofscapes.



1 EAGLE PLACE
100,000 sq ft | Existing
Developer: The Crown Estate & Healthcare of Ontario Pension Plan (HOOPP) with Stanhope as Development Manager
Architect: Eric Parry Architects
www.stjameslondon.co.uk/portfolio

Situated in the St James’s Conservation Area, the building blends contemporary modern façades with retained façades to provide a well-considered piece of commercial architecture occupying a prominent position on Piccadilly. The building has 60,000 sq ft of modern office accommodation, 20,000 sq ft of residential apartments and 20,000 sq ft of retail space on Piccadilly, Jermyn Street and Regent Street. The scheme also makes an important contribution to the public realm, introducing public art from Richard Deacon and Stephen Cox.

KING’S CROSS, MIDTOWN & COVENT GARDEN



Jeremy Gidman
Partner and head of London investment and asset management, Carter Jonas

The area has undergone a marked transformation over the last few years and has evolved into one of the capital’s most sought-after destinations, offering a business hub and residential location with a varied and vibrant retail offering. No longer considered the slightly down-at-heel alternative to the nearby West End, the Midtown and King’s Cross markets are now attracting media, advertising, financial and professional firms seeking space which offers affordability and flexibility. In November last year, Google confirmed plans to build a new 650,000 sq ft headquarters next to its existing base in King’s Cross. Once complete, the company is set to create 3,000 jobs in a move which was seen as a vote of confidence in the UK’s prospects after Brexit. Another notable lease was 27,000 sq ft at the Adelphi Building to The Economist Group. The publisher cited the move as an opportunity to fulfil its digital ambitions and the needs of a 21st-century media company – an endorsement which seems to support the ambitions of the area itself. At the nearby Aldwych House, collaborative workspace provider WeWork has agreed to lease 62,000 sq ft following an extensive redevelopment of the 174,000 sq ft classical office building. In addition, Brockton Capital has just announced a pre-letting of 99,000 sq ft at The Post Building, 21/31 New Oxford Street to McKinsey at a rumoured rent of £92 per sq ft, which will represent a record rent

for the Holborn submarket. Rents in the prime Covent Garden area are reaching up to £89.50 per sq ft and £85 per sq ft is regularly being achieved in both Bloomsbury and King’s Cross. This compares with just £60 per sq ft two years ago. The key to the area’s transformation is the significant investment in the public realm. The development of the Crossrail station at Tottenham Court Road has underpinned occupier and investor interest in Bloomsbury and its neighbouring districts. In Farringdon, the new Crossrail station is adding to the area’s appeal, while regeneration plans at King’s Cross include 20 new streets as well as a number of new parks and squares. This in turn has energised the retail sector which has seen a huge uplift in retail units over the last five years. Of course, this is all good news for the residential market, where good transport links and access to retail are vital to attracting buyers. And unlike many other areas in central London, this area continues to house local employees as well as attracting new occupiers setting up permanent homes, rather than just working-week crash pads. Its increasing popularity has supported new development activity with many developers taking advantage of the changes to rules governing office to residential conversions. New schemes include Princes House on Kingsway which now has 54 apartments on the upper floors and Aldwych Chambers with 20 flats on the periphery of Inner Temple.

‘The key to the area’s transformation is the significant investment in the public realm’

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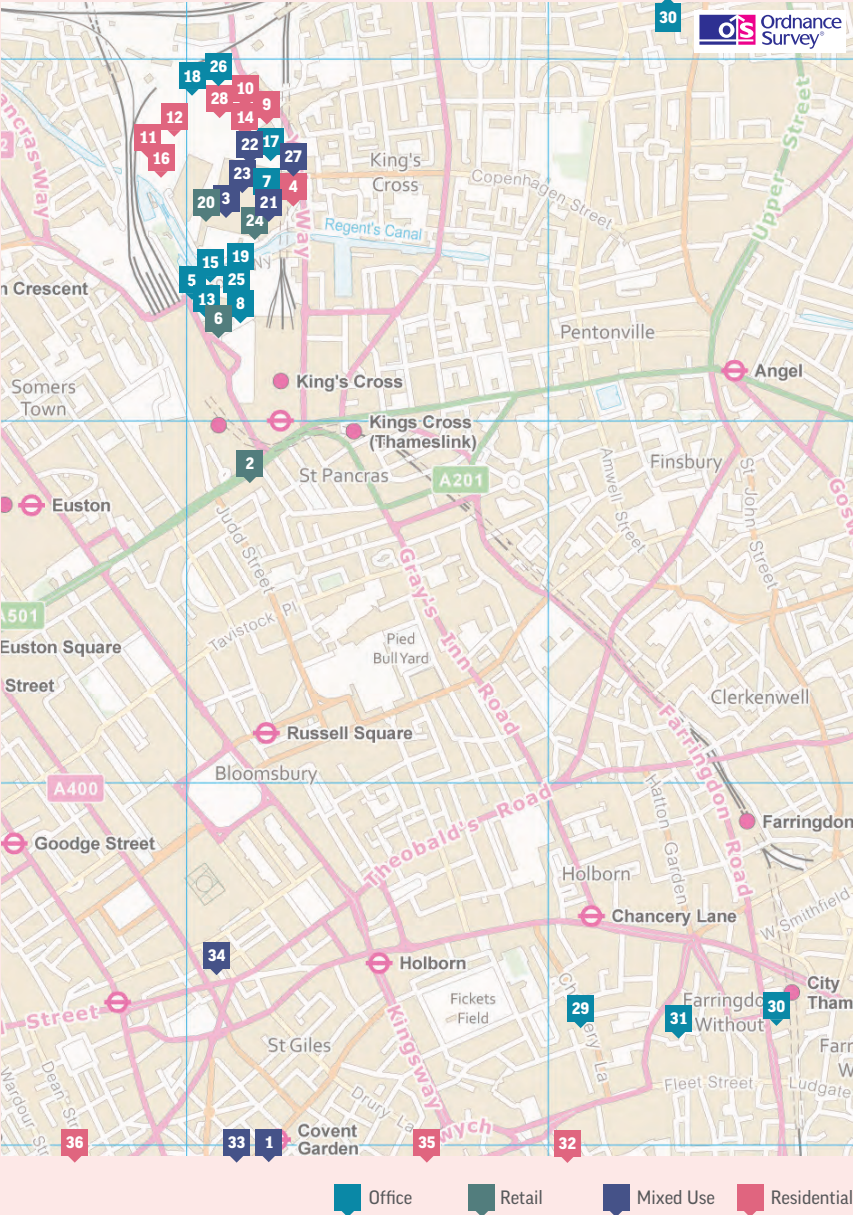
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HAMPSTEAD GREEN PLACE
PegasusLife





COVENT GARDEN
1,000,000 sq ft | Existing
Developer: Capital & Counties Properties PLC (Capco)
www.coventgarden.london

Covent Garden has reinforced its position as a leading global destination. Capco’s creative approach to managing and investing in the estate continues to attract premium brands and the district’s vibrancy continues to attract quality footfall.



THE STANDARD, LONDON
186,000 sq ft | Under Construction
Developer: Crosstree Real Estate Partners
Architect: Orms / Ian Chalk Architects / Archer Humphries

The Standard, London is the redevelopment of a Brutalist 1970’s office building on a prominent 0.6 acre freehold site opposite St Pancras International station. Planning consent has been granted and construction commenced for its conversion into a 270-bed hotel including a 3-storey roof extension. Crosstree has partnered with world-renowned hoteliers The Standard to deliver a full-service luxury lifestyle hotel, their first outside the U.S.



KING'S CROSS, N1C
67 acres | Under Construction
Developer: King's Cross Central Limited Partnership
Masterplanners: Allies and Morrison / Porphyrios Associates / Townshend Landscape Architects
www.kingscross.co.uk

At 67 acres, King’s Cross is the most significant development in central London. An extraordinary piece of city is taking shape; with a new postcode, N1C. With six tube lines, two mainline stations, Eurostar and direct links to London’s main airports, it’s the best connected part of London. The location, connections, canalside setting, rich industrial heritage, eclectic cultural scene and thriving community come together to make King’s Cross a diverse and exciting destination, set around tree-lined streets and outstanding public spaces.



ARTHOUSE
134,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: dRMM

ArtHouse comprises of 143 one, two, three, four-bed and penthouse residential units (including 29 Registered Social Landlord units) over eight floors. The building includes commercial units at street level and 37 basement parking spaces. ArtHouse is superbly located, looking out over Regent’s Canal and Handyside Park. Designed by award-winning architects dRMM, the living spaces are bright and spacious, with a palette of quality materials and clever, integrated storage. Landscaped courtyards and glazed cloister corridors connect the building with Handyside Park.



FIVE PANCRAS SQUARE
150,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Bennetts Associates

This building is the new headquarters for the London Borough of Camden. The facility houses a leisure centre, a library and café as well as the Council’s customer access centre and administrative offices. The building is 150,000 sq ft and a typical floor is 16,000 sq ft. It is one of the first inner-city buildings in the UK to achieve a BREEAM ‘Outstanding’ sustainability rating. An energy efficient ventilation system and solar panels ensure low carbon emissions and reduced running costs.



GERMAN GYMNASIUM
13,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Allies and Morrison / Conran & Partners Interior Architects
www.kingscross.co.uk/german-gymnasium-restaurant

Allies & Morrison are behind the refurbishment of the historic German Gymnasium, a new dining destination for D&D London. The Grade II listed building was built in 1865 for the German Gymnastics Society. The interior by Conran & Partners takes inspiration from the original gymnastic activities which took place inside. The building contains a grand café at ground level with a further dining area and bar upstairs overlooking the area below, outdoor terraces face King’s Cross station and Battle Bridge Place.



MIDLAND GOODS SHED
60,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Bennetts Associates
www.kingscross.co.uk/offices-midland-goods-shed

This existing Grade II listed Victorian trainshed and railway canopy has undergone an extensive refurbishment and adaptation to house a new membership hub and events venue for The Guardian, and a new full size supermarket for Waitrose. In addition it houses a cookery school for Waitrose, allowing members of the public to come and take part in their renowned masterclasses.



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

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



ONE PANCRAS SQUARE
55,120 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: David Chipperfield
www.kingscross.co.uk/one-pancras-square

The building is placed on Pancras Square as part of a two million sq ft cluster of 8 office buildings. It is accessed either from Pancras Square or King’s Boulevard. The building is approximately 55,120 sq ft net over 8 floors. A typical floor is 7,050 sq ft net with 600 sq ft of balconies. Shops and cafés will be housed at street level. A public leisure centre with two pools and a public library are also located on Pancras Square.



TAPESTRY
125,500 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Niall McLaughlin Architects
www.kingscross.co.uk/tapestry

Tapestry brings 129 one, two and three bedroom apartments, townhouses and penthouses overlooking Gasholder Park. Niall McLaughlin Architects have achieved an incredibly considered and characterful residence, offering homes with breathtaking views over the canal and across London. The apartments offer waterside living in central London whilst also benefiting from a private, landscaped garden square in the sky designed by internationally respected Dan Pearson Studio. The building houses a multi-use game area, a multi-storey car park and the site’s energy centre.



RUBICON COURT
95,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: PRP Architects

Of the 117 affordable homes in Rubicon Court, 78 are social rented apartments, 15 are supported housing apartments, and 24 are available as shared ownership homes. The apartments are arranged in small clusters, allowing communities to develop on each floor. More than half have generous balconies and many have stunning views across the city. All are designed to meet Lifetime Homes standards. Funding support for Rubicon Court was provided by the Homes and Communities Agency.



THE PLIMSOLL BUILDING
244,500 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: David Morley Architects
www.plimsollkingscross.co.uk

The Plimsoll Building brings 255 one, two and three bedroom apartments, duplexes and penthouses, of which 77 will be delivered as affordable rented homes. Situated alongside Regent’s Canal overlooking Gasholder Park, a new public space set in the historic Gasholder No 8 guide frame, the building design references the Victorian industrial heritage of King’s Cross. Also included in The Plimsoll Building are two schools – King’s Cross Academy school for ages 5–11 and Frank Barnes’ School for Deaf Children.



THE STANLEY BUILDING, SEVEN PANCRAS SQUARE
29,700 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Studio Downie Architects

Seven Pancras Square was developed and is now occupied by The Office Group to provide boutique serviced offices, club rooms and meeting space. The building is approximately 29,700 sq ft net over 5 floors and typical floor is 3,900 sq ft. A striking lightwell links the old and new buildings and brings the original Victorian roof terrace back into use. The building meets BREEAM standard 'Excellent' and is connected to the site-wide district heating network.



FENMAN HOUSE
109,000 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Maccreanor Lavington
www.kingscross.co.uk/fenman-house

A 14 storey classic brick building, completing an 'urban block' also comprising Saxon Court and Roseberry Mansions. The principal façades are richly textured featuring a warm 'woven' glazed brick detail, pronounced brick piers, tall and elegant double windows and complementing dark metalwork. The building houses 75 apartments, all featuring outdoor space. The ground floor of the building, housing the residential lobby and a retail/commercial unit features a weighty reconstituted stone framing around each window or entrance bay.



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

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



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

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



COAL DROPS YARD
92,000 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Heatherwick Studio
www.kingscross.co.uk/coal-drops-yard

Built to receive and sort coal from the North of England, the Victorian Coal Drops buildings and Western Wharf Road Arches are being restored and adapted to a retail use – Coal Drops Yard, a curated mix of shopping and leisure – to a design by Heatherwick Studio. Construction is due to complete in autumn 2018.



TWO GRANARY SQUARE
10,506 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: John McAslan + Partners
www.kingscross.co.uk/two-granary-square

A mixed-use heritage building from the 1850s adapted by architects John McAslan + Partners. Works to the outside of the building were kept to a minimum to preserve the historic fabric, in the same style as the Granary Building. Internally the building has been opened up through the creation of open plan floors. The building is a mix of restoration and new build and is now home to The Art Fund and House of Illustration.



GASHOLDERS LONDON
21,569 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Wilkinson Eyre
www.gasholderslondon.co.uk

A residential scheme comprising 145 apartments in three separate buildings of differing heights built within a refurbished triplet of Grade II Listed cast-iron gasholder guide frames. The building includes ground floor retail space which opens out onto landscaped gardens. Residential building amenities include a gym and spa, a business lounge, private dining room, 14 seater screening room and a rooftop garden with panoramic views of London. Completion is anticipated in Summer 2017.



R7
155,000 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Duggan Morris Architects
www.kingscross.co.uk/R7

A 155,000 sq ft Grade A office building with floor plates of 17,000 sq ft over 10 floors with retail space at the ground and mezzanine levels. Upper office levels have highly flexible floorplates, sub-divided into a variety of smaller or larger areas with the ability to link floors vertically via internal stairs. Each floor will have at least one terrace, with a shared roof terrace on the ninth floor. The building will meet the BREEAM standard 'Excellent' as a minimum.



S2
190,000 sq ft | Under Construction
Developer: King's Cross Central Limited Partnership
Architect: Mossessian Architecture
www.kingscross.co.uk/S2-handyside

A Grade A office building overlooking Lewis Cubitt Park and Handyside Street with approximately 190,000 sq ft net over 10 floors. A typical floor is 20,000 sq ft net and premier retail space is housed at ground level. The building is being designed to meet the BREEAM standard 'Excellent' and will be linked to the site-wide district heating network.



R8
68,000 sq ft | Planning granted
Developer: King's Cross Central Limited Partnership
Architect: Piercy & Company
www.kingscross.co.uk/r8-handyside

R8 is a pair of 10-13 storey, mixed-use buildings designed around a central courtyard. The building features a textured brick facade and industrial style windows, echoing the King's Cross heritage. The building offers 68,000 sq ft of office space, 3,208 sq ft of retail and 151 residential units, of which 69 will be market and 82 affordable units. The building will meet the BREEAM standard 'Excellent' and will be linked to the site-wide district heating network.



UNIVERSITY OF THE ARTS, LONDON
326,440 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Stanton Williams Architects
www.kingscross.co.uk/granary

Originally a store for Lincolnshire wheat, the Grade II listed building is the centrepiece of Granary Square and the front door to the new UAL campus that extends nearly 200m to the North, flanked on either side by the historic Transit Sheds. Internally, studios, workshops and lecture theatres are built around a broad, covered "street" with overhead walkways. The building also houses performance and exhibition spaces and the 350-seat Platform Theatre. The former stables now hold up to 275 bicycles.



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

The three-storey building is a modern addition to the heritage buildings around Granary Square and is occupied by restaurant and bar, The Lighterman. The structure has an open sided basement which leads out onto the towpath of the adjacent Regent's Canal. Within this form, the building provides a gateway between Granary Square and the canal for both pedestrians and cyclists. The building has been awarded BREEAM 'Excellent'.



TWO PANCRAS SQUARE
130,000 sq ft | Existing
Developer: King's Cross Central Limited Partnership
Architect: Allies and Morrison

This Grade A island building overlooks Pancras Square and King's Boulevard. The building is part of a two million sq ft cluster of 8 office buildings south of Regent's Canal. The building is approximately 130,000 sq ft over 9 floors. A typical floor is 14,800 sq ft. There are south facing gardens and terraces on the top floor and rooftop. The street level houses premier retail. The very latest technology reduces running costs for the occupiers and minimizes environmental impact.



11-21 CANAL REACH
165,900 to 400,000 to sq ft | Planning granted
Developer: King's Cross Central Limited Partnership
Architect: Bennetts Associates
www.kingscross.co.uk/offices

Two Grade A office buildings, focused around two central atria, that can be let separately or together. The 'upside-down' design locates plant and mechanical services at ground and first floor level freeing up the top floors for expansive communal roof and garden terraces. The buildings benefit from district cooling, high floor-to-ceiling heights, and full-height glazing throughout providing maximum daylighting. The buildings are being designed to meet BREEAM 'Excellent' and will be linked to the site-wide district heating network.



KING'S CROSS SPORTS HALL
23,000 sq ft (GEA) | Planning granted
Developer: King's Cross Central Limited Partnership
Architect: Bennetts Associates
www.kingscross.co.uk/q2-sports-hall

An indoor sports centre and health and fitness suite across two levels with modern changing facilities built to Sport England standards. The hall has been designed to be used as a combination of four badminton courts, a basketball court, a volleyball court or a five-a-side football pitch. Initially, the building will provide a temporary home for the Construction Skills Centre with a small fitness suite on the upper floor, before opening fully to the public as a community sports centre.



R3
85,078 sq ft | Planning granted
Developer: King's Cross Central Limited Partnership
Architect: Squire and Partners

R3 is a residential scheme made up of 61 open market housing units. 4,200 sq. ft. of retail space can be found at ground level, which will open directly onto the R3 colonnades along the north and south elevations. R3 faces Lewis Cubitt Park to the west and the Zone R Gardens to the east.



40 CHANCERY LANE WC2
102,000 sq ft | Existing
Developer: Derwent London plc
Architect: Bennetts Associates

This new-build 102,000 sq ft office and retail development provides eight floors of high quality offices, a retail unit and a publicly accessible passageway to a new courtyard that brings daylight to the office floors. The office element, totaling 97,400 sq ft, and the retail unit was pre-let to Publicis Groupe.



20 FARRINGDON STREET
83,000 sq ft | Under Construction
Developer: HB Reavis
Architect: Denton Corker Marshall
www.20farringdonstreet.co.uk

20 Farringdon offers 83,000 sq ft of brand new, user-focused office space in a vibrant central London location. Close to the new Crossrail hub at Farringdon and the city's Cycle Superhighway, this design-led workspace boasts a dramatic reception with bespoke lighting installation by Acrylicize and a fully glazed wrap allowing maximum natural light into the building. The upper levels are set-back from the main façade line to create terraces and 136 cycle spaces with associated ancillary changing/showering facilities are provided.



ONE NEW STREET SQUARE, EC4
270,900 sq ft | Complete
Developer: Land Securities
Architect: Robin Partington Architects

One New Street Square was the final piece in the New Street Square jigsaw. The scheme delivers on so many levels; as a landmark for London and as a world-class office headquarters, whilst also contributing to the wider midtown plan. The building has been pre-let in its entirety to Deloitte LLP.

Now practically complete, One New Street Square includes two impressive entrances into one large reception and terraces to the upper floors.



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

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



THE LOXFORDS
129,489 sq ft | Existing
Developer: Mount Anvil
Architect: Metropolis

Mount Anvil acquired this historic three acre site in Spring 2011, and kept its promise to lovingly restore the 19th Century Loxford House. 143 new homes were created, comprising a mix of restored and new build apartments and townhouses. In addition the scheme provides a nursery and landscaped public garden.



THE POST BUILDING
73,173 sq ft | Under Construction
Developer: A Joint Venture between Brockton Capital and Oxford Properties
Architect: AHMM

The Post Building (the former Royal Mail Sorting Office) will form a 320,000 sq ft, AHMM- designed scheme providing flexible, Grade A office space with vast section heights, unparalleled volume and light, exciting street-level retail and restaurant space; and rooftop gardens. The project will significantly enhance the public realm in the area and will be delivered in line with the new Crossrail station at Tottenham Court Road and other significant public realm improvements, to form an emerging new quarter of the West End. Completion is scheduled for H1 2018.



79 FITZJOHNS AVENUE
73,173 sq ft | Under Construction
Developer: PegasusLife
Architect: Sergison Bates

The site is a cornerstone and surrounded by a selection of conservation areas, bordering Fitzjohns and Hampstead Village centre itself each with its own transitional qualities. Two massing volumes are proposed to replace the current sprawling single volume of the existing brutalist building. Towards the front (street) side, these align themselves with their neighbours then adjust to provide focus at the corner of the site. The spaces between the villas emphasise their individual scale as large houses and establish an architectural context of individual houses set back from the street rather than a streetscape of linked (terrace) houses.



HAMPSTEAD GREEN PLACE
52,776 sq ft | Under Construction
Developer: PegasusLife
Architect: Duggan Morris Architects

The site is an "island" surrounded by six conservation areas each with their own unique qualities. The plan form of the building is organised as 4 blocks that touch one another. Each block contains either a social function, or apartments depending on the level, with the required circulation space along which to move. The landscape between the building and the site boundary is further divided to form a series of outdoor rooms that relate to each of the blocks in a different way.

LONDON BRIDGE, SOUTHWARK, NINE ELMS & WATERLOO



Rupert Cowling
Partner, leasing and development,
Union Street Partners

The commercial property market that serves London’s South Bank had an exceptional 2016, which was characterised by Apple’s decision to base its 500,000 sq ft HQ at Battersea Power Station. However, away from the headlines, perhaps the most important perspective is how the location is developing in terms of a more varied streetscape with a greater level of amenity.

The Apple deal guaranteed it was going to be a watershed year for the South Bank, but the market wasn’t just about one deal. According to our analysis, the take-up of office space last year was 40% up on the long-term average annual level. While the Apple letting contributed to this, even if the tech giant’s deal is discounted, then the final quarter was still the strongest of the year. Against this backdrop, it’s not difficult to see why retailers, restaurateurs and many others see whole new areas of possibility opening up.

So in many respects, while the EU Referendum result and Trump’s victory meant that 2016 was a rollercoaster for all, the South Bank market finished on a high.

The continued influx of business into the area – and resultant take-up of workspace – is making the provision of amenity viable. The South Bank has always had a strong cultural identity primarily because of its theatres and galleries, but we are now seeing a growing enrichment of the food, drink and leisure amenities into the hinterland beyond the riverside.

A wide range of retail and leisure developments including those at

Vinopolis, Leake Street, Flat Iron Square and Waterloo International Terminal are bringing a new diversity of shops, restaurants and bars to the South Bank. The restaurant sector has been particularly active and has seen high-profile openings by HIX, Hawksmoor, Lobos, Caravan and Union Street Café. In Borough Market, the recent opening of the Hart Brothers new El Pastor restaurant saw queues around the block.

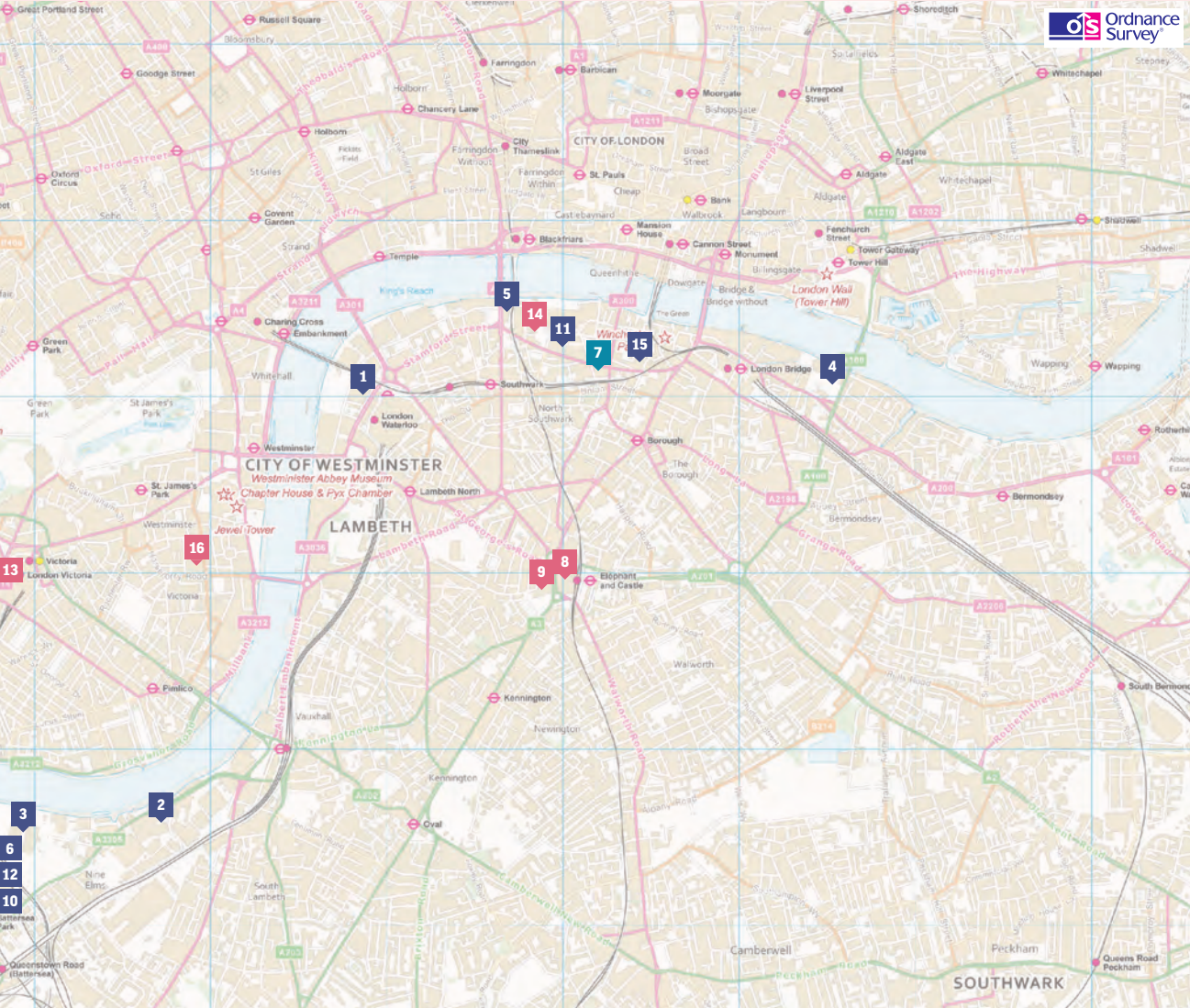
At London and Continental Railways’ Leake Street Arches project, where Union Street Partners are letting agents, the first three occupiers have signed up and are emblematic of the blend and diversity of operators that the South Bank is attracting. Italian craft beer pub, The Italian Job, is opening its first central London venue at Leake Street; Aures is creating what will be the UK’s first custom-built acoustic event space; while Squint Opera has taken a unit for what it describes as ‘a collaboration between London’s most exciting chefs, artists, musicians and producers’.

Business is being attracted to the South Bank not just because of the high quality of workspace available, but also by the increasing vibrancy and excitement of the location. There’s around 480,000 sq ft of new South Bank offices due for completion this year but, perhaps more importantly for the developing identity of the location, there is also around double that amount of shopping and leisure amenity that will be created during the next two to three years.

‘Business is being attracted to the South Bank not just because of the high quality of workspace available, but also by the increasing vibrancy and excitement of the location’

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ONE AND TWO SOUTHBANK PLACE

572,327 sq ft | Under Construction
Owner: Almacantar
Architect: One Southbank Place, Squire and Partners, Two Southbank Place, Kohn Pedersen Fox Associates

One and Two Southbank Place will provide much need high-quality commercial space in this prominent part of Central London. Southbank Place is in a new development, creating London’s newest district. Additionally, One and Two Southbank Place provides occupiers with enviable transportation links and the cultural offering of the South Bank. One Southbank Place has been pre-let to Shell International, while Two Southbank Place provides 283,000 sq ft of speculative offices completing in Q3 2018. The two buildings also feature around 25,000 sq ft of retail.



EMBASSY GARDENS

241,548 sq m | Under Construction
Developer: Ballymore, EcoWorld Ballymore
Architect: Sir Terry Farrell (masterplan) Allford Hall Monaghan Morris, Fielden Clegg Bradley and Arup Associates

Embassy Gardens, home to The Sky Pool, is a landmark development which will establish a totally new community within central London. The development includes nearly 2,000 new homes, stunning landscaped gardens, a section of the new Nine Elms park which connects the development to Battersea Park, vibrant new bars and restaurants providing al fresco spaces and 130,000 sq ft of shopping space. Residents have recently moved in to phase one.



BATTERSEA POWER STATION

42 acres | Under Construction
Developer: Battersea Power Station Development Company
Architect: Various
batterseapowerstation.co.uk

Battersea Power Station is world famous as one of the finest surviving examples of art deco architecture and is at the heart of central London’s most visionary and eagerly anticipated new development.

The 42-acre former industrial site will be homes to shops, offices, cafés, hotels, residential properties and public spaces, including the Power Station Park. The first new home-owners will take up residence in early 2017 followed by the first commercial tenants. It will be served by its own new Zone 1 tube station.



COOPER & SOUTHWARK

77,000 sq ft | Under Construction
Developer: HB Reavis
Architect: Tate Hindle Architects

Located at 61 Southwark Street, Cooper & Southwark marks the first refurbishment scheme for HB Reavis in the UK, and their first development south of the river. HB Reavis will transform an outmoded, nine-storey concrete office block into a quality and vibrant offering, adding additional floor space, terraces on the top three floors, and a new self-contained unit on Great Guildford Street for a total of 77,000 sq ft of modern and flexible office space.



ELEPHANT PARK

Circa 10ha, up to 2,988 homes | Under Construction
Developer: Lendlease
Architect: MAKE / Squire and Partners / dRMM Architects / Maccreanor Lavington / AHMM / Panter Hudspith Architects
www.lendlease.com/elephantandcastle

Lendlease is working in partnership with Southwark Council to deliver a transformative £2.3 billion regeneration project in Elephant & Castle, providing almost 3,000 homes, new shops and restaurants, and a brand new park right in the centre of the development. With a strong emphasis on energy efficient buildings, urban nature and new pedestrian and cycle paths it represents one of the world’s most sustainable developments, and is one of only 19 founding projects globally to be part of the Clinton Climate Positive Development Program.



ONE THE ELEPHANT

Circa 0.56ha | Under Construction
Developer: Lendlease
Architect: Squire and Partners
www.onetheelephant.com

One The Elephant is a bold new development and part of an exciting longer term vision for the regeneration of Elephant & Castle, being driven by Lendlease in partnership with Southwark Council. Comprising an elegant 37-storey tower and a four-storey pavilion, One The Elephant’s 284 homes sets new standards for sustainable, practical and contemporary London living. Every home benefits from a quality private outside space and is designed to make the most of London’s spectacular skyline.



ONE TOWER BRIDGE

65,616 sq m | Under Construction
Developer: Berkeley South East London
Architect: Squire and Partners
www.berkeleygroup.co.uk/new-homes/london/tower-bridge/one-tower-bridge

In total, One Tower Bridge comprises 80,000 sq ft of retail, leisure and cultural space in addition to 419 high specification new apartments. The development will be surrounded by public realm, including a riverfront walkway, landscaped piazzas and a new pedestrian street linking Tooley Street to the river Thames. A new 70 bedroom boutique hotel in the Grade II listed St Olave’s building located off Tooley Street by world-class hotelier, The LaLIT, is also due to open in 2017.



240 BLACKFRIARS ROAD, SE1

237,000 sq ft | Existing
Developer: Great Ropemaker Partnership (a 50:50 JV between Great Portland Estates and Ropemaker Properties Ltd)
Architect: Allford Hall Monaghan Morris
www.240blackfriars.com

An architecturally stunning 19 storey tower development designed by award winning architects. The building offers occupiers 11,000 square foot modern office floors with fantastic river views through the floor to ceiling glazing and a genuine 1:8 sq m occupancy capability. The building has achieved a BREEAM 2011 ‘Excellent’ rating. New occupiers include professional services, Ramboll UK Ltd and Technology firm, Alternative Networks, media and publishing company UBM, Mayfair Law firm Boodle Hatfield and travel guide company Lonely Planet.



CHELSEA ISLAND

118,715 sq ft | Under Construction
Developer: Hadley Property Group
Architect: Arney Fender Katsalidis Architects
www.hadleypropertygroup.com/properties/chelsea-island

Chelsea Island is a unique development of 89 high-end apartments in SW10. The development will introduce 1, 2, 3 and 4 bedroom apartments, private rooftop courtyards and outdoor spaces for residents to enjoy. AFK Architects have created an innovative build, with attention to detail at the forefront of its design inspiration. Generously proportioned apartments, flooded with natural light were created in each of Chelsea Island’s apartments, generating the highest standards of living in one of the capital’s most sought-after boroughs.



CAMBIUM

110 units | Planning Granted
Developer: Lendlease
Architect: Scott Brownrigg
www.cambium.london

Cambium offers 55 apartments and 55 houses in the leafy setting of Southfields, carefully designed around a 200 year old oak tree to Code for Sustainable Homes Level Four. The development features 12 individual styles of townhouse across either three or four floors. Along with a private garden and off-road parking space or garage, some houses also feature rooftop terraces. The apartments offer open lateral living, each with a generously sized private terrace or balcony. All homes benefit from access to shared courtyard gardens.



KEYBRIDGE

602,778 sq ft | Under Construction
Developer: Mount Anvil in joint venture with A2Dominion
Architect: Allies and Morrison

Located within the Vauxhall, Nine Elms and Battersea Opportunity Area, Keybridge House will be the tallest residential brick building in the UK. Keybridge boasts two towers of 22 storeys and 36 storeys, as well as mansion-block style homes. The scheme offers 441 new homes, one acre of public open space, more than 96,000 sq. ft. of commercial space and facilities including a 24-hour concierge, residents lounge, and luxury spa.



THE FILAMENTS

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

A pillar of Wandsworth’s £1 billion regeneration, The Filaments is a new development of architecturally outstanding buildings. Set back from Wandsworth High Street, opposite King George’s Park, the bold mixed-use development provided 416 new one to four bedroom homes, office and retail space and features beautifully landscaped podium gardens and bright pedestrian walkways.



THE LANDAU
160,802 sq ft | Existing
Developer: Mount Anvil, in joint venture with Affinity Sutton
Architect: David Wood Architects / Powell Dobson

A boutique collection of 108 of individually-designed luxury homes set in a secluded area of Fulham, SW6. The 90 duplex and lateral apartments for private sale offered one to three bedrooms and each features a balcony or outside space in which to relax and unwind. The elegantly designed building is constructed in warm Portland stones and Hammersmith London Stock, with contemporary windows and deep reveals. The Landau is quintessentially British taking its name from an elegant ‘landau’ carriage favoured by the Royal Family.



NEO BANKSIDE
390,000 sq ft | Existing
Developer: Native Land in joint venture with Grosvenor
Architect: Rogers Stirk Harbour + Partners
www.native-land.com/development-portfolio/neo-bankside

A 50/50 joint venture with Grosvenor, NEO Bankside is a landmark scheme, making it one of the world’s most desirable addresses. NEO is located beside Tate Modern on the South Bank of the Thames, the capital’s ‘ribbon of culture’. The development offers 217 private apartments and penthouses within four ‘pavilions’ rising in sequence with views towards The City and St Paul’s Cathedral. NEO Bankside completed in November 2012.



UNION STREET
61,494 sq ft | Existing
Developer: Mount Anvil
Architect: MGM Architects

A stand-out mixed-use development in Southwark’s heart, offering 85 homes, almost 30,000 sq ft of commercial space and parking for the nearby London Fire Brigade.



CHIMES, WESTMINSTER
41,601 sq ft | Under Construction
Developer: PegasusLife
Architect: Mae Architects
www.chimeswestminster.co.uk

Our design approach consists of two equal height six storey blocks, running parallel to Horseferry Road. This creates an eighteen metre courtyard between framed by a collonade. The courtyard creates a serene green centre for the residents and allows all the flats to be dual aspect. The concept of the scheme is a community centred on a courtyard garden room, where social interaction is encouraged by focusing social interaction and amenity space at ground level. With private terraces on the flats that allow the flats to link with the courtyard and arcade below.

NEW LONDON COMPANY DIRECTORY

NLA is a member-supported organisation with over 450 member organisations from across property, architecture, planning and construction. NLA members are listed in this directory along with profiles of key companies active across London.

To have your company profile included in the next issue of New London Quarterly or to find out about NLA membership, please contact Emily Wilson on 020 7636 4044 or email emily.wilson@newlondonarchitecture.org

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Tobermore
BT45 5QF
028 7964 2411
www.tobermore.co.uk

PROJECT MANAGEMENT

Ashfold
23 Landgrove Road
London
SW19 7LL
07980721314
www.ashfoldservices.co.uk

Buro Four
1 Naoroji Street
London
WC1X 0GB
020 7832 5500
www.burofour.com

PROPERTY ADVISOR

Bilfinger GVA
65 Gresham Street
London
EC2V 7NQ
08449 02 03 04
www.gva.co.uk

BNP Paribas Real Estate
5 Aldermanbury Square
London
EC2V 7HR
020 7338 4000
www.realestate.bnpparibas.co.uk

CBRE
St Martin's Court
St Martin's Court
10 Paternoster Row
London
EC4M 7HP
020 7182 2000
www.cbre.co.uk

Cushman & Wakefield
43-45 Portman Square
London
W1A 3BG
020 7935 5000
www.cushmanwakefield.co.uk

Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ
020 7936 3000
www.deloittereal estate.co.uk

Farebrother
27 Bream's Building
Fetter Lane
London
EC4A 1DZ
020 7405 4545
www.farebrother.com

Gerald Eve
72 Welbeck Street
London
W1G 0AY
020 7493 3338
www.geraldeve.com

GL Hearn
280 High Holborn
London
WC1V 7EE
020 7851 4900
www.glhearn.com

JLL
30 Warwick Street
London
W1B 5NH
020 7493 6040
www.jll.co.uk

Knight Frank
55 Baker Street
London
W1U 8AN
020 7629 8171
www.knightfrank.co.uk

Savills
33 Margaret Street
London
W1G 0JD
020 7409 8834
www.savills.com

WYG Group
100 St John Street
London
EC1M 4EH
020 7250 7500
www.wyg.com

PROPERTY AND INVESTMENT

Almacantar Ltd
3 Quebec Mews
London
W1H 7NX
020 7535 2900
www.almacantar.com

Argent
4 Stable Street,
London
N1C 4AB
020 3664 0200
www.argentltp.co.uk

Ballymore
Pointe North
3 Greenwich Place
London
E14 9NN
020 7510 9100
www.ballymoregroup.com

Barratt London
1 Portsoken Street
London
E1 8BT
020 7423 5630
www.barrattlondondevelopments.co.uk

Battersea Power Station Development Co Ltd
188 Kirtling Street
London
SW8 5BN
020 7501 0688
www.batterseapowerstation.co.uk

British Land
York House
45 Seymour Street
London
W1H 7LX
020 7486 4466
www.britishland.com

Brockton Capital
Level 1
89 Wardour Street
London
W1F 0UB
020 7220 2500
www.brocktoncapital.com

Brookfield
99 Bishopsgate
London
EC2M 3XD
020 7659 3500
www.brookfield.com

Bruce Gillingham Pollard
Orion House
5 Upper St. Martins Lane
London
WC2H 9EA
020 3551 5620
www.brucegillinghampollard.com

Canary Wharf Group
One Canada Square
Canary Wharf
London
E14 5AB
020 7418 2000
www.canarywharf.com

Capital and Counties Properties PLC
15 Grosvenor Street
London
W1K 4QZ
020 3214 9150
www.capitalandcounties.com

Carter Jonas
One Chapel Place
London
W1G 0BG
020 7518 3200
www.carterjonas.co.uk

CF Commercial
Alphabeta Building
2 Worship Street
London
EC2A 2AH
020 3370 4334
www.cfcommercial.co.uk

Coin Street Community Builders
Coin Street Neighbourhood Centre
108 Stamford Street
South Bank
London
SE1 9NH
020 7021 1600
www.coinstreet.org

Countryside plc
The Drive
Brentwood
CM13 3AT
01277 237 968
www.cpplc.com

Craigewan Ltd
33 Great Portland Street
London
W1W 8QG
020 3595 1280
www.craigewan.com

Crosstree Real Estate Partners
One Curzon Street
London
W1J 5HD
020 7016 4178
www.crosstree.com

Delancey
Landsdowne House
Berkeley Square
London
W1J 6ER
020 7448 1448
www.delancey.com

Derwent London
25 Savile Row
London
W1S 2ER
020 7659 3000
www.derwentlondon.com

Element Capital
98 New Bond Street
London
W1S 1SN
www.elementcapital.co

Essential Living Ltd
30 Monck Street
London
SW1P 2AP
020 7340 0300
www.essentialliving.uk.com

First Base
33 Cavendish Square
London
W1G 0DT
020 7851 5555
www.firstbase.com

Fusion Land
71-75 Shelton Street
Covent Garden
London
WC2H 9JQ
020 7470 8844
www.fusionland.com

Get Living London
5 Celebration Avenue, East Village
London
E20 1DB
020 3701 7900
www.getlivinglondon.com

Great Portland Estates
33 Cavendish Square
London
W1G 0PW
020 7647 3000
www.gpe.co.uk

<p>GreenOak Real Estate 4 Sloane Terrace London SW1X 9DQ 44 (20) 7866 8800 www.greenoakrealestate.com</p> <p>Grosvenor 70 Grosvenor Street London W1K 3JP 020 7408 0988 www.grosvenor.com</p> <p>Hadley Property Group 3rd Floor 16 Garrick Street London WC2E 9BA 020 3167 3484 www.hadleypropertygroup.com</p> <p>HB Reavis Real Estate 5 Martin Lane London EC4R 0DP 020 7621 9334 www.hbreavis.com</p> <p>HDG Ltd 1 Red Place London W1K 6PL 020 7456 8180 www.hdg ltd.com</p> <p>Helical 5 Hanover Square London W1S 1HQ 020 7629 0113 www.helical.co.uk</p> <p>Hepher Grincell 45 Welbeck Street London W1G 8DZ 020 3409 7755 www.hephergrincell.com</p> <p>Home Group 2 Gosforth Park Way Gosforth Business Park Newcastle upon Tyne NE12 8ET 0191 290 7820 www.homegroup.org.uk</p> <p>King's Cross Central Limited Partnership 11 Stable Street London 020 3664 0200 www.kingscross.co.uk</p> <p>Knight Dragon Developments Ltd The Gateway Pavilion Peninsula Square Greenwich Peninsula London SE10 0SQ 020 3713 6100 www.knightdragon.com</p> <p>Land Securities 5 Strand London WC2N 5AF 020 7413 9000 www.landsecurities.com</p> <p>Lendlease 20 Triton Street Regents Place London NW1 3BF 020 3430 9000 www.lendlease.com</p>	<p>Levy Real Estate LLP Nuffield House 41-46 Piccadilly London W1J 0DS 020 7930 1070 www.levyllp.co.uk</p> <p>Londonewcastle The Courtyard Building 17 Evelyn Yard London W1T 1AU 020 7534 1888 www.londonewcastle.com</p> <p>Marick Real Estate Liberty House 222 Regent Street London W1B 5TR 020 7147 7085 www.marickrealestate.com</p> <p>Millbank Group Gable House 18-24 Turnham Green Terrace London W4 3PA 03333 700 007 www.millbankgroup.co.uk</p> <p>Mount Anvil 140 Aldersgate Street London EC1A 4HY 020 7776 1800 www.mountanvil.com</p> <p>Native Land The Pavillion 118 Southwark Street London SE1 0SW 020 7758 3652 www.native-land.com</p> <p>Octagon Partnership c/o The Oval Partnership 27 Hoxton Street London N1 6NH 020 8133 6001</p> <p>Old Park Lane Management 17 Old Park Lane London W1K 1QT 020 7409 7055</p> <p>Oxford Properties The Leadenhall Building 122 Leadenhall Street London EC3V 4AB 020 7822 8300 www.oxfordproperties.com</p> <p>PegasusLife Royal Court Church Green Close Kings Worthy Winchester SO23 7TW 01962 710751 www.pegasuslife.co.uk</p> <p>Pinnacle Group Ltd 1st Floor 6 St Andrew Street London EC4A 3AE 020 7017 2000 www.pinnaclegroup.co.uk</p>	<p>Pocket Living 14 Floral Street London WC2E 9DH 020 7291 3697 www.pocketliving.com</p> <p>Qatari Diar 77 Grosvenor Street London W1J 3JR 020 7907 2330 www.qataridiar.com</p> <p>Quintain 43-45 Portman Square London W1H 6LY 020 3219 2200 www.quintain.co.uk</p> <p>REM Ltd (UK) Level 4, The Shard 32 London Bridge Street London SE1 9SG 020 3102 1000 www.rem.co.uk</p> <p>Renewal Group c/o Rooftop Guild House Rollins Street London SE15 1EP 020 7358 1933 www.renewalgroup.co.uk</p> <p>SEGR0 Cunard House 15 Regent Street London SW1Y 4LR 020 7451 9129 www.segro.com</p> <p>Sellar Property Group 110 Park Street Mayfair London W1K 6NX 0207 493 5311 www.sellardevelopments.com</p> <p>Shaftesbury plc 22 Ganton Street Carnaby London W1F 7FD 020 7333 8118 www.shaftesbury.co.uk</p> <p>Shaw Corporation 42 Langham Street London W1W 7AT 020 7409 0909 www.shawcorporation.com</p> <p>Stanhope plc 100 New Oxford Street London WC1A 1HB 020 7170 1700 www.stanhopeplc.com</p> <p>Property and investment TH Real Estate 201 Bishopsgate London EC2M 3BN 020 3727 8152 www.henderson.com</p>	<p>The Cadogan Estate 10 Duke Of York Square London SW3 4LY 020 7730 4567 www.cadogan.co.uk</p> <p>The Collective 14 Bedford Square London WC1B 3JA 020 7183 5478 www.thecollective.co.uk</p> <p>The Crown Estate 16 New Burlington Place London W1S 2HX 020 7851 5050 www.thecrownestate.co.uk</p> <p>The Office Group The Smiths Building 179 Great Portland Street London W1W 5PL 0203 457 0982 www.theofficegroup.co.uk</p> <p>The Portman Estate Ground Floor 40 Portman Square London W1H 6LT 020 7563 1400 www.portmanestate.co.uk</p> <p>U+i 7A Howick Place London SW1P 1DZ 020 7828 4777 www.uandiplc.com</p> <p>Voreda 48 George Street London W1U 7DY 020_ 3219_ 5793 www.voreda.com</p> <p>Westfield Shoppingtowns Limited 6th Floor Mid City Place 71 High Holborn London WC1V 6EA 020 7061 1400 www.uk.westfield.com</p> <p>Whitbread Whitbread Court Houghton Hall Business Park Porz Avenue Dunstable LU5 5XE 01582 424200 www.whitbread.co.uk</p> <p>WRBC Development UK 6th Floor 40 Lime Street London EC3M 7AW 020 7337 9128 www.wrberkley.com</p>	<p>Langham Estate Management Ltd London House 9a Margaret Street London W1W 8RJ 020 7580 5656 www.langhamestate.com</p> <p>Soho Limited 120 Charing Cross Road London WC2H 0JR 020 7557 7405 www.soholimited.com</p> <p>PUBLIC BODY Crossrail 25 Canada Square Canary Wharf London E14 5LQ 0345 602 3813 www.crossrail.co.uk</p> <p>Danish Embassy London 55 Sloane Street London SW1X 9SR 020 7333 0200 www.storbritannien.um.dk</p> <p>Design Council Cabe Angel Building 407 Saint John Street Islington London EC1V 4AB 020 7420 5200 www.designcouncil.org.uk</p> <p>Embassy of the Kingdom of the Netherlands Department of the Public Diplomacy, Press and Culture 38 Hyde Park Gate London SW7 5DP www.dutchembassyuk.org</p> <p>Greater London Authority Planning Unit City Hall The Queens Walk London SE1 2AA 020 7983 4641 www.london.gov.uk/mayor-assembly/gla</p> <p>Historic England Accounts Payable RM2/60 The Engine House Fire Fly Avenue Swindon SN2 2EH 020 7973 3700 www.historicengland.org.uk</p> <p>London & Continental Railways 1 Kemble Street London WC2B 4AN 020 7391 4300 www.lcrhq.co.uk</p> <p>London Legacy Development Corporation Level 10 Stratford Place Montfichet Road London E20 1EJ 020 3288 1800 www.londonlegacy.co.uk</p>	<p>Old Oak and Park Royal Development Corporation Greater London Authority City Hall The Queen's Walk London SE1 2AA 020 7983 4212 www.oldoakpark.co.uk</p> <p>Ordnance Survey 157-197 Buckingham Palace Road London SW1W 9SP 02920 660185 www.ordnancesurvey.co.uk</p> <p>Transport for London Windsor House 42-50 Victoria Street London SW1H 0TL 020 3054 3883 www.tfl.gov.uk</p> <p>West End Partnership c/o Westminster City Council 11th Floor Westminster City Hall 64 Victoria Street London SW1E 6QP www.westendpartnership.london</p>	<p>QUANTITY SURVEYORS / PROJECT MANAGERS</p> <p>Exigere Morelands 5-23 Old Street London EC1V 9HL 0207 920 3400 www.exigere.co.uk</p>	<p>RECRUITMENT</p> <p>ADREM Group Craftwork Studios 1-3 Dufferin Street London EC1Y 8NA 020 7562 8282 www.adremgroup.com</p>	<p>REGENERATION CONSULTANCY</p> <p>Urban Space Management Trinity Buoy Wharf 64 Orchard Place London E14 0JW 020 7515 7153 www.urbanspace.com</p>
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ALDGATE DEVELOPMENTS

Developer
Maersk House, 1 Braham Street,
Aldgate, London E1 8EP
www.aldgatedevelopments.com

Aldgate Developments provides a full range of “cradle to grave” development services. The company has been the key office promoter of the significant new development cluster in Aldgate, E1. Aldgate Tower (completed Dec 2014) and One Braham (completing 2018) will provide 625,000 sq ft of Grade A headquarter office space. 21 Lime Street, completing in Q1 2017, will provide a high profile street frontage adjacent to Lloyds of London and The Leadenhall Market, in the heart of the insurance district.

almacantar

ALMACANTAR

Property Investment and Development Company
3 Quebec Mews,
London W1H 7NX
www.almacantar.com

Almacantar is a property investment and development group. It specialises in large-scale, complex investments in Central London, with the potential to create long-term value through development, repositioning or active asset management. Almacantar launched in 2010 and owns over 1.5 million sq. ft. of prime assets in the heart of London including Centre Point, Marble Arch Place, CAA House, One and Two Southbank Place and 125 Shaftesbury Avenue.



ARGENT

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

Argent delivers some of the best mixed-use developments in the UK: major commercial, residential, education, cultural and community developments in the country’s largest cities. It is involved in the full development process from identifying and assembling sites to financing, project management of the construction process, letting and asset management. It also manages and maintains buildings and estate. In 2015, Argent entered into a joint venture partnership with US developer Related, forming Argent Related, to pursue future opportunities for urban development, with a focus on the build-to-rent sector.



BARRATT LONDON

Developer
7th Floor, 1 Portsoken Street, London E1 8BT
barrattlondon.com

Barratt London is a market-leading residential developer, with over 30 years’ experience in the Capital, delivering over 2,000 new homes in London each year. Barratt London is committed to providing an unbeatable customer experience and developing exceptional homes for all Londoner’s – with the vision to make London an even better place to live. Barratt London’s portfolio includes residential developments, from state-of-the-art penthouses in Westminster, riverside communities in Fulham, to complex, mixed-use regeneration schemes in Hendon.



BATTERSEA POWER STATION DEVELOPMENT COMPANY

Development Manager
188 Kirtling Street SW11 8BN
batterseapowerstation.co.uk

Battersea Power Station is one of the world’s most famous buildings and is at the heart of central London’s most visionary and eagerly anticipated new development.

The redevelopment of the 42-acre site is being managed by Battersea Power Station Development Company (BPSDC).

The first phase of the redevelopment, Circus West Village, will formally open in Summer 2017 with the first new homeowners taking up residency in early 2017.



BERKELEY HOMES SOUTH EAST LONDON

Developer
India House, 45 Curlew Street, London, SE1 2ND
www.berkeleygroup.co.uk/property-developers/berkeley

The Berkeley Group comprises five brands: Berkeley, St George, St James, St Edward and St William. Each is autonomous with its own operational management that has specialist knowledge, local understanding and expertise. Berkeley is the Group’s longest established brand, founded in 1976 and today creating medium to large-scale developments in towns, cities and the countryside, encompassing executive homes, mixed use schemes, riverside apartments, refurbished historic buildings and urban loft spaces.



ARGENT RELATED

Developer
London and New York
www.argentrelated.co.uk

Argent Related leverages two respected firms’ multi-decade experience. Argent is the UK developer best known for the redevelopment of King’s Cross; Related Companies is a US-based, highly diversified real estate company, currently undertaking Hudson Yards, the largest private development in American history. Argent Related is currently working in a joint venture with Barnet Council on London’s 190-acre Brent Cross South site, and with the London Borough of Haringey in Tottenham Hale.



BALLYMORE

Developer
161 Marsh Wall , London , E14 9SJ
www.ballymoregroup.com

Ballymore is a developer with vast and varied experience, acknowledged as pioneers of some of Europe’s largest regeneration projects. With ambitious mixed-use transformational developments and sensitive modernisation in established, historic cityscapes, Ballymore take its responsibility as a place maker very seriously, putting quality of life and a connection to arts and culture at the core of their work. Founded in Ireland in 1980, Ballymore remains 100% owned and managed by founder Sean Mulryan and his family.



BAM CONSTRUCT UK

Contractor
24 Chiswell Street, London EC1Y 4TY
www.bam.co.uk

BAM Construction is one of the foremost contractors with an annual turnover in excess of £850m. We set high standards for everything we do and we have a reputation for providing lasting value for our customers by, Creating excellent working relationships, Listening to our customers, Exceeding our customers’ needs, aspiration and expectations, Delivering projects on time and on budget and being responsible. Our projects span seven main markets: office, education, retail, mixed use development, health, leisure and law & order.



BRITISH LAND

Developer
York House, 45 Seymour Street,
London W1H 7LX
www.britishland.com

One of Europe’s largest REITs, British Land owns and manages a portfolio of commercial property worth £19 billion, with a share of £13.9 billion. Focusing on occupier needs at every stage, British Land invests and develops high quality buildings in prime locations, managing them to a high standard. Our objective is to deliver long-term and sustainable total returns to our shareholders and we do this by focusing on Places People Prefer. Our approach has proved successful; each year our properties attract over 330 million visits and are home to over 1,200 different organisations and retail brands.



BROOKFIELD PROPERTY PARTNERS

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

Brookfield Property Partners (NYSE: BPY; TSX: BPY.UN) is one of the world’s largest commercial real estate companies, with over \$66 billion in total assets. We are leading owners, operators and investors in commercial property assets, with a diversified portfolio that includes over 150 premier office properties and over 170 best-in-class retail malls around the world. We also hold interests in multifamily, triple net lease, industrial and hospitality assets. Brookfield Property Partners is the flagship listed real estate company of Brookfield Asset Management, a leading global alternative asset manager with over \$225 billion of assets under management.



CANARY WHARF GROUP PLC

Developer
One Canada Square, Canary Wharf E14 5AB
www.canarywharf.com

Canary Wharf is a major central business district in London. No other business district in a major European city offers occupiers the flexibility of design from a developer with an unsurpassed track record of delivering buildings. With over 17 million sq ft of office and retail space, a working population of over 105,000 people, 300 shops, bars, restaurants, health clubs and other amenities, 30 acres of intricately landscaped public spaces, and an extensive arts & events programme – Canary Wharf provides an unrivalled working lifestyle.



CAPITAL AND COUNTIES PROPERTIES PLC
Property & investment
15 Grosvenor Street, London W1K 4QZ
www.capitalandcounties.com

Capital & Counties Properties PLC (Capco) is one of the largest listed property companies in central London. Our key assets are the Covent Garden and Earls Court estates – two of the capital’s greatest destinations and addresses. We create and grow value through a combination of asset management, strategic investment and development.



CITY OF LONDON
Local Government
Guildhall, PO Box 270, London EC2P 2EJ
www.cityoflondon.gov.uk

The City of London is a uniquely diverse organisation with three main aims: to support and promote the City as the world leader in international finance / business services; to provide high quality local services and policing for the Square Mile; and to provide valued services to London and the nation as a whole. The City Surveyor’s Department manages commercial property in excess of £2bn. The City Property Advisory Team acts as a facilitator between internal departments, businesses and the property industry.



COUNTRYSIDE
Places People Love

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

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



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

EPR Architects is an award-winning practice with a well-established reputation for quality architecture, master planning and interior design thanks to our extensive experience delivering an array of building typologies across workplace, lifestyle and leisure sectors. From our central London and Wroclaw studios, our experienced team of over 170 talented people collaborate to produce vibrant and inventive architecture in response to our client’s unique requirements. This approach, understanding and experience has ensured our continuous association with many of the country’s leading clients.




EXEMPLAR
Developer
Kent House, 14-17 Market Place,
London W1W 8AJ
www.exemplar.co.uk

Exemplar is one of London’s leading property developers focusing on the development of the highest quality commercial and residential real estate. Since inception in 2003, Exemplar have been involved in over 25 projects, totalling in excess of 4 million sq ft and are currently on site developing over 1.2 million sq ft in London’s West End alone. We are multi-award winning, and dedicated to unflinching attention to detail and a belief that property should invoke feelings of wellbeing and happiness.




FORE PARTNERSHIP
Investor / Developer
18 Savile Row, London W1S 3PW
www.forepartnership.com

FORE Partnership is a transformational real estate investment firm that addresses the specific needs of family offices and private investors for greater alignment with their property investments. FORE achieves this firstly through the direct co-investing platform it has developed which sources, manages and realises value through hands-on, creative real estate strategies in the UK and Western Europe. Via a principled investment approach, FORE drives returns with a holistic view on sustainability, design, occupational trends, community and the built environment.




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

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



THE CROWN ESTATE
Real Estate Investment Trust/Asset Manager
16 New Burlington Place, London W1S 2HX
www.thecrownestate.co.uk

The Crown Estate is a diverse property business with a capital value of £8.6 billion, and around £900m of joint venture partner funds under management. In 2012/13 we recorded record profits of £252.6m, up 5.2% year on year. This performance is underpinned by our strength in core sectors, particularly in prime retail across the UK and in London’s West End.



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

Derwent London is the largest central London REIT with a portfolio of 6.0 million sq ft located predominantly in central London. We create value by developing, refurbishing and managing our assets well. We typically acquire properties off-market with low capital values and modest rents in improving locations. We take a fresh approach to the regeneration of each property with a focus on tenants and an emphasis on design. A strong balance sheet with modest leverage and flexible financing supports these activities.



FIRST BASE
Developer
33 Cavendish Square, London W1G 0DT
www.firstbase.com

First Base has established a reputation for delivering innovative buildings and places that are adaptable to the changing needs of communities and businesses. Our mixed-use portfolio of projects, ranging from residential, retail to workspace, always include place-making at their core. First Base’s best-known projects are Silvertown, a 62-acre, £3.5bn development in East London, KX Nido, a £200m development in Kings Cross and East Village, Stratford, a £300 million portfolio of homes that is part of the 2012 Olympic Legacy.



FOSTER + PARTNERS
Architect
Riverside, 22 Hester Road, London SW11 4AN
www.fosterandpartners.com

Foster + Partners is an architecture and integrated design studio. Over the past five decades the practice has pioneered a sustainable approach to architecture through a strikingly wide range of work, from urban masterplans, public infrastructure, airports, civic and cultural buildings, offices and workplaces to private houses and industrial design. Based in London, with offices worldwide, the practice has an international reputation, with buildings on six continents.



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

Great Portland Estates is a FTSE 250 property investment and development company owning £3.5 billion of office, retail and residential space in central London.

Our portfolio consists of 59 properties totalling 3.4 million sq. ft., with a development pipeline totalling c2.4 million sq. ft. of potential new space.

We aim to deliver superior returns to our shareholders by unlocking the often hidden potential in retail and office property in central London.



GROSVENOR BRITAIN & IRELAND
Development, Investment & Asset Management
70 Grosvenor Street
www.grosvenor.com

Grosvenor Britain & Ireland aims to create value through its skills in place-making and design, repositioning locations in ways that change customer perceptions and deliver results for our stakeholders. The core portfolio comprises 300 acres of Mayfair and Belgravia in London and active management of this estate remains at the heart of our strategy. Grosvenor Britain & Ireland also undertakes development across London, and in selected city centres around the UK.



HADLEY PROPERTY GROUP

HADLEY PROPERTY GROUP
Development
16 Garrick Street, London WC2E 9BA
www.hadleypropertygroup.com

Hadley Property Group is a privately-owned residential-led property developer, specialising in progressive, sustainable approaches to the delivery of much-needed housing in Central and Greater London. With more than 1500 homes in the pipeline, the company is currently developing mixed-use schemes (circa 150-500 homes), large scale regeneration projects delivered in partnership with local authorities and the GLA, and luxury developments in central London.



HB REAVIS
Developer
5 Martin Lane, London EC4R 0DP
www.hbreavis.com/en

HB Reavis is the 3rd largest developer in Europe, operating in the United Kingdom, CEE and Turkey. HB Reavis' UK development programme includes 20 Farringdon Street, Cooper & Southwark on Southwark Street and 33 Central, which was sold recently in one of the first post-referendum commercial property transactions to Wells Fargo. HB Reavis has been recently shortlisted for MIPIM UK's 'Visionary Developer of the Year 2016' Award and has won the 'Best Newcomer' Award at London's 2016 CoStar Agency Awards.



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

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



MARICK REAL ESTATE LTD
Developer
Liberty House, 222 Regent Street,
London W1B 5TR
www.marickrealestate.com

Marick Real Estate Ltd is a multi-disciplinary organisation providing a range of services across the property life cycle for all sectors, including development, project and capital management. We are an experienced team of property professionals with a 'can-do' attitude. The successful partnerships we have developed with occupiers, public sector organisations, agents, investors, construction professionals and financial organisations are testament to this approach. Our track record includes all sectors with particular emphasis on commercial office space and hotel development.



THE MERCERS' COMPANY
Land Owner
Mercers' Hall, Ironmonger Lane,
London EC2V 8HE
www.mercers.co.uk

The Mercers' Company is the Premier Livery Company of the City with over 700 years of history. The Company and its associated charities are active in supporting care for the elderly, education and general welfare. Its activities are funded from income derived from investments, primarily property in London's West End and the City. Having completed the St Martin's Courtyard development in 2010 in a joint venture with Shaftesbury PLC the Company continues to modernize and develop its Covent Garden estate.



HELICAL

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

Helical are a UK based listed property company, focusing on design led London developments and high yielding regional investment holdings. Helical are currently on site with in excess of 1 million sq ft of commercial development in London spanning City offices, high end residential, vibrant mixed use schemes and creative office estates. With a concentration around the EC1 area of both new developments and refurbishment projects, Helical creates distinctive buildings that provide tenants with flexible and striking space.



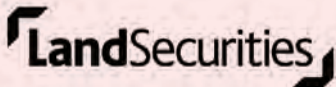
KNIGHT DRAGON

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

Knight Dragon is an entrepreneurial developer delivering London's largest single regeneration project, Greenwich Peninsula.

Its team balances an international approach and resources with expert local knowledge. With long-term vision and robust financial backing, it offers a rare combination of stability, flexibility, creativity and expertise.

Knight Dragon has completed developments in London, Asia and the USA. Its groundbreaking project in London, The Knightsbridge, was voted Residential Development of the Year and set a new standard for premium property in the capital.



LAND SECURITIES
Developer
100 Victoria Street London SW1E 5JL
landsecuritieslondon.com

Land Securities is the UK's largest listed commercial real estate company. Our £14.5 billion portfolio totals 23.6 million sq ft and includes some of London's most desirable office buildings and the UK's most successful shopping and leisure destinations.

In London, we own and manage a portfolio totaling more than £8.2 billion. Our relentless customer focus delivers vibrant working environments, both in our developments and through thoughtful asset management, which resonate strongly with businesses looking to attract and retain top talent.



MITSUBISHI ESTATE
Developer
5 Golden Square, London W1F 9HT
www.mec.co.jp/e/global/uk/index

Mitsubishi Estate is a leading international property development and investment company with a substantial commercial and residential portfolio in Japan, which includes more than 30 buildings in Marunouchi, Tokyo's central business district. Mitsubishi Estate is best known in the UK for its highly successful redevelopments of Paternoster Square, Bow Bells House in the City of London and also the Central Saint Giles development in London's West End.



MOUNT ANVIL
Developer
140 Aldersgate Street, London EC1A 4HY
mountanvil.com

Mount Anvil is Central London's specialist multi-award-winning residential-led developer. Established in 1991, we have created more than 5,000 London homes. We are planning to create another 2,500 by 2018. An owner-managed organisation, we focus on the most desirable locations, work with internationally-acclaimed architects and search the world for the best materials – all to create homes which add to London's world-class reputation.



NATIVE LAND
Developer
The Pavilion, 118 Southwark Street,
London SE1 0SW
www.native-land.com

Native Land is one of London's leading mixed use and residential developers delivering homes for private sale, together with affordable housing, across central London. Coupled with a dedication to deliver design led buildings of the highest quality, Native Land is committed to the communities in which it develops, providing affordable housing and public realm improvements into many central London boroughs. Native Land's current portfolio of around 2 million sq ft includes the multi-award winning NEO Bankside and Burlington Gate, a new gallery and residential development in Mayfair.



OXFORD PROPERTIES
Developer / Investor
The Leadenhall Building, 122 Leadenhall Street
London EC3V 4AB
www.oxfordproperties.com

Oxford Properties Group is a global platform for real estate investment, development and management, with over 2,000 employees and C\$40bn of real estate assets that it manages for itself and on behalf of its co-owners and investment partners. Oxford has regional offices in Toronto, London and New York and has approximately C\$8bn of assets under management in Europe, with a focus on core office and high street retail assets in Central London and Paris. For more information about Oxford visit: www.oxfordproperties.com



PegasusLife

PEGASUSLIFE
Developer
Church Green Close, Kings Worthy,
Winchester SO23 7TW
www.pegasuslife.co.uk

PegasusLife was established in 2012 on the premise of redefining the retirement housing market in order to overcome the chronic lack of relevant housing options available to the older generation in the U.K. In the last century our society has seen unprecedented leaps in health, education, travel and communication – it’s time our homes reflected this. Our work is fundamentally changing the way retirement property is understood and delivered in the UK. The company was founded by Oaktree Capital Management, a substantial American private equity house whose equity has been significantly enhanced by a significant debt facility provided by AIG.



Q U I N T A I N

QUINTAIN LIMITED
Developer
43-45 Portman Square, London W1H 6LY
www.quintain.co.uk

Quintain is the London developer behind the transformation of Wembley Park in north west London. Quintain acquired its interest in 2002 and the 85-acre development has already seen over £800 million invested and now welcomes 10 million visitors a year. The site currently comprises The SSE Arena, Wembley, London Designer Outlet, a 9-screen Cineworld cinema; Hilton London Wembley hotel and over 1,000 new homes.

In 2016 Quintain launched Tipi, the lifestyle-focused rental operator which offers an all-inclusive rental package.

STANHOPE

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

We are developers with 30 years’ experience and more than £20 billion of completed projects. Our successful track-record includes landmark projects such a Broadgate, Paternoster Square, Chiswick Park. Our new projects include Television Centre and White City Place. We are a focused team of development entrepreneurs from professional property and construction backgrounds including surveyors, engineers and building experts, together with a finance team and support staff. Uniquely, many of the Stanhope executive team have worked together for over 15 years.



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

Union Investment is a leading international investment company specializing in open-ended real estate funds for private and institutional investors. Union Investment has assets under management of €28.5 billion in twenty real estate funds. The portfolios of Union Investment’s open-ended real estate funds comprise some 321 properties and projects in Germany, other European countries, the Americas and Asia. Our high-quality portfolio already includes 86 certified and one pre-certified sustainable properties and projects with a market value of some €10.7 billion.

WRBC Development



WRBC DEVELOPMENT UK LIMITED
Developer
6th Floor, 40 Lime Street, London EC3M 7AW
www.thescalpelec3.co.uk

WRBC Development UK Limited is the London property arm of quoted US insurance firm W. R. Berkley Corporation, developing 52 Lime Street in the City of London. The building, a new 35 storey office tower of 400,000 sq ft, will accommodate the new European HQ of WRBC, who will occupy approximately 20% of the building. Completion is due at Q4 2017.

SEGRO

SEGRO PLC
Developer
Cunard House, 15 Regent Street, London SL1Y 4LR
www.SEGRO.com

UK Real Estate Investment Trust, SEGRO, is a leading owner, manager and developer of warehouses and light industrial property with over six million sq m of space in and around major cities and across Europe. Its portfolio is valued at £7.4bn serving 1200 customers.

SEGRO’s London portfolio includes over 1.3 million sq m of space in key locations e.g., Park Royal, Heathrow and Upper Lee Valley, housing 450 businesses and supporting 25,000 jobs. SEGRO is the Mayor of London’s development partner for the East Plus portfolio, which will deliver 1.4million sq ft of industrial space by 2024.



SELLAR PROPERTY GROUP
Developer/Asset Management
110 Park Street, W1K 6NX
www.sellarproperty.com

Founded by Irvine Sellar, Sellar Property Group operates across diverse sectors and services ranging from asset management to iconic development. Spanning all assets we have a current investment portfolio of £400m and a £3bn development programme. Globally recognised as the creator and mastermind behind the ground-breaking Shard and London Bridge Quarter development, in partnership with the State of Qatar, Sellar has a long and enviable track record in the property sector stretching back 35 years.



THE CROYDON PARTNERSHIP
Developer
thecroydonpartnership.com

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

EAT SLEEP & DRINK WHITBREAD

WHITBREAD
Developer
Whitbread Court, Houghton Hall Business Park,
Porz Avenue, Dunstable, LU5 5XE
www.whitbread.co.uk

Whitbread, which owns Premier Inn and Costa, is one of the UK’s largest occupiers with around 2,800 hotels, restaurants and coffee shops in the UK. Backed by the strength and assurance of a FTSE 100 company with more than 270 years’ trading history, both businesses are expanding and looking for more sites to support growth.

Premier Inn – together with the newly-introduced hub by Premier Inn format – has a growth target of 85,000 bedrooms by 2020 with requirements nationwide. Costa is actively seeking more excellent locations across the country.

LONDON'S BRIDGES

By *Sarah Gaventa*, director of
The Illuminated River Foundation

It took me 12 years to find my London. When I first came to the city to study at the Courtauld Institute of Art I stayed with family friends in Northfields, amid rows of identikit streets of prim terraced housing, and often got lost on the way home when tipsy.

By the time I was studying at the RCA I had edged further into town to Fulham, where it was the local inhabitants that seemed to be identikit. So I decamped to Notting Hill, where my gateway was strewn with needles and once even a crying prostitute. A punter had beaten her up in my front garden, so we had tea before I went with her to report the attack. It wasn't this that made me move but the far more frightening gentrification by incomers from, ironically, Fulham.

After a brief stay in Stoke (too few buses and far too many lentils), I ended up in St John Street, EC1. My mother had urged me to get on the property ladder so I bought the cheapest flat in the estate agent's window – a badly converted, taller than it was wide, one-bed in a former tin-plating works.

This is the area that is still my home. I upcycled to the nearby Barbican 16 years ago and plan on staying until I have to 'move out' in a biodegradable willow box via the 01 car park exit.

Once you find your London, sadly you tend to explore other areas less, so I am delighted to be discovering My New London – central London's bridges.

In the last decade, London's streets and squares have undergone a massive transformation to the benefit of pedestrians and cyclists. Unfortunately, our bridges have not, as anyone who has experienced the



© Sean Pollock

London lights up – London Bridge's proposed treatment

dismal and stinky stairways up to Waterloo Bridge on the South Bank can testify. Together they form a series of linear and distinct public spaces, spanning a river which sadly still seems to divide rather than join the city together.

'In the last decade, London's streets and squares have undergone a massive transformation to the benefit of pedestrians and cyclists. Unfortunately, our bridges have not'

I am now working on a project that will help to knit them back into the wider urban fabric, improving their accessibility and encouraging more people to enjoy and learn about their

history. Such as why Waterloo is also called Ladies Bridge (because it was built by women in the Second World War), and the fact that the traffic chaos on London Bridge in the 18th century made the City of London enforce a keep-left rule for all carts and riders which became law nationwide.

We can easily forget that this is a natural as well as a built environment. Beneath the bridges, the Thames teems with life, most of which cannot be seen, earning it the nickname of the wildlife superhighway. Over 125 fish species alone live in it at some point, including one that actually smells like a cucumber.

So after nearly 30 years my London is expanding, enriching my understanding of a city that still has the potential to reveal new opportunities for transformation and delight. ●

Vision 2017

The future of the
built environment
6–7 June
Olympia London



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their clients

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www.visionlondon.com

@visionldn

EPR Architects

60 London Wall, City of London

A complete rework of a postmodern office building situated at the heart of the traditional prime core of the City of London. Our design strips the building back to the frame and re-cores to provide efficient high quality modern workplace accommodation with a prime retail offering at ground floor level, and terraced sky gardens at upper levels.

