

NLQ

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nla



MAKING MERIDIAN Enfield faces the future

Michael Cassidy | Eileen Conn | Orms | Climate Change | The Brunel Building, Paddington



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EDITOR'S LETTER



These are changing times—politically, environmentally, culturally.

And with Brexit still grabbing the headlines, the built environment professions have also been grappling with how they might address both a loss of trust with the general populace and global problems of climate change.

This issue of *New London Quarterly*—which we've designed with a new, fresher feel and sustainable materials to move with the times—includes a look at both issues, with an interview with activist and campaigner Eileen Conn, along with a feature on a summer of discontent on our streets from Extinction Rebellion to Architects Declare.

Local authorities, too, are having to address their community needs while adding more to their housing stock and growth, against dwindling resources. We travel to Enfield to find a local authority headed by London's youngest leader, Nesil Caliskan, recruiting and moulding a special team with which to tackle growth and regeneration, partly through its mammoth Meridian Water project. And we move right across the capital with Orms to help celebrate the firm's 35th year in business, raising the Standard in hotel design, listening to its staff and clients, and riding the waves of the market as it establishes itself as an employee-owned trust.

We welcome new columnist Yolande Barnes, plus a new 'focus' feature that looks this time at Sadie Morgan's Quality of Life Foundation, while there is also a new directory layout and 'market essay' feature to take a snapshot of the work that our leading agents do. Graham Haworth of Haworth Tompkins provides a sneak preview of his practice's Albert Island scheme, an example of preserving and enhancing London's crucial industrial land as the capital faces a (possible) post-Brexit future. And we have included two building reviews this time out covering other industry sectors: Derwent London's barnstorming Brunel Building on the canalside in Paddington, a popular office choice for occupiers including the Premier League; and in education, RSHP's masterly Centre Building for the LSE, a base for its politics department with a public square to foster interdepartmental connections.

These are changing times, politically, environmentally, culturally. But I hope NLQ continues to both reflect that and also stimulate the kind of 'good growth' London needs—and wants.

David Taylor, Editor

New London Quarterly

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bringing people together to shape a better city



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NLQ 41



FEATURES

New Londoner 14
Michael Cassidy reflects on 40 years influencing the City and beyond.
By David Taylor

Interview 22
Activist and passionate Peckham-ite Eileen Conn says communities need fact-based audits. By David Taylor

Top of their game 30
Orms looks back over 35 years in business, and raising the standards for the next. By David Taylor

Architecture's climate crusade 38
Ann Dingli assesses a summer of climate protest, and the built environment's responses

The new teams 46
Lucy Bullivant assesses Enfield's emerging team, and approach to Meridian Water

Building review 72 | 84
Braced for business—Derwent London's Brunel Building in Paddington; A civic Centre—Rogers Stirk Harbour and Partners' Centre Building for the LSE

REGULARS

Need to know 4
The quarter—our summary of all the key news events this term

Viewpoint 8
We ask: what is the main change you want to see in the London streets of the future?

Murray Mint 13
Peter Murray on handling city change, gleaned from recent visits to New Delhi and Prague

Opinion 21 | 26
Levitt Bernstein's Jo McAfferty on education and housing; JLL's Katie Kopec on education and competitiveness

From the team 28
London Festival of Architecture's Owen Wainhouse ponders this year's theme—'power'

Columnist 54
New columnist Yolande Barnes on the Bartlett Real Estate Institute's emerging location

Coffee break 83
Annalie Riches of Mikhail Riches on her life after winning the Stirling Prize

My London 152
Artist Wolfgang Buttress remembers London through the lens of an eventful 24 hours in the city

PLUS...

Portfolio 6
Don't Move, Improve! A decade of the domestic design competition

Focus 36
We catch up with Sadie Morgan to find out more about her Quality of Life Foundation

Project preview 42
Howarth Tompkins' Graham Howarth unveils his approach to creating more industrial space for London, at Albert Island

NLQ reviews 52
Peter Murray reviews a new book: *London Architecture—an opinionated guide*

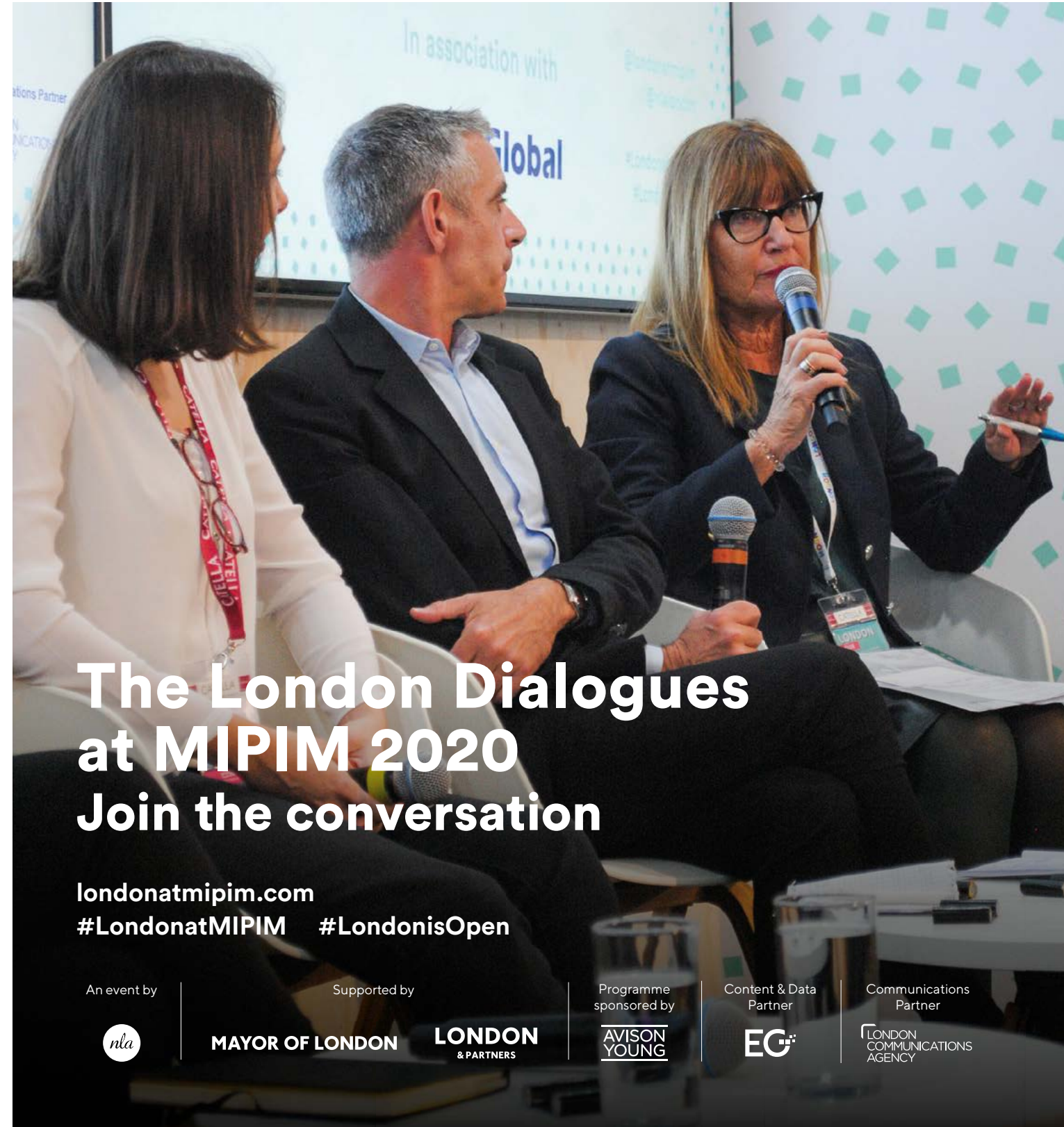
Briefing notes 56
Coverage of selected highlights from some of the best events from NLA over the quarter

Market essay 93
Savills' Stephen Down looks at the capital's evolving commercial investment market

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THE QUARTER

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

BUILDINGS

Stanton Williams completed its *Zayed Centre for Research into Rare Disease in Children* (pictured). The 13,000 sqm scheme provides accommodation for 500 researchers and clinical staff and is a partnership between Great Ormond Street Hospital Foundation Trust, University College London and Great Ormond Street Hospital Children’s Charity. U+I unveiled proposals for *Morden Wharf* (pictured) — 1,500 homes and employment on Greenwich Peninsula designed by OMA. The scheme comprises 11 residential buildings with vertical green facades, as well as a new four-acre riverfront park. Stephen Davy Peter Smith Architects won planning from Barnet Council for the development of *Imperial House*, a car-free scheme of 76 cluster units, 24 affordable homes and commercial space. Eric Parry Architects’ *One Liverpool Street* scheme won a recommendation for planning approval. AHMM submitted plans for a temporary House of Commons within a substantially redeveloped *Richmond House*, the former Department for Health Building vacated in 2017. It is expected that, subject to permission, works on the Northern Estate could begin during 2020, so that works to the Palace of Westminster itself can begin in the mid 2020s. HOK unveiled designs (pictured) for a new family restaurant in *Kew Gardens* that includes a biodiverse roof and is designed to teach children about the importance of plants and fungi in food. The Collective opened its largest project (pictured) — a 705-room co-living space in Canary Wharf over 21 storeys. The scheme — where members can stay for a day or up to a year, includes an Olympic-sized swimming pool and spa, cinema, games room, library, co-working and restaurant. *The Old Vic* (pictured) reopened its front of house spaces following a major restoration designed by Bennetts Associates, interior designer Rebecca Richwhite and project management by Buro Four and Plann. Sheppard Robson submitted plans for a new hotel in the City that incorporates 400,000 plants in its facade for planning permission (pictured). The scheme on Holborn Viaduct for Dominvs Group, has one of the largest green walls in the world and aims to absorb eight tonnes of pollution annually. The hotel is a 382-key, five-star project that also features 40,000 sq ft of workspace, a sky-bar on the 10th floor, meeting and events space, spa, and ground level restaurant and co-working space. HB Reavis won planning permission for its AHMM-designed *Elizabeth House* in Waterloo and topped out its *Bloom* scheme, a 145,000 sq ft building in Clerkenwell adjacent to Farringdon Station, designed by JRA.

POLITICS/ORGANISATIONS

Housing secretary Robert Jenrick announced up to £25m would be available for 100 places as part of the Town Deal regime. A report into the Grenfell Tower disaster by Martin Moore-Bick was published following an inquiry, finding that the principal reason for the fire spreading was the aluminium composite cladding filled with plastic used on the building’s exterior, and with a key demand being national guidelines for evacuations of high-rise flats. The second part of the inquiry will deal with the design and construction of the building’s £10m refurbishment undertaken between 2014 and 2016, as well as the government’s role in fire safety. Crossrail will not open until 2021 and will cost more than £18bn, TfL announced, owing to more signalling software and safety approval delays. UCL’s Bartlett Faculty of the Built Environment launched The Bartlett Promise, to offer scholarships worth a total of £1.2m per year to students from under-represented backgrounds. Practitioners from a BAME background make up 3–4 per cent of planning professionals, 9per cent of architects and 4 per cent of chartered surveyors, even though UK Census data from 2011 shows that 14 per cent of the UK population identifies as coming from a minority ethnic background.

PEOPLE

Mark Farmer was appointed as champion for Modern Methods of Construction in housebuilding. He will oversee delivery of housing minister *Esther McVey*’s ‘construction corridor’ in the North, act as an overseas ambassador and promote innovation in the sector. HOK appointed former Wilkinson Eyre man *Gary Clark* as its regional leader for science and technology. LDA Design appointed landscape architect and urban designer *Frazer Osment* as its new chair, taking over the three-year post from LDA Design director Andrew Harland. YOO Living co-founder *Rosanna Lawn* joined modular developer Project Etopia. The world of architecture and criticism lost *Charles Jencks*, who died aged 80. Jencks, who published over 30 books and was the key theorist behind Postmodernism, was most famous as co-founder of the Maggie’s Centres and designer of ‘cosmic gardens’. *Bill Hillier*, founder of the field of Space Syntax and an inspiration to generations of Bartlett students, died. Tributes were also paid to Royal Gold Medal Winner and founder of Cullinan Studio (formerly Edward Cullinan Architects) *Ted Cullinan*, who died aged 68. ●



Stanton Williams’ Zayed Centre for Research into Rare Disease in Children



The Collective at Canary — new co-living in Docklands



Water works — U+I’s Morden Wharf project, with designs by OMA



Dramatic interventions — Bennetts Associates’ work at the Old Vic



Biodiversity at Kew — new restaurant design from HOK



Green City — Sheppard Robson’s Holborn hotel plan

Zayed Centre for Research into Rare Disease in Children: Hutton+Crow; The Collective co-living space: Ed Reeve; The Old Vic: David Jensen

A DECADE OF *DON'T MOVE, IMPROVE!*

The popular competition to revitalise homes is spreading to outer London as it enters its 10th year



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More people in outer London are improving their homes rather than moving compared to a decade ago, when the *Don't Move, Improve!* (DMI) competition began and the focus was on inner London sites. But the DMI principle is set to grow in numbers, especially if stamp duty rules remain and the sustainable imperative for flexibility and improved thermal performance continues.

Those were some of the views of NLA curator-in-chief Peter Murray, reflecting on the key trends that have emerged from the last nine years of DMI.

'They have shifted out', said Murray of the main schemes over the years. 'When we started DMI, I thought it was a good thing for us to do because it publicised small practices but also, in the whole densification of London it was densifying initially urban areas.'

In the early days, Murray went on, the projects would tend to be modern extensions to homes in Kentish Town, Camden Town and the like. 'Bigish houses, elegantly designed by good quality architects, bringing a bit of light into places.

I would say they were generally within inner London. We still see those too, of course, but now we are also being presented with suburban houses, semi-detached houses, with extensions; ones which are essentially in lower density areas. We are also seeing a smattering of what you might call mid-century modern extensions of 60s housing, where somebody has put on a very respectful addition in the modern style.'

Generally, the extensions have become more complex over time. 'It used to be big glass windows looking out onto the garden; knocking out space to create views through. This year the plans have certainly been slightly more complex in the way that they create a relationship between the garden and the existing plan of the house. So, probably in that respect, slightly more sympathetic too.'

The clients have remained pretty much the same, with a preponderance of young architect families doing their first buildings and 'trying out stuff', as well as a wide range of relatively well-to-do families with children who need space for growth, and then more expensive projects which sometimes

are 'spectacular' but lack the personality of their less expensive counterparts.

Today, one of the key drivers for people staying in their homes is stamp duty, said Murray, and if that remains, he can see people staying longer in their homes and doing more to them. 'That may be a good thing. Do we all move too frequently? Homes should be pretty flexible and change with the changing requirements of people living in them. There's a sustainability element to that and one of the key things is that when you're doing it you change the building's thermal performance—a major issue.'

Prizes this year include a 'unique character prize', 'urban oasis of the year', and 'best project under £75k', while the judges for DMI this time are: Peter Murray, curator-in-chief, NLA; Tamsie Thomson, director, LFA; Ellie Stathaki, architecture editor, *Wallpaper**; Anna White, property journalist, *Evening Standard*, *Daily Telegraph* and *The Developer*; Anna Liu, founder, Tonkin Liu; and Andy Downey, director, Elliott Wood. ●

Moving with the times: a selection of winners from over the years —

1. Dove House by **Gundry & Ducker** (2012)
2. Slim House by **Alma-nac Collaborative Architecture** (2013)
3. Ravenswood by **Maccleanor Lavington** with **Kay Hughes** (2014–2015)
4. House of Trace by **Tsuruta Architects** (2016)
5. Sunken Bath Project by **Studio 304** (2017)
6. Sun Rain Rooms by **Tonkin Liu** (2018)
7. The Chapel by **Craftworks** (2019)

WHAT IS THE MAIN CHANGE YOU WANT TO SEE



IN THE LONDON STREETS OF THE FUTURE?

NLA's latest research *Future Streets* investigates the impact and opportunity that new mobility products will bring to London. The research looks at the past, present and future of London's streets, analysing the current landscape of innovation in mobility technologies, transport policies and urban planning approaches. This has formed a major exhibition, publication and series of events.



Ros Morgan
Chief executive,
Heart of London
Business Alliance

We need to transition London's streets into being places that actively promote health.

This doesn't mean simply reducing traffic to make our air cleaner. Instead, it means considering how all aspects of people's health can be promoted in our existing public spaces and in the design of any schemes coming forward.

Health is about more than just physicality. Our mental, emotional and social wellbeing all make significant contributions to our overall health. Londoners are more likely to experience high levels of anxiety than those in other parts of the country, while life satisfaction and feelings of worth are below the national average. Social isolation is also prevalent and is set to rise as our population continues to age.

This means we need to be bold in how we use our public spaces. We need them to be places that bring people together to form communities and promote every aspect of our health.

As the convening force between the property owners themselves and the occupiers in London's West End, we can view our public realm holistically and bring forward schemes that promote the health of our communities.

Good design prioritises the end user's needs. It's time we made health the number one priority.



Drew Pinazza
Head of public spaces,
Grosvenor

It's easy to take 'streets' for granted. But when I think of London's streets, I think of the street style, cultures, art and the buzz of everyday life. In London, some journeys on foot are more rewarding than the destination itself.

London's great streets are often fun and vibrant, both socially and economically, and can be rich in biodiversity. They're big and small, across the likes of Notting Hill, Islington, Hackney, the West End and Chelsea.

For over 60 years we've seen inspirational thinkers observing these same qualities. From Jacobs and Gehl to Whyte and Alexander, the message is clear: successful streets are attractive, safe, sustainable, lively and healthy. They should be comfortable and convenient, but they should also be experiential and even theatrical.

London must be bold enough to recognise that it has some of the best streets in the world, but honest enough to admit there is much work to do. Our greatest challenge is playing out in our streets: air quality is our single largest environmental health risk.

Central London streets that are polluting, noisy and chaotic are no longer fit for purpose. If London is to continue its legacy of great streets then people, partnership and pragmatism are what's needed most.

One thing is certain: we're here to do our bit. After all, 'streets' are public spaces too.



Greg Jones
Associate director,
Child Graddon Lewis

Historically, town centres and our streets were full of people and therefore full of all the things that thrive on a concentrated population. This includes—but is not limited to—shops. Planning policy has therefore always assumed that we must have this multiple offer of shops to make a vibrant town centre. This is reverse logic: towns must have people, whether they are residents, workers, visitors or students. Name a successful urban area that isn't busy with people. Once you have a density of people, amenities to support them will thrive.

People flock to our streets because they need something (not just shops, but services). They buy, interact, engage, even stop and chat because they bump into someone they know. If planning policy focuses directly on the promotion of mixed-use, our town centres and streets will become less exclusively retail-focused but beneficially reveal as the heartbeat of our communities.

Pedestrians and cyclists travel at a slower pace, quietly and most importantly with the ability to stop and browse if they see something interesting—not just shopping (!) but health and leisure facilities, food and drink outlets, community amenities, interesting commercial activity, events. Hopefully with this approach towards mixed-use, we will see a return to our town centres and high streets as hubs of activity, commerce and community.



Paul O'Neill
Director, Bryden Wood

London streets have so many constraints, from physical to historical. We need to use smart design technologies to rapidly produce solutions for the new infrastructure required, to ensure a safe environment is created for the introduction of fast-developing technologies such as autonomous vehicles. Digital workflows built on top of existing software platforms can provide an ecosystem of connected tools and technologies to create a radically new approach that provides agnostic, data-driven design and evidence-based decision making, reducing design time from months to minutes.

Streets also need to stop being dominated by cars and opened up for more uses: art and interactive installations (as demonstrated in King's Cross during London Design Festival) or for green spaces or liveable experiences such as pop-ups and wellbeing events. Not only do these have social and educational importance but they will help to revitalise streets struggling with retail.

High streets should accommodate the cultural shift towards flexible working by providing spaces to support this. We are currently working on multipurpose buildings, which can adapt and change use over time. These are facilities where people can live, work, manufacture, store and distribute goods, as well as socialise by combining retail, restaurant, entertainment and fitness areas.



Philip Vivian
Director, Bates Smart

The future streets of London, and indeed all global cities, face the challenge of repairing the damage wrought by 20th-century infrastructure designed for cars to the exclusion of people. I believe we are approaching a tipping point away from this car domination, spurred on by peak oil production and the effects of climate change.

As we transition to a low (or no) carbon economy, driving will be replaced by walking, cycling and rapid transport, reducing the space used for traffic and parking. This will create quieter streets with less pollution and increased space for people. In addition to affecting the physical form of our cities, our streets can once again be designed as people-centric spaces incorporating sustainable infrastructure, rather than as arteries clogged with dirty combustion engines. Consider, for instance, the transformation of Trafalgar Square from a traffic-choked roundabout to a people's square.

In the 19th century, Bazalgette's sewers transformed London from a putrid city that turned its back on the Thames into a city that celebrated the river and its public spaces. In the 21st century, we have a similar opportunity to transform London's streets from car corridors into streets for people.



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Future Streets
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FLEXIBLE CITIES

Peter Murray ponders London's resilience as he witnesses the prospect of change handled differently in New Delhi and Prague



A couple of months ago I went on a fascinating journey that highlighted some fundamental issues about cities and change. It started in Hyderabad in south India where I was speaking to the Indian Green Building Council's annual conference. The conference was buzzing and full of enthusiasm to respond to the issues raised in the UN Climate Change Summit which had taken place the week before. 'Greta' was probably the most used reference throughout the two days I was there. But there was another conversation: concerns about the Indian government's plans which would have a major impact on the central vista of Lutyens' government complex in New Delhi. My host Srinu Murthy, chair of the Architecture and Design Foundation, penned a letter of polite protest to the prime minister Narendra Modi. By happy coincidence, I was due to attend the Lutyens Trust dinner at the RIBA the following week. The event marked the 150th anniversary of the maestro's birth, the 75th anniversary of his death and the centenary of the cenotaph.

I told Srinu I would pass on his comments to the Trust and offer his support to their work, conscious that any direct comments from Britain might have just the opposite effect to that intended.

Immediately following my return from Hyderabad, I went to Prague to speak at a conference organised by the British Embassy to celebrate 100 years of the embassy's presence in the city. The conference—held at CAMP, the Czech equivalent of NLA—was on sharing ideas about how to build new development in historic cities. The great thing about Prague is its wonderful city centre, a homogeneous and well-preserved collection of fine buildings, bridges and monuments; the problem it faces is how to deliver positive change in the 21st century. The audience was interested to hear about the View Management Framework, opportunity areas and strategies incorporated in the new London Plan, but it was clear from presentations by the local planning authority that there is a fundamental difference between the cultures of the two cities. The Prague planners want new development that respects the existing grid and height lines and extends the historic character of the city. Local architects—including Eva Jiricna and Victorie Soucek from Bogle Architects' Prague office—want something more innovative.

Lloyd Grossman gave a stirring speech at the Lutyens dinner about New Delhi: '... this is an architectural ensemble of immense international importance. Great importance to India; great importance to the UK, and loved all over the world ... one has to realise that the government buildings that were created in the 1920s and 30s are perhaps not ideal for the government of the early 21st century'.

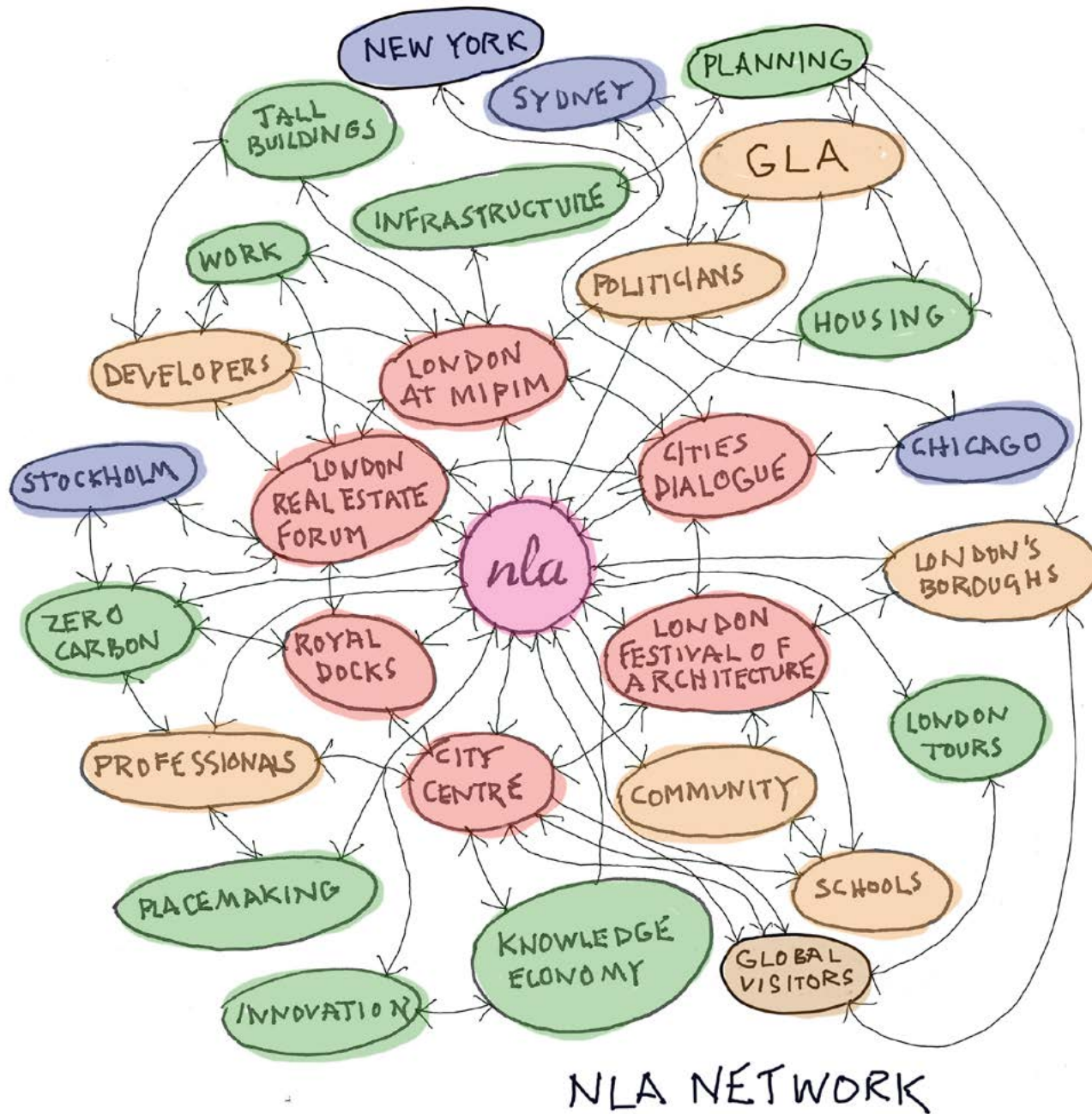
That's the nub of it. The problems that face New Delhi are founded in that conflict between a grand and immutable masterplan and the need for change. Prague faces similar issues.

And that is the very success of London, central to its resilience over the centuries. We don't have many fixed grand plans; we can adapt to changing circumstance. It is a characteristic that maybe doesn't have the elegance and beauty of Prague or Lutyens' Delhi, but it is an approach to change that creates a very vibrant city and one that reflects our culture. As Stephen Schwarzman, founder of Blackstone, the world's most successful private equity firm, told the *Evening Standard* recently, 'Anglo-Saxon, English-speaking countries have always been good to invest in. They're adaptable and flexible and find a way to succeed'. •

'That is the very success of London, central to its resilience over the centuries. We don't have many fixed grand plans; we can adapt to changing circumstance'



Prague planning pointers — Murray presents



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CITY MAKER

Michael Cassidy has spent 40 years behind — and in front of — the scenes, making London a better place. Now he’s joined NLA to add his firepower to its cause. By *David Taylor*

Michael Cassidy has done more to shape the modern City of London than perhaps any other practitioner in the built environment today. That’s from initiating the Ring of Steel after the IRA atrocities of the 1990s to bringing about a new, bolder, more architecturally savvy Corporation with the help of firebrand planner Peter Rees. But his tentacles don’t stop at the Square Mile. Cassidy’s influence is being and has always been felt across the city, from Waterloo, where he is advising HB Reavis, to Ebbsfleet, the Garden City project in Kent he has pushed along since it was but a dream in a Whitehall official’s eyes. Oh, and now he’s taken on a new role to help with the future development of NLA—and he’s not stopping yet.

I catch up with Cassidy in the Guildhall, where he escorts me, on one of his favourite wheelchairs—he has four of varying powers and battery capacities, used since his polio, contracted at the age of two, worsened in the last decade—into the members’ area. A few quiet dignitaries are having subdued pre-lunch drinks, but we are here to run through his back history, with a reflection on what is to come. And there is a lot to get through.

Essentially, Cassidy has enjoyed 40 years of working in the City with parallel careers in law and finance, and as a council member at Guildhall. But you could argue that he has also been one of the capital’s biggest cheerleaders, with a contacts book, intellect and drive to get things done, across the board.

Cassidy’s main achievements have included his time in planning and as policy chairman through 1987–97, when he brought in Peter Rees (now at The Bartlett) to ruffle some feathers and make the place really embrace the future, with a string of world-famous buildings from revered architects in the face of competition from Docklands, rather than retiring away into the corner. He helped the City recover from the IRA atrocities in the form of the Baltic Exchange bombing in 1992 and Bishopsgate bombing in 1993, creating the ‘Ring of Steel’ security cordon and prompting an *Evening Standard* headline as ‘a good man to have in a crisis’. He was instrumental in Crossrail, and particularly in its art programme (though fears for Crossrail 2). And he was a big noise in the Barbican Centre as its chairman, now lending his support to its part in the Culture Mile with the Museum of London and Guildhall School of Music and Drama. His non-executive role—there have been many—with HB Reavis is chiefly to do with the developer’s work at Waterloo on the AHMM scheme that has now won planning permission after long and effective local consultation (even getting Westminster to do an about-turn).

So, tracing the journey. After finishing up as planning chairman at the City in the early 1990s, Cassidy was in touch with people like Ricky Burdett to show via architectural shows how things were on the move, resulting in *City Changes—Architecture in the City of London 1985–95* at the Royal Exchange. ‘It was rather a landmark show, because there was quite a lot of Pipers model-making involved, and people loved to go round and see that illustrated so well’, Cassidy remembers. Pipers’ Barry McKeogh had an ambition to do a city model, even during the major recession following the Big Bang, to keep his workforce busy. ‘He wanted to sell it to me, here at the Corporation’, says Cassidy. ‘I said I just can’t do that, but I will rent it from you and take it to MIPIM. That was the deal, and that was the beginning of the Corporation’s close co-operation with MIPIM and the London Stand.’ The twist was that the City did it jointly with the London Docklands Development Corporation—‘whereas previously people thought we were at war, you know, all that nonsense’.

‘I used Canary Wharf as a sort of stick to beat the ones who weren’t quite getting it yet’

Was it all nonsense? There was never, Cassidy says, an ‘all-out, purposeful battle’. Of course, the City wanted to keep all its main tenants—the big banks in particular—but Cassidy says he was trying to raise the profile of that debate in order to change the mentality in the City about planning. Alongside Peter Rees, he set about changing policies, the *FT* quickly picking up on a regime that was concerning some of the members about direction of travel. Such as? Things like Broadgate and building over railways, taller buildings, more American-style schemes. ‘I used Canary Wharf as a sort of stick to beat the ones who weren’t quite getting it yet’, smiles Cassidy. This feels like a classic manoeuvre, Cassidy cleverly enlisting help and orchestrating, from behind the scenes. ‘It was more focused on an inward battle than an outward battle’, he says.

The MIPIM years were a bit ‘ramshackle’ at first but were essentially one of the first ventures where the Corporation actively and positively went out to sell what it was trying to do, rather than ‘shrivel and keep out of everyone’s way’. Cassidy believed public bodies had a responsibility to explain and take people with them. But that was all new to the Square

Mile. The relationship with Pipers worked well, and even one year involved them borrowing a Royal Navy frigate, parked in Cannes harbour, to host receptions on. ‘I heard rumours our invitations were changing hands for money’, Cassidy chuckles.

Nowadays MIPIM is a considerable part of Pipers’ business, and NLA within that, along with eight other businesses which have combined. Cassidy was approached to try to help the business unite its once separate ‘nodes’ and move forward with a business plan and reinvented membership offer. He hopes NLA members can get the benefits of a whole package, right across the year, in a ‘family-’ rather than corporate environment. ‘It’s going to be a product which is complete and thought through, and the membership will be able to be a part of that in a very direct way.’

So how did he get here? Way back when, Cassidy began practising law in Chancery Lane, considering himself extremely lucky to have landed a role with Maxwell Batley; a small, seven-partner firm at the start of a new pension fund being created for the Post Office. It was a bit of a boring corner of the law, Cassidy admits, but he seized his opportunity in what became the largest pension fund in Britain. Cassidy’s firm fought off others to begin doing transactions for them, running all of the overseas work, corporate stock exchange type work, exchange control—and property. He was then asked to be considered for chief exec of the fund and got to the last three, being pipped to the post by a Bank of England chap. But as a result he couldn’t settle back, and started doing other things, including getting elected at the Corporation and moving into planning, becoming chairman in 1986. Then he appointed 34-year-old Peter Rees, who had worked at Lambeth Council and an architecture practice—which was against the tradition in the City of conservationist tendencies. Rees spent his first month, when he should have been on holiday, asking City bankers what they thought was wrong in planning and what their ambition was for the place, Cassidy remembers. ‘So, he was already up and running when he took office.’ Cassidy was similarly prepared—he had done his MBA at City University on the Big Bang and the revolution in financial services. ‘So I knew pretty much what was about to hit us—the invasion of the Americans and the Japanese, the merger of brokers with investment banks; all that huge dynamism that came with the Thatcher reforms. It was quite exciting at the time.’

When the chief planner had to resign, Rees stepped up. ‘We then spent the next three years fundamentally re-writing the planning rules’, says Cassidy. ‘To promote these ground-scrapers—big dealing floors, no columns, glass and metal architecture. Over railways, over roads, wherever we could find space.’ Broadgate was perhaps the best example, and in around five years a third of the City was rebuilt.

Then, recession hit. But the basic thrust was well under way. ‘Looking back on it I don’t regret any part of it at all and feel that we could have done even more because the dynamism was so strong and we had a great impulse to let it ride’, he says. ‘That was a great success story. It was a great period.’

Rees was, Cassidy admits, more his style of operator, being young, energetic, thoughtful, and knowing his own mind. The pair had chemistry, which was in a way replicated with John Tusa when Cassidy ran the Barbican. One idea that Rees had was changing the measurement of permitted floorspace from the outer wall of the building, to the inside,

thus giving architects more freedom in the design of external envelopes. Rees would move on to look at tall buildings, and take plot ratios completely out of the equation—leading to the cluster in the City today. Was the Walkie-Talkie building a success, does he think? Sure, there are weaknesses in the design, Cassidy concedes, and size isn’t everything. ‘It’s very in-your-face type architecture, in other words it doesn’t sit with its context as happily as it might.’ Nevertheless, it’s a functioning building that sold for £1bn and Cassidy is a fan of the winter garden at its top. Other schemes in the City, however, please him more.

‘I picked up the first phone [in the Guildhall after the IRA bomb] and it was Stuart Lipton’

The Bishopsgate bomb was another big moment. Cassidy was in the Barbican and heard the explosion on a Saturday morning. He went straight over to the press room at the Guildhall, which was completely empty. But all the phones were ringing. ‘I picked up the first phone and it was Stuart Lipton’, he recalls. ‘Just pure coincidence. He said: “how can we help you?”—that was typical of what happened.’ There were police issues to do with sealing off areas of the City, and others relating to a press photographer who had died. ‘It was all about putting out a confident story that we would be open for business on Monday morning.’ It was high profile, dramatic from the point of view that there was all this glass on the streets, headlines over whether the City would recover and whether the NatWest Tower would have to come down too. ‘It was probably three or four weeks later that we evolved this ring of steel idea—it was essentially a police commissioner idea.’ Over 30 streets were closed, with armed police operating a rolling road block, and only eight streets open to access. Again, this was a radical element that needed selling. Cassidy drew up the plan to deal with the response, fed it through the officers at the Corporation, and went to see the Prime Minister on the Monday. ‘He was very angry and said “we don’t want another incident—what are you going to do about it?”’ The ring of steel came in, and in a year or two, it was pretty much business as usual.

Another high-profile moment involved Prince Charles. Cassidy was summoned to see him, post the Carbuncle speech, and suggested to him to avoid his next pronouncement being with an architectural audience, offering him the Mansion House as a venue instead. Prince Charles accepted, to the chagrin of BBC executives who wanted another architectural blockbuster to get their teeth into, like Hampton Court. Cassidy joined the team pulling the speech together with Colin Amery of the *FT* and others. So he had an insight into what he would say. The powers that be at the Corporation gave him another 200 seats for the event, so he could pack the Mansion House with property people like Richard Seifert, Godfrey Bradman and Stuart Lipton—handpicked people from the development world, even though he knew it would come



The City Cluster — Cassidy’s tenure in the City with Peter Rees allowed the Square Mile to embrace bold new architecture

through as a knocking speech. They listened, and the televised speech had terrific impact around the world as the Prince of Wales’ second intervention, particularly directed towards the designs for Paternoster Square, which infuriated him. ‘It’s like seeing Mona Lisa through a rugby scrum’ was one of the purple patches in the speech relating to St Paul’s. Another was that the plans had done more damage than the Luftwaffe, but at least the Luftwaffe had left rubble.

But the PoW’s viewpoint on context, conservation and Paternoster Square caused a wide debate and momentum that carried on into the early 1990s and his Royal Highness’s inauguration of the Institute of Architecture. At that point, Cassidy left his ‘kitchen cabinet’ because he didn’t, fundamentally, agree. But he felt it had been better to have the PoW speaking inside the Square Mile, rather than from outside. ‘It had an audience, a context and it sort of drew the sting a bit’, he recalls. ‘We knew we would take a hit, but never mind, we still set it up. I look back on it being a bit of a turning point in opening up our debate here instead of being all tight about it.’

Cassidy’s influence began to spread to being champion of key London projects in something of a vacuum of such personalities. He was one of the founders of London First, doing campaigns for the capital because nobody else was. They set out spotting campaigns and winning bids, winning Wembley as the national stadium against Birmingham and bringing in Foster + Partners for the job. The O2 was a similar story for the Millennium site—another battle with Birmingham. And the ‘wobbly bridge’—the Millennium Bridge between the City and Tate Modern—was the other classic case where Simon Jenkins and David Bell, who ran the *FT*, realised there wouldn’t be much to show for the Millennium. Why not just do the Bridge, they asked. The pair turned to Cassidy again to select an architect and he, Anna Ford and Lord Sainsbury chose Foster again in what should have been a secret competition, but where Foster’s handwriting wasn’t immediately recognisable. Cassidy recalls local MP Simon



Ebbsfleet — a work in progress

Hughes on the bridge, who first noted a bit of movement. Then of course there were three days of ‘madness’, and a battle in the City to take on the long-term liability. Cassidy and Stuart Lipton were tasked to bring together the money for repairs. There was a big insurance settlement for Arup of £4m, Sainsbury put in another £1m, but Foster refused to accept liability.

There were other big highlights, including Cassidy’s ‘quiet campaign’ to reverse Labour’s threat to abolish the City, something he hails as a ‘huge turning point’ for the organisation, and his work at the Barbican, some of which will be detailed in a forthcoming book by John Tusa. The Centre had had a reputation for being hard to find and to get around, so the two worked to secure £12m on capital improvements including a new internal bridge, acoustic work and foyer upgrade. ‘The whole place became much more deliberate; it wasn’t just an accident of architecture, but still focusing on architectural style.’ Tusa’s book details the productive partnership he enjoyed with Cassidy, ‘actually making things happen, rather than just moaning about it’.

At Crossrail, Cassidy joined the board as a non-exec during the planning stages but had a personal interest in the art programme, and managed to find a budget for that, along with a series of artists chosen with Mark Davy at FutureCity. He also had an input in the architecture and design of the stations, along with selection of senior staff, but not the engineering end of the business. Now further delayed, the line will be done in a professional way in what Cassidy brands ‘his own sweet time’ under the new boss Mark Wild, parachuted in from the London Underground. ‘I love that project and I was shocked at the cost overrun and delay—that really surprised me.’ It will nevertheless be transformative for the city, Cassidy believes, with beautiful stations ‘like cathedrals’, augmented by new, bold and ambitious art. Any hopes for Crossrail 2? ‘No’, he says, ‘you see that’s my worry now’. A mixture of the delays and debate over HS2 has now put Crossrail 2 in the long grass, he believes. ‘I don’t think there’s any current, serious planning of Crossrail 2.’

Ebbsfleet is another major element of the capital under Cassidy’s purview. He has been chairman of the corporation behind it for five years, and there are 1,700 homes now built, 10 housebuilders competing against each other on a site only 16 minutes from St Pancras. ‘It’s a bit dense, but that’s the modern way’, he says, and the Garden City feel has been brought to the scheme by having shared open spaces, allotments, playground areas, green walks and the like. But also, most of the money that George Osborne gave—some £200m—has gone into what Cassidy calls ‘the grubby bits’—power, drainage, broadband and highways improvements. The stuff that has to happen, but people don’t want to know about. Around 600 homes

are being delivered per year, and the Treasury has provided money to buy out Land Securities and partner Tarmac and enabled land ownership where before the corporation was simply a planning authority. This will also enable them to get started on planning the town centre, as well as homes. This has come about largely as a by-product of Brexit, with government keen to make its target to deal with the logjam of lorries prospectively coming out of Dover.

Along with Steven Norris, and ex-Laing O’Rourke’s Steve Hollingshead, Cassidy is also acting as one of the ‘independent, local lads’ advising and helping with troubleshooting for HB Reavis, now going strong with projects like the AHMM-designed Elizabeth House in Waterloo (having consulted 72 bodies) after 33 Central and 20 Farringdon, its brand new building that impresses through being divided into three different categories of user, he explains. This is the HubHub concept—its own brand of co-working space that has led to full lettings, with more to come at its scheme over Farringdon Crossrail station. ‘They love London, and to some extent their investment is off the profits of them selling on their eastern European assets into a market that didn’t exist before.’ Quite a lot of the HB Reavis design, procurement and cost control is taken back to Bratislava, another unusual part of their ‘magic’, Cassidy explains.

‘I’m only interested in driving things to a destination’

Cassidy also clearly loves London, with his work at NLA set to give the organisation more ‘direction’ and ‘purpose’. But the most satisfying thing has been seeing London’s reputation grow from the ‘dreadful period’ under Labour government pre-Callaghan, when it was going to the IMF for handouts, to being ‘unquestionably the world leading international centre’, he says. ‘It is about getting the planning and the transport right, the marketing right, and the quality of the buildings shining through.’ As people visit and do business here, they now have a ‘fantastic townscape to take in’, facilitated by a leading transport system. ‘All of that adds up to a great story’, he says, even if it is threatened by a political ‘dream’ of separation from Europe in which there is close to nothing for the City. Happily, the capital has fundamental strengths that he believes will see it through. ‘It’s almost become unnecessary to sell it any more because it sells itself’, he says. ‘That’s been a point of great satisfaction to me, to see that growth and know that it was deliberate, not accidental.’

We have lunch in the Guildhall, and talk more about Cassidy’s early life, and the successes along the way. And then, finally, he delivers what could be his leitmotif on getting through complex problems to get to outcomes. ‘I’m not interested in chitty chatty coffee mornings, sitting here in the common room, saying hi to people. I’m only interested in driving things to a destination. That’s where I get my satisfaction. That’s what gets me out of bed in the morning.’ ●

Michael Cassidy: Agnese Sanvito; The City Cluster: Mandy Kaylin, One City



Fact file

Name: Michael John Cassidy

Date of birth: January 1947 (aged 72)

Health: spent almost five years in hospital after contracting polio when he was two: ‘my memory of all that is zero’. Has now agreed to do a weekly blog on disability and working for the Cabinet Office

Educated: Treloar College (16 O Levels), Purley Grammar School (4 A Levels), Downing College, Cambridge, where switched from history to law (‘The best thing I ever did in my life’); City University Business School

Early ambitions: ‘I was an opportunist. I simply picked up things that came my way ... I would love to have been an architect.’

Lives: in the Barbican, London, where he has had six flats over the years. ‘It’s so convenient; and I love the architecture.’

Hobbies: sailing

Non-exec roles have included with: British Land, UBS, Crossrail, Homerton Hospital, P2P Global Investments, HB Reavis, Askonas Holt.

Holds an honorary degree from South Bank University

HOUSE POINTS

Levitt Bernstein's *Jo McCafferty* argues that, as housing forms 90 per cent of our urban fabric, surely it is time for it to sit at the heart of architectural education



The housing crisis has forced policy-makers to address how we can increase the number and quality of homes available across the country. However, it's only of late that schools of architecture have begun to engage students again in the design of the most fundamental building type.

From the 1970s until recently, the design of housing has been discouraged as an area of study by some tutors. To many studying elsewhere in Europe and the US, this seems incomprehensible. For students to have no understanding of the history, joys and complexities of designing homes, a built typology forming 90 per cent of the fabric of all our cities and the very foundation of our lives and wider society, is utterly perverse.

My peers and I, who studied in the 90s, often struggled to find tutors who supported housing design projects, and many, sadly, were persuaded instead to focus on high-profile, civic building briefs or bespoke blends of extreme functional programmes, unlikely to ever exist outside the confines of an academic environment. Of course, much can be learned from these projects, but to overlook any analysis and design of housing at either undergraduate or postgraduate level seems an extraordinary omission. Maybe one could conclude that it is not so surprising when poor quality housing continues to be smeared across our towns and cities. There is no doubt that much of this poor housing has been designed and built without any involvement of a qualified architect, but it does illustrate that as a nation, we have somehow accepted that housing does not need the skills of architects, and therefore academic institutions have no responsibility to involve students in its study.

And yet there is clear evidence to the contrary. Look no further than the influence of the Architectural Association (AA) and the Polytechnic of Central London during the 1950s and 60s. Both created a highly talented group of graduates, committed to the fundamental right of well-designed housing. This cohort provided rich pickings for Sydney Cook as he built the London Borough of Camden's architectural

division, with Neave Brown at the helm, who went on to design the ground-breaking Dunboyne Road Estate (Fleet Road) in Belsize Park and the Alexandra Road Estate in Swiss Cottage. Peter Tabori joined the team in quick succession with his thesis project in tow, proposing new housing for the slopes of Highgate, and was charged with delivering it at just 25 years old.

And so, given the current dearth of skills and resources within local authorities, we should be encouraging aspiring architects to study housing, enabling more skilled designers to enter local authorities when they graduate. The work of Public Practice, with its cohort of architects and urban designers seconded into local authority departments, is inspirational, but it is not enough. The work must start at the beginning of architectural education, not the end.

Following the publication of *The Housing Design Handbook* last year, David Levitt and I embarked on a tour of architectural schools to empower students with the knowledge and confidence to design good housing, and always advocate quality in their working lives. It has been heartening to see a renewed passion for housing across the country from both students and academics — due no doubt also to the ever-increasing crisis faced by so many of

us and the stark increase of homelessness.

Thankfully then, the picture is beginning to improve. Housing projects and studios are now appearing in several schools, some led by prominent practitioners such as Alex Ely at The Cass and Peter Barber at the University of Westminster. Housing projects are evident at Sheffield, Newcastle, Oxford Brookes, Nottingham Trent and Liverpool schools, to name a few. A specialist housing masters will be offered in the London-based studio of the University of Liverpool and the Housing and Urbanism Masters goes from strength to strength at the AA.

Our academic institutions must place housing front and centre within their curriculums. It needs to be seen as a core, critical area for design invention, research and exploration that requires promotion and support from the moment a student steps into the studio on the first day of their education. •



Learning lessons — but shouldn't housing be front and centre?



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PASSIONATE ABOUT PECKHAM... AND PEOPLE

Eileen Conn is the activist who's trying to rewrite the rulebook in terms of getting fact-based audits done and community engagement properly recognised and tapped into. By *David Taylor*

Meet Eileen Conn.

She's the sharp-as-a-tack activist who's done so much to keep Peckham vital and vibrant, through ensuring that schemes like the Bussey Building stay alive, and that Peckham Levels gets over the line.

She's a former civil servant who admits she's obsessed with making systems and neighbourhoods work better.

And now she's putting all her considerable energy and resolve into winning 'small victories' on the road to reshaping the way that institutions respond to and include the real experts of development—the community.

'I've got a thing about facts', she says. 'I can't bear the waste of time in quibbling about facts, when there's so much to discuss which is not facts. That's my point.'

We meet at NLA beside the model of London, following a series of NLA roundtables Conn has taken part in to get communities to up their game and be heard more. Happily, it's also a time when developers like Grosvenor are beginning to sit up and take notice of the fact that trust in their kind is at an all-time low. In the wider political world, moreover, things are also in a period of flux, with Extinction Rebellion, Brexit and delicate international relations all seemingly contributing to a milieu in which it might just be possible to get some sort of reform. Something, surely, has to be done.

Conn's main move in this regard is to persuade institutions to recognise the skills and knowledge base that exist in the community, in a world that she feels has become too 'professionalised'. The main method she sees as getting one of these 'adjacencies' towards wider change is through fact-based audits of places.

We have to recognise, she says, the facts that are out there concerning what we have, before we set about redeveloping our environments. These audits could be produced by students, a relatively untapped resource as well as local people working with the developers. But the key point is that they will help to form the basis of evidence to enrich London and, Conn hopes, allow the complex linkages between communities and their knowledge and experience about what they have and what they need, to be 'tapped into' rather than 'harnessed'—the latter of which she believes says more about control than freedom.

'I can't bear things to happen badly', she says. 'I'm an organiser by instinct and am forever seeing how things could be done better.'

Born and raised in Gateshead—she retains a little of the accent today—Conn has lived for 40 years 'south of the river'

in London. Conn's appetite for righting the wrongs of systems began perhaps when she worked in the county court system, witnessing a depressing spiral of people losing their houses and furniture because they couldn't manage their debts. She saw that, perhaps, this system was flawed. 'I couldn't understand why we were doing this', she recalls. 'What we did to them made it worse.'

She decided to go to Oxford as a 25-year-old mature student (difficult, she says, emotionally, intellectually and academically), and was there as president of the Middle Common Room at the time of the 1968 student revolution. Again, Conn felt that the way students were taught gave them little in the way of a voice or input into the design and management of those degree courses. 'It's always been about sense, common sense. I'm a practical person. I like things organised well.' She's also interested in how we organise ourselves to take collective decisions, something that would underpin her whole life.

Following that, Conn came back to the civil service in Whitehall, again noting with dismay the way that organisations seemed blind to the needs of those they serve. She was seconded to Business in the Community, learning about the relationship between the two elements and never went back, discovering from another group, the Business Network, that nothing works well unless we understand connections better. All of which brings us to Conn trying to understand what's wrong with the planning system. She is pleased, she says, that property is at last beginning to stir its interest in the apparent 'disconnect', and that the Centre for London's conference earlier this year focused on trust, because it brought together a lot of what she had seen, and specifically over 15 years around a plan to create a tram depot near Peckham Rye station. 'It's brought me to realise that what we have to do is start with facts', she says. 'It's unbelievable that, in this whole thing, there are no facts.' You go to planning committee, she adds, and you are given three minutes to give comments and there is little time to correct facts, so it is imperative that these must be corrected in any area, with any scheme, right at the beginning. 'If there's an area that somebody thinks should be redeveloped, the first thing that you have to do is find out who has a stake in it and so knows what about that area.' Thus, a fact-based audit can also contribute by establishing what those people also think about the future. 'Of course, that's opinion, but it's important opinion because it is based on rooted experience.'





The Bussey Building — a former cricket bat factory Conn helped to save, now home to Peckham Vision

An example. Back in January 2006, Conn called a public meeting together to see what was happening concerning the Bussey Building in Peckham, once a factory in which cricket bats were made for the English cricket team. ‘From its own willow’, Conn amends, with characteristic attention to detail. George Bussey had made small arms, landing in Peckham when the railways came, also creating the first rifle range on site for the Met Police to train up their staff’s gun skills. At the meeting, the talk was of how the council had no vision. ‘We began to realise we were talking about Peckham Vision. We were concerned at the lack of understanding of what was happening there and its potential.’

Isn’t this a failure of planning? Yes, and most communities fail to have an effect because they are involved too late, she retorts. In 1982, Conn stopped the destruction of the north of Peckham High Street after ‘falling into’ a five-year campaign. And what she has realised is that local knowledge is the thing that is missing from the system, often downgraded beneath the professional knowledge that is much more readily available. Professionalism, she goes on, is like an ‘alien creature’ that has fallen on the back of seven billion people on the planet over the last 50–60 years. ‘It thinks it’s serving them, but actually it’s leaching them.’

Local business in the Old Kent Road ‘Opportunity’ Area have stimulated a short term project run by The CASS at London University to prepare an audit of industrial land across the borough for the preparation of the New Southwark Plan inquiry, which is quite a specialised form of this. ‘Let’s start with facts. The council has developed the Old Kent Road area action plan

without adequate facts’, Conn considers. Before red lines are drawn around areas, she goes on, very little research with those who know the area in detail takes place, and the way planning goals are focussed on numbers of units are only making the housing crisis worse, she feels, creating too much that is officially defined as ‘unaffordable’ in a city with what she feels is too much ‘commodification of land’ rather than gentrification.

‘Change is easiest and effective when it is incremental’

Conn is an active member of Just Space, a network of grassroots community groups, campaigns and independent organisations, working closely with some London universities. For example, UCL students are working with Just Space to develop the methodology for fact-based audits. The term ‘community’ is used and thought of as some kind of ‘blob’, she says. And yet the community inside is not an amorphous blob, but a social system that has sophisticated infrastructure. Community groups are part of that but are often dismissed by being described as ‘the usual suspects’. Developers and the rest of the professional world have to relate to that in a new way. And Conn is trying to give this all some systemic language to enable locked-away information into the policy process.



Carl Turner’s Peckham Levels; Conn was on the scheme’s steering group

Is she optimistic that the time is right for change? The changes we need are not dramatic, she says, even though it sounds complex. Most evolution happens by the ‘adjacent possible’—organisms naturally all take the next easiest option. ‘Since I’ve spent my life studying institutions that’s what I notice about institutions too’, says Conn. ‘Change is easiest and effective when it is incremental.’

So, what is it that Conn loves about Peckham? ‘I don’t ‘love’ anything about Peckham’, she fires back. ‘I just happen to have lived there for 45 years. It is my home.’ She knows its nooks and crannies, but it’s familiarity, not love, she insists. Peckham Vision is an entity—or ‘citizens’ agency’—where people give their time free, working together, to try to make the area better, responding to changes in the area. It’s hand-to-mouth, operating on a turnover of around £2,500 a year, but producing what she estimates at around £100,000 of output elsewhere, and funded in part by merchandise (including a bestselling tea-towel) it creates.

But ultimately, it’s a major rethink of how the corporate, institutional and community systems operate with each other that Conn believes will be the only way that trust and better development can begin to take place. ‘It’s a bit like a lion and a tiger in the same territory. They have to find out how to mark their own territories and interact in a way which is constructive to them both living. But it’s much wider than planning’, says Conn, banging her hands on a complex system diagram showing the ‘non-linear’ interactions of systems. ‘Everything connects.’ ●



Eileen Conn, local hero — Fact file

Won an MBE in 2009 for services to the community

Prepared a ‘social eco-systems dance model’ showing the relationships between citizens and authorities and other institutions

Describes herself as a Buddhist Christian Humanist

UNIVERSITIES DRIVE COMPETITIVENESS

Dame DeAnne Julius used this year's Honor Chapman Memorial Lecture to underscore what the education sector can do for London, says *Katie Kopec* of JLL



DeAnne Julius delivered an inspiring Honor Chapman Memorial Lecture entitled 'Cities and Universities: A Powerful Growth Dynamic'—a compelling case for the importance of education institutions for city competitiveness.

A founder member of the Monetary Policy Committee of the Bank of England, Julius told the audience: 'London's universities produce 130,000 skilled graduates every year, nearly 70 per cent of whom stay and work in London, who form a key part of the talent pool that attracts tomorrow's businesses to London'. Throughout her presentation Julius referenced JLL's Innovation Geographies research which confirms the link between innovation/talent concentrations and city performance.

The latest research in JLL's Cities Research Programme quantifies Innovation and Talent attributes of more than 100 cities globally. Cities with similar characteristics have been grouped into six categories, with nine cities identified as global leaders showing the strongest performance across a range of talent and innovation indicators. These cities are San Francisco, London, Boston, Paris, San Jose, Seattle, Tokyo, Sydney and New York. The study confirms that cities that combine strong innovation capabilities and talent concentrations have outperformed in economic terms and reveals a robust link between innovation and talent-rich cities and real-estate performance. The role of universities as a source of innovation and as trainers of talent is key in driving city competitiveness.

Julius's lecture was followed by a thought-provoking panel discussion moderated by Robert Gordon Clark, chairman and partner of London Communications Agency. He was joined by an impressive line-up of three of the previous five lecturers: Dame Judith Mayhew Jonas DBE, commissioner, The Commonwealth War Graves Commission and European trustee of the Urban Land Institute, Annie Hampson OBE, chief planning officer and development director, the City of London Corporation, and the Rt Hon Baroness Margaret Ford, OBE, Chair of STV Group Plc and New River REIT Plc.

This was a fantastic event, combining Julius's extensive knowledge and experience with a panel whose influence on London and the UK has been exceptional. I can't think of any other event to have gathered such a powerful set of women, all assembled to continue Chapman's inspirational work.

Honor Chapman (1942–2009) was the first female partner of Jones Lang Wootton (now JLL) and an urban planner and property expert who played a key role in the development of London. She pioneered the application

of modern business research in the commercial property industry; creating investment performance measurement tools and techniques which are now wholly adopted by the industry. After her untimely death, aged 67, a group of her former colleagues, academic contacts and people that she mentored and inspired through her work came together to continue her work and legacy through hosting a series of lectures. This group comprised: Katie Kopec—JLL, Andrew Gould—ex-JLL, Marc Mogull—Benson Elliot, Dame Judith Mayhew Jonas DBE—Commonwealth War Graves Commission and Urban Land Institute, and Robert Gordon Clark—London Communications Agency.

The sixth Honor Chapman Memorial Lecture—which this year coincided with the 10th anniversary of Chapman's passing—took place in October at UCL with an audience of more than 80 guests. ●

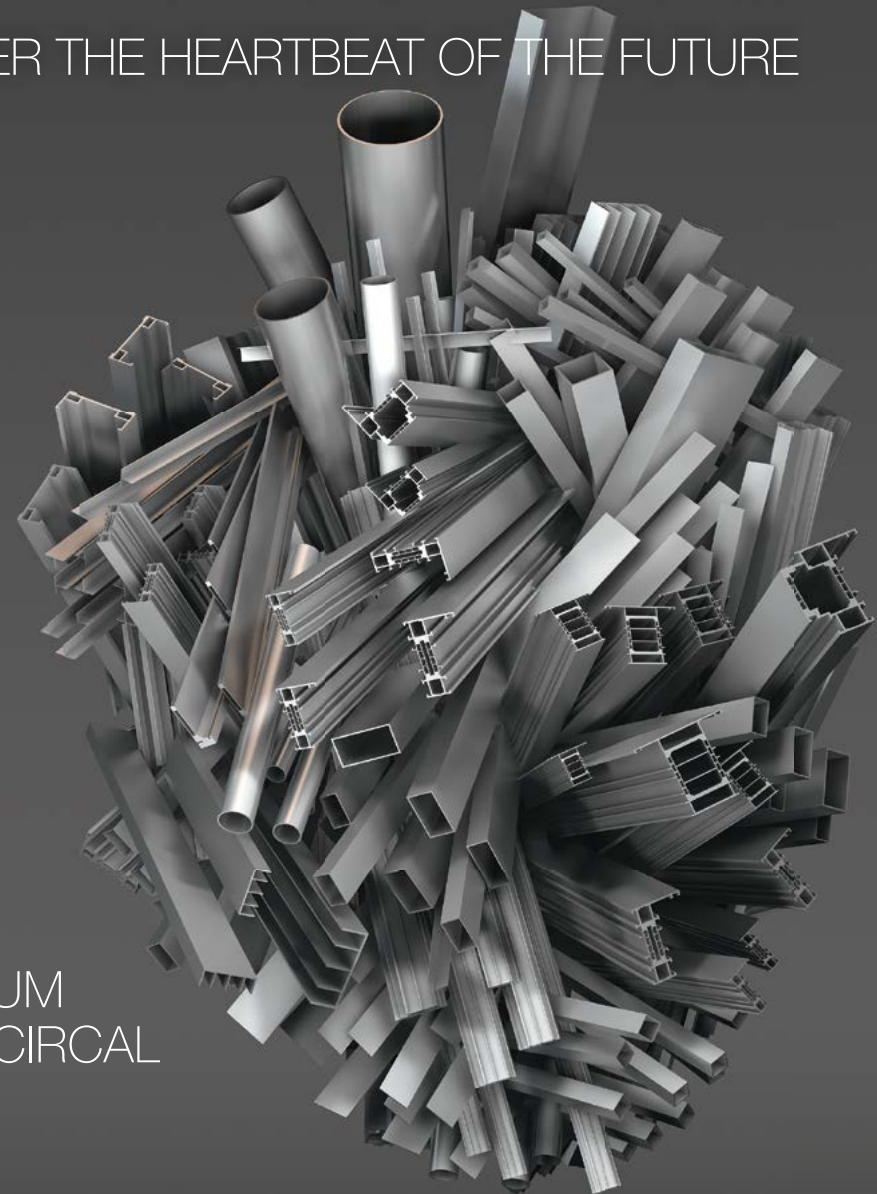


Innovation and talent drive competitive cities — Dame DeAnne Julius

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POWER TO THE PEOPLE

London Festival of Architecture deputy director *Owen Wainhouse* meditates on this year's theme — 'power'



What's the point of being powerful unless other people know how powerful you are? That line of thinking has led countless men—and it was usually men—to commission giant buildings to demonstrate their power and wealth. From Parliament to Buckingham Palace, architecture is used as

a sign of power everywhere. To walk through London is to see the city's legacy of competing religious, regal, political, military and commercial powers all vying for prominence in built form.

More recently, perhaps we've tended to put a stop to vanity projects including the Garden Bridge and the Tulip tower. But aren't the vanity projects of yesteryear the architectural endowment of London today?

Every year the London Festival of Architecture (LFA) takes on a different theme to spark debate and to inspire event organisers to come up with a programme that is unique to the festival, and one that can only be seen in London in June.

Unlike many other festivals, the LFA is not a top-down organisation. It's not 'done by us for you'. On the contrary, the LFA strives to democratise the discussion around architecture and our city by expanding the range of people who hold events.

We work hard not just to engage more people to come to the festival, but to encourage more people to become event organisers. Through the festival, organisers get their voices and ideas heard.

Last year, 300 unique individuals and organisations came together to stage more than 566 events as part of the festival—including debates, installations, exhibitions, lectures, open studios, workshops, tours and much more. In 2019, these organisers collectively helped us to meaningfully engage more than 800,000 people. What's the point of a festival unless you reach a wide audience?

Choosing a theme for a festival might seem like a simple job. Over the last few years we've explored architecture through our themes of memory, community, identity and boundaries.

Each year we want a theme that is not just current and relevant to a wide public audience, but one that lets people tackle tricky issues affecting the profession and wider society. And one too that gives an opportunity to celebrate and tell a positive story.

This year as we discussed various possible themes with our friends and partners, we realised everything kept coming back to power. But power is not just about who's in charge.

Although political power touches almost everything to do with architecture, there is also the very literal and very pressing issue of how we power our buildings and our cities.

With many in the profession declaring a 'Climate Emergency', the idea of power as energy has crept up the political agenda. From fuel cells in basements to solar panels on roofs—where does our power come from and who's going to be supplying it? Who are the architects leading this green revolution and taking real action to address our use of power?

From Extinction Rebellion to the Architects Declare movement, we are also seeing a huge return of people power. How is the rise of powerful protests and community action affecting architecture?

A nation's Hard Power—its military forces—plays a role in exerting its will around the world. By contrast 'Soft Power', the term coined by Joseph Nye, is a nation's ability to influence others through cultural means. Architecture has always played a huge part in our Soft Power arsenal. Both from our stunning buildings in London which draw huge crowds here—to the London-based architects taking their designs and building around the world. As Brexit looms large, what role for architecture in our international Soft Power?

David Iltf

And then there's the changing power dynamics within the profession, particularly around the role of the architect.

Despite being published in 1532, Niccolò Machiavelli's *The Prince* is still arguably the greatest guide to obtaining, holding and wielding power in the modern world. Machiavelli tells those seeking power that it is better to be feared than loved. Many architects bemoan their loss of power and influence. Are architects losing their power because they want to be loved rather than feared?

These are just a few aspects of power and architecture that we hope will inspire many of the festival's 2020 events.

But if all that sounds a little unfestive, it's worth remembering the biggest power we possess—the power to transform lives through good design.

Architects possess tremendous power to improve our lives. Isn't now the time, among all this political turmoil, to shout about the power of good design to change lives?

What's the point of architects possessing great power—unless they let other people know? ●

LFA's Open Call for events is open until 10 March 2020. Ideas should be submitted via londonfestivalofarchitecture.org

RAISING THE STANDARD

Orms is basking in the afterglow of its first hotel design, The Standard, and looking to its next 35 years in practice as an employee-owned trust. David Taylor catches up with the practice's John McRae and Oliver Richards

Orms marked its 35th year in business with uncustomary glitz.

Speaking at The Standard—the swanky hotel the practice crafted from a former Brutalist town hall opposite St Pancras station—John McRae, essentially the future of the firm, stood with Oliver Richards, in essence the link to the past. The pair addressed guests—including all 75 or so Orms staff—and it felt like the birth of a new chapter, encapsulated not least in the fact that the practice is now an employee-ownership trust and pushing into new areas.

'I was saying to my wife that it was like our wedding day', says McRae a few days later, perched on one of the tasteful sofas in The Standard's hip, 70s-influenced 'library' area. 'You know, you sort of wander around, there's lots of people that you've obviously invited and you never manage to have a drink yourself, and you don't really manage to have anything to eat. And you feel pretty exhausted at the end of it.'

But like a wedding, there was a lot of happiness in the room, celebrating Orms' achievement here and elsewhere, particularly in Midtown, where the practice continues to be unusually prolific. It has been appointed on the refurbishment of the former Central St Martins school, looking at the whole block fronting onto Southampton Row, Proctor Street and Fisher Street. The building's been used for filming since St Martin's moved out up to King's Cross, along with meanwhile uses, while the Grange Hotel chain owners figure out a new concept. The scheme may turn into something of the order of a 450-bed hotel with residential and ground floor uses. And with The Hoxton around the corner, the branded hotel scene is clearly hotting up.

In many ways, says Richards looking back, the practice's life has been a series of overlapping 'waves' and opportunities. That's from retail in the early days and 'the huge break' of working with George Davies' Next chain initially with the firm's HQ in Enderby, to the loft-living phase, chiefly brought about through another 'amazing' client, Colin Serlin, who came to the practice's salvation with

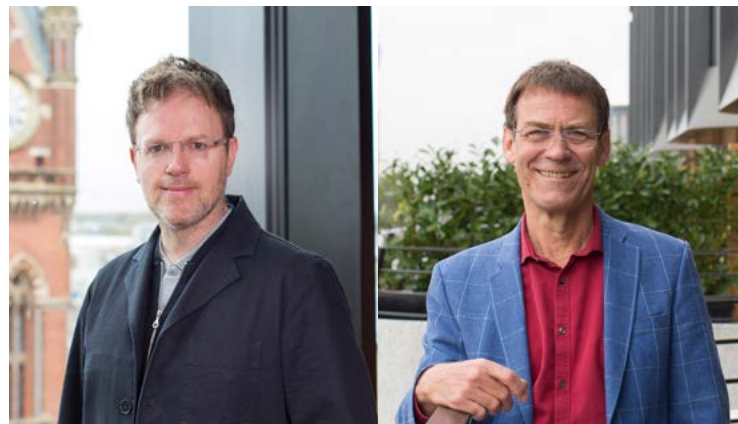
10 projects, after having had less success using Eva Jiricna. Then it was on to 're-use', which has run right through as a constant theme into the present ('we know what to touch and what not to touch', says Richards), alongside work at places such as Uppingham School, plus leisure centres and health clubs. And, then, today, it's on into hotels like The Standard—even though that too was more a case of riding a wave rather than seeking one out.

A lot of the history since Richards, now 65, started the firm as a 29 year old, fresh from Farrell/Grimshaw in 1984 with Martin Shirley, was a mixture of luck and being in the right place at the right time—'I think we're opportunists, essentially', he says. But the practice can also say with some certainty that it is also a listening firm that is good at

collaborating and caring towards its employees, having given birth to around 30 other practices or 'alumni', including, for instance, all the directors of BuckleyGrayYeoman. Now, that employee-owned trust has been brought in not only to prevent the firm from running down, suggests Richards, but also to provide a firm foundation

for tackling those future opportunities, headed also by the other two, very important directors, Richard Keating and Colin McColl. All four—and the rest of the staff—embody the integrated and egalitarian approach the practice takes, Richards is keen to stress. 'When you come into our office there's a Perspex sculpture which says we have created an architecture that listens, that's in the shape of an O, which represents the holistic approach to architecture. I think we're good collaborators and hope that we're confident without being arrogant.' It's a liking of order, but an acceptance that you can't control everything, he adds.

So, The Standard. 'We've learned a huge amount from doing this hotel', says McRae, citing his work with lead interior designers Shawn Hausman and Archer Humphries. Orms was the external architect, doing the shell and core, the extensions, and public realm, but also the integration of the rooms into



John McRae and Oliver Richards; Right: The Standard



the shell and core, enjoying the process of seeing at close hand how a hotel—its first—emerges from ‘a blank sheet of paper’. Orms won the project because they knew the Crosstree Real Estate Partners client on previous work they had done on Golden Square, a much smaller scheme, and won through when Crosstree beat off bidders for the site. They concluded that refurbishment was the best way forward, not least because they liked the original building, finished in 1974 at the tail-end of Brutalism.

It was designed in-house by Camden Council’s own architects for the authority’s use, and some of the press coverage at the time was not particularly flattering. ‘Part of the thinking was that Brutalism in itself was using low-skilled workers and a single material to keep things simple’, says McRae. ‘It was about not referencing the past and it had a very democratic feel to it—the windows are all the same size; the bays are very similar, so it had that togetherness which I think was one of the striking design philosophies behind it.’ Orms liked the idea of repurposing it, investigating its potential for being an office at first but rejecting that, in part because of all the offices going up in King’s Cross. Neither was residential a particularly good call—it’s quite a deep-plan building with a lot of space in the centre. Working with engineer Heyne Tillett Steel they found that the precast panels of the facade are quite an integral part of the structure, taking a lot of the load, while a twin spanning concrete waffle slab stretching from the facade to the centre, meaning ‘framing and cutting holes’, looked like it would be a lot of effort. So was there a layout that could cope better? A 260-key hotel was a great fit, not least on the less onerous light restrictions and that number might attract some of the bigger operators.

‘It’s about understanding and working with people to say, these buildings can be repurposed’

Orms does a lot of retrofit, refurbishment and repurposing, so this was ideal. ‘For us, that is the natural starting point’, says MacRae. ‘Our instinct was that this building needed more love, more care and more attention.’ Adding new spaces at the rooftop would give it a new presence and the building could have a new lease of life within the wider energy of King’s Cross, engaging south towards Bloomsbury. And as The Standard’s first site outside the US, it was the brand to help do that.

On the ground floor near where we sit is a DJ booth in which they also offer a podcast service, the library, pretty



By the book — the ‘library’ in The Standard

near the site of the library in the old building, and some food offerings including Isla, with chef Adam Rawson, opening out to an outside garden and Double Standard—an American diner/English bar on the other side with its own entrance onto the street. Outside, a red lozenge-shaped lift whisks other diners up to Decimo, a more exclusive, Spanish/Mexican restaurant by multi-Michelin-starred Bristol chef Peter Sanchez-Iglesias on the 10th floor in what some refer to as ‘the crown’ of the building—an abstraction of the concrete bays below. Then there are the stylishly kitted-out hotel rooms in between, some of them featuring terraces and hot tubs, and even some windowless internal ones which have proved surprisingly popular. The rooftop spaces, with stunning views across King’s Cross and to the south, have already played host to a Naomi Campbell party with Mark Ronson on the decks, but they will be formally launched next year.

If the work at The Standard exemplifies one of Orms’ key remodelling approaches, mixed with an aspiration to get vital ground-floor uses on board, then the practice’s work at No 1 New Oxford Street on the corner of High Holborn and New Oxford Street is another example of working through the potential future uses. Henderson Real Estate were the client on this scheme—‘our flat iron building’, MacRae calls it—and had been looking at everything from selling the building to demolition. But the rental profile has changed enormously in Midtown over the last five years, which completely changed how ambitious they could be in repositioning the building. Emails streamed into the practice from locals who were happy they had saved the building they loved, preserving the exterior clock and adding beautiful green cladding, an atrium with terrazzo floor and a rooftop space to its original Art Deco features. The scheme won an NLA conservation award last year, and McRae believes there is a recipe for success. ‘It can’t be us on our own’, he says. ‘We need the client behind us, we need the local boroughs behind us and we see it as a combined effort. It’s not just Mr Architect and the ego. It’s about understanding and working with people to say, these buildings can be repurposed. They can be part of the future.’

The building was designed in the 1930s as an exemplar of office buildings of the time. So Orms said to the client that they should think they could reimagine it as representative of the next. Tenants like tech company Twitch and fashion company Cos were attracted to take space. ‘That’s where the skills of a practice like ours can help’, creating a ripple effect down the road with projects like The Hoxton and schemes like AHMM’s Post Building. Suddenly major parts of the jigsaw are coming together for the area, to be supplemented when the Elizabeth line finally drops in.

At St Giles Circus at the Tottenham Court Road end, Orms is doing a similar large-scale project with regenerative potential. Now under construction, the practice is doing a 2,000 person and an up to 300-person, ‘grass-roots’, below-ground music venue near to Centre Point. The ‘Outernet’ scheme—an entire city block that will have new-build and refurbishment elements—will use LED technology and data and has involved moving around some heritage music shop buildings, including a Grade II listed forge building that formed part of the Twelve Bar where David Bowie and Elton John, Ed Sheeran and Adele played some of their first gigs. ‘It was moved back within seven millimetres of its original position’, says MacRae. ‘Which we thought was pretty impressive.’

The scheme will also be an important one for the practice when it completes next October. The site was cleared by Crossrail, and Orms was effectively given a blank canvas to tie into very historic music buildings on Denmark Street. The historic side will retain music, and the other could look at tapping into technology and how music fits in a new technological world. ‘We’ll have the two, side-by-side and hoping that technology will help the music world’, says McRae. ‘I was quite taken by how technology, which was always seen as the replacement before, could in this instance help to look at the future as well as retain its history.’ Tech and data will enable us to look at value in a different way, he goes on—could the public sector get on board here in future projects.



‘Our flat iron building’ — No 1 New Oxford Street

To what degree has the ethos of the practice changed over the last 10 years? Through the late 1980s and 90s the firm did a lot of interior work primarily because there wasn’t a lot of other work around. But that did a lot to underpin its philosophy that architecture is not just about the outside. It has done work on co-working projects with The Office Group, Fora and also the hotel The Hoxton and that has influenced what McRae calls the ‘shell and core, speculative buildings’, which have more credibility as a result. The work at The Standard is a case in point, with Orms’ work on timber windows at ground floor having been where the interior informs the exterior. ‘I think many architects would have said no, we’re not having that. That’s where we think working collaboratively is a really important part of being an architect. Because we don’t think it’s a solo effort. It’s a heavily combined effort.’

‘We’re not just about individuals. It’s about the practice’

The practice is as egalitarian as it wants to be but does need leaders, however. It is going through a ‘step-up’ programme to enable its staff to make decisions and be clear about its purpose, spreading design as widely throughout as possible, but with four directors at its top.

When it started out in Covent Garden, before it moved to Clerkenwell and now near Old Street, the practice was headed by two founders—Oliver Richards and Martin Shirley—giving forth the initialised ORMS. This has been reworked as the word Orms, and McRae explains that as part of that 2013 rebranding exercise the curves of the lettering all make up a perfect circle. ‘The embodiment of the circles is the geometry of the perfect circles and the collective. So, part of it was to say that we’re not just about individuals. It’s about the practice—we share the same values. We can evolve this practice as a group; we try and do that collectively, and it’s a challenge.’

In the office, pin-up space is viewed as vital to share expertise and encourage discussion and debate, and ultimately improving the product by doing so. ‘It’s very important to involve people’s thoughts and beliefs.’ McRae takes his role seriously as part of a practice whose staff are ‘custodians of London’. Can they evolve it and do better? This is the thought that underpins its change into an employee-owned trust.

Aberdeen-born McRae himself now lives in Highgate and has been with Orms for some 23 years. But his path into architecture was unusual to say the least. He studied in Aberdeen but had no idea what he wanted to do when he left school. His English teacher at the time said she couldn’t imagine him in a boiler suit covered in oil, the traditional town



How the 'Outernet' scheme, just south of Centre Point, will look...



...and the scheme — the largest capacity entertainment venue in London since the 1940s — under construction.

occupation. Instead she said that as he enjoyed art, he should go and see one of her friends, a partner in an architectural practice. In his final year McRae had done a final year project in oil paintings of the local fishing industry and, he recounts, managed to sell the practice partner three of his works during his interview meeting for around £200 a pop. He was asked to join as a trainee architectural technician, staying for around two years and getting to know the rest of the 30 staff in the process. But when the partner was banned from driving, McRae ended up taking the wheel, driving him to site meetings and even snagging projects with him, learning a huge amount in the process. The partner realised he'd be bored being just a technician, so organised an interview with Scott Sutherland's, and he was offered a position. 'That's how it all started. I just loved it. I absolutely loved it. I've been very fortuitous in people providing guidance at the right time.' McRae has taken on that philosophy, and put it into the practice he now works at. 'If you can share some of your experience it might unlock something for people.'

So, what is the next goal for McRae and for Orms? Orms has just been appointed to do the over-site development at Moorgate Station, straddling Moorgate and Moorfields, on a project by Aviva. There's Central St Martins, of course, and a new development out at Ealing, which is quite a large office building, again on Crossrail, with Orms looking to repurpose the site and engage it more with Pitshanger Park and the town centre. It is designing two new buildings—unusually—on Oxford Street: 76 Oxford Street now on site, and another going to site next year on the corner of Wells Street and Oxford Street. All of which is balancing the practice's portfolio away from just retrofit and interiors projects to embracing more new builds too. But there is a marked connection with the line of Crossrail in the centre, Richards points out. 'There's a real fit on that', he says, from Marble Arch right through to the City. 'That is the line of destiny', he says, with hotels also set out to rise with London's status as a growing tourist destination. 'Opportunism is an important part of our DNA', Richards adds.

Interestingly, McRae's other drive in his formative years was football. A promising goalkeeper (I resist the idea of calling the practice a safe pair of hands), he trained with Aberdeen when the great Alex Ferguson was there, and played at the weekend in the same team as Fergie's two sons. The training was always about pushing forward, he remembers fondly, with a message that goes from his old life, to—quite literally—his new.

'The mantra was: "you've got to keep the standards"', McRae remembers. 'Don't rest on your laurels; you've got to keep looking for the next thing. It's amazing how that sticks with you. If a practice stands still, it will be overtaken.' ●



Co-working, working — Orms' Fora Folgate project in Spitalfields



Richard Keating and Colin McColl

FEEL THE QUALITY

Sadie Morgan is encouraging the industry to up its game on things that matter by launching the Quality of Life Foundation.

David Taylor asks her what it's all about

So. What, exactly, is the Quality of Life Foundation?

In short, it's a new independent body aiming to lift people's wellbeing and quality of life by shining a light on who's doing it well, and developing a set of easily understandable parameters that developers and investors can sign up to, explains Sadie Morgan, the woman leading the new outfit. 'What I'm doing at the moment is having the conversation in the widest sense', she says, when I ask if it's got anything to do with a recent visit inside Number 10.

Not really, no, is the answer. But Morgan is coordinating the foundation along with her work for Homes England (hence the visit) and the National Infrastructure Commission: 'It's saying: what have I learnt over the last 10 years in relation to the advocacy and advisory roles?', she says. 'And that is: if you have a simple message and you try to set something up that's based on principles that people feel they can sign up to, then you can improve quality.'

The QoLF is focused on the UK and is aimed at developers, housebuilders and investors, asking them how they can improve people's quality of life through the built environment. Therefore, the first thing to do is to isolate what it is that could do that, drawing on a lot of the indicators that are out there already, such as Building for Life, wellness indicators and BREEAM to some extent. 'So this isn't about reinventing the wheel; it's finding a set of principles that developers will actually sign up to', Morgan goes on. These will need to be simple, accessible, but also with enough rigour to them to be meaningful, she says, and the QoLF will spend a year looking to set these up, commissioning new research to establish what the four or five principles might be. These are likely to be safety and security, affordability, climate, connectivity, and community, says Morgan, based on initial soundings.

Can we get developers to sign up to these and can we get local authorities to say they want to work with QoLF developers or investors, she asks? Some kind of charter mark may result. The foundation will also spend time getting partners and sponsorship on board — Berkeley Group have already been great, says Morgan, as have British Land and Grosvenor. But Morgan is clear that this should be an industry-led thing rather than having government involved. Better to be tidying up its own back yard, as she puts it, and collectively deciding to make things better, benchmarking what is good, (unusually) celebrating best practice and what makes people happy. 'As an industry we have to share more', and we're not managing this by doing it top-down.

The foundation has advertised for eight voluntary board members and had 100 applications in the first half day, including CEOs from 'superleague' firms, attracted to this non-profit organisation run at the moment from dRMM's offices. 'There seems to be a huge — and I mean huge — amount of support to do something like this. I can't tell you how overwhelmed I've been at the positive response to this.' Morgan is serious, though, and wants the QoLF to be taken seriously, otherwise it 'won't have a hope in hell' of working. 'This is about wider social context and we can't just do placemaking. We need to be able to draw in all of the other things that matter.' ●

'I can't tell you how overwhelmed I've been at the positive response to this'



ARCHITECTURE'S CLIMATE CRUSADE

Ann Dingli reports on a summer of climate struggle, and what architecture sees as its emerging role in the challenge



People don't seem to enjoy talking about climate change. Why would they? It touches on the inescapability of consumerism, collective waste and a historic failure to effect significant change. But this year it became impossible to ignore the climate conversation, with Greta Thunberg famously declaring that our house was on fire. Yet we knew this already; climate scientists have warned for decades about the apparent effects of a carbon-reliant way of life. It's not that we didn't hear those warnings but, seemingly, we weren't motivated enough to heed them.

Cut to April 2019, and our heads were forcibly turned by a period of general disorder in London. Many of us were compelled to think about the climate crisis as we sat in hours of traffic while a group called Extinction Rebellion protested for one of the planet's most urgent causes. The events coincided with the birth of a new architectural activism, from two separate but like-minded camps.

'We were on Waterloo Bridge during Extinction Rebellion's [demonstrations], reflecting on how XR is brilliant at raising awareness. We started talking about the industry that we work in, and how if we're going to see change it's going to have to happen within regulation and policy', said Joe Giddings. He is just one of a group of practitioners who joined together in April 2019 to form ACAN, or Architects Climate Action Network—a group of individuals within architecture and construction acting against the proclaimed 'twin crises of climate and ecological breakdown'. They are a non-hierarchical organisation focusing on industry action at citizen level. Their moment of realisation was spurred by what they saw as a missing link in the climate conversation. 'We realised that there was this gap in the market for activism within architecture', Lauren Shevills,

another member of ACAN, recalls. 'That's where we started developing this idea of what a network could be.'

Elsewhere in London, Steve Tompkins of Haworth Tompkins was having conversations with industry leaders about what could be done to 'try to widen the agency' within the profession. 'I wrote to all of the Stirling Prize winners with Caroline Cole from Colander [Associates]', he recounts, describing the genesis of Architects Declare—an initiative that identifies the prevailing crises at hand and calls for industry action. '[A] group of us met and there was consensus that a) there is a serious problem; b) none of us is doing anything like enough [to address it], and; c) it might be helpful for us to try to galvanise action from the wider profession.'

In May 2019, Architects Declare published an 11-point action plan as a framework to encourage change across the profession. Seventeen RIBA Stirling Prize-winners became founding signatories—an ensemble act driven at securing enough attention to stimulate serious transformation. 'The choice of the Stirling Prize-winners was based around our potential impact in terms of

publicity', Tompkins explains. 'It's now very centralised and non-hierarchical. It's not about the Stirling Prize-winners telling everybody else what to do, it's just a call for us all to get involved.'

By June, the RIBA had declared a climate emergency. Come August, individual practices were announcing their own intentions to join the wider debate. Next came a double-bill of climate awareness activity: the Architecture of Emergency summit, and the Global Climate Strike just one day later.

Around this activity, ACAN and Architects Declare formed just one branch of a nuanced network. The UK Green Building Council (UKGBC) and the London Energy



What's in store — protests on Store Street crescent





Instigated by the UKBGC, the crowd on Store Street ‘convincingly signalled industry buy-in’

Transformation Initiative (LETI) were already pragmatically offering tools and support towards a less carbon-demanding profession. Cross-over ensued. ‘We speak to LETI the whole time, we speak to UKGBC, to ACAN, and to the student group. There is very much a sense of shared purpose’, Tompkins confirms. Indeed, both ACAN and Architects Declare acknowledge a proverbial strength in numbers. ‘If we all agree to lobby against one thing, five different voices from powerful organisations are going to be more effective than one’, Shevills points out.

The UKGBC instigated the gathering of troops on the day of the strike, rallying members of the profession in scores outside the Building Centre on Store Street. The crowd convincingly signalled industry buy-in, a trend described by Tompkins as an ‘enormous groundswell of energy’. Yet amid the growing talk, what do these organisations believe to be the most urgent call to action for the profession—an industry that is apparently responsible for 40 per cent of the UK’s energy-related carbon dioxide emissions?

‘Make retro-fitting more attractive’, Shevills asserts, while Giddings adds that effectively measuring carbon could bring about practical change. Tompkins echoes this proposal: ‘One of the things we could do quite quickly is to standardise an embodied carbon and whole-life-carbon tool’.

‘To paint the broader picture, economically speaking, we’re going to have to rethink how we make our money’, says Shevills. Moving beyond the built environment is a point that has been repeatedly made. In her keynote speech at the Architecture of Emergency event, Interrobang director and co-chief curator of the 2019 Oslo Architecture Triennale, Maria Smith, insisted that there had to be ‘a movement against domination’. Her rousing cry for communal action urged industry members to ‘work together to break down the next barrier—the way that we structure our society, our economy’.

‘Construction can’t begin to engage with the magnitude of the problem unless there’s more joined-up thinking’, Tompkins says. ‘It’s about how the global economy and global society can join to address this issue.’

ACAN’s Giddings also suggests conversations about financial cost be converted to discussions on carbon costs, signalling a way forward that includes all stakeholders in the conversation. A key focus for Architects Declare is to embolden practitioners to exert pressure on the powers that be, encouraging regulatory and legislative transformation, enabling the broader construction industry—with all its distinct priorities—to fall in line.

Lara Kinnair, Merry Arnold



Voice of youth — a placard puts the issue succinctly

‘It’s a shift’, says Tompkins, ‘all of these quantum changes in practice tend to happen quite quickly once the case is unequivocally made, once there’s enough goodwill and understanding. Then I think many of us feel that the change can and will happen. And if it doesn’t happen quickly then all bets are off, frankly.’

When asked what success might look like, both camps profess difficulty in picturing a definite eventuality, but broadly point to an industry-wide consensus on regenerative, non-extractive design. So are people warming up to the climate discussion? ‘Conversations are starting to happen’, Giddings says. ‘It feels like there’s change in the air.’ Tompkins is invigorated by the effort being taken up beyond the UK’s shores: ‘What’s been most encouraging is the international sign up, the lack of cynicism around it’. The collective climate action drive is about raising an alarm, he says, about inviting genuine reflection on how the profession can begin to see the bigger picture. ‘I think the way forward is clear.’ ●

‘Conversations are starting to happen. It feels like there’s change in the air’

INDUSTRIAL REVOLUTION

Haworth Tompkins' *Graham Haworth* on his practice's plans for Albert Island — and for London to get a new, more flexible approach to employment and industrial space



The competing mix of land uses across London is putting unprecedented pressure on the capital and demands fresh ways of thinking if it is to continue to function and thrive.

According to figures from CBRE Group, London has lost over 2,000 acres of industrial land (capable of holding some 45m sq ft of accommodation) to alternative uses since 2011.

The Mayor of London has responded in the new draft London Plan with the inclusion of Policy E7, which aims to protect Strategic Industrial Locations (SIL) and promote the intensification and colocation of land for industry, logistics and services to support London's economic function.

My awareness of this growing problem started some years ago when designing a building for the Royal College of Art (RCA) in Battersea. The project comprised an innovative 'design-factory' for applied art and manufacturing—the Dyson Building—which also housed the Clore Innovation Centre, an incubator centre for start-up design businesses.

I then realised that, while our RCA facilities provided industrial and innovation space on a large scale within an educational facility, there was no corresponding offer in the real world.

Faced with a lack of industrial space in which to design and manufacture products, and a lack of industrial space to support the distribution logistics, the capital is failing to accommodate a mixed economy of industrial uses simultaneously.

In response to this I formulated the idea of 'Useless Buildings', buildings whose dimensions and structural characteristics are such that they provide open-ended flexible space that can accommodate any variety of uses throughout their life cycle, making them effectively non-use specific, or 'useless'.

As my thinking evolved, Haworth Tompkins secured a commission from London & Regional Properties to develop a GLA-owned site at Albert Island for an industrial intensification scheme in which we could put some of our ideas into practice.

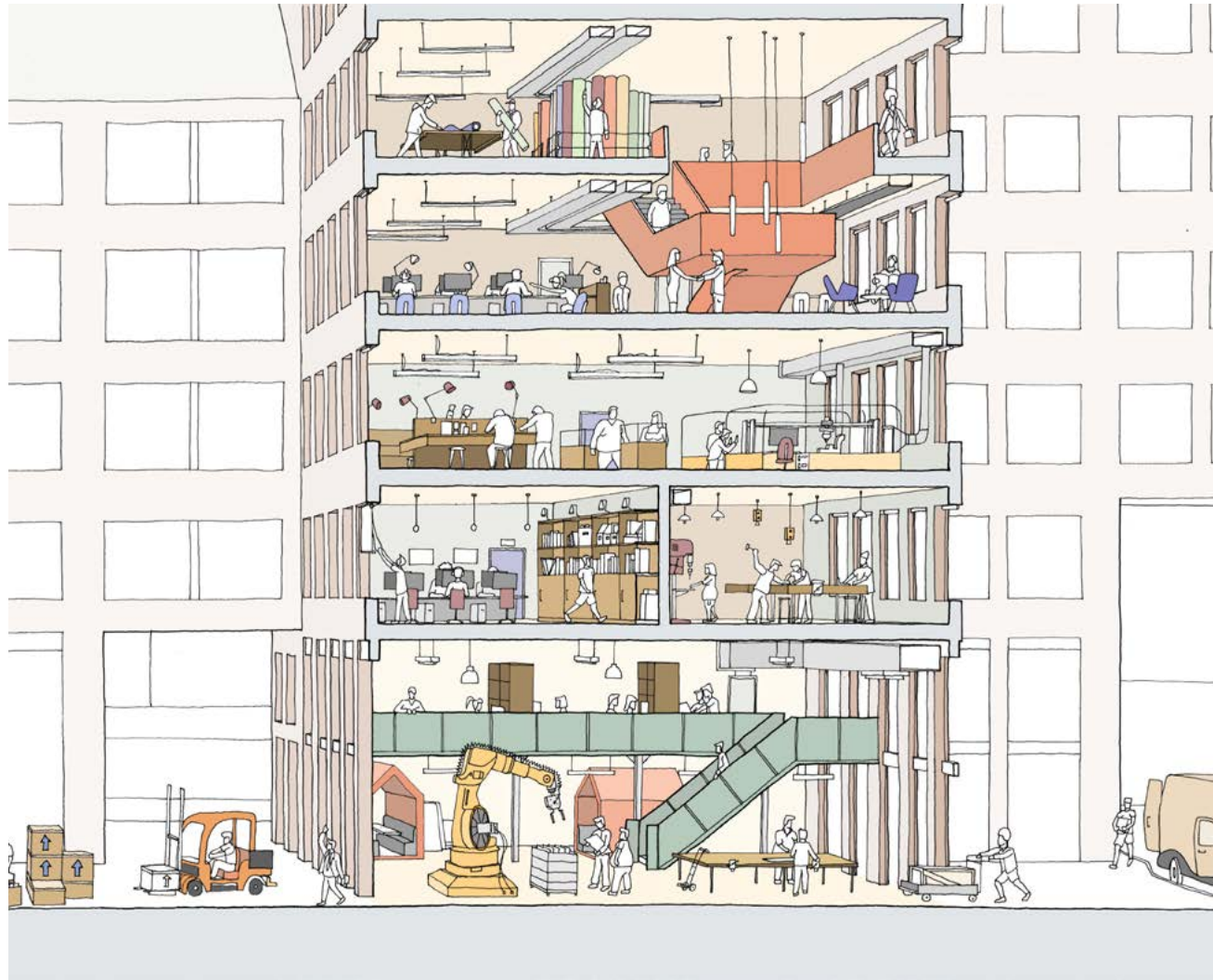
Albert Island is a 10 ha (24 acre) brownfield site within the Royal Docks Enterprise Zone, at the end of the London City Airport's runway.

The overall vision is for a comprehensive redevelopment to create a well-connected sustainable employment hub with a mix of industrial uses, but also to make it an integrated piece of the 'City'—not a segregated industrial estate. It will be a market for industry and production, open and permeable to the public with good cycling and walking links, an enhanced river frontage with enhanced infrastructure including the construction of a shipyard (the first on the River Thames in 300 years) and the London Institute of Transport Technology for Queen Mary University London and Newham College.

Within this diverse brief there was an opportunity to provide a variety of industrial uses, with both big box spaces and small factory units providing distribution warehousing, maker spaces, multi-storey industrial, small-scale low-rise industrial units, long-term storage and large shed spaces for the boatyard.



Albert Island axo — the mixed industrial scheme in context



A well-connected sustainable employment hub with a mix of industrial uses, but also an integrated piece of the 'City'

The key to achieving the density and diversity has been colocating and stacking different typologies and functions, to maximise land use for the industrial space, we created a 'table-top' strategy which provides a transfer deck nine metres above ground, offering a steel 'chassis' frame onto which various enclosures are added. On the riverside frontage, the form incorporates a seven-storey, 80,000 sq ft flatted factory, the Ideas Factory, to accommodate a variety of start-up businesses and educational usages. This innovative mixed industrial use multi-level typology, currently not universally adopted in the UK, is an exciting exemplar solution for modern London's urgent industrial needs.

'This is an exciting exemplar solution for modern London's urgent industrial needs'

Beneath the table top we have placed smaller scale units (2,500 sq ft-20,000 sq ft), which can be combined or subdivided and serve a variety of uses: manufacturing, maker space, office, technology and research. Above the table top are last-mile distribution warehouse typologies (approximately 100,000 sq ft unit size), served by a three-lane truck ramp leading to a loading yard with docking bays.

This layout offers potential to achieve active frontage at ground floor to match GLA guidance, with the simpler tenancies for last-mile distribution warehouse space above, it keeps the articulated lorries above the ground floor and gives future potential for drone deliveries from the roof.

We know from our studies of examples elsewhere, such as Narashino 4 in Japan or Georgetown Crossroads in the USA, that solutions to many of our challenges already exist. The task we face is one of educating local authorities, key stakeholders and industrial users, in the need to think beyond the traditional silos of use classes and enable developments that are more flexible, more holistic and more relevant to the economic needs of modern London. •

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Watch this space — Enfield’s Ian Davis, Peter George, Nesil Caliskan and Sarah Cary

TO MERIDIAN WATER ...AND BEYOND

Lucy Bullivant gets under the skin of Enfield Council and finds a borough going places through the ‘creative leadership’ unleashed by its dynamic 31-year-old leader, Nesil Caliskan

THE NEW TEAMS



‘The capacity of local authorities has been dramatically reduced. Places like Enfield need to have a stronger voice. We’re going to up the ante, and at pace. It’s a new political direction.’

Nesil Caliskan — LSE-educated ‘Nes’ — who was elected as the first female leader in Enfield Council’s history in May 2018, and has lived in Edmonton, in the south east of the borough, all her life, knows what she’s talking about.

‘I’ve been a political activist since I was a teenager’, she says, having worked as a researcher in the House of Commons and for NHS England on health equality. Caliskan’s Turkish Cypriot grandparents moved to the UK in the 1970s, and she grew up around the ‘strong backbone’ of SME businesses in the borough. ‘My grandfather was a shop steward in a timber yard.’

On taking office she scrutinised the council’s plans for Meridian Water, Enfield’s flagship £6bn development in Upper Edmonton, and decided it ‘did not have to sign off one deal with one developer. We would do it ourselves, phase by phase. We’re talking about a 25-year project. Things change, and we need to have models of delivery that have a mechanism to allow change, otherwise it becomes static’.

‘We’re trying to be an enabler. What we are doing is really complicated, so the leadership needs to be creative — creative teamwork is a vehicle.’ This means a shared vision with her cohort of councillors, including deputy leader Ian Barnes, the Oscar-nominated film director and writer, a drama and comedy specialist who is spearheading the council’s new culture strategy. ‘It’s important to have a diverse Cabinet. That allows us to understand quite a diverse borough.’ With Enfield’s projected population growth, ‘our public services have to be more integrated in their delivery. We have to reach out to our partners and stakeholders more than before’.

‘We also have quite an ambitious estate regeneration programme. We are coming up with the model of delivery, not selling off land, but keeping it public’, and building ‘networks and commitments to a shared mandate. The integration has better outcomes for our residents. We’re trying to encourage young people to stay. We can’t afford to break up communities’. Caliskan is rallying residents in Angel Edmonton at meetings to help the council shape the new Action Plan to regenerate the area adjacent to Meridian Water and to get things taken care of, fast. They responded well to her saying she’s contacted North Middlesex University Hospital about including key worker provision for doctors and nurses in Enfield’s planned renewal of the Joyce and Snells estate.

At a time when greater public participation in decision-making is sorely needed, this fresh wave of local engagement means ‘we must demonstrate partnership between councillors and officers across the board. It matters when you speak to a resident. As custodians, you have their best interests at heart. You have to build trust, be up front and honest’.

Caliskan ‘has brought real energy and dynamism, clarity of vision, and bold, decisive leadership’, says Peter George, programme director of Meridian Water for the last five years. ‘She’s demonstrated a commitment to shaping her vision and strategies through ongoing engagement processes with local people, shaped by their input.’ From 2009–14 George led Enfield’s regeneration — estate, neighbourhood, economic development and planning — raising the bar on design quality with the delivery of homes at Prowse Court and Lord Graham Mews (Hawkins\Brown) in Angel Edmonton, and Dujardin Mews, the first phase of the regeneration of Ponders End (KCA, Maccreeanor Lavington and East).

‘We need to have models of delivery that have a mechanism to allow change’

Nesil Caliskan

In the driving seat on Meridian Water, ‘I very deliberately brought together a group of individuals from a diverse range of backgrounds, a good balance of public, private and third sector. Getting the right people and ensuring they all adopt a collaborative working style is essential’. To foster team spirit, ‘you must be sensitive to and perceptive about what people are saying and to how they are feeling. I’m careful to make people feel safe — they need to know they are being listened to. I’ll always take the time to talk to them. I also make things clear and by example. It’s about having a zero blame game, and honesty, to build trust’.

In 2014 there were only four people working on the project. Since then, there has been a steady increase to the current 35 postholders, with 15 in the wider council team including lawyers, planners, procurement and communication officers plugged in; ‘very experienced and high calibre people’. George estimates the number of consultants, architects, engineers and legal at 150, a total of 200 people working on Meridian Water. ‘Other councils are amazed at the size of the overall team, but with Meridian Water’s scale and complexity,

and the level of financial risk, it's important to appoint a team of this kind.'

It also equips them to manage the ecosystem of partners and stakeholders critical to the delivery of 2019's major achievements: the award by government of £156m from the Housing Infrastructure Fund (HIF), and the new Meridian Water station opened in June (architects KCA, Periscope). For that they collaborated with Network Rail, Department for Transport, GLA, TfL, Volker Fitzpatrick, Greater Anglia, Crossrail, and Haringay and Waltham Forest councils. George, who did an MSc in Urban Regeneration at UCL while working for Hackney Homes, has the mettle of a man who takes complexity in his stride. 'We applied best practice to achieve delivery of the station on time and on budget. Unless you work creatively, you don't get the right outcome. A test of true partnership is how you resolve challenges. You develop each partnership by working together to overcome obstacles.'

'Unless you work creatively, you don't get the right outcome'

Peter George

The HIF award announced in August gave the momentum of Meridian Water's housing delivery a massive boost. The partnership between Enfield and Galliford Try—appointed in April, to build 725 homes in the first phase—unlocked scope to deliver six to eight trains per hour, new roads, bridges, parks, cycle lanes and environmental works. Enfield's successful bid involved a big team effort led by Lisa Woo, Meridian Water's head of placemaking, working with the MHCLG, Homes England, the Department of Transport, GLA, TfL, Network Rail, Crossrail 2, the Environment Agency, the Canal & River Trust, Arup, local people and businesses, and local boroughs. 'It's been a monumental effort to coordinate all these stakeholders to get an agreeable outcome for everyone', George says. 'It's required empathy, and taking the time to understand each of the stakeholders' drivers and their alignments.'

He was also thrilled they pulled off the successful delivery of The Drumsheds cultural event venue on site in June this year with partners, the Vibration Group, staging the annual Field Day music festival on the site for the first time, attended by 30,000 people. Caliskan jokes that, in another life, she would love to sing on stage at Field Day. The Drumsheds is the first of Meridian Water's creative meanwhile uses to go public.

'It's meant we have had to work with partners in a sector we were unfamiliar with', adds George, 'to quickly understand their priorities and build trust, and help enable them to understand what the council could deliver.'

'I never want to lose sight of who we are doing this all for—the local community. You do regeneration with people as the principal beneficiaries, not for people. I personally lead on relationships with local residents. How local people feel and sense Meridian Water as a project is integral to its success. We're also addressing local priorities (in Angel Edmonton) including crime and street cleanliness. Until we can fully deal with them, we won't have a strong level of trust. It requires multi-agency and partnership working, and spending a lot of time in the communities themselves.'

'Cities are really complex: they require a lot of professional skills and expertise', says Sarah Cary, Enfield's executive director for place since March 2019 (MPhil and PhD in Spatial Planning, UCL), who spent almost a decade at British Land as head of sustainable places. 'An inherently multidisciplinary approach is vital. You've got to involve lots of different people to evolve a piece of city and have a team strategy that welcomes diversity in thought. We serve everyone in the borough, putting residents first, which gives us a mandate the private sector doesn't have.'

Cary's role encompasses all aspects of place, including council housing, building control and planning, recycling and waste collection. She wants 'the council to make a big commitment to the carbon impact of the materials we use and reuse in our own construction industry'. Creating buildings is very carbon intensive. Besides wetlands implemented over the last 10 years, 'I'd like us to be very ambitious about how we manage our parks and farmlands for biodiversity and climate resilience. The challenge is to think beyond tree planting to rebuilding ecosystems'. Both she and George want environmental sustainability best practice to permeate every aspect of Meridian Water. Dan Epstein (sustainability director, Useful Projects), who was head of sustainable development and regeneration for the 2012 London Olympics, is leading on the scheme's sustainability strategy.

Under Cary's watch—she is also a director of Public Practice, which operates a cross-council network for associates through one-year placements—eight talented practitioners have joined the 'place' department. This 'has helped the council to bring a wider set of backgrounds and skills into its projects and teams, encouraging new ways of working, of approaching regeneration and development projects'. Woo, a Seoul-born architect (MA in Housing and Urbanism, AA), calls Cary 'a great champion for collaboration and involving



Meridian Water, aerial view — a £6bn, 100ha mixed use scheme led by Enfield and to be delivered in phases over the next 25 years. Lead architect and masterplanner: Karakusevic Carson Architects

others—this spirit comes across in everything she says. We are developing a bespoke sustainability strategy for Meridian Water, and trying to embed the principles in key procurement activities. This isn't possible without collaboration and input from wider teams across the council'. Vincent Lacovara, head of planning, has also played a key role in upping the ante on planning and strategic perspectives across the board since he brought his flair and unerring instincts from his long-term planning role at Croydon Council just over one year ago. For instance, he is looking hard at the potential for adding more high-quality residential uses alongside commercial, community and cultural uses across the borough's high streets.

'We are a lean team focused on the ultimate purpose behind our projects,

involving a multiplicity of disciplines to tackle problems', adds Woo. The 'most important thing is empowering the professional team through our clarity of vision, leadership and purpose, so they know where they want to get to, giving them a sense of autonomy, and trusting that they will come up with outstanding solutions. Micro-managing never works—it hinders creativity'.

'Within the team, there's a culture very much driven by Peter George. He listens to others, he completely trusts team members to come up with creative solutions', she says. 'His creative leadership has been about challenging the status quo, doing things differently. We never just follow the usual process. We ask, how can we do this a bit differently, in ways that help others?'



The 2ha Brooks Park is the central phase two site, with over 2000 homes, business spaces and community facilities

Before Enfield became master developer of Meridian Water, Woo actively monitored the firm they had worked with, ‘to ensure quality’. Once in the driving seat, the dynamic of the team changed. With the HIF bid she responded to the scheme’s criteria for bidders to unlock a place, and the ‘empowerment of local government to address the housing crisis through the delivery of strategic infrastructure. Government wanted local leadership, and large capital projects that would encourage everyone to raise their game’. The HIF bid’s Green Book evaluation process required a masterplan for delivery. Instead of a standard delivery method, they boosted their chances of success by running bespoke multidisciplinary masterplanning workshops: ‘not only with the architects but to get wider input into the thought leadership’.

In 2018, the first Meridian Water Place Vision (which I authored) defined the overarching direction and principles of the scheme, drawing on over 100 interviews with councillors, executives, officers, consultants, local residents and partners. Throughout the phased development, a creative, inclusive ethos will continue to be applied. As part of this, says Woo, the council wants to involve more SMEs to work on various challenging briefs. Because ultimately, she adds: ‘we need creativity and ideas to help make Meridian Water truly special’. ●

Meet the team

Ian Davis, chief executive since 2017 (previously in Cary’s job), recalls Enfield starting to buy land, piece by piece, at Meridian Water, and getting Housing Zone status for it from the GLA. He restructured management with three executive positions. ‘I needed someone with a track record in regeneration delivery, and Sarah (Cary), coming from the private sector, was the perfect fit to bolster the structure.’ The Meridian Water team ‘is a great example of the council’s more progressive working model’ he has fostered, ‘supporting and allowing people to think about different ways of working, encouraging them to propose new things’. Departments have stopped being adversarial about budgets. ‘North East London is known to be in the top seven per cent of economic deprivation, and Enfield has suffered (on funding) before as it had relatively few projects ready.’ Some 70 per cent of emails in Cabinet members’ inboxes from residents are about housing provision. ‘We want to be a leader: we’ve managed to get a very good team together and are working to get a culture, moving forward. Surround yourself with the best people.’ This all means ‘exposing our staff to a lot more partners who understand the value, building the relationships between public and private, looking at a whole different metric over time to enable us to do other things’, says **Mark Bradbury**, director of property and economy since last November, and a chartered surveyor in local government for 15 years including at Southampton and London Thames Gateway. ‘The old public sector model was to bring in private developers and get them



River Lee Navigation reborn: the scheme includes a new bridge and waterside activities

to take the risks.’ He’s very focused on ‘raising the aspiration for the east of the borough, from lower to higher value jobs, in the face of AI and automation. We can’t rely on the ripple effect’. On Enfield’s town centre initiatives (a Good Growth Fund bid has just gone in), ‘with the community, we say, you tell us what to spend it on. It revolves around a wish list. We need to continue using the same words — enabling, empowering and facilitating — in the office as we do in the wider community’. **Tony Theodoulou**, executive director — people, is responsible for Enfield’s adults’ and children’s social services, public health, schools and education, youth and community services. He feels the creative change management the council has introduced has had an impact, ‘mainly through improved engagement with residents and a much improved focus on workforce development, the use of IT and working with partners’. Enfield’s new corporate plan aims to build on the interdependencies between people and place to achieve successful outcomes. ‘As a corporate director I feel as responsible for the successful delivery of Meridian Water as I do about my statutory duties, recognising the positive impact this will have on future generations of Enfield residents and how it will improve health, education and social care outcomes. Peter (George) is taking great care to ensure he is creating a place where communities and individuals can thrive.’ ‘When I took over as interim executive director — resources, in March this year’, says **Fay Hammond**, another local authority veteran, ‘one of the first things I did was visit the Meridian Water site, to really understand what it’s like. We are a very collaborative, collegiate management team. Traditionally in councils, regeneration officers are the creatives and the finance

people are the number crunchers, but at Enfield we’re on the same page. We’ve sat down as an executive group and looked at the financial model, we know what the assumptions are. LSH is our partner in developing it since the new strategy was put in place. We now have ownership of the model. We understand each of development phases, and have a strong view of it overall’. Hammond got a real buzz going to the opening of the station, doing the joint photo on the tracks. ‘Sharing the joy is vital’, she says. ‘We have a WhatsApp group with the Meridian Water team, and share pictures and good news, it’s an excellent management tool, it’s social and business together.’



The extended team: Cary, David, Caliskan, Bradbury, Hammond, Theodoulou, George

Team: Grant Smith; Meridian Water: Blackpoint Design; Brooks Park and River Lee Navigation: Squint Opera

LONDON ARCHITECTURE— AN OPINIONATED GUIDE

Review by *Peter Murray*



This is a delightful little book which neatly captures London's idiosyncratic and varied architectural style—a character that is described in Open House director Rory Olcayto's foreword where he talks about buildings as 'stories', every building

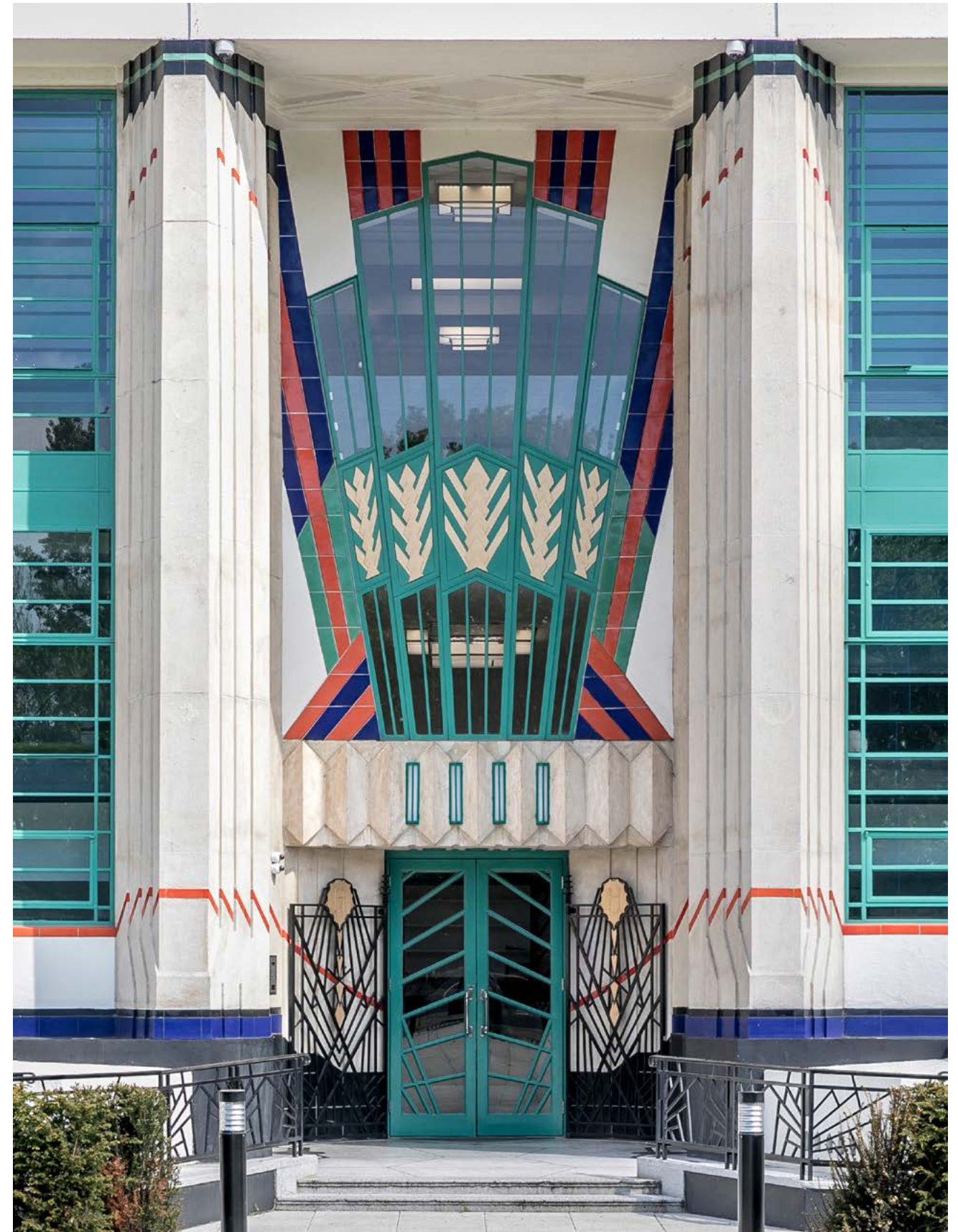
a book waiting to be read, every street a library.

What richer stories could the visitor require than those told by the Sir John Soane Museum, the Barbican, Wilton's Music Hall, Isokon Flats or the Neasden Hindu Temple? The selection of individual buildings is pretty good, although I wonder whether the Walkie-Talkie deserves inclusion over the Cheesegrater. It seems a bit contrary to miss out the Gherkin. Where is Alexandra Road? But this is an 'opinionated' guide, so I am happy that the authors chose their favourites rather than going for a universally popular selection. Although the captions are opinionated, the tone is celebratory rather than critical. Olcayto's foreword is more outspoken; I love his description of Peter Salter's Walmer Yard as this 'gloomy sensorium'.

There are three excellent walks described in the book: one of the City, one on contemporary style and Brutalism, and a third from Highgate Cemetery to Coal Drops Yard. The photographs are elegant and atmospheric; although generally absent of people, they give a good account of the ground-level experience of their subject, rather than focusing on distant iconic shots pace the Shard, Centre Point and 20 Fenchurch Street.

This guide portrays a city that I'd want to visit if I were an out-of-towner and, as a local, a city I'm pleased to live in. ●

An Opinionated Guide to London Architecture
Text by Sujata Burman and Rosa Bertoli, Photography by Taran Wilkhu. Hoxton Mini Press, £9.95



Hoover Building; opposite: Isokon flats

RETHINKING REAL ESTATE

'Urban critic' and new NLQ columnist *Professor Yolande Barnes*, chair, BREI, UCL, on getting her Bartlett Real Estate Institute 'urban village' into the psyche of the city



A well-worn cliché is that London is a collection of characterful urban villages, but I took this rich heritage for granted and underestimated the value of distinct neighbourhoods—until I experienced at close quarters a new bit of London that doesn't fit the cliché.

I started work at the Bartlett Real Estate Institute just over a year ago and am enjoying it immensely. Several thousand people from academia, communities, commerce and government have engaged with us and many of them have visited our fabulous facilities at Here East on the Queen Elizabeth Olympic Park. Our beautiful, state-of-the-art lecture theatres, seminar rooms and meeting rooms are often complimented.

We are part of the UCL campus at Here East, a hive of innovation and creativity. Visitors often enjoy a tour of

the enormous robot hall here where all sorts of interesting projects involving drones, simulators and other bits of machinery can be seen in action.

Here East as a whole has become a real innovation hub where other universities, a whole range of tech start-ups and scale-ups—electric cars, 3D printers, virtual reality, augmented reality, AI etc—are all represented. The productivity of this little piece of land is huge and I really enjoy being part of it. The management and curation of the space by the landlord, Plexal, has created a genuine economic phenomenon which is all the more impressive when you consider that it takes place in repurposed buildings which, in most Olympic cities, are usually demolished after the games.

If all this had happened near a roundabout on the fringe of the city of London, it would be hailed as a phenomenon. It might be called a new tech neighbourhood, have attracted a huge number of bearded baristas, artisan bakers and

craftspeople and featured in the *Evening Standard* and national media.

But our little village has not yet been integrated into the urban fabric of the city or the psyche of London's citizens. A large number of our visitors complain that they find BREI difficult to find and think it will take a long time to get to (it doesn't once you know the way). Thankfully most come back again—so clearly the content of and activity in our space is not a problem. I think the problem is with the 'out of town business park' feel of the place, the urban topography (or lack of it) and wayfinding on the Olympic Park. Many of the places that have been made here are not functioning as London-like neighbourhoods. Some parts of Stratford City with their 'could be anywhere' global steel and concrete structures are not even particularly European-like places.

This is a particular travesty as I can't think of a better-connected piece of London—but we have to give

very detailed and quite complex instructions to visitors on how to reach us. On exiting any one of the public transport hubs, the 2 DLR lines, 2 Tube lines, HS1, Overground, mainline services and (we are assured very soon) Crossrail, you will need to cross multi-lane highways, rely on a lot of signage, find a shuttle bus service and traverse a lot of tarmac which is completely at odds with most people's idea of a park.

I will measure the success of our institute, at least in part, by whether we are able to help improve this legacy and realise the full potential of this place. I would love to influence the necessary owners and other bodies to replace the tarmac roads designed for cars with streets for people; to intensify land usage; create delightful, truly urban, experiences at arrival points and a distinct sense that this is a city park neighbourhood for, and of, London. Our mission is to #RethinkRealEstate globally—I propose to start with our own back yard. ●



BRIEFING NOTES

Our regular round-up of conferences and events at NLA



All life is here: White Arkitekter’s Nobel Mountain scheme in Sickla, Stockholm

LONDON AND STOCKHOLM

Sustainable, affordable homes—learning lessons from Sweden

What can London and Stockholm teach each other in terms of creating and delivering sustainable, affordable housing?

A special—and sustainable—live link-up between the two cities, held at NLA, sought to find out, against the backdrop of London committing to net zero emissions by 2050.

The *International Dialogue* event, created to allow the two cities to discuss housing, new delivery mechanisms and affordability, was kicked off by Monica von Schmalensee, partner and senior consultant, White Arkitekter, and London Mayor’s design advocate. Von Schmalensee said Stockholm was the first green capital, in 2010, with Malmö another ‘showcase’ in this area. Stockholm aims to be fossil free by 2040 and to use renewable energy to support that. But lessons learnt from other cities were vitally important in moving towards a common goal across the world, she said.

Torleif Falk, city architect, city of Stockholm, spoke about the challenge of building 140,000 homes in the ‘small big town’ he works in, by 2030. The city is growing rapidly—in fact it is the fastest growing in the whole of Europe—with an open attitude to refugees but a ‘big problem’: a queue for housing of some 653,000 people. The economy is still strong in Sweden, but financial restrictions are causing a slowdown, said Falk, with builders finding problems in financing and experiencing high costs of production. ‘We’re in quite a difficult situation,

actually’, he said. But public buildings are also on the agenda, including 84 elementary schools, 24 high schools, 530 restaurants, cafés and bars, and 21 museums planned alongside the development of eco-districts begun in 1990, and a focus on wooden architecture.

Responding from London, Andy von Bradsky, head of architecture, housing supply and planning directorate, MHCLG (‘the nearest thing we have to a state architect’, according to NLA curator-in-chief Peter Murray) said he had been inspired by early visits to Hammarby. Now was an ‘interesting’ time in government, he said, but it had been consistent since 2016 in its approach to housing. London’s policies overlap and are similar, and the housing white paper set out in 2017 ‘places great emphasis on more homes in the right places and delivered faster’. The aim is to produce 66,000 per annum in the capital, with the government’s broader aim of producing 300,000 houses per annum by 2025. ‘So there is a real ambition to deliver the shortfall of housing that we have’, he said.

‘There is a real ambition to deliver the shortfall of housing that we have’

Andy von Bradsky

The government assumes that mixed tenure is the way to reach those numbers, with councils doing more of this and build-to-rent underpinned by government policy. All while retaining the capital’s Green Belt, and maintaining ‘a real focus on the quality of what is being built’, strengthening the planning system, and with new guidance on design about to be published. There is also a growing emphasis on environmental issues ‘to do with character of place’ and building sustainable

communities. The challenge to government will be rolling out quality in lower value areas than London, von Bradsky suggested. Greta Thunberg’s work has impacted on policymaking and a 25-year environmental plan refers to encouraging biodiversity in cities in new development generally, he added. ‘We learn an awful lot from London in the way it innovates and generates ideas’, von Bradsky said.

Back in Sweden, Per Magnus, head of real estate development at family-owned Olov Lindgren, showed some of its 3,400 private rented homes as proof that it is possible to design high quality at prices people can afford. ‘It’s no secret at all. It’s just common sense’, he said. ‘We design and construct our buildings so that they can stand the wear of time’, said Magnus, within a market that is ‘socially orientated’. Affordability, he added, is one of the key ingredients in sustainability.

‘The solution is probably around modern methods of construction’

Miles Attenborough

Robbie Erbmman, head of housing strategy, Transport for London said TfL owns land the size of Camden and is thus a property company, partly enforced by its lack of subsidy. ‘Also we have a massive housing crisis in the capital’, he added. ‘So we need to do what we can with our landholdings to deliver what this city needs.’ TfL will deliver 10m square feet of new residential and commercial space, with 10,000 new homes started by 2021; around a third of them forecast as build to rent and 50 per cent affordable across its portfolio. But an estimated 9,000 Londoners are dying prematurely each year due to air toxicity, with 50 per cent of pollution coming from street-level transport. TfL is ensuring it builds homes with the highest quality of airtightness, using the newest forms of technology in heating to keep fuel bills down, and is moving its entire fleet to electric buses, said Erbmman. But it also aims to be a leader in going way beyond policy, he concluded, with people at the centre of all of this ‘to allow great quality development’.

London needs to also go beyond targets for carbon, said Miles Attenborough, technical director, sustainability development group, AECOM, with housing produced by those who have long-term interests in those assets. The trick will be in doing this—creating high-performing homes—while keeping costs down. ‘The solution is probably around modern methods of construction’, he said. But it is also in creating true affordable housing through making lively urban environments and income for residents rather than simply shaving costs, said Kristoffer Roxbergh, architect and partner, White Arkitekter. Sustainability, agreed von Bradsky, is a wider issue. ‘It’s not just about the performance of a home; it’s about the performance of an area, the performance of a region, how it can adapt to climate change ... It’s not becoming an option; it’s becoming a necessity.’

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

TALL BUILDINGS

Retrofit for purpose—tall storeys

A group of leading ‘retrofitters’ gathered at NLA to show how they are leading the way when it comes to reworking tall buildings from the 1950s, 60s and 70s.

John Robertson, director of John Robertson Architects (JRA), began with a look at the 1956 Great Arthur House, which won NLA’s conservation and retrofit category in its awards this year.

The Grade II listed building is part of the famous Golden Lane Estate and was a scheme Robertson studied as a student. ‘I was impressed with it then and never thought I’d be privileged to actually get involved with it’, he said. Golden Lane was designed in the early 50s by Chamberlin, Powell and Bon, the trio founding their firm on the award-winning scheme. It features a ‘Corbusian sun-scoop’ at the top of the building, with an ‘economy’ to the 120 one-bed naturally lit studio apartments, each with two means of escape and windows by Quicktho, who also made them for Routemaster buses. One of the main challenges JRA had was in doubling the load of the curtain wall, recladding it with a panel system while the residents were in situ, and generally restoring what had become ‘a bit of a sorry tale’. Robertson said he most enjoyed the ‘forensic’ approach his practice employed to a striking Modernist building, but with many architect residents and the building being of such historic note, they were under constant scrutiny. ‘That wasn’t a bad thing because we really had to raise our game’, said Robertson. ‘Retrofitting existing buildings is actually a very cost-effective way to build’, he added.

‘Retrofitting existing buildings is actually a very cost-effective way to build’

John Robertson

At South Bank Tower, meanwhile, AKT II director Marta Galiñanes-García said the ‘rejuvenation’ of the Seifert building had been the engineer’s key aim, pushing the existing structure to new limits with the addition of 11 extra floors



Retrofitness — Robertson showing the Great Arthur House project



South Bank show — AKT II's Marta Galiñanes-García

to the 30 existing without incorporating new foundations or wholesale strengthening of the vertical structure. Originally offices, the scheme was converted to residential and the engineers enabled the extension in part by adding four-storey outrigger walls to spread the load across the scheme. ‘It’s a proper urban tower now’, she said. ‘It looks more slender, and has the right proportions.’

Finally, Anne Schroeder, associate, Fletcher Priest Architects, described the Angel Court project: 25 storeys of office with retail on the ground floor in the City of London, refurbishing a tower from the 1970s and being one of the first in the Square Mile to achieve BREEAM ‘Excellent’. The building, now with lighter, glazed cladding with a 1mm ‘microfrit’ ceramic dot, said Schroeder, uses a third of the energy of its predecessor, which also suffered from insulation issues and ‘confused access’ as well as narrow and insufficient floorplates. Amenity spaces in the new scheme include a bar on level seven, accessible to all the tenants in the building, which leads onto a large landscaped terrace designed by Vogt Landscape Architects.

‘Let’s give a bit more back, and put some more into the community’

Austin Wikner

During discussion Austin Wikner, director, WSP, said that when it comes to retrofit we think about what we should do (including global commitments to getting to net zero), could do (including stopping using gas boilers and such like to improve air quality), and how we go about working with tall buildings. There are opportunities, he said, for both physical and ‘human’ elements such as wellbeing improvements, and also the potential to make them more ‘fun and exciting’, partly with smart technology. Perhaps, he suggested, the retrofit could in fact make better use of offsite and modular to help against the significant logistical and physical challenges associated with such work, and particularly in tall buildings. With the rise of wellness as an issue, it was also important to look to creating more amenity space, he added. ‘Let’s give a bit more back, and put some more into the community.’

Part of NLA’s Conservation & Retrofit programme
Programme Champion: **WSP**

SUSTAINABILITY

Turn attention to under-occupied homes, sustainability conference hears

The UK could make serious headway in its housing crisis while simultaneously adhering to stringent environmental targets and improving the loneliness of older people—if it could unlock millions of under-occupied homes.

So said Alex Lifschutz, director, Lifschutz Davidson Sandilands, at *Designing for a Changing Climate: Towards Zero-Carbon London*, a conference at NLA that underlined the importance of changing the ‘mindset, measuring, evaluating and maintaining’ in the battle to save the planet.

Lifschutz said the key was to adhere to the principles of ‘long life, loose fit’ as espoused by former RIBA president Alex Gordon in 1972, but particularly in the 36 per cent of UK homes which are under-occupied. Many of the 3.6m older people who live alone are ‘locked into their homes’, Lifschutz said, because if they sell them they will get nothing on their pensions. ‘If we’ve got these homes—if we’ve already got the loose fit, if we’ve bought the carbon—let’s use it more effectively.’

Lifschutz pointed to the work his practice did at the Athletes’ Village in London for the Olympics, with tall buildings to accommodate just under 2,000 homes and designed as flexibly as possible. And with some £35bn spent on housing and homes every year, is government contradicting itself, he wondered. Is promoting help to buy in fact just creating lots of small houses? ‘We’re plugging an apparent gap in homes by building lots of small ones and they’re not really answering the need.’ The biggest waste is not food or energy but inequality of space, he added, which could be improved not through punitive measures but by ‘nudging people into better behaviour, and sharing a wonderful resource—which is our housing stock’.

Introducing the conference earlier, NLA’s Lara Kinneir had put issues into context by saying that over the next 40 years some 230bn sqm of development is being added—equivalent to adding another Paris every single week. ‘Is that sustainable?’, she asked.

Building a resilient city, said Arup associate director Christopher Pountney, will need concerted action, not least because cities will be hit harder by climate change. One way of ameliorating effects, especially on urban heat islands, is to employ vegetated roofs, another increasing tree cover, while others still could include building community gardens, and increasing permeable surfaces. ‘These are simple measures, but they are measures that need to be taken together’, he said.

Hoare Lea partner Ashley Bateson said that as the planet heats up, the number of heat-related deaths is likely to increase to 7,000 per year by 2050, equivalent to four times the annual number of road fatalities. Overheating will also have a detrimental effect on sleep, he warned, and therefore on health and wellbeing, while there will be wetter winters

and drier summers, with flooding impacting insurance costs—but the cost of mitigation is far less than adapting later. And why isn’t every flat roof a green roof, he asked. We also have an industry that is focused on celebrating buildings at handover, Bateson said, urging that more post-occupancy studies be carried out in the name of improving sustainability.

Sustainable can be beautiful, said Alison Darvill, associate director, Bennetts Associates, showing her team’s work at the Royal College of Pathologists in Aldgate. This was a lightweight structure in which the existing foundations were maintained, saving 40 per cent carbon, and benefiting from the long-term vision of the client.

For Marion Baeli, partner, PDP London, meanwhile, retrofit was the way forward, especially since some 38 per cent of the UK’s total CO2 emissions come from buildings in use, and 28 per cent from residential buildings in use. The NHS spends some £1.4bn a year on treating conditions that arise from poor housing, she added. ‘We could write this on a bus for people to pay a bit more attention.’ Practical steps people could take include properly insulating houses, and attending to windows, ventilation, airtightness and thermal bridges. But it was also important for the profession to ‘retrain’, and for government to rethink the ‘aberration’ of applying VAT of 20 per cent to refurbishment projects.

The conference also included a session on ‘good’ and ‘bad’ building materials, kicked off by UKGBC’s Richard Twinn, who urged that the UK should wean itself off using offsets as

quickly as possible and that we should measure what we’re doing as an ongoing process much more widely. Waugh Thistleton Architects’ Andrew Waugh made the case for timber, including the world’s first tall timber building. ‘We think of timber as not just being an alternative, but an opportunity for a construction revolution.’ And, he added, while all the rest of the world is changing regulations to encourage construction of timber, the UK has taken a different path—‘as with so many things at the moment’.

‘It’s really about a cultural change in the way in which we design’

Hero Bennett

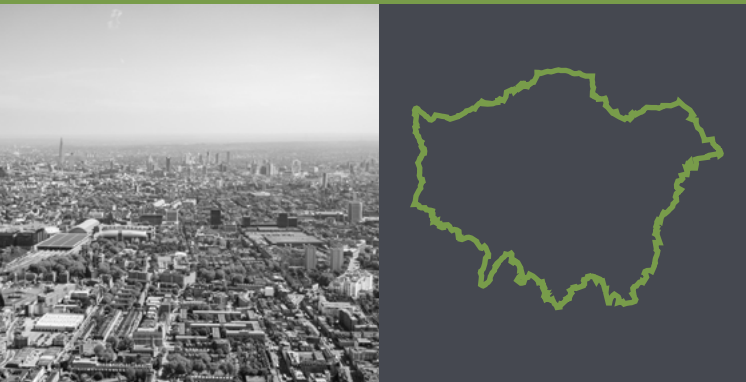
The Concrete Centre senior architect Elaine Toogood, meanwhile, said concrete couldn’t just be called one material, given the variants being worked on, and in some cases could represent the lowest carbon solution. Its thermal mass, for instance, makes it incredibly useful for reducing the operational use of CO2. Finally, Max Fordham’s Hero Bennett said it was crucial to make key changes at the very start of projects, where the biggest impacts could be made. But small changes are not good enough, she said. ‘It’s really about a cultural change in the way in which we design.’

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Read all about it — delegates on location at the FT's Bracken House in the Square Mile

ON LOCATION

City of London embraces culture as part of its rebirth

The City of London is stepping up its drive towards becoming a rounded, 24-hour place, founded on commerce, culture and creativity.

The Square Mile plans to harness the creative energy of talented people, said Alastair Moss, chair of its planning and transportation committee, in his keynote address to an NLA *On Location* event. Its central commitment was to support businesses in the global competitive environment, he said, but its underlying strengths and measures to improve public realm with schemes like Bank Junction and Aldgate Square will help to attract new workers from different sectors. 'We need two million square metres of office space to accommodate the extra 100,000 workers projected to arrive here by 2036', he said. 'We need to plan for a complementary mix of uses, and we need a vibrant cultural offer.'

The event took place in the 28-storey Willis Building on Lime Street, whose designer Grant Brooker of Foster + Partners took the audience through its main features, including respecting the Lloyd's building opposite and measures taken to 'dissolve' the building into the ground-floor streetscape. Brooker revealed how the client was convinced by the architect's design when they noticed an (accidental) 'W' appearing in the scheme's stepped profile.

City of London Corporation research and intelligence director Laura Davison charted the City's move to a services and knowledge economy, noting its 'really strong jobs growth', particularly in information and communication. Clustering of businesses such as with the tightly knit insurance community represents a 'mutually beneficial evolution', and the City has the biggest cluster of computer programmers in the country, with 28,000.

But the City has to look to position itself as not only the best place to work but a place with the best urban and social fabric, said Aneta Popiel, vice chair, CPA NextGen and co-founder, Herzi Art. Perhaps all the meanwhile spaces and public spaces should be brought back to the public for them to enjoy. 'I like to think of the City not just as a place where we can have an impact and be more creative together.'

'We are a cultural patron that now wants to take it to the next level'

Tim Jones

The City's drive towards stepping up its cultural credentials will come in part through the Culture Mile, said the project's manager Tim Jones. This is the new cultural district set up with the Barbican, London Guildhall and London Symphony Orchestra, improving a 'neglected' area and improving its wayfinding, something that will signpost the City's status as the fourth largest funder of the arts in the country. 'We are a cultural patron that now wants to take it to the next level', he said. Part of the plans include a temporary ultra-low emission zone in the Beech Street Tunnel.



Other highlights of the event included the City’s Carolyn Dwyer stressing that the built environment ‘is an absolutely critical part of the cultural ecosystem’, especially given the £100m it invests in culture every year; along with project updates including AXA head of leasing James Goldsmith on 22 Bishopsgate—a ‘big call’ for the investors after the Scalpel that preceded it and delicate economic conditions. The scheme—‘a container for a community’—aims at attracting a diversity of occupiers in a space that will adapt. 22 Bishopsgate is 30 per cent let, 30 per cent under offer, but success is also about the success of the companies in the building, said Goldsmith. For Devinder Bhogal, head of workplace strategy, Deloitte, it was also about creating flexibility in a space that needed to be unique but also simple and future proofed. ‘Nearly 60 per cent of our workforce are millennials’, she said. ‘They all want choice.’

Finally, Sinéad Conneely, director, Scale Rule, and co-founder, Simple Works, said she felt that the City ‘is missing a City-wide sense of place’, and could work to redesign its roads and pavements to ‘take back the streets’ and lessen the ‘crazy’ atmosphere resulting from so many people. She added that another idea might be to use the landscaping design for the Garden Bridge and put it on a road between Monument and Bank. ‘After all’, she said, ‘we technically own that’.

Part of NLA’s City programme | Supported by **City of London Corporation** and **City Property Association** | Programme Supporter: **VU.CITY**

MOVING TO MODULAR — ONE YEAR ON

Industry experts call for MMC Task Force

The construction industry needs a ‘MMC Task Force’ or other co-ordinating body to bring all the parties working in this field together and make a major contribution to solving the UK’s ongoing housing crisis.

That was one of the key points made at a think tank discussion on the event held at the offices of Pollard Thomas Edwards.

The practice’s Carl Vann introduced the session as host, noting the relevance of the location for the round table. Diespeker Wharf is Pollard Thomas Edwards’ studio converted from a former terrazzo factory. It was here in the 1920s that Diespeker & Co made innovative leaps in stone technology to develop the first reinforced precast terrazzo. This was, he said, an excellent setting to discuss current advances in Modern Methods of Construction (MMC).

To mark 12 months since the launch of *Factory-Made Housing: A Solution for London*, NLA gathered together some key thinkers in the field to see what progress had been made.

And although the group believed there has been progress made in terms of new joint ventures and the inauguration of new factories to lift production of off-site homes from a number of players, there still remains an education job to be done on the benefits of this sector in terms of speed and cost to both the public and private spheres, if economies of scale can be reached.

The group met under the Chatham House Rule and made a number of points—which have been necessarily anonymised where possible. They include:

- There has been a ‘ripple effect’ in some architectural practices undertaking research on modular into the processes they are using in traditional build projects
- These have included the need to increase digital capability to deal with complex information, and investment in knowledge
- Japan’s expectations of UK industry in this sector in the UK were higher than reality given its status as the birthplace of the Industrial Revolution
- Homes for England is putting £44bn of public money into the housing market in various ways, with MMC a significant part of that. ‘We’re here to support innovators, and a changing industry’
- MMC has the ability to drive consistent quality
- R&D in the UK is underfunded, especially in comparison with Japan and other countries, and few people talk about the places they are making; rather, most of the talk is of units
- Some firms are looking to offsite construction as part of a wider push towards the circular economy (which ‘needs high level government input’) and diversifying the workforce
- Gender diversity is as important as age diversity in terms of attracting young people to the profession, and MMC may be able to help here through promoting a cleaner, non-building site based industry. ‘The industry has a brand issue’

- Some relatively easy wins could be made—why not standardise bathrooms across the industry? A standardised product can bring economies of scale
- Manufacturers have got capacity but there are barriers to developers purchasing through them and there is often uncertainty surrounding the long-term viability of some of the factories
- Much of the industry is enthusiastic, but clients are still risk-averse. ‘There’s a sense that there is experimentation in MMC where it’s volumetric’
- Factory processes allow more choice and customers are getting used to this, just as they have been with buying bespoke Nike trainers online, for example
- ‘Modular contractors treat their design as a secret recipe. Getting everyone to share and agree to standardisation is going to be so difficult. But I think it is the key’
- ‘The industry is trying to be as collaborative as it can but everything is still a dark art’
- The only way to do modular is at stage 0, said one attendee; to fully commit to it. But a ‘nervousness’ remains about the level of architectural quality that results
- ‘Breaking through the Registered Providers (RPs) has been incredibly challenging to us’
- ‘There’s still a lack of confidence in the market. It’s still seen as just the emperor’s new clothes. We know it’s not’
- ‘We’re only just getting back on track with building our homes (as local authorities). To go to MMC is just a leap of faith too far’
- But this is a great opportunity for London councils to come together as a commissioning authority and shake up the market, as has happened in education, where the industry collaborates. ‘If we could engineer that aggregation there would be real power in the marketplace’

- There are also concerns over repairs, however, with maintenance teams not ready. Perhaps the industry could mirror automotive, where warranties are extended if owners have maintained their car/house properly
- The Prism web app—whose aim is to increase adoption of precision manufacturing across London—is being used by the industry but welcomes feedback from industry on how it can be changed
- ‘We can talk about creative solutions all day long, but if the supply chain doesn’t see a product they have confidence in, the momentum will just get lost again’
- The G15 could be one ‘powerful force’ that could bring organisations together
- A ‘materials passport’ for every home could be one way of listing every component of a home and their carbon usage, given to residents and councils
- The cost of producing MMC homes is 30 per cent more than traditional for one attendee. But put all the manufacturers producing around 100 homes a year under a standardised system and economies of scale would result
- ‘Everybody’s producing 100 homes of a different type across the country, and that’s the problem’
- There is now a government presumption in favour of using MMC in education, prisons and hospitals across eight government departments
- ‘The real unlocking of the market will be done through components, across the sector’
- ‘There is a role for some kind of task force ... we’re all making mistakes and can probably all help each other’

Part of NLA’s Housing programme | Programme Champion: **TfL** | Programme Supporters: **AECOM**, **Pollard Thomas Edwards**



A modular future? — PLACE / Ladywell in Lewisham by Rogers Stirk Harbour + Partners, AECOM and SIG



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It's good to talk — Newham leader Rokhsana Fiaz interviewing mayor Sadiq Khan at Homes for Londoners at The Crystal

HOMES FOR LONDONERS

London must engage with communities to win back trust

London Mayor Sadiq Khan pledged to step up his regime of building 'genuinely' affordable homes for the capital and urged developers to up their game in getting the most out of community expertise and knowledge.

But to get there the development industry must learn to speak the same 'language' as that used by communities, do some 'active listening' and aim to regain their trust by creating homes and places rather than units.

Those were some of the key points to emerge from *Homes for Londoners*, a day-long event held at The Crystal in the Royal Docks, run by the GLA and NLA and designed to debate key issues in housing.

'We face in London, in my view, a housing crisis', said Khan, adding that this may cause the capital's global city status to suffer. 'For too long, communities have had developments done to them, rather than developments done with them.'

Khan refused to declare any manifesto commitments but said that his 'direction of travel' on affordable housing would remain, noting that when he became Mayor there was not a single penny in the budget to build affordable homes to rent. Last year the city began building more council homes in any year since 2005, with 14,500 homes last year, 17,000 the target this year, and new definitions on what affordable is replacing 'dodgy' ones of before. 'Term two will be about building on those foundations', said Khan, and working to 'accelerate'

provision—developers nervous about private market issues should view this as an opportunity, while modern methods of manufacture may help to address any shortage of materials following a no-deal Brexit. But Khan stressed that developers must consult with residents through ballots if they want to regenerate an estate and get money from City Hall, and realise that better consultation with communities results in better end-products. 'Londoners aren't stupid—many of the solutions are out there.'

Deputy mayor James Murray had earlier kicked off proceedings by declaring that trust was a crucial component in moving forward with the GLA's vision for creating enough good-quality housing. 'We need to work really hard to earn that trust', he said. 'At City Hall we get it ... Working hard to earn Londoners' trust is not an optional extra.' Giving people power through ballots is one answer, but there are no cheat-sheets or short-cuts to the hard work of proper consultation.

'Working hard to earn Londoners' trust is not an optional extra'

James Murray

Regeneration, though, is a 'toxic' word in community that makes people go on the defensive, suggested Adrian Hodgson, trustee, Custom House & Canning Town Community Renewal Project. 'No one is actually having a conversation', he said, stressing the need for a common 'language' and real, up-front engagement on schemes that residents could buy into. This could also have the knock-on effect of saving money on expensive lawyers' bills and conflict. 'The trust is the biggest thing.'

The GLA's Debbie Jackson said that we will have failed if we simply build units rather than thinking of the way people



L&Q’s Fayann Simpson: ‘We’re not numbers living in units’

want to live in a session on *Quality for Life, Quality of Life*. Newham mayor Rokhsana Fiaz said the authority is working hard to do the ‘exacting’ heavy lifting required to try to heal the ‘utter breakdown of trust’ that occurred at the Carpenters Estate. And dRMM’s Sadie Morgan outlined how her new Quality of Life Foundation aims to develop principles for investors and developers over the next year, resulting in a mark for them to use and celebrate best practice, but which will also be tested by community vote. But for Karakusevic Carson’s Paul Karakusevic in the same session, housing is ‘not being taken seriously as a national subject’, with 10 housing ministers in 10 years and a downward spiral in investment. ‘There needs to be a re-evaluation of what we’re doing and how’, he said. ‘Residents shouldn’t be used just to get planning.’ The most beautiful processes, he added, had been those where the residents had been involved from day one, and where they felt they had power. ‘People embrace change when they see that “new” can be “good”.’ At the end of the day, said L&Q’s Fayann Simpson, it’s about people. ‘We’re not numbers living in units. Community is not just about the homes but the environment it sits in.’

‘We’re not numbers living in units. Community is not just about the homes but the environment it sits in’

Fayann Simpson

Perhaps, though, the cross-subsidy system to deliver affordable housing is not the most appropriate. Lord Richard Best, chair of the Affordable Housing Commission, said it was a ‘hopeless’ model. ‘It will collapse if the market fails; £11bn would deliver the social housing we need.’ The planning system, moreover, has become a ‘complicated way of collecting tax’, according to LSE’s Tony Travers in the same session.

There are new ways to bring people into decisions, said Camden Council leader Georgia Gould, but trust had been broken because too often we are building the wrong kinds of homes. Brent Council has even employed George the Poet to explain how residents can have a say in the future of the St Raphael’s Estate, said Network Housing Group CEO Helen Evans. But it was key to have an authentic voice. ‘We need to be open and transparent’, she said, rather than use too much ‘spinning’. Over in Kingston, said its director of growth Nazeya Hussain, one of the moves was to target the young and get them more proactively engaged, as at the Cambridge Road Estate regeneration project. ‘We talk about design advocates — we need more engagement advocates.’ The young could also be better utilised through My Place, an idea put forward by Clare Richards of ft’work and now being piloted, where they could be paid to collect information and views about their localities.

After many more roundtables, tours and speed presentations on issues such as homelessness and intensification, in a final summary session, Raji Hunjan, chair of the Mayor’s London Housing Panel, said moves to allay the housing crisis were ‘not about a rush to meet targets’, but taking time to engage, and that the industry needs to create ‘safe spaces where we admit to what we don’t know’. James Murray’s version was to urge the built environment profession to speak the same language as communities and ‘take themselves out of their comfort zone’ by talking to different groups in order to learn from each other.

L&Q’s Fayann Simpson said open, honest and transparent engagement at an early stage was the key

HOUSING

Community-led housing ‘needs culture change’

Community-led housing in the UK needs a cultural change in terms of how it is financed and greater political support if it is to grow as a viable and popular way to create homes. But key projects in the capital are showing the value they bring to residents, and local authorities like Tower Hamlets are fighting competing needs to make small sites available and meet growing demand.

Those were some of the key points to emerge from a breakfast talk at NLA entitled *Community-Led Housing: Taking Action*.

The talk was kicked off by Levent Kerimol, formerly of GLA and now project director at Community-Led Housing London. Kerimol suggested that ownership and long-term management is a key part of community-led housing, almost more than who is doing the development. But he added in a question-and-answer session following the presentations, that there was more of a tradition of self-build and history of cooperative housing elsewhere in Europe, compared with the UK’s more ‘top-down’ model. ‘There’s definitely a mindset shift that is sometimes needed’, he said, pointing to benefits including often smoother consultation and greater densities than otherwise might be achieved.

Robin Sager, strategy, regeneration and sustainability manager, LB Tower Hamlets, said community-led housing is backed by a local authority duty and in its case a mayoral commitment, but that there was also demand to create affordable housing of different tenures for a more sustainable community. Tower Hamlets has established a register with around 120 independents and small groups on it, for whom it holds forums and has released a number of small sites, made available through a GLA portal. But there is a shortage of land, competing priorities where there is land, and a ‘chronic housing shortage’, he said.

RUSS chair Anurag Verma took the audience through its work (with Architype and Jon Broome Architects) in Lewisham, building on the legacy of self-build in the area from Walter Segal (RUSS was founded by Kareem Dayes,

to winning back trust. But at least, said YIMBY’s John Myers, ‘there’s incredible and inspiring harmony around the message that we have to work with communities to deliver the kinds of housing that London needs’. The way we deliver housing doesn’t always deliver homes, reflected Dinah Roake, RUSS Community Land Trust, but to do so perhaps all parties should employ more ‘active listening’. ‘If we work with each other, valuing that everybody has a contribution to make, we will get better solutions’, she said.

Hosted by **Mayor of London** in association with **LB Newham, Royal Dock**

one of the former residents from Walters Way). ‘We think housing is a resource, not a commodity.’ RUSS’s scheme in Church Grove, on a former primary school site and using GLA grant money, is of 33 affordable units 10 per cent larger than London Plan standards with amenity space and the two blocks linked by walkways.

During the panel discussion, Kym Shaen-Carter, development manager at Igloo Community Builders, said that often the benefits of self-build include working with the community to deliver on a site no one else could develop. ‘Every council has very ambitious levels of delivering council housing’, she said. ‘Community-led housing is just an additional way of doing that. This is just extra.’ Successful community-led projects also make it easier for the next project, she added. ‘It’s about us as a sector proving that we can do it.’

Other points raised included the need for the work of associated architects to be recognised; the problem of the sector’s ‘severely undercapitalised’ nature and how mainstream funders could be attracted; the possibility of shifting up in scale; and the supposition that self-builders are a high-risk group. ‘That’s completely erroneous’, said Verma. ‘We need a lot more political support ... there needs to be a real cultural change in terms of how we finance things.’

Part of NLA’s Housing programme | Programme Champion: **TfL** | Programme Supporters: **AECOM, Pollard Thomas Edwards**



Community-led: RUSS’ Church Grove project in Lewisham

MIPIM UK

From knowledge clusters to housing for all

Knowledge clusters form a crucial part of the ‘jigsaw’ in good city placemaking, but sorting London’s housing problems remains the number one concern.

That was the main message to arise from two separate talks run by NLA and held at MIPIM UK in October.

In the first session at MIPIM UK’s Old Billingsgate market venue, on *Knowledge Clusters*, it was clear that educational establishments are, according to GLA interim executive director Debbie Jackson, a ‘fundamentally important’ part of London’s places and its relationship to the rest of the country, right across the capital, with East Bank promising to be an especially rich element drawn together through good partnership working. ‘East Bank is successful because they’re household names’, said Jackson. ‘They’re known to you.’ Health clusters are also of key importance to the capital, she added, such as Imperial College at its White City Campus or the London Cancer Hub in Sutton, or indeed the Knowledge Quarter around Euston and King’s Cross.

‘East Bank is successful because they’re household names’

Debbie Jackson

The Culture Mile in the City is also having an impact already, said its head Tim Jones, pointing to the numbers of creative sector workers in the area it has already unearthed, but noting that knowledge of the experience kind was as important as that driven by data. For Waltham Forest, meanwhile, its director of investment and delivery Jonathan Martin said its borough of culture status had been an ‘epic’ journey, with £6.35m of investment coming in, residents viewing their communities with more ‘pride’ and 100 apprenticeships out of the programme, with a focus on growth on affordable workspace around its Blackhorse Workshop.

But it was Jo Negrini, chief executive of Croydon, who suggested ‘we have to work a hell of a lot harder in outer London’ on knowledge clusters, even if ‘what we’re talking about here is one of the ingredients that makes great places’. It is, though, an ‘essential ingredient alongside good quality housing; it has to be part of the fabric of anywhere that you’re trying to grow. It can’t be seen as something that is a cluster in itself’. The local authority appointed a digital officer to continue the movement that the Croydon Tech City network started before its closure last year, punching above its weight to promote the place. Negrini stressed the importance of ‘creating the right conditions for people to do what they wanted’, and for knowledge clusters to be anchored to a set of results

for a place, delivering ‘huge outcomes’ for residents. It was also important, Negrini added, to create enough affordable workspace.

Argent managing partner Anna Strongman said the real ecosystem of the city is partly based on knowledge and learning. ‘It’s something we celebrate every day because it’s what makes London bloody brilliant’, she said. At King’s Cross, the University of the Arts was a ‘critical first anchor tenant’, not least in driving activity and attracting other companies. Culture and learning should not, however, be seen as a ‘panacea’ for enlivening housing developments, Strongman warned.

The second talk looked at delivering homes for London, with GLA housing policy manager Megan Life declaring that we are ‘fundamentally not building enough homes’. Over the last 20 years the number of jobs in London has risen by 40 per cent; the population by 25 per cent, but homes only 15 per cent. ‘We’re looking at a rebalancing of how new homes are delivered’, she said, but also in terms of where power sits, supporting councils to build more and diversifying who is building those homes. There is a concerted effort to listen to the voice of residents, but the ‘journey is definitely not over’ on capacity and provision. The capital needs a grant programme of £4.9bn per year to build enough affordable homes, said Life—a sevenfold increase on the existing levels of funding.

Southwark has made major commitments in this regard, said its leader Peter John, putting ‘social regeneration’ at the heart of the borough’s plans. But there was still a perception that regeneration is not happening for the benefit of people, he said, until work on the Old Kent Road Area Action Plan showed how tensions over consultation can be overcome, and clarity can allow London to ‘keep building’.

But ‘how do we build not just beautiful homes but interesting, authentic places?’, asked Lewisham mayor Damien Egan. ‘It’s important that new development absolutely speaks to the community’, he said, with Catford regeneration a likely exemplar of that. Quintain’s experience in Wembley Park was to create a sense of place, said the firm’s development director Fareen Lalani, rather than a situation where people come to the area, go to their event and leave. The developer brought in Boxpark and the Troubadour Theatre and now has more than 3,200 homes under construction, with 750 already completed, in a mix of tenures.

‘It’s important that new development absolutely speaks to the community’

Damien Egan

During discussion, both John and Egan suggested that re-evaluating building on the Green Belt could provide one way of attending to housing numbers, the Bakerloo line extension another, while John suggested that what is really needed is a strategic delivery body for London building as well as planning. But the housing association model is broken, he said. ‘The public don’t trust them in the way they do the council or even the private sector.’ ●

Opener: Bar Productions; Tall buildings and On location: Agnese Sanvito; Sustainability: Paul Riddle; Homes for Londoners: Bar Productions, Michael Norman/Maxim Photo; Housing: Architype

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CANAL PLUS

NLQ takes a look at Derwent London's canalside headline grabber, the Brunel Building in Paddington

Developer: **Derwent London**
Architect: **Fletcher Priest Architects**
Engineer: **Arup**
Artist: **James Capper**



The Brunel Building's level 3 — the central core reduces, to be replaced by columns



THE DEVELOPER'S ACCOUNT

Simon Silver

Director, Derwent London

It was 20 years or so ago that I was introduced to Keith Priest of Fletcher Priest Architects by property agent David Rosen.

We completed a successful project with them in 2006, at the end of Eastbourne Terrace, which was let to Rio Tinto.

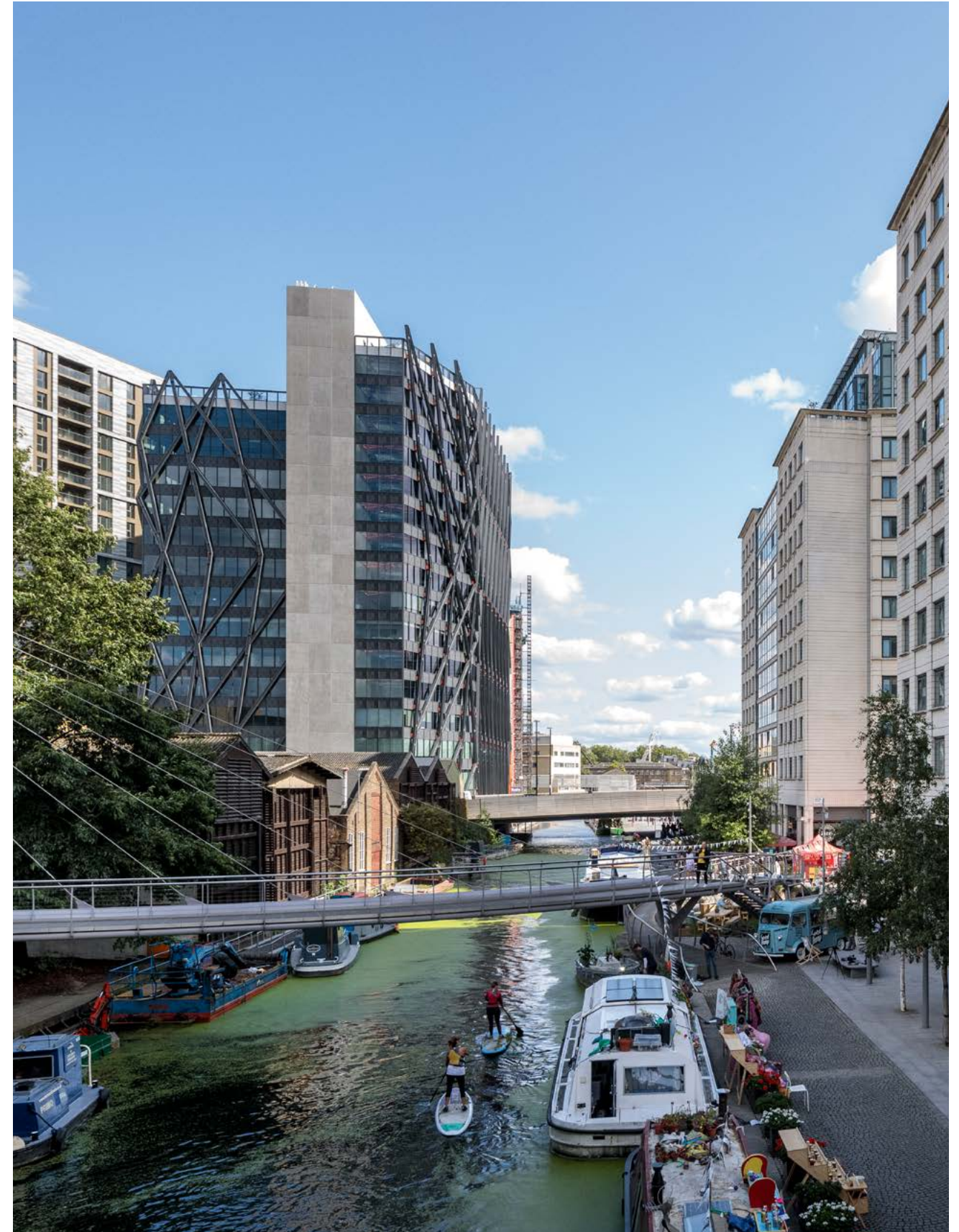
We also owned a building opposite Paddington station at North Wharf Road, which was originally designed by Richard Seifert. Many will agree that this didn't quite meet the architectural mark of his masterwork at Centre Point and, with Westminster City Council's ambitions for Paddington, the site was well-placed for redevelopment.

Again, we asked Fletcher Priest to consider this complex site, bounded by the Grand Union Canal and with Tube tunnels below. Working as a team, we all drew inspiration from the setting of our building on the canal, next to the Brunel bridge that, at the time, sat adjacent, and the whole connection with the railway era that has dominated Paddington and its famous station for many years. We all agreed that the location required a strong building with a steel structure that reflected the robustness of a Brunel construction. Their unique proposal involved an innovative diagrid, which responded cleverly to the challenges of the site and allowed us to provide a totally column-free and therefore flexible office floor space. Apart from helping us to create an abundance of volume and light,

it would also prove a big advantage for our new occupants when fitting out their floors. Furthermore, the design took the opportunity of facing directly towards the canal and a new section of towpath—a key feature which enhances the amenity of the building for occupiers and visitors alike. To complement this, extremely large, sliding hangar-type doors were introduced so that the reception area interacts with the canalside on a sunny day.

We also discussed in great detail how the structure would land at ground level. Many options were put forward, and we were very excited by the idea of the massive shaped concrete bases that were proposed. Collaboration is key to Derwent's approach and the setting of the Brunel Building has also given us some great opportunities for art. We were very excited to commission James Capper and Gavin Turk, whose artworks are set to enhance the reception and public realm. Both pieces also explore engineering themes which connect to the unique setting.

At the heart of the Fletcher Priest team was their project architect, Tim Fyles, who was sadly lost to cancer just a few weeks ago. I, together with many of the Derwent team, got to know Tim extremely well—a nicer, kinder and more modest man than you could ever hope to meet. Extremely patient, he would take us through all the various scenarios we became embroiled in and skilfully demonstrate solutions to each problem that presented itself. Tim was above all an extremely talented architect. His influence is written all over this building.



Water works — the building sits on the Paddington Basin and canal



THE ARCHITECT'S ACCOUNT

Keith Priest

Partner, Fletcher Priest Architects

Fifteen years ago, this site looked very different. We knew 'Bridge House' as Pentagram's studios, where the InterCity 125 train and the London Taxi were designed. For a canalside location it was surprisingly difficult to see the canal, except from the part of the building that spanned Paddington Basin—hence the name. There were already some illustrious neighbours; designs by Rogers Stirk Harbour, Farrell, Heatherwick, and Langlands & Bell were completed, and a Grimshaw building was planned to join them. Things in Paddington were changing fast. The City of Westminster had widened the adjacent road bridge and on the other side of the canal Network Rail were redeveloping Paddington Station. Crossrail was in its early stages. It was a radically underused, closed site with great potential and more than a few constraints—two Bakerloo tunnels running across one corner of the site and under the basin, the canal had been drained to repair the 200-year-old retaining walls. There were certainly no canalside restaurant barges. On the plus side we were

working with Derwent London and with City of Westminster planners, who both wanted to transform the perception of this pivotal location that had been hidden in plain sight for years.

Our primary design response was to re-engage with the canal—creating a publicly accessible new towpath with moorings that will eventually connect with Little Venice. We designed two canal-facing buildings with ground-level waterside activity—a steel framed workplace building that became the Brunel Building, and a separate timber residential building that has since been developed by others. With the Brunel Building, we set out to create a place that supports the exploration of what the contemporary workplace can be. Tall, column-free spaces spanning up to 16m were arranged around separated in-situ concrete cores, while internally and externally exposed structure allows maximum daylight penetration. Two-storey high sliding doors/walls open the reception to the canalside walk, and lower floors have Juliet balconies that overlook the canal. Upper floors enjoy spectacular views across London and the Paddington 'train set' below. All levels have access to the roof deck garden with its own café/bar. We also investigated using the canal to heat and cool the building but being in the basin precluded this approach. Instead, we sank two 160m deep wells connected to the aquifer below.

The project has proved very successful, attracting occupiers from many sectors. Among the new canal dwellers will be the Premier League, Sony Pictures, Alpha FX, Splunk and Coach. This project has also been a remarkable team effort, both within our practice and externally. We worked with Derwent London, Arup and Cundalls on the early design; we were joined by Laing O'Rourke, Severfield, Scheldebouw and others for construction, then by artists Gavin Turk and James Capper—who all made astonishing contributions. I believe we all enjoyed the project. Tragically, only a few months after completion, Fletcher Priest partner Tim Fyles passed away following a short illness. Tim, perhaps best of all of us involved in the project, personified this attitude of collaboration and enjoyment. Involved from the outset, he had been part of the practice for many years after working with Theo Crosby—at Pentagram.

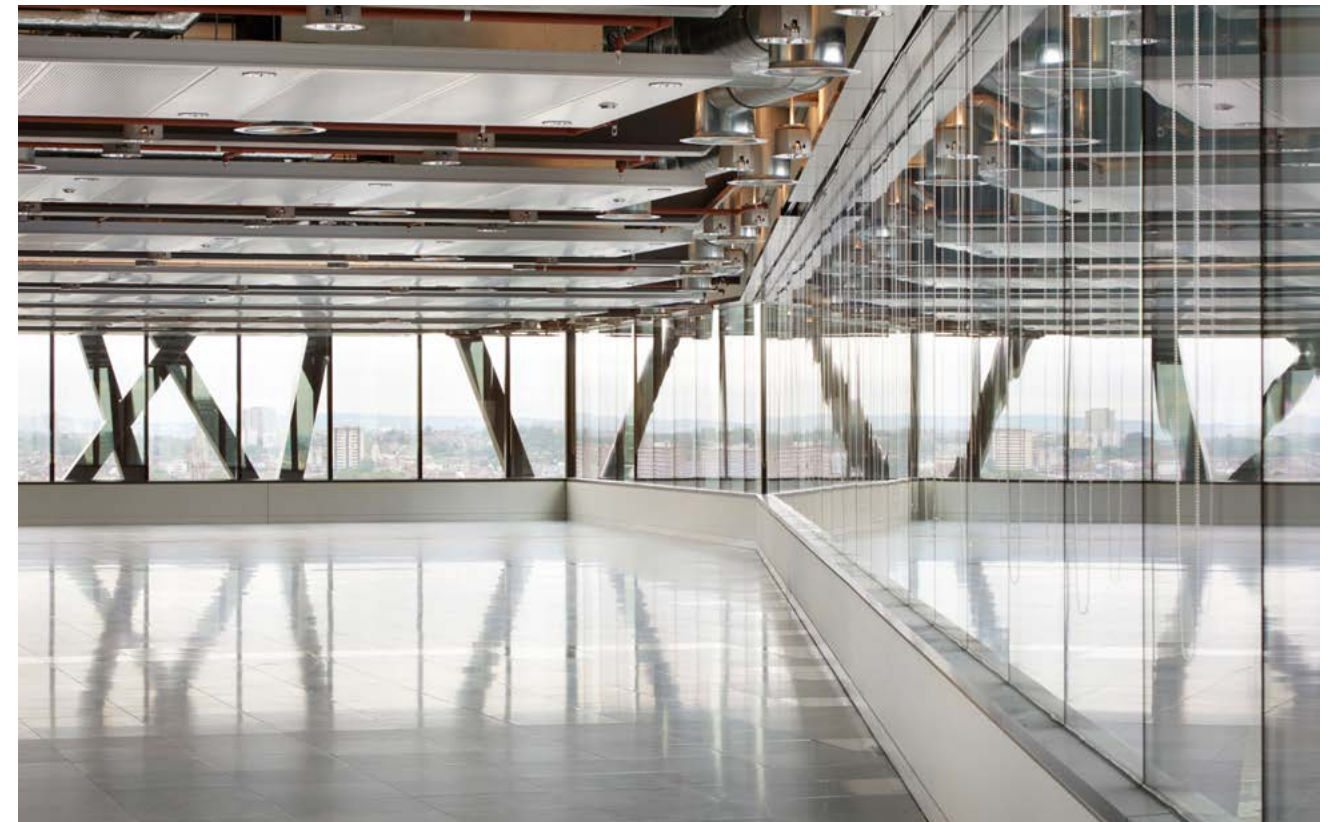
'Our primary design response was to re-engage with the canal'



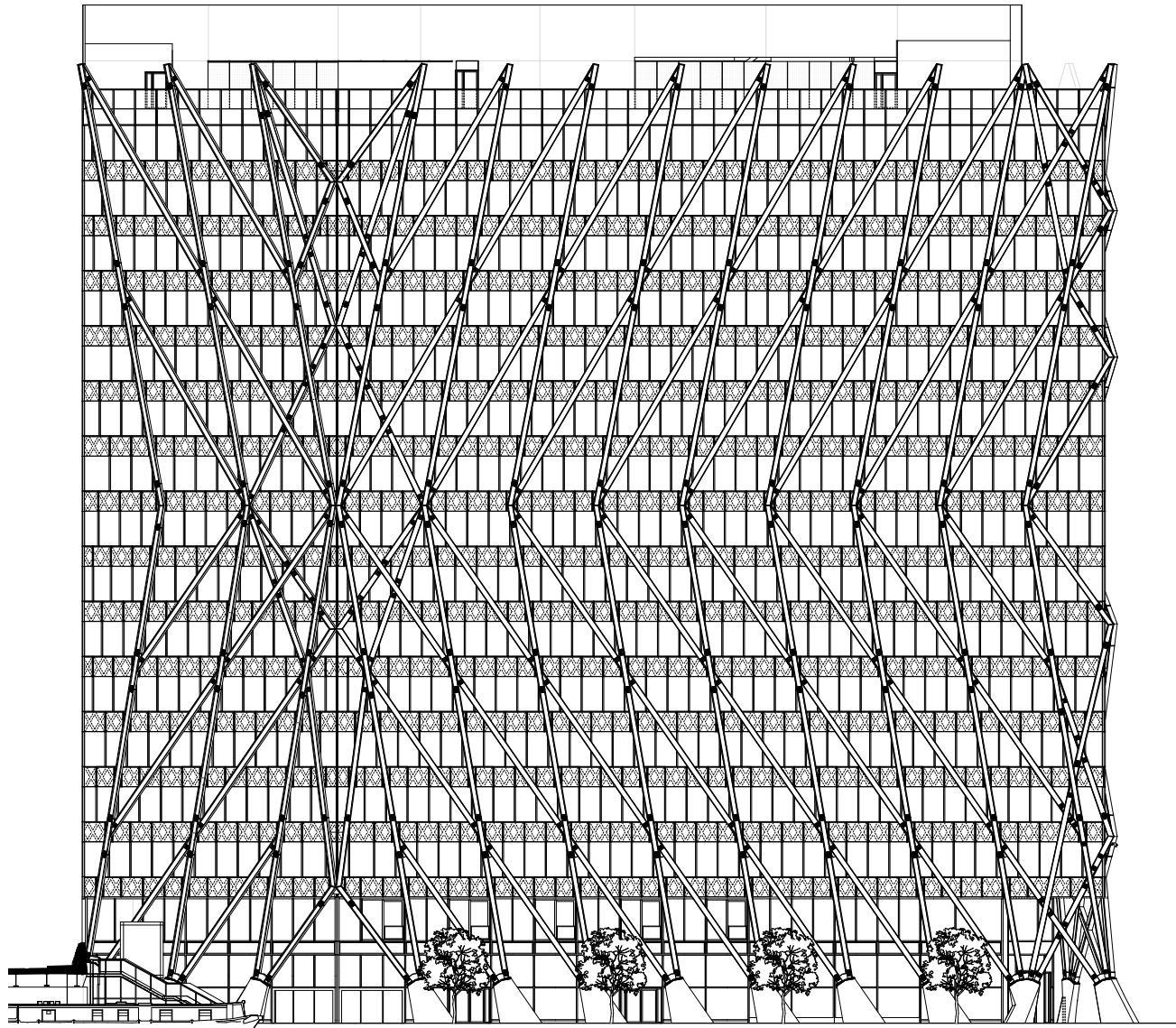
Entertaining in the sky — a private roof terrace sits on level 14



Making an entrance — the building's canal-side entry point and new public towpath



Open plan — one of the scheme's column-free floors at maximum 16 metre span



Braced for action — the building is ‘a flamboyant showcase of architectural engineering’



THE ENGINEER'S ACCOUNT

Ed Clark

Arup

The Brunel Building is a flamboyant showcase of architectural engineering, providing 16 storeys of column-free, flexible workspace, audaciously fronting the Grand Union Canal and a stone's throw from Paddington station. Arup provided geotechnical, structural, facade, below-ground drainage, archaeology, access and maintenance and transport expertise to Derwent and Laing O'Rourke. Further disciplines, notably civils, acoustics and the structural fire engineering team carried out work for Laing O'Rourke post-novation.

The visible palette of elements includes long-span, precambered, fabricated, steel floor-beams, fair-faced, in-situ

concrete core walls, precast concrete floor panels and a striking exoskeleton. The services and structure are seamlessly integrated, thus enabling a more efficient use of the available structural depth and maximising floor-to-ceiling heights. The exoskeleton structure imaginatively extends beyond roof level to create glazed, wind-sheltered gardens on the 15th and 17th floor levels. The exoskeleton shades the large expanses of glazing, affording scenic panoramic views across the city skyline.

Despite the bespoke geometry of the building, a regular 6m floor beam spacing was used with precast lattice slabs set down into the web zone of the supporting steel-plate girders. Due to the exposed soffits, this lattice slab system was selected to achieve a good quality finish.

Arup's extensive experience of diagrids was harvested in devising and refining the steel configuration. As the structure penetrates the building envelope, our facade engineers



Dual purpose — an internal view of the exo-structure that provides partial shade to facades

advised on the thermal and condensation performance. A semi-unitised curtain-wall cladding system with an insulated strong-back spandrel system provided a considerable amount of repetition together with flexibility where required. A thermal break is provided at stub locations, where the long-span floor beams penetrate the facade to be supported on the exoskeleton. An insulated collar around the stub itself carries the thermal envelope out to this point.

The development is adjacent to the Grand Union Canal and Bishop's Bridge and sits atop two London Tube tunnels. Furthermore, the basement box provided by the Brunel Building team also gives support to an adjacent residential development. Our geotechnical and structural engineers worked closely to design a shallow raft foundation that achieved significant cost and programme savings over a piled alternative. Sophisticated modelling was required to assess and

justify the impact on the neighbouring assets mentioned above.

Inspired by Isambard Kingdom Brunel, the Brunel Building is a great example of what can be achieved through a collaborative and holistic approach to design and construction. This was the result of extremely close cooperation between Derwent, Arup, architects Fletcher Priest and services engineer Cundall, over the life of the project. This continued and even intensified when the design team were novated to Laing O'Rourke in late 2015, especially with the concrete, steel and facade subcontractors. The project had over a 15-year gestation period. It was placed on a four-year hiatus in 2009 due to the impact of the financial crisis and phased tenancy breaks on the existing building. The key team members remained in close contact throughout this period and were able to hit the ground running once the project restarted in earnest in 2013. Persistence pays off.



THE ARTIST'S ACCOUNT James Capper

The Brunel Building uses steel in a way that common engineering does not. Inspired by the pioneering work of great civil engineer Isambard Kingdom Brunel, the building features a pincer steel exoskeleton, allowing for the elimination of interior columns between the concrete planking. Neighbour to the wrought-iron spans and Neo-Gothic transepts of Brunel's well-known Paddington Station, the structure's ambitious vision and architecture gives justice to its name.

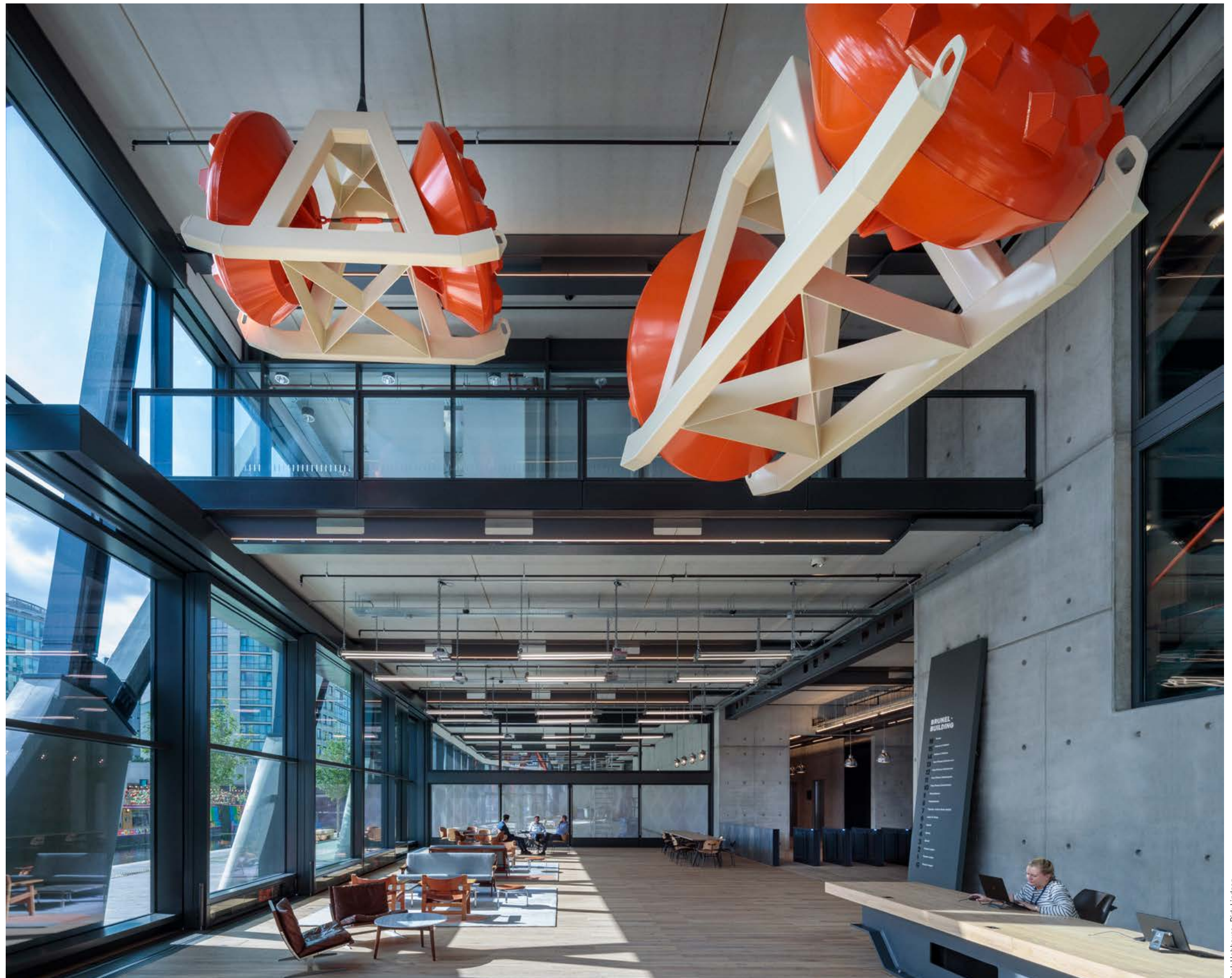
Isambard Kingdom Brunel championed the pliancy of industrial processes. Working across mechanical and civil engineering, Brunel's revolutionary designs paved the way for a forward-thinking Industrial Revolution. Achieving major success in the creation of dockyards, bridges, tunnels and railways, Brunel was equally a pioneer of the seas: in 1843, Brunel engineered and built the *SS Great Britain*, the first ever iron-hulled and propeller-driven ship in the world; at the time, the largest ship ever built and the first transatlantic steamship.

'Tread Pads are a homage to the ingenuity of engineering'

Tread Pads are a homage to the ingenuity of engineering and an expression of its potential future. Component disc-shaped feet to larger, hydraulic jacks to allow for a walking movement, *Tread Pads* are a new and progressive maritime adaptation, enabling ships of the future to walk out from rising ocean levels. The diameter and weight of each foot is determined by the size of vessel it services; the patterning of its surface pad—diamond, convex, frustum—determined by the terrain on which it is active: rock, sand or shingle.

Suspended from the ceiling of the Brunel Building's reception atrium, *Tread Pads* are a monument to the great dreams and substantial risks that come from the process of engineering ideas into reality. Essential characters in the larger *Walking Ship* family, these are sculptures waiting and ready for action. *Tread Pad* cradles are designed to house interchangeable pads and are manoeuvred by crane or loader on the quayside. The drawings of *Mudskipper*, the first development in the *Walking Ship* family, show where the *Tread Pads* sit on the vessels' jacks when finally attached.

The double-height entrance of the Brunel Building provides a holistic environment for the integration of the two *Tread Pad* sculptures. Intimating the hooked cross of a maritime anchor—a form and object typically associated with hope, stability and adventure—the *Tread Pads* are elevated to a new and dynamic perspective some 10m from head height; hung with grace and precision, they float weightlessly above us. The *Tread Pads* are a vision and manifesto for the future confluence of art and engineering. ●



Tread lightly — the reception and café restaurant under construction beyond, beneath James Capper's artwork above

THE STIRLING EFFECT

Founding director of Mikhail Riches *Annalie Riches* reflects on life after winning the Stirling Prize for Goldsmith Street



WHAT IS YOUR PROUDEST ACHIEVEMENT AND WHY?

Obviously winning the Stirling Prize was a very proud moment, but I think the personal achievement I'm proudest of is doing the complete plumbing and electrical installation in my first house I built at Whatcott's Yard in north London. People thought I was a bit mad to attempt it, but I knew it could save lots of money. I learnt from *Collins Complete DIY Manual* and the first thing I'd show visitors was the boiler cupboard.

WHAT WOULD YOU HAVE BEEN IF YOU HADN'T CHOSEN THE PATH YOU DID?

I have no idea. I wasn't particularly interested in being an architect when I started out, it just seemed to combine arts and science. I would probably have liked to run away to the circus, which I did for a couple of glorious months after my degree. I did seriously consider retraining as a plumber or electrician as I loved the immediacy of it; architecture takes so long.

WHAT OR WHO HAS BEEN THE BIGGEST INFLUENCE ON YOUR CAREER THUS FAR?

I had a very rocky start to my career. I struggled during my degree and almost gave up. In my year out I went to Paris due to the recession and got a job at RFR, Peter Rice's structural engineering practice, for two years. Then I came back to do my diploma in Peter St John's unit at what is now CASS. These two very positive experiences made me stick at it.

WHAT WOULD YOUR ADVICE BE TO THOSE STARTING OUT IN YOUR PROFESSION?

I would say not to worry about stepping sideways and trying different things. I think people starting out are very focused on developing their careers, probably due to the fact that they are starting with vast debt. At RFR I worked for engineers, employed as a model maker. I also took a year off on the tools to build Whatcott's Yard. I learnt a vast amount by working slightly outside the profession.

WHAT IS THE BIGGEST CHALLENGE FACING ARCHITECTS?

I think we have been gradually marginalised and we no longer have a voice in the process. Recently I was interviewed and said we no longer want to work on projects that do not aim for zero-carbon. There was some criticism of the word 'want' and 'aim'; people felt they should be 'will' and 'achieve'. However, the processes by which buildings are currently procured and delivered and our lack of power within that means that we cannot guarantee these targets are met. Goldsmith Street was unusual, it was a traditional contract, we led the VE process and so were able to ensure performance and quality.

WHAT WAS THE FIRST THING THAT WENT THROUGH YOUR MIND WHEN IT WAS ANNOUNCED YOU HAD WON THIS YEAR'S STIRLING PRIZE FOR GOLDSMITH STREET?

It took a while to sink in; we all sat there at the table looking at each other for a bit which was why it took us so long to get to the stage. I think I just thought 'blimey', or words to that effect. It was quite a brave decision by the judges, it is fundamentally a simple modest scheme and not an architectural showpiece. I was just quite gobsmacked it had won. Once we had won the Neave Brown Award I didn't think it would. I hope that winning the Stirling hasn't reduced the impact of the first Neave Brown Award; this is a brilliant initiative, often great housing doesn't get sufficiently recognised in the national awards because it is not generally considered architecturally adventurous enough.

HOW DID YOU CELEBRATE?

Too much champagne in Joe's Bar opposite. We obviously need a big party soon.

WHAT IS THE MESSAGE IT SENDS OUT FOR HOUSING?

Hopefully 'You can do it!'. I hope it encourages other local authorities to build council housing. We are already getting lots of requests from councils to talk to them about how they can deliver better housing. I'd also love it to challenge the assumption that D&B is the safest delivery route. Goldsmith Street won partly because a high-quality, sustainable council house scheme is so rare, it should be ordinary.

WHAT DIFFERENCE DO YOU THINK WINNING THE STIRLING PRIZE WILL MAKE TO THE PRACTICE?

It's early days but we are quite overwhelmed by the interest in Goldsmith Street now. We are being asked by lots of local authorities to either visit or to present the project to their teams. It's a fantastic platform to go out and try to make some change and we are going to make the most of that. I'm not sure I want the practice itself to change too much, we have a great team and are working for great clients. We are at a scale where I can be involved in every project, that would change if we grew too much.

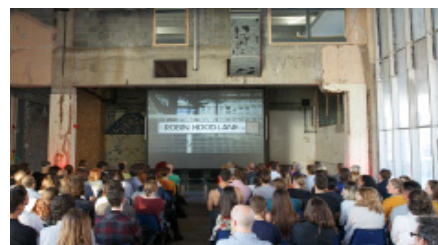
HOW OPTIMISTIC ARE YOU ABOUT LONDON OVER THE NEXT FIVE YEARS, AND WHY?

It's a hard time to remain optimistic but there's a sense change is coming. Initiatives that started small, like Extinction Rebellion and Architects Declare, are having an impact. In London I think local authorities will continue to lead the way in setting the benchmark for quality and sustainability. Public Practice is another fantastic initiative that is making a difference. Let's hope. ●



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CITY CENTRE

We take a look at Rogers Stirk Harbour's
new addition to the LSE's evolving campus, the Centre Building

Client: **LSE**
Architect: **Rogers Stirk Harbour + Partners**
Engineer: **AKT II**





The students enjoy the generous and varied social and informal learning settings, such as the Student Learning Commons



THE CLIENT'S ACCOUNT

Julian Robinson

Director of estates, LSE

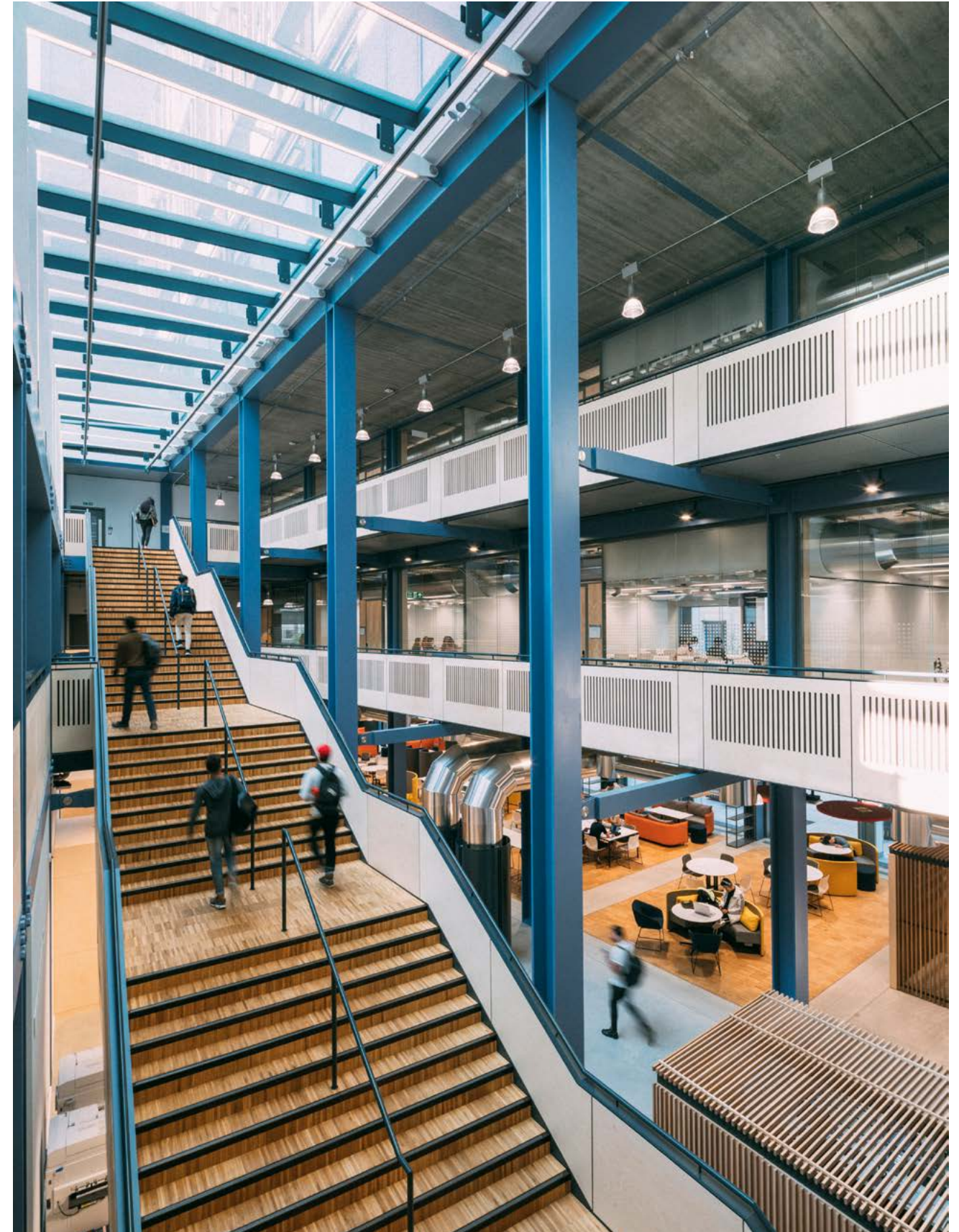
Historically, the buildings, facilities and campus environment at LSE were not of the highest quality. Quaintly described by some as shabby chic, the reality was that it was just plain shabby. In 2004–05, 57 per cent of the campus was in RICS condition grade C or below and the vast majority of our buildings were not designed as purpose-made university facilities. Accordingly, the two main tenets of the LSE Estates Strategy are to create a 'world class' estate commensurate with the school's academic standing and to create a 'university quarter' in Aldwych.

We took some years to persuade ourselves that a new building of this scale, constructed in this location in the centre of the campus, would not completely disrupt the life of the university and prove to be a logistical and health and safety nightmare. However, after much analysis we took the plunge and held an international design competition for the Centre Building Redevelopment and Rogers Stirk Harbour + Partners (RSHP) were appointed in 2014. It is probably fair to say that they won the competition because of an urban design masterstroke—re-allocating valuable ground-floor space to create a new public square in the heart of our campus. Following incredibly constructive negotiations with the planners, the school was able to increase the height of the main part of the building to 12 storeys and the built floor area on the site by 25 per cent with planning permission achieved at the first time of asking.

We worked closely with RSHP's architects Ivan Harbour and Tracy Meller on the development of the competition design to create a distinctly academic building with LSE character and flair. This was an incredibly intense, productive and stimulating time and the breathtaking 'academic stair' was a major output from this relationship. The building is an outward projection of what we aspire to be as an institution: transparent, permeable, student focused, with a generosity of space and light and an emphasis on communication, connectivity and sustainability. On opening, the students flocked to the new generous and varied social and informal learning settings, including a series of roof terraces and viewing/study lounges. We have been crying out for a building like this and the team have delivered.

The design initially achieved a BREEAM 'Excellent' rating and EPC 'A' certification, but thanks to Mace and Max Fordham, our sustainability advisors, we achieved a final score of 88 per cent—BREEAM 'Outstanding'—which was the icing on the cake. This was only achieved through innovation and close collaboration between all parts of the team. Once the Centre Building is completed, 77 per cent of the campus will be RICS condition grade A/B, creating a step change in student experience and perceptions of the institution.

Great buildings need great clients, great designers and great contractors and I can honestly say the relationship between all three has been exemplary. The quality is impressive, the design stunning and the building was delivered within 0.15 per cent of the budget and on time for summer 2019. RSHP and their two main engineering consultants AKT II and ChapmanBDSP, and Mace as principal contractor, have delivered a wonderful final building—and we are one very happy client.



On the up — the atrium's wooden staircase



THE ARCHITECT'S ACCOUNT

Tracy Meller

Partner, Rogers Stirk Harbour + Partners

From our first engagement with the LSE on early site visits we observed the disparate nature of the campus and how students carved their own desire lines across it—often through other buildings—and how they colonised any south-facing open space. We felt that the project had the potential not only to deliver the new building, but also to form a new public space at the heart of the university, which would provide a new focal point for the school and improve the connectivity and wayfinding throughout the campus. In joining the new public square to the existing small piazza in front of the library, which had previously been isolated and overshadowed, we could create a much larger space that included a wide expanse of south-facing steps overlooking the new square which the students could occupy, bringing life and activity to the square.

To create this public square, an innovative approach to the building's massing was required to maximise the potential of the remaining site to deliver the brief requirements on a much smaller footprint. We achieved this by creating a building of two parts; a taller 13-storey tower that exploited the massing potential offered by a cluster of tall buildings to the north west of the site (Thomas More Building and LSE Towers) and a lower 6-storey building that responded to the scale of Houghton Street. Where the building stepped to mediate between these scales, we embraced the opportunity to create roof terraces for the use of students and staff continuing the LSE's tradition of an occupied roofscape.

'The building is designed to be simple and robust'

The building responds to the square by locating all the student and publicly accessible facilities at the lower levels, where they are most prominent and accessible. A single sculptural staircase, which rises within a three-storey atrium, connects all teaching spaces in a dramatic and flowing circulation route irrigated with informal break-out spaces, to encourage students to come together to explore, debate and innovate.

One of the many challenges we faced was to design an educational building that provided facilities that reflected current technology and pedagogy, but that could allow for flexibility in both class size and teaching methodologies and that would still be state-of-the-art when the building opened some years later. Extensive research and consultation were undertaken to develop the right approach to the provision of physical teaching space, and the supporting technology, to ensure we could deliver the LSE's brief for innovative teaching spaces. The design team undertook visits to relevant institutions to experience different lecture theatre typologies, new student-focused spaces including learning commons, and a variety of teaching and learning spaces. Through dialogue



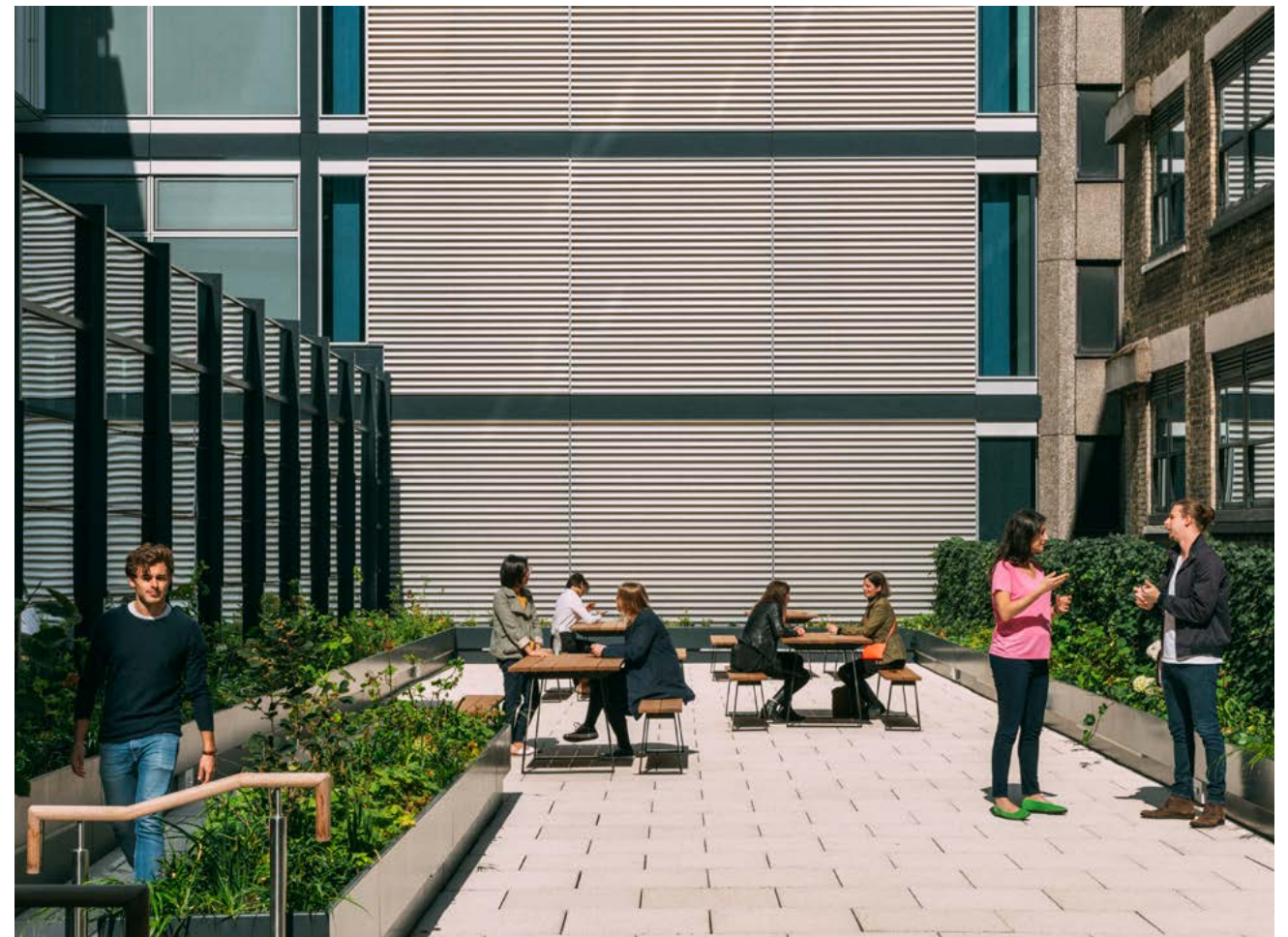
Forming new public spaces — view from the library plaza

with the LSE's teaching and learning team, a new 'LSE style' lecture theatre evolved—to challenge the static 'Harvard style'—which will be able to deliver more active teaching styles, facilitating both presentation and group-working formats without reconfiguring the room.

The building is designed to be simple and robust, combining the best elements of passive design with innovative MEP plant and controls, making it easy for users to adapt their individual environment, but also easy for maintenance staff to operate. These passive features are achieved by means of solar protection of the facade, narrow floor plates for good daylight and ventilation, and an atrium with roof vents to enhance air movement. The result is that more than 60 per cent of the total building area is entirely naturally ventilated, with only the enclosed teaching spaces being mechanically ventilated. The remaining spaces are designed for mixed-mode ventilation, and therefore can operate in either natural or mechanical mode, depending on the occupancy and comfort requirements. The building also incorporates a PV array at roof level, rainwater harvesting, a biofuel boiler (fed by London's chip fat) and through careful material selection and construction techniques—including a high level of prefabrication—we managed to reduce the embodied carbon of the project by over 30 per cent.



West elevation, showing the 13-storey and six storey buildings



Occupied roofscapes — one of the scheme's roof terrace — this one on the second floor



THE ENGINEER'S ACCOUNT

Ricardo Baptista

Director, AKT II

The ongoing debate regarding the potential of offsite, or precision manufacture, and the role it can play in responding to pressing issues within the construction industry, have generally focused on the housing sector. But clearly the benefits of offsite fabrication are not solely limited to a sector of our industry, and can, particularly when coupled with digital design and BIM, be adopted to produce outstanding and unique buildings.

Perhaps more than any other, the Higher Education (HE) sector faces an internal conflict whenever looking to produce new built assets—as the majority of HE buildings tend to be campus-based, any construction works associated with the long-term betterment of the institutions can have a negative short-term impact as works are executed. Access to development plots is often restricted, timetable conflicts inevitably impact on permissible working hours, and health and safety is an enormously important consideration in live environments like this—these logistical constraints sit alongside the core benefits of offsite fabrication in enhancing quality control, limiting waste and reducing programme, resulting in an approach to development that should be considered on most HE projects.

LSE's Centre Building represents a paradigm for offsite fabrication in HE projects. Positioned on Houghton Street,

the pedestrianised heart of LSE's estate, the site offered many logistical challenges as a consequence of limited access and sensitive neighbours. To overcome this, the structure was designed to be mostly manufactured offsite, a combination of steel frame with precast concrete hollowcore planks forming the floor plates.

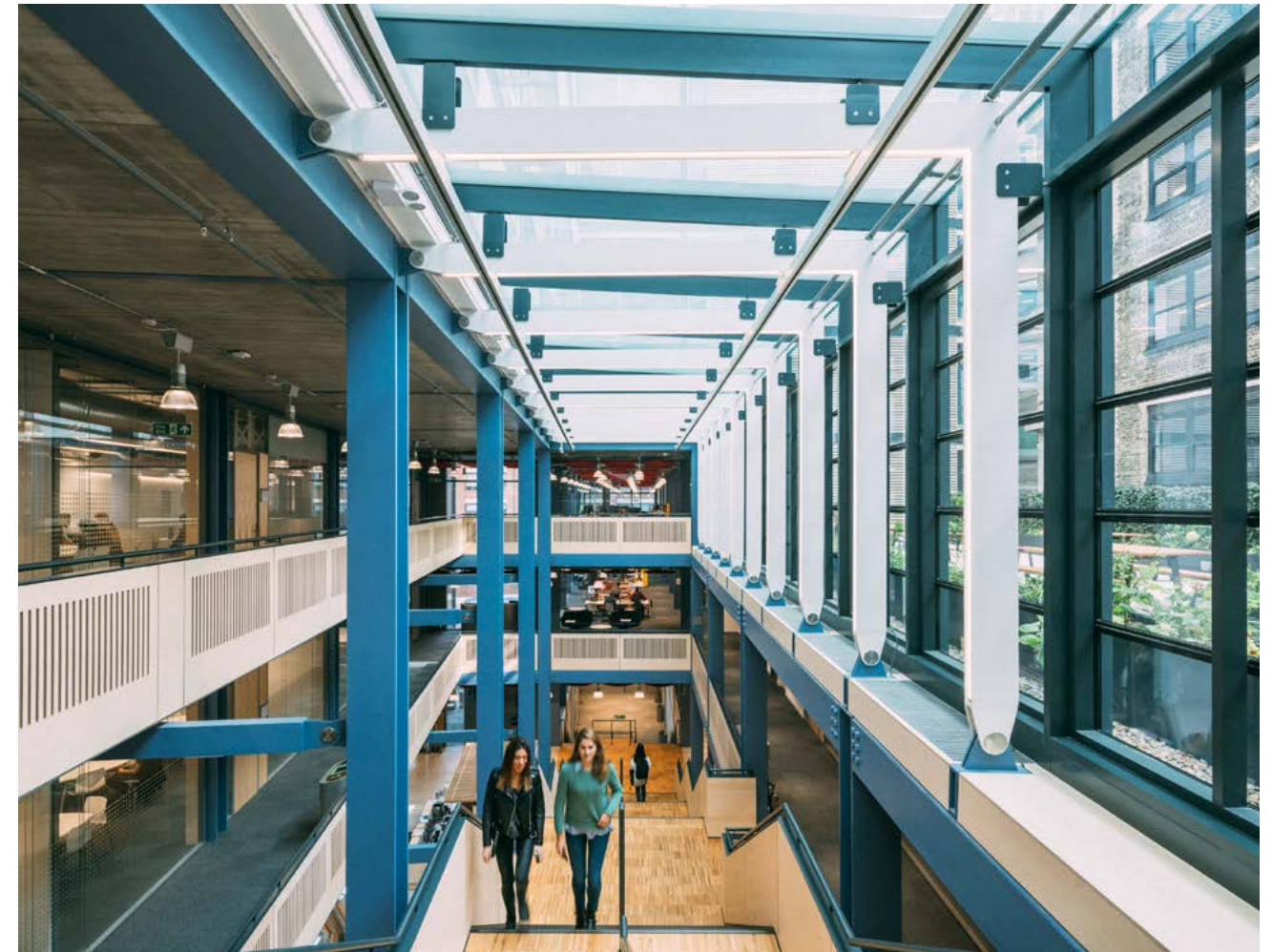
The upper floors are open and flexible, either side of an impressive central atrium. To ensure this flexibility, we developed a hybrid concrete and steel solution that supports the precast concrete hollowcore planks on the bottom flange of bespoke steel beams, which are contained within the plank's depth—this system provides clear soffits throughout, as well as thermal mass that contributes to the building's environmental strategy, while producing an economy of intumescent coating.

The thoroughly detailed steel frame is visually expressed throughout, both internally and externally, illuminating the primary elements of the structural system. The main components are the striking external-braced elevations, which posed challenges in terms of thermal performance and fire resistance, and ultimately marry aesthetics and structural efficiency to aid the building's overall stability.

One of the biggest challenges was the (seemingly) simple detailing of the steel frame, which cleverly conceals the intricacies of the bespoke structural solution's connections, the result of extensive collaboration, modelling and analysis by Rogers Stirk Harbour + Partners (RSHP), AKT II, Billington and Mace's delivery team. Similarly, for the 200-seat auditorium,



The scheme's lecture theatre



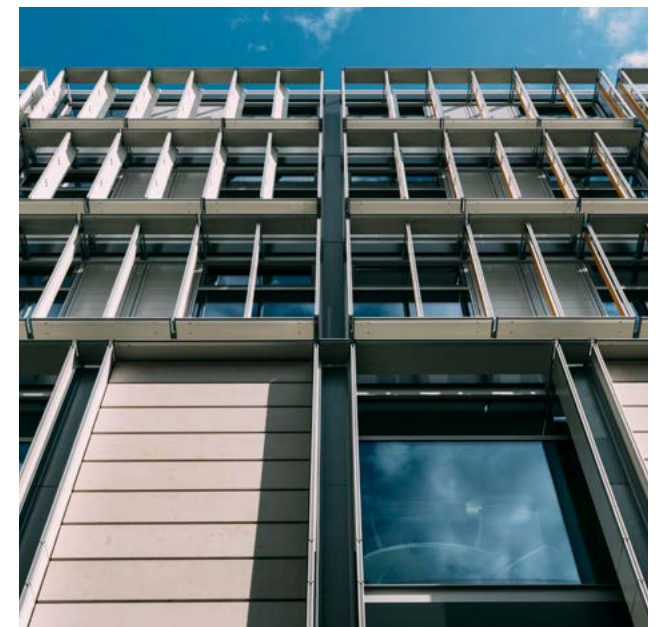
The detailed steel frame is expressed throughout — here at the atrium, viewed from the second floor...

which sits underneath the public square, where a 16m clear span is achieved using concrete encased steel sections that are exposed in the final condition—given the logistical constraints, this area had to be built in advance to alleviate site congestion. The solution was to construct in top-down fashion, an additional challenge to achieve the high-quality exposed concrete for the structure effectively cast against the ground.

'The building represents a paradigm for offsite fabrication in higher education projects'

The resulting building, our third major project for the LSE, is truly a tour de force that celebrates the malleability that clever design of offsite manufactured elements can bring, with the unadorned honesty of the exposed structural solution complemented by its careful and skilful detailing, leaving the 'building's skeleton' bare for all to see and admire. ●

Mark Gorton / RSHP, Joas Souza



...and here externally

Improving London's Indoor Air

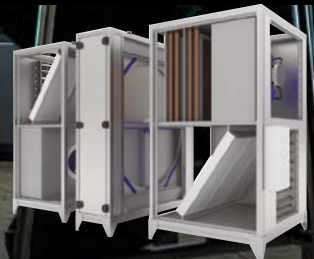
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LONDON AWAITS CAPITAL INJECTION

Stephen Down, head of central London and international investment at Savills, looks at the capital’s evolving commercial investment market — and hopes 2019 is a one-off



As the latest commercial investment figures are released, it becomes clear that investment volumes have been more constrained than in recent years, with the year-end investment estimates showing around £11bn in transactions for central London offices, compared with

£19.7bn last year.

Following a subdued H1 for the central London market, Q3 experienced an encouraging spurt of growth in investment activity, with £2.77bn trading, a 50 per cent increase on the previous quarter. There were three notable transactions in Q3 each in excess of £200m: 8 Finsbury Circus, Salisbury Square House and BT’s former headquarters at 81 Newgate Street. However, since then, transactions have fallen back and, as it stands, we will have one of the poorest years of investment volumes since 2009.

So, what is the market responding to? The anticipated outflow of businesses following the EU referendum just hasn’t happened. Indeed, we’ve seen businesses keen to set up and expand their presence in London. According to Reuters, around 2,000 jobs have moved out of the UK in preparation for Brexit, vastly below earlier estimates of approximately 200,000. In some submarkets, rents are rising and there are several major businesses looking for new office space. The consensus is that while investment turnover is low, the central London office market is doing well, with healthy demand for space at the occupational level. In Q3, the vacancy rate stood at 4.7 per cent, below the 10-year average of 5.5 per cent.

Furthermore, Aviva Investors ranks London as top of its league table of European growth prospects that will experience the greatest future demand for office space in its recent research. What this reinforces is that London is, and always will be, an international hub attracting global businesses and talent.

So why are investment volumes down? Buyer confidence is a key issue. On a recent trip to Asia a sizeable number of private family offices and institutional investors expressed their long-term confidence in London. Following a Brexit deal, one senses these funds will be flowing more readily into the UK market. However, the recent noise around Brexit has become louder around the globe, and while for many it was a buying opportunity, especially with a weaker pound, today, many are taking a wait-and-see approach.

The lack of product remains another key factor for the decrease in transaction volumes on previous years, with volumes for the first nine months of the year down 53 per cent on the same period in 2018 and 30 per cent below the 10-year average. But these lower turnover volumes aren’t just a London phenomenon; turnover is down in all gateway cities from New York to Singapore. We’ve enjoyed an extended cycle and the amount of tradable stock is now in the hands of investors who wish to own for longer.

‘The anticipated outflow of businesses following the EU referendum just hasn’t happened’

There’s certainly a view from some owners that selling now before Brexit is concluded means missing out on some potential improvement in value. There have been several examples recently of sellers changing their mind once engaged with potential buyers. Considering the discount on central London prime yields with those of similar stock in the major European cities then sellers could be forgiven for taking that view.

Moving into Q4, a quarter that is traditionally the most active, we expect activity to be more measured as a result of the well documented uncertainty. While there’s a significant weight of capital targeting London, primarily driven by low currency rates and more attractive returns than offered by competing European and global markets, the lack of stock will continue to have an impact on activity. We will wait and hope that 2019 is just a one-off. ●



CENTRE POINT

A landmark seen from every corner of the capital, this is a building that justifies its name and embodies the spirit of the sixties style. Linking Soho, Covent Garden, Fitzrovia and Bloomsbury, the development offers 82 expansive apartments by Conran & Partners and a new public square surrounded by 45,000 sq ft of retail and 13 affordable homes by MICA. The opening of Crossrail at Tottenham Court Road will reaffirm Centre Point’s geographical and symbolic position at the heart of London and creating London’s newest destination.

Developer: **Almacantar**
Architect: **MICA (previously Rick Mather Architects)**
Mixed-use
184,000 sq ft NIA | Existing



LYONS PLACE

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

Developer: **Almacantar**
Architect: **Farrells**
Mixed-use
73,400 sq ft NIA | PC Q4 2019
lyonsplace.co.uk



MARBLE ARCH PLACE

Designed by world-renowned architect Rafael Vinoly, Marble Arch Place comprises of a collection of 54 super prime apartments alongside 95,000 sq ft of premium office space, centred around a vibrant new tree lined public space, complete with 48,000 sq ft of new retail spaces and a striking art installation by Lee Simmons. Redefining this corner of Mayfair by creating a clearer transition between Oxford Street and Hyde Park, Marble Arch Place is a striking new gateway to the West End.

Developer: **Almacantar**
Architect: **RVA**
Mixed-use
275,000 sq ft NIA | Under construction



ONE AND TWO SOUTHBANK PLACE

One and Two Southbank Place provides much needed high-quality commercial space in this prominent part of central London and the city’s newest district. Additionally, both buildings also provide occupiers with enviable transportation links and the cultural offering of the South Bank, with over 200,000 sq ft retail coming to the area. One Southbank Place has been let to Shell International, and Two Southbank Place has been let to WeWork, the world’s fastest growing serviced office provider, and both buildings also feature 25,000 sq ft of retail.

Developer: **Almacantar**
Architect: **Squire and Partners (One Southbank Place) / Kohn Pedersen Fox Associates (Two Southbank Place)**
Mixed-use
572,327 sq ft | Existing



1 ASHLEY ROAD

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

Developer: **Argent Related**
Architect: **Alison Brooks Architects**
Residential
183 apartments | Planning granted
tottenhamhale.london



BRENT CROSS SOUTH

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

Developer: **Argent Related**
Architect: **Various**
Mixed-use
192 acre | Outline planning granted
brentcrosssouth.co.uk



TOTTENHAM HALE

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

Developer: **Argent Related**
Architect: **AHMM (Ferry Island & North Island) / Pollard Thomas Edwards (Ashley Road West and Welbourne) / Alison Brooks Architects (Ashley Road East)**
Mixed-use
1,030 new homes / c. 1.2m sq ft | Planning granted
tottenhamhale.london



GOODLUCK HOPE

A new neighbourhood on Leamouth Peninsula, Goodluck Hope is surrounded by water on three sides and is defined by its rich maritime heritage and cultural history. Adjacent to London City Island, the development is a short walk to Canning Town station across a new pedestrian bridge and comprises 804 homes, 2,000 sqm of commercial space and restored Grade-II listed Dry Dock. Developed by Ballymore, construction began in January 2018 and Phase One is due to complete in 2020.

Developer: **Ballymore**
Architect: **Todd Architects**
Mixed-use
2.7 ha | Under construction
goodluckhope.com



THE BRENTFORD PROJECT

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

Developer: **Ballymore**
Architect: **AHMM / Glenn Howells / Maccleanor Lavington**
Mixed-use
4.79 ha | Under construction
ballymoregroup.com



WARDIAN LONDON

Taking its name from the traditional Wardian Case—first created in east London to transport botanical plants—Wardian London offers a sense of escape and tranquility in the heart of Canary Wharf. Overlooking South Dock, each apartment offers an extensive private ‘sky garden’, up to 37.2 sqm in size. Wardian London will provide a tranquil oasis within the heart of London’s most lively business district, promoting a strong sense of wellbeing thanks to over 100 species of exotic plants throughout.

Developer: **EcoWorld Ballymore**
Architect: **Glenn Howells Architects**
Residential
0.5 ha | Under construction
wardianlondon.com



BATTERSEA POWER STATION

Battersea Power Station is world famous as one of the finest surviving examples of art deco architecture and is at the heart of central London’s most visionary and eagerly anticipated new development. The 42-acre former industrial site will be home to shops, offices, cafés, hotels, homes and public spaces including a new six-acre public park. The first residents have moved in and the first shops and restaurants have now opened at Circus West Village, the first phase of the development to complete. It is also now serviced by the MBNA Thames Clippers River Bus Service and will include a new Zone 1 London Underground station.

Developer: **Battersea Power Station Development Company**
Architect: **Various**
Mixed-use
42 acres | Under construction
batterseapowerstation.co.uk



KIDBROOKE VILLAGE

The vision for Kidbrooke is to regenerate the run-down Ferrier Estate with an exemplary sustainable suburb where people love to live. Kidbrooke Village will not only provide housing, but a community with shops and schools, squares and parkland for a whole range of people to enjoy, with a complete mix of tenures. Kidbrooke Village will offer people a great quality of life in a beautiful setting, close to the heart of a world city.

Developer: **Berkeley Homes (East Thames)**
Architect: **Lifschutz Davidson Sandilands (masterplan, phase 1 & 3) / PRP & Scott Brownrigg (phase 2) / Studio Egret West, Reddy Architecture + Urbanism (phase 3) / CZWG (phase 4 & 5) / Gardner Stewart (phase 6)**
Mixed-use
109 ha / 35 ha of green space / 4,966 homes (35 per cent affordable) / 90,000 sq ft of retail, commercial and community space | Under construction / 1,804 homes delivered to date (767 affordable)
kidbrookeregeneration.info



EMBASSY GARDENS

Embassy Gardens, home to The Sky Pool, is a landmark development wrapping around the new US Embassy which will establish a new community within central London. The development includes nearly 2,000 new homes, stunning landscaped gardens, a section of the new Nine Elms park which connects the development to Battersea Park, vibrant new bars and restaurants providing al fresco spaces, 130,000 sq ft of shopping space and a charity music academy. Phase one is fully complete and occupied.

Developer: **Ballymore (Phase One) / EcoWorld Ballymore (Phase Two)**
Architect: **Sir Terry Farrell (masterplan), AHMM, Fielden Clegg Bradley and Arup Associates**
Mixed-use
241,548 sqm | Under construction
embassygardens.com



LONDON CITY ISLAND

London City Island is a vibrant new cultural area connected to Canning Town via a new pedestrian bridge. English National Ballet, English National Ballet School, London Film School and The Line will soon move to the 12-acre island, joining cultural institutions arebyte and Trinity Art Gallery. 1,700 homes benefit from alfresco spaces and a backdrop of the O2, Canary Wharf and the City. Phase One is complete and fully occupied. The first restaurant and deli, The Island Grocer, has opened.

Developer: **Ballymore (Phase One) / EcoWorld Ballymore (Phase Two)**
Architect: **Glenn Howells Architects**
Mixed-use
503,751 sq ft | Under construction
londoncityisland.com



ROYAL WHARF

Royal Wharf will create an entirely new community bordered by two riverside parks, with a network of interconnecting streets leading onto town squares and gardens, a market square, Sovereign Place, and new high street. Inspired by the area’s maritime heritage, Royal Wharf includes 500m of riverfront promenade, a 2.4-acre park, a world-class leisure facility designed by David Morley, a new school and new Thames Clipper pier. Over 1,000 homes are now complete and occupied.

Developer: **Ballymore / Oxley**
Architect: **Glenn Howells Architects (masterplan) / Whittam Cox Architects, Todd Architects (executive architects)**
Mixed-use
40 acres | Under construction
royalwharf.com



ROYAL ARSENAL RIVERSIDE

Royal Arsenal Riverside is one of South East London’s most exciting riverside addresses, sitting at the heart of Woolwich, which is rapidly emerging as one of London’s bright spots; occupying prime location along the River Thames and offering a buzzing retail hub. With a forthcoming on-site Crossrail station, an on-site Thames Clipper Pier, plus the National Rail and DLR stations only 300m away, Royal Arsenal Riverside is one of the best connected developments in South East London.

Developer: **Berkeley Homes (East Thames)**
Architect: **Allies and Morrison / CZWG / AHMM**
Residential
88 acres | Under construction
rare.london



250 CITY ROAD

Just 8 minutes’ walk from Old Street, 250 City Road is a landmark development designed by world renowned architects Foster + Partners. These spectacular apartments and penthouses offer stunning views as well as a host of residents’ facilities including a gym and terrace, 20-metre swimming pool and spa, concierge and residents’ lounge. 1.9 acres of landscaping complete with historic public art play host to cafés, restaurants, retail outlets, creative workspaces and a 4* 190 bed nhov hotel. Public areas are fully Wi-Fi enabled.

Developer: **Berkeley Homes (North East London)**
Architect: **Foster + Partners**
Mixed-use
933 homes / 5.5 acres | Under construction
250cityroad.co.uk



GOODMAN’S FIELDS

Goodman’s Fields is a mixed-use urban quarter providing a selection of high quality studios, one, two, and three bedroom apartments and penthouses as well as retail and commercial space, student accommodation and a hotel. Residents benefit from a 24-hour concierge, residents’ private screening room, health club to include pool, gym and spa along with stunning landscaping including a new public park and piazza.

Developer: **Berkeley Homes (North East London)**
Architect: **Lifschutz Davidson Sandilands**
Residential
739 private units and 1049 with HA units / 7.2 acres | Existing
goodmansfields.co.uk



WOODBERRY DOWN

As one of North London's hidden gems, Woodberry Down embodies a rarefied, semi-rural setting characterized by wildlife, water and verdant greenery, with all the benefits of a Zone 2 location and exceptional transport links. On completion, the scheme will deliver over 5,500 new homes. Situated in the London Borough of Hackney, Woodberry Down prides itself on the diversity and integration of its community, and occupies an impressive 64 acres, with 15 acres of parkland and 42 acres of open water.

Developer: **Berkeley Homes (North East London)**
Architect: **Fletcher Priest (masterplan) / Hawkins\Brown, Rolfe Judd (current phase)**

Mixed-use

64 acres | Under construction
woodberry-down.co.uk



SOUTH QUAY PLAZA

SQP is a landmark development designed by Foster + Partners and developed by Berkeley Homes. Surrounded by 2.6 acres of landscaped gardens, the building has been designed to maximise space and light in the gardens and provide dual aspect views for many apartments. Residents will enjoy a 5-star lifestyle as they become exclusive members of The Quay Club; facilities include a gym and pool, exclusive residents bar and the stunning 56th floor terrace, offering incredible views of the city skyline.

Developer: **Berkeley Homes (South East London)**
Architect: **Foster + Partners**

Mixed-use

888 units / 2.3 acres | Under construction
southquayplaza.co.uk



WARWICK ROAD MASTERPLAN

A major regeneration scheme in the Royal Borough of Kensington & Chelsea, the Warwick Road Masterplan will transform a run down, 3.9 hectare site through a £2bn investment. The masterplan consists of: 375 Kensington High Street, Kensington Row and Kensington Primary Academy. When it completes in 2019, it will provide 1,034 homes, a primary school with community facilities, a linear park, public art, courtyard gardens, restaurant and retail space at ground level.

Developer: **St Edward**
Architect: **Squire and Partners**

Mixed-use

1,034 homes | Under construction



SOVEREIGN COURT

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

Developer: **St George**
Architect: **Lifschutz Davidson Sandilands**

Mixed-use

2.54 acres | Phase 1: existing,
Phase 2: under construction

berkeleygroup.co.uk/developments/
london/hammersmith/sovereign-court



THE DUMONT

The Dumont is a 30-storey development which forms the central and final piece of St James redevelopment at Albert Embankment Plaza and comprises 186 suites, 1, 2, 3 and 4 bedroom apartments and penthouses with commanding prime central London views. Residents' facilities include a private dining room, residents' lounge and garden terrace on the 12th floor, a games room, ten-pin bowling and private cinema. A new pedestrian plaza runs alongside the railway arches at the rear of the development.

Developer: **St James**
Architect: **David Walker Architects**

Residential

186 apartments / 16,145 sq ft | Under construction
berkeleygroup.co.uk/developments/london/
albert-embankment/the-dumont



WHITE CITY LIVING

1,845 suites, 1, 2 and 3 bedroom apartments surrounded by eight acres of parkland including a new five acre public park situated in the heart of the White City Opportunity Area, adjoining Westfield London, Television Centre, and the new Imperial College campus. The private club facilities include cinema rooms, a pool, spa and fitness centre as well as two 12-seater lounges for both business and leisure. The development will form a keystone for the wider regeneration of White City.

Developer: **St James**
Architect: **Patel Taylor**

Mixed-use

1,845 apartments / 1.6m sq ft | Under construction
whitecityliving.co.uk



FILMWORKS

Inspired by the past, celebrating the future. Filmworks brings a new dimension to Ealing's enticing personality. Retaining the historic facade of the original Art Deco cinema, it will welcome a high quality mix of new homes, alongside a cinema, restaurants and bars, all centred around an open piazza. Transport links are already excellent in the area, and will be further enhanced when Crossrail opens, with travel to Bond Street in just 11 minutes (*Travel times are approximate only. Source: tfl.co.uk)

Developer: **St George**
Architect: **St George / TP Bennett**

Mixed-use

258,035 sq ft GIA | Under construction
berkeleygroup.co.uk/developments/
london/ealing/filmworks-ealing



LONDON DOCK

Situated in the heart of Wapping, just moments from Tower Bridge, the Tower of London and the City, London Dock features 1,800 high specification new homes set amongst 7.5 acres of beautifully landscaped squares, promenades, shops, bars and restaurants.

Developer: **St George**
Architect: **Patel Taylor**

Mixed-use

Under construction
londondock.co.uk



ONE BLACKFRIARS

With sweeping views across the city and built to a unique design, One Blackfriars is a beacon of architectural brilliance. An awe-inspiring sculpture looking down on the River Thames, this 170-metre high tower is ideally placed to embrace London's rich cultural life on the South Bank. The impressive landmark offers buyers a truly luxurious lifestyle with spacious residences and hotel style residents' facilities including 24-hour concierge, valet parking, pool, spa and gym, screening room, 32nd floor executive lounge and winery.

Developer: **St George**
Architect: **SimpsonHaugh**

Mixed-use

14,000 sq ft of retail / 888 sqm of landscaped area, including a new public piazza / 161-bedroom boutique hotel | Under construction
oneblackfriars.com



CLARENDON

Part of the Haringey Heartlands Regeneration, Clarendon in north London is set in 5 acres of open space and will deliver 1,714 studio, 1, 2 and 3 bedroom apartments, business, retail and community space and creation of a public square and landscaped courtyards. The cultural quarter will include a central boulevard to help improve connectivity between the surrounding neighbourhoods of Hornsey, Wood Green and Alexandra Park, benefitting from the ease of access to a variety of transport connections.

Developer: **St William**
Architect: **Panter Hudspith Architects**

Mixed-use

1,714 apartments / 100,000 sq ft
commercial space | Under construction
clarendon8.co.uk



KING'S ROAD PARK

Situated just 60 metres from the King's Road, King's Road Park is perfectly located in Zone 2 and only a 10 minute walk from both an Underground and Overground station. A stylish collection of suites, 1, 2, 3 and 4 bedroom apartments and penthouses set within six acres of beautiful landscaping including a public park, square and residents' garden.

Developer: **St William**
Architect: **EPR / Gillespies**

Residential

1843 units / 15.6 acres | Under construction
kingsroadpark.co.uk



PRINCE OF WALES DRIVE

A collection of 1, 2 and 3 bedroom apartments located in Zone 1, close to Battersea Park and Sloane Square with excellent transport links to Battersea Park Overground station and the proposed new Battersea Power Underground station in 2020. Set within 2.5 acres of landscaped gardens, the apartments offer a premium specification and distinctive interior design. Luxurious residents' facilities include a 17m swimming pool, vitality pool, sauna and steam room, 8th floor landscaped roof terrace and a 24-hour concierge.

Developer: **St William**
Architect: **Squire and Partners**

Residential

955 apartments / 786,000 sq
ft | Under construction
princeofwalesdrive.co.uk



1 FINSBURY AVENUE

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

Developer: **British Land**
Architect: **Arup Associates**

Mixed-use

288,000 sq ft | Under construction

britishland.com



10 BROCK STREET, NW1

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

Developer: **British Land**
Architect: **Wilkinson Eyre**

Commercial

29,729 sqm | Existing

regentsplace.com



4 KINGDOM STREET

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

Developer: **British Land**
Architect: **Allies and Morrison**

Mixed-use

145,000 sq ft | Existing

4kingdomstreet.com



135 BISHOPSGATE

Part of Broadgate, this is one of a trio of buildings that forms a 900-ft continuous frontage along Bishopsgate. Originally designed by Skidmore, Owings & Merrill (SOM), 135 Bishopsgate is undergoing refurbishment, due to complete in 2020, which will open up the frontage of the building, improve connectivity with the street, and install terraces and green spaces on the upper levels. The refurbishment will also create a welcoming eastern entrance to Broadgate while enhancing the estate’s retail and commercial offer. Italian marketplace Eataly will open its first London venue at 135 Bishopsgate in 2020.

Developer: **British Land / GIC**
Architect: **Skidmore / Owings & Merrill (SOM) / Fletcher Priest**

Mixed-use

334,000 sq ft | Existing / Under construction

britishland.com



2 AND 3 FINSBURY AVENUE SQUARE

Designed by Arup Associates, this building will provide approximately 563,000 sq ft of commercial floor space for up to 5,000 office workers and will include a range of flexible office floorplates designed to appeal to a broad mix of occupiers. 2 and 3 Finsbury Avenue will include ground floor retail, a publicly accessible restaurant, café and roof terrace at level 13 accessed via scenic lifts from Finsbury Avenue, as well as Broadgate’s first flexible conference and event space with panoramic views across London.

Developer: **British Land / GIC**
Architect: **Arup Associates**

Commercial

563,000 sq ft | Planning granted

britishland.com



BLOSSOM STREET, E1

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

Developer: **City of London Corporation / British Land**

Architect: **AHMM / Stanton Williams / Morris+Company / DSDHA**

Mixed-use

2.2 acres | Planning granted



7 CLARGES STREET, W1

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

Developer: **British Land**
Architect: **Squire and Partners**

Mixed-use

51,000 sq ft | Existing

7clargesstreet.com



YALDING HOUSE, W1

Yalding House is located in Fitzrovia on Great Portland Street. The building underwent a major refurbishment and extension to the existing offices to create a remarkable six storey contemporary office building.The development has a BREEAM ‘Very Good’ environmental rating and delivers 23,000 sq ft of exceptional quality office accommodation over 6 floors, with a new retail offer at ground floor level.

Developer: **British Land**
Architect: **BuckleyGrayYeoman**

Commercial

290,000 sq ft | Existing



100 LIVERPOOL STREET

100 Liverpool Street is due for completion in 2020. Designed by Hopkins Architects the building will deliver 536,000 sq ft of office and retail space, refurbishing and extending the existing building to create three new floors. The 9th floor includes a spectacular rooftop restaurant with external terracing. The building is located at the entrance to Broadgate, adjacent to the forthcoming Elizabeth Line station due to complete in 2020, improving connections and public spaces between 100 Liverpool Street, Liverpool Street Station and Broadgate Circle.

Developer: **British Land / GIC**
Architect: **Hopkins Architects**

Commercial

536,000 sq ft | Under construction

broadgate.co.uk/100LiverpoolStreet



19 WELLS STREET

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

Developer: **Storey / British Land**
Architect: **Tatehindle**

Commercial

21,000 sq ft | Existing

britishland.com



6 ORSMAN ROAD

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

Developer: **Storey / British Land**
Architect: **Waugh Thistleton**

Commercial

41,000 sq ft | Existing / Under construction

storey.co.uk



1 LEADENHALL

1 Leadenhall will be a 36-storey tower adjacent to the historic Leadenhall Market, including over 400,000 sq ft of Grade A office space. 1 Leadenhall is a carefully considered design that will complement the architecture of the surrounding buildings and embraces the heritage of its unique setting.

Developer: **Brookfield Properties**
Architect: **Make**

Mixed-use

440,000 sq ft | Planning consent granted

1leadenhall.com



100 BISHOPSGATE

100 Bishopsgate is a 40-storey office tower providing highly efficient and flexible floor space, located one minute from Liverpool St Station. The scheme will offer a 0.5 acre public realm with 30,000 sq ft retail to activate and enrich the environment as well as a 15,000 sq ft, double height reception. The building is pre-let to RBC, Jefferies International, Freshfields, Paul Hastings and Equinix.

Developer: **Brookfield Properties**
Architect: **Allies and Morrison / Arney Fender Katsalidis**

Commercial

900,000 sq ft | Under construction

100bishopsgate.com



CITY GATE HOUSE

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

Developer: **Brookfield Properties**
Architect: **Stiff + Trevillion**

Commercial

160,000 sq ft | Under refurbishment



CITYPOINT

Citypoint is a 36-storey, 700,000 sq ft landmark tower in the City of London. Originally built in 1967 and comprehensively reconstructed in 2001, the building offers over 100,000 sq ft of retail including the largest health-club in the Square Mile operated by Nuffield Health and over an acre of public realm. Major tenants include SquarePoint, Mimecast, Ebiquity, Simpson Thacher Bartlett LLP, Winston & Strawn, Spaces and Simmons & Simmons.

Developer: **Brookfield Properties**
Architect: **Sheppard Robson**

Mixed-use

700,000 sq ft | Existing



PRINCIPAL TOWER

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

Developer: **Brookfield Properties / Concord Pacific / W1 Developments**
Architect: **Foster + Partners**

Residential

250,000 sq ft | Under construction

principaltower.com



1 LONDON WALL PLACE

London Wall Place is a new destination, offering an acre of landscaped public realm set between two office buildings totalling 500,000 sq ft. 1LWP is a 300,00 sq ft, 12-storey building with striking views of the London skyline. LWP benefits from a close proximity to the Bank of England, the Barbican and the retail hub at Cheapside. The development sits within metres of the Moorgate entrance to Crossrail. 1LWP is the new global headquarters for Schroders.

Developer: **Brookfield Properties / Oxford Properties**
Architect: **Make**

Commercial

300,000 sq ft | Existing

londonwallplace.com



2 LONDON WALL PLACE

London Wall Place is a new destination, offering an acre of landscaped public realm set between two office buildings totalling 500,000 sq ft. 2LWP is a 200,000 sq ft, 16-storey tower with spectacular views across London. LWP benefits from a close proximity to the Bank of England, the Barbican and the retail hub of Cheapside. The development sits within metres of the Moorgate entrance to Crossrail. Cleary Gottlieb, R3, and Barnett Waddingham have leased space in 2LWP.

Developer: **Brookfield Properties / Oxford Properties**
Architect: **Make**

Commercial

200,000 sq ft | Existing

londonwallplace.com



PRINCIPAL PLACE

Principal Place is where the City meets Shoreditch. The 620,000 sq ft, 15-storey office building provides Grade A space with typical floors of c. 45,000 sq ft and nearly an acre of roof terraces. The entire building is let to Amazon, the Fortune 100 online retailer. The development also features a 50-storey residential tower and a 25,000 sq ft vibrant public piazza, activated by 20,000 sq ft of retail.

Developer: **Brookfield Properties / Antirion**
Architect: **Foster + Partners**

Mixed-use

620,000 sq ft | Existing

principalplace.co.uk



ALDGATE TOWER

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

Developer: **Brookfield Properties / China Life**
Architect: **Wilkinson Eyre**

Mixed-use

320,000 sq ft | Existing

aldgatetower.com



99 BISHOPSGATE

99 Bishopsgate provides 26 floors of high specification office accommodation totaling 340,000 sq ft. With its dramatic glazed facades and commanding presence, 99 Bishopsgate is a landmark building at the centre of Europe’s financial capital. The building is let to a range of tenants including Latham & Watkins, Huawei, Bank of aiwan, Relex & Korea Development Bank.

Developer: **Brookfield Properties / China Life / QIA**
Architect: **GMW Architects**

Commercial

340,000 sq ft | Existing

99bishopsgate.com



196-222 KING’S ROAD

Due for completion in 2023, the 196-222 King’s Road development seeks to re-energise this central section of the King’s Road. Including world-class retail space—both smaller artisan units and larger flagships, an independent 600-seat cinema, contemporary, high quality office space, 47 new homes, and rooftop bar with views across Chelsea, an improved Waitrose store and a traditional pub. Cadogan’s long-term approach means that heritage and sustainability are core principles to the scheme, from restoration of the original art deco facade to environmental measures including solar panels and green roof.

Developer: **Cadogan**
Architect: **PDP London**

Mixed-use

203,330 sq ft | Under construction

196-222kingsroad.co.uk



DUKE OF YORK RESTAURANT

The Duke of York Restaurant is located in the largely Grade-II-listed Duke of York Square. Designed by NEX Architecture (following an international design competition which attracted over 150 entries), it champions the best of modern design in harmony with its heritage and surroundings. The Restaurant includes a circular roof terrace, which is open to the public, and the UK’s first innovative glass facade, which lowers into a single storey basement during fine weather, to allow for al fresco dining. A new landmark for King’s Road, the restaurant ‘Vardo’ opened in September 2019.

Developer: **Cadogan**
Architect: **NEX Architecture**

Retail

Existing

dukeofyorkrestaurant.co.uk



PAVILION ROAD

Recently completed Pavilion Road is a haven for independent artisan food shops—including butcher, baker, greengrocer, coffee and wine specialists, a cheesemonger, barber, general store and fishmonger. It connects directly with an extensively planted new public courtyard featuring destination restaurant Granger & Co, a vegan café, gym and spa. To mark the project’s completion, central London’s first ‘Edible Trail’ has been created, encouraging residents and visitors alike to try their hand at foraging and experience sustainably grown produce, as well as inspiring people to ‘grow their own’. It forms part of Cadogan’s strategy to continually enhance the community and ensure Chelsea is one of the world’s leading places to live, work and shop.

Developer: **Cadogan**
Architect: **Stiff + Trevillion**

Mixed-use

Existing



SLOANE STREET PUBLIC REALM

Sloane Street will be transformed with a £40 million investment into the public realm. Following extensive community consultation, Cadogan with the Royal Borough of Kensington & Chelsea, is fully revamping the 1km long street. The scheme includes extensive new planting; creating an elegant green boulevard, resurfacing and widening pavements, implementing traffic calming measures and additional crossing points, improving lighting to complement the distinctive architecture and introducing new street furniture. The development is set to secure Sloane Street’s future both as a vibrant residential area and one of the world’s most beautiful luxury shopping destinations.

Developer: **Cadogan**
Architect: **John McAslan + Partners**
Under construction
sloanestreetfuture.co.uk



10 BANK STREET

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

Developer: **Canary Wharf Group**
Architect: **Kohn Pedersen Fox Associates**
Commercial
830,000 sq ft | Proposed
canarywharf.com



40 BANK STREET

40 Bank Street is a striking 32-storey tower fronting Jubilee Park, with typical floor plates of 19,000 sq ft (1,765 sqm). High quality, column free office accommodation from 2,000 sq ft is available to let on flexible lease(s).

Developer: **Canary Wharf Group**
Architect: **Pelli Clarke Pelli Architects**
Commercial
607,400 sq ft | Existing
canarywharf.com



WOOD WHARF

Wood Wharf is a transformative mixed-use project comprising 2 million sq ft of commercial space, 3,500 homes, 350,000 sq ft of retail/leisure, and 9 acres of open spaces. The buildings have been individually designed by a range of architects including AHMM, Pilbrow & Partners, and Allies & Morrison, whilst still benefiting from the Group’s philosophy of providing the most technically advanced buildings. Ennismore (owner of The Hoxton hotel), TOG and Third Space have been announced as the first pre-let transactions totaling 180,000 sq ft taking the whole of 15 Water Street.

Developer: **Canary Wharf Group**
Architect: **Allies and Morrison (masterplan)**
Mixed-use
4.8m sq ft / 728,882 sqm GIA | Under construction
woodwharf.com



COVENT GARDEN

Under Capco’s stewardship and vision, Covent Garden has been transformed into a vibrant world-class destination. Through considered asset management, strategic investment and development the estate attracts a strong line-up of international retailers and restaurants. Luxury brands Tiffany & Co. Tom Ford and Chanel now sit alongside some of the capital’s most popular restaurants including SushiSamba, Frenchie and Balthazar. The Floral Court development has completed with new retail and al fresco restaurant concepts and high quality residential overlooking a new courtyard.

Developer: **Capital & Counties Properties**
Architect:
Mixed-use
1.2m sq ft | Existing
coventgarden.london



LILLIE SQUARE

Located in Earls Court, Lillie Square is establishing a new modern garden square address offering 800 new homes. First residents moved in December 2016 with further completions due in early 2020.

Developer: **Capital & Counties Properties PLC / KFI**
Architect:
Residential
1m sq ft | Under construction
lilliesquare.com



HQ, 5 BANK STREET

HQ, 5 Bank Street completed in September 2019. The lower floors were leased to Société Générale (280,000 sq ft) with the remainder of the building leased to EBRD (365,000 sq ft) who will be moving in 2022. It will be one of the most striking, modern office buildings in London, benefiting from an enhanced Canary Wharf specification and uninterrupted views of London.

Developer: **Canary Wharf Group**
Architect: **Kohn Pederson Fox Associates**
Commercial
700,000 sq ft | Existing
canarywharf.com



ONE CANADA SQUARE

Located at the centre of Canary Wharf, One Canada Square is designed by internationally famous Pelli Clarke Pelli Architects. This impressive London icon has 50 floors and is 800 feet (244 metres) high. Whole or split floors available on flexible lease(s). The building is home to Level39, the world’s most connected community for finance, cybersecurity, retail and smart-city technology businesses.

Developer: **Canary Wharf Group**
Architect: **Pelli Clarke Pelli Architects**
Commercial
1,220,500 sq ft | Existing
canarywharf.com



THE COLUMBUS BUILDING

The building has been comprehensively refurbished, boasting a Grade A specification as well as a riverside position, uninterrupted views to the City, exposed concrete ‘waffle’ ceilings and two external roof terraces totaling c. 10,000 sq ft. Typical floor plates are c. 23,000 sq ft, with floor to ceiling glazing, which overlook the River and Columbus Courtyard. Tenants include Motive Partners, Digital Shadows, IFRS, Revolut and Smartest Energy.

Developer: **Canary Wharf Group**
Architect: **Skidmore / Owings & Merrill**
Commercial
160,000 sq ft | Existing
thecolumbusbuilding.com



HAVELOCK REGENERATION

Catalyst’s regeneration of the Havelock estate is creating an exciting, mixed-tenure neighbourhood in the heart of Southall, comprising of 922 units, with over 50 per cent affordable. The development will provide high quality housing, including specially designed over 55s’ housing and new green space. Catalyst are working with local partners and the community to improve safety, visibility and ecological diversity along the Grand Union Canal, turning it into a real community asset.

Developer: **Catalyst**
Architect: **Pollard Thomas Edwards (masterplan & phase 1)**
Residential
922 units | Under construction



PORTOBELLO SQUARE

Portobello Square is the regeneration of the Wornington Green estate in North Kensington and will deliver approximately 1000 new homes for social rent, private sale, and shared ownership. Catalyst worked with residents to create a new vision for the area, one that would protect the tight-knit community and guarantee a modern, high-quality home for every existing household who wanted one. The development also includes a new community centre and new commercial units along Portobello Road.

Developer: **Catalyst**
Architect: **PRP Architects (masterplan & phase 1) / Conran + Partners (phases 2 & 3)**
Mixed-use
1,000 units | Under construction
yourhereandnow.co.uk



ST BERNARD’S GATE

St Bernard’s Gate is located in Southall, Ealing and is built on the site of a former Victorian asylum. The project has 270 homes; 130 for market-sale, 98 shared-ownership, 22 for social rent and 20 at the new London Living Rent, as well as three commercial units. The scheme makes innovative use of existing listed buildings to create a buzzing new neighbourhood that mixes modern housing with the area’s unique heritage.

Developer: **Catalyst**
Architect: **Hester Architects**
Mixed-use
2.32 ha | Existing
stbernardsgate.co.uk



BLACKHORSE YARD

Blackhorse Yard is a 100 per cent affordable scheme, built by a collaboration between Catalyst and Swan Housing. Designed by C.F. Møller Architects, the project is being delivered in partnership with The Mayor of London and the London Borough of altham Forest. The proposed scheme will be built on the site of the former Webbs Industrial Estate and plans include c. 360 affordable homes for shared ownership, and over 3,000 sqm of commercial space in the heart of the Blackhorse Road area.

Developer: **Catalyst & Swan Housing**
Architect: **C.F Møller**
Mixed-use
1.67 ha | Proposed
blackhorseyard.com



ACTON GARDENS, W3

Acton Gardens is an ambitious £600m regeneration programme being undertaken by Acton Gardens LLP, a joint venture between Countryside and L&Q to redevelop the original South Acton Estate which was characterised by a sense of isolation and poor quality housing. The 15 year scheme will transform the area into a new urban village of 3,460 homes of which 50 per cent are affordable housing. The development includes social infrastructure in the form of a new community centre, youth club together with health care facilities and retail outlets.

Developer: **Acton Gardens (Countryside and L&Q)**
Architect: **HTA (masterplan, phases 1 & 5), Allies & Morrison (phases 1 & 5), Alison Brookes (phase 2), Stitch Studio (phase 3.1), MacCreanor Lavington (phase 3.2), PCKO (phase 4), Levitt Bernstein (phase 6), Allies & Morrison (phases 9.1 & 9.2)**
Residential
28.68 ha | Existing
actongardens.co.uk



CHURCHILL QUARTER

Countryside has been selected by Bromley Council to deliver a development comprising of both residential and commercial elements, including 410 new, high-quality homes across 7 apartment blocks in Bromley town centre. The adjacent park Church House Gardens will be widened and transformed into an active cultural hub between the High Street and the gardens. A minimum of 35 per cent affordable homes will be provided.

Developer: **Countryside**
Architect: **Stitch Architects**
Mixed-use



LEOPOLD ESTATE

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

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



TOWER COURT

Tower Court comprises 80 homes for outright sale, 33 homes for social rent and 19 homes for shared ownership. The regeneration scheme will also offer a total of 3,115 sqm of communal and accessible open space, and a new 361 sqm depot for the Hatzola ambulance service—the local Jewish-led fast response volunteer service. In addition, a significant amount of public art will be commissioned and installed during the course of the scheme.

Developer: **Countryside**
Architect: **Adam Khan Architects (Planning) / Child Graddon Lewis (Detailed Design)**
Mixed-use
132 residential units / 0.7 ha | Planning granted



TRINITY PLACE

Countryside is working with Be First, Barking and Dagenham Council's regeneration company to deliver 170 homes, a replacement TFL bus terminus and retail space for a local pharmacy (90 sqm). The scheme will provide the local area with a mix of housing tenure, including 83 private homes for sale and 87 affordable homes, across a range of one, two and three-bed apartments and three-bedroom houses. Becontree Heath, set to complete in September 2019, will also be the first development with a council-owned and run district heating network.

Developer: **Countryside**
Architect: **Stitch Architects (planning) / BPTW Partnership (detailed design)**
Mixed-use
170 residential units | Under construction
countryside-properties.com/new-homes/all-developments/new-home-developments/london/trinity-place



DASH

Situated along New North Road, the development will be close to Shoreditch Park and Tech City, as well as Hoxton and Old Street stations. Residents of the one, two and three-bedroom apartments will have access to landscaped open space, bicycle storage facilities and a central courtyard with play facilities, all designed to encourage and improve health and well-being of local residents. 32 per cent of the homes at St Leonard's Court will be genuinely affordable, including 21 per cent social rented and 11 per cent shared ownership.

Developer: **Countryside**
Architect: **Child Graddon Lewis**
Residential
71 units | Under construction



ELEMENTS

Countryside will regenerate the post-war housing estate by building nearly 1,000 new homes along with shops, a gym, medical centre and community facilities. This project is one of Enfield's largest housing estate renewal scheme and it will act as a catalyst for the wider regeneration of the Ponders End area. The proposals include the development of Station Square at Ponders End railway station, creating a new gateway into Ponders End and transforming the area. The entire scheme will be phased over the next 11 years, with completion due in 2029.

Developer: **Countryside**
Architect: **Pollard Thomas Edwards**
Mixed-use
993 homes | Under construction
countryside-properties.com



FRESH WHARF

Countryside and Notting Hill Housing are delivering a £330m joint venture in Barking Town Centre. The redevelopment will deliver 911 new homes for sale and market rent at Fresh Wharf, along with complementary space for cafés, restaurants, commercial and community use. The scheme will offer three-bedroom townhouses as well as high-quality apartments buildings ranging from six to 15 storeys to the north of the site. Construction started in 2018 and the project is forecast to be complete in 2026.

Developer: **Countryside**
Architect:
Mixed-use
Under construction
countryside-properties.com/new-homes/all-developments/new-home-developments/london/fresh-wharf



BEAM PARK

Countryside together with L&Q will deliver a £1bn regeneration project, which falls in the boroughs of Barking & Dagenham and Havering. The redevelopment will provide up to 3,000 new homes and revitalise a largely derelict site, formally a Ford manufacturing plant, into a vibrant and welcoming neighbourhood. It will also provide 2 new schools, a medical centre and commercial space. In addition to creating high-quality new homes, Beam Park incorporates around 50 per cent green space strategically located around the development to enhance the living environment and 50 per cent affordable housing. These spaces will include play areas for children, community spaces and artwork to reflect the historical nature of the site.

Developer: **Countryside / L&Q**
Architect: **Patel Talor**
Mixed-use
29 ha | Under construction



EAST CITY POINT

The scheme known as Canning Town Area 3 is part of the first phase of the regeneration of Canning Town and Custom House. It is part of an overall masterplan promoted by the landowner Newham Council. The development provides 649 residential units of which 35 per cent are affordable. Included as part of the scheme is Keir Hardie Primary School.

Developer: **Countryside / Newham Council / Clarion**
Architect: **Maccleanor Lavington / Shepherd Epstein Hunter**
Mixed-use
649 residential units / 3.7 ha | Existing
eastcitypoint.com



20 GOLDEN SQUARE

20 Golden Square is a prime Grade-II listed Victorian Warehouse building fronting a prestigious garden square in the centre of London's traditional cluster of media and creative industries. Crosstree fully refurbished the building in 2014 to create a mixture of high quality gallery and office space. The building is now fully let to a leading New York art gallery (Marian Goodman) and recording studio 775 mph.

Developer: **Crosstree Real Estate Partners**
Architect: **Orms**
Commercial
25,000 sq ft | Existing



OLD STREET RETAIL PARADE

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

Developer: **Crosstree Real Estate Partners**
Architect: **Ian Chalk Architects**
Retail
63,000 sq ft | Existing



RE HOTEL SHOREDITCH

RE Hotel Shoreditch is an unbranded mid-scale hotel occupying a prominent freehold island site in Shoreditch. Plans to renovate the property, including a full reimagining of the ground floor restaurant and bar space as well as enhancements to all public spaces and guestrooms, will be led by design firm Dion & Arles. Crosstree has partnered with hoteliers Mama Shelter to deliver a modern, affordable lifestyle hotel, their first in the UK.

Developer: **Crosstree Real Estate Partners**
Architect: **Leach Rhodes Walker**
Residential
178-bed / 80,000 sq ft | Existing



THE BERKELEY ESTATE

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

Developer: **Crosstree Real Estate Partners**
Architect: **Adjaye Associates**
Mixed-use
400,000 sq ft | Planning granted



MORLEY HOUSE

Morley House is a mixed retail and residential development located on Regent Street, north of Oxford Circus. The redevelopment of this Grade-II listed block is expected to complete in spring 2020 and will create 44 residential flats, which will be available to let. On the ground and basement levels will be 11,000 sq ft of retail space.

Developer: **The Crown Estate**
Architect: **MSMR Architects**
Mixed-use
45,500 sq ft | Under construction



QUADRANT 4, W1

Q4 is principally a residential development. The proposals include the major structural refurbishment of the existing building, including rebuilding the top two floors. The building will provide 48 high quality residential apartments and the introduction of a new core, whilst keeping an existing gymnasium open on the lower floor.

Developer: **The Crown Estate**
Architect: **AHMM**
Retail
48 residential apartments | Under construction



THE MARQ

A new 46,000 sq ft mixed use building in the heart of St James's, on track for completion in April 2019. This exciting new headquarters building provides six floors of flexible, column-free workspace and features a double-height reception space. The development also contains 5,000 sq ft of flagship retail and 5,000 sq ft restaurant or gallery space at ground and basement levels. The Marq is one of the UK's first buildings specifically designed to achieve WELL Certification.

Developer: **The Crown Estate**
Architect: **Rolf Judd**
Mixed-use
46,000 sq ft | Under construction
themarq.co.uk



THE STANDARD, LONDON

The Standard, London is the redevelopment of a Brutalist 1970's office building on a prominent 0.6 acre freehold site opposite St Pancras International station. Planning consent has been granted and construction commenced for its conversion into a 270-bed hotel including a 3-storey roof extension. Crosstree has partnered with world-renowned hoteliers The Standard to deliver a full-service luxury lifestyle hotel, their first outside the U.S.

Developer: **Crosstree Real Estate Partners**
Architect: **Orms / Ian Chalk Architects / Archer Humphries**
Retail
186,000 sq ft | Existing



THE O2

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

Developer: **Crosstree Real Estate Partners / AEG**
Architect: **RTKL**
Retail
370,000 sq ft / Development: 207,000 sq ft | Existing / Under construction



29-30 ST JAMES'S STREET AND 25-27 BURY STREET, ST JAMES'S

The existing site has been redeveloped to create a mixed use scheme with retail, residential and office accommodation. The scheme has been carefully considered to minimise visual impact from the street level. The principal facades facing St James's Street and Bury Street are retained, whilst improvements are made to the unattractive and cluttered roofscapes.

Developer: **The Crown Estate**
Architect: **Tate Hindle / MSMR Architects**
Mixed-use
35,000 sq ft | Existing



1 NEW BURLINGTON PLACE, W1

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

Developer: **The Crown Estate / Exemplar**
Architect: **AHMM**
Mixed-use
110,000 sq ft | Existing
1nbp.co.uk



10 NEW BURLINGTON STREET, W1

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

Developer: **The Crown Estate / Exemplar**
Architect: **AHMM**
Mixed-use
130,000 sq ft | Existing
10nbs.com



ST JAMES'S MARKET

St James's Market brings together world class modern architecture with preserved historic facades. The redevelopment of two existing blocks has created c. 260,000 sq ft of modern office accommodation and c. 55,000 sq ft of flagship retail and restaurant accommodation. The project is a new destination for the West End and a fantastic new amenity for St James's. Half an acre of public square in a world-class business, shopping and dining environment.

Developer: **The Crown Estate / Oxford Properties**
with **Hanover Cube** as Development Manager
Architect: **Make**
Mixed-use
315,000 sq ft | Existing



1-2 STEPHEN STREET, W1

This 265,000 sq ft freehold property is undergoing a phased refurbishment. The office refurbishment has so far delivered over 110,000 sq ft. This has remodeled the Stephen Street entrance and significantly enhanced the street level exterior. The 36,000 sq ft retail refurbishment and extension, Tottenham Court Walk, completed in May 2015 and has transformed the retail frontage along Tottenham Court Road. Occupiers include Acuitis, DF Mexico, Fabled by Marie Claire, Hotel Chocolat, Planet Organic, Oasis, T2 and Waterstones.

Developer: **Derwent London**
Architect: **Orms**
Mixed-use
265,000 sq ft | Existing
1and2stephenstreet.com



40 CHANCERY LANE WC2

This new-build 102,000 sq ft office and retail development provides eight floors of high quality offices, a retail unit and a publicly accessible passageway to a new courtyard that brings daylight to the office floors. The office element, totaling 97,400 sq ft, and the retail unit was pre-let to Publicis Groupe.

Developer: **Derwent London**
Architect: **Bennetts Associates**
Mixed-use
102,000 sq ft | Existing



80 CHARLOTTE STREET W1

This 380,000 sq ft mixed-use development will provide 321,000 sq ft of offices, 35,000 sq ft of private residential, 10,000 sq ft of affordable housing, 14,000 sq ft of retail and a new public park. In 2017, 133,600 sq ft of offices was pre-let to Arup and 164,150 sq ft was pre-let to The Boston Consulting Group. The scheme is a major step forward in the wider regeneration of the area and completion is expected in H1 2020.

Developer: **Derwent London**
Architect: **Make**
Mixed-use
380,000 sq ft | Under construction
80charlottestreet.com



THE WHITE CHAPEL BUILDING, 10 WHITECHAPEL HIGH STREET E1

This office building was acquired in December 2015. A light touch refurbishment of 184,000 sq ft completed in October 2016 and a further 89,000 sq ft was delivered in 2018. The first phase is 100 per cent let and has remodeled and enlarged the reception area, refurbished floors one to seven and added a number of new amenities to the building including a lounge, café and terrace. The second phase, which integrates the ground and lower ground floors, completed in July 2018 and has been pre-let to Fotografiska as a major new photography museum.

Developer: **Derwent London**
Architect: **Fletcher Priest Architects**
Mixed-use
273,000 sq ft | Existing
thewhitechapelbuilding.london



TURNMILL, 63 CLERKENWELL ROAD EC1

This office and retail scheme was delivered in January 2015. It occupies a major corner site in the heart of Clerkenwell and is close to Farringdon station, an important new Crossrail interchange. The elegant modern brick design provides contemporary designed spaces, while still acknowledging the area's industrial heritage. The entire 58,200 sq ft of offices were pre-let to Publicis Groupe. The entrance is flanked by two retail units.

Developer: **Derwent London**
Architect: **Piercy&Company**
Mixed-use
70,500 sq ft | Existing



WHITE COLLAR FACTORY EC1

This 291,000 sq ft office-led development is located at Old Street roundabout in the heart of London's Tech Belt. It has been developed using our 'White Collar Factory' principles and is a part refurbishment and part redevelopment. It incorporates a new 16-storey office building, a blend of refurbished and new low-rise buildings incorporating offices, retail and residential and a new public square. The scheme completed in H1 2017.

Developer: **Derwent London**
Architect: **AHMM**
Mixed-use
291,000 sq ft | Existing
whitcollarfactory.com



BRUNEL BUILDING, 2 CANALSIDE WALK W2

Brunel Building is a dynamic hybrid structure of concrete and steel with the striking exoskeleton allowing for column-free floorplates. There are two roof terraces on the upper floors, a ground floor restaurant and new public realm on the canalside. The entire office element, 98 per cent was fully let on completion and of the building, is fully pre-let and the restaurant unit has now been let. is under offer. This is a prime location adjacent to Paddington station where a Crossrail interchange will join the existing mainline and underground links in 2020. The scheme was delivered in H1 2019.

Developer: **Derwent London**
Architect: **Fletcher Priest Architects**
Commercial
243,200 sq ft | Existing
brunelbuilding.com



SOHO PLACE W1

Derwent London is now under construction on a 285,000 sq ft mixed-use scheme at Tottenham Court Road station. This includes 209,000 sq ft of offices, 36,000 sq ft of retail, a 40,000 sq ft theatre and new public realm. The scheme is now 50 79 per cent pre-let following transactions to G-Research, Apollo and Nimax theatre. With the arrival of the Elizabeth line in 2020, this major new transport interchange is providing a much needed regeneration boost to the area. The scheme is due to complete in H1 2022.

Developer: **Derwent London**
Architect: **AHMM**
Mixed-use
285,000 sq ft | Under construction



THE FEATHERSTONE BUILDING, 66 CITY ROAD EC1

The development is an architecturally-rich scheme, complementing the surrounding buildings and area. It contains generous floor-to-ceiling heights, fully openable windows and a variety of external spaces and terraces. Demolition of the existing buildings is now complete and construction is underway and due to complete in early 2022.

Developer: **Derwent London**
Architect: **Morris+Company**
Commercial
125,000 sq ft | Under construction



BRIDGE CLOSE, ROMFORD

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

Developer: **First Base / London Borough of Havering**
Architect: **Fletcher Priest Architects (masterplan) / Macreanor Lavington / Allies & Morrison (plot architects)**
Mixed-use
c. 1000 units / 1.1m sq ft | Pre-planning
bridgeclosedoromford.com



TOWER BRIDGE COURT

Tower Bridge Court is a 1990s-built office building situated in an iconic location on the south bank of the Thames immediately adjacent to Tower Bridge. FORE plans to refurbish and reposition the building, creating a highly sustainable, best in class, forward-thinking workspace that meets the needs of occupiers and the wider community. FORE and its development partner, Landid, plan to bring forward a scheme in 2019 that will see the building transformed into low carbon, grade-A office and retail.

Developer: **FORE Partnership / Landid**
Architect: **Stiff + Trevillion**
Commercial
110,000 sq ft | Proposed
tbc.london



PREMIER INN, THE CUT, SOUTHWARK

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

Developer: **Frogmore**
Architect: **Dexter Moren Architects**
Mixed-use
112,332 sq ft | Under construction



CITY TOWER, EC2

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

Developer: **Great Portland Estates**
Architect: **Orms**

Commercial

140,000 sq ft | Existing
citytowerlondon.com



OXFORD HOUSE

Located at the eastern end of Oxford Street and opposite the Tottenham Court Road Elizabeth line entrance at Dean Street, Oxford House is a 124,400 sq ft mixed use development fronting Oxford Street, including 80,000 sq ft of office at One Newman Street and 41,800 sq ft of retail and restaurant at 70/88 Oxford Street. Due for completion Q2 2021.

Developer: **Great Portland Estates**
Architect: **Orms**

Mixed-use

124,400 sq ft | Under construction
70-88oxfordstreet.com



THE HICKMAN

113,300 sq ft mixed use development including office, retail and a hotel located in Whitechapel. The office is currently unoccupied and has planning consent for an additional three floors, taking the total net internal area to 76,500 sq ft. Freehold land to the rear will also be transformed to provide amenity space for the future occupiers of Cityside House. Due for completion Q1 2020.

Developer: **Great Portland Estates**
Architect: **DSDHA**

Mixed-use

113,300 sq ft | Under construction
the-hickman.co.uk



ELM YARD

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

Developer: **Great Ropemaker Partnership (a joint venture between Great Portland Estates and BP Pension Fund)**
Architect: **IMA**

Commercial

50,000 sq ft | Existing
elmyard.co.uk



SKY LIGHT, CITY TOWER, EC2

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

Developer: **Great Star Partnership**
Architect: **Orms**

Commercial

25,700 sq ft | Existing
citytowerlondon.com



119 EBURY STREET, SW1

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

Developer: **Grosvenor**
Architect: **David Morley Architects**

Residential

3,500 sq ft | Existing



WALMAR HOUSE, W1

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

Developer: **Great Portland Estates**
Architect: **RFK**

Commercial

50,000 sq ft | Existing
walmarw1.com



HANOVER

Hanover Square will include high quality offices, international standard retail space on New Bond Street and six residential apartments on Brook Street. The scheme will also create a new public square. The development will be carried out around the Eastern Ticket Hall of the Bond Street Crossrail station on the north-west corner of Hanover Square. It will provide two new buildings, together with the refurbishment of the Grade-II* listed Georgian building at 20 Hanover Square. Due for completion Q3 2020.

Developer: **Great Portland Estates (50/50 JV Hong Kong Monetary Authority)**
Architect: **Lifschutz Davidson Sandilands**

Mixed-use

223,400 sq ft | Under construction
hanoverlondon.com



160 OLD STREET

160 Old Street is a 160,000 sq ft redevelopment including offices, retail and restaurants. The offices, of which 116,500 sq ft was pre-let to Turner ahead completion in Q2 2018, are collaborative, light filled spaces with terraces on every floor, including double height areas overlooking private courtyards.

Developer: **Great Ropemaker Partnership (a joint venture between Great Portland Estates and BP Pension Fund)**
Architect: **Orms**

Mixed-use

160,000 sq ft | Existing
160oldstreet.com



33 GROSVENOR STREET, W1K

33 Grosvenor Street is a highly specified, classical ‘boutique’ townhouse office building in Mayfair. The building meets the needs of prime West End office occupiers who seek contemporary finishes within a heritage setting. Taking advantage of its period Georgian features and incorporated within contemporary open plan offices, features include: a cantilevered stone stair set within a highly detailed ornate atria, VRF fan coil air conditioning, showers, bicycle storage and landscaped courtyards. EPC ‘B’ Rating and BREEM ‘Very Good’ achieved.

Developer: **Grosvenor**
Architect: **Squire and Partners**

Commercial

11,437 sq ft | Existing



ST MARK'S, MAYFAIR

Grosvenor proposes a £5m repair and restoration of the former church, into retail and restaurant use with community space as part of their long-term transformation of North Mayfair. The designs, which have been drawn up by conservation architects Donald Insall Associates, include restoring the building's heritage features and installing an impressive glass staircase, providing access to the first floor gallery. Works commenced in autumn 2016 to the Grade-I listed building, with completion planned for early 2018.

Developer: **Grosvenor**
Architect: **Donald Insall Architects**

Mixed-use

14,500 sq ft | Planning granted



65 DAVIES STREET, W1

The 64,000 sq ft development will be located above the western ticket hall for Crossrail's new Bond Street Station. The contemporary office scheme has been carefully designed by PLP Architecture to be sensitive to the traditional architecture of Mayfair, incorporating high-quality natural materials with a highly detailed facade.

Developer: **Grosvenor / Crossrail**
Architect: **PLP Architecture**

Commercial

6,000 sqm | Planning granted



1-5 GROSVENOR PLACE, SW1

Grosvenor has entered into a partnership with Hongkong Shanghai Hotels to develop a hotel and residential scheme on this site overlooking Hyde Park Corner. Planning permission was granted in April 2016 following an extensive consultation phase with the local community. Construction is targeted to commence in 2017.

Developer: **Grosvenor / Hongkong Shanghai Hotels Limited**

Architect: **Hopkins Architects**

Mixed-use

Proposed



CHELSEA ISLAND

Chelsea Island is a unique development of 89 high-end apartments in SW10. The development will introduce 1, 2, 3 and 4 bedroom apartments, private rooftop courtyards and outdoor spaces for residents to enjoy. AFK Architects have created an innovative build, with attention to detail at the forefront of its design inspiration. Generously proportioned apartments, flooded with natural light were created in each of Chelsea Island's apartments, generating the highest standards of living in one of the capital's most sought-after boroughs.

Developer: **Hadley Property Group**
Architect: **Arney Fender Katsalidis Architects**

Mixed-use

118,715 sq ft | Under construction

hadleypropertygroup.com/
properties/chelsea-island



GREEN LANES

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

Developer: **Hadley Property Group**
Architect: **Pollard Thomas Edwards**

Mixed-use

Planning granted

hadleypropertygroup.com



33 CENTRAL

33 Central provides 226,000 sq ft of workspace with large flexible floor plates that maximise natural light while making the most of the spectacular surrounding views. The 11-storey island site, designed by John Robertson Architects, includes a double height reception and a third of an acre roof top garden offering panoramic views of London's most famous landmarks. 33 Central was sold to American bank Wells Fargo in 2016. HB Reavis have now established their UK headquarters on the 7th floor.

Developer: **HB Reavis**
Architect: **John Robertson Architects**

Commercial

226,000 sq ft | Existing

33central.com



BLOOM CLERKENWELL

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

Developer: **HB Reavis**
Architect: **John Robertson Architects**

Commercial

145,000 sq ft | Under construction

bloomclerkenwell.com



COOPER & SOUTHWARK

Located at 61 Southwark Street, Cooper & Southwark was the first refurbishment project for HB Reavis in London and their first south of the river. The outdated nine-storey office block was transformed into a high-quality offering by creating additional floor space, terraces on the 5th, 6th and 7th floors and a self-contained unit on Great Guildford Street. Cooper & Southwark was let in its entirety to CBRE's Global Workplace Solutions division before being sold to an overseas private investor.

Developer: **HB Reavis**
Architect: **Tate Hindle Architects**

Commercial

78,000 sq ft | Existing

cooperandsouthwark.co.uk



GREENWICH SQUARE

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

Developer: **Hadley Property Group**
Architect: **Make**

Mixed-use

947,514 sq ft | Under construction



SOUTH GROVE

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

Developer: **Hadley Property Group**
Architect: **Pollard Thomas Edwards**

Mixed-use

473 new homes | Planning granted

hadleypropertygroup.com



20 FARRINGDON STREET

20 Farringdon Street offers Grade A office accommodation arranged over 11 storeys and designed to maximise flexibility. Within walking distance of Farringdon Station and with six terraces providing inspiring views, the development incorporates state-of-the-art facial recognition system in the double-height reception, a bespoke lighting installation by Acrylicize, double-width polished concrete feature staircase and a separate cyclists' entrance off the Cycle Superhighway. 20 Farringdon Street welcomes a growing occupier community and marked the London debut of HB Reavis' co-working concept HubHub.

Developer: **HB Reavis**
Architect: **Denton Corker Marshall**

Commercial

85,000 sq ft | Existing

20farringdonstreet.co.uk



ELIZABETH HOUSE

Acquired by HB Reavis in May 2017, Elizabeth House is one of the capital's most important redevelopment projects. Located immediately adjacent to Waterloo Station, the site had been earmarked for redevelopment for over a decade. With AHMM appointed as design partner to take the scheme forward, this strategically important site provides a unique opportunity to deliver a commercial-led development supporting thousands of jobs and providing much needed public realm improvements benefitting the millions of people who use the station and surrounding area.

Developer: **HB Reavis**
Architect: **AHMM**

Commercial

945,000 sq ft (pre-existing consent) | Acquired

elizabethhousewaterloo.co.uk



ONE BARTHOLOMEW

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

Developer: **Clients of Ashby Capital / Helical / The Baupost Group**
Architect: **Sheppard Robson**

Commercial

215,000 sq ft | Existing

onebartholomew.co.uk



33 CHARTERHOUSE STREET

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

Developer: **Helical**
Architect: **Lifschutz Davidson Sandilands**

Commercial

192,000 sq ft | Existing



55 BARTHOLOMEW CLOSE

55 Bartholomew Close is the third office building to complete within Helical’s wider Barts Square development. 55 Bartholomew Close was originally three Victorian residential townhouses which were later merged and turned into office space. Helical acquired the building, in partnership with The Baupost Group, as part of the larger Barts Square development and began a comprehensive refurbishment in November 2018. 55 Bartholomew Close now comprises of circa 11,000 sq ft of high quality, characterful office space over lower ground to fifth floor.

Developer: **Helical**
Architect: **Morey Smith**
Commercial
11,000 sq ft | Existing
inglebytrice.co.uk/property/55-bartholomew-close/



90 BARTHOLOMEW CLOSE

Originally a linoleum and carpet warehouse and showroom, 90 Bartholomew Close has undergone a comprehensive refurbishment, including two new floors being added. The building now provides 24,000 sq ft of office space and the ground and lower ground floors are occupied by Lino, a high-quality, all-day bar and restaurant focusing on British produce and ingredients. 90 Bartholomew Close is part of Helical’s wider Barts Square scheme and is fully let.

Developer: **Helical**
Architect: **Sheppard Robson**
Commercial
29,700 sq ft | Existing
90bc.co.uk



KALEIDOSCOPE

Kaleidoscope is an 88,500 sq ft office building being completed above Farringdon East Crossrail Station. Along with fantastic transport links, the six storey building will benefit from being located immediately east of Smithfield Market with views over Charterhouse Square and towards St Paul’s Cathedral, in one of London’s most historic and exciting districts. The floorplates vary from c. 14,000 sq ft to 19,500 sq ft and the finished scheme will include a communal rooftop terrace of 5,000 sq ft and a ground floor restaurant. The scheme is due for completion in January 2020.

Developer: **Helical**
Architect: **PLP Architecture**
Commercial
88,500 sq ft | Under construction
kaleidoscopefarringdon.com



BARTS SQUARE

The Barts Square project is the development of a new urban quarter in the heart of the City. Contrasting historic character with elegant modern architecture, Barts Square stands apart from the crowd. Comprising 236 high quality apartments, 250,000 sq ft of office space across three buildings, and 20,500 sq ft of new retail and restaurant space, Barts Square sensitively and charmingly revitalises a part of historic London that will be further enhanced by the opening of Crossrail.

Developer: **Helical / The Baupost Group**
Architect: **Sheppard Robson / Piercy&Company / Maccleanor Lavington**
Mixed-use
c. 450,000 sq ft | Under construction
bartssquare.com



25 CHARTERHOUSE SQUARE

The comprehensive refurbishment of 25 Charterhouse Square, a 43,500 sq ft office building immediately adjacent to the new Farringdon East Crossrail Station and overlooking the historic Charterhouse Square, was completed in March 2017 and is now fully let to a range of creative occupiers. The building comprises six floors of high quality office space with two retail units at ground. The building has 90 cycle spaces and has achieved both BREEAM Excellent and WiredScore Gold ratings.

Developer: **Helical / The Charterhouse**
Architect: **BuckleyGrayYeoman**
Commercial
43,500 sq ft | Existing



11-21 CANAL REACH

11-21 Canal Reach comprises two Grade A office buildings—11 Canal Reach (235,000 sq ft) and 21 Canal Reach (170,000 sq ft). The buildings are focused around two central atria and offer full flexibility, being capable of single or multiple occupation in a range of configurations. The buildings offer uninterrupted floorplates with full height glazing and excellent floor-to-ceiling heights allowing maximum daylight penetration. Extensive communal roof gardens offer an impressive amenity for staff with over Central London.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Bennetts Associates**
Commercial
405,000 sq ft | Started on-site
kingscross.co.uk/11-21-canal-reach



THE BOWER

The Bower is a dynamic, mixed use quarter adjacent to Old Street roundabout. With 320,000 sq ft of contemporary office space across three buildings, a new pedestrianised street and some of the UK’s newest and best restaurants, the scheme is fast becoming a key new East London destination. Phase 1 is fully let to a range of creative occupiers. Phase 2, The Tower, comprising 171,000 sq ft of offices and two retail units, was completed in August 2018.

Developer: **Helical**
Architect: **AHMM**
Commercial
335,000 sq ft | Existing
theboweroldst.com



THE LOOM

The Loom is a multi-let, listed Victorian ‘warehouse’ style office building that provides 110,000 sq ft of office and storage space. There are 47 lettable units of between 1,000 sq ft and 6,400 sq ft, with the ability to interconnect further units. In August 2016, Helical completed a comprehensive refurbishment of the building to include a new entrance, onsite café and shower/cycle facilities as well as enhancing the reception and common parts.

Developer: **Helical**
Architect: **Morris+Company**
Commercial
110,000 sq ft | Existing
theloom-e1.com



ONE CREECHURCH PLACE

One Creechurch Place was completed in November 2016, bringing an elegant and sharply designed new headquarters office building to the vibrant EC3 area. The building provides 272,505 sq ft of spectacular office space over 17 floors, with excellent natural light and stunning views across the City. One Creechurch Place has been awarded BREEAM ‘Excellent’ and a Platinum WiredScore rating. The building is fully let to a range of occupiers, predominantly in the insurance sector.

Developer: **Helical / HOOPP / The City of London**
Architect: **Sheppard Robson**
Commercial
272,500 sq ft | Existing
onecreechurchplace.com



ARTHOUSE

ArtHouse comprises of 143 one, two, three, four-bed and penthouse residential units (including 29 Registered Social Landlord units) over eight floors. The building includes commercial units at street level and 37 basement parking spaces. ArtHouse is superbly located, looking out over Regent’s Canal and Handyside Park. Designed by award-winning architects dRMM, the living spaces are bright and spacious, with a palette of quality materials and clever, integrated storage. Landscaped courtyards and glazed cloister corridors connect the building with Handyside Park.

Developer: **King’s Cross Central Limited Partnership**
Architect: **dRMM**
Residential
134,000 sq ft | Existing



CANALSIDE PAVILION

The three-storey building is a modern addition to the heritage buildings around Granary Square and is occupied by restaurant and bar, The Lighterman. The structure has an open sided basement which leads out onto the towpath of the adjacent Regent’s Canal. Within this form, the building provides a gateway between Granary Square and the canal for both pedestrians and cyclists. The building has been awarded BREEAM ‘Excellent’.

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



COAL DROPS YARD

Built to receive and sort coal from the North of England, the Victorian Coal Drops buildings and Western Wharf Road Arches have been restored and adapted to a retail use—Coal Drops Yard, a curated mix of shopping and leisure—to a design by Heatherwick Studio.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Heatherwick Studio**
Retail
92,000 sq ft | Existing
kingscross.co.uk/coal-drops-yard



FENMAN HOUSE

A 14 storey classic brick building, completing an ‘urban block’ also comprising Saxon Court and Roseberry Mansions. The principal facades are richly textured featuring a warm ‘woven’ glazed brick detail, pronounced brick piers, tall and elegant double windows and complementing dark metalwork. The building houses 76 apartments, all featuring outdoor space. The ground floor of the building, housing the residential lobby and a retail/ commercial unit features a weighty reconstituted stone framing around each window or entrance bay.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Maccreanor Lavington**
Residential
109,000 sq ft | Existing
kingscross.co.uk/fenman-house



FIVE PANCRAS SQUARE

This building is the new headquarters for the London Borough of Camden. The facility houses a leisure centre, a library and café as well as the Council’s customer access centre and administrative offices. The building is 150,000 sq ft and a typical floor is 16,000 sq ft. It is one of the first inner-city buildings in the UK to achieve a BREEAM ‘Outstanding’ sustainability rating. An energy efficient ventilation system and solar panels ensure low carbon emissions and reduced running costs.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Bennetts Associates**
Commercial
150,000 sq ft | Existing



FOUR PANCRAS SQUARE

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

Developer: **King’s Cross Central Limited Partnership**
Architect: **Eric Parry Architects**
Commercial
175,000 sq ft | Existing
kingscross.co.uk/four-pancras-square



KING’S CROSS, N1C

At 67 acres, King’s Cross is the most significant development in central London. An extraordinary piece of city is taking shape; with a new postcode, N1C. With six tube lines, two mainline stations, Eurostar and direct links to London’s main airports, it’s the best connected part of London. The location, connections, canalside setting, rich industrial heritage, eclectic cultural scene and thriving community come together to make King’s Cross a diverse and exciting destination, set around tree-lined streets and outstanding public spaces.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Allies and Morrison (Masterplanners) / Porphyrios Associates / Townshend Landscape Architects**
Mixed-use
67 acres | Under construction
kingscross.co.uk



MIDLAND GOODS SHED

This existing Grade-II listed Victorian trainshed and railway canopy has undergone an extensive refurbishment and adaptation to house a new membership hub and events venue for The Guardian, and a new full size supermarket for Waitrose. In addition it houses a cookery school for Waitrose, allowing members of the public to come and take part in their renowned masterclasses.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Bennetts Associates**
Commercial
60,000 sq ft | Existing
kingscross.co.uk/offices-midland-goods-shed



ONE PANCRAS SQUARE

The building is placed on Pancras Square as part of a 2m sq ft cluster of 8 office buildings. It is accessed either from Pancras Square or King’s Boulevard. The building is approximately 55,120 sq ft net over 8 floors. A typical floor is 7,050 sq ft net with 600 sq ft of balconies. Shops and cafés will be housed at street level. A public leisure centre with two pools and a public library are also located on Pancras Square.

Developer: **King’s Cross Central Limited Partnership**
Architect: **David Chipperfield**
Commercial
55,120 sq ft | Existing
kingscross.co.uk/one-pancras-square



GASHOLDERS LONDON

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

Developer: **King’s Cross Central Limited Partnership**
Architect: **Wilkinson Eyre**
Residential
21,569 sqm GEA | Existing
gasholderslondon.co.uk



GERMAN GYMNASIUM

Allies & Morrison are behind the refurbishment of the historic German Gymnasium, a new dining destination for D&D London. The Grade-II listed building was built in 1865 for the German Gymnastics Society. The interior by Conran & Partners takes inspiration from the original gymnastic activities which took place inside. The building contains a grand café at ground level with a further dining area and bar upstairs overlooking the area below, outdoor terraces face King’s Cross station and Battle Bridge Place.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Allies and Morrison / Conran and Partners (interior architects)**
Retail
13,000 sq ft | Existing
kingscross.co.uk/german-gymnasium-restaurant



KING’S CROSS SPORTS HALL

An indoor sports centre and health and fitness suite across two levels with modern changing facilities built to Sport England standards. The hall has been designed to be used as a combination of four badminton courts, a basketball court, a volleyball court or a five-a-side football pitch. Initially, the building will provide a temporary home for the Construction Skills Centre with a small fitness suite on the upper floor, before opening fully to the public as a community sports centre.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Bennetts Associates**
Mixed-use
23,000 sq ft GEA | Planning granted
kingscross.co.uk/q2-sports-hall



R3

R3 is a residential scheme made up of 61 open market housing units. 4,200 sq ft of retail space can be found at ground level, which will open directly onto the R3 colonnades along the north and south elevations. R3 faces Lewis Cubitt Park to the west and the Zone R Gardens to the east.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Squire and Partners**
Residential
85,078 sq ft | Planning granted



R7

A 155,000 sq ft Grade A office building with floor plates of 17,000 sq ft over 10 floors with retail space at the ground and mezzanine levels. Upper office levels have highly flexible floorplates, sub-divided into a variety of smaller or larger areas with the ability to link floors vertically via internal stairs. Each floor has at least one terrace, with a shared roof terrace on the ninth floor. The building meets BREEAM standard ‘Excellent’.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Morris+Company**
Commercial
155,000 sq ft | Existing
kingscross.co.uk/R7



R8

R8 is a pair of 10-13 storey, mixed-use buildings designed around a central courtyard. The building features a textured brick facade and industrial style windows, echoing the King’s Cross heritage. The building offers 68,000 sq ft of office space, 3,208 sq ft of retail and 151 residential units, of which 69 will be market and 82 affordable units. The building will meet the BREEAM standard ‘Excellent’ and will be linked to the site-wide district heating network.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Piercy&Company**
Mixed-use
68,000 sq ft | Planning granted
kingscross.co.uk/r8-handyside



RUBICON COURT

Of the 117 affordable homes in Rubicon Court, 78 are social rented apartments, 15 are supported housing apartments, and 24 are available as shared ownership homes. The apartments are arranged in small clusters, allowing communities to develop on each floor. More than half have generous balconies and many have stunning views across the city. All are designed to meet Lifetime Homes standards. Funding support for Rubicon Court was provided by the Homes and Communities Agency.

Developer: **King’s Cross Central Limited Partnership**
Architect: **PRP Architects**

Residential

95,000 sq ft | Existing



S2

A Grade A office building overlooking Lewis Cubitt Park and Handyside Street with approximately 190,000 sq ft net over 10 floors. A typical floor is 20,000 sq ft net and premier retail space is housed at ground level. The building is being designed to meet the BREEAM standard ‘Excellent’ is linked to the site-wide district heating network.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Mossessian Architecture**

Commercial

190,000 sq ft | Under construction

kingscross.co.uk/S2-handyside



SAXON COURT AND ROSEBERRY MANSIONS

Saxon Court and Roseberry Mansions are part of the second residential scheme to be delivered at King’s Cross. Saxon Court provides 63 social rented apartments and 40 affordable shared ownership homes. Roseberry Mansions provides 40 apartments designed for the active elderly. These homes allow older people to live independently while also having access to the care and support services which they may need over time.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Maccleanor Lavington**

Residential

108,000 sq ft | Existing



THREE PANCRAS SQUARE

A Grade A office building located on Pancras Square which has been let to global communications group, Havas. The building houses approximately 158,000 sq ft over 10 floors and a typical floor is 18,300 sq ft. The street level will house premier retail. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard ‘Excellent’ as a minimum and will be linked to the site-wide district heating network.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Porphyrios Associates**

Commercial

158,000 sq ft | Existing

kingscross.co.uk/three-pancras-square



TWO GRANARY SQUARE

A mixed-use heritage building from the 1850s adapted by architects John McAslan + Partners. Works to the outside of the building were kept to a minimum to preserve the historic fabric, in the same style as the Granary Building. Internally the building has been opened up through the creation of open plan floors. The building is a mix of restoration and new build and is now home to The Art Fund and House of Illustration.

Developer: **King’s Cross Central Limited Partnership**
Architect: **John McAslan + Partners**

Mixed-use

10,506 sq ft | Existing

kingscross.co.uk/two-granary-square



TWO PANCRAS SQUARE

This Grade A island building overlooks Pancras Square and King’s Boulevard. The building is part of a 2m sq ft cluster of 8 office buildings south of Regent’s Canal. The building is approximately 130,000 sq ft over 9 floors. A typical floor is 14,800 sq ft. There are south facing gardens and terraces on the top floor and rooftop. The street level houses premier retail. The very latest technology reduces running costs for the occupiers and minimizes environmental impact.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Allies and Morrison**

Commercial

130,000 sq ft | Existing



TAPESTRY

Tapestry brings 129 one, two and three bedroom apartments, townhouses and penthouses overlooking Gasholder Park. Niall McLaughlin Architects have achieved an incredibly considered and characterful residence, offering homes with breathtaking views over the canal and across London. The apartments offer waterside living in central London whilst also benefiting from a private, landscaped garden square in the sky designed by internationally respected Dan Pearson Studio. The building houses a multi-use game area, a multi-storey car park and the site’s energy centre.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Niall McLaughlin Architects**

Residential

125,600 sq ft | Existing

kingscross.co.uk/tapestry



THE PLIMSOLL BUILDING

The Plimsoll Building brings 255 one, two and three bedroom apartments, duplexes and penthouses, of which 77 will be delivered as affordable rented homes. Situated alongside Regent’s Canal overlooking Gasholder Park, a new public space set in the historic Gasholder No 8 guide frame, the building design references the Victorian industrial heritage of King’s Cross. Also included in The Plimsoll Building are two schools—King’s Cross Academy school for ages 5–11 and Frank Barnes’ School for Deaf Children.

Developer: **King’s Cross Central Limited Partnership**
Architect: **David Morley Architects**

Residential

244,500 sq ft | Existing

plimsollkingscross.co.uk



THE STANLEY BUILDING, SEVEN PANCRAS SQUARE

Seven Pancras Square was developed and is now occupied by The Office Group to provide boutique serviced offices, club rooms and meeting space. The building is approximately 29,700 sq ft net over 5 floors and typical floor is 3,900 sq ft. A striking lightwell links the old and new buildings and brings the original Victorian roof terrace back into use. The building meets BREEAM standard ‘Excellent’ and is connected to the site-wide district heating network.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Studio Downie Architects**

Commercial

29,700 sq ft | Existing



UNIVERSITY OF THE ARTS, LONDON

Originally a store for Lincolnshire wheat, the Grade-II listed building is the centrepiece of Granary Square and the front door to the new UAL campus that extends nearly 200m to the North, flanked on either side by the historic Transit Sheds. Internally, studios, workshops and lecture theatres are built around a broad, covered ‘street’ with overhead walkways. The building also houses performance and exhibition spaces and the 350-seat Platform Theatre. The former stables now hold up to 275 bicycles.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Stanton Williams Architects**

Mixed-use

326,440 sq ft | Existing

kingscross.co.uk/granary



BREAM STREET WHARF

Our development in Bream Street, Fish Island is delivering 202 new homes—including 30 per cent affordable housing. The site is between the Regent’s Canal and River Lea, and next to the Queen Elizabeth Olympic Park. Designed by 2015 Stirling Prize winning practice AHMM. It includes significant new public space and improved access to Old Ford Locks which is next to the site. The London Legacy Development Corporation’s Quality Review Panel praised the scheme for its outstanding architecture. Our proposals also include new employment space to support and enhance the vibrant local cultural economy.

Developer: **L&Q**
Architect: **AHMM**

Mixed-use

Planning granted

breamstwharf.co.uk



WHITECHAPEL CENTRAL

Whitechapel Central is the first residential led mixed use scheme to come forward in the Whitechapel Masterplan area. It is set to transform the former Safestore facility into a new urban quarter, with 30 per cent of the site dedicated to new public realm. It will create 564 new homes—149 of which will be affordable housing—alongside 3,300 sqm of commercial space and storage facilities for a market, flexible open space for SMEs, shops, a gym, and a café.

Developer: **L&Q**
Architect: **Stockwool**

Mixed-use

58,220 sqm | Planning granted



21 MOORFIELDS

21 Moorfields sits above Moorgate underground station and the western ticket hall for the Elizabeth line. A unique structural engineering and architectural design, coupled with our commitment to creating new and sustainable commercial space have led to the redevelopment of this long-underutilised site. The Grade A headquarters, providing over 550,000 sq ft of commercial office space, has been designed in response to these below ground constraints and the requirements of the Deutsche Bank pre-let. Full planning consent has been granted.

Developer: **Landsec**
Architect: **Wilkinson Eyre**

Commercial

550,000 sq ft | Under construction
21-moorfields.com



LUCENT, W1

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

Developer: **Landsec**
Architect: **Fletcher Priest Architects**

Mixed-use

110,000 sq ft office scheme, 30,000 sq ft retail, 7 residential flats | Demolition



ELEPHANT PARK

Lendlease is working in partnership with Southwark Council to deliver a transformative £2.3bn regeneration project in Elephant & Castle, providing almost 3,000 homes, new shops and restaurants, and a brand new park right in the centre of the development. With a strong emphasis on energy efficient buildings, urban nature and new pedestrian and cycle paths it represents one of the world's most sustainable developments, and is one of only 19 founding projects globally to be part of the Clinton Climate Positive Development Program.

Developer: **Lendlease**
Architect: **Make / Squire and Partners / dRMM Architects / Maccreanor Lavington / AHMM / Panter Hudspith Architects**

Residential

Up to 2,988 homes / c. 10ha | Under construction
lendlease.com/elephantandcastle



THE MAKERS SHOREDITCH

This scheme is a collaborative project between Londonewcastle the London Borough of Hackney and the Local Education Partnership. As part of the development the London Borough of Hackney are delivering a co-located school; New Regent's College, which will provide 150 pupil places. With interiors designed by Woods Bagot, residents will also benefit from various amenities, including a screening room, a gym, 24/7 concierge, a treatment room, two residents' lounges, two communal roof terrace's and a winter garden.

Developer: **Londonewcastle / London Borough of Hackney**
Architect: **Avanti Architects**

Mixed-use

175 units / 24,600 sqm | Under construction
themakersshoreditch.com



QUEEN'S PARK PLACE

In leafy Queen's Park our latest collaboration with SimpsonHaugh is a beacon of contemporary urban living. Beautifully designed homes that make the most of their natural surroundings, are serviced by a 24-hour concierge and secure car parking. M&S simply occupies the ground floor commercial unit.

Developer: **Places for People / Londonewcastle / Link City**
Architect: **SimpsonHaugh Architects**

Mixed-use

150,000 sq ft | Existing
queensparkplace.com



MERCERS WALK, COVENT GARDEN, WC2

Mixed use redevelopment comprising the refurbishment of a nineteenth century warehouse as a flag ship retail store and the construction of three new buildings providing 24 apartments, three shop units and two restaurants. The scheme is arranged around a new piazza linking Mercers Street and Langley Street.

Developer: **The Mercers' Company**
Architect: **Ian Ritchie Architects Ltd**

Mixed-use

6,230 sqm | Existing



INTERNATIONAL QUARTER LONDON

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

Developer: **Lendlease**
Architect: **Rogers Stirk Harbour + Partners**

Mixed-use

22 acres | Under construction
internationalquarter.london



THE TIMBERYARD, DEPTFORD

The Timberyard, Deptford will create 1,132 new homes across 11.6 acres, as well as flexible studio space, a range of shops and cafés and an incubator hub that will give smaller, independent businesses the chance to prosper. Each home and building is designed in a contemporary architectural style that reflects and adds to the area's rich industrial heritage, offering buildings of excellent design quality that will suit all tastes. The first release, Cedarwood Square, is almost sold out. A new release is expected in 2020.

Developer: **Lendlease**
Architect: **Hawkins|Brown**

Mixed-use

11.6 acres | Under construction
thetimberyard.london



CHAPTER HOUSE

Londonewcastle has worked as a development manager on this intimate development of 40 residential apartments in Seven Dials Conservation area by Covent Garden market, in London's Theatre Land. Having worked alongside Apt, to bring about a scheme that's in a class of its own. A retained Victorian brick facade, with copper and bronze detail together with carefully delivered interiors and outstanding residents'.

Developer: **Londonewcastle**
Architect: **Apt (formerly Robin Partington & Partners)**

Residential

40 units / 56,537 sq ft | Existing
chapterhouse.london



8 BISHOPSGATE

Planning consent has been secured for a new £900m building in the heart of the City. The 50-storey office development will be built on a site currently occupied by 6-8 Bishopsgate, EC2 and 150 Leadenhall Street, EC3, next to the Cheesegrater Tower. The Wilkinson Eyre-designed building will provide 770,000 sq ft gross area and include ground floor shops and restaurants and a public viewing gallery at level 50.

Developer: **Mitsubishi Estate London / Stanhope**
Architect: **Wilkinson Eyre**

Mixed-use

770,000 sq ft | Under construction
8bishopsgate.com



8 FINSBURY CIRCUS

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

Developer: **Mitsubishi Estate London / Stanhope**
Architect: **Wilkinson Eyre**

Commercial

160,000 sq ft | Existing



HAMPSTEAD MANOR

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

Developer: **Mount Anvil**
Architect: **Scott Brownrigg / A&Q Partnership**

Residential

131,320 sq ft | Under construction
hampsteadmanor.com



THE EAGLE

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

Developer: **Mount Anvil**
Architect: **Farrells**

Mixed-use

387,500 sq ft | Existing



THE FILAMENTS

A pillar of Wandsworth’s £1bn regeneration, The Filaments is a new development of architecturally outstanding buildings. Set back from Wandsworth High Street, opposite King George’s Park, the bold mixed-use development provided 416 new one to four bedroom homes, office and retail space and features beautifully landscaped podium gardens and bright pedestrian walkways.

Developer: **Mount Anvil**
Architect: **Rolf Judd**

Mixed-use

529,907 sq ft | Existing



THE LOXFORDS

Mount Anvil acquired this historic three acre site in Spring 2011, and kept its promise to lovingly restore the 19th Century Loxford House. 143 new homes were created, comprising a mix of restored and new build apartments and townhouses. In addition the scheme provides a nursery and landscaped public garden.

Developer: **Mount Anvil**
Architect: **Metropolis**

Mixed-use

129,489 sq ft | Existing



LEXICON

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

Developer: **Mount Anvil / Clarion Housing Group**
Architect: **SOM / Squire and Partners**

Mixed-use

330,107 sq ft | Existing

mountanvil.com



THE LANDAU

A boutique collection of 107 luxury homes, set in a secluded area of Fulham, SW6. The second joint venture between Mount Anvil and Clarion Housing Group. 89 duplex and lateral homes for private sale all feature outdoor space. The elegantly designed building is constructed in warm Portland stones and Hammersmith London Stock, with contemporary windows and deep reveals.

Developer: **Mount Anvil / Clarion Housing Group**
Architect: **Assael**

Residential

160,802 sq ft | Existing

mountanvil.com



ROYAL DOCKS WEST

Just 3 minutes from Royal Docks West is Crossrail’s Custom House station. When Crossrail opens, the West End will be just 17 minutes away, or the City only 10. Our homes offer quality design that is both timeless but rich in personality and detail. All at a fantastically competitive price point, making Royal Docks West a rare investment opportunity.

Developer: **Mount Anvil / ExCeL London**
Architect: **EPR Architects**

Residential

150 units / 0.5 acres | Under construction

royaldockswest.com



UNION STREET

A mixed-use development in Southwark’s Heart, with views towards The Shard. Offering 85 new homes—30 per cent affordable, with almost 300,000 sq ft of commercial space and parking for the nearby London Fire Brigade.

Developer: **Mount Anvil**
Architect: **Glenn Howells Architects / AHMM**

Mixed-use

61,494 sq ft | Existing

mountanvil.com



QUEEN’S WHARF

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

Developer: **Mount Anvil / A2Dominion**
Architect: **Assael**

Mixed-use

140,000 sq ft | Existing

mountanvil.com



KEYBRIDGE

Set within an acre of beautifully landscaped public space, Keybridge will be the UK’s tallest residential brick tower, offering luxurious living in the heart of Vauxhall. Just a 6-minute walk from a Zone 1 transport hub, Keybridge offers excellent connectivity across the capital, with leading schools and universities on the doorstep. In total, Keybridge offers 92,100sq ft of commercial space, a new primary school and 595 new homes from studio to three-bedroom apartments as well as our magnificent penthouses.

Developer: **Mount Anvil / A2Dominion Group**
Architect: **Allies and Morrison**

Mixed-use

c. 1 ha | Under construction

keybridgelondon.com



ROYAL EDEN DOCKS

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

Developer: **Mount Anvil / ExCeL London**
Architect: **SOM (planning) / Hunters (delivery)**

Residential

796 homes / 1.03 ha | Planning granted

mountanvil.com/royaledendocks



THE SILK DISTRICT

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

Developer: **Mount Anvil / L&Q**
Architect: **Stockwool**

Mixed-use

56,500 sqm | Under construction

mountanvil.com/thesilkdistrict



THREE WATERS

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

Developer: **Mount Anvil / L&Q**
Architect: **Allies and Morrison**

Mixed-use

5,500 sqm | Under construction

mountanvil.com/threewaters



CENTRAL SQUARE

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

Developer: **Mount Anvil / One Housing Group**
Architect: **Paul Johnson Architects**
Mixed-use
242,489 sq ft | Existing
mountanvil.com



DOLLAR BAY

Rising like a beacon at the head of South Dock, Dollar Bay is a marker of redevelopment and provides a striking addition to Canary Wharf’s impressive skyline. The elegant rippling facade reflects the water and sky, while inside 125 spacious waterfront homes enjoy uninterrupted vistas across London. This second joint venture between Mount Anvil and One Housing is a catalyst for high quality architecture and rejuvenates the previously underused waterfront area. Now fully accessible, the public space includes outdoor seating, public art and a café for all to enjoy.

Developer: **Mount Anvil / One Housing Group**
Architect: **SimpsonHaugh**
Mixed-use
14,327 sqm | Existing
dollarbay.co.uk



SEWARD STREET

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

Developer: **Mount Anvil in joint venture with Notting Hill Housing Group**
Architect:

Residential
183,492 sq ft | Existing



BOROUGH TRIANGLE

A once disused paper factory, this 2.5-acre brownfield site is located at Newington Triangle, between Borough tube station and Elephant and Castle. The Elephant is currently undergoing a £3bn regeneration programme. Peabody plans to redevelop the Triangle site by providing new homes, commercial space and substantial new public realm.

Developer: **Peabody**
Architect:
Residential
2.5 acres | Proposed
peabody.org.uk



CALEDONIAN WHARF

85 well-designed and spacious new homes offering a mix of private sale, shared ownership, social rent, and live-work accommodation. The scheme has helped open up the riverside along Deptford Creek for public access, with a new pedestrian and cycle route enhanced by public realm that will connect planned developments on adjoining sites in the future.

Developer: **Peabody**
Architect: **BPTW**
Mixed-use
Existing
peabody.org.uk



CLAREMONT

This mixed-use scheme by London Square includes a range of residential apartment sizes, types and tenures including large family-sized duplex and single level apartments at ground floor, all with private gardens. Peabody will manage 19 affordable homes within the scheme, which is a ten-minute walk from Canada Water Station and 15-minute walk from Surrey Quays station.

Developer: **Peabody**
Architect: **Assael**
Residential
94 homes | Under construction
peabody.org.uk



RICH ESTATE

The Rich Industrial Estate in Bermondsey is on the site of a former Crosse & Blackwell factory. The site has excellent transport links and is a 5-minute walk from Tower Bridge Road and a 10-minute walk from Bermondsey or London Bridge Station. Peabody is delivering 84 affordable homes as part of this project with developer London Square.

Developer: **Family Mosaic (Peabody Group)**
Architect: **AHMM**
Mixed-use
19,468 sqm | Under construction
peabody.org.uk



THE LEVERS

This mixed-use scheme in Elephant and Castle includes residential units and retail space. All homes are designed to have dual aspect with large private balconies or terraces. The ground floor properties will have access to the front and rear garden as well as direct aspect into the main soft and hard landscaped communal garden.

Developer: **Family Mosaic (Peabody Group)**
Architect: **Alan Camp**
Mixed-use
0.255 ha | Under construction
peabody.org.uk



TOYNBEE HALL

The masterplan for the Toynbee Hall estate regeneration includes the internal restoration of the Grade 2 listed Toynbee Hall building; a new building on the site of the existing 28 Commercial Street (Profumo House). It will also deliver major public realm improvements to the front of Toynbee Hall where the landscaped public square will be raised up to street level. Peabody will deliver 14 affordable homes as part of this scheme.

Developer: **Family Mosaic (Peabody Group)**
Architect: **Platform 5 Architects**
Residential
Existing
peabody.org.uk



DARBISHIRE PLACE

Shortlisted for the 2015 Stirling Prize, Darbshire Place on Peabody’s Whitechapel estate completes an ensemble of six housing blocks surrounding an internal courtyard. The original block was destroyed during the Second World War. The design respects the characteristics of the existing buildings on the estate, continuing the idea of ‘open corners’, promoting easy pedestrian access between the courtyard and the surrounding streets. A naturally lit winding staircase provides access to the 13 new family units, all of which are affordable housing.

Developer: **Peabody**
Architect: **Niall McLaughlin Architects**
Residential
11,668 sq ft | Existing
peabody.org.uk



STRATFORD HIGH STREET

This mixed-use scheme by Weston Homes includes 42 affordable homes delivered by Peabody in a low-rise five storey block. Located less than a mile from Stratford underground and main line station and close to the southern edge of the Olympic Park, the development comprises a mixed-use building with retail and commercial at ground and first floor.

Developer: **Peabody**
Architect: **Broadway Malyan**
Residential
Existing
peabody.org.uk



THE ELMINGTON

The Elmington is a development by Bellway Homes providing 226 new homes as part of the comprehensive regeneration of the Elmington Estate in Camberwell. The scheme is spread three sites (parcels 1 to 3) and will include 85 affordable homes managed by Peabody.

Developer: **Peabody**
Architect: **PTE architects**
Residential
22 affordable homes | Existing



THE GALLERY

Camberwell Road is situated close to Peabody’s existing neighbourhood at Camberwell Green. The 66-home scheme is split between two sites: the main building will have commercial property and parking on the ground floor with a shared podium garden at the rear. There will also be a smaller site with a row of four bedroom townhouses, all with private roof terraces.

Developer: **Peabody**
Architect: **Weston Williamson**

Residential
5,580 sqm | Existing
peabody.org.uk/homes-in-development/
southwark/camberwell-road



THE GRAMERCY

A mixed use development of 83 homes and 1,800 sqm of commercial space. This retail led development comprises high quality apartments and mews houses in the centre of Greenwich. The scheme has reinstated street frontages, including the Up the Creek Comedy Club, and has extended the town centre’s retail opportunities westwards from Cutty Sark DLR.

Developer: **Peabody**
Architect: **bptw partnership**

Mixed-use
7231 sqm | Existing
peabody.org.uk



THE REACH

The Reach is a new 66-home development in West Thamesmead which will offer a mix of 1, 2 and 3 bedroom homes, a spacious communal garden and ground floor commercial space. This 100 per cent affordable scheme is part of the Abbey Wood, Plumstead and West Thamesmead Housing Zone, one of two Housing Zones being delivered in Thamesmead by Peabody with £47.5m investment from the Greater London Authority. These will be the first new homes to be completed by Peabody in Thamesmead.

Developer: **Peabody**
Architect: **Pitman Tozer**

Mixed-use
6,620 sqm | Existing
thamesmeadnow.org.uk/image-
statement-items/the-reach



SHARD PLACE

The 26-storey residential development located alongside The Shard and The News Building marks the third phase of the 2.5m sq ft regeneration of Shard Quarter. Upon completion in 2020, it will comprise 176 high quality private residential apartments of varied configuration offering residents excellent amenities, including lounges, spa, cinema, gym, private rooftop swimming pool and garden. The building will appear to ‘float’ nine meters above ground level, providing enhanced public realm and retail space, further reinforcing Shard Quarter as one of London’s most vibrant communities.

Developer: **Real Estate Management (UK) Ltd / Sellar**
Architect: **Renzo Piano Building Workshop**

Mixed-use
257,000 sq ft | Under construction
remlimited.com/shard-place/



KENSINGTON FORUM

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

Developer: **Queensgate Investments (Owner) / Rockwell (Developer)**
Architect: **SimpsonHaugh**

Mixed-use
749 hotel keys, 340 serviced apartment keys, 62 affordable rented residential units | Planning granted
rockwellproperty.co.uk/projects



205 HOLLAND PARK AVENUE

Located in an upmarket peaceful neighbourhood, Redrow Homes’ 205 Holland Park Avenue apartments in west London demonstrate the finest interiors along with modern features which are ideally situated for work, life, and leisure. Some of the capital’s finest restaurants, grandest shops, best schools and universities plus glorious parks are also in the vicinity.

Developer: **Redrow Homes**
Architect: **Broadway Malyan**

Residential
53 units | Existing
redrow.co.uk/developments/205-
holland-park-avenue-442174



CHAMBERS WHARF

Completed in less than two years through a pioneering partnership between Southwark Council, St James, Peabody and the Greater London Authority (GLA), this scheme includes 182 shared ownership and social rented homes set across two modern buildings. The affordable homes are in the first phase of a major regeneration project, which will transform the existing derelict brownfield site into a mixed-use riverside community.

Developer: **Peabody / St James**
Architect: **SimpsonHaugh**

Residential
0.45 ha | Existing
peabody.org.uk



TELEGRAPH WORKS

This scheme by Weston Homes is located on the Greenwich Peninsula, a key regeneration, growth and new-home zone along the banks of the River Thames, opposite the Docklands. The area has become a hotspot in recent years thanks to its easy transport links via North Greenwich underground station. Peabody will own and manage 40 affordable homes at the scheme including 12 for shared ownership.

Developer: **Weston Homes / Peabody**
Architect: **AHMM**

Residential
Under construction
peabodysales.co.uk



PURFLEET ON THAMES

This landmark project in Thurrock will be a catalyst for wider regeneration in the Thames Gateway region. Bringing a new town centre with retail and leisure facilities, improved transport infrastructure, new schools and health facilities and over 2,850 stylish homes, many constructed using modular technology. A new University campus and over 1,000,000 sq ft of V and production studios, (part of the Mayor’s Production Corridor) will build on the existing Royal Opera House presence in Purfleet, creating thousands of jobs.

Developer: **Purfleet Centre Regeneration Ltd**
Architect: **KSS / DRMM / AHMM / ALL**

Mixed-use
140 acres | Proposed
ourpurfleet.com



5-6 CONNAUGHT PLACE

Connaught Place central London apartments at Hyde Park lie in the heart of the city, an area of classic colonnades and magnificent Georgian facades. Situated within the inimitable districts of Mayfair, Belgravia and Knightsbridge, these exclusive Redrow apartments in Westminster have been designed to meet the demands of modern living alongside the colour and vibrancy of London’s celebrated West End.

Developer: **Redrow Homes**
Architect: **Formation Architects**

Residential
7 units | Existing
redrow.co.uk/developments/five-and-
six-connaught-place-442178



500 CHISWICK HIGH ROAD

500 Chiswick High Road is Redrow’s prestigious new addition to one of west London’s most sought after residential areas. The collection of studio, one, two and three bedroom apartments, penthouses and four bedroom townhouses offer the perfect location for enjoying the Chiswick lifestyle, within a few minutes’ walk of the boutiques, restaurants and cafés of the cosmopolitan high street. The development has proven popular with downsizers and includes an underground car park, a gym and other commercial units.

Developer: **Redrow Homes**
Architect: **Broadway Malyan**

Mixed-use
71 units / 0.41 ha | Existing
redrow.co.uk/developments/500-
chiswick-high-road-402321



AMBERLEY WATERFRONT

A joint venture between Redrow Homes, the City of Westminster and contractors Bouygues, Amberley Waterfront is an educational mixed-use development located in Little Venice. The construction of 47 private residential apartments, via a development agreement, has cross-subsidised the delivery of a new primary school, nursery and an adult education facility. In total, over £30m was invested into the site and local area, supporting the longevity of the education services for the local population.

Developer: **Redrow Homes**
Architect: **Pollard Thomas Edwards**

Residential
47 units / 0.37 ha | Existing
redrow.co.uk/developments/amberley-
waterfront-little-venice-442177



BLAKE TOWER

In 2013 Redrow entered into a development agreement with the City of London Corporation to convert an existing Grade-II listed, 16 storey building into 74 new homes. Located in the iconic Barbican Estate, the building had previously housed a YMCA hostel. A complete overhaul was required in order to provide housing and protect the building’s long term welfare. Active engagement with stakeholders informed Blake Tower’s transformation, and the final design celebrates the wider Barbican’s heritage and design-led ethos.

Developer: **Redrow Homes**
Architect: **Harper Downie / Conran and Partners**
Residential
0.126 ha | Existing
redrow.co.uk/developments/blake-tower-402232



COLINDALE GARDENS

Redrow acquired the former Peel Centre unconditionally from the Mayor’s Office for Policing and Crime and was granted planning permission for this mixed use development in December 2015, a year after completion. Working collaboratively with the local community and the Council, Redrow is delivering 2,900 new homes, a new 3FE Primary school, a nursery, a new retail centre, community and leisure uses and over four hectares of public open space including a neighbourhood park and sports pitch.

Developer: **Redrow Homes**
Architect: **Feilden Clegg Bradley / Studio Egret West**
Mixed-use
20 ha | Under construction
redrow.co.uk/developments/colindale-gardens-colindale-442231



ONE COMMERCIAL STREET

Redrow’s distinctive 21-storey tower, One Commercial Street, offers dramatic views of London’s world-renowned skyline. It sits above Aldgate East underground station, between the Square Mile and the culturally diverse City Fringe. Completed in 2014, the development delivered 12,000 sq ft of retail space on the ground floor, 96,000 sq ft of B1 office space between floors one and six, 70 affordable units and 137 private homes between the seventh and twenty first floors.

Developer: **Redrow Homes**
Architect: **Broadway Malyan**
Residential
207 units | Existing
redrow.co.uk/newsroom/london/2012/4/landmark-city-address



WESTFERRY

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

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



ROYAL ALBERT DOCK, E16

A masterplan for the regeneration of the Royal Albert Dock to provide a new business district with a mix of uses including up to 850 residential units and retail and leisure uses. Phase I is under construction comprising 800,000 sq ft.

Developer: **ABP Investments / GLA / Stanhope**
Architect: **Farrells**
Mixed-use
4,700,000 sq ft | Phase 1 under construction



RUSKIN SQUARE, CR0

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

Developer: **Croydon Gateway Limited Partnership (Stanhope and Schrodgers Exempt Property Unit Trust)**
Architect: **Foster + Partners (masterplan) / AHMM / Shed KM / Make**
Mixed-use
2.2m sq ft | Under construction
ruskinsquare.com



ROYAL WATERSIDE

Royal Waterside plays a major role in reinventing Park Royal’s industrial zone. Formally a Guinness distillery at First Central, Redrow has delivered 265 new one, two and three bedroom homes set within 20 acres of parkland featuring lakes, play areas and gardens. The £80m investment into this Zone 3 locality plays a major role in the area’s regeneration. Redrow has assisted in changing public opinion regarding the Park Royal area, delivering a commercially viable residential neighbourhood.

Developer: **Redrow Homes**
Architect: **Sheppard Robson**
Residential
265 units | Existing
redrow.co.uk/developments/royal-waterside-london-441776



WESTBOURNE PLACE

Westbourne Place is Redrow’s prestigious addition to one of est London’s most sought after residential areas. Completed in July 2017, the development exemplifies Redrow’s expertise delivering complex developments comprising public sector land purchase, a Grade-II listed building, multiple affordable housing tenures, private housing, refurbishment and new build elements. Carefully restored to its full glory, this characterful former Victorian police station’s striking presence is complemented by retained heritage elements including high ceilings and period features.

Developer: **Redrow Homes**
Architect: **Broadway Malyan / KDS Associates**
Residential
63 units / 0.28 ha | Existing
redrow.co.uk/developments/westbourne-place-maida-vale-402230



MORELLO

Redrow is working with LB Croydon and Network Rail, as part of a JV with Menta Developments Ltd (Menta Redrow), to deliver this major regeneration project forming part of the wider East Croydon Masterplan. The residential-led, mixed-use development is being delivered in two phases and will invest over £250m in this key London borough. The development comprises new retail, commercial and community floor space, station access infrastructure improvements and approximately 747 new homes.

Developer: **Redrow Homes (MentaRedrow)**
Architect: **Make**
Mixed-use
747 units | Phase 1: 0.77 ha completed, Phase 2: 0.71 ha pre-construction
redrow.co.uk/developments/morello-croydon-402236



70 MARK LANE, EC3

This island site, located on the Fenchurch Street Station forecourt, enjoys magnificent views over Tower of London and Tower Bridge. The sixteen-storey building, offering 170,000 sq ft of prime offices, benefits from south facing terraces on seven of the upper floors (8th and 10th-15th inclusive). The scheme has achieved a BREEAM Excellent rating. The building was pre-let during its construction to insurance companies Miller, Zurich and Crawford.

Developer: **Mitsui Fudosan / Stanhope**
Architect: **Bennetts Associates**
Commercial
250,000 sq ft | Existing
70marklaneec3.com



ONE ANGEL COURT, EC2

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

Developer: **Mitsui Fudosan / Stanhope**
Architect: **Fletcher Priest Architects**
Commercial
300,000 sq ft | Existing
angelcourtbank.com



WHITE CITY PLACE

White City Place is adjacent to Imperial College campus, White City and Wood Lane tube stations comprising 6 existing buildings of 950,000 sq ft and a 4-acre ‘gateway’ development site.The total refurbishment is complete and occupiers include YOOX Net-a-Porter, Royal College of Art, Huckletree and ITV Studios Daytime. Planning consent has been granted for the Gateway site providing c. 1m sq ft of accommodation and other workspace.

Developer: **Mitsui Fudosan / Stanhope / AIMCo**
Architect: **Allies and Morrison**
Commercial
2m sq ft offices / 17 acres | Existing
whitcityplace.com



WENLOCK WORKS

The refurbishment and re-cladding of two existing 1980s office buildings will dramatically improve the appearance and streetscape of Shepherdess Walk and respond appropriately to the historic warehouses facing the building across the street. Whilst working with the best of the existing structure, the introduction of high quality finishes and a new pattern of fenestration will greatly improve access to natural light within the building. An additional sixth storey will be added to the main building, maximising the overall lettable space.

Developer: **Schroders Investment Management / Stanhope**
Architect: **BuckleyGrayYeoman**

Mixed-use

130,000 sq ft | Under construction
wenlockworks.london



THE BRITISH LIBRARY

Working with the British Library to bring forward their site to the north of the existing Library (Grade-I listed), creating an extension providing 100,000 sq ft for learning, exhibitions and public use, including a new northern entrance and headquarters for the Alan Turing Institute. The extension will be provided by development of new commercial space for organisations and companies that wish to be located at the heart of London’s Knowledge Quarter, next to the Francis Crick Institute and close to other knowledge-based companies, universities, research organisations, amenities and transport links.

Developer: **Stanhope**
Architect: **Stirk Harbour + Partners**

Mixed-use

2.8 acres | Pre-planning



THE HALO BUILDING

A high quality office refurbishment and extension of One Mabledon Place, a 10 storey, 90,000 sq ft net office building in the prime regeneration area of Kings Cross and St Pancras. The building overlooks the British Library and the newly refurbished St Pancras Station and hotel and has new entrances and panoramic views across the West End. The building provides BREEAM Excellent space. The whole building has been let to TDL, the largest independent provider of clinical laboratory diagnostic services in the UK.

Developer: **Stanhope**
Architect: **Bennetts Associates**

Commercial

120,000 sq ft | Existing
thetalobuilding.com



41 LUKE STREET

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building’s energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. The project involved the sensitive refurbishment and extension of a 30,000 sq ft corner office building in Shoreditch. New Crittal windows and intelligent servicing helped the building achieve a BREEAM ‘Excellent’ rating.

Developer: **Stanhope / Threadneedle / Low Carbon Workplace Trust**
Architect: **Hale Brown**

Commercial

30,000 sq ft | Existing
41lukestreet.com



70 WILSON STREET / 50 WORSHIP STREET, EC2

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building’s energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. Two floors have been let to Bio Agency. Refurbishment and extensions with recladding of a 1980s office building. The project is BREEAM Excellent.

Developer: **Stanhope / Threadneedle / Low Carbon Workplace Trust**
Architect: **A Studio**

Commercial

76,500 sq ft | Existing



ROSEBERY AVENUE, EC1

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building’s energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. Reconfiguration of three Victorian buildings into contemporary offices, fully let to Fred Perry and 8 residential units which have all been sold.

Developer: **Stanhope / Threadneedle / Low Carbon Workplace Trust**
Architect: **BuckleyGrayYeoman**

Mixed-use

33,500 sq ft | Existing



THE BANKING HALL, EC2

An innovative scheme providing contemporary office space behind a retained facade, with a modern extension at the upper levels providing terraces. The scheme also provides retail space. Let to ING during construction.

Developer: **Stanhope / Mitsui Fudosan**
Architect: **Allies and Morrison**

Mixed-use

155,000 sq ft | Existing
thebankinghall.com



TELEVISION CENTRE, W12

The opening up and transformation of Television Centre into a mixed use development including new office and studio space for the BBC, complementary entertainment and leisure facilities, public open space, offices, a hotel and c. 950 residential units comprising apartments both converted and new build and town houses. Phase I construction commenced Q2 2015. Phase I completed in 2018. Includes c. 400 units, 300,000 sq ft offices and Soho House (hotel, restaurant, club and cinema) together with opening up the site for new public realm.

Developer: **Stanhope / Mitsui Fudosan / AIMCo / BBC**
Architect: **AHMM / Maccleanor Lavington / Morris+Company / Gillespies / DRMM**

Mixed-use

2,300,000 sq ft | Under construction
television-centre.com



ROYAL STREET

Stanhope and Baupost have been selected as Development Partners for Guy’s and St Thomas’ Charity to bring forward a development on a 5.5 acre site opposite St Thomas’ Hospital and close to Waterloo Station. Royal Street will provide a new mixed user workspace neighbourhood, including incubation of a MedTech cluster, academic researchers and clinicians, and will become an integral and hugely beneficial part of the London growth economy and local community.

Developer: **Stanhope / The Baupost Group / Guy’s and St Thomas’ Charity**
Architect: **AHMM**

Mixed-use

2.2m sq ft | Proposed



360 BARKING

Transforming a long vacant site in Barking Town Centre, 360 Barking is a central scheme in the Barking Housing Zone regeneration. Partnership working is key, with London Borough of Barking and Dagenham and Mayor of London (providing £29.1m Housing Zone funding) working with Swan to deliver four interlinked residential towers, designed by Studio Egret West and built by the NU living team. With the first tower due to complete in early 2019 it will deliver 291 residential homes, of which 96 will be affordable, with priority for local residents.

Developer: **Swan Housing Association / NU living**
Architect: **Studio Egret West**

Residential

0.3 ha | Under construction
360barkingig11.co.uk



BLACKWALL REACH PHASE 1B

The latest phase in the £500m regeneration of Blackwall Reach is now under construction and will deliver 242 homes. Three buildings, including retail and leisure at ground floor, will surround a new public square next to Blackwall DLR. By 2024, this landmark regeneration (delivered in partnership with LBTH and GLA) will provide 1,500 homes (over 50 per cent affordable), commercial premises and improved public realm. 98 homes, a community facility, extended school and replacement mosque have already been completed in Phase 1A.

Developer: **Swan Housing Association / NU living**
Architect: **BPTW / C.F. Møller (Phase 3)**

Mixed-use

1,500 homes / 8 ha | Under construction
blackwallreach.co.uk



WATTS GROVE

Watts Grove is the UK’s first mid-rise modular CLT scheme and will deliver 100 per cent affordable homes for Londoners, comprising 45 shared ownership and 20 social homes. Assembled and fitted out in Swan’s factory using volumetric modular technology, the modules will be delivered to site complete with kitchens, bathrooms and windows leaving the on-site team to assemble the modules to complete the homes. These homes are expected to be built in 50 per cent of usual construction timescales and are energy efficient and highly sustainable.

Developer: **Swan Housing Association / NU living**
Architect: **Wagh Thistleton Architects**

Residential

0.27 ha | Planning granted



8 ALBERT EMBANKMENT

In partnership with the London Fire and Emergency Planning Authority (LFEPA), U+I was given the mandate for the regeneration of 8 Albert Embankment into a mixed-use community. The site, which overlooks the Thames and the Houses of Parliament, houses the iconic Lambeth fire station and former Fire Brigade headquarters. U+I is engaging with the local community and council to collaboratively shape the development, paying homage to the site’s history whilst delivering a contemporary place for the local community.

Developer: **U+I**
Architect: **Fred Pilbrow and Partners**
Mixed-use
2.5 acres | Pre-planning
eightalbertembankment.com



DEPTFORD MARKET YARD

In partnership with the London Borough of Lewisham, this £50m scheme was part of a programme to regenerate the neighbourhood around Deptford Railway Station, whilst retaining its rich heritage. Championing local start-ups and independent businesses, Deptford Market Yard is now home to a collection of new shops, cafés, restaurants and a new market space.

Developer: **U+I**
Architect: **Ash Sakula Architects / Pollard Thomas Edwards / Farrer Huxley Associates**
Mixed-use
2 acres | Existing
deptfordmarketyard.com



LANDMARK COURT

TfL selected Triangle London Developments (a consortium of Notting Hill Housing and U+I) as their development partner for the £200m transformation of the derelict site. It has the potential to deliver around 130,000 sq ft of new commercial, retail and workspace—boosting the local economy. With approximately 80 new homes also being built, it will become a thriving cultural and social hub people will want to live in, work and visit

Developer: **U+I**
Architect: **Allies and Morrison**
Mixed-use
1.5 acre | Pre-planning



WATERMARK PLACE

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

Developer: **Union Investment in joint venture Oxford Properties**
Architect: **Fletcher Priest Architects**
Commercial
50,400 sqm | Existing



ONE COLEMAN STREET, EC2

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

Developer: **Union Investment Real Estate GmbH**
Architect: **Stanhope / Lendlease**
Commercial
16,649 sqm | Existing
Swanke Hayden Connell / David Walker



FINSBURY CIRCUS HOUSE, 10 SOUTH PLACE, EC2

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

Developer: **Union Investment Real Estate GmbH / CORE**
Architect: **Fletcher Priest Architects**
Commercial
145,000 sq ft | Existing
finsburycircushouse.com



THE CROYDON PARTNERSHIP

The Croydon Partnership, the joint venture between Unibail-Rodamco-Westfield and Hammerson, is committed to investing over £1.4bn to redevelop Croydon’s retail town centre. The Partnership will deliver a 1.5m sq ft scheme to transform Croydon into a retail and leisure hub for South London, creating 7,000 new jobs and acting as a catalyst for the wider regeneration of the town.

Developer: **Unibail-Rodamco-Westfield**
Architect:
Retail
1.5m sq ft | Outline planning granted
thecroydonpartnership.com



WESTFIELD STRATFORD CITY PHASE 2

Unibail-Rodamco-Westfield has officially started construction on the new 300,000 sq ft, 12-storey office building located next to Westfield Stratford City.

Developer: **Unibail-Rodamco-Westfield**
Architect: **SimpsonHaugh**
Commercial
300,000 sq ft | Under construction



THE COPYRIGHT BUILDING

The office property The Copyright Building is intended to be a Grade A building with eight floors. Due to the high sustainability standards, the building should then receive BREEAM Excellent certification. With a ceiling clearance height of up to 2.9 metres, the individual storeys offer lots of usage flexibility. Further highlights of the Copyright Building’s construction are generously sized terrace areas on the fourth and seventh storeys, offering a unique view over the West End of London.

Developer: **Union Investment**
Architect: **Piercy&Company**
Commercial
9,959 sqm | Existing



ONE BISHOPSGATE PLAZA

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

Developer: **UOL Group / Pan Pacific Hotels Group**
Architect: **PLP Architecture / MSMR Architects / Yabu Pushelberg**
Mixed-use
600,000 sq ft | Under construction
onebgp.com



68-86 FARRINGDON ROAD

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

Developer: **Whitbread PLC**
Architect: **Sheppard Robson**
Mixed-use
99,308 sq ft | Under construction



HUB BY PREMIER INN, MARYLEBONE

Whitbread purchased and secured planning consent to redevelop a vacant 54,0000 sq ft office building on Old Marylebone Road into a 294-bedroom hub by Premier Inn hotel. The building is a few minutes’ walk from both Marylebone and Paddington mainline railway stations. Whitbread will redevelop the site into a 13-storey hotel with a ground-floor café in line with the hub by Premier Inn brand. The hotel is expected to create 60 new jobs when it opens in 2021.

Developer: **Whitbread PLC**
Architect: **Sheppard Robson / Axiom Architects**
Residential
294-bedroom flagship hotel | Planning granted



40 EASTBOURNE TERRACE

40 Eastbourne Terrace is an existing 101,000 sq ft 1960's office building which sits opposite the new entrance to the Elizabeth Line. It is currently let in its entirety to McDermott (formerly CB&I) until the Spring of 2021. The location of the scheme and the nature of the asset lend themselves well to a hotel use and a resolution to grant for a 366 bed mid-market hotel was granted in September 2019.

Developer: **Invesco (owner) / YardNine (developer)**
Architect: **Sheppard Robson**

Mixed-use

101,000 sq ft GIA (existing) / 141,000 sq ft GIA (consented) | Existing (office) / Consented (hotel)
yardnine.com



50 EASTBOURNE TERRACE

50 Eastbourne Terrace is a significant site on the corner of Eastbourne Terrace and Craven Road, immediately adjacent to Paddington Station and the entrance to the Elizabeth Line. It comprises 75,000 sq ft of grade A office accommodation and 10,000 sq ft of retail space. A re-worked extant planning consent from 2016 secured an additional office storey with the scheme now providing office space over ground plus 6 upper floors and a total of 3,000 sq ft of roof terraces. The speculative development will be delivered to the market in Q4 2021.

Developer: **Invesco (owner) / YardNine (developer)**
Architect: **Sheppard Robson**

Mixed-use

85,000 sq ft | Under construction
yardnine.com



CHILWORTH MEWS

Seven new mews houses from part of the overall 50 Eastbourne Terrace project, but located in Chilworth Mews. The seven houses total 10,000 sq ft NSA. And each house is arranged over ground and 2 upper floors with an additional study and terrace on a third floor. The seven houses range in size from 2-3 bed units and each one has it has its own enclosed bike store and refuse area incorporated into the landscaping to the front. Each house has its own car space as required.

Developer: **Invesco (owner) / YardNine (developer)**
Architect: **Sheppard Robson**

Residential

10,000 sq ft | Under construction
yardnine.com

NEW LONDON
COMPANY
DIRECTORY



80 FENCHURCH STREET

80 Fenchurch will be a 14-storey landmark for the City of London, providing 250,000 sq ft of Grade A office accommodation and 12,000 sq ft of retail space. Designed by multi-award-winning architects TP Bennett, the project offers a refreshing alternative to the City's towers, featuring six landscaped roof terraces and variable floorplates ranging from 5,000 sq ft to 20,000 sq ft. The building will achieve BREEAM excellent and WiredScore platinum ratings; construction is underway and scheduled for completion in June 2020.

Developer: **Partners Group (owner) / YardNine (developer)**
Architect: **TP Bennett**

Mixed-use

252,250 sq ft | Under construction
eightyfen.com

NLA is a member-supported organisation with over 500 member organisations from across property, architecture, planning and construction. NLA members are listed in this directory along with profiles of key companies active across London.

To have your company profile included in the next issue of New London Quarterly or to find out about NLA membership, please contact Aurelia Amantis on **020 7636 4044** or email **aurelia.amanitis@newlondonarchitecture.org**

ACADEMIA

Kingston University
kingston.ac.uk

University College London (UCL)
020 3108 8666
ucl.ac.uk

ARCHITECTURE AND DESIGN

3rdspace
01869 254023
3rdspace.co.uk

5plus Architects
020 7253 7644
5plusarchitects.com

Adam Architecture
020 7841 0140
adamarchitecture.com

Adjaye Associates
020 7258 6140
adjaye.com

Agenda 21 Architects Studio
020 7687 6001
agenda21arch.com

AHR_PCKO
020 7837 9789
ahr-global.com

Alison Brooks Architects
020 7267 9777
alisonbrooksarchitects.com

aLL Design
020 7095 0500
all-worldwide.com

Allford Hall Monaghan Morris
020 7251 5261
ahmm.co.uk

Allies and Morrison
020 7921 0100
alliesandmorrison.com

Archio
020 7183 4048
archio.co.uk

Architecture Initiative
020 3657 7800
architectureinitiative.com

ArchitecturePLB
020 7940 1888
architectureplb.com

Archmongers
archmongers.com

Arney Fender Katsalidis
020 3772 7320
afkstudios.com

Aros Architects
020 7928 2444
arosarchitects.com

Ash Sakula Architects
020 7831 0195
ashsak.com

Assael
020 7736 7744
assael.co.uk

Aukett Swanke
020 7843 3000
aukettswanke.com

AVR
020 7403 9938
avrlondon.co.uk

Axiom Architects
020 7421 8877
axiomarchitects.co.uk

Ayre Chamberlain Gaunt
020 3909 5750
acgarchitects.co.uk

Barr Gazetas
020 7636 5581
barrgazetas.com

BB partnership
020 7336 8555
bbpartnership.co.uk

BDG architecture + design
020 7559 7400
bdg-a-d.com

BDP
020 7812 8000
bdp.com

Bell Phillips Architects
020 7234 9330
bellphillips.com

Belsize Architects
020 7042 8250
belsizearchitects.com

Ben Adams Architects
020 7633 0000
benadamsarchitects.co.uk

Benedetti Architects
020 3475 7500
BenedettiArchitects.com

Bennetts Associates Architects
020 7520 3300
bennettsassociates.com

Benoy
020 7726 8999
benoy.com

BIG ? Bjarke Ingels Group
020 3735 4996
big.dk

Box Architects
020 345 70835
boxarchitects.co.uk

BPTW
020 8293 5175
bptw.co.uk

Broadway Malyan
020 7261 4200
broadwaymalyan.com

Bryden Wood
020 7253 4772
brydenwood.co.uk

BSBG London
07488 325 742
bsbglttd.com

Buckley Gray Yeoman
020 7033 9913
buckleygrayyeoman.com

Burwell Deakins Architects
020 8305 6010
burwellarchitects.com

CallisonRTKL
020 7306 0404
rtkl.com

Cartwright Pickard Architects
020 7554 3830
cartwrightpickard.com

Child Graddon Lewis
020 7539 1200
cgluk.com

Chris Dyson Architects
020 7247 1816
chrisdyson.co.uk

Collado Collins
020 7580 3490
colladocollins.com

Conran & Partners
020 7403 8899
conranandpartners.com

Cousins & Cousins
020 7482 4009
cousinsandcousins.com

Cove Burgess Architects
020 3758 7050
coveburgess.com

Craftworks
020 7633 0055
craftworks.co.uk

Curl la Tourelle Architects
020 7267 0055
cltarchitects.co.uk

CZWG Architects
020 7253 2523
czwg.com

Dallas Pierce Quintero
07779 105 522
dp-q.com

Darling Associates
020 7630 0500
darlingassociates.net

David Miller Architects
020 7636 4318
david-miller.co.uk

David Morley Architects
020 7430 2444
davidmorleyarchitects.co.uk

David Roden Architects
020 3282 7119
www.rodenarchitects.com

de Rijke Marsh Morgan Architects
020 7803 0777
drmm.co.uk

Dexter Moren Associates
020 7267 4440
dextermoren.com

DGA Architects
020 7834 9474
dga-architects.co.uk

Donald Insall Associates
020 7245 9888
donaldinsallassociates.co.uk

Douglas and King Architects
020 7613 1395
douglasandking.com

DSDHA
020 7703 3555
dsdha.co.uk/

Emrys Architects
020 7726 5060
emrysarchitects.com

EPR
020 7932 7600
epr.co.uk

Eric Parry Architects
020 7608 9600
ericparryarchitects.co.uk

ESA Architects
020 7580 5886
esa-ltd.com

Farrells
020 7258 3433
farrells.com

Fathom Architects
020 3151 1515
fathomarchitects.com

FCB Studios
020 7323 5737
fcbstudios.com

Feilden + Mawson
020 7841 1980
feildenandmawson.com

Flanagan Lawrence
020 7706 6166
flanaganlawrence.com

Fletcher Priest
020 7034 2200
fletcherpriest.com

Fluid
020 7729 0770
fluidoffice.com

Footwork
07831 528 024
footwork.org.uk

Formation Architects
020 7251 0781
formationarchitects.co.uk

Foster + Partners
020 7738 0455
fosterandpartners.com

Fraser Brown MacKenna
020 7501 0543
fbmarchitects.com

Gensler
020 7073 9600
gensler.com

Glenn Howells Architects
0207 407 9915
glennhowells.co.uk

gpad London
020 7549 2133
gpadlondonltd.com

Grid Architects
020 7593 3260
gridarchitects.co.uk

Grimshaw Architects
020 7291 4141
grimshaw.global

Gundry & Ducker
0203 417 4895
gundryducker.com

Hamson Barron Smith
020 7940 3456
barronandsmith.co.uk

Haptic Architects
020 7099 2933
hapticarchitects.com

HASELL
020 7490 7669
hassellstudio.com

Haverstock
020 7267 7676
haverstock.com

Hawkins\Brown
020 7336 8030
hawkinsbrown.com

Haworth Tompkins
020 7250 3225
haworthtompkins.com

Hayes Davidson
020 7262 4100
hayesdavidson.com

Henley Halebrown
020 7033 9700
henleyhalebrown.com

HKS Architects
020 7292 9494
hksinc.com

HOK
020 7636 2006
hok.com

Hopkins Architects Partnership
020 7724 1751
hopkins.co.uk

Horden Cherry Lee
020 7495 4119
hcla.co.uk

HTA Design
020 7485 8555
hta.co.uk

Hutchinson & Partners Limited
020 7199 7700
hutchinsonandpartners.com

IBI Group
020 7079 9900
ibigroup.com/uk

Islington Council Architects
0207 527 2440
islington.gov.uk/business/architects/contact

Jestico + Whiles Architects
020 7380 0382
jesticowhiles.com

JM Architects
0207 580 5330
jmarchitects.net

John McAslan + Partners
020 7313 6000
mcaslan.co.uk

John Robertson Architects
020 7633 5100
jra.co.uk

Johnson Naylor
020 7490 8885
johnsonnaylor.com

JTP
020 7017 1780
jtp.co.uk

Karakusevic Carson Architects
0207 566 6300
karakusevic-carson.com

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PDPLondon.com

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penoyreprasad.com

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uk.perkinswill.com

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londoncpa.com

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constructionproducts.org.uk

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Far East Consortium
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landsecurities.com

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shawcorporation.com

South Coast Estates
0208 370 9119
southcoastestates.co.uk

Stanhope plc
020 7170 1700
stanhopeplc.com

The Bedford Estate
020 7636 2885
bedfordestates.com

The Collective
020 7183 5478
thecollective.co.uk

The Crown Estate
020 7851 5050
thecrownestate.co.uk

The Portman Estate
020 7563 1400
portmanestate.co.uk

U+I
020 7828 4777
uandiplc.com

Vastint
020 3384 7900
vastint.eu

Voreda
voreda.com

Whitbread
01582 424200
whitbread.co.uk

PUBLIC BODIES

Design Council
020 7420 5200
designcouncil.org.uk

Environment Agency
03708 506 506
environment-agency.gov.uk

Greater London Authority
020 7983 4641
london.gov.uk/mayor-assembly/gla

Historic England
020 7973 3700
historicengland.org.uk

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

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

Transport for London
020 3054 3883
tfl.gov.uk

almacantar

ALMACANTAR

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

Investor / Developer

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



ARGENT

Argent delivers some of the best mixed-use developments in the UK: major commercial, residential, education, cultural and community developments in the country's largest cities. It is involved in the full development process from identifying and assembling sites to financing, project management of the construction process, letting and asset management. It also manages and maintains buildings and estate. In 2015, Argent entered into a joint venture partnership with US developer Related, forming Argent Related, to pursue future opportunities for urban development, with a focus on the build-to-rent sector.

Developer

4 Stable Street, King's Cross, London N1C 4AB
argentllp.co.uk



ARGENT RELATED

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

Developer

4 Stable Street, King's Cross, London N1C 4AB
argentrelated.co.uk



BATTERSEA POWER STATION

Battersea Power Station is one of the world's most famous buildings and is at the heart of central London's most visionary and eagerly anticipated new development. The redevelopment of the 42-acre site is being managed by Battersea Power Station Development Company.

Developer

1 Village Courtyard, Battersea, London SW11 8EZ
batterseapowerstation.co.uk



BERKELEY GROUP

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

Developer

Berkeley House, 19 Portsmouth Road, Cobham KT11 1JG
berkeleygroup.co.uk



BRITISH LAND

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

Developer

York House, 45 Seymour Street, London W1H 7LX
britishland.com



BALLYMORE

Ballymore is a developer with vast and varied experience, acknowledged as pioneers of some of Europe's largest regeneration projects. With ambitious mixed-use transformational developments and sensitive modernisation in established, historic cityscapes, Ballymore take its responsibility as a place maker very seriously, putting quality of life and a connection to arts and culture at the core of their work. Founded in Ireland in 1980, Ballymore remains 100 per cent owned and managed by founder Sean Mulryan and his family.

Developer

161 Marsh Wall, London E14 9SJ
ballymoregroup.com



BAM CONSTRUCTION

BAM Construction is one of the foremost contractors with an annual turnover in excess of £985m. We set high standards for everything we do and we have a reputation for providing lasting value for our customers by creating excellent working relationships. Listening to our customers, exceeding our customers needs, aspiration and expectations, delivering projects on time and on budget whilst being a responsible contractor. Our projects span seven main markets: office, education, retail, mixed use development, health, leisure and law & order.

Contractor

24 Chiswell Street, London EC1Y 4TY
bam.co.uk



BARRATT LONDON

Barratt London is a market-leading residential developer with over 30 years' experience in the Capital, delivering over 2,000 new homes in London each year. Barratt London is committed to providing an unbeatable customer experience and developing exceptional homes for all Londoners—with a vision to make London an even better place to live. Barratt London's portfolio includes residential developments, from state-of-the-art penthouses in the City of London to complex, mixed-use regeneration projects in Hendon.

Developer

3rd Floor Press Centre, Here East, Queen Elizabeth Olympic Park, London E15 2GW
barrattlondon.com



BROOKFIELD PROPERTIES

Brookfield Properties is a premier real estate operating company that provides integrated services across the real estate investment strategies of Brookfield Asset Management ("Brookfield")—a globalised alternative asset manager with over \$330 billion in AUM. Our vertically integrated real estate capabilities are established in each of Brookfield's target sectors and regions around the globe, ensuring that our assets are managed to maximize the tenant experience, with a focus on integrating new real estate technologies that keep us at the forefront of innovation and sustainability.

Owner / Developer / Asset Manager

Citypoint, 1 Ropemaker Street, London EC2Y 9AW
brookfieldproperties.com



CADOGAN

Cadogan is a property manager, investor and developer—with a 300 year history that informs its modern and dynamic estate management approach today. As proud custodians of Chelsea, their long-term stewardship aims to safeguard the area's vitality and ensure that it remains one of the capital's most thriving and fashionable districts. The Estate's 93 acres span a vibrant neighbourhood renowned for its unique mix of cultural attractions, stunning homes, international flagship stores, independent boutiques and lively cafés, bars and restaurants.

Developer / Investor / Asset Manager

10 Duke of York Square, London SW3 4LY
cadogan.co.uk



CANARY WHARF GROUP

Canary Wharf is a major central business district in London. No other business district in a major European city offers occupiers the flexibility of design from a developer with an unsurpassed track record of delivering buildings. With over 17m sq ft of office and retail space, a working population of 120,000 people, 300 shops, bars, restaurants, health clubs and other amenities, 30 acres of intricately landscaped public spaces, and an extensive arts & events programme—Canary Wharf provides an unrivalled working lifestyle.

Developer

One Canada Square, Canary Wharf E14 5AB
canarywharf.com



CAPITAL & COUNTIES PROPERTIES

Capital & Counties Properties PLC (Capco) is one of the largest investment and development property companies that specialises in central London real estate. Capco’s landmark London estate is at Covent Garden. The company creates and grows value through a combination of asset management, strategic investment and development.

Owner / Investor / Developer

15 Grosvenor Street, London W1K 4QZ
capitalandcounties.com



CATALYST

Catalyst is a leading housing association that manages over 21,000 homes across London and the South East. As expert developers of mixed-tenure neighbourhoods with a proven track record in estate regeneration, Catalyst expects to develop more than 1,000 homes a year by 2020—working both independently and in partnership with others.

Housing Association / Developer

Ealing Gateway, 26-30 Uxbridge Road, London W5 2AU
chg.org.uk



CITY OF LONDON

The City of London is a uniquely diverse organisation with three main aims: to support and promote the City as the world leader in international finance /business services; to provide high quality local services and policing for the Square Mile; and to provide valued services to London and the nation as a whole. The City Surveyor’s Department manages commercial property in excess of £2bn. The City Property Advisory Team acts as a facilitator between internal departments, businesses and the property industry.

Local Government

Guildhall, PO Box 270, London EC2P 2EJ
cityoflondon.gov.uk



THE CROYDON PARTNERSHIP

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

Developer

thecroydonpartnership.com



DERWENT LONDON

Derwent London is the largest central London REIT with a portfolio of 5.7m sq ft located predominantly in central London. We create value by developing, refurbishing and managing our assets well. We typically acquire properties off-market with low capital values and modest rents in improving locations. We take a fresh approach to the regeneration of each property with a focus on tenants and an emphasis on design. A strong balance sheet with modest leverage and flexible financing supports these activities.

Developer

25 Savile Row, London W1S 2ER
derwentlondon.com



EPR ARCHITECTS

EPR Architects is an award-winning architectural studio based in London, Manchester and Poland. Our reputation as one of the UK’s leading practices reflects proven expertise in architecture, masterplanning, interior design and our commitment to design excellence. Our diverse team of over 200 talented people collaborate to produce vibrant, inventive and sustainable architecture in response to our client’s unique requirements, delivering an exciting portfolio of projects with professionalism from concept to delivery.

Architect

30 Millbank, London SW1P 4DU
epr.co.uk



COUNTRYSIDE

Countryside works in partnership with public and private sector organisations to regenerate housing estates and secure the provision of high quality mixed-use and mixed-tenure schemes. Our projects are developed in partnership with local authorities, housing associations and local communities. We have undertaken more than 40 estate regeneration schemes since the 1980s and we have been building new homes in London and the South East for more than 55 years.

Developer

Countryside House, The Drive, Brentwood, Essex CM13 3AT
countryside-properties.com



CROSSTREE REAL ESTATE PARTNERS

Crosstree is a London-based and focused real estate investment and development company. Crosstree’s portfolio includes over 1.5m sq ft of projects across the retail, office, hotel and residential sectors.

Owner / Investor / Developer

1 Curzon Street, London W1J 5HD
crosstree.com



THE CROWN ESTATE

The Crown Estate is a specialist real estate business with an actively managed portfolio of high-quality assets in great locations. By combining scale and expertise in our chosen sectors with a customer-focused approach we deliver strong returns for the nation’s finances. Our portfolio includes central London—where we hold almost the entire freehold to Regent Street and around 50 per cent of the buildings in St James’s—as well as prime regional retail holdings across the UK.

Land Owner / Developer / Asset Manager

1 St James’s Market, London SW1Y 4AH
thecrownestate.co.uk



FIRST BASE

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

Developer

91 Wimpole Street, London W1G 0EF
firstbase.com



FORE PARTNERSHIP

FORE Partnership is a purpose-driven, direct co-investing platform for UK and European real estate, backed by prominent family offices and private investors. FORE addresses the specific needs of investors seeking greater alignment of their property investments with their core values using an investment approach that drives returns through a holistic view on sustainability, design, occupational trends, social impact, and the built environment. The firm calls this approach ‘responsible real estate’. FORE has offices in London and Frankfurt.

Developer

18 Savile Row, London W1S 3PW
forepartnership.com



GREAT PORTLAND ESTATES

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

Investor / Developer

33 Cavendish Square, London W1G 0PW
gpe.co.uk



GREYSTAR

Greystar is the global rental housing leader, offering expertise in investment, development and property management. In bringing our ‘multifamily’ Build to Rent model to the UK, Greystar draws on over 25 years experience—we currently manage over 400,000 homes globally. In the UK we have more than 5,000 BTR homes in active development and a student housing portfolio exceeding 6,000 bedspaces. We focus on the quality of our residents’ experience as well as the broader long-term placemaking of our developments.

Developer / Property Manager / Investment Manager
Finsbury Circus House, 15 Finsbury Circus, London EC2M 7EB
greystar.com



GROSVENOR BRITAIN & IRELAND

Grosvenor Britain & Ireland creates and manages high-quality neighbourhoods across the UK and Ireland. The company’s diverse property development, management and investment portfolio includes Grosvenor’s London estate, comprising 300 acres of Mayfair and Belgravia, in which it has a £1bn rolling investment programme. Other developments are elsewhere in London and in Oxford, Cambridge, Edinburgh and Southampton. As at 31 December 2016, Grosvenor Britain & Ireland had £5.1bn of assets under management.

Developer / Investor / Asset Manager
70 Grosvenor Street
grosvenor.com



HADLEY PROPERTY GROUP

Hadley Property Group is a privately-owned residential-led property developer, specialising in progressive, sustainable approaches to the delivery of much-needed housing in Central and Greater London. With more than 1500 homes in the pipeline, the company is currently developing mixed-use schemes (c. 150–500 homes), large scale regeneration projects delivered in partnership with local authorities and the GLA, and luxury developments in central London.

Developer
16 Garrick Street, London WC2E 9BA
hadleypropertygroup.com



LANDSEC

At Landsec, we believe great places are for people to experience and are made with the experience of great people. As one of the largest real estate companies in Europe, our £13.4bn portfolio spans 24m sq ft of well-connected, experience-led retail, leisure, workspace and residential hubs, with a growing focus on London. We deliver value for our shareholders, great experiences for our customers and positive change for our communities. At Landsec, everything is experience.

Developer
100 Victoria Street, London SW1E 5JL
landsec.com



LENDELEASE

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

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

LONDONNEWCASTLE

LONDONNEWCASTLE

Londonnewcastle has been creating developments in the capital for the design-conscious for the past three decades. Our growth has always been driven by our ability to recognise the possibilities in every opportunity. It stems from an unshakeable commitment to our core beliefs. That we’re here to create design-led, mixed-use developments of the highest quality; that we’ll deliver a tireless level of service from origination to after care; and that all our stakeholders and clients will benefit from what we do.

Developer
90 Whitfield Street, London W1T 4EZ
londonnewcastle.com



HB REAVIS

HB Reavis is an international workspace provider that designs, builds and manages places that enhance well-being and productivity. Working in the UK, Poland, Czechia, Slovakia, Hungary and Germany, we have already provided workspaces for over 65,000 people with a pipeline to deliver much more.

Developer
Level 7, 33 King William Street, London EC4R 9AS
hbreavis.com



HELICAL

Helical is a listed property investment and development company specialising in London and Manchester. Our central London portfolio comprises over 1.6m sq ft of real estate, spanning contemporary offices to vibrant mixed use schemes featuring prime residential apartments. With a concentration around the EC1 area of both new developments and refurbishment projects, we create distinctive buildings with attractive public realm that provide occupiers with flexible and striking space.

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



L&Q

L&Q is a leading residential developer and housing association. L&Q creates high quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. L&Q leads major residential and mixed-use developments and provides rented homes that are genuinely affordable and help people onto the housing ladder through options such as shared ownership. We also rent and sell homes on the open market. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.

Housing Association / Developer
3 Maidstone Road, Sidcup DA14 5HU
lqgroup.org.uk



THE MERCERS’ COMPANY

The Mercers’ Company is the Premier Livery Company of the City with over 700 years of history. The Company and its associated charities are active in supporting a variety of charitable causes, particularly care for the elderly and education. Its activities are derived from investments, primarily property in London’s West End and City. Following the successful JV with Shaftesbury Plc to develop St Martin’s Courtyard the Company are now undertaking a variety of projects to modernise the estate.

Land Owner
Becket House, 36 Old Jewry, London EC2R 8DD
mercers.co.uk



MITSUBISHI ESTATE

Mitsubishi Estate is a leading international property development and investment company with a substantial commercial and residential portfolio in Japan, which includes more than 30 buildings in Marunouchi, Tokyo’s central business district. Mitsubishi Estate is best known in the UK for its highly successful redevelopments of Paternoster Square, Bow Bells House in the City of London and also the Central Saint Giles development in London’s West End.

Developer
5 Golden Square, London W1F 9HT
mec.co.jp



MOUNT ANVIL

Mount Anvil has spent nearly 30 years focused on London, striving to become its most respected developer. A Mount Anvil home is part of a collection that’s in tune with its surroundings. They’re built to last and built for lasting value. We raise the bar each time, evidenced by the customers and partners that keep coming back to us. We promise and deliver exceptional homes and places that are known for world-class design, lasting quality and genuine customer care. We call that Better London Living.

Developer
140 Aldersgate Street, London EC1A 4HY
mountanvil.com



PEABODY

Peabody owns and manages over 66,000 homes across London and the South East. Our mission is to help people make the most of their lives. We prioritise building genuinely affordable homes and aim to create great places that benefit our residents and the wider community. As well as bricks and mortar, we provide a wide range of community programmes in our neighbourhoods, including help with employment and training, health and wellbeing projects, family support programmes and a dedicated care and support service.

Housing Association
45 Westminster Bridge Road, London SE1 7JB
peabody.org.uk



QUINTAIN

Quintain has the unique ability to deliver and asset manage large scale, mixed-use development specialising in Build to Rent (BtR), delivering on a strategy for long-term ownership and investment in the UK and Ireland. Quintain wholly owns Tipi, the lifestyle-focused rental operator. Quintain is behind the £3bn transformation of Wembley Park, set to become the UK’s largest single site of BtR, and has recently launched its Irish subsidiary, delivering 9,000 homes and 600,000 sq ft of commercial space in Greater Dublin.

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



REDROW HOMES

As one of the UK’s leading residential developers Redrow’s purpose is to create a better way for people to live. Our homes are constructed efficiently, responsibly and sustainably, delivering high quality environments for our customers. Our 14 England and Wales divisions build more than 5,000 homes per year. Redrow have designed and delivered exceptional developments around the capital and have two London offices. Our developments benefit the health and lifestyle of residents; we have an excellent record of community-led schemes.

Developer
1st Floor, Unex Tower, 7 Station Street, Stratford, London E15 1AZ
redrow.co.uk



STANHOPE

We are developers with 30+ years’ experience and more than £26bn of completed projects. Our successful track-record includes landmark projects such a Broadgate, Paternoster Square, Chiswick Park and Television Centre. Our new projects include Royal Street and The British Library. We are a focused team of development entrepreneurs from professional property and construction backgrounds including surveyors, engineers and building experts, together with a finance team and support staff. Uniquely, many of the Stanhope executive team have worked together for over 15 years.

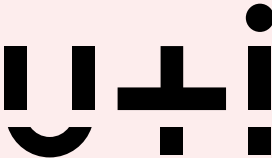
Developer
2nd Floor, 100 New Oxford Street, London WC1A 1HB
stanhopeplc.com



SWAN HOUSING ASSOCIATION

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

Housing Association / Developer
swan.org.uk



U+I

U+I is a specialist regeneration developer and investor. With a £6bn portfolio of complex, mixed-use, community-focused regeneration projects including a £200m investment portfolio, we are unlocking urban sites bristling with potential in the London, Manchester and Dublin city regions. We exist to create long-term socioeconomic benefit for the communities in which we work, delivering sustainable returns to our shareholders.

Regeneration Developer / Investor
7A Howick Place, Victoria, London SW1P 1DZ
uandiplc.com



ROCKWELL PROPERTY

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

Developer
23 King Street, London
rockwellproperty.co.uk



SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages 6.9m sqm of space (74m sq ft) valued at over £10 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.

Developer
Cunard House, 15 Regent Street, London SW1Y 4LR
segro.com



SELLAR

Sellar is an award-winning, privately owned property company best known for developing The Shard and accompanying Shard Quarter. Established more than 25 years ago, Sellar’s work is concentrated in London, where the company is recognised for delivering exceptional, design-led projects with a commitment to quality. Sellar’s approach to design and development is driven by an understanding of how people interact with buildings and the positive impact that successful development can deliver.

Developer
42-44 Bermondsey Street, London SE1 3UD
sellar.com



UNION INVESTMENT REAL ESTATE

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

Investor / Developer
Postfach 30 11 99, D-20304 Hamburg, Germany
union-investment.com/realestate



WHITBREAD

Whitbread, which owns Premier Inn and Costa, is one of the UK’s largest occupiers with around 2,800 hotels, restaurants and coffee shops in the UK. Backed by the strength and assurance of a FTSE 100 company with more than 275 years’ trading history, both businesses are expanding and looking for more sites to support growth. Premier Inn— together with the newly-introduced hub by Premier Inn format—has a growth target of 85,000 bedrooms by 2020 with requirements nationwide. Costa is actively seeking more excellent locations across the country.

Developer
Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable LU5 5XE
whitbread.co.uk



YARDNINE

YardNine is a property development and asset management company focused on bringing exciting, high-quality projects to life through a collaborative approach. Our nimble, experienced team and personal approach are part of what differentiates us. We see ourselves as a partner of choice; we are not bound to any particular sector and can offer a complete service from pre-construction through to management post completion.

Developer / Asset Manager
26 Carnaby Street, London W1F 7DF
yardnine.com

A WEDDING, CHOCOLATE AND THE BIRTHDAY PARTY

Artist *Wolfgang Buttress* reflects on his relationship with the capital, based on a long 24–36 hours spent in London when he was 16



'I found myself in Heaven. Still naked men wrapped in cling film, suspended and tied from the ceiling'

I remember 1981. There was a wedding. Of no interest to me. I was in London. I came down from the north Cumbrian coast for culture. I was 16. I wasn't born in the North; I wanted it to claim me. It did. For six weeks London seduced me. I was with a friend, a Manc. We were alone. Excited. Paradoxically, so much I loved and witnessed wasn't from London. Blue Orchids, Fire Engines, The Birthday Party, A Certain Ratio, Sam Shepard, Diane Arbus, Giacometti. Outsiders trying to make sense of the world.

I heard the South was different. On Tubes and buses no one talked. In the East End, in the pubs, no difference really. We gently mocked each other's accents but felt weirdly at home. The centre has always been a different world. Drifting around at dusk. Other skinny young men in long coats and soaped hair.

Fleeting nods to another tribe. I thought we knew something, some kind of secret. We didn't. We knew what we didn't know. I thought we connected, for a moment we did. We wanted to belong. We forgot.

All that is solid turns into air.

I found myself in Heaven. Still naked men wrapped in cling film, suspended and tied from the ceiling.

I thought they were mannequins; they were lowered and they awoke. Rubbing chocolate into skin, erections. I was embarrassed. Disconnected. Fascinated.

Outside. In the light. Three hours later walking along the Strand. Back east to the hostel. Thousands of Union Jacks. Photos of Diana. More flags. Deck chairs and flasks of tea. The day of the wedding. I had no idea. Disconnected. Fascinated. Embarrassed. I heard familiar accents in an unfamiliar world. Actors. A stage set. I was there but not there.

I remember seeing the Thames. I knew Turner, Whistler, Monet. I thought it'd be expansive, ethereal, otherworldly. It felt dead, massive and unobtainable. Solid and dark. I was close to water. I knew marshes: Worpswede and the Solway. Moving. Changing. Light always shifting. Another age and country expressed. This felt different. Alien. Dead. Unknowing. Unknowable. I couldn't catch it. More life in the river now than then. Everything changes but remains the same.

McDonald's. Charing Cross. I thought if I stayed here I'd catch myself next time. For a few years I'd always return. Hoping to see me as I was. The novelty wore off. I felt comfort, then felt alone. I stopped going.

Hot, wet, dirty, noisy. Out of his head, a platform on the Tube. A man with a sword. Waving it, swirling it.

Dead eyes. He looked at and through me. I looked away. A performance, a threat, a promise? I don't know. I moved on.

I live between the North and the South now, a foot in each. My heart in neither. ●

London's Hotels: expanding social spaces



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nla.london

Programme champion:



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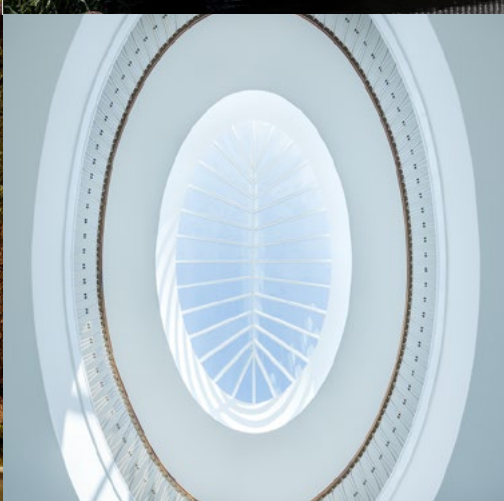
dexter
moren
associates

#NLAHotels

NLA's new research paper explores London's hotel industry, showcasing its findings across three key themes — social spaces, technology and planning. Discover the sector's most innovative responses and how these spaces contribute to the city as a whole.

"Hotels have a new role to play. Turning outwards, they can bring together guests, visitors and locals with shared views and values and help create a sense of belonging."

Dexter Moren, Partner, Dexter Moren Associates



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EPR Architects

