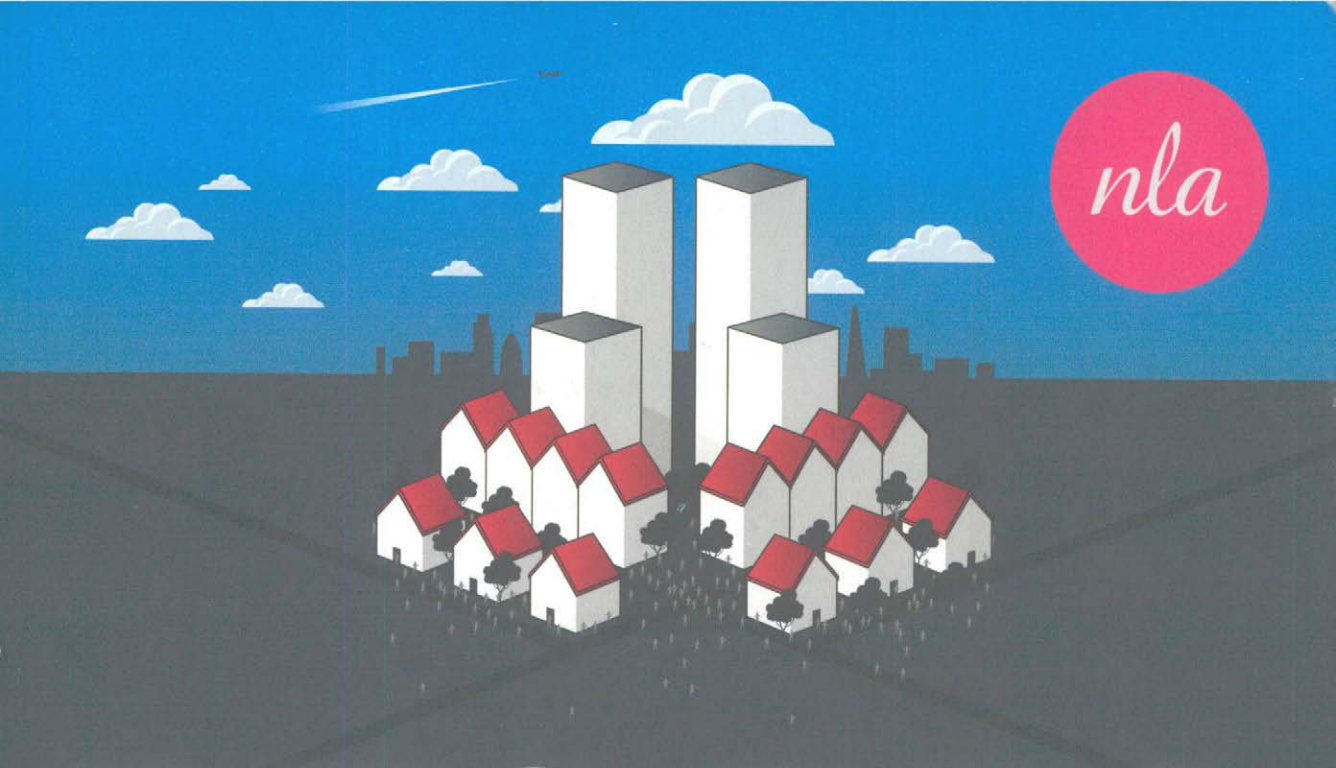

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LONDON'S HOUSING CHALLENGE

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LONDON'S HOUSING CHALLENGE

24 April – 14 June 2008

New London Architecture
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LONDON'S HOUSING CHALLENGE

Since the 17th Century, development in London has taken place in what John Summerson described as "distinct waves of activity at intervals of about 50 years." The London of George III created a capital for the burgeoning British Empire with the creation of new roads, bridges and a model of city housing that has yet to be bettered. The London of the Prince Regent left us the grand stuccoed terraces of Belgravia, Pimlico and Baywater. The massive suburban expansion of the 1930s gave us sprawl, low density and the semi-detached house. The development of local authority housing in the post war period left a mixed legacy, the worst of which have already been, or are in the process of being, replaced.

These are the legacies of their generation. We are currently on the crest of the latest wave of development. How will the housing heritage of the London of Livingstone compare to that of George III?

This exhibition shows a wide range of recently completed and planned projects which provides a picture of the London of tomorrow and highlights the issues faced by the providers of new housing.

London's population is growing faster than any other European city. More homes at higher densities are needed to meet the increased demand and changing demographics of London's residents. This creates new problems for designers.

The initiative of the group of architectural practices – HTA, PRP, Levitt Bernstein and PTEa – who cooperated to produce the report Recommendations for Living at Superdensity is to be commended. By pooling experience and the lessons of work on their drawing boards they have provided valuable advice for a type of building with which the British are very unfamiliar. They provide a series of guidelines for planners and developers that, if followed,

Can contemporary housing match the quality and longevity of the Georgian model?

will maintain architectural quality. But how do we assess quality?

Building for Life – a consortium led by CABE and the Home Builders Federation – has set out criteria which provides a useful list by which to assess housing schemes: Does it feel like a place with a distinctive character? Do buildings exhibit architectural quality? Are the streets pedestrian, cycle and vehicle friendly? Are public spaces and pedestrian routes overlooked and do they feel safe? Has the scheme made use of advances in construction or technology? Do internal spaces and layout allow for adaptation? And so on.

There are positive signs designers and providers are taking design more seriously: the impact of CABE and Design for London has been positive and productive, as has the promotion of design by boroughs like Southwark and Newham; companies like First Base and BioRegional Quintain are setting the pace for others; Lend Lease's initiative at Stratford City to bring together innovative architecture with hardnosed construction to build the athlete's village will break new ground.

It is telling that in the report on Superdensity there is a picture of Sir Howard Bernstein of Manchester with the caption: "Civic leadership is the key to new housebuilding." In the light of London's sclerotic planning system, the transformation of Manchester – with proactive planners working with innovative developers like Urban Splash and Ask – displays a vitality and quality that London would do well to emulate.

This wave of development must aim to be truly sustainable. Let us hope that unlike many of the developments of the 60s they will not require demolition or major rehabilitation within a couple of decades and that the schemes proposed here will remain an integral part of this city well into the future.

DES RES: LONDON'S HOUSING CHALLENGE
CONFERENCE SERIES

To fully reflect the complex and enormous range of issues relating to the capital's housing supply NLA is hosting a seven part conference series.

Consisting of two full day and five half day conferences, the series will tackle the major challenges and issues facing residential development in London: planning, public realm, density, space standards, design, the market, sustainability, mixed use development, affordability and ownership.

Each conference is designed to encourage discussion and debate about the future of London's housing amongst policy makers, planners, developers, designers and home builders.

ONE DAY CONFERENCES

8.30am–4.30pm, including breakfast, lunch and refreshments. Followed by a drinks reception.

ECO-HOUSING & SUSTAINABILITY

Thursday 15 May

Almost 40% of London's carbon emissions are produced by its housing. As the industry strives to address the important issue of climate change this conference gives you the opportunity to discover the policies, regulations and solutions from the people at the forefront of sustainable research, policy and development.

SPEAKERS INCLUDE

- **Andy von Bradsky**, Chairman, PRP
- **Andy Deacon**, Air Quality, Energy and Climate Change Strategy Manager, Greater London Authority
- **Pooran Desai**, Director, BioRegional Quintain
- **Bill Dunster**, Architect, Zed Factory
- **Dr Jennifer Schooling**, Research Business Manager, Arup
- **Jeremy Sumeray**, Director of Strategy, Green Building Council
- **Andrew Tucker**, London Climate Change Partnership Manager, GLA

GAIN INSIGHT INTO

- The scale of the sustainability challenge for London
- Technical advances from experts
- Retrofitting solutions
- Pioneering projects through case studies
- The cost benefits of sustainable best practice
- Raising design standards through sustainable homes
- International developments

AFFORDABILITY & OWNERSHIP

Thursday 12 June

London's house prices now average more than £300,000. First-time buyers require an annual income in excess of £100,000 to buy an average priced home in a quarter of London boroughs. The availability of affordable homes in London is creating 'nothing short of a social crisis'. Debate this fundamental issue with the policy and decision makers trying to find a solution.

SPEAKERS INCLUDE

- **Nick Johnson**, Deputy Chief Executive, Urban Splash
- **David Levitt**, Founder, Levitt Bernstein
- **Sir Duncan Michael**, Chair of the investment committee, Housing Corporation
- **Stephen Oakes**, Regional Director, English Partnerships
- **Adam Sampson**, Chief Executive, SHELTER
- **David Ubaka**, Assistant Director, Design for London
- **Christine Whitehead**, Professor of Housing Economics, LSE

GAIN INSIGHT INTO

- The challenges set by policy
- The role of the London HCA Board
- How affordable housing in London is funded
- New financial models for funding affordable homes
- Designing quality affordable homes
- How to create balanced communities
- Using affordable housing to drive regeneration

TO REGISTER: WWW.NEWLONDONARCHITECTURE.ORG/DESRES
020 7636 4044 / CONFERENCES@NEWLONDONARCHITECTURE.ORG

HALF DAY CONFERNCES
8.30am–12.00pm, including breakfast and refreshments. Followed by a drinks reception.

PLANING TO DELIVER
Tuesday 13 May

Planning is seen as the biggest barrier to delivering new homes, but is this the case? Hear from people on both sides of the debate on delivery and planning.

SPEAKERS INCLUDE
- **Alan Benson**, Head of Housing and Homelessness, Greater London Authority
- **John Callcutt**, Chair, Callcutt Review of Housebuilding Delivery
- **Nick Raynsford**, MP, Greenwich & Woolwich

GAIN INSIGHT INTO
- The Mayor's new powers
- The decision making process
- Key factors for winning planning approval

IS LONDON READY FOR HIGH DENSITY?
Thursday 22 May

Higher density housing is part of London's urban tradition, but is this the answer and do Londoners want to live this way? Listen to the research and join the debate.

SPEAKERS INCLUDE
- **June Barnes**, Group Chief Executive, East Thames Housing
- **Dickon Robinson**, Chair, RIBA Building Futures
- **Lord Rogers**, Chairman, Rogers Stirk Harbour

GAIN INSIGHT INTO
- The forces driving high density development
- The prospects for high density developments in a turbulent market
- The issues of managing high density living

LONDON'S RESIDENTIAL MARKET
Tuesday 10 June

In the wake of the credit crunch will the London market avoid the jitters that are affecting the rest of the country? Hear market analysis from experts in this field.

SPEAKERS INCLUDE
- **Christopher Cobbold**, Director of Residential Research, DTZ
- **Tony Travers**, Director, Greater London Group, LSE
- **Simon Rubinsohn**, Group Economist, RICS

GAIN INSIGHT INTO
- The economic background influencing the market
- Hot spots and areas of opportunity
- How house prices could affect homebuilding

HOUSING AND THE PUBLIC REALM
Tuesday 20 May

Well designed streets and public spaces are key to making dense areas attractive, enjoyable and efficient. Discover the importance of public realm to London's development.

SPEAKERS INCLUDE
- **Peter Bishop**, Director, Design for London
- **Sir Terry Farrell**, Principal, Terry Farrell & Partners
- **Lucy Musgrave**, Director, General Public Agency

GAIN INSIGHT INTO
- Design for London's public realm blueprint
- Exemplar public realm case studies
- How well designed public realm can enhance your development

MIXED USE: Creating balanced communities
Thursday 5 June

Find out the facts behind the planning, financial and community advantages and pitfalls of mixed use regeneration from the people behind London's largest schemes.

SPEAKERS INCLUDE
- **Shelagh Grant**, Chief Executive, The Housing Forum
- **Wayne Hemmingway**, Hemmingway Design
- **Stephen Joseph**, Deputy Chief Executive, Thames Gateway London Partnership

GAIN INSIGHT INTO
- Using mixed use developments to drive regeneration
- How to create balanced communities
- London's megaschemes through case studies

HALF DAY CONFERENCES
£129+VAT

ONE DAY CONFERENCES
£245+VAT

DISCOUNTS AVAILABLE FOR NLA/DES RES SUPPORTERS AND MULTIPLE CONFERENCE BOOKINGS

DELIVERY

London is seeing more new homes built than at any time since the 1970s. The draft Mayor's Housing Strategy shows an increase in the number of homes in London in the financial year 2005/06 of 28,309 – a figure including conversions and vacant homes brought back into use.

But Government figures show a drop – with over 24,000 homes started in both 2004 and 2005, but in 2007 fewer than 20,000.

There are three key factors that will determine whether the Mayor hits his target: enough skilled people to build the homes; sufficient land coming through the planning process and the finance to cover the bill – whether this comes from mortgages, investors, public funds or planning gain.

The Callcutt Review of housebuilding delivery released last year, revealed that schemes of 150 or more homes take on average almost six years from start to finish with most of this time spent in the planning stages before a brick is laid.

However the Mayor now has new powers to intervene in planning and will be better placed to push through his housing plans.

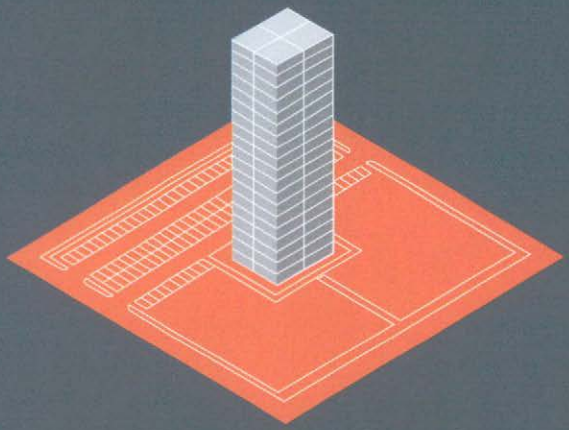
The real challenge to the Mayor's housing target will be finance. Hitting the target relies on the health of the private sector – directly through building for sale or indirectly through providing affordable housing under Section 106 agreements.

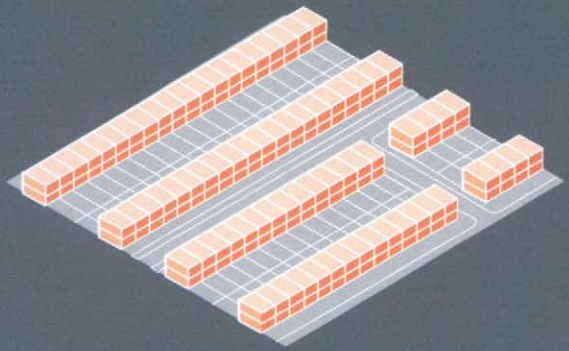
But if house prices subside significantly, this will impact on private developers' ability to support affordable housing.

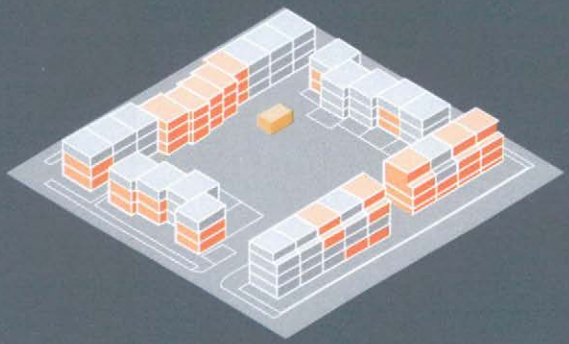
With the cost of funding both Section 106 agreements and increasingly costly environmental measures, there is a likelihood that much land earmarked for housing may cease to be viable for residential development.

There may be trouble ahead.

60K Prefabricated House, erected in Store Street, London







These three diagrams show how very different forms of architecture – a terraced street layout, a series of blocks enclosing an open space and a point block – can be built at the same density, in this case 75 dwellings per hectare, with very different results in terms of the quality of private and public space they provide.

Illustration courtesy of Design for London

DENSITY

The London Plan sets out strategies for the expansion of population to be accommodated within the boundaries of the Greater London area. This inevitably means that the density of development will increase.

Nationally, the Government's Planning Policy Guidance on the subject (PPG3) published in 2000 envisaged new homes having reduced impact on the scarce supply of land.

When the guidance was published the average density for new residential developments in London was 56 homes per hectare. In 2005 average density had increased to 104 homes per hectare. This was achieved in large part by building taller.

A survey of residential planning data from Barbour ABI shows that in 2000, for those projects where storey heights were recorded, about 25 per cent were five or more storeys and less than 3 per cent were ten storeys or above. By 2002 the respective figures were 34 per cent and 8 per cent.

The same data shows that by 2005 more than a third of the homes emerging from the planning pipeline were in buildings five storeys or more high, twice the figure back in 2000.

However high density does not necessarily mean high rise buildings. Some of London's most dense and affluent neighbourhoods are composed of townhouses or mansion blocks in Chelsea, Knightsbridge and Bayswater.

SUSTAINABILITY

The Mayor's Housing Strategy spells out the challenge: "London's 3.1 million homes account for 16.7 million tonnes of carbon emissions each year...Without intervention, emissions from London's homes will rise to 19.7 million tonnes each year by 2025."

The Mayor's target is to cut the annual domestic carbon emissions by 7.7 million tonnes by 2025.

The race is on to build all new homes to the "zero carbon" level 6 of the government's Code for Sustainable Homes by 2016. If this target is hit it will be an outstanding achievement but while the motives are laudable, serious concerns remain about pursuing such a target so quickly. If untried technology is used on a large scale and fails the costs are only too apparent to Londoners who witnessed the disasters of concrete prefabrication in the 1960s.

This also has implications for design and planning. Developers of zero carbon homes are likely to favour more large scale and mixed-use schemes, as these offer the greatest opportunities for both economies of scale and to create more holistic community energy systems.

Another important hurdle is that of cost. Estimates vary, but suggest that raising the standard towards zero carbon could add up to £30,000 to a new home's construction cost.

But for all the emphasis on new homes, the biggest challenge for London is how to deal with its heritage.

60 per cent of London's homes date from before 1945, and 30 per cent older than 1919.

If London is to hit its ambitious targets then it will be the success in improving the efficiency of existing homes that will swing the figures in its favour. This is likely to represent the hardest challenge.

One Gallions designed by Feilden Clegg Bradley for Crest Nicholson, BioRegional Quintain and Southern Housing

Wansey Street Housing designed by de Rijke Marsh Morgan for Southern Housing Group

AFFORDABILITY

In the house-building boom of the 1930s when the cost of a typical three-bed new home was between £500 and £700 and earnings typically between £3 and £4 per week, the ratio of house prices to earnings stood at about three.

Today a typical home in London costs more than £300,000 amounting to about eight times average annual earnings.

An unacceptable proportion of the Capital's population has been priced out of the market. For many the choices are stark: move, commute ever-longer distances or live in crowded accommodation. In 1999 there were about 150,000 homes deemed as overcrowded in London, that number has now passed 200,000.

Affordability is at the heart of the Mayor's Housing Strategy. The London Plan includes a target of 30,500 new homes to be built each year in the run up to 2016. Half of these are to be "affordable" split 70:30 social rented and intermediate.

Intermediate housing is intended to fill the gap between social rented and full home ownership, through such mechanisms as shared ownership, subsidised purchase and community land trust schemes. Meanwhile, the Mayor has pledged to increase the number of affordable family homes.

But the finance underpinning affordable housing rests on planning gain in the form of Section 106 agreements, whereby developers commit to paying for or building affordable houses as part of winning planning approval.

This works when house prices are rising. But if prices slump, the pressure on developers' profit margins will be severe and their willingness to subsidise affordable housing will be tested.

HOUSING MIX

In 2005/6 only 17 per cent of all housing granted planning approval had three or more bedrooms, while the remainder was one or two bedroom units. Social housing, which delivered 24 per cent, did rather better than intermediate and market housing which could only deliver 16 per cent each.

The situation has changed since 1997 when three-bed family houses and two-bed flats each equally accounted for about 30 per cent of new homes built in London.

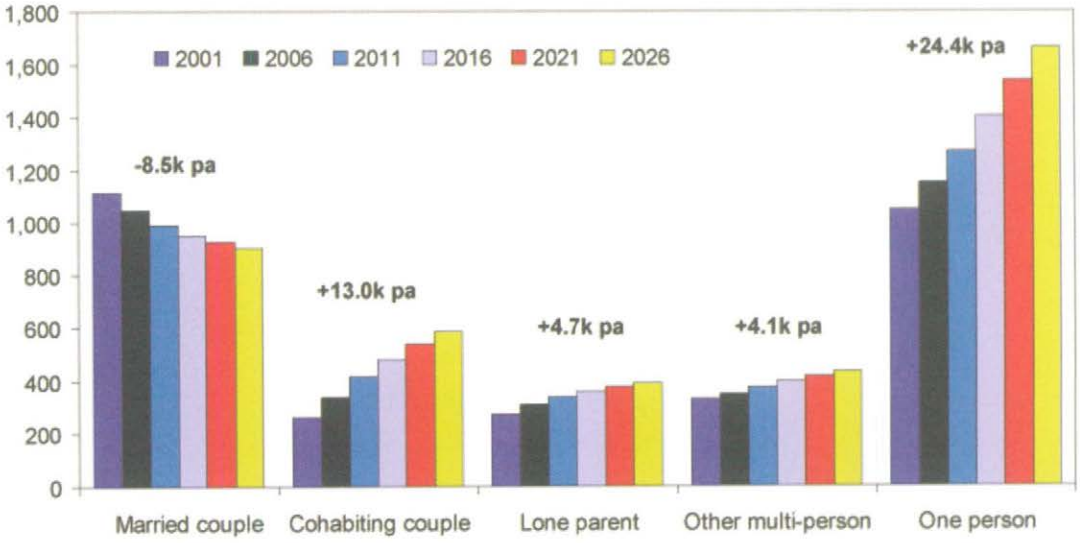
The step-change in housing density that created this shift in house type stemmed largely from the introduction of planning guidance PPG3 in March 2000. Its rationale was clear. The nation, and in particular London, needed more homes.

Family separations, immigration and longer life-expectancy were creating a rapid expansion in the number of households.

Official projections put the increase of new households in London at between 500,000 and 720,000 – an increase of more than 20 per cent.

Meanwhile an estimated 330,000 families are on waiting lists for social housing in the capital and unlikely to find housing quickly given the quantity of larger homes being developed.

The housing requirements set out in the London Housing Plan Special Planning Guidance set out overall requirements for 32 per cent of 1 bedroom, 38 per cent of 2/3 bedroom and 30 per cent of 4 bedroom households.



Source: Government Household Projections 2006

Household growth by type – London
(Graph courtesy of © Hometrack)

SPACE STANDARDS OVER TIME

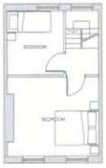
Drawings courtesy of Pollard Thomas Edwards architects

Late Georgian/Early Victorian Terraced House (112m²)

Basement

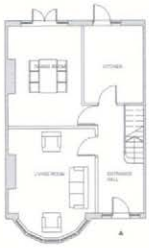
Ground Floor

First Floor

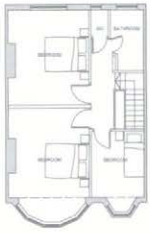


Second Floor

1930s Surburban Terrace (101m²)

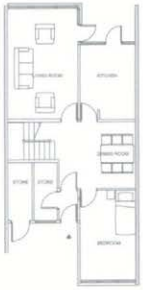


Ground Floor



First Floor

1960s Social Housing (94m²)



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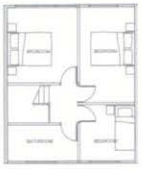
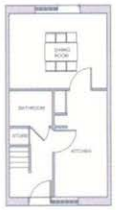
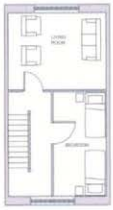


First Floor

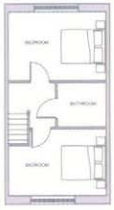
Present Day Social Housing (110m²)



Basement



Ground Floor



First Floor

DESIGN

Concerns have been voiced for some time about a "dash for trash" in the race to meet the Mayor's targets; that in the rush to deliver homes, the requirement for them to be well-designed and provide quality living environments could be sidelined.

Well designed houses are built to adequate space standards. We are building lower cost housing to the smallest feasible floor area.

The UK now boasts some of the smallest new homes in Europe; England and Wales are the only European countries (including Scotland) that do not have minimum space standards for housing.

However affordable housing needs to meet Housing Corporation standards. In order to meet these standards, and Part M of the building regulations, areas have been getting bigger.

For instance, 10 years ago a typical 3 storey (6person) house in Peckham had an area of 96m^2 – today this has gone up to 119m^2*.

Good design means buildings that are robust and fit for purpose over their lifetime. Too often specifications are pared to the bone to create buildings which will too soon show their age. Too often good architects are hired to get planning permission and then replaced by less skilled practices to complete the project with a loss of quality.

Design has a vital role to play on delivering energy efficient buildings that integrate the technical challenges of reducing energy in homes that are delightful to live in and contribute to the quality of environment they are placed in.

Good design integrates construction and fabrication techniques to provide homes that are value for money. Design deals with the complexities of fitting new development into the existing environment but above all good design should provide an uplifting and enhancing experience for its users.

* Figures supplied by Pollard Thomas Edwards architects

PUBLIC REALM

As London becomes more dense, the quality of public space plays a greater part in the quality of life. The work of Design for London and the Mayor's 100 Public Spaces programme reflects the view that the spaces between buildings are as important, if not more so, than the buildings themselves. At the same time the predominance of the car in planning has been reduced. The Department for Transport's Manual for Streets calls for a new hierarchy that puts pedestrians at the top of the pile.

New large scale developments have the opportunity of creating a balance between buildings and public space.

King's Cross development, will have three new parks and five squares; at Stratford the 270-acre Olympic Park, bordered by almost 4,000 apartments, will bring quality public space to an area which has traditionally lacked the sort of amenities with which the west of the city is well supplied.

But smaller open spaces that benefit many city dwellers are equally vital. For example, the Inclusive Design for Getting Outdoors research consortium, which is looking at older people's lifestyles, has identified particular concerns among this age group.

The need for pedestrian-friendly outdoor spaces for all age groups has been heightened by the obesity debate.

Guidance issued earlier this year by the National Institute for Health and Clinical Excellence stresses the importance of the built environment in ensuring people are physically active. In March this year the Mayor published Supplementary Planning Guidance that will require all new residential developments to include the provision of at least ten square metres of high quality and accessible play and recreation space for every child that will live there.

Public space can be used in a way that adds interest and vibrancy to city life: squares turned into venues for skating rinks, outdoor entertainment and farmers' markets or equipped with Big Screen technology to host major sporting or music events.

Public space in Tabard Square designed by Rolfe Judd and landscape architect Capita Lovejoy for Berkeley Homes (North East London) Ltd

Barking Riverside, designed by Sheppard Robson and KCAP for Barking Riverside Ltd

COMMUNITIES

Policy dictates that affordable housing should be provided on site alongside new private housing on new large-scale housing developments.

The actual proportion of affordable housing being provided on new schemes may often fall short of the 50% level identified in the London Plan, but progress has been made on tenure mix.

The mono-tenure estates built by local authorities in the post war years are now prime targets for regeneration activity, and that regeneration commonly includes introducing private sale homes. Today's new communities have homes that are tenure blind in external design. They contain a mix of tenures, with private-sale, shared ownership and affordable rent creating a balanced community.

Homes of different tenure may be pepperpotted around the site; low-cost homes can no longer be consigned to the noisiest, scruffiest, least desirable corners.

The buy-to-let boom has shown how poor management of a community can lead to problems. Three years ago, Anna Minton carried out research for the Joseph Rowntree Foundation that found evidence of large-scale investor buyers letting homes in east London to local authorities, resulting in unbalanced estates dominated by low-income households.

Some developers are taking a longer term view of the communities that they are creating by retaining an interest in the development themselves or giving residents a greater part to play in the running of their community.

At Barking Riverside, the 10,800-home community being developed at Barking Reach by English Partnerships and housebuilder Bellway, there are plans to establish a community development trust. This will give the community ownership of amenities on the site, and their say on how areas like public open space are used.

MIXED USE

In the 20th Century city planning was focussed around the idea of zoning – of separating out different uses into different areas and different buildings.

Today, with the aim of creating more vibrant and high density centres, policies are encouraging a mixture of uses in our cities.

Diverse uses are now distributed horizontally and vertically within single buildings, or across sets of buildings. Mixing uses within a single building was traditionally unpopular, notably with funders who perceived it as complicated and with retailers such as supermarket operators who saw it as a potential source of disruption to their trading activity.

The addition of residential to commercial areas increases the sustainability of the overall development.

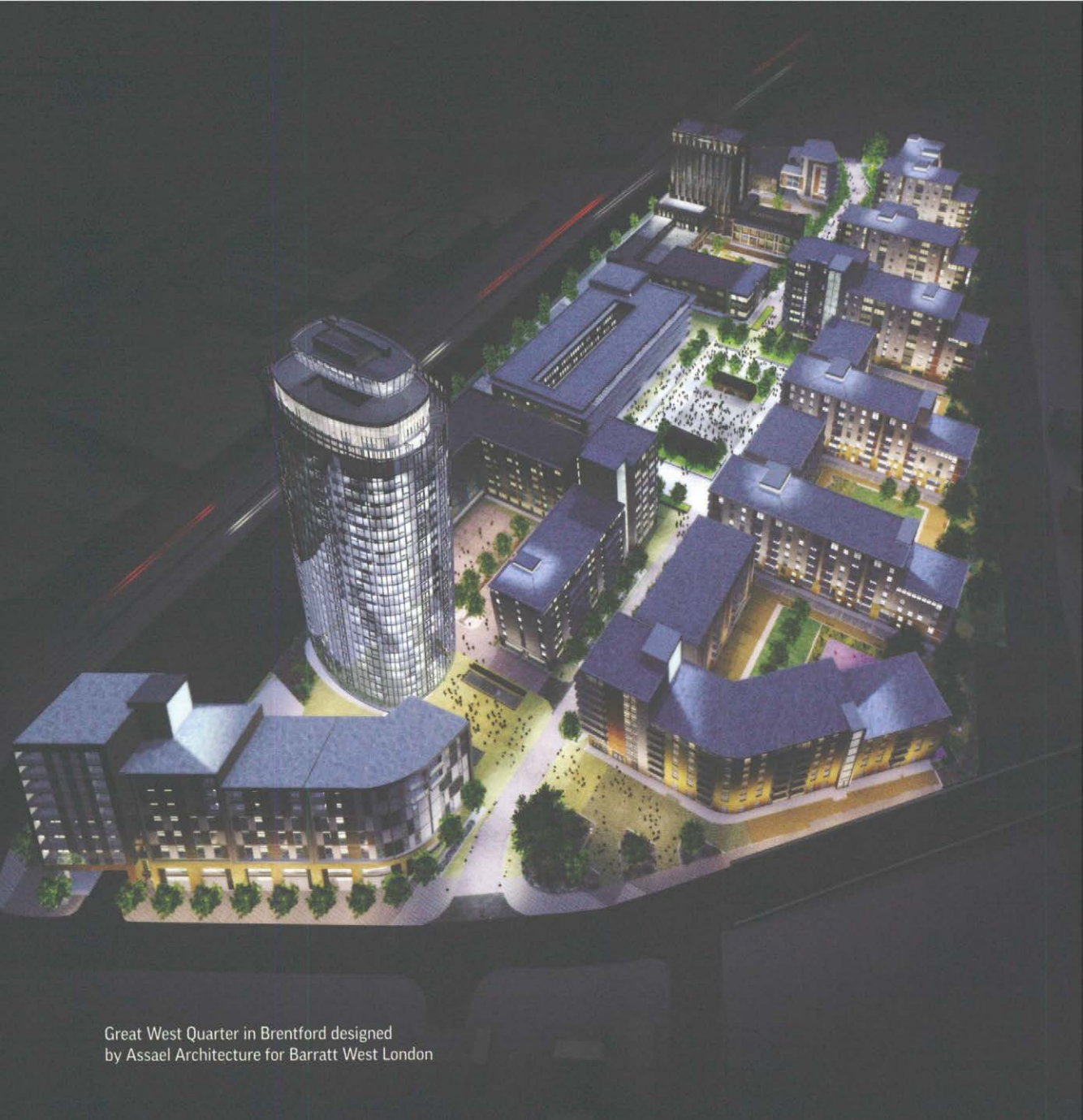
60 per cent of disposable income is spent within a two mile radius of where you live. Residents of flats in mixed use schemes therefore play a central part in ensuring that shops remain in business and other amenities have a steady user base.

Residential also enlivens a commercial development bringing 24-hour use as well as natural surveillance.

It helps to transform a shopping centre into a place where people are willing to linger once the shops have all closed.

Not all are successful. When London Development Research surveyed mixed use developments across the capital two years ago, it found a third of commercial space was empty because it was in wrong locations to attract tenants and had been built to satisfy planning requirements rather than meet market demand.

But is the whole idea of prescribed uses for space within buildings outmoded anyway? The RCA's Metracity research study, which is being carried out by a consortium of the British Council for Offices with a number of major firms of architects is looking at urban density and how that should accommodate more fluid patterns of living and working.



Great West Quarter in Brentford designed
by Assael Architecture for Barratt West London

East End terrace housing in Donnybrook Quarter by Peter Barber Architects for Circle Anglia Housing Trust and Old Ford

High end Knightsbridge apartments at One Hyde Park by Rogers Stirk Harbour for Candy and Candy

GLOBAL CITY

A study by The Independent newspaper in December last year found that London 'outstripped all rivals as a centre of economic growth and cultural importance'.

And while the official figures may be hazy, the message is clear, London has experienced a step change in the both migration and immigration over the past decade.

Within the increasingly diverse mix of those 200,000 or more people who each year seek a new life in London are wealthy itinerant non-domiciles, international financiers and creative talent along with wealth-seeking economic migrants largely from Eastern Europe, Asia and Africa.

This all adds to the diversity and extremes that the capital must accommodate. The inevitable growing pains are felt particularly acutely in housing. Growing wealth, increasing population and demographic changes have all put pressure on London's housing stock.

Meanwhile, London has become the epicentre of a residential investment market that has sent seismic shocks through the housing market.

At the last count investors were buying about two-thirds of the homes being built in London.

The net effect has been a three-fold increase in the price of an average London house over the past decade.

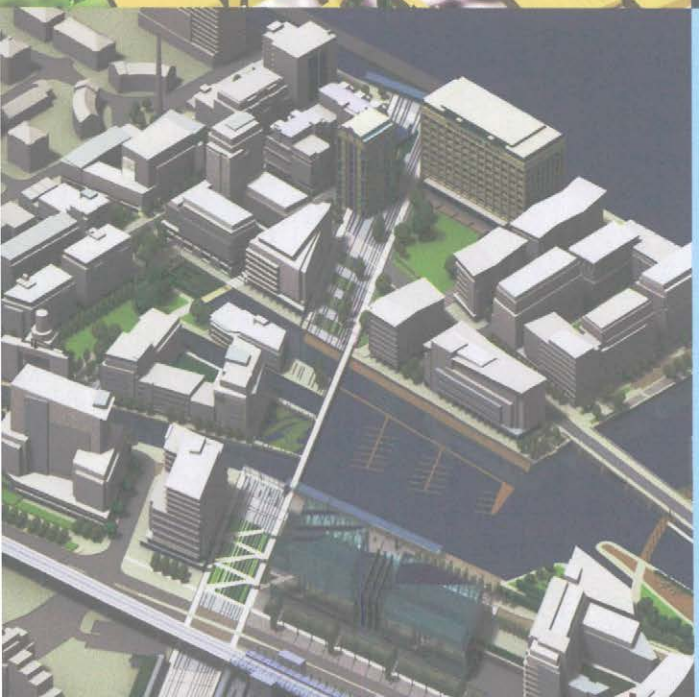
It would be fair to say that the story of housing in London over the past decade has been one of winners and losers. The challenge for London today is to deliver desirable residences that are affordable for all the capital's inhabitants. Failure to do so may well threaten the very lifeblood of London – the vibrant mixture of its population.

A CROSS SECTION OF RECENT AND PROPOSED HOUSING ACROSS LONDON, FROM LARGE-SCALE MASTERPLANS TO ONE-OFF EXTENSIONS

BARKING RIVERSIDE

Architect: **Sheppard Robson and KCAP**
Client: **Barking Riverside Ltd**
Services Consultant: **Hamer Associates Limited**
Project Manager: **Clive Wilding**
Contractor: **Barking Riverside Ltd**
Landscape Architect: **Gustafson Porter**

Completion due 2025							
Barking & Dagenham							
Density:	340						
Mix of units 1:	17%	2:	50%	3:	30%	4+:	3%
Code for Sustainable Homes:	Unavailable						
Retail:	11%	Commercial:	0%			Residential:	42%
Public Space:	47%					Social Rented:	41%
Shared Ownership:	0%					Private Ownership:	59%



SILVERTOWN QUAYS

Architect: **Urban Strategies**
Client: **London Develpment Agency, Silvertown Quays Limited**
Project Manager: **KUD International**
Landscape Architect: **Patel Taylor (infrastructure and public realm architect)**

Completion due 2025							
Newham							
Density:	n/a						
Mix of units 1:	40%	2:	40%	3:	20%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	3.50%	Commercial:	1.50%			Residential:	88%
Public Space:	1.60%					Social Rented:	16.50%
Shared Ownership:	11%					Private Ownership:	72.50%

AYLESBURY AREA ACTION PLAN (AAP)

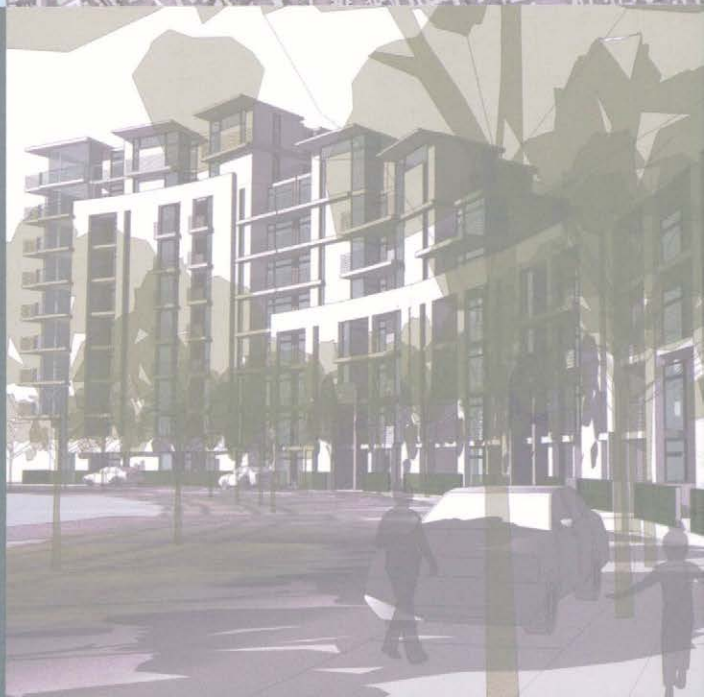
Architect: **Urban Initiatives (Lead Designer)**
Architects Panel: Hawkins Brown, AHMM, Burrell Foley Fisher, de Rijke Marsh Morgan, Glenn Howells Architects, Maccreanor Lavington, Patel Taylor
Client: **London Borough of Southwark**
Structural Engineer: **Ramboll Whitbybird**
Services Consultant: **Ramboll Whitbybird**
Project Manager: **Urban Initiatives**
Cost Consultant: **Turner & Townsend**
Landscape Architect: **Urban Initiatives**

Completion due 2027							
Southwark							
Density:	190						
Mix of units 1:	31%	2:	44%	3:	15%	4+:	10%
Code for Sustainable Homes:	4						
Retail:	1%	Commercial:	6%			Residential:	85%
Public Space:	8%			Social Rented:	34%		
Shared Ownership:	12%			Private Ownership:	54%		

GRAHAME PARK

Architect: **Pollard Thomas Edwards architects**
Client: **Choices for Grahame Park**
Structural Engineer: **Brand Leonard**
Services Consultant: **AWA**
Project Manager: **GTMS**
Cost Consultant: **Gardiner & Theobald**
Contractor: **Countryside Properties**
Landscape Architect: **Levitt Bernstein Associates**

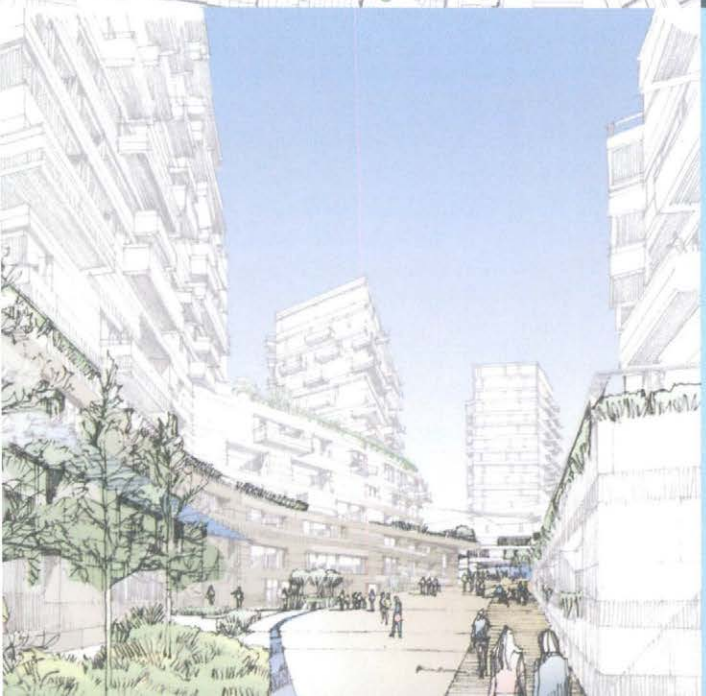
Completion due 2015							
Barnet							
Density:	169						
Mix of units 1:	41%	2:	47%	3:	10%	4+:	1%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	42%		
Shared Ownership:	5%			Private Ownership:	53%		



WOOLWICH TOWN CENTRE DEVELOPMENT

Architect: **Sheppard Robson**
Client: **St. James's Investments & Tesco Stores Ltd**
Structural Engineer: **Halcrow Yolles**
Services Consultant: **Scott Wilson**
Project Manager: **Lend Lease Projects**
Cost Consultant: **Turner & Townsend**
Landscape Architect: **Whitelaw Turkington**

Proposed							
Greenwich							
Density:	260						
Mix of units 1:	31%	2:	61%	3:	8%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Excellent						
Retail:	52%	Commercial:	0%			Residential:	47%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	30%			Private Ownership:	70%		



LEAMOUTH

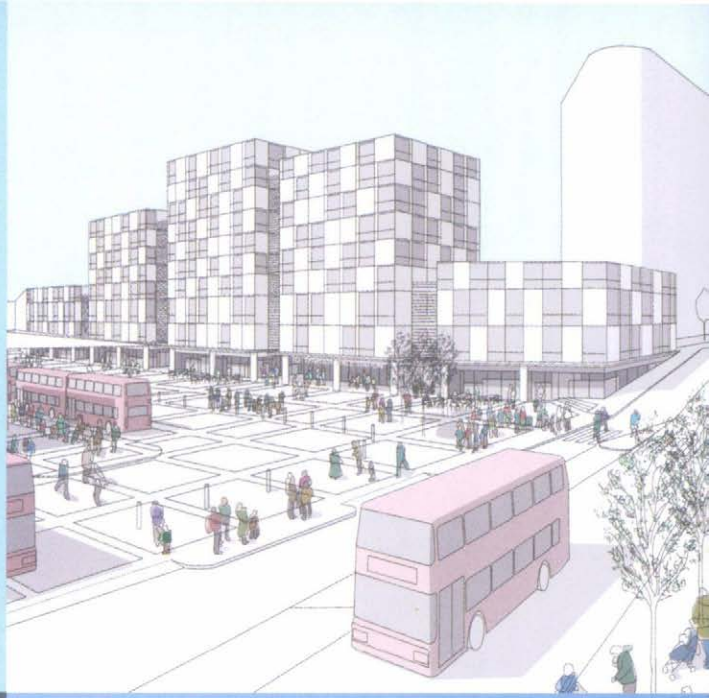
Architect: **Skidmore, Owings & Merrill Inc**
Client: **Ballymore**
Structural Engineer: **WSP**
Services Consultant: **Hoare Lee**
Project Manager: **Ballymore**
Cost Consultant: **Gleeds**
Contractor: **Ballymore**
Landscape Architect: **Martha Schwartz Inc**

Completion due 2012							
Tower Hamlets							
Density:	392						
Mix of units 1:	40%	2:	30%	3:	25%	4+:	5%
Code for Sustainable Homes:	3						
Retail:	1%	Commercial:	12%			Residential:	80%
Public Space:	7%			Social Rented:	17.5%		
Shared Ownership:	17.5%			Private Ownership:	65%		

TOTTENHAM HALE

Architect: **Arup (Masterplan), BDP (Hale Village)**
Client: **London Development Agency, London Borough of Haringey, Transport for London, GLA and Design for London**

Proposed					
Haringey					
Density:	Unavailable				
Mix of units:	Unavailable				
Code for Sustainable Homes:	Unavailable				
Retail:	Unavailable	Commercial:	Unavailable	Residential:	Unavailable
Public Space:	Unavailable	Social Rented:	Unavailable		
Shared Ownership:	Unavailable	Private Ownership:	Unavailable		



VIZION7

Architect: **CZWG Architects LLP**
Client: **Arsenal FC/Taylor Woodrow**
Structural Engineer: **Alan Baxter Associates/Bird Marshall (pre/post novation)**
Services Consultant: **Whitecode Design Architects**
Project Manager: **EC Harris**
Cost Consultant: **AYH**
Contractor: **Laing O'Rourke**
Landscape Architect: **HLM**

Completed Feb 2007							
Islington							
Density:	322						
Mix of units 1:	34%	2:	56%	3:	10-%	4+:	-%
Code for Sustainable Homes:	Unavailable						
Retail:	1.5%	Commercial:	11.5%	Residential:	87%		
Public Space:	0-%	Social Rented:	0%				
Shared Ownership:	10.5%	Private Ownership:	89.5%				

KING'S CROSS

Architect: **Allies and Morrison and Porphyrios Associates (masterplanners), detailed design: Bennetts Associates, David Chipperfield Architects, David Morley Architects, de Rijke Marsh Morgan, Maccreanor Lavington Architects, Niall McLaughlin Architects, PRP Architects, Stanton Williams Architects, Studio Downie Architects, Wilkinson Eyre**
Client: **Argent, with landowners, London & Continental Railways and DHL-Exel**
Structural Engineer: **Arup**
Services Consultant: **Various**
Cost Consultant: **Davis Langdon**
Contractor: **HBG / Kier Group / Carillion / Nuttall**

Completion due 2020-2023							
Camden / Islington							
Density:	450						
Mix of units 1:	37-42%	2:	30-35%	3:	18-22%	4+:	5-11%
Code for Sustainable Homes:	3						
Retail:	6%	Commercial:	50%			Residential:	20%
Public Space:	40%			Social Rented:	24%		
Shared Ownership:	20%			Private Ownership:	56%		

THE BRIDGE

Architect: **Broadway Malyan Ltd in collaboration with Hemingway Design**
Client: **Taylor Wimpey**
Structural Engineer: **JNP Group Consulting Engineers**
Services Consultant: **MCA Consulting Engineers**
Project Manager: **George Wimpey**
Cost Consultant: **George Wimpey**
Contractor: **George Wimpey**
Landscape Architect: **Broadway Malyan**

Under construction							
Dartford Borough							
Density:	46						
Mix of units 1:	15%	2:	54%	3:	17%	4+:	14%
Code for Sustainable Homes:	3						
Retail:	0%	Commercial:	1.50%			Residential:	30%
Public Space:	69%			Social Rented:	9%		
Shared Ownership:	21%			Private Ownership:	70%		

HARINGEY HEARTLANDS

Architect: **Make**
Client: **London Development Agency and National Grid**
Cost Consultant: **Gardiner & Theobald**
Landscape Architect: **HED**

Proposed							
Haringey							
Density:	254						
Mix of units 1:	41%	2:	29%	3:	26%	4+:	4%
Code for Sustainable Homes:	4						
Retail:	3%	Commercial:	1%			Residential:	96%
Public Space:	33%			Social Rented:	n/a		
Shared Ownership:	n/a			Private Ownership:	n/a		

SOUTH ACTON

Architect: **PRP Architects Ltd**
Client: **Catalyst Communities Housing Association & London Borough of Ealing**
Structural Engineer: **Tully De'ath**
Services Consultant: **DSSR**
Project Manager: **PRP Project Services**
Cost Consultant: **PRP Project Services**
Contractor: **Inspace Partnerships**
Landscape Architect: **PRP Architects Ltd**

Proposed							
Ealing							
Density:	150						
Mix of units 1:	30%	2:	37%	3:	23%	4+:	10%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	57%		
Shared Ownership:	43%			Private Ownership:	0%		

ST ANDREW'S HOSPITAL

Architect: **Allies & Morrison, Maccreanor Lavington & Glenn Howells**
Client: **Barratt Homes, London Development Agency**
Structural Engineer: **Adams Kara Taylor**
Services Consultant: **Whitecode**
Project Manager: **CB Richard Ellis**
Landscape Architect: **Townshend**

Proposed							
Tower Hamlets							
Density:	320						
Mix of units 1:	41%	2:	29%	3:	26%	4+:	4%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	2%	Commercial:	8%			Residential:	60%
Public Space:	30%			Social Rented:	37%		
Shared Ownership:	13%			Private Ownership:	50%		

KX200

Architect: **Allford Hall Monaghan Morris**
Client: **First Base & The Blackstone Group**
Structural Engineer: **Adams Kara Taylor**
Services Consultant: **Waterman**
Cost Consultant: **Faithful + Gould**
Contractor: **Bovis Lend Lease**
Landscape Architect: **EDCO Design London Ltd**

Completed March 2008							
Islington							
Density:	1751						
Mix of units 1:	98.3%	2:	1.1%	3:	0%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	3.5%	Commercial:	0%			Residential:	83%
Public Space:	5%			Social Rented:	16%		
Shared Ownership:	7%			Private Ownership:	77%		

HAROLD WOOD HOSPITAL

Architect: **Scott Brownrigg**
Client: **Countryside Properties Plc**
Structural Engineer: **Scott Wilson**
Services Consultant: **Fulcrum Consulting**
Project Manager: **Countryside Properties Plc**
Cost Consultant: **Jones Lang LaSalle**
Contractor: **Countryside Properties**
Landscape Architect: **Place Design + Planning Ltd**

Completion due 2011							
Havering							
Density:	68						
Mix of units 1:	23%	2:	51%	3:	18%	4+:	8%
Code for Sustainable Homes:	3						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	19%		
Shared Ownership:	0%			Private Ownership:	72%		

LEOPOLD ESTATE

Architect: **PRP Architects Ltd**
Client: **Poplar HARCA**
Structural Engineer: **CampbellReith**
Services Consultant: **Elementa Consulting**
Project Manager: **PRP Project Services**
Cost Consultant: **PRP Project Services**
Landscape Architect: **PRP Architects Ltd**

Proposed							
Tower Hamlets							
Density:	180						
Mix of units 1:	32%	2:	54%	3:	8%	4+:	6%
Code for Sustainable Homes:	4						
Retail:	0.75%	Commercial:	0.75%			Residential:	98.5%
Public Space:	0%			Social Rented:	44%		
Shared Ownership:	0%			Private Ownership:	56%		

RAM BREWERY

Architect: **EPR Architects**
Client: **Minerva Plc**
Structural Engineer: **Arup**
Services Consultant: **Hoare Lea, Waterman**
Project Manager: **Montagu Evans**
Cost Consultant: **EC Harris**
Landscape Architect: **Capita Lovejoy**

Proposed							
Wandsworth							
Density:	301						
Mix of units 1:	41%	2:	44%	3:	11%	4+:	4%
Code for Sustainable Homes:	2-3						
Retail:	10%	Commercial:	4.8%			Residential:	76%
Public Space:	9.2%					Social Rented:	8.5%
Shared Ownership:	16.5%					Private Ownership:	75%

HONEYPOT LANE

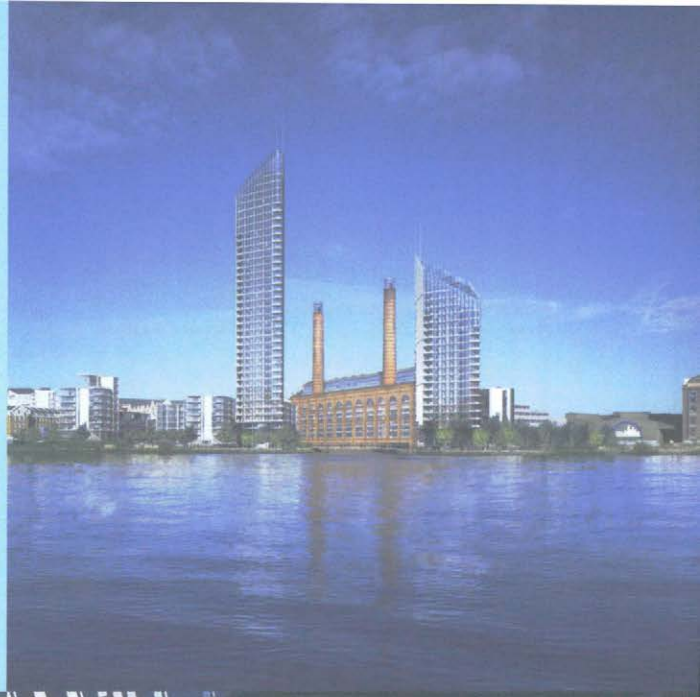
Architect: **Hamiltons**
Client: **St Edward Homes**
Structural Engineer: **RSK**
Services Consultant: **Fulcrum**
Cost Consultant: **EC Harris**
Contractor: **Crest Nicholson**
Landscape Architect: **Berkeley Urban Living Ltd**

Under Construction							
Harrow							
Density:	131						
Mix of units 1:	44%	2:	36%	3:	14%	4+:	5%
Code for Sustainable Homes:	Eco Homes: Very Good						
Retail:	1%	Commercial:	9%			Residential:	90%
Public Space:	0%					Social Rented:	10%
Shared Ownership:	23%					Private Ownership:	68%

LOTS ROAD

Architect: **Terry Farrell & Partners**
Client: **Hutchison Whampoa (Europe) Ltd**
Structural Engineer: **Arup**
Services Consultant: **Hoare Lea**
Project Manager: **Hutchison Whampoa (Europe) Ltd**
Cost Consultant: **Davis Langdon**
Landscape Architect: **Townshend Landscape Architects**

Completion due 2012							
RB Kensington & Chelsea and Hammersmith & Fulham							
Density:	179						
Mix of units 1:	25%	2:	49%	3:	21%	4+:	5%
Code for Sustainable Homes:	Unavailable						
Retail:	2%	Commercial:	7%			Residential:	9%
Public Space:	36%			Social Rented:	46%		
Shared Ownership:	0%			Private Ownership:	54%		



WELLESLEY SQUARE

Architect: **Rolfe Judd**
Client: **Berkeley Homes (South East London) Ltd**
Structural Engineer: **Waterman**
Services Consultant: **RYB:Konsult**
Cost Consultant: **Jones Lang LaSalle**
Landscape Architect: **HTA**

Completion due 2012							
Croydon							
Density:	812						
Mix of units 1:	45%	2:	43%	3:	3%	4+:	9%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	7%	Commercial:	0%			Residential:	93%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	9.74%			Private Ownership:	90.26%		

150 HIGH STREET STRATFORD

Architect: **Stock Woolstencroft**
Client: **Genesis Housing Group**
Structural Engineer: **URS**
Project Manager: **Red Loft**
Cost Consultant: **Gardiner & Theobald**
Landscape Architect: **Standerwick Land Design**

Proposed							
Newham							
Density:	503						
Mix of units 1:	42%	2:	38%	3:	18%	4+:	2%
Code for Sustainable Homes:	3/4						
Retail:	4%	Commercial:	11%			Residential:	71%
Public Space:	14%			Social Rented:	25%		
Shared Ownership:	10%			Private Ownership:	65%		

HEART OF EAST GREENWICH

Architect: **Make Architects**
Client: **First Base**
Structural Engineer: **Arup**
Services Consultant: **Arup**
Cost Consultant: **Faithful + Gould**
Landscape Architect: **Capita Lovejoy**

Proposed							
Greenwich							
Density:	211						
Mix of units 1:	35%	2:	36%	3:	22%	4+:	7%
Code for Sustainable Homes:	4						
Retail:	3%	Commercial:	20%			Residential:	77%
Public Space:	0%			Social Rented:	24%		
Shared Ownership:	26%			Private Ownership:	50%		

CITY ROAD BASIN

Architect: **Bennetts Associates (Masterplan & 259 City Rd Tower), Squire & Partners (261 City Rd Tower)**
Client: **259 City Road Ltd, British Waterways, Miller Group and Groveworld**
Structural Engineer: **URS**
Cost Consultant: **EC Harris**
Landscape Architect: **Whitelaw Turkington**

Proposed							
Islington							
Density:	546						
Mix of units 1:	60%	2:	29%	3:	9%	4+:	2%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	0%	Residential:	100%		
Public Space:	0%	Social Rented:	25%				
Shared Ownership:	10%	Private Ownership:	65%				

TABARD SQUARE

Architect: **Rolfe Judd**
Client: **Berkeley Homes (North East London) Ltd**
Structural Engineer: **Faber Maunsell (up to tender), Waterman**
Services Consultant: **Ecosphere**
Cost Consultant: **Jones Lang LaSalle**
Contractor: **Laing O'Rourke**
Landscape Architect: **Capita Lovejoy**

Completed March 2007							
Southwark							
Density:	476						
Mix of units 1:	64%	2:	31%	3:	5%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Good						
Retail:	8%	Commercial:	0%	Residential:	85%		
Public Space:	7%	Social Rented:	14%				
Shared Ownership:	23%	Private Ownership:	63%				

MERIDIAN SOUTH, HITHER GREEN

Architect: **PRP Architects Ltd**
Client: **Bellway Homes**
Structural Engineer: **Waterman**
Services Consultant: **Premier Energy**
Project Manager: **Bellway Homes**
Cost Consultant: **Bellway Homes**
Contractor: **Bellway Homes**
Landscape Architect: **PRP Architects Ltd**

Completed Autumn 2007							
Lewisham							
Density:	102						
Mix of units 1:	40%	2:	55%	3:	5%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Good						
Retail:	0%	Commercial:	3%			Residential:	92%
Public Space:	5%			Social Rented:	22%		
Shared Ownership:	0%			Private Ownership:	78%		

399 EDGWARE

Architect: **Sheppard Robson**
Client: **BNS Property (originally Development Securities)**
Structural Engineer: **Waterman**
Services Consultant: **Faber Maunsell**
Cost Consultant: **AVH**
Landscape Architect: **Exterior Architecture**

Proposed							
Brent							
Density:	481						
Mix of units 1:	33%	2:	58%	3:	9%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	28%	Commercial:	0%			Residential:	38%
Public Space:	34%			Social Rented:	0%		
Shared Ownership:	5%			Private Ownership:	95%		

DALSTON REGENERATION

Architect: **Arup Associates**
Client: **London Development Agency, Hackney Council, Transport for London, Barratt Homes**
Project Manager: **Roger Wood**
Landscape Architect: **Michael Desvigne**

Completion due 2013							
Hackney							
Density:	Unavailable						
Mix of units 1:	Unavailable	2:	Unavailable	3:	Unavailable	4+:	Unavailable
Code for Sustainable Homes:	Unavailable						
Retail:	Unavailable	Commercial:	Unavailable			Residential:	Unavailable
Public Space:	Unavailable			Social Rented:	Unavailable		
Shared Ownership:	Unavailable			Private Ownership:	Unavailable		

360 LONDON

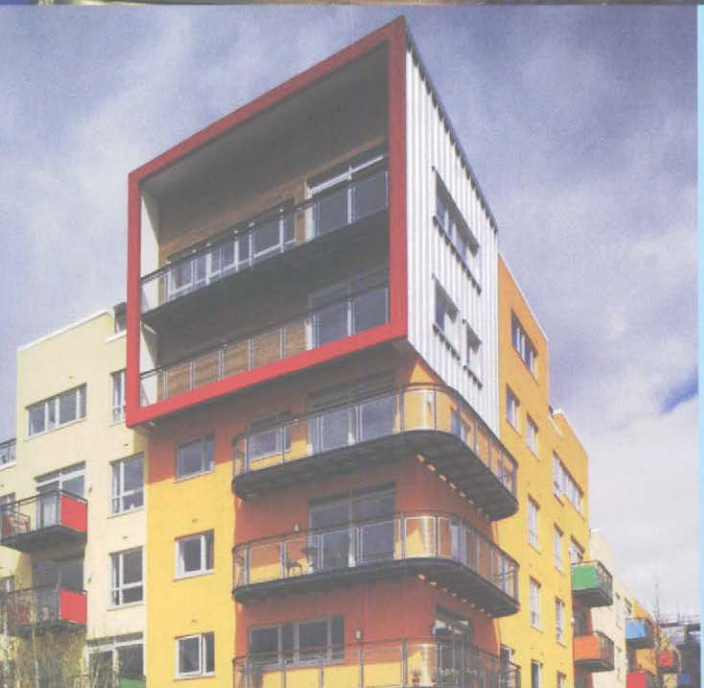
Architect: **Rogers Stirk Harbour + Partners**
Client: **First Base**
Structural Engineer: **Adams Kara Taylor**
Services Consultant: **Waterman**
Cost Consultant: **Faithful + Gould**
Landscape Architect: **Capita Lovejoy**

Completion due 2010							
Southwark							
Density:	953						
Mix of units 1:	50%	2:	44%	3:	4%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Excellent						
Retail:	1%	Commercial:	0%			Residential:	87%
Public Space:	12%			Social Rented:	6%		
Shared Ownership:	34%			Private Ownership:	60%		

NEW RIVER VILLAGE

Architect: **Stock Woolstencroft**
Client: **St James Group**
Structural Engineer: **Powell Tolner and Associates**
Services Consultant: **Kehr & Tucker and Mendick Waring**
Cost Consultant: **St James Group**
Contractor: **St James Group**
Landscape Architect: **Whitelaw Turkington**

Completed Dec 2007							
Haringey							
Density:	485						
Mix of units 1:	66%	2:	30%	3:	3%	4+:	1%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	1%			Residential:	44%
Public Space:	55%					Social Rented:	17%
Shared Ownership:	8%					Private Ownership:	75%



GREENWICH MILLENNIUM VILLAGE

Architect: **John Robertson Architects, Tovatt Architects and Planners**
Client: **GMV Ltd, Laing O'Rourke**
Structural Engineer: **Ramboll Whitbybird**
Services Consultant: **Hoare Lea**
Project Manager: **WT Partnership**
Cost Consultant: **WT Partnership**
Contractor: **Laing O'Rourke**
Landscape Architect: **LDA**

Completion due May 2008							
Greenwich							
Density:	196						
Mix of units 1:	32%	2:	51%	3:	17%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Excellent						
Retail:	5%	Commercial:	0%			Residential:	70%
Public Space:	25%					Social Rented:	24%
Shared Ownership:	11%					Private Ownership:	65%

THE ACADEMY, WOOLWICH

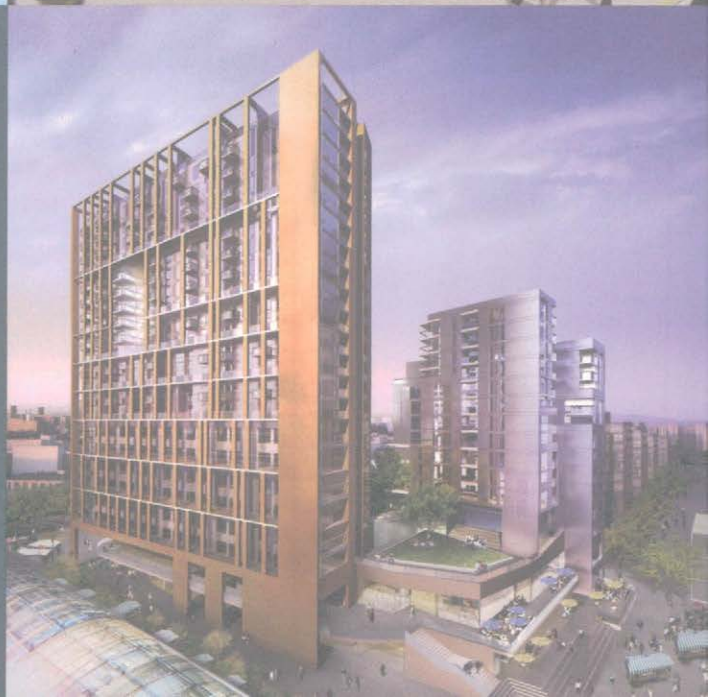
Architect: **John McAslan + Partners**
Client: **Durkan Estates**
Structural Engineer: **Train and Kemp**
Services Consultant: **Dixon DeBoise**
Project Manager: **Durkan Estates**
Cost Consultant: **Bruce Shaw Partnership**
Contractor: **Durkan Limited**
Landscape Architect: **Land Use Consultants**

Under Construction							
Greenwich							
Density:	200						
Mix of units 1:	52%	2:	29%	3:	12%	4+:	7%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%	Residential:	30%		
Public Space:	70%			Social Rented:	19%		
Shared Ownership:	14%			Private Ownership:	67%		

ELEPHANT ROAD, ELEPHANT & CASTLE

Architect: **PKS Architects LLP**
Client: **Oakmayne Properties / Eadon Estates**
Structural Engineer: **Waterman**
Services Consultant: **McBains Cooper**
Project Manager: **McBains Cooper**
Cost Consultant: **McBains Cooper**
Contractor: **Laing O'Rourke**
Landscape Architect: **Place Design + Planning Ltd**

Proposed							
Southwark							
Density:	635						
Mix of units 1:	50%	2:	40%	3:	10%	4+:	0%
Code for Sustainable Homes:	3						
Retail:	5%	Commercial:	28%	Residential:	62%		
Public Space:	5%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		



PEPYS

Architect: **bptw partnership**
Client: **Hyde Housing Association**
Structural Engineer: **Tully De'ath**
Services Consultant: **AJP**
Project Manager: **Calford Seaden**
Cost Consultant: **Calford Seaden**
Contractor: **Rydon Construction**

Completed Autumn 2007							
Lewisham							
Density:	152						
Mix of units 1:	29%	2:	47%	3:	20%	4+:	4%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	70%
Shared Ownership:	30%					Private Ownership:	0%

WOODBERRY DOWN

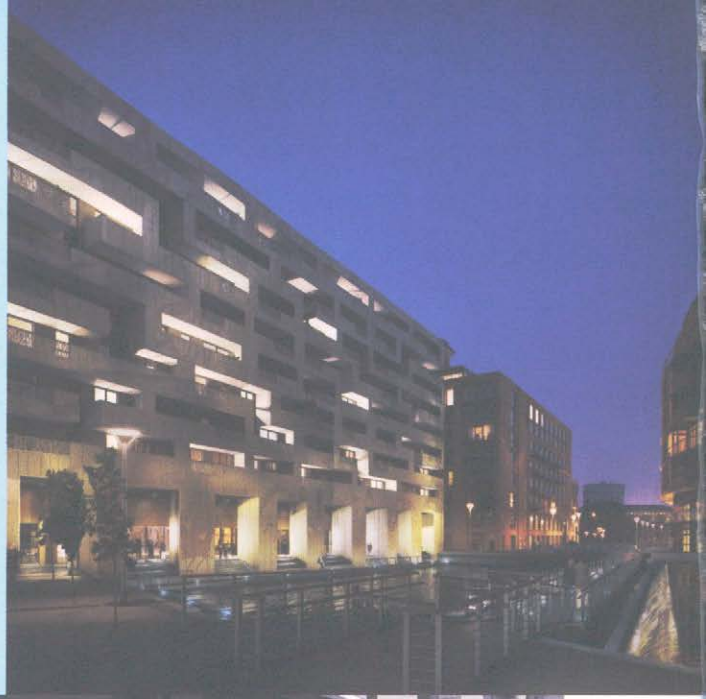
Architect: **Rolfe Judd & Wilkinson Eyre**
Client: **Berkeley Homes (Capital) Ltd**
Structural Engineer: **MCM**
Services Consultant: **MCM; WSP Group Ltd**
Project Manager: **Berkeley Homes**
Cost Consultant: **Gleeds**
Landscape Architect: **Fabrik**

Proposed							
Hackney							
Density:	312						
Mix of units 1:	33%	2:	33%	3:	33%	4+:	0%
Code for Sustainable Homes:	3 - 4						
Retail:	5%	Commercial:	81%			Residential:	14%
Public Space:	0%					Social Rented:	34%
Shared Ownership:	7%					Private Ownership:	59%

GROSVENOR WATERSIDE

Architect: **Make Architects and Sheppard Robson**
Client: **St James Group**
Structural Engineer: **Arup**
Services Consultant: **Arup**
Project Manager: **St James Group Ltd**
Cost Consultant: **Davis Langdon**
Contractor: **J Reddington/Midgard**
Landscape Architect: **Charles Funke Associates**

Completion due Autumn 2008							
City of Westminster							
Density:	412						
Mix of units 1:	40%	2:	30%	3:	30%	4+:	0%
Code for Sustainable Homes:	3						
Retail:	8%	Commercial:	0%	Residential:	92%		
Public Space:	0%	Social Rented:	9%				
Shared Ownership:	57%	Private Ownership:	34%				



THURSTON ROAD

Architect: **Duggan Morris Architects**
Client: **MacDonald Egan Plc**
Structural Engineer: **Scott Wilson**
Services Consultant: **Peter Deer and Associates**

Proposed							
Lewisham							
Density:	530						
Mix of units 1:	34%	2:	61%	3:	5%	4+:	0%
Code for Sustainable Homes:	3						
Retail:	0%	Commercial:	10%	Residential:	90%		
Public Space:	0%	Social Rented:	25%				
Shared Ownership:	10%	Private Ownership:	65%				

NOHO SQUARE

Architect: **Make Architects**
Client: **CPC Group on behalf of Project Abbey (Guernsey) Development Ltd**
Structural Engineer: **Arup**
Services Consultant: **Arup**
Project Manager: **Gardiner & Theobald**
Cost Consultant: **Gardiner & Theobald**
Contractor: **MACE**
Landscape Architect: **EDCO Design London Ltd**

Completion due 2011							
City of Westminster							
Density:	213						
Mix of units 1:	33%	2:	33%	3:	27%	4+:	7%
Code for Sustainable Homes:	3						
Retail:	1%	Commercial:	40%			Residential:	55%
Public Space:	4%					Social Rented:	25%
Shared Ownership:	5%					Private Ownership:	70%

CITY QUARTER

Architect: **Sheppard Robson**
Client: **Berkeley Homes**
Structural Engineer: **Pell Frischmann Consulting**
Services Consultant: **Faber Maunsell**
Project Manager: **Berkeley Homes**
Cost Consultant: **Berkeley Homes**
Contractor: **Berkeley Homes**
Landscape Architect: **Philip Cave Associates**

Completion due Sept 2008							
Tower Hamlets							
Density:	308						
Mix of units 1:	0%	2:	41%	3:	9%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	2.5%			Residential:	97.5%
Public Space:	0%					Social Rented:	21%
Shared Ownership:	0%					Private Ownership:	79%

KING STREET REGENERATION

Architect: **Sheppard Robson**
Client: **Grainger & Helical Bar**
Structural Engineer: **Alan Baxter & Associates**
Services Consultant: **hurleypalmerflatt**
Project Manager: **GVA Second London Wall**
Cost Consultant: **Davis Langdon**
Landscape Architect: **Townshend Landscape Architects**

Proposed					
Hammersmith and Fulham					
Density:	225				
Mix of units:	Unavailable				
Code for Sustainable Homes:	4				
Retail:	15%	Commercial:	25%	Residential:	51%
Public Space:	9%	Tenure:	Unavailable		

MULBERRY PARK

Architect: **Panter Hudspith Architects**
Client: **Galliard Homes**
Structural Engineer: **Clark Smith Partnership**
Services Consultant: **Faber Maunsell**
Cost Consultant: **Galliard Homes**
Contractor: **Galliard Construction**

Proposed							
Southwark							
Density:	210						
Mix of units 1:	50%	2:	39%	3:	8%	4+:	3%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	21%	Residential:	65%		
Public Space:	14%	Social Rented:	24.5%				
Shared Ownership:	10.5%	Private Ownership:	65%				

BARKING CENTRAL

Architect: **Allford Hall Monaghan Morris**
Client: **Redrow Regeneration Ltd**
Structural Engineer: **Buro Happold**
Services Consultant: **Faber Maunsell / CPC / Kier**
Project Manager: **Gill Associates**
Cost Consultant: **Nigel Rose & Partners**
Contractor: **Ardmore Construction Ltd**
Landscape Architect: **Grant Associates, MUF**

Completed June 2007							
Barking & Dagenham							
Density:	324						
Mix of units 1:	76%	2:	22%	3:	2%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	70%
Public Space:	30%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

ONE GALLIONS

Architect: **Feilden Clegg Bradley Studios**
Client: **Crest Nicholson, Bioregional Quintain with Southern Housing**
Structural Engineer: **Waterman**
Services Consultant: **Waterman**
Project Manager: **CEF Ltd**
Cost Consultant: **Jones Lang LaSalle**
Landscape Architect: **Place Design + Planning Ltd**

Proposed							
Newham							
Density:	244						
Mix of units 1:	30%	2:	52%	3:	15%	4+:	3%
Code for Sustainable Homes:	4						
Retail:	0%	Commercial:	0%			Residential:	66%
Public Space:	34%			Social Rented:	19%		
Shared Ownership:	16%			Private Ownership:	65%		

PROJECT BANKSIDE

Architect: **Rogers Stirk Harbour + Partners**
Client: **GC Bankside (a joint venture between Grosvenor and Native Land Ltd)**
Structural Engineer: **Waterman**
Services Consultant: **Hoare Lea**
Project Manager: **EC Harris**
Cost Consultant: **WT Partnership**
Contractor: **Carillion**
Landscape Architect: **Gillespies**

Proposed							
Southwark							
Density:	450						
Mix of units 1:	23%	2:	38%	3:	36%	4+:	3%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	20%			Residential:	70%
Public Space:	10%			Social Rented:	0%		
Shared Ownership:	15%			Private Ownership:	85%		

ROWAN ROAD

Architect: **Sheppard Robson**
Client: **Crest Nicholson**
Structural Engineer: **BTP and CCBe (for Kingspan)**
Services Consultant: **RHB Partnership**
Project Manager: **Crest Nicholson**
Cost Consultant: **Crest Nicholson**
Contractor: **Crest Nicholson**
Landscape Architect: **MacFarlane Wilder**

Completion due Dec 2009							
Merton							
Density:	64						
Mix of units 1:	9%	2:	45%	3:	28%	4+:	18%
Code for Sustainable Homes:	3						
Retail:	0%	Commercial:	1%			Residential:	44%
Public Space:	55%			Social Rented:	19%		
Shared Ownership:	11%			Private Ownership:	70%		

BUCKHOLD ROAD

Architect: **EPR Architects**
Client: **Minerva Plc**
Structural Engineer: **Arup**
Services Consultant: **Hoare Lea/ Waterman**
Project Manager: **Montagu Evans**
Cost Consultant: **EC Harris**
Landscape Architect: **Capita Lovejoy**

Proposed							
Wandsworth							
Density:	95						
Mix of units 1:	54.2%	2:	31%	3:	8.8%	4+:	6%
Code for Sustainable Homes:	2-3						
Retail:	2.7%	Commercial:	2.3%			Residential:	87.5%
Public Space:	7.5%			Social Rented:	23%		
Shared Ownership:	30%			Private Ownership:	47%		

TARLING EAST DEVELOPMENT

Architect: **S333 Architecture + Urbanism**
Client: **Toynbee Housing Association**
Structural Engineer: **Paul Owen Associates**
Services Consultant: **Norman Gutteridge Ltd and OCB**
Project Manager: **Walker Management**
Cost Consultant: **Walker Management**
Contractor: **Galliford Try Partnerships**
Landscape Architect: **Farrer Huxley**

Completion due April 2008							
Tower Hamlets							
Density:	150						
Mix of units 1:	14%	2:	33%	3:	23%	4+:	30%
Code for Sustainable Homes:	4						
Retail:	0%	Commercial:	10%			Residential:	90%
Public Space:	0%			Social Rented:	100%		
Shared Ownership:	0%			Private Ownership:	0%		

WANDSWORTH BUSINESS VILLAGE

Architect: **Rolfe Judd**
Client: **Workspace Glebe**
Structural Engineer: **Waterman**
Services Consultant: **Waterman**
Project Manager: **Jackson Coles**
Cost Consultant: **Jackson Coles**
Landscape Architect: **Rumney Design**

Proposed							
Wandsworth							
Density:	453						
Mix of units 1:	64%	2:	30%	3:	6%	4+:	0%
Code for Sustainable Homes:	3						
Retail:	25%	Commercial:	25%	Residential:	50%		
Public Space:	0%	Social Rented:	4%				
Shared Ownership:	21%	Private Ownership:	75%				

0 CENTRAL

Architect: **Space Craft Architects, Tate + Hindle Architects**
Client: **Oakmayne Properties**
Structural Engineer: **McBains Cooper**
Services Consultant: **McBains Cooper**
Project Manager: **McBains Cooper**
Cost Consultant: **McBains Cooper**
Contractor: **Laing O'Rourke**
Landscape Architect: **Space Craft Architects, Tate + Hindle Architects**

Completed July 2007							
Southwark							
Density:	311						
Mix of units 1:	53.5%	2:	35%	3:	11%	4+:	0.5%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	2.5%	Residential:	97.5%		
Public Space:	0%	Social Rented:	10%				
Shared Ownership:	15%	Private Ownership:	75%				

ABBOTTS WHARF

Architect: **Jestico + Whiles**
Client: **East Thames and Telford Homes**
Structural Engineer: **Jenkins and Potter**
Services Consultant: **AJD Design**
Project Manager: **Walker Management**
Cost Consultant: **Walker Management**
Contractor: **Telford Homes**

Completed Sept 2005							
Tower Hamlets							
Density:	329						
Mix of units 1:	38%	2:	55%	3:	7%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	4%			Residential:	76%
Public Space:	20%			Social Rented:	15%		
Shared Ownership:	35%			Private Ownership:	50%		

MASTMAKER ROAD

Architect: **Brady Mallalieu Architects**
Client: **Mastmaker Rd**
Structural Engineer: **Walsh Associates**
Services Consultant: **Hoare Lea**
Project Manager: **Ballymore**
Cost Consultant: **Ballymore**
Contractor: **Ballymore**
Landscape Architect: **Capita Lovejoy**

Completion due June 2009							
Tower Hamlets							
Density:	1050						
Mix of units 1:	22%	2:	47%	3:	6%	4+:	25%
Code for Sustainable Homes:	5						
Retail:	0.3%	Commercial:	0%			Residential:	98.4%
Public Space:	1%			Social Rented:	49%		
Shared Ownership:	22%			Private Ownership:	29%		

THOMAS ROAD

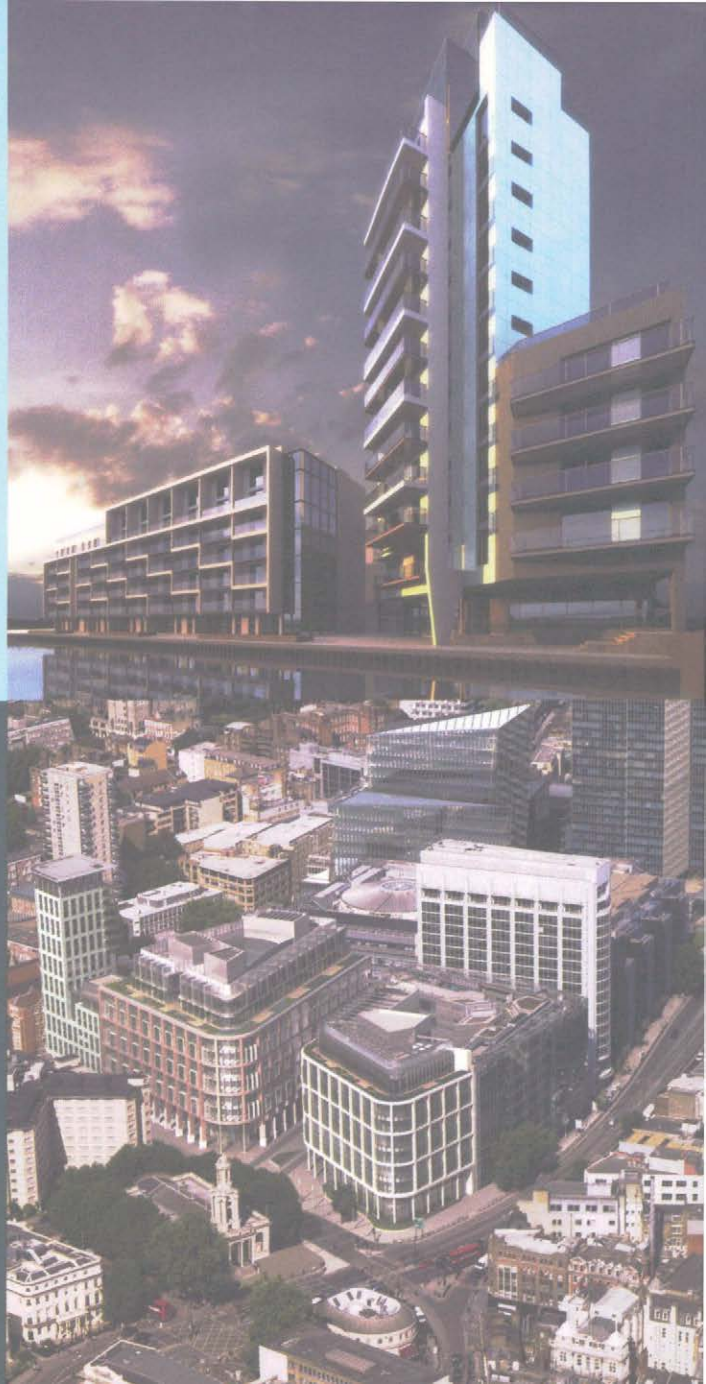
Architect: **Child Graddon Lewis Architects & Designers**
Client: **Genesis Housing Group**
Structural Engineer: **SDP Consulting Engineers**
Services Consultant: **RYB:Konsult**
Cost Consultant: **Gardiner & Theobald**
Contractor: **Daval Construction**
Landscape Architect: **Clarke Associates**

Proposed							
Tower Hamlets							
Density:	895						
Mix of units 1:	25%	2:	56%	3:	16%	4+:	3%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	10%			Residential:	90%
Public Space:	0%			Social Rented:	28%		
Shared Ownership:	22%			Private Ownership:	50%		

REGENT'S PLACE

Architect: **Terry Farrell & Partners, Wilkinson Eyre**
Client: **British Land Developments**
Structural Engineer: **WSP – Cantor Seinuk**
Services Consultant: **Watkins Payne Partnership**
Project Manager: **M3 Consulting**
Cost Consultant: **Davis Langdon**
Contractor: **Bovis Lend Lease**
Landscape Architect: **EDCO Design London Ltd**

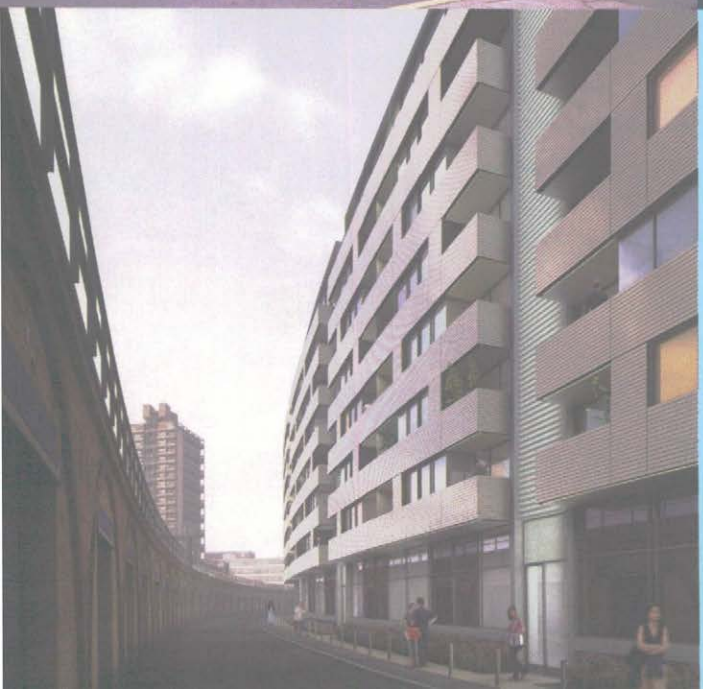
Completion due Summer 2009							
Camden							
Density:	154						
Mix of units 1:	45%	2:	33%	3:	14%	4+:	8%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	75%			Residential:	25%
Public Space:	0%			Social Rented:	42%		
Shared Ownership:	18%			Private Ownership:	40%		



ST MATTHEWS ESTATE

Architect: **PRP Architects Ltd**
Client: **Presentation sai, London & Quadrant Housing Trust**
Structural Engineer: **Engineering Design Association**
Services Consultant: **Brand Leonard Ltd, Eco Environmental Services Ltd**
Contractor: **Mulalley, Multiservice Design and Build Ltd, Ruberoid, Bereco**

Completion due 2008							
Lambeth							
Density:	118						
Mix of units 1:	29%	2:	47%	3:	16%	4+:	8%
Code for Sustainable Homes:	EcoHomes : Excellent						
Retail:	0%	Commercial:	0%			Residential:	90%
Public Space:	10%			Social Rented:	74%		
Shared Ownership:	16%			Private Ownership:	10%		



PRINTWORKS

Architect: **Glenn Howells**
Client: **First Base**
Structural Engineer: **Adams Kara Taylor**
Services Consultant: **Waterman**
Cost Consultant: **Faithful + Gould**
Landscape Architect: **Glenn Howells Landscape**

Completion due Dec 2009							
Southwark							
Density:	410						
Mix of units 1:	41%	2:	46%	3:	13%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Excellent						
Retail:	0%	Commercial:	11%			Residential:	89%
Public Space:	0%			Social Rented:	15%		
Shared Ownership:	26%			Private Ownership:	29%		

ICONA

Architect: **Stock Woolstencroft**
Client: **Telford Homes**
Structural Engineer: **Jenkins and Potter**
Services Consultant: **AJD Design**
Project Manager: **Telford Homes**
Cost Consultant: **Walker Management**
Contractor: **Telford Homes Alto**
Landscape Architect: **Whitelaw Turkington**

Completed Jan 2008							
Newham							
Density:	1027						
Mix of units 1:	31%	2:	66%	3:	3%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Good						
Retail:	0%	Commercial:	6%			Residential:	84%
Public Space:	10%			Social Rented:	22%		
Shared Ownership:	13%			Private Ownership:	65%		

QUEENSBRIDGE QUARTER, HACKNEY

Architect: **Levitt Bernstein Associates**
Client: **Modern City Living, United House Ltd**
Structural Engineer: **Walker Associates**
Services Consultant: **United House Ltd**
Contractor: **United House Ltd**
Landscape Architect: **Levitt Bernstein Associates**

Completion due 2009							
Hackney							
Density:	115						
Mix of units 1:	28%	2:	39%	3:	22%	4+:	11%
Code for Sustainable Homes:	2/3						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	26%		
Shared Ownership:	1%			Private Ownership:	73%		

AIRCO CLOSE

Architect: **Pollard Thomas Edwards architects**
Client: **Stadium Housing Association**
Structural Engineer: **Knapp Hicks**
Services Consultant: **David Miles & Partners**
Project Manager: **Walker Management**
Cost Consultant: **Walker Management**
Contractor: **ROK**
Landscape Architect: **Schoenaich Landscape Architects**

Completed Jan 2007							
Brent							
Density:	111						
Mix of units 1:	24%	2:	40%	3:	25%	4+:	11%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	71%
Shared Ownership:	29%					Private Ownership:	0%

CITY WHARF

Architect: **Pollard Thomas Edwards architects**
Client: **City Wharf Development Co Ltd (a joint venture between PTE Services and Groveworld Ltd) and Islington & Shoreditch Housing Association**
Structural Engineer: **Price & Myers**
Services Consultant: **Kut Partnership**
Contractor: **City Wharf Construction Company Ltd**

Completion due April 2008							
Islington							
Density:	260						
Mix of units 1:	26%	2:	51%	3:	11%	4+:	1%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	7%			Residential:	93%
Public Space:	0%					Social Rented:	25%
Shared Ownership:	0%					Private Ownership:	75%

ADELAIDE WHARF

Architect: **Allford Hall Monaghan Morris**
Client: **First Base, English Partnerships**
Structural Engineer: **Adams Kara Taylor**
Services Consultant: **Waterman**
Project Manager: **Bovis Lend Lease**
Contractor: **Bovis Lend Lease**
Landscape Architect: **Charles Funke Associates**

Completed Nov 2007							
Hackney							
Density:	341						
Mix of units 1:	35%	2:	36%	3:	26%	4+:	3%
Code for Sustainable Homes:	EcoHomes : Excellent						
Retail:	0%	Commercial:	6%			Residential:	94%
Public Space:	0%			Social Rented:	22%		
Shared Ownership:	28%			Private Ownership:	50%		

THREE QUAYS

Architect: **3DReid**
Client: **Cheval Property Holdings Ltd**
Structural Engineer: **Ramboll Whitbybird**
Services Consultant: **RYB:Konsult**
Project Manager: **Schal**
Cost Consultant: **Boyden & Co**
Landscape Architect: **Hyland Edgar Driver**

Proposed							
City of London							
Density:	360						
Mix of units 1:	55%	2:	35%	3:	10%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	4%	Commercial:	0%			Residential:	96%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

ECO-TOWER, PINCHIN STREET

Architect: **HTA**
Client: **The Environment Trust**
Structural Engineer: **Techniker**
Services Consultant: **Mecserve**
Project Manager: **Brian Cheetham Partnership**
Cost Consultant: **Bernard Williams Associates**
Landscape Architect: **HTA**

Proposed							
Tower Hamlets							
Density:	266						
Mix of units 1:	42%	2:	39%	3:	16%	4+:	4%
Code for Sustainable Homes:	5						
Retail:	5%	Commercial:	12%			Residential:	80%
Public Space:	0%			Social Rented:	17%		
Shared Ownership:	45%			Private Ownership:	38%		

LITTLE ILFORD

Architect: **Bell Phillips Architects**
Client: **Gallions Housing Association, Sherrygreen Homes**
Structural Engineer: **Cook Associates**
Services Consultant: **Erinaceous**
Project Manager: **Frankhams Consultancy**
Cost Consultant: **Frankhams Consultancy**
Contractor: **Mulalley**
Landscape Architect: **Aspect Landscape**

Completion due Summer 2010							
Newham							
Density:	89						
Mix of units 1:	39%	2:	47%	3:	6%	4+:	5%
Code for Sustainable Homes:	EcoHomes : Excellent						
Retail:	3%	Commercial:	0%			Residential:	97%
Public Space:	0%			Social Rented:	21%		
Shared Ownership:	39%			Private Ownership:	40%		

WAKERING ROAD, BARKING

Architect: **Dexter Moren**
Client: **CoPlan Estates**
Structural Engineer: **Halcrow Yolles**
Services Consultant: **Alliance (Planning & environmental consultant)**
Project Manager: **McBains Cooper**

Proposed							
Barking & Dagenham							
Density:	253						
Mix of units 1:	60%	2:	40%	3:	0%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	16%			Residential:	84%
Public Space:	0%			Social Rented:	30%		
Shared Ownership:	0%			Private Ownership:	70%		

FOYER, BARKING

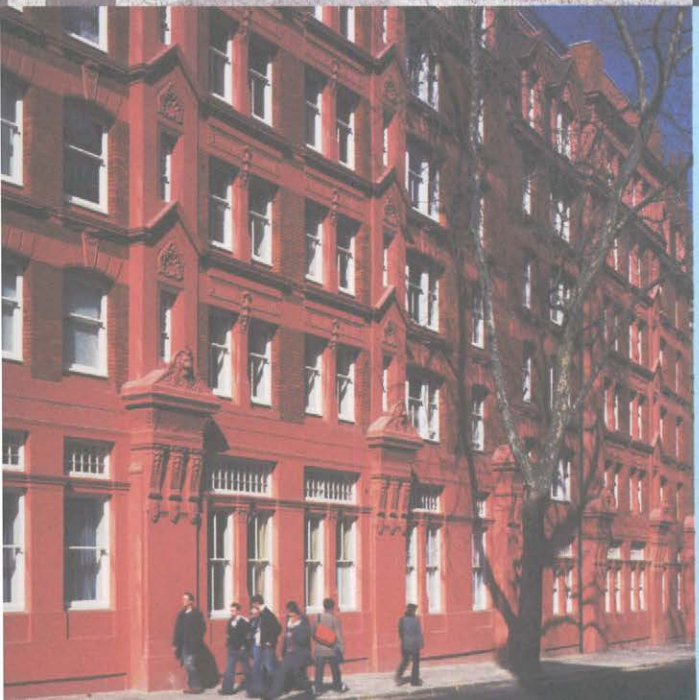
Architect: **Jestico + Whiles**
Client: **East Thames Group**
Structural Engineer: **Conisbee**
Services Consultant: **Atelier Ten (pre-planning), Waterstone Design (post-planning)**
Project Manager: **Robert Lombardelli Partnership**
Cost Consultant: **Robert Lombardelli Partnership**
Contractor: **Galliford Try Partnership**

Completion due Autumn 2008							
Barking & Dagenham							
Density:	682						
Mix of units 1:	100%	2:	0%	3:	0%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	34%			Residential:	66%
Public Space:	0%			Social Rented:	100%		
Shared Ownership:	0%			Private Ownership:	0%		

YEOMAN STREET

Architect: **Duggan Morris Architects**
Client: **MacDonald Egan Plc**
Structural Engineer: **CT & P**
Services Consultant: **HBS**
Project Manager: **Barratt Metropolitan LLP, Simon Parker**
Cost Consultant: **Faithful + Gould**
Contractor: **Barratt Homes**
Landscape Architect: **HTA**

Planning Submitted							
Greenwich							
Density:	60						
Mix of units 1:	0%	2:	0%	3:	50%	4+:	50%
Code for Sustainable Homes:	3/4						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	100%		
Shared Ownership:	0%			Private Ownership:	0%		



GRAY'S INN

Architect: **Jestico + Whiles**
Client: **One Housing Group**
Structural Engineer: **Conisbee**
Services Consultant: **Whitecode Design Associates**
Cost Consultant: **MacConvilles**
Contractor: **Allenbuild SE Ltd**
Landscape Architect: **Clarke Associates**

Completed Feb 2007							
Camden							
Density:	419						
Mix of units 1:	38%	2:	38%	3:	0%	4+:	4%
Code for Sustainable Homes:	EcoHomes : Good						
Retail:	5%	Commercial:	5%			Residential:	90%
Public Space:	0%			Social Rented:	100%		
Shared Ownership:	0%			Private Ownership:	0%		

CLAPHAM PARK ESTATE

Architect: **PRP Architects Ltd**
Client: **Metropolitan Housing Trust**
Services Consultant: **Planning Perspectives**
Contractor: **Inspace Partnerships/Denis Wilson Partnership**

Proposed							
Lewisham							
Density:	179						
Mix of units 1:	47%	2:	18%	3:	26%	4+:	9%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	0%	Residential:	100%		
Public Space:	0%	Social Rented:	100%				
Shared Ownership:	0%	Private Ownership:	0%				

DAGENHAM LIBRARY AND MIXED USE SCHEME

Architect: **architecture plb**
Client: **London Borough of Barking and Dagenham**
Services Consultant: **Vector**
Project Manager: **Bouygues UK**
Cost Consultant: **Bouygues UK**
Contractor: **Bouygues UK**

Proposed							
Barking & Dagenham							
Density:	248.5						
Mix of units 1:	78%	2:	7%	3:	15%	4+:	0%
Code for Sustainable Homes:	3						
Retail:	5%	Commercial:	0%	Residential:	63%		
Public Space:	32% (library)	Social Rented:	9.75%				
Shared Ownership:	25.6%	Private Ownership:	64.65%				

NEW CROSS GATE

Architect: **Feilden Clegg Bradley Studios**
Client: **New Deal for Communities (NDC)**
Structural Engineer: **Ramboll Whitbybird**
Services Consultant: **Max Fordhams LLP**
Cost Consultant: **Davis Langdon**
Contractor: **Rydon Construction**
Landscape Architect: **Grant Associates**

Proposed							
Lewisham							
Density:	173						
Mix of units 1:	48%	2:	49%	3:	3%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	2%	Commercial:	16%			Residential:	53%
Public Space:	29%					Social Rented:	17.5%
Shared Ownership:	17.5%					Private Ownership:	65%

ONE HYDE PARK

Architect: **Rogers Stirk Harbour + Partners**
Client: **Candy and Candy**
Structural Engineer: **Arup**
Services Consultant: **Cundall**
Project Manager: **GVA Second London Wall**
Cost Consultant: **Gardiner & Theobald**
Contractor: **Laing O'Rourke**
Landscape Architect: **Gillespies**

Completion due 2010							
City of Westminster							
Density:	82						
Mix of units:	Unavailable						
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%

JAMES TAYLOR BUILDING

Architect: **Matthew Lloyd Architects LLP**
Client: **Constable House Ltd, in partnership with Sanctuary Housing Association**

Proposed							
Hackney							
Density:	1350						
Mix of units 1:	10%	2:	55%	3:	23%	4+:	12%
Code for Sustainable Homes:	4						
Retail:	0%	Commercial:	14%	Residential:	75%		
Public Space:	11%			Social Rented:	27%		
Shared Ownership:	14%			Private Ownership:	59%		

WESTPOINT APARTMENTS

Architect: **Jestico + Whiles**
Client: **London & Quadrant Housing Trust; Tower Homes Ltd**
Structural Engineer: **Brand Leonard**
Services Consultant: **AWA**
Project Manager: **E C Harris**
Cost Consultant: **E C Harris**
Contractor: **Countryside in Partnership Plc**

Complete							
Haringey							
Density:	113						
Mix of units 1:	37%	2:	63%	3:	0%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Good - Very Good						
Retail:	0%	Commercial:	0%	Residential:	100%		
Public Space:	0%			Social Rented:	50%		
Shared Ownership:	25%			Private Ownership:	25%		

LAYCOCK STREET

Architect: **Brady Mallalieu Architects**
Client: **The Murphy Group**
Structural Engineer: **Scott Wilson**
Services Consultant: **Scott Wilson**
Project Manager: **Murphy Group**
Cost Consultant: **Murphy Group**
Contractor: **Murphy Group**
Landscape Architect: **BMA**

Completion due July 2008							
Islington							
Density:	148						
Mix of units 1:	7%	2:	72%	3:	1.5%	4+:	19.5%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	76%
Public Space:	24%					Social Rented:	25%
Shared Ownership:	0%					Private Ownership:	75%

SIR JOHN LYON HOUSE

Architect: **Sidell Gibson Architects**
Client: **Riverview Holdings Ltd**
Structural Engineer: **Cundall**
Services Consultant: **Cundall**
Project Manager: **Watson Whittaker Partnership**
Cost Consultant: **E C Harris**
Contractor: **Eugena Ltd**
Landscape Architect: **Murdoch Wickham**

Completion due May 2008							
City of London							
Density:	418						
Mix of units 1:	75%	2:	15%	3:	10%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%

KINETICA

Architect: **Waugh Thistleton Architects Ltd**
Client: **Telford Homes / Metropolitan Housing Trust**
Structural Engineer: **Price & Myers / Jenkins & Potter**
Services Consultant: **XCO2 / AJD Design Partnership**
Contractor: **Telford Homes**

Completion due Jan 2010							
Hackney							
Density:	570						
Mix of units 1:	52%	2:	15%	3:	24%	4+:	9%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	19%	Residential:	81%		
Public Space:	0%			Social Rented:	19%		
Shared Ownership:	18%			Private Ownership:	63%		

STAR WHARF

Architect: **Sprunt Architects**
Project Manager: **Cath Pearce**
Contractor: **Barratt Homes**

Completed Oct 2007							
Camden							
Density:	64						
Mix of units 1:	25%	2:	36%	3:	25%	4+:	14%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%	Residential:	100%		
Public Space:	0%			Social Rented:	19%		
Shared Ownership:	15%			Private Ownership:	66%		

CANADA WATER

Architect: **PKS**
Client: **Barratt East London**
Structural Engineer: **URS**
Services Consultant: **MLM**
Project Manager: **Barratt East**
Cost Consultant: **Gleeds**
Contractor: **Barratt**
Landscape Architect: **EDCO Design London Ltd**

Proposed							
Southwark							
Density:	700						
Mix of units 1:	44.4%	2:	33.3%	3:	22.2%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	2%	Commercial:	4%			Residential:	72.5%
Public Space:	21.5%					Social Rented:	33.5%
Shared Ownership:	0%					Private Ownership:	66.5%

PEABODY AVENUE

Architect: **Haworth Tomkins**
Client: **Peabody Trust**
Structural Engineer: **Price & Myers**
Services Consultant: **MaxFordham LLP**
Cost Consultant: **Bristow Johnson & Partners**
Landscape Architect: **Coe Design**

Completion due Summer 2010							
City of Westminster							
Density:	153						
Mix of units 1:	34%	2:	34%	3:	38%	4+:	0%
Code for Sustainable Homes:	3						
Retail:	0%	Commercial:	0%			Residential:	96%
Public Space:	4%					Social Rented:	67%
Shared Ownership:	33%					Private Ownership:	0%

PLASSY STREET

Architect: **JCMT Architects**
Client: **Hyde Housing Group**
Structural Engineer: **Conisbee**
Services Consultant: **White Associates & Faber Maunsell**
Project Manager: **Kim Sangster Associates**
Contractor: **Osborne Homes**
Landscape Architect: **Paul Shaw**

Proposed							
Lewisham							
Density:	115						
Mix of units 1:	35%	2:	40%	3:	25%	4+:	0%
Code for Sustainable Homes:	3						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	29%		
Shared Ownership:	8%			Private Ownership:	63%		

THE HILLSIDE HUB, STONEBRIDGE

Architect: **Edward Cullinan Architects Ltd**
Client: **Hyde Housing Association**
Structural Engineer: **Fife Belcher Grimsey & Partners**
Services Consultant: **MLM**
Project Manager: **Calford Seaden**
Contractor: **Rydon Construction**
Landscape Architect: **Whitelaw Turkington**

Completion due Sept 2008							
Brent							
Density:	110.12						
Mix of units 1:	46%	2:	54%	3:	0%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	1.5%	Commercial:	21%			Residential:	38%
Public Space:	39.5%			Social Rented:	0%		
Shared Ownership:	43%			Private Ownership:	57%		

SEDGWICK STREET

Architect: **Stephen Davy Peter Smith**
Client: **Servite Houses**
Services Consultant: **Walker Management**
Project Manager: **Deborah Johnson**
Cost Consultant: **Walker Management**
Contractor: **Countryside**
Landscape Architect: **Stephen Davy Peter Smith**

Under Construction							
Hackney							
Density:	120						
Mix of units 1:	40%	2:	32.7%	3:	23.6%	4+:	3.7%
Code for Sustainable Homes:	Eco Homes: Very Good						
Retail:	0%	Commercial:	5.2%			Residential:	95.8%
Public Space:	0%					Social Rented:	40%
Shared Ownership:	60%					Private Ownership:	0%

HAMMOND COURT

Architect: **Mæ LLP Architects**
Client: **East Thames Group**
Structural Engineer: **Thomasons**
Services Consultant: **Synergy Consulting**
Project Manager: **RLF**
Cost Consultant: **RLF**

Proposed							
Waltham Forest							
Density:	154						
Mix of units 1:	32%	2:	39%	3:	18%	4+:	11%
Code for Sustainable Homes:	4						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	47%
Shared Ownership:	30%					Private Ownership:	23%

ST THOMAS' SCHOOL AND FLATS

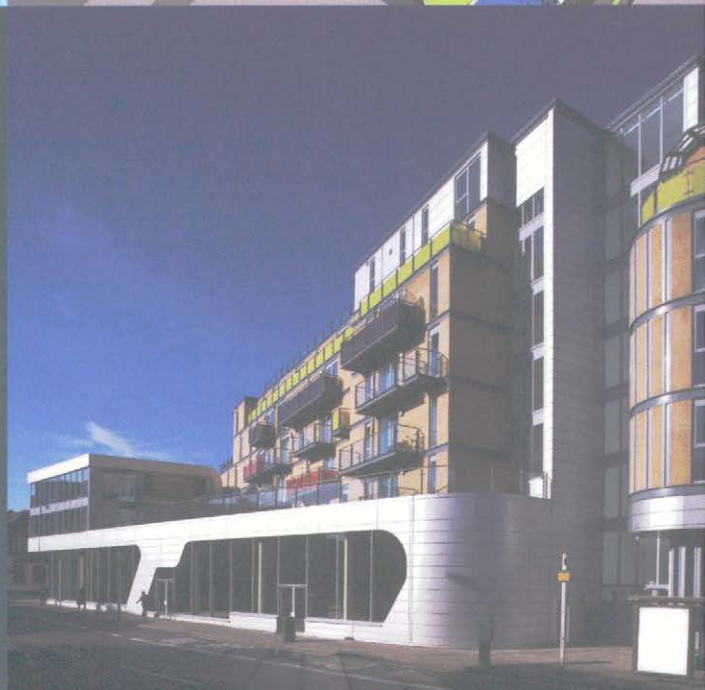
Architect: **Pollard Thomas Edwards architects**
Client: **London Diocesan Board for Schools, Places for People Development**
Structural Engineer: **Mark Heeley & Brothwell**
Services Consultant: **Capita Symonds**
Contractor: **Mansell**
Landscape Architect: **Jenkins and Clarke**

Completion due Jan 2009							
RB Kensington & Chelsea							
Density:	113						
Mix of units 1:	69%	2:	22%	3:	6%	4+:	3%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	0%			Residential:	70%
Public Space:	30% + Playground			Social Rented:	14%		
Shared Ownership:	6%			Private Ownership:	80%		

NORTH END ROAD

Architect: **Moss Architects & Dexter Moren Associates**
Client: **Wates Living Space**
Structural Engineer: **Price + Myers**
Services Consultant: **Charles D Smith & Associates Ltd**
Contractor: **Wates Living Space**

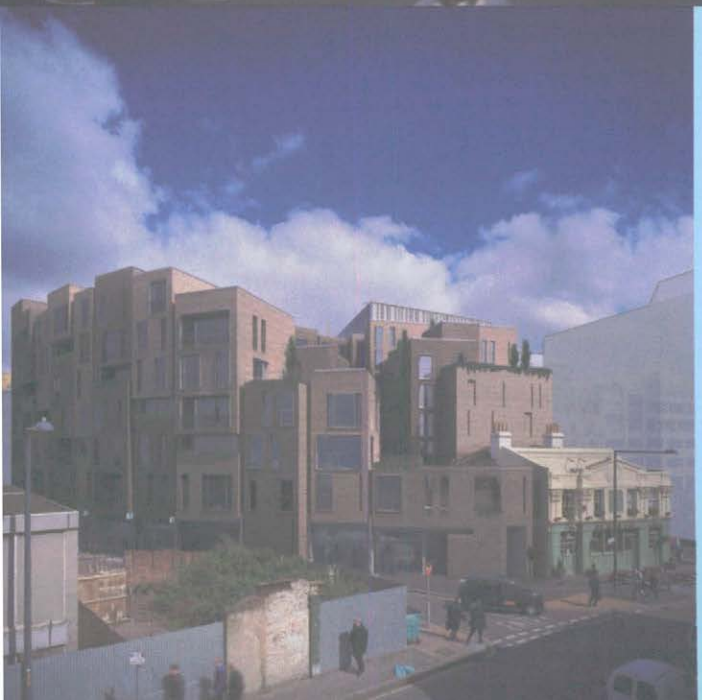
Complete							
Hammersmith & Fulham							
Density:	1413						
Mix of units 1:	32%	2:	68%	3:	0%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	30%	Commercial:	0%			Residential:	70%
Public Space:	0%			Social Rented:	100%		
Shared Ownership:	0%			Private Ownership:	0%		



TACHBROOK TRIANGLE

Architect: **Assael Architecture**
Client: **Barratt West London**
Structural Engineer: **Scott Wilson**
Services Consultant: **The Kut Partnership**
Project Manager: **Barratt West London**
Cost Consultant: **Barratt West London**
Contractor: **Barratt West London**

Completed 2007							
City of Westminster							
Density:	364						
Mix of units 1:	32%	2:	25%	3:	3%	4+:	0%
Code for Sustainable Homes:	3						
Retail:	0%	Commercial:	5%			Residential:	95%
Public Space:	0%			Social Rented:	30%		
Shared Ownership:	0%			Private Ownership:	70%		



BEAR LANE

Architect: **Panter Hudspith Architects**
Client: **Galliard Homes**
Structural Engineer: **Clark Smith Partnership**
Services Consultant: **CSA (M&E) Ltd**
Project Manager: **Galliard Construction**
Cost Consultant: **Galliard Homes**
Contractor: **Galliard Construction**

Completion due March 2009							
Southwark							
Density:	460						
Mix of units 1:	47%	2:	39.5%	3:	13.5%	4+:	0%
Code for Sustainable Homes:	Ecohomes: Good						
Retail:	6%	Commercial:	8%			Residential:	81%
Public Space:	5%			Social Rented:	21%		
Shared Ownership:	9%			Private Ownership:	70%		

CONSORT ROAD

Architect: **Walter Menteth Architects**
Client: **Presentation SIA**
Structural Engineer: **Conisbee**
Services Consultant: **XCO2**
Project Manager: **BPM**
Cost Consultant: **BPM**
Contractor: **Senlac**

Completed July 2007							
Southwark							
Density:	187						
Mix of units 1:	26%	2:	55%	3:	0%	4+:	19%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	2.7%	Commercial:	5.25%			Residential:	92%
Public Space:	0%			Social Rented:	43%		
Shared Ownership:	57%			Private Ownership:	0%		

OAKLANDS

Architect: **Monahan Blythen Architects**
Client: **Catalyst Communities Housing Association**
Structural Engineer: **Upton McGougan**
Project Manager: **Dobson White Boulcott**
Cost Consultant: **Dobson White Boulcott**
Contractor: **Rydon Construction Ltd**

Completed June 2005							
Hammersmith & Fulham							
Density:	120						
Mix of units 1:	20%	2:	58%	3:	9%	4+:	13%
Code for Sustainable Homes:	EcoHomes : Good						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	73%		
Shared Ownership:	27%			Private Ownership:	0%		

SWISS COTTAGE

Architect: **Terry Farrell & Partners**
Client: **Dawnay Day Properties and Barratt West London**
Structural Engineer: **Atkins**
Services Consultant: **Atkins Building Services & Atkins Structures**
Project Manager: **Atkins Integrated Projects**
Cost Consultant: **Faithful + Gould**
Contractor: **Barratt East London**
Landscape Architect: **Gustafson Porter**

Completed March 2006							
Camden							
Density:	22						
Mix of units 1:	0%	2:	18%	3:	82%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	68%	Commercial:	0%			Residential:	27%
Public Space:	5%					Social Rented:	100%
Shared Ownership:	0%					Private Ownership:	0%

ARTESIAN HOUSE

Architect: **Pollard Thomas Edwards architects, Dransfield Owens de Silva Architects**
Client: **Hyde Housing Association and Rooff Residential**
Structural Engineer: **Price & Myers**
Services Consultant: **Fulcrum Consulting**
Project Manager: **Kim Sangster Associates (KSA)**
Cost Consultant: **Rooff/KSA**
Contractor: **Rooff**
Landscape Architect: **LBA Landscape**

Completed May 2007							
Southwark							
Density:	194						
Mix of units 1:	32%	2:	55%	3:	13%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	21%			Residential:	79%
Public Space:	0%					Social Rented:	26%
Shared Ownership:	15%					Private Ownership:	59%

MURRAY HOUSE

Architect: **Formation Architects**
Client: **Circle Anglia**
Structural Engineer: **CampbellReith**
Services Consultant: **EngDesign**
Project Manager: **Inspace Partnerships**
Cost Consultant: **Inspace Partnerships**
Contractor: **Inspace Partnerships**

Completion due June 2009							
City of Westminster							
Density:	427						
Mix of units 1:	58%	2:	10%	3:	32%	4+:	0%
Code for Sustainable Homes:	3						
Retail:	0%	Commercial:	14.5%			Residential:	85.5%
Public Space:	0%			Social Rented:	58%		
Shared Ownership:	42%			Private Ownership:	0%		

WILD RENTS

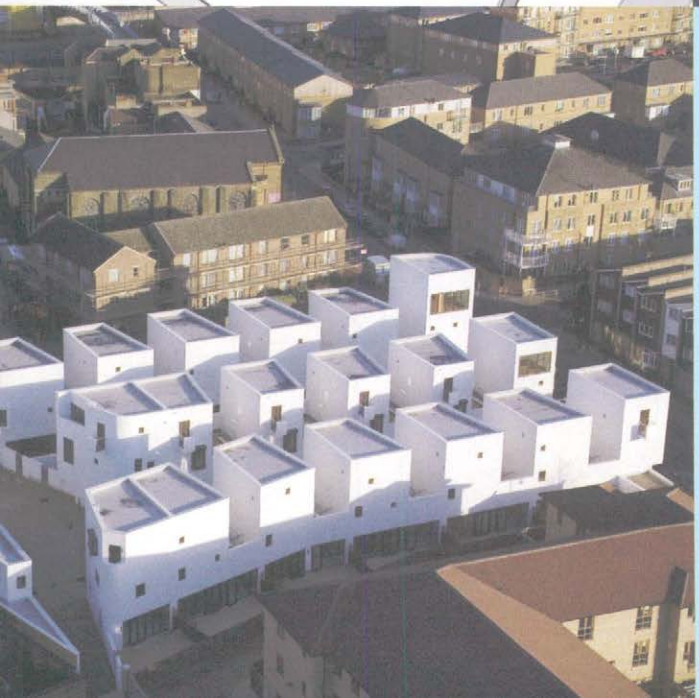
Architect: **Dransfield Owens de Silva**
Client: **Richer Sounds and Vision Homes**

Proposed							
Southwark							
Density:	337						
Mix of units 1:	60%	2:	30%	3:	10%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	10%			Residential:	90%
Public Space:	0%			Social Rented:	25%		
Shared Ownership:	10%			Private Ownership:	65%		

MERRYHILL

Architect: **Chance de Silva**
Client: **Dr. Marc Dissanayake**
Structural Engineer: **Nigel de Silva**
Services Consultant: **Kut Partnership**
Project Manager: **Niranjali Amarasinghe**
Cost Consultant: **Albert Stone**

Proposed							
Enfield							
Density:	70						
Mix of units 1:	0%	2:	100%	3:	0%	4+:	0%
Code for Sustainable Homes:	3						
Retail:	0%	Commercial:	32%			Residential:	68%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		



DONNYBROOK QUARTER

Architect: **Peter Barber Architects**
Client: **Circle Anglia Housing Trust and Old Ford**
Structural Engineer: **Colin Toms and Partners**
Project Manager: **Willmott Dixon**
Cost Consultant: **London Borough of Waltham Forest Surveying Department**
Contractor: **Willmott Dixon**

Completed Jan 2006							
Tower Hamlets							
Density:	134						
Mix of units 1:	15%	2:	80%	3:	2.5%	4+:	2.5%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	5%	Commercial:	0%			Residential:	95%
Public Space:	0%			Social Rented:	25%		
Shared Ownership:	0%			Private Ownership:	75%		

MONTROSE PLACE

Architect: **Hamilton Associates**
Client: **Montrose Place LLP (a joint venture between Grosvenor and Native Land Ltd)**
Structural Engineer: **Cameron Taylor**
Services Consultant: **Norman Disney & Young**
Project Manager: **Grosvenor**
Cost Consultant: **EC Harris**
Contractor: **Sir Robert McAlpine**

Completed Aug 2007							
City of Westminster							
Density:	96						
Mix of units 1:	7%	2:	23%	3:	42%	4+:	28%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	0%	Residential:	100%		
Public Space:	0%	Social Rented:	30%				
Shared Ownership:	0%	Private Ownership:	70%				

WANSEY STREET HOUSING

Architect: **dRMM**
Client: **Southern Housing Group**
Structural Engineer: **Bradbrook Consulting**
Services Consultant: **Cameron Taylor**
Project Manager: **Southern Housing Group**
Cost Consultant: **Martin Associates**
Contractor: **Wates Construction**

Completed Oct 2006							
Southwark							
Density:	1124						
Mix of units 1:	42%	2:	29%	3:	29%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Excellent						
Retail:	0%	Commercial:	2%	Residential:	98%		
Public Space:	0%	Social Rented:	39%				
Shared Ownership:	22%	Private Ownership:	39%				

STADTHAUS

Architect: **Waugh Thistleton Architects**
Client: **Telford Homes / Metropolitan Housing Trust**
Structural Engineer: **Techniker / Jenkins & Potter**
Services Consultant: **AJD Design/Michael Popper Associates**
Contractor: **KLH UK / Telford Homes**
Landscape Architect: **Standerwick Land Design**

Completion due Oct 2008							
Hackney							
Density:	960						
Mix of units 1:	38%	2:	31%	3:	21%	4+:	10%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	5%			Residential:	85%
Public Space:	10%			Social Rented:	31%		
Shared Ownership:	3.5%			Private Ownership:	65.5%		

FAIRFIELD ROAD

Architect: **5th Studio**
Client: **Olive Green**
Structural Engineer: **Michael Hadi Associates**
Services Consultant: **Fulcrum Consulting**
Cost Consultant: **Cyril Sweett**

Proposed							
Tower Hamlets							
Density:	600						
Mix of units 1:	58%	2:	20%	3:	22%	4+:	0%
Code for Sustainable Homes:	5						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	25%			Private Ownership:	75%		

BROOKS ROAD ESTATE 55–77A STRATFORD ROAD

Architect: **Bell Phillips Architects**
Client: **London Borough of Newham**
Structural Engineer: **Michael Hadi Associates**
Services Consultant: **Fulcrum Consulting**
Project Manager: **Pinnacle Housing**
Cost Consultant: **IGM Associates**
Contractor: **Mulalley**

Completed Feb 2007							
Newham							
Density:	98						
Mix of units 1:	0%	2:	100%	3:	0%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	100%		
Shared Ownership:	0%			Private Ownership:	0%		

LEROY STREET

Architect: **Featherstone Associates**
Client: **L&Q, Wandle and Guinness Trusts, Southwark Council**
Structural Engineer: **Tully De'Ath**
Project Manager: **Calford Seaden**
Cost Consultant: **Calford Seaden**
Contractor: **Osborne**

Proposed							
Southwark							
Density:	177						
Mix of units 1:	26%	2:	52%	3:	22%	4+:	0%
Code for Sustainable Homes:	5						
Retail:	0%	Commercial:	0%			Residential:	82%
Public Space:	18%			Social Rented:	48%		
Shared Ownership:	0%			Private Ownership:	52%		

CULVERIN COURT/ MOUNT CARMEL

Architect: **Hawkins\Brown**
Client: **Wilson Connelly Limited, Taylor Woodrow**
Structural Engineer: **Alan Baxter Associates**
Services Consultant: **Whitecode Design Associates**
Project Manager: **EC Harris**
Cost Consultant: **AYH**
Contractor: **Laing O'Rourke, Bryen and Langley**
Landscape Architect: **HLM**

Completed Nov 2005							
Islington							
Density:	174						
Mix of units 1:	74%	2:	20%	3:	0%	4+:	6%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	14%			Residential:	78%
Public Space:	8%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%

RODNEY ROAD

Architect: **AOC**
Client: **Wandle Housing Association**
Structural Engineer: **Engineers HRW**
Project Manager: **Calford Seaden**
Cost Consultant: **Calford Seaden**

Proposed							
Southwark							
Density:	226						
Mix of units 1:	66%	2:	34%	3:	0%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	15%	Commercial:	0%			Residential:	85%
Public Space:	0%					Social Rented:	63%
Shared Ownership:	0%					Private Ownership:	37%

HARLESDEN HIGH STREET

Architect: **SUSD**
Client: **SUSD**
Structural Engineer: **KMG Associates**
Project Manager: **SUSD**
Cost Consultant: **PT Projects**

Proposed							
Brent							
Density:	180						
Mix of units 1:	0%	2:	100%	3:	0%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	9%			Private Ownership:	91%		

HILLBURY ROAD

Architect: **IDE-Architecture**
Client: **Milford Group**
Structural Engineer: **MLM (Ipswich)**
Services Consultant: **MLM (Ipswich)**
Landscape Architect: **Enplan**

Proposed							
Croydon							
Density:	40						
Mix of units 1:	0%	2:	100%	3:	0%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	17%
Public Space:	83%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

ST OLAVES COURT

Architect: **IMAGOarchitects**
Client: **Bestleaf Residential Co Ltd**
Structural Engineer: **MBOK**
Contractor: **Chart Construction**
Landscape Architect: **Henrietta Parsons**

Completed May 2006							
City of Westminster							
Density:	244						
Mix of units 1:	0%	2:	0%	3:	94%	4+:	6%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

GOLDCREST CLOSE

Architect: **Bell Phillips Architects**
Client: **Gallions Housing Association**
Structural Engineer: **Elliott Wood**
Services Consultant: **Freeman Beesley**
Cost Consultant: **Martin Associates**

Proposed							
Greenwich							
Density:	90						
Mix of units 1:	50%	2:	11%	3:	39%	4+:	0%
Code for Sustainable Homes:	3						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	67%		
Shared Ownership:	33%			Private Ownership:	0%		

HELIX COURT

Architect: **Avanti Architects**
Client: **Notting Hill Home Ownership**
Structural Engineer: **Brand Leonard**
Services Consultant: **CSA (M & E) Ltd**
Contractor: **Eugena Ltd**

Completed 2005							
RB Kensington & Chelsea							
Density:	132						
Mix of units 1:	41%	2:	35%	3:	24%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	30%		
Shared Ownership:	70%			Private Ownership:	0%		

ELMORE STREET

Architect: **Platform 5 Architects**
Client: **Stewart Booth & Jason Davies**
Structural Engineer: **MBOK**
Services Consultant: **Peter Deer and Associates**
Project Manager: **Stewart Booth**

Completion due Summer 2009							
Islington							
Density:	300						
Mix of units 1:	20%	2:	60%	3:	10%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	25%	Commercial:	0%			Residential:	75%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

ST BOTOLPH'S APARTMENTS

Architect: **Matthew Lloyd Architects LLP**
Client: **Native Land Ltd**
Structural Engineer: **Clarke Nicholls Marcel**
Services Consultant: **Hoare Lea**
Project Manager: **WT Partnership**
Cost Consultant: **WT Partnership**
Contractor: **Crispin & Borst Ltd**

Completion due Autumn 2008							
Tower Hamlets							
Density:	532						
Mix of units 1:	57%	2:	43%	3:	0%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	40%	Commercial:	0%			Residential:	60%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%

PARK ROAD, ST. JOHN'S WOOD

Architect: **Dexter Moren**
Client: **CP Holdings**

Proposed							
City of Westminster							
Density:	253						
Mix of units 1:	29%	2:	42%	3:	29%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	15%			Residential:	85%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%

DUNBRIDGE VISTA BUILDING

Architect: **JOHNSTON architecture & design**
Client: **Housing Association**

Proposed							
Tower Hamlets							
Density:	1083						
Mix of units 1:	60%	2:	30%	3:	10%	4+:	0%
Code for Sustainable Homes:	5						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

GATEWAY HOUSE

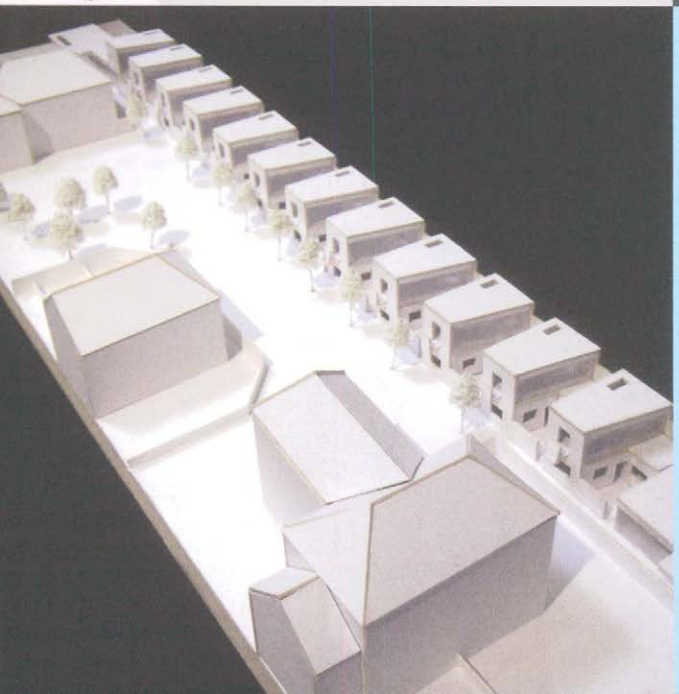
Architect: **HTA**
Client: **Hyde Housing Association**
Structural Engineer: **Ellis & Moore**
Cost Consultant: **Calford Seaden**
Contractor: **Geoffrey Osborne**
Landscape Architect: **HTA**

Completion due Summer 2008							
Lewisham							
Density:	125						
Mix of units 1:	34%	2:	66%	3:	0%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0	Commercial:	14%			Residential:	76%
Public Space:	10%			Social Rented:	0%		
Shared Ownership:	100%			Private Ownership:	0%		

STANLEY STREET

Architect: **Duggan Morris Architects**
Client: **MacDonald Egan Developments Plc and Angelina Investments Ltd**

Proposed							
Lewisham							
Density:	236						
Mix of units 1:	38%	2:	62%	3:	0%	4+:	0%
Code for Sustainable Homes:	4						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%



BADEN POWELL CLOSE

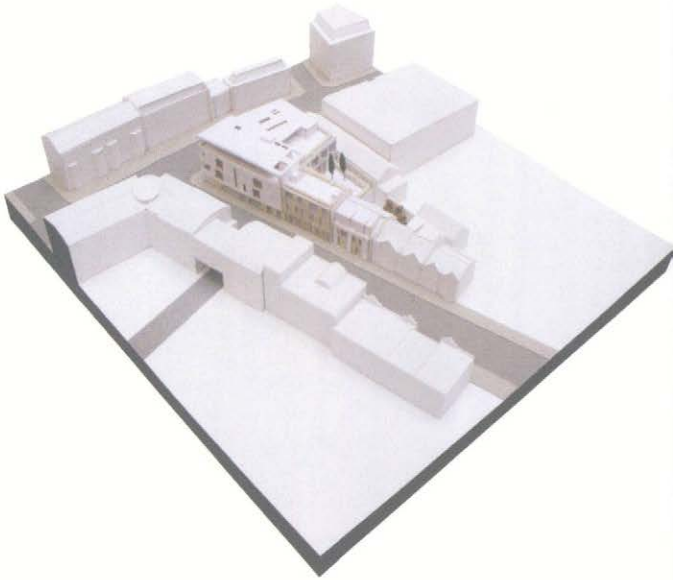
Architect: **Peter Barber Architects**
Client: **Southern Housing Group**
Structural Engineer: **Brand Leonard**
Project Manager: **Robert Lombardelli Partnership**
Cost Consultant: **Robert Lombardelli Partnership**
Contractor: **Kier Partnership Homes**

Proposed							
Barking and Dagenham							
Density:	114						
Mix of units 1:	86%	2:	14%	3:	0%	4+:	0%
Code for Sustainable Homes:	EcoHomes: Very Good						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	50%
Shared Ownership:	50%					Private Ownership:	0%

DEODAR

Architect: **Co-labarchitects**
Client: **Londonewcastle Developments**
Structural Engineer: **Price & Myers**
Services Consultant: **CGMS**
Project Manager: **Carruth Marshall**
Cost Consultant: **Carruth Marshall**

Proposed							
Wandsworth							
Density:	720						
Mix of units 1:	29%	2:	57%	3:	14%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	25%			Residential:	75%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		



LUXMORE GARDENS

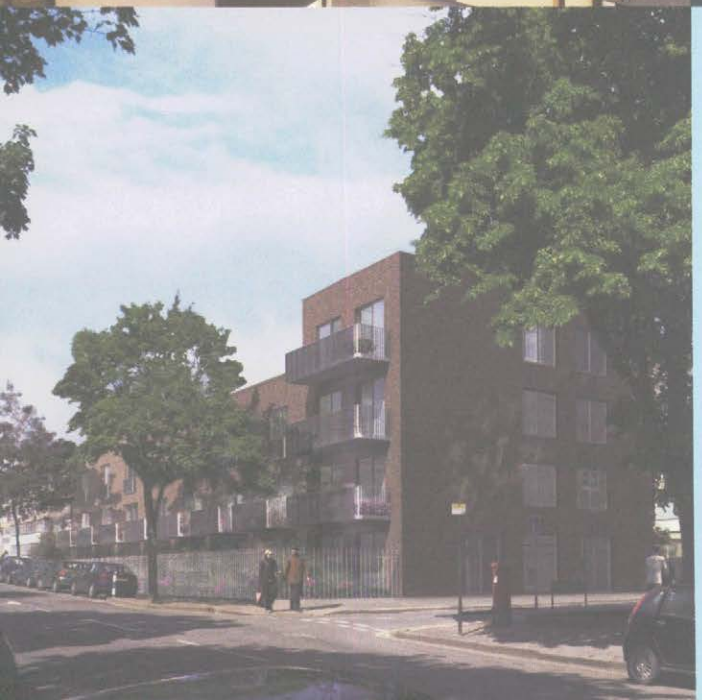
Architect: **Duggan Morris Architects**
Client: **MacDonald Egan Developments Plc**
Services Consultant: **Peter Deer and Associates**

Proposed							
Lewisham							
Density:	242						
Mix of units 1:	55%	2:	45%	3:	0%	4+:	0%
Code for Sustainable Homes:	4						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

SETTLES STREET MEWS

Architect: **Spaced Out Architecture Studios**
Client: **Nobel House Group**
Structural Engineer: **Rodrigues Associates**
Services Consultant: **Advent Development Ltd**
Project Manager: **Advent Development Ltd**
Cost Consultant: **Evans Associates**
Contractor: **Advent Development Ltd**
Landscape Architect: **Spaced Out Ltd**

Completed Aug 2007							
Tower Hamlets							
Density:	100						
Mix of units 1:	33.5%	2:	66.5%	3:	0%	4+:	0%
Code for Sustainable Homes:							
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		



VASSALL ROAD HOUSING

Architect: **Tony Fretton Architects**
Client: **Cheeky Chappy Development Co. (Servite & Baylight)**
Structural Engineer: **Jampel Davison & Bell**
Services Consultant: **Bailey Associates**
Project Manager: **Baylight**
Contractor: **Durkan Pudelek**
Landscape Architect: **Schoenaich Landscape Architects Ltd**

Completion due April 2008							
Lambeth							
Density:	84						
Mix of units 1:	0%	2:	100%	3:	0%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	40%			Residential:	60%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

CROWN TERRACE

Architect: **AOC**
Client: **Wandle Housing Association**
Structural Engineer: **Engineers HRW**
Project Manager: **Calford Seaden**
Cost Consultant: **Calford Seaden**

Proposed							
Southwark							
Density:	85						
Mix of units 1:	0%	2:	0%	3:	100%	4+:	0%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	0%	Residential:	100%		
Public Space:	0%	Social Rented:	40%				
Shared Ownership:	0%	Private Ownership:	60%				

LEONARD'S PLACE

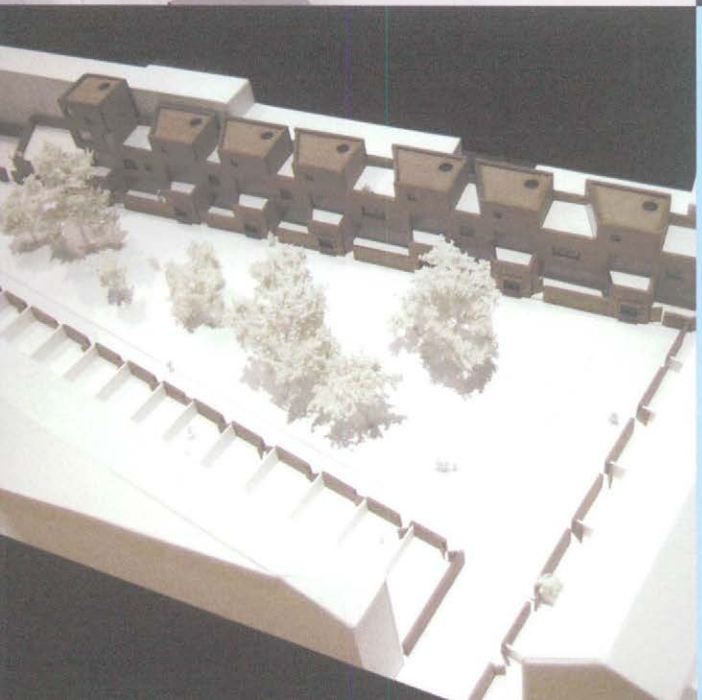
Architect: **Brady Mallalieu Architects**
Client: **One Housing Group**
Structural Engineer: **Price & Myers**
Services Consultant: **Rooff**
Project Manager: **MacConvilles**
Cost Consultant: **MacConvilles**
Contractor: **Rooff**
Landscape Architect: **BMA**

Completed Jan 2006							
Hackney							
Density:	310						
Mix of units 1:	22%	2:	22%	3:	44%	4+:	12%
Code for Sustainable Homes:	EcoHomes : Good						
Retail:	0%	Commercial:	0%	Residential:	75%		
Public Space:	25%	Social Rented:	0%				
Shared Ownership:	100%	Private Ownership:	0%				

PRIORY MANOR

Architect: **Duggan Morris Architects**
Client: **Angelina Investments**
Cost Consultant: **Appleyard and Trew**

Proposed							
Lewisham							
Density:	150						
Mix of units 1:	0%	2:	0%	3:	0%	4+:	100%
Code for Sustainable Homes:	4						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%



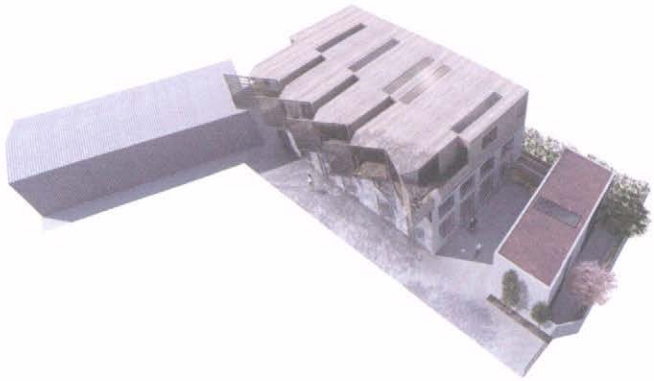
HANNIBAL ROAD GARDENS

Architect: **Peter Barber Architects**
Client: **Southern Housing Group**
Project Manager: **Robert Lombardelli Partnership**
Cost Consultant: **Robert Lombardelli Partnership**

Proposed							
Tower Hamlets							
Density:	30						
Mix of units 1:	0%	2:	0%	3:	38%	4+:	62%
Code for Sustainable Homes:	3						
Retail:	0%	Commercial:	0%			Residential:	27%
Public Space:	73%					Social Rented:	50%
Shared Ownership:	50%					Private Ownership:	0%

BARMESTON ROAD

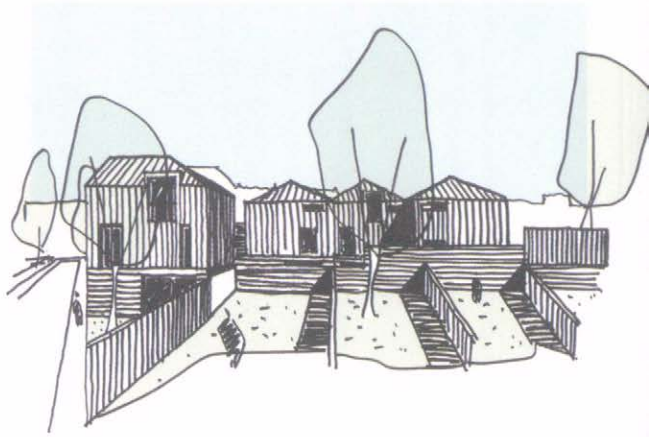
Architect: **Duggan Morris Architects**
Client: **MacDonald Egan Developments Plc**
Structural Engineer: **Paul Owen Associates**
Services Consultant: **Banyards**
Cost Consultant: **MEC Plc**
Contractor: **MEC Plc**



Completion due Nov 2008							
Lewisham							
Density:	56						
Mix of units 1:	0%	2:	100%	3:	0%	4+:	0%
Code for Sustainable Homes:	3						
Retail:	0%	Commercial:	30%			Residential:	70%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

ESSEX MEWS

Architect: **IDE-Architecture**
Client: **Solid Space**
Cost Consultant: **Moulton Taggart**

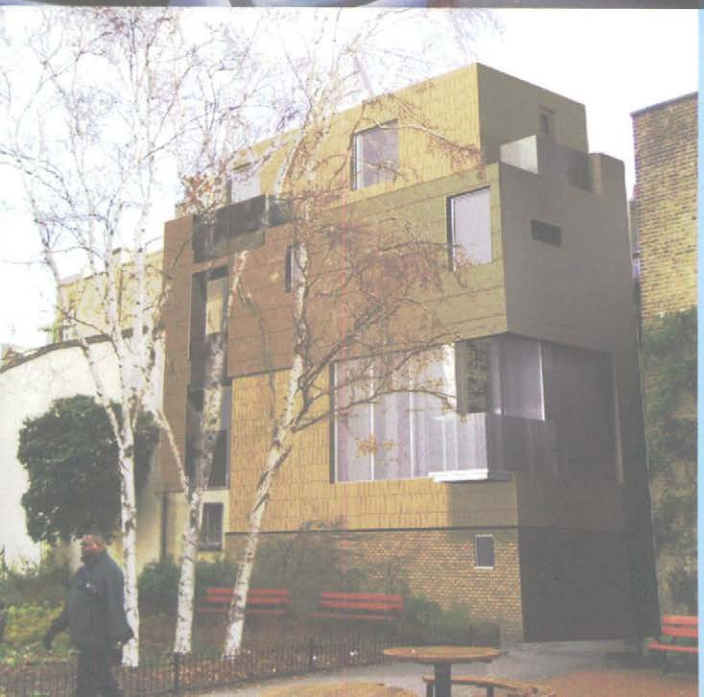


Proposed							
Croydon							
Density:	56						
Mix of units 1:	0%	2:	100%	3:	0%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	81%
Public Space:	19%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

35 UPPER PARK ROAD

Architect: **the heder partnership with Kevin Fellingham Architecture**
Client: **SID (Conversions) LTD**
Structural Engineer: **momentum**
Services Consultant: **Nimbus Rose**
Cost Consultant: **PierceHill**
Contractor: **PierceHill**

Proposed							
Camden							
Density:	165						
Mix of units 1:	28.6%	2:	42.8%	3:	28.6%	4+:	0%
Code for Sustainable Homes:	4						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%



WHITECROSS STREET

Architect: **Project Orange**
Client: **A Holt and Sons**
Structural Engineer: **Techniker**
Cost Consultant: **Tropus and Spicer**
Contractor: **Blake Builders**

Completion due Sept 2008							
Islington							
Density:	260						
Mix of units 1:	83%	2:	0%	3:	0%	4+:	17%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	26%			Residential:	74%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%

MANSARD HOUSE

Architect: **Featherstone Associates**
Client: **Southern Housing Group**
Project Manager: **Robert Lombardelli Partnership Ltd**
Cost Consultant: **Robert Lombardelli Partnership Ltd**

Under construction							
Havering							
Density:	90						
Mix of units 1:	0%	2:	0%	3:	100%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%	Residential:	100%		
Public Space:	0%	Social Rented:	50%				
Shared Ownership:	0%	Private Ownership:	50%				

CUDWORTH STREET DEVELOPMENT

Architect: **JOHNSTON architecture & design**
Client: **Adige Ltd**
Structural Engineer: **Adige Ltd**
Services Consultant: **Adige Ltd**
Project Manager: **Adige Ltd**
Cost Consultant: **Adige Ltd**
Contractor: **Adige Ltd**
Landscape Architect: **Adige Ltd**

Proposed							
Tower Hamlets							
Density:	520						
Mix of units 1:	50%	2:	30%	3:	20%	4+:	0%
Code for Sustainable Homes:	4						
Retail:	0%	Commercial:	0%	Residential:	100%		
Public Space:	0%	Social Rented:	40%				
Shared Ownership:	20%	Private Ownership:	40%				

BOURBON LANE, WEST LONDON

Architect: **Cartwright Pickard Architects and B+C Architectes**
Client: **Octavia Housing and Care**
Structural Engineer: **CampbellReith**
Services Consultant: **Atelier Ten**
Project Manager: **MDA Consulting**
Cost Consultant: **MDA Consulting**
Contractor: **MDA Consulting**
Landscape Architect: **Grant Associates**

Completed July 2007							
Hammersmith and Fulham							
Density:	95						
Mix of units 1:	37%	2:	41%	3:	16%	4+:	6%
Code for Sustainable Homes:	EcoHomes : Very Good						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	45%
Shared Ownership:	33%					Private Ownership:	22%

117 PARKWAY

Architect: **JCNM Architects**
Client: **Yucel Investments**
Structural Engineer: **Structa LLP**
Services Consultant: **Studio Nine**
Project Manager: **JCNM**
Cost Consultant: **Denley King**
Contractor: **Construction Solutions Ltd**

Completed April 2007							
Camden							
Density:	100						
Mix of units 1:	0%	2:	85%	3:	15%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%

CHURCH WALK

Architect: **David Mikhail Architecture**
Client: **David Mikhail**

Proposed							
Hackney							
Density:	163						
Mix of units 1:	0%	2:	50%	3:	50%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

SHOREDITCH PROTOTYPE HOUSE

Architect: **Cox Bulleid Architects**
Client: **Tessa Cox and Oliver Bulleid**
Structural Engineer: **Elliott Wood**
Services Consultant: **WSP**
Cost Consultant: **Measur**
Contractor: **Doherty Contracts**

Completed 2007							
Hackney							
Density:	Unavailable						
Mix of units 1:	0%	2:	0%	3:	100%	4+:	100%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	30%			Residential:	70%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

WATER TOWER

Architect: **SUSD**
Client: **Tom Dixon**
Structural Engineer: **Packman Lucas**
Project Manager: **SUSD**
Cost Consultant: **PT Projects**

Proposed							
RB Kensington & Chelsea							
Density:	Unavailable						
Mix of units 1:	0%	2:	0%	3:	0%	4+:	100%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

TWO HOUSES, NORTH LONDON

Architect: **Buschow Henley**
Client: **Private**
Structural Engineer: **Rodrigues Associates**
Cost Consultant: **Stockdales**
Contractor: **MICE Sames**

Completed March 2006							
Hackney							
Density:	Unavailable						
Mix of units 1:	0%	2:	0%	3:	100%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

HERRINGBONE HOUSES

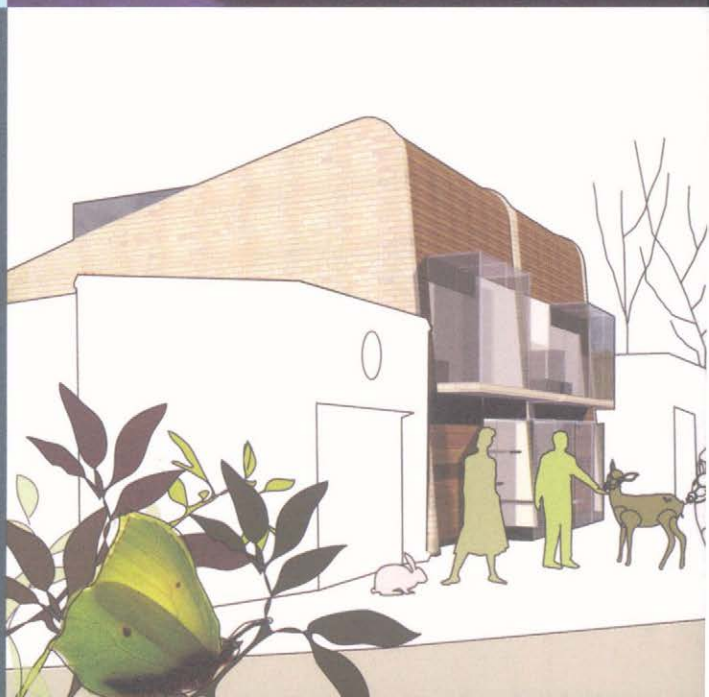
Architect: **Alison Brooks Architects Ltd**
Client: **Alex Wingate**
Structural Engineer: **Price + Myers**
Services Consultant: **Peter Deer + Associates**
Project Manager: **Brian White**
Cost Consultant: **Carruth Marshall Partnership**
Contractor: **Unimead Ltd, Kaymac Construction**
Landscape Architect: **Christopher Bradley-Hole Landscape**

Completed							
Wandsworth							
Density:	4.5						
Mix of units 1:	0%	2:	0%	3:	0%	4+:	100%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

BROCKLEY ROAD

Architect: **M3 Architects**
Client: **Tim Karakashian & Nick Fleming**
Structural Engineer: **ING Leator**

Proposed							
Lewisham							
Density:	121						
Mix of units 1:	0%	2:	100%	3:	0%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		



TWIN HOUSES

Architect: **Terry Pawson Architects**
Client: **Q Developments**
Structural Engineer: **Elliott Wood**
Cost Consultant: **PierceHill**
Landscape Architect: **Buckley Design Associates**

Proposed							
RB Kingston upon Thames							
Density:	6.2						
Mix of units 1:	0%	2:	0%	3:	0%	4+:	100%
Code for Sustainable Homes:	EcoHomes : Excellent						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%

PRIVATE HOUSE, CHELSEA

Architect: **Tony Fretton Architects**
Client: **Private**
Structural Engineer: **Dewhurst Macfarlane and Partners**
Cost Consultant: **Davis Langdon**
Contractor: **R J Parry Ltd**
Landscape Architect: **Schoenaich Landscape Architects Ltd**

Completion due March 2008							
RB Kensington & Chelsea							
Density:	n/a						
Mix of units 1:	0%	2:	0%	3:	0%	4+:	100%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%

16 GREAT COLLEGE STREET

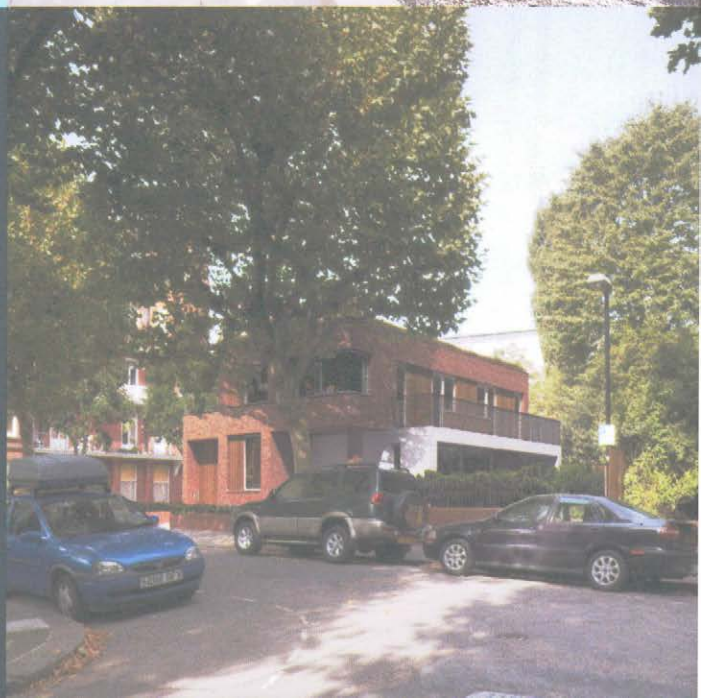
Architect: **Scott Brownrigg**
Client: **Square Foot Properties**
Structural Engineer: **NRM**
Services Consultant: **Con-Serve Ltd**
Project Manager: **Square Foot Properties**
Cost Consultant: **Stockdales**
Contractor: **Michael Leonard Interiors Ltd**

Completed 2006							
City of Westminster							
Density:	Unavailable						
Mix of units 1:	0%	2:	0%	3:	0%	4+:	100%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

HEATH HOUSE

Architect: **Avanti Architects**
Client: **Notting Hill Home Ownership**
Structural Engineer: **Robert J Groves Associates**
Services Consultant: **XCO2 and Macwhirter**
Project Manager: **Denley King Ltd**
Cost Consultant: **Baille Knowles Partnership**

Completed 2005							
RB Kensington & Chelsea and Hammersmith & Fulham							
Density:	30						
Mix of units 1:	0%	2:	0%	3:	0%	4+:	100%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		



ROOF GARDEN APARTMENT

Architect: **Tonkin Liu and Richard Rogers**
Client: **Private**
Structural Engineer: **Expedition Engineering**
Services Consultant: **BDSP**
Project Manager: **KHK Group**
Contractor: **MJH, Ashley Group**
Landscape Architect: **Tonkin Liu with Tendercare Nursery**

Completed 2007							
Hackney							
Density:	n/a						
Mix of units 1:	0%	2:	0%	3:	0%	4+:	100%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%

MONMOUTH ROAD

Architect: **Pitman Tozer Architects**
Client: **Ms C. McBride & Mr L Tozer**
Structural Engineer: **Richard Tant Associates**
Services Consultant: **Arup/Richard Pearce Associates**
Project Manager: **Pitman Tozer Architects**
Cost Consultant: **David Parker Associates**
Contractor: **Brownstone Ltd**
Landscape Architect: **Nurture Nature**

Completed Aug 2007							
City of Westminster							
Density:	77						
Mix of units 1:	0%	2:	0%	3:	0%	4+:	100%
Code for Sustainable Homes:	4						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%

44 DENNIS LANE

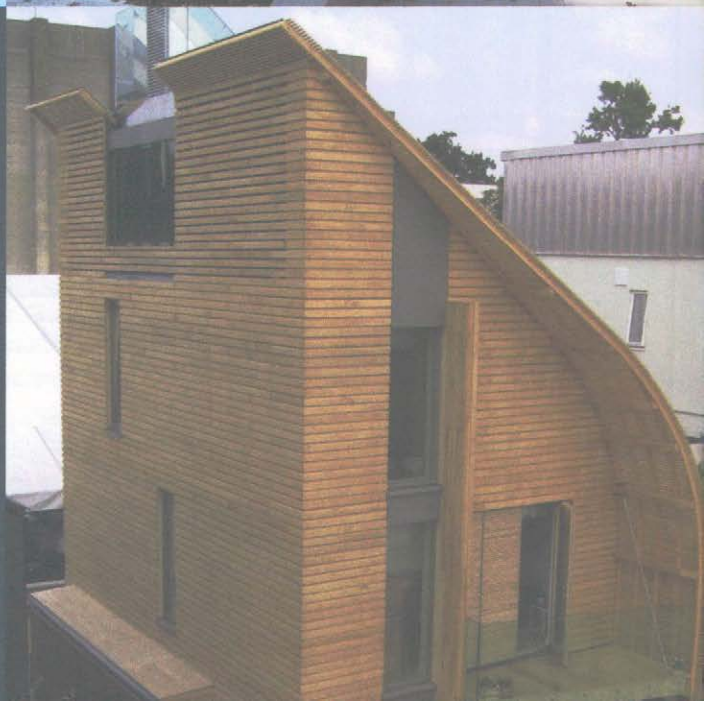
Architect: **Thomas Nugent Architects Ltd**
Client: **Private**
Structural Engineer: **Pindora Associates**
Project Manager: **Thomas Nugent Architects Ltd**
Contractor: **Varsani Construction & Joinery**
Landscape Architect: **David Willis**

Completed April 2007							
Harrow							
Density:	n/a						
Mix of units 1:	0%	2:	0%	3:	0%	4+:	100%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%	Residential:	100%		
Public Space:	0%	Social Rented:	0%				
Shared Ownership:	0%	Private Ownership:	100%				

KINGSPAN LIGHTHOUSE

Architect: **Sheppard Robson**
Client: **Kingspan**
Structural Engineer: **Arup**
Services Consultant: **Arup**

Complete							
n/a							
Density:	Unavailable						
Mix of units 1:	0%	2:	100%	3:	0%	4+:	0%
Code for Sustainable Homes:	6						
Retail:	0%	Commercial:	0%	Residential:	100%		
Public Space:	0%	Social Rented:	0%				
Shared Ownership:	0%	Private Ownership:	100%				



59 MARESFIELD GARDENS

Architect: **theheder partnership**
Client: **SID (Conversions) LTD**
Structural Engineer: **momentum**
Services Consultant: **Nimbus Rose**
Project Manager: **PierceHill**
Cost Consultant: **PierceHill**

Proposed							
Camden							
Density:	77						
Mix of units 1:	0%	2:	0%	3:	0%	4+:	100%
Code for Sustainable Homes:	4						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%

PARK CLOSE

Architect: **Alan Power Architects Ltd**
Client: **Charles Sheppard**
Structural Engineer: **Michael Hadi Associates**

Proposed							
RB Kensington & Chelsea							
Density:	4						
Mix of units 1:	0%	2:	0%	3:	100%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%

PRIVATE HOUSE, SHEEN

Architect: **ESA architecture | design**
Client: **Brandcaster Estates**
Project Manager: **Total Project Integration Ltd**
Cost Consultant: **Total Project Integration**
Landscape Architect: **ESA architecture | design**

Completed 2006							
Richmond							
Density:	1						
Mix of units 1:	0%	2:	0%	3:	100%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

PRIVATE HOUSE, TUFNELL PARK

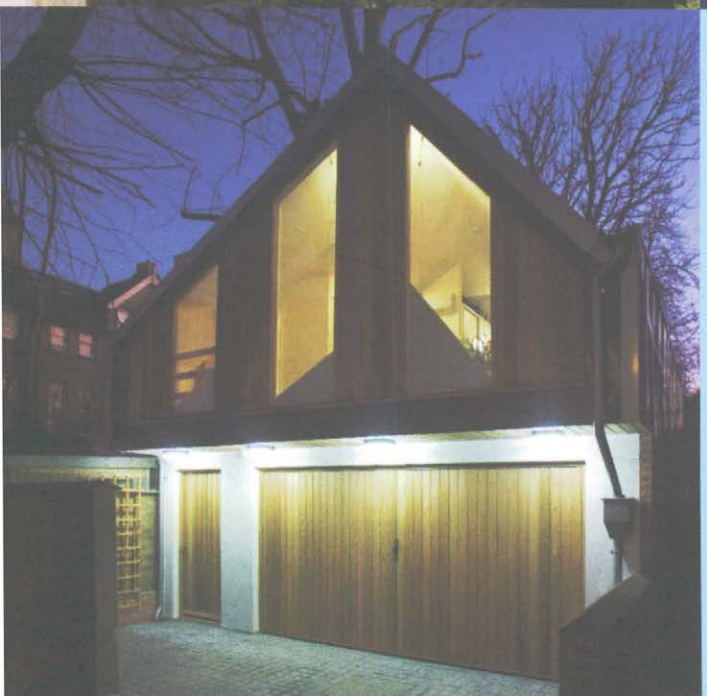
Architect: **Scape Architects**
Client: **Private**
Structural Engineer: **O'Connor Sokowolski Partnership**
Cost Consultant: **Boyden & Company**
Contractor: **Markian Construction Ltd**

Completion due June 2008							
Islington							
Density:	n/a						
Mix of units 1:	0%	2:	100%	3:	0%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%			Social Rented:	0%		
Shared Ownership:	0%			Private Ownership:	100%		

PALMWOOD HOUSE

Architect: **Undercurrent Architects**
Client: **Private**
Structural Engineer: **Tricorn Consultants**
Project Manager: **Undercurrent Architects**
Contractor: **JD General Building Services**
Landscape Architect: **Undercurrent Architects**

Completed Dec 2007							
Wandsworth							
Density:	n/a						
Mix of units 1:	0%	2:	100%	3:	0%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%



PRIVATE RESIDENCE, HAMPSTEAD

Architect: **ESA architecture | design**
Client: **Private**
Structural Engineer: **Price & Myers**
Project Manager: **Stace**
Cost Consultant: **Stace**
Contractor: **Vector Build, Windsor**
Landscape Architect: **Stuart Pearson**

Completed Dec 2007							
Camden							
Density:	n/a						
Mix of units 1:	100%	2:	0%	3:	0%	4+:	0%
Code for Sustainable Homes:	Unavailable						
Retail:	0%	Commercial:	0%			Residential:	100%
Public Space:	0%					Social Rented:	0%
Shared Ownership:	0%					Private Ownership:	100%

THE POST WAR HOUSING PROGRAMMES ARE FREQUENTLY CASTIGATED FOR DELIVERING LOW QUALITY, BADLY BUILT AND ANTI-SOCIAL HOUSING. HOWEVER, IT WAS NOT ALL BAD.

ANDREW MEAD LOOKS AT A RANGE OF SCHEMES THAT HAVE PASSED THE TEST OF TIME AND HAVE LESSONS FOR HOUSE PROVIDERS TODAY.

SPA GREEN ESTATE

Finsbury, 1946–50

Tecton; Skinner & Lubetkin
Listed Grade II*

After designing his Highpoint One flats in Highgate (1936), the most accomplished Modernist block of housing in the UK in the inter-war period, the Georgian émigré Berthold Lubetkin undertook several projects for Finsbury Council – one of which was the renowned Finsbury Health Centre (1938). Lubetkin also began planning the council's Spa Green estate, but it was not built until after the war.

Standing amid open space and gardens are three blocks of flats – two of eight storeys and a sinuous one of four. Engineered by Ove Arup, they are of box-frame construction, with the load-bearing walls of in-situ concrete at a right angle to the main axis of the buildings. As Lubetkin's biographer John Allan points out, this left the architect free – here and in subsequent social housing schemes – to treat the elevations in a variety of ways. He could create quite complex abstract compositions in the manner of the textiles he admired, giving each project a distinct identity. For Allan, the four-storey Sadler House at Spa Green is 'arguably the most distinguished public sector gallery-access housing block in England'.

RIBA Library Photographs Collection

CHURCHILL GARDENS ESTATE

Pimlico, 1947–62

Powell & Moya
Part-listed Grade II

Philip Powell and Hidalgo Moya, young graduates of the Architectural Association whose Skylon at the Festival of Britain in 1951 still captures people's imagination, won the competition for the Churchill Gardens estate just after the Second World War. Built in four phases across a 12.6 hectare site, the housing is a mixture of slab blocks and three- or four-storey terraces, set in ample open space and interspersed with occasional older buildings that were deliberately retained.

Churchill Gardens signalled both the social and the architectural optimism of the period, although the architectural critic Ian Nairn wrote in 1966 that, 'for all its virtues, it is not a real place'. Perhaps time has proved that judgement wrong: in 2000 the estate received a 40th Anniversary Civic Trust Award, having won its first Civic Trust Award back in 1961.

Henk Snoek / RIBA Library Photographs Collection

GOLDEN LANE ESTATE

City of London, 1952–1962

Chamberlin, Powell & Bon
Listed Grade II
(Crescent House, Grade II*)

This estate is on a site that was devastated by bombing in the Second World War. The competition to build it is now remembered not just for the winning entry but for an unplaced one by Alison and Peter Smithson, with its influential concept of 'streets in the sky'.

There are 10 blocks in all at Golden Lane – the most prominent being the 16-storey glass curtain-walled Great Arthur House – along with a range of other provision for the 1,400 residents: a shop, nursery, pub, etc. Chamberlin, Powell & Bon said they had 'no desire to make the project look like a garden suburb' so the landscaping here is hard and robust. Ian Nairn particularly admired the spaces between the buildings: 'Every trick in the book is brought in, and not for cleverness's sake, but to create a real place out of statistical units of accommodation.' Chamberlin, Powell & Bon went on to build the Barbican estate on the adjacent bombsite.

John Maltby / RIBA Library Photographs Collection

PARKLEYS

Ham Common, 1953–56

Eric Lyons & Span
Listed Grade II

In the 1950s and 60s, architect Eric Lyons and developer Span created what are still some of the most distinguished housing schemes to be seen in Britain since the Second World War. They are concentrated especially around Blackheath and the leafy south-west edge of London: Twickenham, Teddington and Ham.

Parkleys, the largest of Span's early estates, combines two- and three-storey blocks of flats with two-storey terraces. Its idiom is a friendly (but flat-roofed) Modernism, with yellow brick and tile-hanging much in evidence, and great attention to site planning and the landscape setting. The contribution of landscape architect Ivor Cunningham, who joined Lyons in 1955, was crucial to the long-term success of Span's schemes, which almost without exception have worn very well.

RIBA Library Photographs Collection

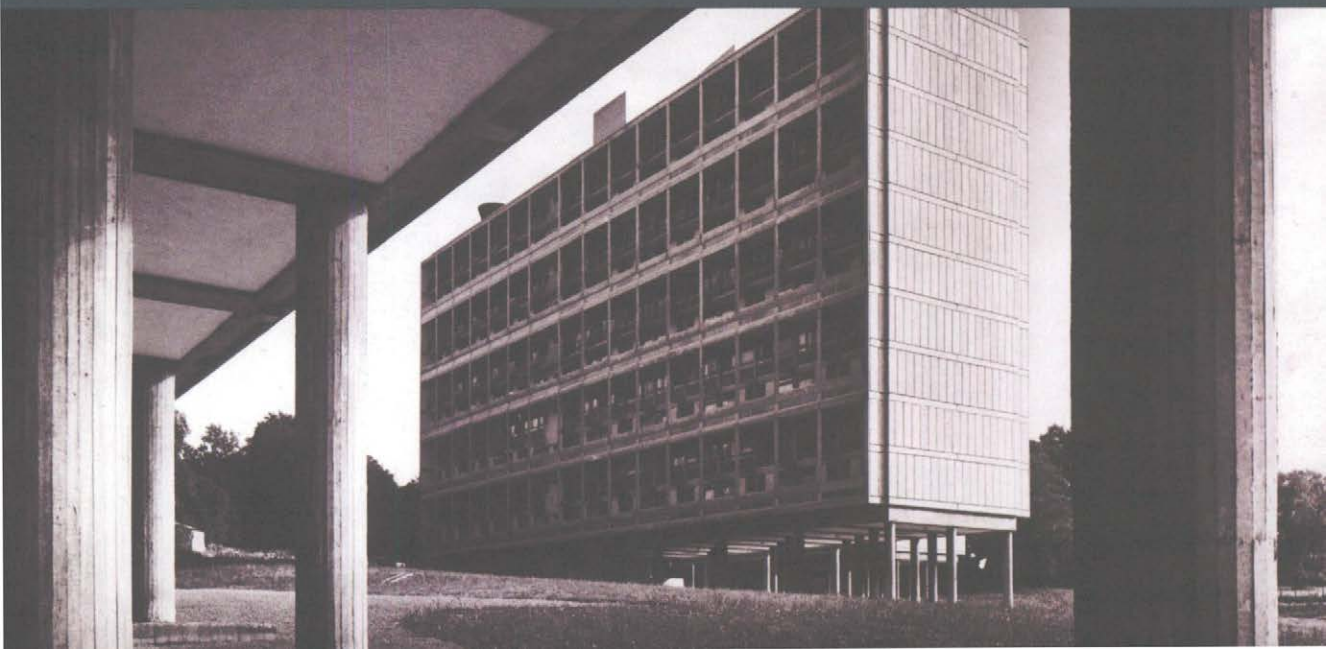
ALTON WEST
Roehampton, 1954–58

LCC Architect's Department (under Robert Matthew)
Listed Grade II* (five slabs blocks)

The Festival of Britain on London's South Bank in 1951 was a great popular success, but some architects thought it represented a 'soft' Scandinavian Modernism that diluted their ideals. These divisions existed within the LCC Architect's Department and were played out during the 1950s at Roehampton, close to Richmond Park.

The point blocks of the LCC's Alton East estate there (1952–55) were 'soft', polite, and decorative; the five slab blocks of Alton West, ranged across a grassy slope and supported on pilotis, were more hard line. Influenced by Le Corbusier's recently completed Unité d'Habitation in Marseilles, they closely resembled the LCC's blocks at Bentham Road, Hackney, of 1952–54 (on which Colin St John Wilson was a lead designer). They were widely published at the time and the Alton Estate as a whole remains a key place for studying Britain's 1950s architecture.

Architectural Press Archive / RIBA Library Photographs Collection



KEELING HOUSE

Bethnal Green, 1955–59

Denys Lasdun (of Fry, Drew, Drake & Lasdun)
Listed Grade II*

Before making his name with his Royal College of Physicians building beside Regent's Park, Denys Lasdun was involved with several housing schemes – notably, the Hallfield estate near Paddington (designed with Tecton) and Keeling House in bomb-damaged East London.

This is a 16-storey 'cluster' block, so-called because it has four wings of two-storey maisonettes radiating at an angle from a central service core. Lasdun's (rather optimistic) idea was that this form would help to recreate the life of former East End streets, each wing being in sight of another and so encouraging neighbourly contact. The block was empty for much of the 1990s, partly for structural reasons, but in 1999–2001 Munkenbeck + Marshall successfully refurbished it, adapting it for luxury private flats and adding penthouses. Lasdun went on to design some luxury flats of his own, overlooking St James's Park (1959–60).

RIBA Library Photographs Collection

BRANDON ESTATE

Southwark, 1955–58

LCC Architect's Department (led by Edward Hollamby)

Extended in the 1960s, the Brandon estate originally consisted of six 18-storey towers alongside lower-rise blocks, a shopping centre and library, and some rejuvenated older terraces. This deliberate mix was not the general rule at a time when architects and planners often preferred a 'clean slate'. In his Buildings of England guidebook to the area, Nikolaus Pevsner points out how the towers, set back inside a concrete frame and with recessed centres, 'try hard not to be too monolithic'. Ted Hollamby went on to be director of architecture for the Borough of Lambeth, where he oversaw the development of some sensitive low-rise schemes.

RIBA Library Photographs Collection

BARBICAN ESTATE

City of London, 1956–81

Chamberlin, Powell & Bon
Listed Grade II

Pevsner suggests that 'there is nothing quite like the Barbican estate in all British architecture. It combines two favourite concepts of post-war British planning: the traffic-free housing precinct and the multi-functional megastructure. They are expressed in cyclopean reinforced concrete forms, massive far beyond utility...'

While still at work on the nearby Golden Lane estate, Chamberlin, Powell & Bon embarked on this 14 hectare development, once again on a bomb-damaged site. The three tower blocks are over 40-storeys high, the lower blocks 150 metres or more in length, and this scale gives the whole estate a real sense of drama – especially from the elevated walkways which overlook its squares and courtyards and cross the lake. Very much an enclave, it's not the easiest place for visitors to navigate – hence the painted yellow line to guide them to the Barbican Centre – but the accommodation, upmarket from the start, is always in demand.

Architectural Press Archive / RIBA Library Photographs Collection

LANGHAM HOUSE CLOSE

Ham Common, 1958

Stirling & Gowan, 1958
Listed Grade II*

Le Corbusier's Maisons Jaoul in Paris (1951–54) became a place of pilgrimage for architects as soon as they were built. One British visitor was James Stirling who, to judge from an article he wrote for The Architectural Review in September 1955, was disconcerted by what he found. Stirling thought that the bold concrete frames, roughly-pointed brickwork, and Catalan vaults of the Maisons Jaoul were 'on the knife-edge of peasantism' – in strong contrast to the clean white forms of Le Corbusier's Purist villas of the 1920s. But his trip left an obvious mark in the three blocks of flats he designed with James Gowan down a narrow site off the edge of Ham Common. Notable for an attention to internal detail (fireplaces, serveries, etc) as well as their external aesthetic, they were tailor-made for the critic Reyner Banham's book, The New Brutalism.

RIBA Library Photographs Collection

WORLD'S END ESTATE

Chelsea, 1961–77

Eric Lyons, Cadbury-Brown, Metcalfe & Cunningham

Eric Lyons is best known for his sensitive low-rise estates such as Parkleys near Ham Common, but at World's End in Chelsea – in partnership with H T Cadbury-Brown – he tried to create a high-rise development that was similarly humane. This can be seen not only in the various facilities included in lower buildings among the towers (a community centre, school, chapel, etc) but in the design of the towers themselves – each with an irregular, quite picturesque form, in contrast to the bleak monoliths that were sprouting up elsewhere in London and the UK. Every flat has its own balcony, many with views of the nearby Thames. The construction is reinforced concrete frame, but to avoid the negative associations that concrete had acquired by then, the towers are faced with brick.

John Donat / RIBA Library Photographs Collection

LILLINGTON GARDENS

Pimlico, 1964–72

Darbourne & Darke
Listed Grade II * in parts

Built by Westminster City Council, Lillington Gardens was a pioneering attempt to provide high-density housing on a large scale without resorting to towers or slabs. The accommodation is in blocks of varying height (no more than eight storeys), whose bulk is broken up by projections and recessions that keep the development from seeming too uniform. Brick brings a vernacular homeliness to the buildings without any trite mimicking of vernacular forms.

John Darbourne and Geoffrey Darke showed great ingenuity in the internal planning of the estate, combining units of several different sizes, often on split levels. They also paid attention to the landscape – the internal courtyards and elevated plantings. Despite some social and technical problems over the years, the estate has aged well, but Darbourne and Darke's attempt to apply similar principles in their huge Marquess Estate in Islington (1966–76) proved less successful. Parts of that have now been replaced with new buildings by PRP.

Henk Snoek / RIBA Library Photographs Collection

TRELLICK TOWER

North Kensington, 1966–72

Ernö Goldfinger & Partners
Listed Grade II*

Goldfinger's 30-storey Trellick Tower is one of the capital's most striking landmarks – a dominant feature of the West London skyline. Bearing many resemblances to his earlier Balfron Tower in East London, and with much use of bush-hammered concrete, the main block – linked on every third storey to the adjacent stair-tower – contains 217 flats.

But as Pevsner points out: 'By the 1970s public housing on such a monumental scale was already a dinosaur. However handsome and generously planned, family flats in towers were no longer acceptable.' The tower duly fell into decline and became a byword for crime and anti-social behaviour. But improvements driven by a vigorous residents' association (including the concierge that Goldfinger originally envisaged) have turned its fortunes around. Trellick Tower proves that high-rise housing can work – given the right occupants, proper management and maintenance, and sufficient care in the original design and construction.

RIBA Library Photographs Collection

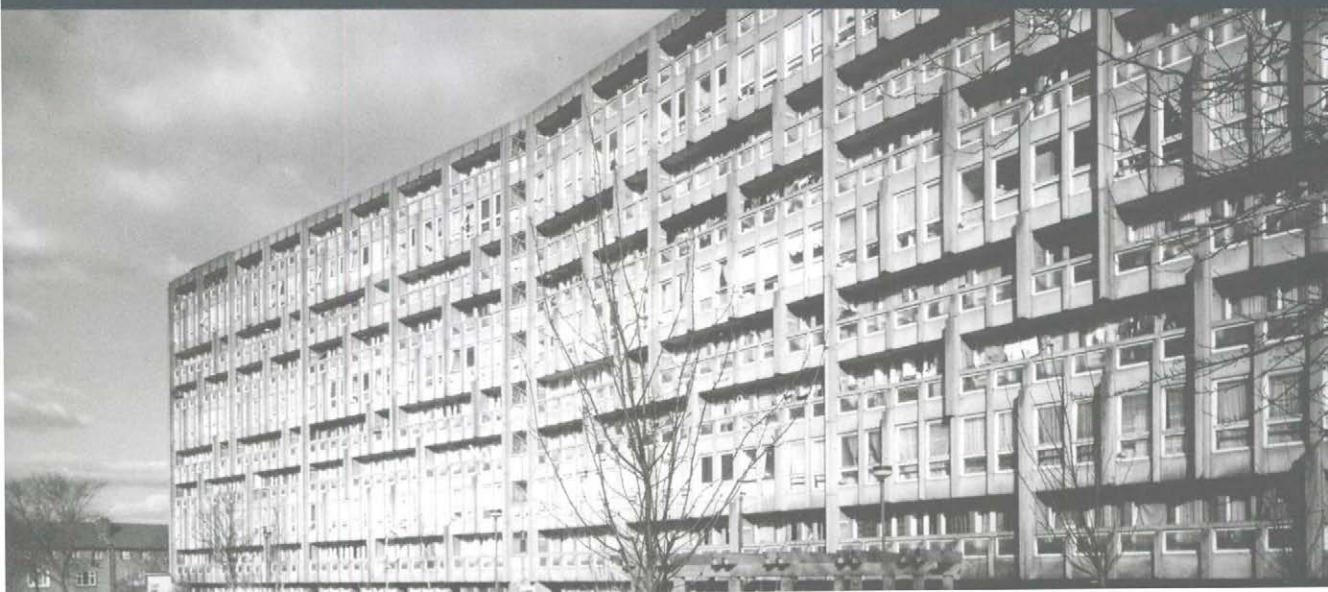
ROBIN HOOD GARDENS
Poplar, 1966–72

Alison and Peter Smithson

This controversial estate is once more in the headlines. In July 2007 Tower Hamlets council applied to English Heritage for a certificate of immunity from listing so that the buildings could be demolished and replaced with new housing at a much greater density by Horden Cherry Lee. But a recent campaign initiated by Building Design, urging English Heritage to recommend that the estate be listed, attracted 1,000 signatories – among them, Richard Rogers, Norman Foster, David Chipperfield, Zaha Hadid, Toyo Ito, Robert Venturi and Denise Scott Brown. Standing on an awkward island site with heavy traffic on either side, Robin Hood Gardens consists of two long concrete blocks – one of seven storeys, the other of ten. Containing 213 dwellings, they reflect the Smithsons' ideas about 'streets in the sky' (not just narrow access decks), which date back to their entry for the Golden Lane competition. A green mounded area between the blocks supplies what the architects called 'a stress-free zone'.

But from its early days the estate was dogged by technical failings and social problems. Bridget Cherry and Charles O'Brien, authors of the London: East volume in Pevsner's Buildings of England series, say: 'Though impressively monumental, the scheme is ill-planned to the point of being inhumane.' By contrast, many supporters of the campaign argue that it is of international importance and must be saved.

Janet Hall / RIBA Library Photographs Collection



RONAN POINT (FREEMASONS ESTATE)

Canning Town, 1966

London Borough of Newham

The idealism and concern for quality seen in early post-war housing projects was often lost in the 1960s, as boroughs cut costs and resorted to system building to speed the construction process. Things came to a head on 16 May 1968 when a tenant on the 18th floor of Ronan Point – one of eight 23-storey towers on the Freemasons Estate – struck a match in her kitchen. The resulting gas explosion blew out some of the pre-cast concrete panels from which the tower was built, causing its partial collapse and killing four people.

This was a defining moment: although Ronan Point was a travesty of the high-rise housing that Le Corbusier and his followers envisaged, the explosion ensured that tower blocks and slabs in general were demonised. Ronan Point was rebuilt but in 1986 it was demolished and replaced by terraced housing.

RIBA Library Photographs Collection

BRUNSWICK CENTRE

Bloomsbury, 1968–72

Patrick Hodgkinson
Listed Grade II

To its architect Patrick Hodgkinson's distaste, the Brunswick Centre is usually referred to as one of London's few 'megastructures'. But Hodgkinson thinks it is in the tradition of such ambitious mixed-use developments as the Adam Brothers' Adelphi (now mostly demolished) close to the Thames.

Two long, stepped blocks of flats face each other across a concourse – but they would have been much longer if Hodgkinson's plans had been realised in full. There were other compromises: Hodgkinson began the scheme for a private developer and expected a broad mix of inhabitants and some upmarket amenities ('a branch of Hatchard's'). In the event, the Borough of Camden took it over for social housing. He'd also intended that the concrete was painted in 'Crown Commissioners cream', not left exposed and ready to be vilified, as concrete would be once the estate was built.

There were several attempts during the 1990s to revive the Brunswick Centre and one has recently succeeded – a scheme by Levitt Bernstein with Hodgkinson himself. There's now a Waitrose supermarket and the concrete is painted.

Architectural Press Archive / RIBA Library Photographs Collection

ALEXANDRA ROAD

West Hampstead, 1972–78

Camden Architect's Department (led by Neave Brown)
Listed Grade II*

This is another scheme that must be called a megastructure – a hugely ambitious attempt by the Borough of Camden to find a high-density alternative to high-rise with a contemporary version of the traditional London terrace.

The dominant image of the estate is the view down the long, curved pedestrian walk, Rowley Way, with extended blocks of housing on either side: a stepped six-storey one of flats forming a barrier against the railway line, a four-storey one of maisonettes facing it. 'The array of concrete cells seems to stretch to infinity, a breathtakingly grand conception,' says Pevsner's Buildings of England. The scheme includes a substantial area of landscaped open space and a third range of dwellings. An article in AA Files (Sept 1993) was titled 'Alexandra Road: the last great social housing project'.

RIBA Library Photographs Collection

BRANCH HILL ESTATE

Hampstead, 1974–76

Camden Architect's Department (Gordon Benson and Alan Forsyth)

The Swiss practice Atelier 5 attracted attention in the 1960s with its terraced housing on sloping sites – the Halen estate at Berne, for instance (based on Le Corbusier's unbuilt Roq and Rob project). Commissioned by developer Wates, Atelier 5 built one such scheme in the UK at Park Hill Road in Croydon (St Bernards), and its work looks to have been an influence on Benson and Forsyth in their design for the Branch Hill estate in a secluded part of Hampstead.

Although expensive to construct and demanding in terms of maintenance, it's an impressive fusion of building and landscape – the roof gardens integrating with the surrounding greenery as they step down the hill. Benson and Forsyth were key players when Camden Architect's department was at its most adventurous. Their Maiden Lane estate, also in Camden, is similar to Branch Hill (though larger), but has suffered from lack of maintenance, and perhaps had integral problems too – Pevsner's Buildings of England comments on its 'chilly uniformity' and suggests its narrow passageways are 'claustrophobic rather than intimate'.

Martin Charles

ODHAMS WALK

Covent Garden, 1974–81

GLC Architect's Department (led by Donald Ball)

Though presenting a defensive aspect to the surrounding streets, and seeming to deter visitors in spite of the public path through it, Odhams Walk is among the most thoughtful and attractive social housing developments of the post high-rise era. With its interlocking units and irregular terraces, often lushly planted now, it takes further the attempt of schemes such as Lillington Gardens to give an individual identity to each dwelling.

Comments by some critics on its completion that it would be threatening and crime-ridden have proved unfounded. Odhams Walk was the Historic Winner in the 2007 Housing Design Awards. Describing it as 'an oasis of calm', the judges said: 'It is one of the few housing developments where the original artist's impression is not only matched but surpassed by the reality.'

Architectural Press Archive / RIBA Library Photographs Collection

CROWN REACH

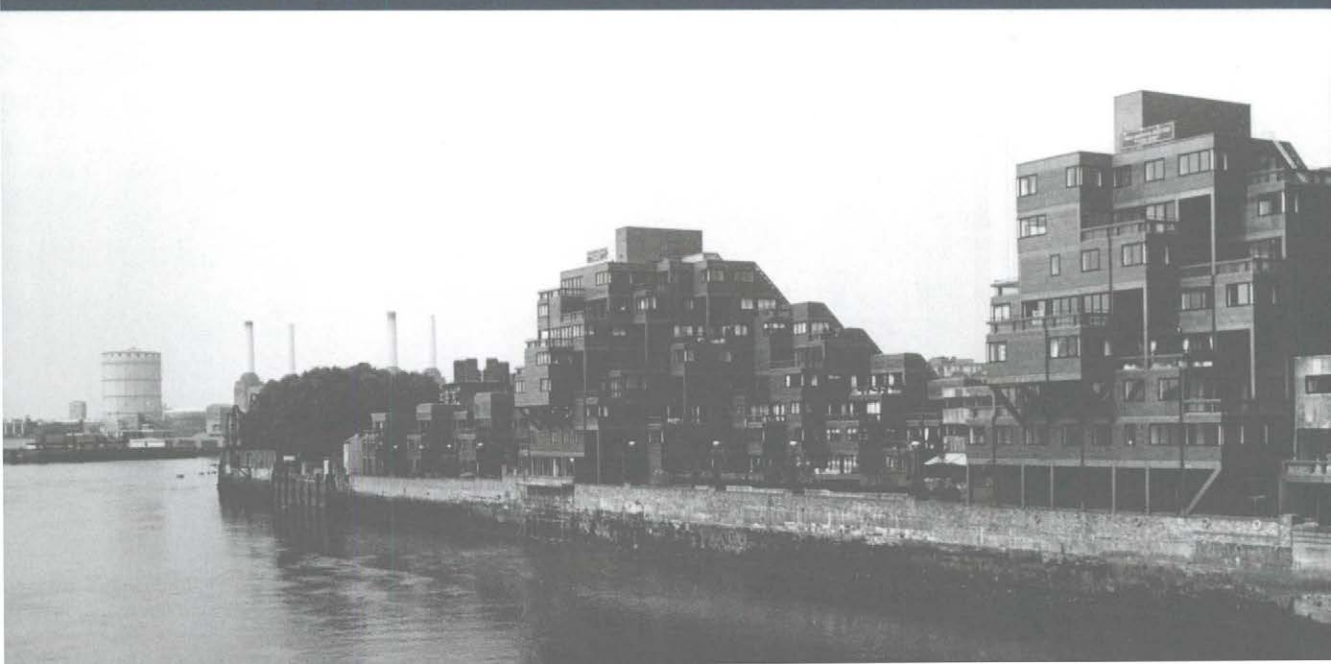
Pimlico, 1976–83

Nicholas Lacey with Maguire & Murray

On the north bank of the Thames just west of Vauxhall Bridge, Crown Reach was among the first of many private residential developments to be built beside the river during the last two decades. Curved in plan, it climbs from a low centre to reach eight storeys at either end, with asymmetric elevations in which some flats jut out quite dramatically. In contrast to so much subsequent housing by the river, the architect was clearly thinking not just of accommodation units but of individual dwellings. Also in contrast to many later developments is the riverside walkway for the public: pedestrians don't have to take a detour around a gated community.

Crown Reach should just have been a benchmark for later developments to surpass but, as a boat trip down the Thames emphatically reveals, it's still one of the isolated successes. The glazed blocks that confront it from the other side of the river make that all too clear.

Architectural Press Archive / RIBA Library Photographs Collection



ST MARK'S ROAD

North Kensington, 1976–80

Jeremy Dixon

Jeremy Dixon's scheme in North Kensington, not far from Maxwell Fry's Modernist housing blocks of 1937 (Kensal House), was a clear signal that the Victorian terrace – reinterpreted for the late 20th century – was the shape of things to come. It was built for the Kensington Housing Trust; and over the next two decades, as Margaret Thatcher's government dropped social housing from its agenda, such isolated small developments by housing associations were the only real exception to private speculations.

Pevsner's Buildings of England admires the 'lively roof line' and thinks the scheme is 'satisfyingly humane', though to some eyes these houses are fussy and over-elaborate – sacrificing the reticence of the traditional terrace in an effort to be 'interesting'. The spirit of Post-Modernism was in the air.

Architectural Press Archive / RIBA Library Photographs Collection

LEA VIEW HOUSE

Upper Clapton, 1980–82

Hunt Thompson Associates

Hunt Thompson's work at Lea View House in Hackney was another sign of the times. Comprising 5-storey brick blocks around a courtyard, this late 1930s scheme wasn't architecturally innovative when built, but it had good communal facilities and was a desirable address. Not so by the late 1970s, when it had become one of the UK's many sink estates.

In consultation with the residents, Hunt Thompson refurbished it from top to bottom. Along with internal reorganisation to better meet the occupants' needs, they introduced lift towers, decorative brickwork, new windows and pitched roofs. The result may look like an uncomfortable hybrid, though in RIBA Journal (June 1985) Jonathan Glancey thought it had 'a kind of pop architectural distinction that many community schemes lack'. Whatever the aesthetics, the refurbishment did turn the estate's fortunes around.

Architectural Press Archive / RIBA Library Photographs Collection

CASCADES
Docklands, 1985–88

CZWG

When the initial development of Docklands stalled in the early 1990s, Cascades and Cesar Pelli's Canary Wharf towers were its stranded landmarks. Today, after a decade of construction in its vicinity, this 20-storey housing block beside the river – an oddity at the time when it was built, given the turn to terrace-scale – still has a monumental presence. The Buildings of England is surprisingly indulgent towards it, saying that it conveys 'a sense of fun then lacking in Docklands except in CZWG's work' and enjoying 'lots of entertaining nautical references culminating in the north prows with their clever little crow's-nest balconies'. Fun is a tricky thing in architecture, though, and built jokes seldom raise a smile a few years on.

RIBA Library Photographs Collection

ROY SQUARE
Limehouse, 1986–88

Ian Ritchie Architects

With occasional exceptions such as MacCormac Jamieson Prichard & Wright's Shadwell Basin scheme, the many housing developments in Docklands in the last two decades have been undistinguished. Ian Ritchie's Roy Square – now renamed Watermeads – remains one of the best.

In all the more successful post-war housing projects featured in this exhibition, landscape is an important component, although it is treated in quite different ways. From the street, the landscaped courtyard of Roy Square is invisible behind the enclosing brick pavilions, which are tailored deftly in scale and rhythm to their Georgian context – but it's this internal realm of still and running water, grass and bamboos, that lifts the scheme out of the ordinary. It's a realm that only the residents can enjoy.

Ian Ritchie Architects Ltd.

BROADWALL

Coin Street, South Bank, 1994

Lifschutz Davidson

Coin Street, close to the river between Waterloo and Blackfriars Bridges, was the site of a major planning battle in the early 1980s. Working for Greycoat Commercial Estates, Richard Rogers envisaged a lofty glazed arcade like the Galleria Vittorio Emanuele in Milan, a footbridge to the City, restaurants on pontoons, and other novelties. This all came to nothing, and in 1984 the GLC sold the 5.3 hectare site to the newly-formed Coin Street Community Builders, who established a housing association to start developing it.

The first phase of housing was mediocre architecturally but Broadwall by Lifschutz Davidson raised the bar. With flats in the nine- and four-storey towers and a terrace of pitched-roof family houses, it was specified and built to a high standard. Applauding it in Architecture Today (October 1994), John Allan concluded: 'If the disasters of the 60s and 70s have taught us anything, it is that housing cannot be tackled merely as a numbers problem and that there are no short cuts to building a community.'

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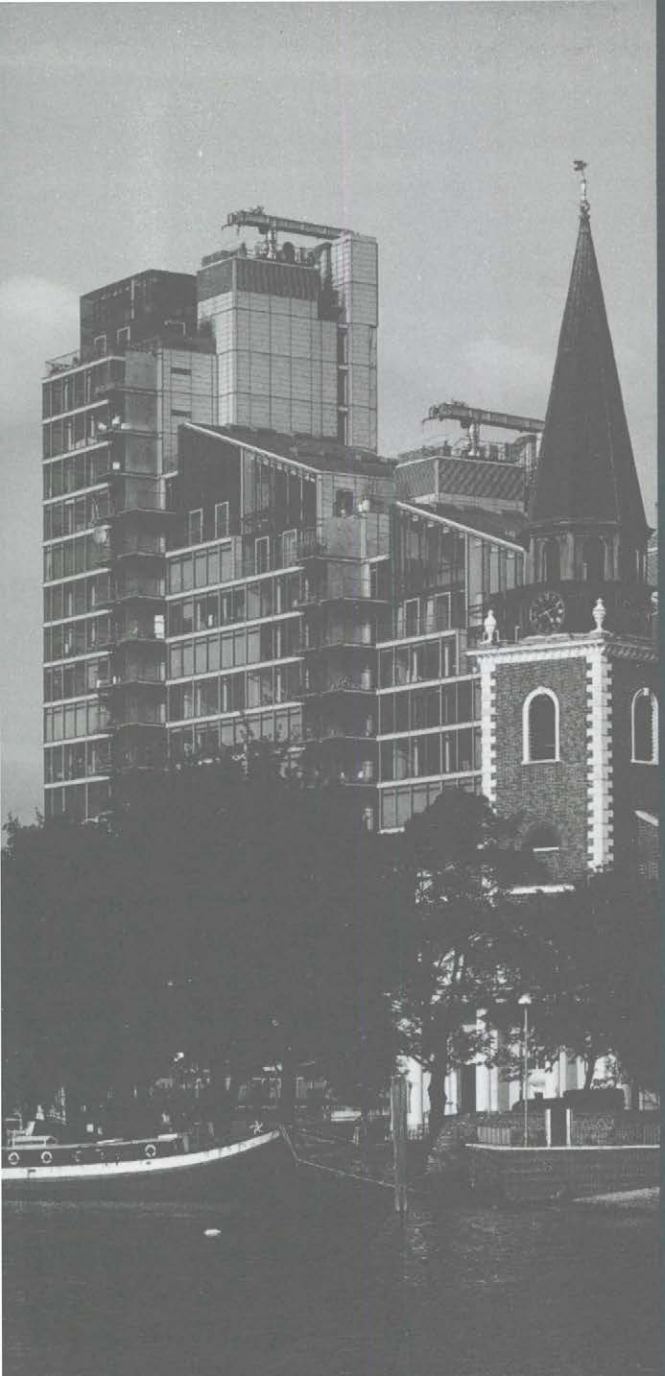

MONTEVETRO

Battersea Reach, 1994–2000

Richard Rogers Partnership

Before designing Montevetro (which translates as Glass Mountain), the Richard Rogers Partnership had built three five-storey blocks of flats as part of the Thames Reach development near Hammersmith that includes its own offices and the River Café – though this High-Tech practice isn't instantly associated with housing schemes. Montevetro, on the site of a former flour mill by the Thames at Battersea, and next to a Grade I-listed 18th century church, was a much more ambitious project.

There are 103 apartments, all double aspect, in five linked blocks (punctuated by lift shafts) that rise from four storeys at the river's edge to 20 at the rear. Living rooms and kitchens are on the fully-glazed west side of the building, and bedrooms on the east where terracotta cladding combines with the glass. Describing the development in Architecture Today (April 2000), Richard Rogers said: 'Montevetro is the right scale for the Thames, which is a big river.' Certainly in photographs it seems to make a smooth transition from the church in the foreground to the high-rise blocks beyond, but at close range it towers above you. Its wedge-shaped profile recurs in later riverside schemes by other practices, though realised with less finesse.

Courtesy of Rogers Stirk Harbour + Partners

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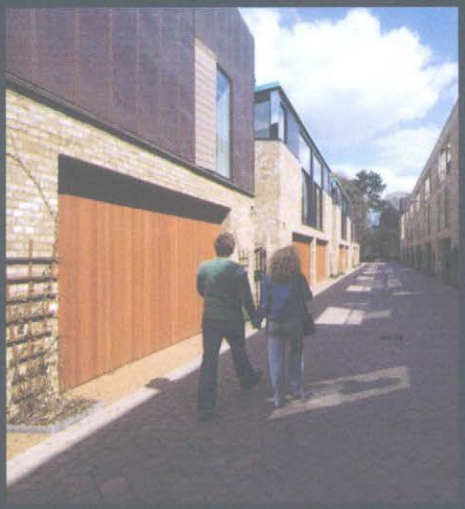
Good housing is now not just desirable, it's the law: the government has told local authorities they must plan for well-designed, high quality and sustainable homes. With the Home Builders Federation, CABE leads the Building for Life standard, the national benchmark for well-designed housing in England. The standard is awarded to housebuilders and housing associations for high design standards, good place making and sustainable development. CABE has worked with government to embed Building for Life in new planning policy.



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Arup – at home in London

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BREAKFAST TALKS

Talks featuring the London architects making their mark on housing design in the Capital take place every Wednesday morning at NLA during Des Res: London's Housing Challenge.

Talks are free to attend but booking is essential.

BOOKING INFORMATION

Free Entry
Registration essential at **www.newlondonarchitecture.org/talks** or call Shân Roberts on **020 7636 4044**

VENUE

New London Architecture
The Building Centre
26 Store Street
London WC1E 7BT

TIME

8.30 – 9.30am
(doors open/breakfast served from 8am)

Wednesday 30 April
LONG-TERM INITIATIVES FOR FLOOD RISK ENVIRONMENTS
Robert Parker, Partner, **Baca Architects**

Wednesday 7 May
FROM OLD ISLINGTON TO NEW ISLINGTON
Sean Griffiths, Director, **FAT**

Wednesday 14 May
ANYTHING BUT AVERAGE
Alison Brooks, Director, **Alison Brooks Architects**

Wednesday 21 May
REFLECTIONS ON THE HOUSE AND THE CITY
Jonathan Sergison, Partner, **Sergison Bates architects**

Wednesday 28 May
NAKED HOUSE: 'OFF THE SHELF' CAN BE FUN
Alex de Rijke, Director, **dRMM**

Wednesday 4 June
EXTRAORDINARY ORDINARY HOUSING
Glenn Howells, Director, **Glenn Howells Architects**

Wednesday 11 June
IT'S ONLY A BOX?
Simon Allford, Partner, **Allford Hall Monaghan Morris**

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