

NLQ

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nla

A portrait of Sir George Iacobescu, an older man with grey hair and glasses, wearing a dark blue suit jacket over a light blue shirt. He is smiling slightly and looking directly at the camera. The background is a blurred office setting.

BY GEORGE!

New Londoner of the Year Sir George Iacobescu | Faaiza Lalji | Ken Shuttleworth | Ruth Duston | Ibstock Place School | Islington Square

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GAGGENAU



50 NOT OUT

So, we’ve reached our half century.

Fifty issues of *New London Quarterly*, where we have aimed to disseminate some of the best and most original thought leadership on the capital city, along with profiles of those thought leaders, and the buildings and plans they forged to make the city better a better place.

How could we mark such a milestone? Effectively, with a 12-page love letter to the city, that’s how. In a special feature, we asked the great and good from across the industries that make up the built environment and beyond a simple question: ‘What is the best thing about London?’ Their fascinating and varied answers feature in this issue, along with pictures and sketches, starting on page 8.

One of the men who has undoubtedly changed London across the decade-and-a-half NLA has been in operation is Sir George Iacobescu, the creator of Canary Wharf. Honoured with the title of ‘New Londoner of the Year’ to go along with his knighthood, he reflects on the impact of the estate he runs on shifting London eastward, the engineering marvel that underpins the whole operation, and where it is all heading next in an interview this time.

Another profile, with Faaiza Lalji of Precis, touches on the impact that the knowledge quarter has had on the capital, and how her firm’s Belgrave House project in King’s Cross, designed by AHMM, promises to add more.

We take an in-depth look at two very different NLA award-winning schemes— Ibstock Place School by Maccreanor Lavington and Islington Square by CZWG. And there is much more besides, including a paean to drawing from Ken ‘the pen’ Shuttleworth and to Fitzrovia from Vectos’s Mike Axon, commentary from Peter Murray on the Highway Code and London’s contribution to Dubai’s Expo, a coffee break with Primera’s BID supremo Ruth Duston, as well as briefing notes on all the latest thinking from NLA events.

Ultimately, we’re happy and honoured to have made it to our half century. And hope you’ll join us for the next 50.

Enjoy the issue!

David Taylor, Editor

New London Quarterly
The magazine of New London Architecture —
bringing people together to shape a better city



nla.london

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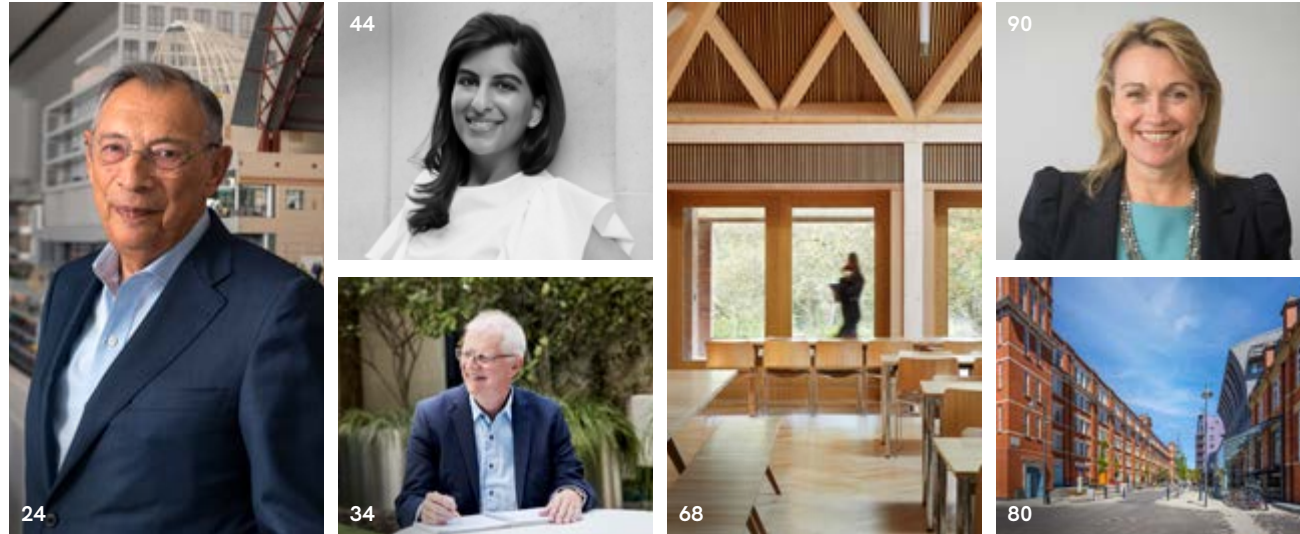
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Sir George Iacobescu
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NLQ 50



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Reasons to join NLA



PASSION



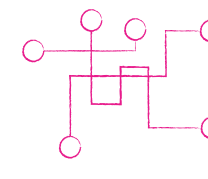
Be part of our mission. We believe in London, join us in promoting London as the global centre for design and construction.

PROMOTION



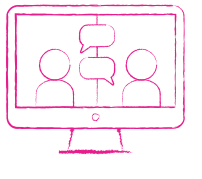
Raise your profile as a company, NLA membership supports your own PR team to reach a large and diverse audience.

NETWORKING



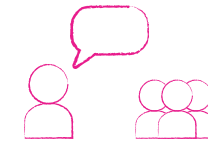
Connect with a silo-busting network, giving you access to all those involved in delivering development in the capital.

BUSINESS ADVICE



Learn to face these turbulent times. Our business webinars and member-to-member advice programme can help with key issues now and year-round.

THOUGHT LEADERSHIP



Speak at NLA events, join in round tables and expert panels and your industry-leading approach will be recognised by a wider audience.

AWARDS



Promote good design. The New London Awards promote exceptional projects, and clients and consultants who deliver them. Don't move improve promotes the work of small practices and builders.

CORE VALUES



Deliver a value-based message. NLA stands for good growth and a sustainable and just city for all Londoners. Your links with NLA demonstrate this commitment to your audience.

PROFILE



Promote your best projects, research and people. Our online content, NLQ magazine, weekly newsletter and social channels share the best work of our members, putting it in front of potential clients and the public.

READ, WATCH, LISTEN



Access all NLA content. News, blogs, videos, research and event catch-up recordings are all available to our members.

SKILLS & LEARNING



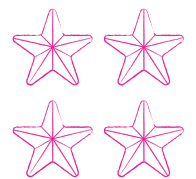
Gain CPD points and industry insight through our busy programme of seminars, conferences, webinars and workshops.

INSIGHT



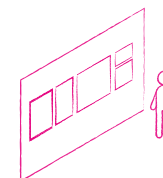
Read the latest NLA research papers. Stay up to date on key topics, projects and areas of development in London.

CHAMPION



Opportunity to align with and help shape the programme of one of 16 industry focused topics or networks.

EXHIBITIONS



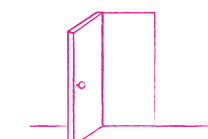
Showcase what you do in a first-class location, NLA has galleries in the Building Centre and the Guildhall in central London.

COLLABORATE



Extend your network to collaborate with a cross-sectoral community. We believe passionately in sharing to help shape a better city.

OPPORTUNITY



Connect with clients and designers. Our growing competition and charrette team provide a vital connection on exciting projects.

Together we can shape a better city, join today at nla.london

THE QUARTER

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

BUILDINGS

The Hickman, a seven-storey building in Whitechapel, became the first to be awarded WiredScore’s ‘platinum’ rating. The DSDHA-designed workplace for GPE, which was also awarded a BREEAM ‘excellent’ rating, features a 5,100 sq ft (474 sqm) shared courtyard, 4,400 sq ft (409 sqm) reception, café and bar with breakout space for collaboration. DSDHA also completed a major new public park, **Exchange Square**, in the heart of the City of London, for developer British Land. Suspended above the tracks of Liverpool Street Station and enclosed by Exchange House and the station’s grade II-listed train shed, Exchange Square ‘provides a socially inclusive and completely accessible new landscape that delivers significant biodiversity enhancement through generous planting and 420 sqm of green space across the 1.5-acre site’. Moxon Architects has completed **Brent Cross Town’s Visitor Pavilion** for Argent Related and Brent Council, marking an important milestone in the delivery of the £7 billion, 180-acre (73ha) regeneration project. The pavilion will enable public engagement for the development during the early project phases. Open to the public, it provides welcoming spaces for visitors, project teams, residents and the wider community, while ‘promoting the positive placemaking principles that will be embedded in the new North London neighbourhood’. European developer Ghelamco unveiled its first UK project, **The Arc, EC1**. The fully electric development in Shoreditch designed by AHMM and Bowler James Brindley features 100 new homes, 160,000 sq ft (14,865 sqm) of office and retail space, and a health and wellness hub with 413 cycle spaces. Pocket Living won planning consent for two schemes near Old Kent Road—an 11-storey, 117-home project on **Ossory Road** by Hawkins Brown and a nine-storey block on **Verney Road** by Gort Scott. Planners in Tower Hamlets recommended approval for a **56-storey tower** by Maccreanor Lavington on the Isle of Dogs. Barr Gazetas completed its work transforming a Victorian warehouse in King’s Cross into the first UK HQ for Hong Kong-based Techstyle platform **The Mills Fabrica**. The project includes a concept store, innovation gallery for sustainable brands, café, membership-led workspaces, a tech lab for prototyping, start-up incubation programme and events space. dMFK Architects won planning and listed building consent for the restoration and repurposing of the iconic former **Sanderson wallpaper factory** in Chiswick, designed by Charles Voysey, for client Dorrington.



Fully wired — The Hickman in Whitechapel wins WiredScore platinum



Park life — DSDHA’s Exchange Square



Brent Cross Town’s Visitor Pavilion



Shoreditch houses — AHMM’s The Arc



The Mills Fabrica — Barr Gazetas’ King’s Cross ‘techstyle’ platform



Voysey reborn — the Sanderson wallpaper factory



Designs on CUBE — The GNR8 Building



Richard Rogers, 1933–2021



Chris Wilkinson OBE, 1945–2021

COMPETITIONS AND REPORTS

NLA shortlisted 15 projects in the annual **Don’t Move, Improve!** competition. Full details in Portfolio on page 6. Developer RO entered its 22,221 sq ft (2,065 sqm) GNR8 office building in Watford into **CUBE**, the UK-wide competition aimed at delivering energy savings in commercial buildings and ‘a genuine contribution to net zero’ when it launches in March. The scheme has a Fitwel three-star rating. Construction activity across major UK cities rose markedly, with 72 new projects beginning construction in 2021, up from 53 in 2020, according to Deloitte’s **Regional Crane Survey**. UK institutional commercial real estate investors and property professionals are expecting to see significant increases in the value of their commercial real estate portfolios, if ESG performance is improved. That was according to research conducted by ESG data intelligence firm **Deepki**, which shows that 30 per cent expect capital value and rental revenues to increase by 31–40 per cent by improving ESG compliance. Chicago artist **Theaster Gates** was chosen to design the 2022 Serpentine Pavilion.

COMPANIES AND POLITICS

Five years after Grenfell, housing secretary **Michael Gove** said he hoped to end the ‘scandal’ in cladding by making sure manufacturers and housebuilders pick up the bill for defects, protecting leaseholders from costs. The move, among a raft of amendments to the Building Safety Bill, enables building owners and landlords to take legal action against manufacturers that supplied defective materials for any home built in the past 30 years that has subsequently been declared unfit for habitation. The **Royal Institute of British Architects** published new research urging the government to focus a new national retrofit strategy on updating 3.3 million homes in England built between 1919 and 1939, saving families £480 per year in the process. The UK has its 11th housing minister in as many years—former deputy chief whip **Stuart Andrew**, who replaced Chris Pincher after a reshuffle. **Quintain** kicked off its 30th anniversary year by breaking ground on its next major phase at Wembley Park, the 12-acre (4.9ha) North East Lands, set to deliver 2,000 new homes designed by Haworth Tompkins.

PEOPLE

The architecture profession lost two major names this quarter. **Lord Richard Rogers**, urbanist, peer, creator of the Lloyd’s Building, Pompidou Centre and founder of what is now Rogers Stirk Harbour and Partners, died aged 88 on 18 December. Lloyd’s rang the Lutine Bell to mark his passing at a remembrance service. **Chris Wilkinson OBE**, painter, artist, architect and the founder of WilkinsonEyre died aged 76. ‘Alongside his many achievements as an architect and artist, Chris was a brilliant husband and father,’ said his family in a statement. ‘We will remember his generosity of spirit—he was always available to help others and committed and loving to his family and friends. He had a great sense of optimism, living in the moment, and making use of every second. He will be dearly missed.’ Nexus Planning appointed **Sarah Roe** as associate to its London team. HKS appointed **Julianne Ilebode-Akisanaya** and **Sophia Hami** as health advisory leaders and vice presidents in its UK office. ●

For more news, interviews and features, sign up to our New London Weekly mailer at nla.london

DON'T MOVE, IMPROVE!

NLA has shortlisted 15 renovation projects from 200 submissions in this year's *Don't Move, Improve!* competition, celebrating the most innovative home improvement projects across the capital.

There were some emerging trends to note, including interconnected indoor/outdoor spaces, the use of wood and natural materials, natural tones and pastel colours, and bold shapes, including curves and circles, often inspired by Art Deco. Noticeably visible too were statement ceilings and colourful structures. The most popular boroughs for home improvements in the shortlist were Lewisham, Southwark, Kensington & Chelsea and Hackney, and the most common types of extension are rear and side, with interior refits, as befitting London's semi-detached and terraced housing.

The 15 schemes are as follows:
Designed by Turner Architects, **A Tuscan Veranda** features a kitchen remodelling and extension of a family home in Lambeth, drawing on the Italian style of the terraced house with classic and perfectly proportioned Romanesque arches.
Over in Lewisham, four houses were shortlisted. **Little Brownings** is a home extension set in a three-storey 1960s terraced house on the Dulwich Estate in Forest Hill, designed by Archmongers Architects.
Designed by Fraher & Findlay, **Non Boxy Lofty** looked at different ways of extending spaces at roof level. The architects looked at traditional ways of forming bedroom spaces at loft level and designed an inverse plan with the kitchen and dining spaces overlooking the rooftops, with the bedrooms underneath.

Pergola House by Benjamin Wilkes is a timber-framed single-storey extension to a Victorian family home in the Lee Manor conservation area. Wilkes enlarged the kitchen space to accommodate the needs of a growing young family.
Transitions by Red Squirrel Architects features two small rear extensions and the remodelling of the lower area of the rear elevation, and the addition of a landscaped external terrace. The transformation of the house was achieved with adding only 10 sqm of additional floorspace.
In Southwark, two houses made the cut. **Coffered House** by Proctor and Shaw reveals a deep retrofit to the upper storeys of the Victorian home. Additional rooms and a master bedroom *en suite* are created under the new, highly insulated roof.

Curve Appeal by Nimtim Architects reinvents a 1920s semi-detached house through the addition of a single joinery element that brings functionality, warmth and tactility to a reimagined family space.
In Kensington & Chelsea, architecture and interior design studio VATRAA, winner of last year's Compact Design of the Year prize, produced **Artist Studio Conversion**—a

conversion of a former artist studio into an energy efficient, four-bedroom home.
In North Kensington, Oliver Leech Architects remodelled **Pink House**, a Victorian terrace house that required a full overhaul.
In Hackney, **Bay Window House** by Gundry + Ducker features the addition of a modern staircase that connects the ground floor to the new space below. The extension is designed in the form of a new bay window as a counterpoint to the original bays.

Concrete Plinth House by DGN Studio features a series of concrete plinths, embedded into the ground of a Victorian end-of-terrace house, which stage the solitary and communal activities of a young family, as well as supporting the oak frame and steel structure which make up the fabric and lining of the new space.
Nestled in Highgate Conservation Area in Haringey, **Church Road** by AHMM with RUFFARCHITECTS is set among the only remaining ancient oaks outside Highgate Wood, the design team creating an innovative playful design and establishing this family home within the close-nit neighbourhood through shared benefits of flood protection, passive supervision and public realm improvements.

Shoji Apartment in Camden by Proctor and Shaw is a fine study in materiality, transparency and enclosure. This house renovation project is conceived as a prototype for micro-living: poky and uncomfortable cellular rooms have been replaced by a generous multi-functional living space arranged around a translucent sleeping pod inspired by Japanese shoji screens.
Slide and Slot House in Enfield features an extension and internal refurbishment of a 19th century cottage, designed by Ashton Porter Architects. Located within the Enfield Lock conservation area on a narrow strip of land between the River Lea and Lee Navigation, it converts a two-bedroom house into a three-bedroom modern living accommodation, with the addition of a new living space.
Finally, **Forest House** in Waltham Forest by AOC is a remodelled and extended semi-detached Victorian house on a tree-lined street in Highams Park. ●

The shortlist was selected by a judging panel chaired by NLA director Amy Chadwick Till, and comprising Phil Coffey, director, Coffey Architects; Anna White, property, business and lifestyle journalist; Sebastian Wood, director, Whitby Wood; and Kunle Barker, property expert and broadcaster. Winners will be announced later this year, alongside a magazine and a new website which will become a hub for project case studies, design trends, project and architect directories, and more.



A Tuscan Veranda by Turner Architects



Little Brownings by Archmongers Architects



Non Boxy Lofty by Fraher & Findlay



Pergola House by Benjamin Wilkes



Transitions by Red Squirrel Architects



Coffered House by Proctor and Shaw



Curve Appeal by Nimtim Architects



Artist Studio Conversion by VATRAA



Pink House by Oliver Leech Architects



Bay Window House by Gundry + Ducker



Concrete Plinth House by DGN Studio



Church Road by AHMM with RUFFARCHITECTS



Shoji Apartment by Proctor and Shaw



Slide and Slot House by Ashton Porter Architects



Forest House by AOC

Adam Scott; French-Tye; Chris Wharton; Billy Bolton; Adelina Iliev; Nick Deardon; Megan Taylor; VATRAA; Ståle Eriksen; Jim Stephenson; Nick Deardon; Timothy Soar; Ståle Eriksen; Andy Stagg; David Grandorge



Mandy Kaylin

50 OF THE BEST

To celebrate the 50th edition of New London Quarterly, we thought it would be a good idea to ask 50 of the built environment’s best and brightest one simple question: ‘What is the best thing about London?’ And here’s what they said! Here’s to another 50...

David Taylor, Editor



There are so many things I love about London it is hard to tie it down to one thing! The development and legacy of the Queen Elizabeth Olympic Park for London 2012 for me is one of the city’s greatest achievements this century. I still remember the festive and celebratory spirit of London during the summer of 2012, and I feel very proud to work with colleagues at AECOM who played such a significant role in the planning, design and delivery of the site. Ten years later it’s fantastic to see the positive legacy it has left for local communities as we continue our work on projects such as UCL East, IQL and East Bank. As a Londoner who lives a short Overground or bike ride away, I often visit the park with my young family to watch sporting events and enjoy the diverse space and facilities.

Lucy Carraz, director – head of government sector, buildings and places, EUR – UK & Ireland, AECOM



Let’s hear it for London’s diversity! Despite everything that conspires against it, the sheer ebullience of our multicultural society is what sets London apart for me. Alright, I’m not starry-eyed about the huge problems of institutional discrimination, social and economic disadvantage suffered by women, BAME and LGBTQ+ groups, and there remains a mountain to climb to obtain a level playing field for all of us. Notwithstanding, I can’t resist celebrating the upside, mixing it with the diversity among people on the streets, in healthcare, transportation, at work or leisure. We’ve all walked so much more over the past two years in neighbourhoods rendered quieter by COVID restrictions. Never have I been more aware of the many languages spoken by passers-by. Never have so many of us been tended by so many with diverse cultural origins as we have been processed with kindness and efficiency through vaccination centres. London is a lodestar in Britain and across the world for the joys of being among peoples from all walks of life. I’m excited by that, and the opportunity to show the way towards a truly equitable society, with the immeasurable benefits that will flow.

Benjamin Derbyshire, chair, HTA Design



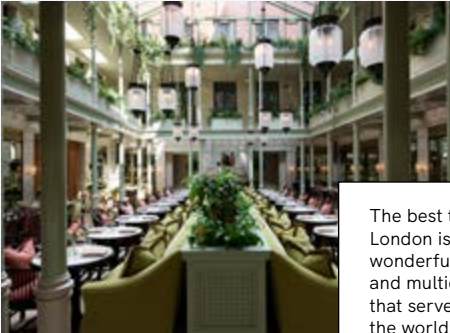
The best thing about London is its history. Around every street corner sits a rich juxtaposition between old and new architecture—snapshots chronicling the past. St Paul’s Cathedral is an important example, not only for the role it has played in the City’s history, but also its enduring influence on the built environment, to this day governing height limitations in the City and its surroundings.

Brandon Buck, design director and associate principal, Perkins & Will



The best thing about London is the Square Mile—with its labyrinth of streets, alleyways and hidden courtyards that have been the backdrop for commerce, artistry and business for centuries. Taking to the roofline provides a different perspective of the city. I love the unexpected vistas that reveal the tightly knitted network of spaces that form an ever-changing environment for London's unique workforce.

Jason Balls, main board director, EPR Architects



The best thing about London is...The many wonderfully characterful and multicultural 'villages' that serve as magnets for the world's most talented restaurateurs, hoteliers and designers. The vibrancy of the city and its thriving neighbourhoods provide an enormous amount of inspiration for the hospitality industry, helping them deliver an unrivalled and extraordinary smorgasbord of menus and experiences.

Mark Bruce, main Board director, head of hotels, EPR Architects



What can you say about the best city on the planet? Its capacity to bounce back from the worst calamities, from plague, war, terrorism and pandemic is astounding. Diversity is its key—the richness of the city's culture is a vital force in its ability to regenerate itself. There are a myriad micro and macro regeneration projects buzzing across the capital, even in these restricted times, from meanwhile uses or high-street interventions to the regeneration of Clapham Park, Chobham Manor, Wornington Green and Northwick Park. The city provides the canvas for us to challenge ourselves to do better, to ensure that the disadvantaged are not left behind, and that we include everyone in its prosperity, from those who suffer disability to those in need of new forms of inter-generational living and support. London does not let us rest on our achievements. It pushes us to lead on quality in all aspects of our lives, from design to environmental responsibility.

Manisha Patel, senior partner, PRP



It barely needs saying that most Londoners will visit one of the city's hospitals at some point. Many of the buildings themselves are ageing monuments that stand like great guardians of the people in some of the most prominent parts of our city, reminding us that London is a place for everyone. These are places of comfort when we are at our most vulnerable. We should take stock of them and throw our support behind the buildings, institutions, staff and community. We have all recently been acutely aware of the network of over 200 NHS Trust hospitals across London, many stretched to impossible limits. Our hospitals embody the best of what humans can achieve—to provide world-class care for all who need it.

Kent Jackson, Partner at SOM



The thing I love about London is its scale and urban grain. Largely human scale, walkable, diverse, with interesting routes and views, recognisable neighbourhoods and such a mix of uses, activities, ancient and recent history. The pattern of streets and brilliant parks and open spaces nearly always offers you a choice of the best way to go and something new to discover. While bits of it are planned, much of it really draws from its growth over time—sometimes haphazard, sometimes delightful, and (nearly) always able to support a real diversity of people, activity, place and opportunity. When you come across a new bit that you've not seen before that taps into these special qualities of London, that add to this complex background without shouting it really lifts the spirit. I am really glad it's not perfect, that it has so much to offer, so much potential and is at the same time easy to identify with and feel part of.

Hilary Satchwell, director, Tibbalds Planning and Urban Design, and mayor's design advocate

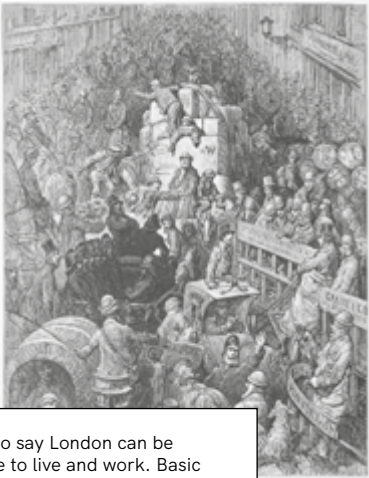
'London as a single personality,' wrote Ian Nairn in *Nairn's London*, 'simply does not exist.' That's the best thing about it. It is Europe's biggest city, made up of a thousand villages and doesn't readily fit into any categorisation, architectural or otherwise. You can feel a sense of the capital in certain places and spaces, but in others you are transported somewhere altogether different. It is a city which is hard, ugly and brutish but also soft, green and beguiling. London is characterised by its cockneys but also its diversity—it is really not quite like any other city in the world. If you need any help deciding what's best about London, then I would highly recommend sticking a copy of *Nairn's London* guidebook under your arm and starting your tour—you might just see into the soul of the city!

David Magyar, director, JRA



As someone who was born here, I have to say London can be the most frustrating and infuriating place to live and work. Basic things like finding schools, doctors and dentists are challenging. Our antiquated Tube system and clogged roads, worsened by endless roadworks, can make travel across the city an exhausting experience. London's boroughs don't always talk to each other, which manifests itself in jumps of scale, cycle lanes that disappear abruptly, and a disjointed public realm. Perhaps that is why London's built form has no order: there is no grid, it is a city that is not easy to navigate, there are distinct self-sufficient villages and districts that rub along together, with the places that overlap often the most charming. It works in three dimensions too, the upper levels of its buildings offering a different landscape. Complexity, sophistication or chaos, London seems to embody all three. It is a place that doesn't allow your senses to rest—it is challenging, stimulating and ever changing. That is why I love it.

Mike Stiff, founder, Stiff and Trevillion



The best thing about London is the juxtaposition of so many layers of history—and the energy that keeps this city running. After 2,000 years, the ancient Roman street layout is still there, providing the stage for our 21st century activities. London doesn't rest. From the small settlement on the river to the global finance hub, this place is constantly reinventing itself. Medieval churches and shiny office towers, neo-Tudor follies and dignified faux-Tuscan palazzi, refined Regency elegance and streamlined post-war efficiency, they all come together in an exuberant architectural cacophony full of promise and excitement. London's built environment is as eclectic and diverse as the people who live here. What comes next? Change is in the air. High-performing zero-carbon buildings are already introducing a new age of sustainable urbanism which, together with lavish urban greenery and smart transport technologies, will transform London's appearance yet another time.

Thomas Bender, senior historic environment and townscape adviser, Montagu Evans





Upon arrival from the other side of the world for a holiday I walked from South Kensington to Hyde Park and immediately decided I wanted to live in London—it was an instant love affair. When I returned a year later as a new resident, I walked along the Thames and spotted a hulking edifice across the river and was intrigued—I never thought I would work on the famous Battersea Power Station let alone be there for its opening to the public later this year. For me, London’s allure is its history, and a city without history is a city without soul—it’s been a privilege to play a part in its ever-evolving journey.

Gordon Adams, head of planning and public affairs, Battersea Power Station Development Company

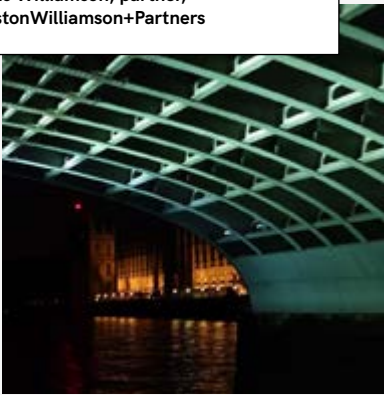
The best thing about London is that it’s a mess. It’s not easy to get to know; there’s no grid. The defining river through it winds and bends to the point that north and south get muddled. It’s home to parliament, City Hall and 33 town halls and yet no one quite knows who’s in charge of what (am duty bound to say that of course LCA does). A London postcode might mean city living, a suburban idyll or a rural outpost 90 minutes from Leicester Square. Its politics and demographics seem obvious—left-leaning, young, affluent—except you’ll find Brexit voters, ageing populations and some of the most deprived parts of the country here. But in the mess there’s something for everyone and great reward when you figure even one little bit of it out. Like the best Italian restaurant in Clerkenwell or the quickest way between the Victoria and Jubilee lines at Green Park.

Jenna Goldberg, board director, London Communications Agency



The best places usually are ambidextrous. They usually belong to the public. And they offer the capacity to teach. The turbine hall at Tate Modern comes to mind. Our studios are just behind the museum. Most days, at least non-COVID days, my encounters with the hall are rather pedestrian. I use it as a covered street when walking north/south. Having grown up in a country where museums are not free, the idea of just walking through Tate to merely get from point A to B brings such joy. Then there is the (big) art inside. It’s a transubstantiating secular cathedral. Each commission is revelatory. My favourite has been Fons Americanus by the artist Kara Walker, curated by my friend Clara Kim. It was the city’s tallest fountain, but it also told a vital story about racial terror and how our city was built on it. Like London—impressive but complicated.

Daniel Elsea, director, Allies and Morrison



London is constantly improving, with exciting new events, exhibitions and attractions. An excellent example being the Illuminated River project

Chris Williamson, partner, WestonWilliamson+Partners

The places at the edges. When we think of London we’re often drawn to the middle—and rightly so. The beauty of central London is unrivalled. From John Nash’s iconic Regent Street to the magnificent St Paul’s, these stalwarts of the London skyline help define our conception of the capital. But London is much more than that. The places at the edges are often less spoken about, but just as important. London’s rapid growth from 1800 onwards resulted in the swallowing up of many autonomous villages and hamlets. While no longer part of a rural hinterland, this network of settlements now forms the glue to modern urban London. Rich in character, charm and sense of place, these outer boroughs are the backbone of community for many Londoners. At Pocket Living, we work in over 65 per cent of boroughs across London, developing homes that sit within, and add to, the rich history of these places. A history that defines the London we see today.

Nick Cuff, Pocket Living



The front right seat on the top of a double-decker. There is no better way to travel.

Philip Graham, executive director, Good Growth, GLA



London — the world’s favourite city. After the dregs of the 1970s, London has transformed itself into the place where people want to be. Yes, a powerhouse of commerce through deliberate opening-up of markets but also a living city where cultural attractions, centres of learning, sport and unique experiences make it a rounded existence. Things we locals take for granted—the Tube, the NHS, black cabs, great schools and colleges, public services—from abroad look even more impressive. Intangibles like safety, stability, language, time zone and yes, even the climate add to its appeal. For NLA, we can also stress world-class architecture and design, obvious to the visitor right across the capital and given a special boost by the Olympics and the blossoming of the tech and creative sectors to add to the already dominant finance, law and professional specialists. Even as the pandemic recedes, we can see what needs to be done to make London an even more liveable place and build on the successes of the past three decades.

Michael Cassidy, chair, NLA

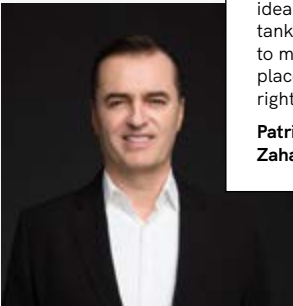
Every street tells a story. I was struck a few years ago by hearing the celebrated French architect Odile Decq, speaking at the Venice Biennale, say that she preferred London to Paris—‘Paris is so boring’. Paris is more beautiful than London, Paris is better planned than London and it is more visited than London—but the Paris we know and admire is about one man: Baron Georges Eugene Haussman. In the mid-1800s on the orders of Napoleon iii he ripped out the heart of medieval Paris and substituted its narrow streets and unhealthy neighbourhoods for fine public buildings, wide boulevards and great vistas. London did things differently. Instead of following Christopher’s Wren’s plans for rebuilding the City after the Great Fire the Corporation took the more pragmatic route of maintaining the rights of the multitude of landowners and allowing them to redevelop within a very similar plan to the historic streets. Then, as development moved to the estates outside of the City, we saw larger scale plans being drawn up for the Dukes of Bedford, Westminster et al. These had a level of coherence that contrasted with the more informal planning of the past. So unlike Paris, central London is made up of a mix of planned neighbourhoods—including modern housing estates, some opportunity areas and development corporations—interspersed with multi-ownership areas where buildings developed at different times to different styles. The sort of thing areas like King’s Cross have tried to emulate by selecting a wide range of architects and differentiating each building within the order of the overall masterplan. It’s London’s pragmatism that makes it a city of villages, drives contemporary ideas around characterisation and makes London really, really, interesting.

Peter Murray, curator in chief, NLA



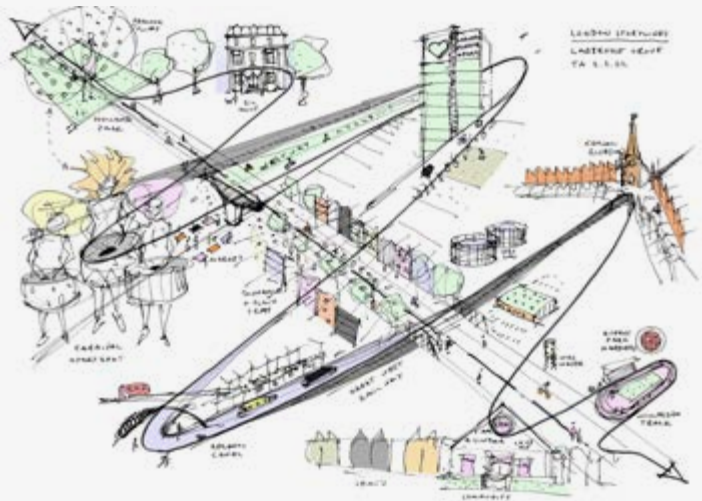
I’m proud to have been born and brought up in Yorkshire, yet I consider myself a Londoner, and the fact I can do so makes our city so special. At a time when many are reflecting on where they live, where they work and the relationship between the two, I choose to live in London primarily for its diversity in all senses of the word—from the people to the experience to the extraordinary fabric of the city. I love that my son doesn’t just ‘visit’ this diversity but lives it every day of the week—it’s part of who he is in a way that wasn’t available to me. But diversity is nothing without acceptance, tolerance and inclusion. In London, all are welcome and can and do express themselves, whether through words, music, art, food, style, worship or celebration. I live for travel, but I love to return to my home, London.

Debbie Jackson, executive director of growth, planning and housing, Westminster City Council



For me London is the only place where I can live or settle because only here do I feel I am in the very centre of things. Only here do I not have the eerie feeling of missing something important, or of history passing me by. Here, top talents from around the world come to live and work, and those who live elsewhere visit regularly. Cultural, professional and intellectual institutions, beautifully placed in walking distance from each other, are the key ingredient: the AA, RIBA, NLA for my discipline; RCM, Southbank Centre, Barbican, Tate, Serpentine, V&A for wider cultural needs; UCL, King’s College, LSE for wider intellectual nourishment; and, last but not least, feeling close to political ideas through IEA, ASI and other think tanks. The depth of history that attaches to many of these institutions and their places reinforces the sense of being right where it happened and happens.

Patrik Schumacher, principal, Zaha Hadid Architects



A panoply of thoughts spring to mind: London’s villages, both visible and unseen; its enlightening blend of evolving global cultures; or its under-engaged but enticing river Thames, a swirling waterway that offers delightful movement for people and goods. And the way so much of it is stitched together with physical story lines. Routes by foot, wheelchair, scooter, cycle, or bus meandering from one part to another with their sounds, smells, colours, textures, joys, fears, challenges and opportunities. The people can change as much as the nature and built fabric from one end to the other. Ladbroke Grove is a good example among many. From green Holland Park to pink Willesden Athletics track it runs in a sort of straight line via a Georgian hill town, a carnival of music, Grenfell Tower, a blistering flyover with market, a scruffy creative hotbed, Regent’s Canal, the Great Western Railway with industrial neighbours, Kensal Rise(ing) village, suburban semis with Lexi Cinema and up to the track. So many different cultures, views, memories, inspirations and needs.

Tom Alexander, director, Aukett Swanke



London has been my home for the last 30 years and continues to inspire me every day. Walking through London’s varied neighbourhoods, you feel its history flowing through the streets and oozing from buildings. Yet London is equally and unrelentingly modern, continually pushing boundaries in innovation, creativity, design, research, education and business. This constant interplay between old and new, between rich and poor, between left and right is propelled forward by a truly diverse population—that is what makes London the ultimate global city.

Sascha Lewin, CEO, WRE



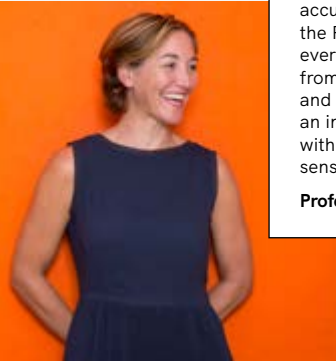
‘In London everyone is different, which means everyone can fit in’ — Paddington Bear. The best thing about London is its incredible diversity. Diversity of people, food, religion, politics, culture, beliefs, fashion, transport, scale, architecture, places, spaces, shops, businesses. If you can think of it, London can probably deliver it. As an architect living and working in London, it is this diversity that makes it such an exciting place to practise. Working across the city in so many different communities—each with its own identity and cultural references—while understanding it as part of the whole continually challenges us to think differently. London has evolved organically, rather than having been the subject of any major masterplanning. It is a joined-up series of villages, and it is fascinating to work in the middle of a particular village or at the edge where there are tensions along the seams.

Henry Squire, partner, Squire & Partners.



London has always been a place of excitement and interest to me. From my first visits as a child to current-day wanderings around the capital, central London makes me feel alive and energised, in a challenging and thought-provoking way. It’s the opportunity to slip out of dense crowded streets into extraordinary public realm that creates the memorable moments for me. To be energised, and then being given a chance to mentally digest the chaos in contemplative space of a world-class quality. Historically, I remember pauses in places like Covent Garden and along the Embankment. Now it’s the very accessible areas of Coal Drops Yard, together with the surprise pockets of space around Leadenhall’s sky-reaching commercial building stock, that I spend these moments. One timeless place for me though is the Barbican Estate. For me It embodies everything about London—Utopian, bold, ambitious structures among tranquil, democratic public realm. A city garden so ahead of its time.

Hazel Rounding, director, Shedkm



Pick a bridge, any bridge. My favourite place in London is bang in the middle of the River Thames. There is no park or open space that provides such wonderful vistas—north to south, east to west—of our beautiful city. Criss-crossing this incredible body of water pushed and pulled all the way from Oxfordshire to the North Sea gives limitless views, a fresh river breeze and a profound sense of freedom. Forever in a rush, I always stop in the middle of any London bridge to reflect on the accumulation of human endeavour from the Romans to the present day—that every element of the built environment, from the sewers to the streets, towers and domes, represent the aspirations of an individual and a team. I then move on with a spring in my step and a renewed sense of purpose.

Professor Sadie Morgan, director, dRMM



The city-makers. I passionately believe that the best thing about London is our community of city-makers—the nurses, teachers, charity workers and designers together with all those others who make our city work. These middle-income earners drive our city’s economy and cultural character and are right at the heart of Pocket’s mission to help them make London their home. Yet London’s ever-more-expensive housing is forcing city-makers out. It’s clear from research we carried out in summer 2021 that helping young Londoners get on the housing ladder is critical to their mental health and our social and economic health. As we edge towards the end of the pandemic, a period when first time buyers have suffered in silence in less-than-ideal conditions, I am determined for policy makers to once and for all take stock and for us all to have a serious debate about granting first-time buyers a fairer share of the finite resource of London’s housing stock.

Marc Vlessing, CEO, Pocket Living



London is a brilliant walking city. I love the fact there is so much to explore: narrow streets, grand Georgian squares, houseboats on the Thames; all the green and open space; parks, trees, canals, bridges, and cemeteries... the unexpected is just around the corner. It is a wonderful multicultural melting pot with its diversity reflected across the people, culture and buildings, best experienced in local cafés and enjoyed from the rooftop bars and vantage points. A stroll along the South Bank as the sun sets and the lights come on might be a cliché, but it is magical.

Kate Sanders, partner, Purcell London

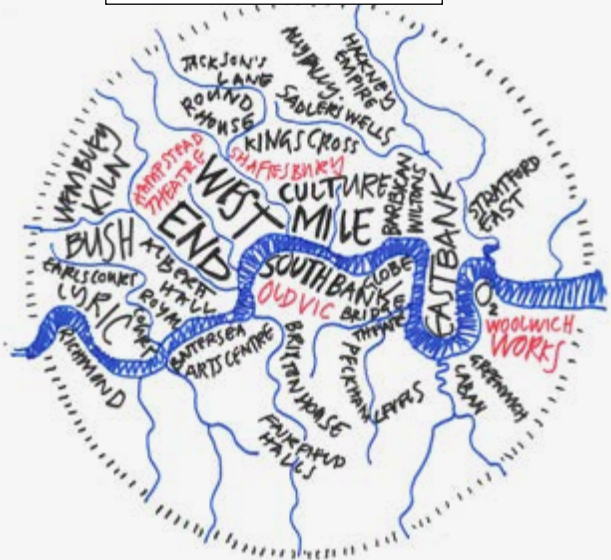
Looking across the Globe Theatre towards the Tate and 1 Blackfriars on a London summers day shows us a pale sun, heavy showers, and buildings that are not quite what they appear: the Globe is a replica on a new site, the Tate is an old power station, and the glassy tower is a Mancunian import. These buildings and their neighbours illustrate the restless creative energy that powers London through its people, architects, workers and developers, who have all helped create this view. Net zero, flexible working, creativity, and rebalancing are the themes that cut through as we emerge from the tragedy and seismic change of COVID-19. Through lockdowns, recovery, recession and re-imagining our city breathes in and breathes out, as we make the big adjustments London needs and start to design a way forward. London, in the round, just gets better.

Ben Adams, director, Ben Adams Architects



London's network of theatres is an ecosystem of creative energy, with venues large and small offering everything from home-grown talent and community work to global productions. It's been a tough two years for the industry but the pandemic has left us craving live performance like never before.

Simon Erridge, director, Bennetts Associates



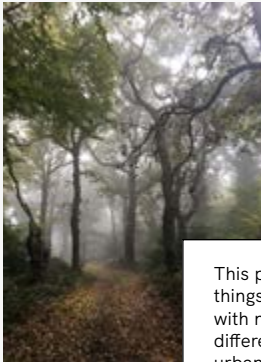
One of the best things about London is the free access to heart-soaring and spirit-raising views of our enduringly historic yet modern capital. We are lucky to have inherited the sweeping views made by London's special blend of geology, topography and townscape around the natural basin of the Thames. Generations of Londoners and visitors, painters and writers, have admired and been uplifted by the dramatic prospects that characterise our city, with cherished buildings like St Paul's Cathedral at their heart. When planning for London's future and considering sites that can affect the identity of the capital, it is crucial that we respect the profiles of our historic landmarks and the Thames, and the wonder of our picturesque and diverse skyline. So, head to the public hills, bridges, and parks, cast your eyes over our city's deep history and remarkable places, and let the views that belong to us all enrich your soul.

Emily Gee, regional director, London and South East, Historic England



The major cities around the UK are right to be jealous of London's transport system. While us Londoners love to moan about the Tube, the reality is that public transport in London is brilliant and world class. I love it—with the tap of a card, I can go anywhere in this fabulous city, quickly and easily. Obviously, nothing is perfect, but objectively, it is one of London's greatest assets and without it operating at the current levels, our daily lives would be impacted severely. But we can't take it for granted. Transport funding has been adopted as a political football and is now being used as part of the 'them and us' narrative that is poisoning public discourse. As Londoners, we need to be vigilant and protective. One of the best ways to do that is to help other cities to 'level up' their transport systems and help them have what we have. It doesn't follow that one group has to suffer for another to thrive. They want what we are having and so they should.

Leanne Tritton, managing director, ING



This place is so old, so built up, so layered with human-made things, that sometimes you forget it was once entirely natural, with no buildings, no sculpture, no urban design. It's very different to where I'm from, where even in self-consciously urban Glasgow, mountains, waterways and dramatic skies still make their presence felt. Sculpted topography, however, is not what happens here. Instead there are trees—8.3 million in fact, almost one per resident. There's a wide variety too, from supple plane trees lining inner-city streets to copses of sycamores, oaks and silver birches giving shape to numerous cycle routes. It begs the question: Do we live in a city dotted with trees? Or a forest with buildings in between? My favourites are the ancient oaks, with their purple-brown bark and lime green moss, in mighty Epping Forest where I live. This is the threshold: where man-made things are properly overtaken by trees. Call it London if you like.

Rory Olcayto, writer and critic, Pollard Thomas Edwards



The best thing about London is the variety of its buildings. Perfect Paris, unscarred since Haussman; gritty Berlin, grey in winter and green in summer; Milan, stylish all year round—if you stick a pin in a map of any of them you can accurately predict the townscapes you'll find. Berlin, pivot of European history, has only three housing types: 19th century courtyard block, 20th century slab and suburban villa. In London that doesn't scratch the surface: even its most basic building block, the terraced house, is a thing of infinite variety and flexibility. This delight in variation extends to London's legacy of characterful, civic public housing, from the Alton Estate 'liners' sailing towards Richmond Park to the Ossulston Street estate, whose Mittel-European courtyards complete the one in front of the Aalto-inspired British Library next door. Now that local councils are building public housing again more variety beckons. We're seeing sparky infills and whole estate regenerations, further adding to the city's rich housing legacy in all its glorious variety.

Patrick Devlin, partner, Pollard Thomas Edwards



For my favourite place in London, I have chosen Watling Street. Not because it is a particularly great place to hang out—although it has some nice little cafés and independent shops. Not because it is particularly stunning architecturally—although it has a variety of typical London-like facades from various eras which give you an instant sense of place. Not because it has an absolutely amazing terminating vista in St Paul's Cathedral which is revealed like a jewel by the gentle curve of the street as you approach from the East. The reason I pick Watling Street is because it is London. A city is its streets. Buildings come and go but streets endure, and Watling Street has endured since pre-Roman times. The steps I have trodden on it barely count among the many billions that have been trodden on the exact same route for more than two millennia. Watling Street perfectly demonstrates the distinction between a road and a street. A road moves vehicles from A to B. A street takes people from where they are to where they want to be. Streets are desire lines and this one has linked not only places people want to go in London but also other important UK cities—for centuries. Its endurance, like London's, is magical.

Yolande Barnes, UCL

‘The Depth of London’

Phil Coffey, Phil Coffey Architects



My cultural highlight in London has to be Fellowship Square. Not only does it hold bragging rights for having 144 individual jets that can be timed to music, but it’s a place that’s transformed from essentially a workspace to a 365-day cultural hub. Being able to see the joy it provides children as they play in it during the summer months, right through to hosting winter markets and cultural events, is a blueprint for how to revolutionise a civic space into a living, breathing public space. Not only does it encapsulate what it means to be a Londoner by embracing our diverse local communities, it also offers a space to have meaningful experiences, totally free to all. And on top of all that, it’s just a stone’s-throw away from other brilliant destinations such as the William Morris Gallery and soon to be the renovated Soho theatre Walthamstow.

Grace Williams, leader, Waltham Forest Council



Most cities take shape around the duality of the form in abstract, and the behavioural possibilities they generate (including profit). London retains special gifts to hack, many examples of distinctive streets and public spaces that all designers want to catch and incorporate into their designs. In particular, the presence of a past, which cannot be easily appropriated but has an abundance of potential for mining certain rationales of new work (generation after generation) though its history. Recently my close involvement with remaking the Regents Crescent and Grosvenor Square projects have forced me to look deeper than ever into archives maps and texts. I have become fascinated by the work of John Nash and in particular. Two words: Regent Street. Its mutations over two centuries validate and display a pride in city-making and fine aspect of civic design. Throughout its rise and fall the learned and the public all love this street as a throughfare, its material scale and its long vistas of orderly shopfronts producing the world’s most famous harmonious large composition, over a mile long. I find myself rested and stimulated without fail every time I walk through it day or night. Nash was unusually able to consider both the heights and width of streets in architectural terms alone. The result is the most cheerful and sunny streets in whole of London.

Hanif Kara, founder and design director, AKTII



Having lived or worked in London since 1995 I never fail to be impressed in the speed that our city continues to grow and evolve. It’s a living, breathing thing with vast swathes of its landscape unrecognisable compared to when I first moved here. A perfect home for an engineer!

Tim Hartlib, director, Robert Bird Group

Back in the late-ish 1990s, a pal was returning to New Zealand after a stint working in London. To remember the friends she’d made here, Kath embarked on a photography project, capturing each one doing something that she associated with each particular friend. We’d worked together at London First Centre, remaining friends when I became CEO of Central London Partnership. To her, Pat and the capital were indivisible and so ‘London’ became my portrait topic. My task was to choose four of my favourite places and rock up for my photo: swimming at Brockwell Lido, strolling over Waterloo Bridge, then down to its undercroft, as the Embankment lights go on. My final stop was Soho’s Lina Stores, my then go-to place for Italian ingredients, which has since morphed considerably to include a snazzy restaurant. And that’s my best thing about London. Twenty-five years on, my (still) special spots exemplify how places can evolve, as needed, to remain part of, and relevant to, the contemporary city, and why London is able to both change yet stay the same.

Patricia Brown, director, Central



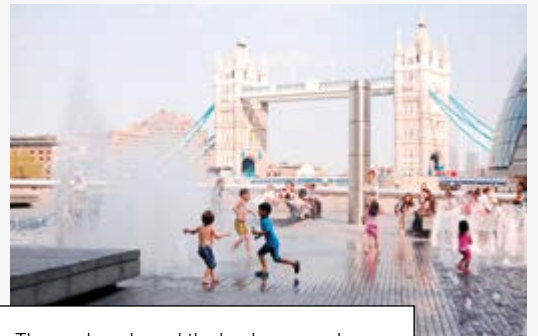
I know that a lot of people had weird and very differing lockdowns, but I was lucky enough to spend much of mine living in the West End, in an old flat above the post office on Great Portland Street. I kept funny hours, and so would sometimes go for a walk or a run before dawn—and since the closest open space was Regents Park, I would often head for Primrose Hill, hoping to get to the top for first light. If you know the park well you’ll know that heading along the north-eastern side of the park past those huge, whitewashed villas takes you close to the fencing that separates the park from London Zoo—and if you’ve ever walked close to a zoo before the sun comes up, you’ll know there’s a lot of strange noises that come with camels, elephants and coyotes as they wake up for the day. It’s quite surreal amongst the silence of the park to hear snorting, stomping and howling, but somehow still quite fitting of the city. But then, once you’re past the noise and you’ve crossed the road, it’s really just a race to the top to try and catch that pink light before the rest of the city. Looking back from the top of the hill, over the aviary and across that beautiful mishmash of a skyline—it’s different every time, but still wonderfully familiar. I don’t know if it’s my favourite thing about London, as that’s ever changing—but it’s almost always there or thereabouts.

Matt Griffiths-Rimmer, director of communications and partnerships, Hadley Property Group



I love walking in London. It is surprising how much green space there is if you connect the parks together. I often pretend there is no public transport, so I just set off on foot and marvel at the infinite variety of neighbourhoods, both new and historic.

Richard Aylwin, managing director, ACL



The River Thames has shaped the landscape and fortunes of London over the centuries, creating space and reflecting light as it cuts its way through the city. As a place to congregate, to relax, to be oneself—the activity of people on the banks of the Thames expresses the diversity of the city, and its future should be one that enables everyone to be able to find or make a space they can relate to and enjoy.

Lucy Musgrave, founding director, Publica



London is generally an unprepossessing city, badly laid out and rather ugly with miles and miles of ill-kempt Edwardian terrace housing with cluttered gardens and a car-dominated street scape. Indeed, in pre-Brexit times it could often seem that the best thing about London was the ease of travelling to Europe. However, the thing that makes London worth living in is the diversity and nature of its population. London draws in progressive people from around the UK. It also draws in people from all over the world, giving it an interest and excitement you don't get elsewhere in the country. Cycling home from Ealing to Leytonstone on a summer evening I used to experience the sounds and smells of everywhere from Poland, through Lebanon, to Hong Kong and India and that is what is best about London—the endless variety of its people.

Pat Hayes, managing director, Be First



I could have, perhaps predictably, waxed lyrical about London's great culture, or the way new and old architecture combine to delight and surprise. But my contribution to the best things about London is sports related. From the tradition of my beloved Lords on a test match day, now enhanced by the super recently completed Compton and Edrich stands (see photo), to the cathedral-like audacity of Spurs' new stadium (see photo), it's great to see London's iconic stadia change and renew, especially this year, which marks the 10th anniversary of the inspiring Olympic and Paralympic Games. And it's not all about scale. The atmosphere at Brentford's new 17,250-seat community stadium was electric at a recent Premier League match. And London Irish have undoubtedly been lifted by being back on their home patch after years in the provincial wilderness that is Reading (sorry, Reading).

Robert Gordon Clark, senior advisor and partner, London Communications Agency



For me, the best thing about London is the street life—and it is so good to see it returning. In my little patch, I love the search for a sunny spot among the crowds for a morning coffee in Fitzroy Place. I love listening to the banter in the queue at HT Harris for a lunchtime ciabatta. I love the bustling throng of drinkers outside The Hope that forces me on to the road on my way home. We have all been thinking a lot about what workplaces need to do to add value to people's experience of work to enrich their experience of life. An environment for learning, yes. Offering challenges, yes. Rebuilding camaraderie, yes. But I'd forgotten just how big London's role is in the experience of work—the watching, listening, experiencing of London's exceptional street life adds so much to our collective life experience.

James Taylor, principal and studio chair, Woods Bagot



I love London's variety, its spice of life. The energy and buzz of Soho, the wide-open spaces of its Royal Parks, the river, binding it all together, the famed 'collection of villages', 15-minute cities, its real communities. I love its art and its culture. Its hubbub. I love its punk, renegade nature so beloved of tourists but stretching beyond Camden Market into music, theatre, food, architecture and sport. And I love its public transport system, slowly, hopefully, shifting the balance from car to people. Ultimately, there's so much to love, still. And when you're tired of London, it's probably time to get a new maxim...

David Taylor, editor, NLQ and NLW

I will never completely know London, and that's what I love about it. It is a place of chance encounters and old haunts, both trusted friend and hot first date—at times comfortable, but also thrilling. For me, as a landscape architect, it is a look-and-learn city of hidden rivers, of pubs, parks and palaces. A place of pudding, pie and petticoat; of scandal, skulduggery and celebrity, but warmth too. It pulls you left and then right, surprises you into looking up and then down. Those surprises don't stop, from emerging pieces of the City Wall to street names like Passing Alley (something to do with taverns and Victorian sensibilities!) to my first and best-ever burrito on Leather Lane. New York might have its weiners, pretzels and knishes but London has my stomach, my heart and so much more.

Sophie Thompson, director, LDA Design



The best thing about London? That's a tough one. Well, it may be the city's resilience—its ability to cope with, bounce back from and, indeed, make a success of change. I suspect this resilience comes from many things. It's derived from physical characteristics such as the organic, mixed-use quality of the city and the structure and sequence of its streets, squares, parks and gardens, which feel both planned and accidental at the same time; its walkable villages and sense of greenery; its historic places and outstanding architecture—both old and new and the way these are juxtaposed with confidence. Then there is the city's trading history and culture, its international outlook, and its tolerance and diversity. Not least the diversity of its people, food and cultural offer. And pubs! These are all best things about London. Alongside the Tube, the River Thames and of course Spurs!

Robert Evans, joint managing partner, Argent



Latin America consists of 19 countries in Central and South America, so it is a region of the world that is diverse and multicultural with various ethnicities co-existing. One the best things about London is its vibrant and inclusive Latin American community. It has been present *en masse* in London since the 1970s, and in that time two visible quarters for business and social activities have established themselves in the capital—Wards Corner in Seven Sisters to the north, and Elephant and Castle to the south. This community has contributed greatly to London's growth through cultural, social, and economic capital on a consistent level over almost half a century. With the dynamic flux in a major city like London come the pressures of regeneration bringing with it the threat of gentrification, and as a consequence both of these cultural hubs have been diminished. A critical question is posed—how do we design to support Latin American culture in London? The importance of this ethnic minority group to our city cannot be understated—contributions through culture (food, art, music, dance) and economics (job creation, tax and national insurance contributions, etc) are plentiful. As a city, we have a paradigm-changing opportunity to incubate, support, enhance, and celebrate the cultural capital of this influential ethnic community, through fit -or-purpose spaces and buildings that celebrate and continue to facilitate the inclusive nature of Latin American culture for London. Architecture has the potential to be a catalyst for social justice.

Pedro Gil, director, Studio Gil and member of mayor's commission for diversity in the public realm





A new hierarchy — the latest changes to the Highway Code draw on the ‘Golding Triangle’ idea

Grant Smith

THE GOLDING EFFECT

Peter Murray traces the key moves behind the latest changes to the Highway Code in a bid to make our cities safer places for all

Francis Golding was an important urbanist, a former secretary of the Royal Fine Art Commission and regular cyclist about town. In November 2013 he was killed riding his bike on Vernon Place, Bloomsbury, by a left-turning coach.

Horrified by his death and those of five other cyclists who died that month in London, a group of us set up the Construction Industry Cycling Commission to focus on road safety issues—particularly those relating to construction HGVs, which had been responsible for a disproportionate number of KSIs (killed and seriously injured). Funded by some of Francis’s clients, like British Land and Almacantar, the CICC commissioned transport planner Phil Jones of PJA to research the reasons behind the deadliness of HGVs. Jones showed that 76 per cent of fatalities in London happened at junctions, and that 62 per cent were caused by large vehicles turning left turn or moving off. In the capital, around 50 per cent of all cyclist deaths involve lorries, which comprise only about five per cent of traffic. Based on Jones’s research, the CICC organised CPD lectures, presented to some 2,000 architects and planners, on cycle safety and design. Guidance was also given on how to improve safety, as on building sites.

At the same time, another report was being produced by riders who had cycled across America on the Portland Oregon to Portland Place (P2P) ride in 2013 to study the growing support for bicycling in US cities. They realised that one of the key factors in creating an amenable environment for safer cycling was the considerateness of other road users, something they found to be the case riding across the US as well as on research trips to Holland, Denmark and Germany. Combining that realisation with the concept of the Netherlands’ strict liability legislation, where in the event of a collision between a car and a cyclist the driver is deemed to be liable, the P2P team came up with the idea of the Golding Triangle (illustrated).



Francis Golding

The P2P report was handed into then London mayor Boris Johnson in City Hall, and the team shared their findings on how US cities like Portland, Minneapolis, Pittsburgh and New York were integrating cycling infrastructure into their road networks with the GLA transport team.

On 29 January this year new Highway Code rules came into play. These include the ‘hierarchy of road users’, which puts more responsibility on the drivers of larger vehicles to look after more vulnerable road users. It means that drivers and cyclists should give way to pedestrians crossing or waiting to cross a road at a junction. and vehicles should not cut across cyclists going ahead when they are turning into or out of a junction or changing direction or lane. The author who drafted the new rules was Phil Jones, who had

prepared the CICC research report. He was very generous in crediting the Golding Triangle for the inspiration for the hierarchy of road users.

Also in January this year, Camden Council started to deliver permanent changes to the junction of Vernon Place and Southampton Row. Shockingly, it has taken a full eight years after Golding’s death to make these essential changes, particularly since his inquest heard that in the previous 10 years there had been 77 collisions, 29 involving

cyclists, of which three were fatal. Camden’s delay meant that the works were too late to save the life of paediatrician Dr Marta Krawiec who was killed by a left-turning HGV in August last year.

These changes are small but encouraging victories in the long struggle to reduce the devastating dominance of motor vehicles in central city areas, see our streets as public spaces, encourage active travel and create healthier and cleaner urban environments. In the light of the mayor’s direct vision standards and the excellent work of CLOCS (Construction Logistics and Community Safety), CICC is now focusing its work on Manchester, which faces a period of growth and investment while implementing radical policies to encourage active travel. ●



BY GEORGE! THE MAN WHO MADE CANARY WHARF

David Taylor meets New Londoner of the Year Sir George Iacobescu to discuss the impact the estate has had on the capital and how it is future-proofed for the next phase of its growth

Without Canary Wharf, says Sir George Iacobescu, London would never have had the Olympics in 2012. We would never have had the O2 Arena nor, indeed, City Airport’s growth and all the developments east of it. The centre of gravity, in fact, has changed forever. ‘Canary Wharf is no longer at the edge of London,’ he says. ‘It’s now part of the larger city of London, and when Crossrail comes, it’s going to act like an elastic, pulling Canary Wharf towards Central London.’

We are sitting in the marketing suite of One Canada Square, the 50-storey César Pelli-designed tower which figures as one of Iacobescu’s favourites of the whole estate. He is reflecting on the impact the entire development has had on the capital over the past 30 years, as well as its likely growth in the next.

But when it comes to those favourites, there are plenty to choose from. Forty-five, in fact, but Iacobescu says each building is like a child—so difficult to select one above the others. ‘But I would probably say two of them. One is this tower. Why? Because you look at the tower today, it was designed in 1987, and it is as modern as it was when it was designed. Because the architect has got the, how shall I say, magic of making a classical building, which is good forever.’

It has not aged, in Iacobescu’s eyes, and is also right up there because the building ‘discovered the art of life, forever’ as well as proving ‘economic’.

Iacobescu’s second favourite is the Crossrail station serving the estate, Crossrail Place, designed by Foster and Partners, with its beautiful roof and public gardens. This is a source of deep pride, not least because it realised what Iacobescu considers a lost opportunity elsewhere—putting retail on top of the new clutch of Crossrail stations. ‘All the secretaries of state for transport that came through our offices

all asked the same question,’ he says. ‘Why isn’t retail on all the other stations? This is a result of an enlightened developer that said: “Yes, it’s going to be critical to have transport. But on top of that you can create a lot of other functions.”’

In many ways, of course, that last sentiment could be the *leitmotif* of Canary Wharf as a whole. In other words, that transport holds the key—underpinned by engineering innovation: building out of the water in half the time and for half the price.

Let’s turn the clock back. When Romanian born-and-raised Iacobescu was despatched to look at the site by the Toronto-based Olympia & York all those decades ago, he returned with a verdict for the founder Paul Reichmann. Don’t touch it. The reason he offered that view then was that he could see that without adequate transport and other infrastructure, the place would probably remain a desolate wasteland.

At the time, Iacobescu had been staying at a hotel in Grosvenor Square, and had decided to walk all the way out east to do his inspection. So high in his thoughts then was how he would be able to bring people to work. ‘I



Canary Wharf — the estate that changed London forever

mean, besides the fact that there was no water, no electricity, no transport... it’s a very short list of what you had, as opposed to the list of what you didn’t have.’ And what you had was just a piece of land, albeit relatively close to the City, the richest part of Europe.

It was in fact around two miles away, but surrounded by the most abject poverty. Iacobescu’s first thought was how he would both bring people to work and build something envisaged at 10 million sq ft (930,000 sqm) at the time, compared to the 20 million—and growing—it is today.

Phase one of Canary Wharf, which ran 1986 to 1992, was built 90 per cent from the water. So once the overrule



In full flow — Iacobescu at the Guildhall

came—the decision was made by Reichmann (‘who fell in love intellectually with Mrs Thatcher and her view of the future of the UK’) to go ahead and build—the headache was about getting materials to site. They decided to revive all the lighterage business by transferring everything, or 90 per cent of it, by barge. Canary Wharf managing director of strategy Howard Dawber jumps in here to give a little history, describing how there were two types of boat on the river—Watermen and Lightermen. The former took people and the latter took cargo. ‘When the docks were open there were lots of people who ran little boats that took cargo on and off the big boats,’ Dawber says. ‘And then that just disappeared.’

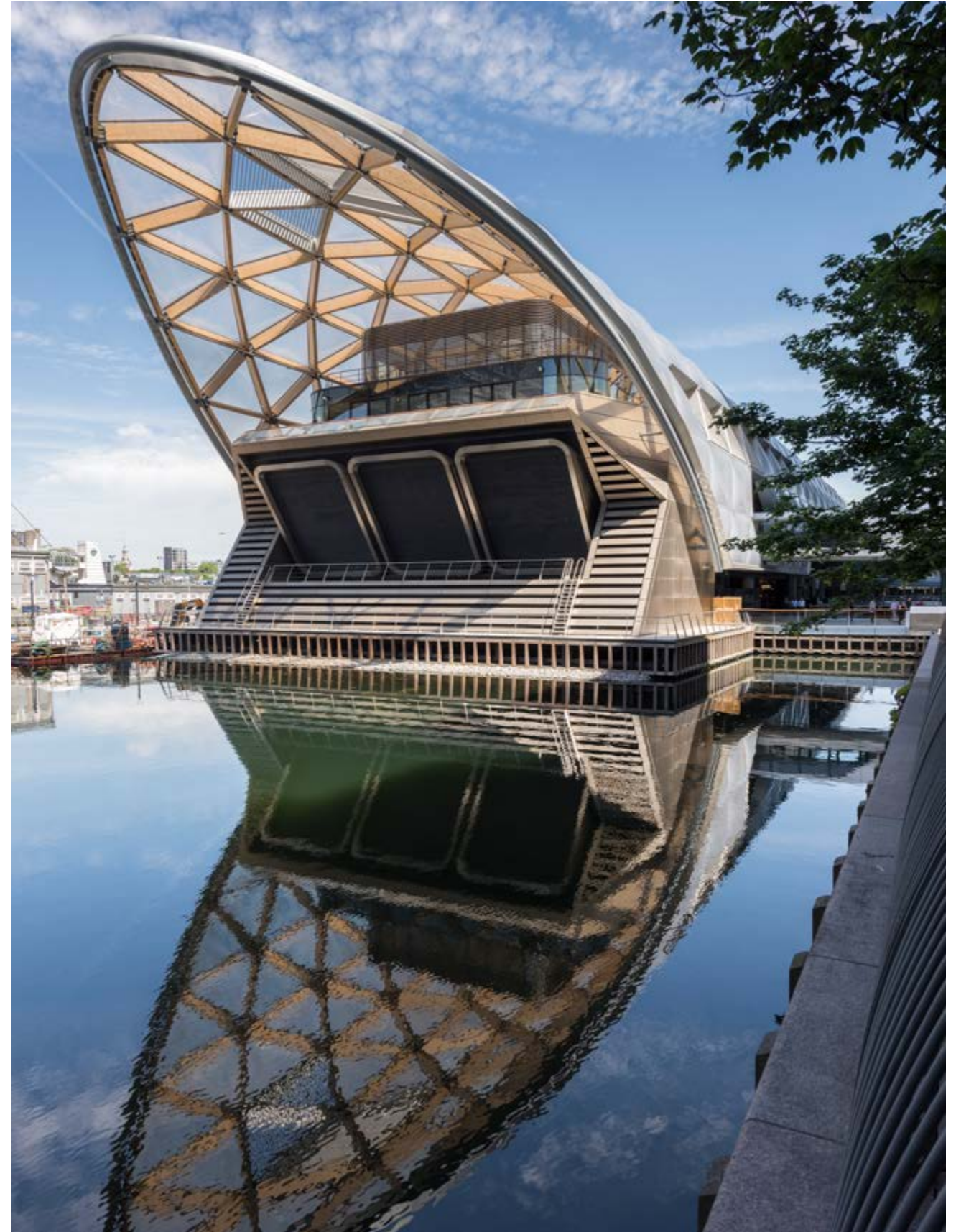
They all lived close by, so Iacobescu says their ‘helicopter money’ helped revive a dead industry while solving tricky transport problems at the same time. The firm rented ‘a huge place’ in Tilbury, delivered all construction materials there

and brought it in to site by barge. An extra headache was that the heavy material needs to go in the barges first to keep them stable—the opposite to how they’d be craned in. Anyway, it proved a sustainable approach in retrospect, taking thousands of trucks off the road (not that there were many of those at the beginning), one big barge, Dawber points out, taking about 700 trucks’ worth of materials.

A concrete plant was built on the wharf, and then a sheet metal factory, but all this was essentially of necessity rather than design, and the enormity of the problem was why Iacobescu had initially considered it out of reach.

Fast forward to today, and in May this year it will be 35 years since the button was pushed on Canary Wharf. And today, Iacobescu feels that along with spring, a little life is coming back to the place.

Over the years, Iacobescu has contributed much to the capital, which has most recently translated into the



Track changes — Crossrail Place on the north dock of the West India Docks



A favourite of Iacobescu's, the Foster + Partners-designed Crossrail Place includes shops and a cinema...



...as well as a rooftop garden with specimens from east and west that is open to the public under a 300m long timber lattice roof

‘New Londoner of the Year’ tag from NLA. Sure, it’s not a knighthood, which he has already. ‘It’s close,’ he smiles, eyes twinkling. ‘For me it was almost like travelling into the future and travelling in the past at the same time.’ For this reason, at his acceptance speech at the New London Awards lunch in the Guildhall, Iacobescu made an analogy with Benjamin Button (who aged in reverse). But the honour was still nice to get, made him feel a little like the ‘winner of the gene pool’ and, he insists, is a recognition of Canary Wharf. ‘I always keep saying: it’s not me, I’m one of the people. You don’t do Canary Wharf without hundreds of people side by side with you. It’s a labour of love and it’s everybody’s contribution.’

That applied, too, back in 1991/1992, when the company went into administration. ‘I kept saying: stick with it, stick with it, because it’s gonna do great.’ What made him think that? And when did he realise it would be a success? Amazingly, it was exactly the point at which it went into administration (March 1992). ‘Suddenly we realised that the model was right,’ he says. ‘That’s the key. That’s why Canary Wharf was successful.’

When it went into administration, he goes on, it missed the key ingredient, which was not then in its power—transport. If the DLR had been running, or the Jubilee Line, or Crossrail, it would have been a different story. But Canary Wharf was like a ‘magical island’ that you couldn’t get to. They had seen what had forced Canary Wharf into administration, but also very clearly how they could be fixed. They spent a great deal of money, of course. ‘We spent more, or equally, on infrastructure as we spent in building the first four-and-a-half million square feet,’ says Iacobescu. This was not on the DLR and Jubilee Line but on the elements needed to ‘create a city’. ‘If you buy a piece of land in the City, you’re surrounded by 500 years of history. You have all the transport, you have even the churches next to you. You have the transport paid by the community. So, you buy a piece of land and all you have to do is build a building. Here, it’s exactly the reverse. In order to create a piece of land, you have to build a city.’

This means you also have to think about how a city gets designed, Iacobescu goes on, and reflect on what attracts people. Is it shopping? Transport? Faith? Entertainment? Or is it nature and green spaces, and the creation of a sustainable community? ‘So, we tried to do it, but it was all very new. It’s still very new. But today it has come of age.’

I ask Iacobescu whether his engineering degree helped him and the company see possibilities for the estate, given its pioneering approaches to building from the water. He wouldn’t want to take an engineering job today, he offers as a partial answer. ‘Yes, it did help,’ he laughs when I point out that slight evasion. ‘Because you can run a company like Canary Wharf being an accountant or you could run it being an engineer. And as an engineer you’d focus more on delivery and on construction, on building things in an efficient way. I mean, Canary Wharf *is* construction.’

It is, in fact, ‘mind-boggling’, he says, to see how all the buildings on the estate, except One Canada Square, are built from coffer dams in the water—an unusual approach outside Holland. ‘It does help if you have an engineering background. I’m not saying it’s absolutely necessary, but you need to love engineering and architecture to be able to do it.’

The estate today is a labour of love that Iacobescu says many people have put a lot of their soul, heart and spirit



In the round — Herzog & de Meuron’s One Park Drive

into creating a place. Today it is ‘easy’ because it is built and will grow. ‘Close your eyes and in 20, 25 years it is going to be one piece with the City,’ he says. ‘There is no question that Canary Wharf and the City will get together, and this is how cities grow... once you put the seed in, it grows. It’s like a tree and it’s going to keep growing and growing.’ And this is easy because the spine, substance and spirit of it is there now, he adds.

In a way it has been more of a ‘mission’ than a job, says Dawber. Ultimately It’s about making money, of course, but it was also creating something out of nothing, adds Iacobescu, and which created concentric circles around it, moving the ‘wild east border of London’ along with it.

A few decades ago, the City of London appeared in direct competition with Canary Wharf, with the threat it posed in tempting banks from the Square Mile. Did it get a bit feisty there? Was there a hotly contested rivalry? ‘Yeah. There was no question that there was rivalry,’ says Iacobescu. But Canary Wharf also created a ‘relief valve’ for the City.

At the time of the Big Bang in 1986, around 80 per cent of the buildings there were not fit for purpose, Iacobescu contends. In New York, Olympia & York had built the World Financial Center, with tenants such as Merrill Lynch, American Express, Dow Jones, Oppenheimer and Normura. The technology used had gave the developer a clue to what was needed on the Wharf. ‘In a way we knew the future,’ says Iacobescu. And part of that was spending a great deal on infrastructure, so that an 8m box under the roads on the estate carried enough services to cater for the next century—drainage, electricity, telecommunication. ‘Nobody has ever done that in Europe or even outside Europe,’ Iacobescu says with pride. This actually helped the City by providing the ‘bulge bracket banks’ with space and floorplates, technology and power. All buildings are supplied by two sources of power connected to two different points on the national grid, offering the bonus of security, an attractor to the big firms.


The City realised that Canary Wharf was in fact a most welcome addition to London to help keep the big banks. The relations are excellent now, especially after Brexit: ‘You need to protect London and the UK rather than fight for turf.’

The other potential rival cited at the time was Frankfurt, although there was much in the press about its relative lack of character. Today Canary Wharf is 50 per cent bigger than the financial centre of Frankfurt. The big question mark was whether Frankfurt would overtake London but, says Iacobescu, ‘we were the answer. We provided the answer.’ In 1991/92 a crisis of vacancy meant the City opened the floodgates to development in order to match Canary Wharf, largely facilitated by the then City planner Peter Rees, who, along with Judith Mayhew, opened the Square Mile up to the potential for new skyscrapers.

‘Honestly I think it is very simple. It’s very clear that people should work from the office’

How confident is Iacobescu in London and in the workplace? ‘Honestly I think it is very simple. It’s very clear that people should work from the office. People will come back to work in the office. Obviously you have COVID and you have Omicron but at one point it will be wrapped up and I think slowly people will come back to work.’ Will they be exactly the same as before? Absolutely not. But Canary Wharf companies will create the right conditions with proper spacing, circulation and lifts. Again, here the estate appears prepared, since all its buildings are ‘overlifted’ in terms of provision. They oversized the stairs, too. ‘We are in a good place on that. Maybe we will have 10–15 per cent fewer people coming to work. But the people coming to work will have a more comfortable, healthy and safe environment.’

This preparedness is also in evidence in the management building more residential, retail, ‘green’ and entertainment in Canary Wharf. People come now from places like Essex to visit the restaurants and entertainment, negating criticisms in the past that it was monocultural, with financial institutions



Howard Dawber on Iacobescu

‘I have worked with Sir George for 20 years and the most striking thing about him is his passion for new things and for creating amazing places.

‘On my first day working for him we were walking across the estate and he suddenly bent down to pick up some small piece of litter and put it in the nearest bin. It always stuck with me as an example of how Sir George set the example that it is everyone’s job to make sure Canary Wharf meets the highest standards, all the time.

‘Anyone could have perhaps built a collection of buildings at Canary Wharf, but it took Sir George’s passion and vision to create a real place with a buzz of its own.

The green spaces, art and events, the sense of mission, engagement with the local community, the quality of the finishing and the management of the estate all take their cue from him.

‘He is always reading and searching out new ideas, from all over the world, and has an almost boyish passion for new technologies, architecture and design. He tries to learn something new every day. He’s usually the first person to introduce me to new movies or new iPhone apps.

‘One time he quoted Taylor Swift lyrics in a board meeting.

‘I was not surprised at all when he was awarded New Londoner of the Year, because although he may have been on this planet for a relatively long time, he is one of the youngest souls I know. He lives with one foot always in the future.’



The next chapter — Wood Wharf, with the 58-storey, 468-apartment One Park Drive in context

bringing sterile environments. ‘We learned as we developed.’ And now Peter Rees, who lives in Wapping, says his favourite thing about his apartment is his view to Canary Wharf. Canary Wharf Group has also built in the City, of course, creating the Walkie Talkie—a successful scheme, even if it is one with ‘little bit strange shape’, says Iacobescu, that twinkle in his eye making another appearance.

He is clearly proud of some of the newer additions to the estate, such as 10 Park Drive, which he describes as ‘a sculpture.’ Designed by Herzog de Meuron, the scheme departs from the norm of offices ‘masquerading’ as residential buildings, Iacobescu believes. ‘That building is a sculpture, the way it twists around. Every floor rotates in order to give you a double-height balcony, to give the building movement, to have three types of apartments.’ It’s a building he loves but fears is the sort of scheme that will rarely be built again. ‘Because it takes a lot of care and is an expensive type of building. It’s a beautiful

getting developers to do 25–30 per cent affordable housing is good but should be under the ‘control’ of the government. The second thing he would do is fix the roads. London is a 21st century city but with roads that go back five centuries. The traffic is ‘horrendous’ and threatens to ‘strangle’ the capital, he believes. At his New Londoner of the Year acceptance speech he also suggested that the government needed to fix the public transport system through money for Transport for London. ‘The reality is that whatever happens, whatever it is, you have to take care of London. If you want to keep up with the rest of Europe and you want to keep up with America and all the focal points in the world you have to fix the transport in London to be able to compete. And that needs funding.’

So how does he view the moves made in, say, Paris, with mayor Anne Hidalgo’s moves to more cycling? ‘I think it’s pretty good,’ he replies. ‘It flows. The traffic flows. And here you have a single lane and the road works are humungous.’

Streets can be blocked and the traffic gets ‘killed’. Public transport is ‘absolutely critical’.

‘The reality is that whatever happens, whatever it is, you have to take care of London’

Crossrail will double the capacity to Canary Wharf, and while COVID travel has been much emptier in normal times TfL has to have the funds to make improvements in fleet quality and systems improvements.

So, what’s next for Iacobescu personally? That ever so slightly mischievous twinkle in his eye again. ‘Firstly, let me say retirement is overrated.’ Now 76, he says it just does not appeal, and like many of the management team he wants to see the estate grow, and witness the impact of Crossrail, set to open probably this summer.

The future for London will probably mean more high rise, particularly in residential because of its efficiency and carbon footprint, but also in terms of location to look at the

effects of COVID and how it settles over the coming years. Might people want to come back to the city? Probably, he feels. ‘The moment COVID is done, people will flock back to the cities.’ This will be true particularly for young people.

The Grenfell tragedy is the ‘wrong debate’ when it comes to tall buildings, since that was more about a lack of sprinklers, even if it has also shone a light on cladding, and ‘neglect’. ‘It’s criminal what they’ve done. It’s beyond belief that you could have buildings like that. That’s against human ethics, I would say, to be in a trap where they could burn.’

Finally, levelling up. Is this agenda in conflict with London? ‘You’ve got to do everything to develop London because if London develops, the whole country benefits,’ he says. ‘If you go to the lowest common denominator, and you start taking things away from London, and pushing them outside of London, you’re not going to achieve that. It’s going to take a lot of money and it’s going to take a lot of effort. But the effort shouldn’t necessarily be moving the same pieces of the puzzle. It should be adding value.’

In short, you might level the country up a bit by taking things away from the capital, but you don’t make it richer. ‘London is the best city in Europe. And it’s the heart of Europe. You shouldn’t reduce the value of London in order to push it out of London because London still has to be a magnet for the rest of the world.’ ●



Hands-on — now 76, Iacobescu says retirement is ‘overrated’ and wants to witness the next phase of the estate’s growth

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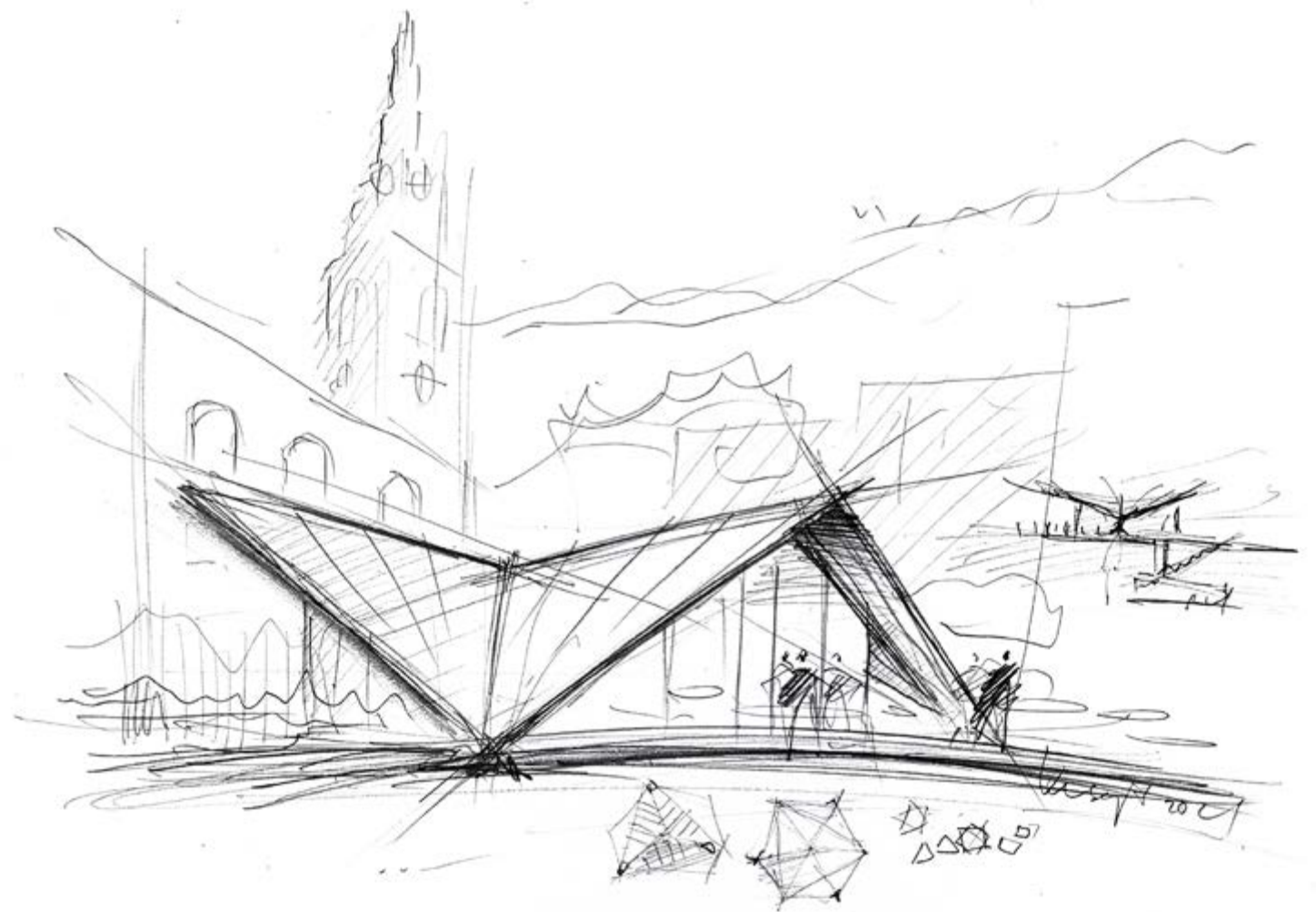
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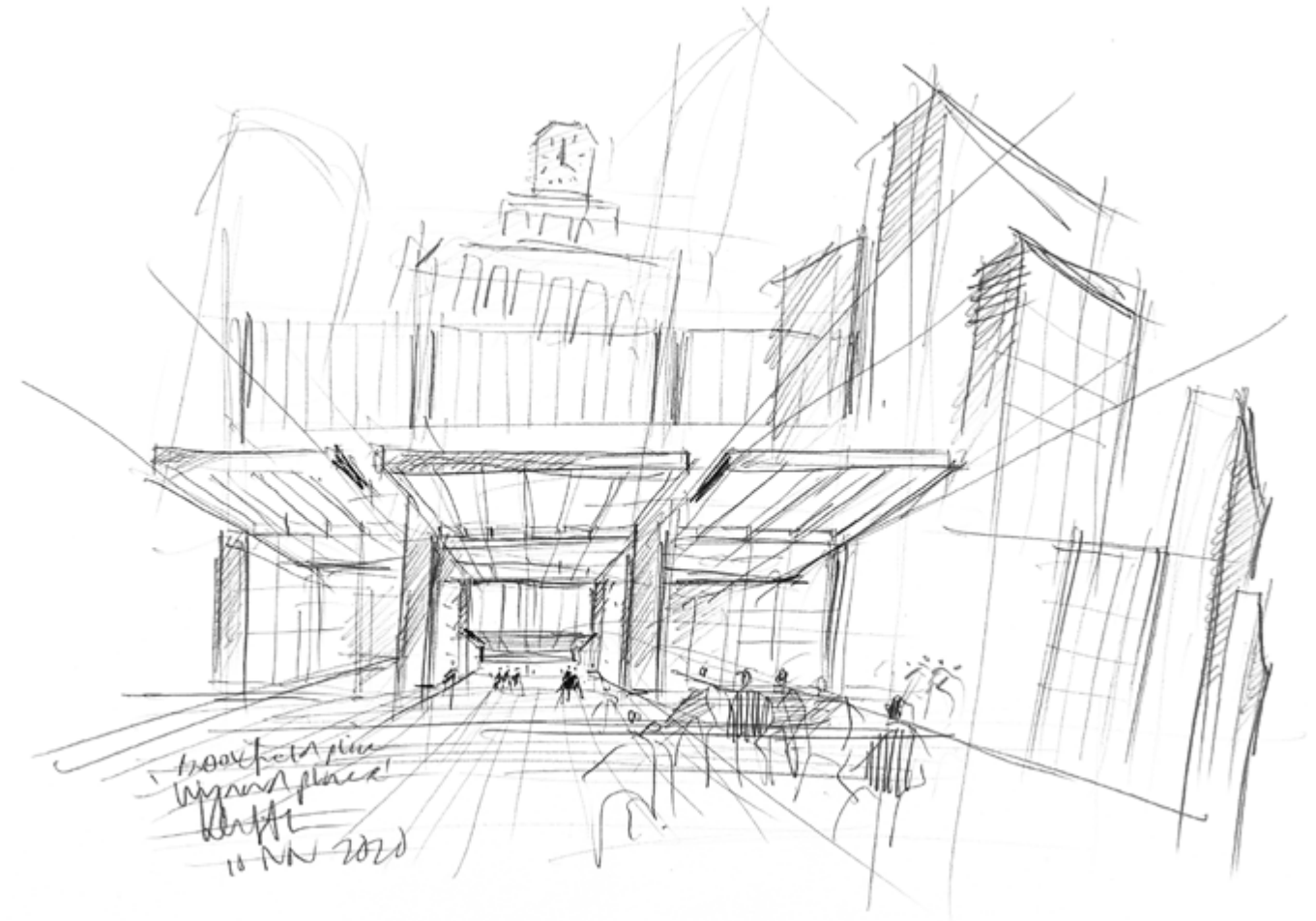
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SKETCHBOOK: THE IMPORTANCE OF DRAWING

Make Architects' *Ken Shuttleworth* — also known as 'Ken the Pen' — argues that sketching by hand is a discipline that architects must use to define themselves and the world around them



Portsoken Pavilion — Make Architects' centrepiece structure for the new Aldgate Square



An early sketch for Make's Brookfield Place in Sydney

It's common knowledge now, but as a student at the Leicester School of Architecture my nickname was Ken the Pen, off the back of a lifelong love of drawing. And then of course, when I went to work at Foster Associates in 1977, I found this love of drawing shared both by Norman Foster and other key figures in the practice like Birkin Haward. Sketching became my shorthand for communicating both within our design teams and with clients. This shorthand is something I took with me to Make, where sketchbooks and the humble pencil are as much our day-to-day tools as computers and tablets primed with the latest software.

For me, hand-drawing is a way of thinking—ideas flow from the point of a pencil. I often sketch throughout meetings. It's how I process. This, I believe, is something that helps define architects in how they see both the world around them and imagined buildings yet to be realised, spatially, in 3D and in detail. Drawing intensifies your sense of place and your

understanding of how people use, or might use, a space. You become immersed holistically in the creation of architecture through the act of drawing.

At Make, as with many practices, we've seen hand-drawing skills compromised by all the new tech out there. This is one of the reasons we thought of initiating

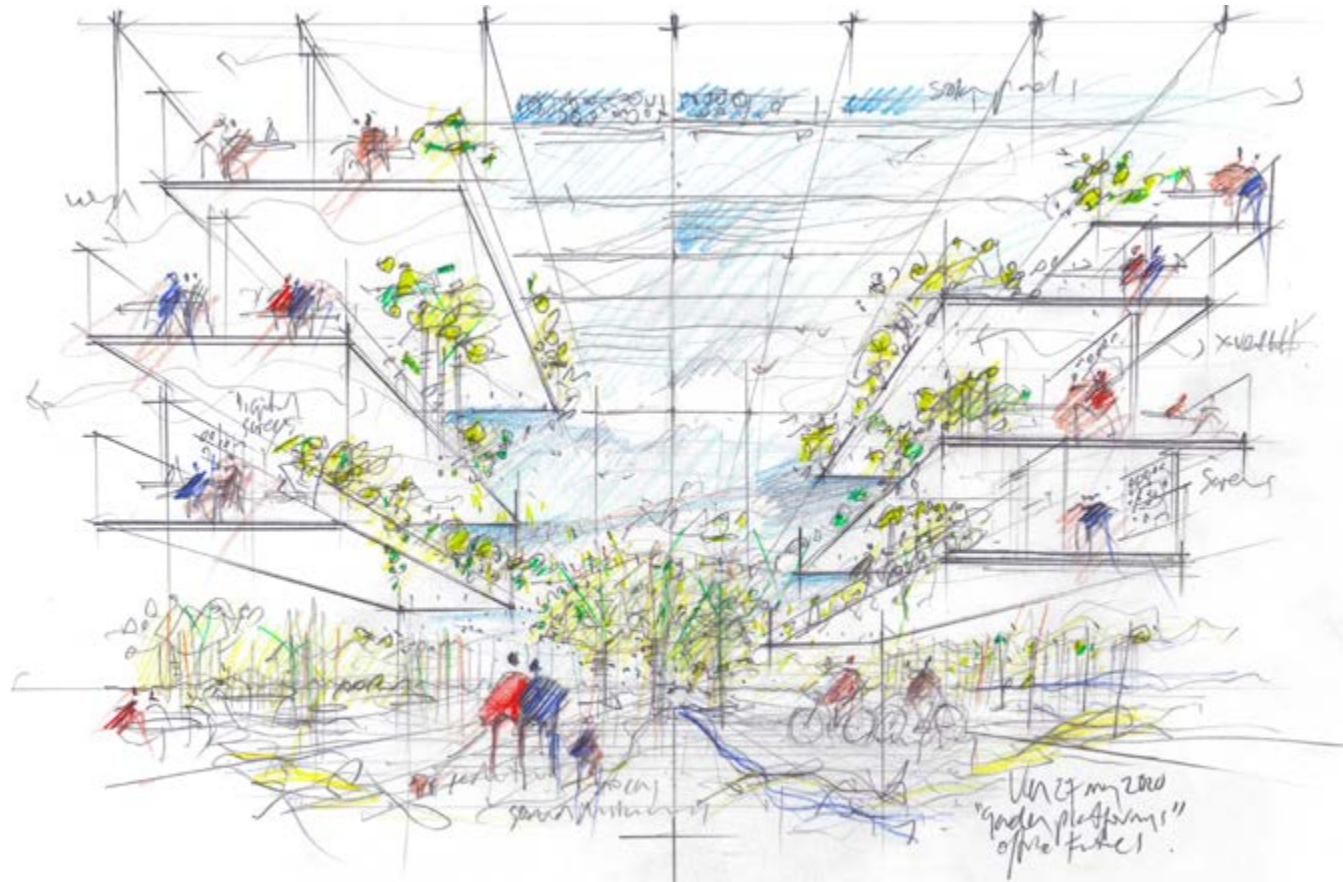
the Architecture Drawing Prize. Saying this, I was also keen to celebrate digital drawing and to help fathom and define what makes a strong computer-generated drawing. It's been five years now since we founded the prize, in collaboration with Sir John Soane's Museum and the World Architecture Festival, and it's been clear that entries in the digital category can be of equal

artistic merit to traditional hand drawings.

The pandemic led us to introduce a special lockdown prize. It was moving to see how both students and practising architects turned to drawing to explore their worlds afresh.



Drawing on experience — Ken 'the pen' Shuttleworth



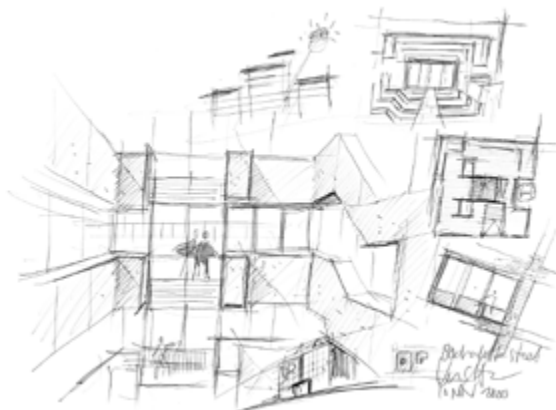
Shuttlesworth's exploration of the future of the office

Some focused on the way these had closed in on them, observing immediate surroundings with a forensic eye. Others recorded and expressed the new-found quietude that isolation brought about.

'Drawing is, in fact, a special tie, a strong common ground between architects and artists'

During this time, we started to work with artist Ben Johnson, whose widely acclaimed paintings of architecture capture acutely perceived still points in the turning world with an exceptional mastery of perspective. We designed a digital gallery—the Vault of Contemporary Art (VCA)—to host Ben's V&A-curated exhibition, which had its online preview during the London Festival of Architecture. It was fascinating to learn about placemaking in this new environment and to showcase Ben's sketchbooks in the digital recreation of his studio by our team led by Greg Willis.

Drawing is, in fact, a special tie, a strong common ground between architects and artists. The annual exhibitions of the Architecture Drawing Prize at Sir John Soane's Museum explore this connection well. We're also delighted to have had the opportunity to create a digital five-year retrospective of the prize within the VCA, curated by Sir John Soane Museum's Louise Stewart. These and our other initiatives promoting drawing are important ways for us to explain and celebrate the design process while continuing to explore the elements that make architecture special. ●



An urban block — 80 Charlotte Street for Derwent

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LONDON CALLING: EXPO 2020

A disappointing UK pavilion meant London architects and masterplanners had to fly the flag for the Brits at Dubai Expo 2020 — postponed from two years ago but on until the end of March. *Peter Murray* reports



My favourite pavilion was that of Bhutan. Not for its design but its messaging. It was promoting the country's development philosophy, which is based on gross national happiness—a 'harmonious balance between material well-being and the spiritual, emotional and cultural needs of our society'.

Full marks to Bhutan. My most disappointing was the UK's. Ignoring its pretentious AI poetry theme, it was a shabby affair. They said it was going to be built of cross-laminated timber: it might have been, but it was painted a woody colour with no life to it at all, and the exhibition was unintelligible and unreadable because the horizontal glass reflected overhead strips in the bright Dubai sun. Worst of all, one of the few really British artefacts, Gilbert Scott's iconic telephone box, was a plastic fake. Surely, we could have afforded to fly out an original?

What was so disappointing is that we have such a wealth of design talent in the UK which our own government could have done a better job of promoting. That was left to the Dubai organisers who awarded London practices some of the key projects, giving the event a distinctly London design bias.

Arup, together with HOK and Populous, were the masterplanners producing the urban structure to be transformed into a permanent neighbourhood after the event. Wide main streets enclose smaller-scale courts and through routes masterplanned by Hopkins Architects, which also designed the 52 16m-high shading structures inspired by the shape of the date palm. The last expo I went to was in Shanghai, where grand pavilions sat on their own sites. In Dubai, while there were freestanding pavilions, many of the smaller countries occupied these more domestically scaled areas of courts and lanes.

After the expo, the whole masterplan will be repurposed to provide a creative district for start-ups and innovative tech companies with a campus of mixed-use buildings.

The Sustainability Pavilion—one of the main features of the show—was designed by Grimshaw and provided even more shading, with a gigantic 135m-wide canopy, featuring



Wrong number — a fake telephone box on the UK stand

more than 1,055 solar panels. Together with an array of tree-like structures sporting PV panels, these generate a total of 4GWh of energy per annum. One of the other signature pavilions was the Mobility Pavilion by Foster and Partners, its ribbed and curved shape designed to evoke movement clad in reflective stainless steel inspired by chrome fenders and aircraft wings.

But perhaps most striking of all the structures by London designers were the giant carbon fibre 21m-high entry portals by Asif Khan with aero-engineer Calin Gologan, best known for his solar-powered planes. These filigree structures were beautifully simple in form, with overlaid strands of fibre creating a geometry reflecting traditional Islamic patterns.

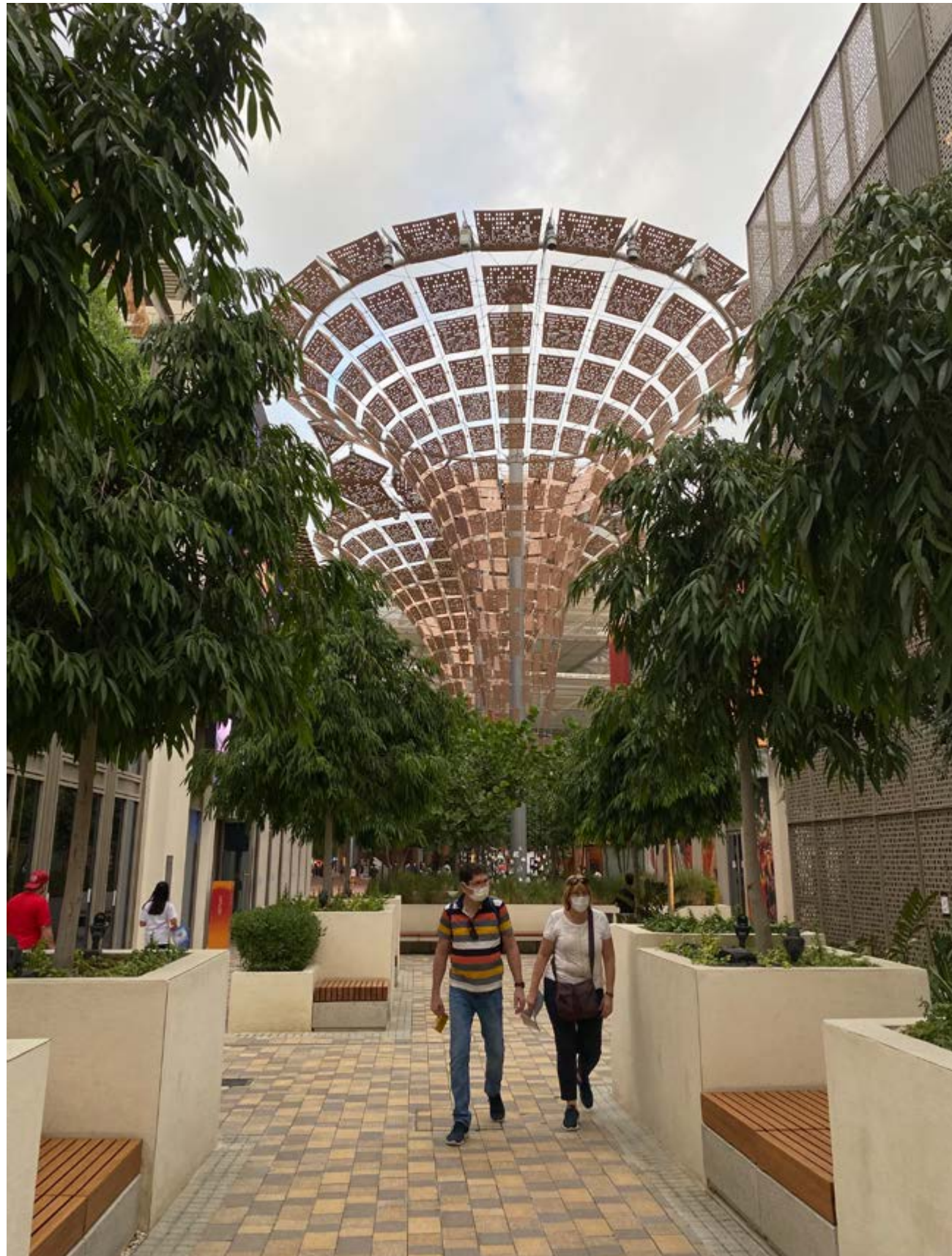
Of the other pavilions, the Singaporeans were, without doubt, the greenest, the Spanish and the Russians the most colourful and the UAE, by Calatrava, the most dramatic. Unlike the UK, the Lithuanians splashed out on real CLT while the Swedes also had a timber theme where visitors walked through a forest of tree trunks with messages about the country's development of a bio-circular economy. The Moroccan pavilion by Paris and Casablanca-based architects Oualalou+Choi was among the best. Built of rammed earth, with stacked blocks set around an open-air atrium, it felt at home in the climate and culture of its Arab site.

One of the most impressive decisions made by the organisers was to lease the hotel franchise to Rove Hotels, a local affordable brand. It sat within the Expo site—a location



Left: Asif Khan's dramatic portals

Above: Calatrava's UAE pavilion based on the form of falcon's wings



Informal courtyards and shading by Hopkins Architects



Grimshaw's Sustainability Pavilion

normally reserved for five-star accommodation—and was much the cheapest place to stay in the area.

‘London’s role as a global design hub was rescued by the architects and engineers who delivered a series of significant structures’

With nearly 200 different pavilions there was a lot to choose from: the Australians proudly showing 360-degree displays of their spectacular land, sea and skylscapes; an Iranian weaver painstakingly making a finely knotted rug in celebration of this ancient Persian craft; or the UK, which didn’t want to present any of what designer Es Devlin called ‘national bombast’. It sold us short, but London’s role as a global design hub was rescued by the architects and engineers who delivered a fine masterplan and series of significant structures. ●

Peter Murray



On the move — Foster + Partners Mobility Pavilion

A WIN FOR LONDON

Amy Chadwick Till says that NLA's successful bid to bring the Ecocity World Summit to London is good news for the capital's push towards net zero



We started 2022 on a high, with the announcement that London had won its bid to host the 2023 Ecocity World Summit, the pioneer global conference on sustainable cities. Every two years it brings together urban stakeholders from across the globe to focus on action cities and citizens can take to rebuild our human habitat in balance with living systems.

NLA was delighted to be part of the tight-knit local bid team, alongside London & Partners, the Barbican Centre and global congress delivery partner MCI.

It was a slow burn—we first started working on the project back in 2020. The bid involved an extensive proposal, outlining ambitions and logistics for a London summit. Fortunately, our ideas seemed to align well with the ideals of Ecocity Builders, creator of Ecocity summits. CEO Kirsten Miller said: 'The winning bid and its ambition to connect communities ticked all our boxes. There was a clear understanding of cities as complex systems with multidisciplinary actors and sectors.'

Bringing together different disciplines and sectors to tackle urban problems is of course at the heart of what we do at NLA. For us, this summit provides a brilliant platform to grow our network and to share learning across different sectors and countries. In the wake of COP26, it also provides us with an opportunity to support the industry to deliver on tough new targets for net zero and waste reduction.

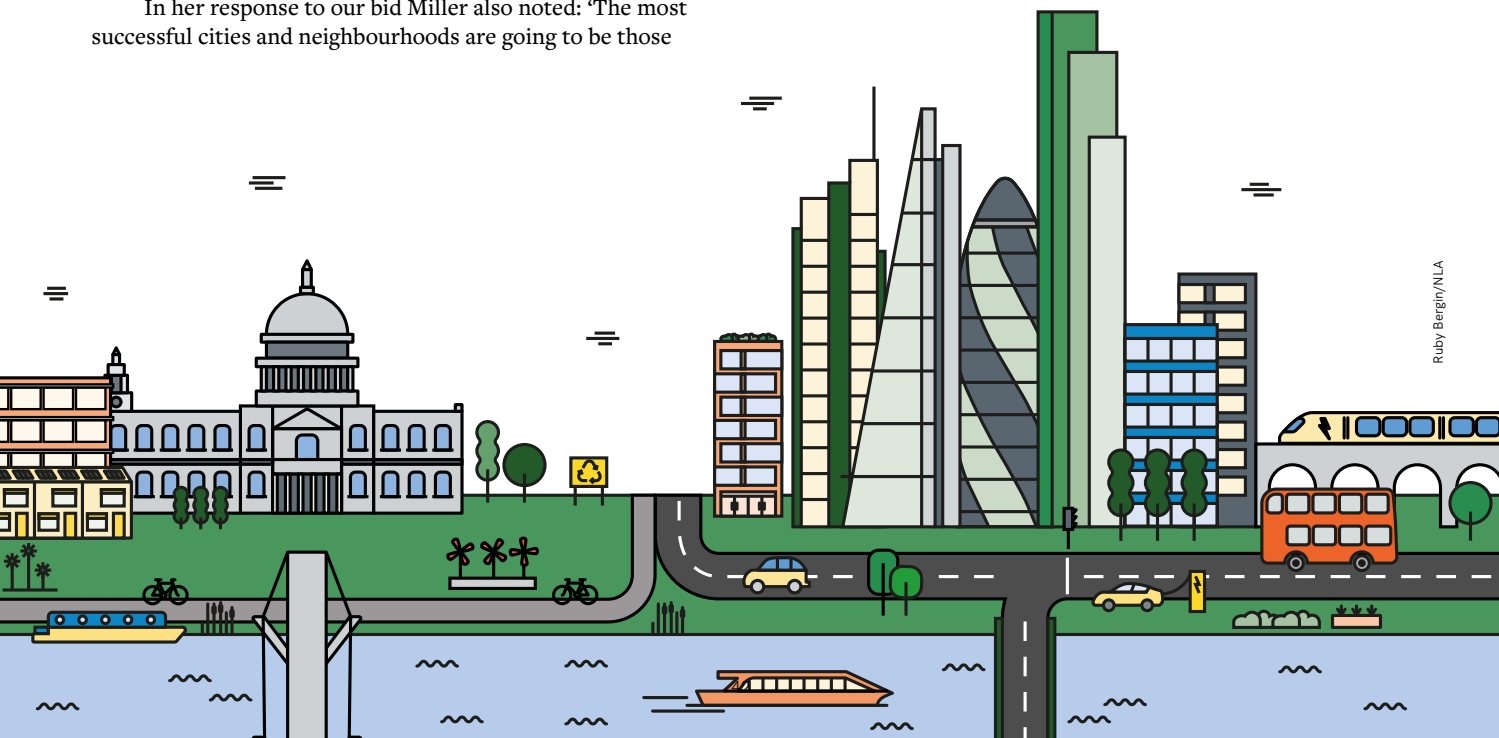
In her response to our bid Miller also noted: 'The most successful cities and neighbourhoods are going to be those

who figure out how to effectively collaborate and execute their plans.' Past Ecocity summits have an amazing track record of enabling tangible local action, so I am excited about the opportunity for our London summit partners to drive local change. Design workshops that tackle real-world briefs, a virtual offer that connects cities with fewer resources, and city activation through the festival in June will, I hope, leave a powerful positive legacy beyond the three-day summit itself.

We are working closely with the UK government, the mayor of London, London councils, the City of London Corporation, Transport for London, the UK Green Building Council, the Royal Town Planning Institute, the Green Finance Institute and the Bartlett Faculty of Built Environment, UCL, and look forward to adding many more partners to this list.

There will be lots of ways to get involved. Whether it's participating as a delegate, helping to shape our schools programme, hosting a local or virtual fringe event, entering a design competition, attending a local festival event, or taking to the stage as a speaker, we think there will be something for everyone. •

The London Ecocity World Summit will take place at the Barbican Centre, 6-8 June 2023. To find out more subscribe for updates at ecocitysummitlondon.com, and for collaboration and sponsorship opportunities, please email: hello@ecocitysummitlondon.com



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LIFE SCIENCES AND LONDON

David Taylor meets Faaiza Lalji, director of planning and development at Precis Advisory, the firm behind a new £1 billion pharma centre project at King’s Cross which promises to cement the area’s knowledge quarter status

The so-called ‘knowledge quarter’ has been much trumpeted as both part of London’s armoury against downturns, and an attractor of the best minds and talent from across the world. And soon it looks likely to have another component, with Precis’s plans for Belgrove House, a mix of labs and offices opposite St Pancras station, designed by Allford Hall Monaghan Morris and AKTII.

Faaiza Lalji is one of the key Precis names behind the project for client MSD, lending her considerable expertise to the scheme while keeping an eye on the firm’s core business of self-storage.

We meet on Zoom to chat over the project—when it was in the final throes of signing the Section 106, but before the judicial review period passed on 15 December and thus full green light—and a little about her own background.

So, Precis first. The multigenerational family business has been in the UK for around 25 years, and owns and operates Access Self Storage as one of its London-focused businesses. Access runs both self-storage places and hotels, with around two-thirds of its sites (and all its hotels, in three brands) in London, the rest across the UK. (The Laljis are some of Canada’s richest people, with a net worth of around \$3 billion, owning shopping centres, hotels and office buildings across the company). Some of these storage sites are in outer London and figure as part of the development and portfolio pipeline, Lalji’s job being to look to turn them into build-to-rent, mixed use, rental housing, workspace and storage projects. ‘So, [we’re] reproviding our storage, adding space for SMEs, which we already do with many of our storage facilities, then adding homes on top.’

The company has projects in eight or nine boroughs—from Hayes in Hillingdon or Ilford in Redbridge, to Merton or Wembley in Brent—ranging in size from 100 units

to 600 homes, with anything between 5,000 and 100,000 sq ft of workspace and commercial space on an individual site. ‘They’re very varied and responsive to local areas, vernacular needs, housing demand and the business community,’ says Lalji. ‘But they’re united by the same broad principles we bring from our business, whether it’s service because of our hospitality background, or design, or flexibility to be able to grow or shrink in situ, or access workspace or storage where you live because of how we operate our self-storage business.’

Another portfolio is looking at self-storage and industrial sites, repurposing commercial space primarily as office and life science, as it did in Hammersmith for the European HQ of Dunnhumby, a customer data science subsidiary company of Tesco.

But for the last couple of years, Lalji’s been working hard on a life sciences project in the firm’s King’s Cross storage facility across from St Pancras station. The scheme, Belgrove House, is the replacement of a low-rise 1930s building which should have been the front door of King’s Cross, she says. The firm has tried to champion the south side of the Euston Road and, as the knowledge quarter has grown around schemes like the Crick, London Bio

Science Innovation Centre or the Wellcome Centre, decided it would be appropriate to create something in the same typology focused on life sciences, with accommodation for research and labs as well as office space.

The course of the 10-storey scheme has not been plain sailing, however. Opposition to the project—an inevitable part of the process, Lalji says—has sprung from people concerned about the impact on nearby heritage buildings, with a number of local conservation groups and individuals in the Bloomsbury Conservation area expressing their anxieties. The Victorian Society was one, arguing that it will harm the setting of the grade I-listed St Pancras station, while another group even



Pharma form — the AHMM-designed Belgrove House scheme



View of the project from King's Cross

branded it ‘the monstrosity’. ‘We spent a lot of time with our design team at AHMM trying to figure out the right response,’ says Lalji. ‘The idea was to create a building of our time—we couldn’t create something of *that* time and do it as well, necessarily. So AHMM wanted to create a building that really responded to the climate emergency and was immediately intelligible when you saw it.’

You would know this from its biophilic facade which changes according to the seasons, she goes on. Or from its big, showcase windows, through which you can see the labs. Or, indeed, from its use of timber and recycled brick, displaying that this is a building that cares about reducing carbon and sustainability. All of this will also signal that the project is where something interesting about science is happening, in simple terms. It was this approach to the need for sensitivity that Lalji believes will result in a world-class design, delivered by a world-class architect, that people can be proud of.

What was the response from those groups? Is it frustrating?

‘Yes and no,’ she says. ‘We do a lot of development and so it’s not unexpected. You’re never going to please everyone, as much as you try.’ Precis spent years with Camden officers, the GLA, Historic England and others, trying to bring together disparate views. ‘I think we made many people happy, and I think some people were still unhappy. And that’s generally where you end up at the end of a proposal. We think that it

got better through the process, and we think for today it is the right solution and is appropriate, sensitive, interesting and will stimulate conversation’.

The process is what has been fun about planning and being responsive to people and place, says Lalji. AHMM won a design competition to work on the scheme, with Simon Allford in particular, whose ‘strength of conviction’ and ‘commercial confidence’ in creating office buildings is something Precis felt would work well in Camden and for this site in particular.

‘AHMM wanted to create a building that really responded to the climate emergency and was immediately intelligible when you saw it’

Does she feel, in terms of life sciences, that this is where London’s strength might lie, particularly given what we have been through, these last months—and now years? ‘Oh

completely,’ Lalji says. ‘You’ve seen the public perception of big pharma and the private sector generally improve and change given that they’ve come through in this crisis, and helped to solve it in a big way. They have met a public need in a very short period of time. And I think the idea of science in the city, where people can see it and interface with it more and understand it more is super-important. I think this is just the beginning.’

Certainly, Lalji says, the firm fully believes in this sector, and that there’s lots of room to grow it in London. The knowledge quarter is advantageous because every occupier wants to be in such hubs both for their sheer density of institutions that can align research, share labs and scientists, and just to meet and be in proximity to each other, not to mention full access to students.

Lalji has a number of other roles, including a place on the Harvard Alumni Real Estate Board, membership of the Urban Land Institute at the European Life Science and Healthcare Council, as well as UK residential councils, and sits on the British Property Foundation’s residential build-to-rent committee and the Young Camden Foundation trustee board. All of them are supportive of the projects and fundamental work she does, Lalji says, including what was a ‘nascent’ build-to-rent sector in the UK until around five years ago. Many focused on policy and lobbying the GLA, national government and local governments when the London Plan was being consulted on and policies for the specific BTR sector

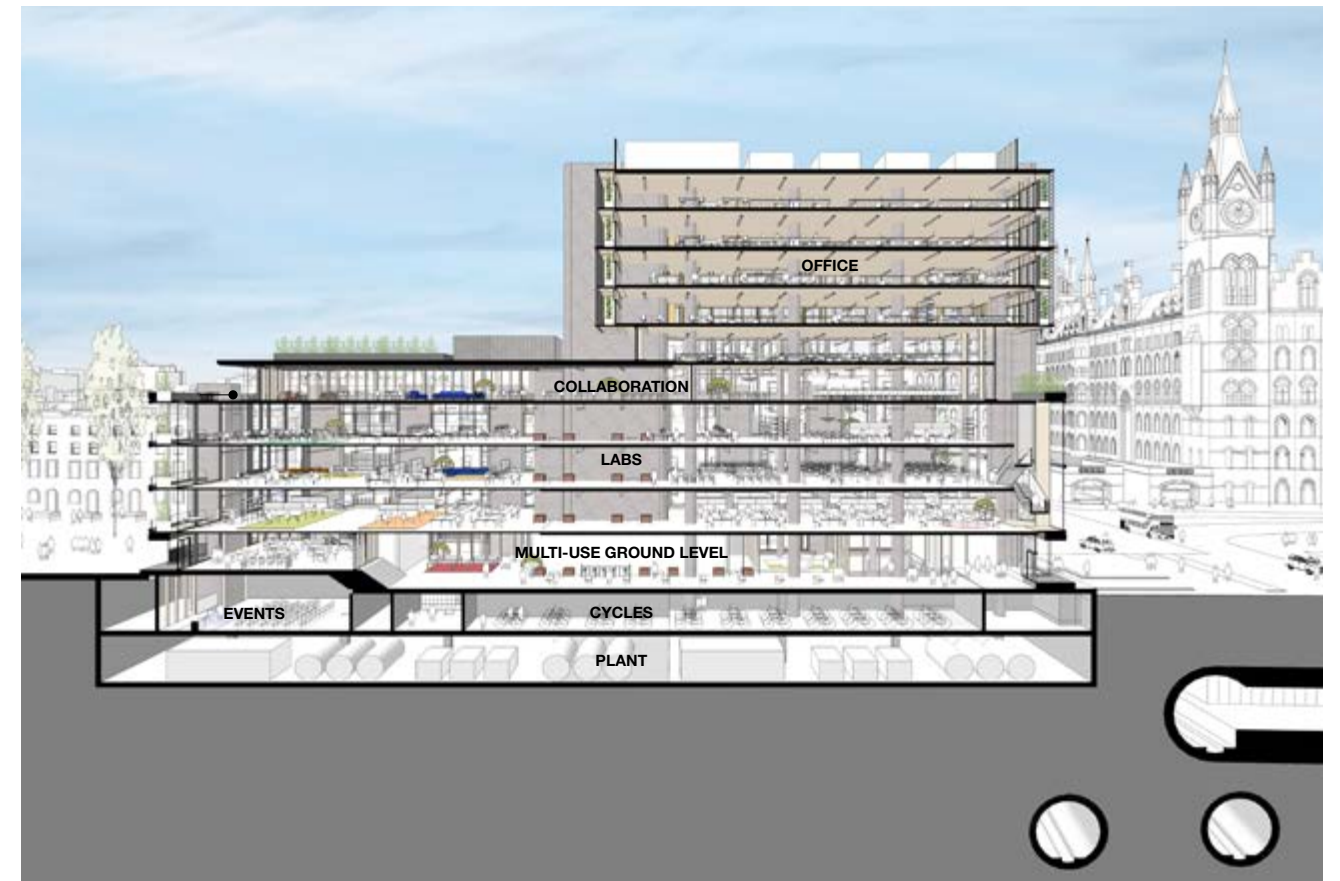
were being formed. They have also supported the industry as it has grown. On the life sciences side, organisations like the ULI and NLA have groups focused on tech and innovation, again helping what is a less mature market than can be found in other parts of the world.

With Belgrove, the backers are making an effort to connect to the community, with an education and outreach centre to link with Camden schools, and classroom spaces for training—again offering a neat segue to NLA programmes.

Lalji knew Georgia Gould before she became the leader at Camden, whose portfolio was young people and jobs, hence her work with the foundation, part of the John Lyons charity. Again, that has been a great link to young people in the borough and how Belgrove might be able to meet their needs, Lalji explains.

Where is London in the league table of life sciences? The past three or four years have seen ‘amazing’ things happening on the investment and government side of the equation, says Lalji. But there just isn’t the same kind of saturation as is happening elsewhere, hence why the sector has more room to grow in the UK. ‘It’s more difficult to penetrate in other parts of the world. Here, there is *such* support and enthusiasm.’

London’s place as part of an ‘arc’ should not be dismissed, either. Precis is London-focused but also has a site in Stevenage, on the Ox-Cam arc, in another fantastic hub with outfits like GSK and incubator companies, an accelerator programme and shared lab spaces being developed.



Section showing the project’s mix of uses, including collaboration and events space



Labs on show — Life-sciences research laboratories are located on the largest floorplates on floors 1–3, providing animation to the facades

The firm's 60 self-storage sites across the country, with around 40 in London, remain a 'great' and 'much needed' core business it wants to retain. But Precis is also acquisitive. If it develops, it does so selectively and will rehouse the storage, or decant it. It has also proved to be a resilient business, even through 'crises'.

Lalji trained as an urban planner/developer, not a developer surveyor, so views her background as being a little different to the norm. She also appears something of an outlier in taking her undergrad degree in art and architectural history at Williams College in Massachusetts. The urban planning and real estate course was at the Graduate School of Design at Harvard, one of only two in the States taught in a similar way, concerned with reconciling design teams and achieving multiple outcomes rather than just financial outcomes. (The other is at Wharton, but is more studio-based.) It's made her think differently to other developers, she believes. Although she says she is not 'trained in London' she cares a lot about place and history and design. Lalji also comes from a real estate family, so has an intuitive 'keen real estate head'.

After graduation, she initially thought she'd be in the art world, working in a museum or as an art historian. She still supports the arts outside her day-to-day job but likes being a practitioner for the impact it can have on people's lives. 'It seemed a better way to use my time.' It also gives her 'multiple lenses' that help her see the points of view of many of the stakeholders she works with.

Lalji has lived in the UK on and off for the past 15 years. How has it changed in that period, would she say? Its peaks and troughs? 'There have been really high boom periods in London and then perhaps more sombre periods,' she says. At a city and local level, though, there has been what she brands a shift to the left at mayoral level that has filtered down, with a real push on housing in particular.

What does she love about the place? 'Oh, everything. I would never live and work anywhere else... the thing that makes it an exciting place to work is that it is challenging. If you were developing greenfield sites and had no constraints and didn't have 50 stakeholders to contend with including, you know, Crossrail and TfL and LUL and every kind of heritage and conservation body and every kind of level of planning voice, it just wouldn't be any fun! It's a puzzle to solve, right? But there's great fruit at the end.'

Speaking of that fruit, when is the King's Cross scheme likely to emerge? The project is straight into full delivery mode, says Lalji, so it should be on site later this summer, all being well, with completion in three or four years' time.

'We're really happy and pleased with where the building has got to,' says Lalji. 'I really think it became better over time, and with consultation and all the challenges it was shaped into something really great that everyone is really proud of.'

Ultimately, perhaps the real precis is a simple one: life—and life sciences—goes on. ●

AHMM: Miller Hare

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BRIGHTON BREEZY

David Taylor caught up with shedkm’s Helen Misselbrook to find out what lessons London can learn from U+I’s new Circus Street project in Brighton, how to avoid cliched references, and about getting a fireman’s lift on the opening night party dancefloor

David Taylor: Hello, Helen. How are you?

Helen Misselbrook: I’m really well. Exhausted and happy after the end of Circus Street!

DT: (laughs) So, Circus Street is what I wanted to chat to you about. It’s a mixed-use project for U+I the developers, down in Brighton, on the site I think of an old fruit and veg market, and involves things like facilities for South East Dance, a load of residential of mixed types, and workspace. Are those the chief elements, or are there other elements that I should be describing?

HM: We’ve got Kaplan student accommodation, and as part of the original competition and planning application, we had a new library for the University of Brighton as well. That was taken out of the project due to some development they were doing elsewhere in Brighton, and their needs as an institution had changed. So, where you see the big ‘X marks the spot’ on site, the big new meanwhile use—that would have been the site of that library. That was the academic spine along the eastern boundary—student accommodation and the library. And then you’re absolutely right, we have 142 residential units, 30,000 square foot of office use, and then the South East Dance space.

DT: What would you say is special about the project that sets it apart from others that you’ve worked on?

HM: What I respect most about the project is its integrity, and the integrity of the team, the people, the design, the architecture, the ethos and the intention. Obviously, with a project that lasts a while—for me personally eight or nine years—it would be easy for something to feel outdated if you just designed for fashion, or you designed for the Overton window of the day. But this project has stood the test of time and has still got the heart and soul in it, on its completion. And the success for me is that people that visit it who worked on it, say, a decade ago, say: ‘Ah, it looks exactly as I imagined it.’ And that, for me, is its success. It’s just such an already embedded part of Brighton. For something of its size, completely new build, to be already integrated and sort of loved in the area, I think that’s a massive success.

DT: What do you think are the key lessons that perhaps London could learn from this project?

HM: In today’s political climate, placemaking can be slightly controversial, if there’s, say, a large masterplan development with a controversial history or something like that, especially with Brighton. Brighton is an incredibly rebellious, and I would say, politically charged city. It knows what it likes. The city was our client, almost, and it was a tough city to please. I think we took all of our own egos and our own world views out of it, and literally drew on the motif of Brighton so that this design was of Brighton. It was not of one individual. It wasn’t of the architect; it wasn’t of the council. It was a genuine collaboration, borne out of the evolution of that city. Some other places get that right, some get that wrong. I think you can’t be too prescriptive and authoritarian with a vision for a place. You’ve got to build it, and then let it get inhabited. And almost not be too constrictive about various groups of people mixing. You know, we’ve got students, we’ve

got workers, we’ve got dancers, we’ve got residents. You’ve just got to trust and have faith in the original intention of creating fantastic places specific to the context that you’re building in. That is the lesson I’ve learned specifically from Circus Street and would then now take to a site in London. It is listening and eking out what the specific context is. And, who are the people? Why are you doing it? Getting that belief system right in the first place is the foundation of the project. I think when you’re trying to make a place, the foundation is almost the ideology behind what you’re doing, and who you’re doing it for. And if all of that is congruent with the context, then you’re on to a winner. But people think the

architecture comes first, and I think it’s way before that. It’s before you put pen to paper.

DT: There are contextual elements, aren’t there, that relate back to the site’s history as well in terms of the green spaces and the fruit and veg? Residents being allowed to grow fruit and veg in the pockets of soil on their doorstep, which harks back to the fruit and vegetable market that stood on the site? To what extent is it easy to avoid being trite in references? It’s a difficult pitch, isn’t it, sometimes. There’s also the tightness of the street patterns there that I suppose harks to the Lanes... How easy is it to avoid pastiche or trite references?

HM: That sort of judgment call and the subtlety to that is (laughs) our purpose! It’s our role on the project. In terms of



Helen Misselbrook

the landscaping, we work with JL Gibbon. So, the first thing I would say to any architect that wants fantastic public realm is: hire a fantastic landscape architect, because you’re not the expert, they are. And that collaboration at ground floor level, I think, has reaped benefits. I also think the roofscape of Circus Street was incredibly important. We’ve obviously got the tall marker buildings, but when you look at the site from Valley Parade, you’ve got the original Regency buildings and that roofscape just continued that up the valley. It really helped to knit the buildings in, next to a conservation area. So that was a main challenge. You’re right: you can easily get into pastiche. I think that’s a subjective judgment call. And I think that is our role. You get a real instinct and a gut feeling for what is an authentic piece of inspiration, rather than you forcing an idea or a narrative.

DT: I suppose it comes down to what your colleague Hazel Rounding has described as being ‘design guardians’ for this project, as well as being masterplanners and architects. Could you elaborate on that role? How you see yourself as design guardians? I’ve not seen that phrase mentioned before...

HM: Yeah, it was the first time I had taken the role on. I joined the project after the competition was won, basically take it to planning. I fell in love with it, and then took it all the way through. We weren’t novated. But U+I did want us to flip to client side, so that we would become the design guardians. To then be the person in the room that—when everyone is under stress and thinking about time and money—that is... ‘defending’ is probably a strong word (laughs), but ‘representing’ quality, and reminding people of the long-term vision, and getting them back on track with why you’re doing it. Because I do think that can get lost, especially with a D&B contract. So yeah, my role was to deliver on the original promises, really. The original planning scheme: the computer visuals that everyone had been seeing for nearly a decade! That’s an intention. That’s a promise to the city. And the planners had faith in us to develop that. My role was to get us as near to that original intention as possible within the frameworks of development—and amid a pandemic...

DT: My penultimate question is about the public private partnership, I suppose. How key was that to this scheme in terms of lessons for London?

HM: Absolutely key. It was people like Alan Buck at the council who really gave South East Dance—which is just a tenant really—a voice in the process, because the building is being designed for them. So, I respect the role that the council has played, in having complete faith in the dance space as a tenant. I think that the financial partnership worked for everyone, and South East Dance was raising its own funds at the same time. I don’t know how else it would have actually got its own dedicated building if it hadn’t been for that procurement. There was a really strong relationship between the council, South East Dance and U+I, the developer, because we always saw that dance space as a cultural gem in the middle of the scheme. It really gave the masterplan this cultural currency and value that I don’t think other schemes have. I mean, we are going to have the big 4m-high bifold doors opening, and dancers spilling out into the central square. I can’t wait for

that day! That gave it a real sense of heart and soul and life in the middle of the scheme. I think we won the original competition because we separated all the building uses into dedicated buildings. And I was absolutely over the moon that because we had won the competition, they were going to have their own standalone dedicated dance space.

DT: Lastly, speaking of dancing, U+I don’t half throw a good party, don’t they, to open this? (laughs), Were you there, because I was...

HM: Yeah, I was there. And yes, I did get a fireman’s lift from Richard Upton [of U+I] on the dancefloor (laughs).

DT: (laughs) I didn’t see that. Okay, right.

HM: I’m glad you didn’t see that.

DT: I shall wait for the photos.

HM: They are in existence. But, yeah, I’m going to need convincing to release them!

DT: (laughs) Lovely to speak to you. Congratulations on the project.

HM: Oh, thank you so much. It’s been a pleasure to speak to you, David.

DT: Cheers. Bye! ●



After market — the Circus Street project for U+I in Brighton

ANOTHER COUNTRY

Professor Yolande Barnes, chair of the Bartlett Real Estate Institute, takes an in-depth look at the government’s ‘levelling up’ proposals — and what they mean for the capital



London is a global city-state with a different economy to the rest of the UK, and should be treated like a foreign country if it is to avoid being damaged by the levelling up agenda.

I have never seen so much spatial data in a government policy document as in the Levelling Up White Paper, published last week. As a geographer and cartophile, I am obviously thrilled, but I am also deeply uneasy because so few clear conclusions seem to have been drawn from the copious graphs and interesting history lessons.

Regional disparity has been a feature of Britain for many decades or even centuries. Although we know who has done what in the past and the white paper reiterates where and when things have happened, the really important questions of ‘why’ And ‘how’ remain unanswered. Why is there such significant and persistent under-performance in some places, despite endless top-down government initiatives over the years? More importantly, without really understanding the ‘why’, how on earth is it to be remedied?

The evidence of inequalities in productivity between London and other regions and cities did at least shed some light on what the slogan of ‘levelling up’ might actually mean. It presumably involves raising the economic productivity of other parts of the UK to, or at least toward, London levels.

There are two issues illustrated in the white paper which need to be distinguished. One is the economic out-performance of London (which even by international standards has been impressive). The other is the economic under-performance of British regional cities, nearly all of which look lacklustre compared to their European counterparts. I think that the yawning gulf between London’s economic performance and the ‘other UK cities’ has blinded us to the yawning gulf between those ‘other UK cities’ and comparable European cities.

Exclude London from the equations and the UK’s problem looks less like regional disparity and more like chronic national underperformance. Take the London economy out of the UK and the country drops from sixth largest to 11th in the world league table. It is only the global economic miracle of London’s financial, creative and tech industries that disguises the UK’s economic decline over the past 100 years.

There is still no clear reason why the hourly output of a British worker is 15 per cent less than an American, French or German counterpart. If we don’t understand the root causes at a national level, how on earth can we understand it at a regional or city level? Without a clear analysis and answers about their cause, I am left with little hope that any ‘levelling up’ policies will succeed.

The built environment can be an unfortunate target for solutions on which policymakers in search of a problem will alight. Correlation is often mistaken for causality in this arena. Prosperous places have good roads, trams and railways, prosperous places have luxury apartments in the city centre, prosperous places have prestigious cultural buildings and thriving leisure and arts quarters, prosperous places have shiny new office buildings and thriving shopping centres. This does not mean that building shiny new roads, rail, trams, luxury apartments, cultural centres, offices and shopping centres will automatically lead to prosperity. The country is littered with white elephant projects from past decades attesting to this.

The white paper leaves us with a good history and geography lesson showing that cities rise and fall, that industries agglomerate and then disperse, and that there are irrefutable inequities and disparities between regions and places. Left with little real understanding as to why this occurs, policy makers may feel pressured to make the same ‘sticking plaster’ mistakes again.

The danger for London is that the attainment gap between London and the rest can be closed in two ways: regions and cities outside London can start to perform more like London or London can start to under-perform more like regional cities. Londoners should rightly be concerned for the up-leveller in chief, Michael Gove, to achieve the former, rather than the latter.

For London, the stakes are high, if we can’t learn from the way that power and economic influence has shifted from place to place in the past. Is there anything government policy can do for Wigan, Rotherham and Blackpool while not simultaneously killing the golden-egg laying goose of London? What if levelling up UK cities just results in levelling down London?

If London is not to be levelled down, it seems to me imperative that the root causes of disparity need to be very well understood. Policy can then be used to amplify the



The Levelling Up White Paper



The Queen Elizabeth Park and Stratford — will the capital suffer as it under-performs like regional cities?

success factors for other cities and minimise the factors that suppress growth and productivity. Unfortunately, the white paper, for all its information and history lessons, has been roundly criticised for failing to identify these success and failure factors. The productivity puzzle for the UK as a whole remains largely unsolved, meaning little light can be shed on its regional disparities either. My suggestion is that regional UK towns and cities need to compare themselves with, and learn from, successful regional towns and cities—in the UK and Europe—rather than London.

‘I have never seen so much spatial data in a government policy document’

LLDC

To suggest that the rest of the UK should ‘level up to London’ is as nonsensical as suggesting Malaysia should ‘level up’ to Singapore. There are towns and cities on the Malaysian peninsula that benefit from trade and investment from Singapore, but the country as a whole has its own economic destiny to follow. The same can be said of the influence of London and its wealth on other places in the UK. It is not something the whole country can rely on as an economic driver. Regional UK cities have to find their own economic *raison d’etre* to drive economic growth. Both local and national policy makers would do well to stop seeing London as a problem and leave it to continue ploughing its own international furrow as a global city-state (and indeed to concentrate on levelling up the disparities within its own boundaries) rather than trying to saddle it with policy better designed for the rest of the UK. Locally focused enabling policies are needed to level up all the different, uneven pitches in the UK—but please remember that a different game is being played on London’s pitch. ●

MICHAEL FINBAR MCKEOGH

13 May 1949–21 November 2021

Pioneer of architectural model-making who became a champion of London and its built environment sector. By *Robert Gordon Clark*.

It was 30 years ago that model maker Michael Finbar McKeogh, known as Barry to all his friends, rolled the dice that would change his professional life. Following the 1990 financial crash, which saw the property industry go into free-fall, his model making business Pipers, which he had acquired in 1977 and had grown to 50 strong, was facing an uncertain future. He invested all his savings in creating a 1:500 model of the City of London, or as many know it the Square Mile, primarily to keep many of his team in work but also to showcase the city's rapid change following the Big Bang of 1986. Although seven developers and the City of London Corporation, the local authority responsible for the Square Mile, backed the model financially, a few other developers failed to pay towards its cost—and he almost went bust.

Yet like many a good entrepreneur, his timing turned out to be spot on. Competition for inward investment between global cities was really starting, most notably benchmarked in the influential 1991 *London World City* report. In addition, Ricky Burdett was launching the Architecture Foundation and used the model as the centrepiece for its first exhibition, *City Changes* at the Royal Exchange, designed by Peter Murray's company Wordsearch. The model showcased 21 schemes, representing the future of architecture in the City, with proposals by now world-famous architects such as Richard Rogers, Norman Foster (who had yet to build in the City) and Michael Hopkins. The exhibition was a critical success, attracting large public audiences and professional debates.

Around the same time an annual event had just started in the French resort of Cannes, in a disused seafront multi-storey car park. That gathering, known as MIPIM, was all about cities and would grow into an event that today welcomes over 30,000 delegates. MIPIM gave McKeogh the perfect context to promote his vision, the first time internationally, in 1993. Very rapidly the power of this high-quality, well-designed City model caught the attention of investors, developers, politicians and city thinkers. It soon became the focal point of a large London Stand at MIPIM, with McKeogh bringing together the Square Mile and Canary Wharf areas which, while being fiercely competitive at home, had to present a united front overseas, competing as they were with places like Berlin, Paris, Amsterdam, Dublin and Madrid for international investment.

By the late 1990s, London's world city status was enhanced by further global investment, the creation of the Jubilee Line extension and National Lottery funding, increasing demand for a central London model. The first one, made of wood, was built in 1997 and launched as part

of the *London—The New Millennium* exhibition at NatWest's Lothbury HQ. This coincided with Tony Blair's election pledge to create a mayor of London and, after visiting MIPIM for a few years, its first home was in the new City Hall.

The success of McKeogh's work was put to good use to support London's bid for the Olympic and Paralympic Games. Lord Sebastian Coe took a model of the proposed Olympic Park to the Athens Games in 2004, and an updated version of the Central London model was created, extending into East London, which formed the centrepiece of the London presentation to the International Olympic Committee visit in 2005. When London won the bid on 6 July that year the model was given a permanent home as part of the creation of New London Architecture (NLA), launched at the Building Centre on 7 July, the day after the announcement of the winning city and the tragic day that the London suffered terrorist bombings on its transport system.

Today the current expanded version, created in 2015 to take in development to the west such as Old Oak Common, Earls Court and Wembley, is on location at King's Cross where thousands of people view it every week.

All this was a far cry from McKeogh's upbringing in Mullingar in Ireland. Born in Cork on 13 May 1949, he hailed from a baking dynasty. His grandfather owned a large bakery in Killaloe and his father established Mullaly's, which became one of the largest bakers in Ireland and employed most people in the town.

He was one of six children and went to St Finian's College where, along with his older brother, he was expelled for being caught in the dormitory of the adjacent girls' school. Sent to a Catholic boarding school to 'teach him manners', he excelled at both Irish football and rugby union—a rare combination, captaining both teams—and was also the Irish teenage triple-jump champion.

However, like many young men in Ireland, by the late 1960s he was ready for adventure. Encouraged by his father to follow him into the baking trade, he studied baking and accountancy at South Bank University in London. But he immediately fell in love with London and among his close friends were Dermot Harris, brother of actor Richard Harris, and John Murphy Jnr, from the famous construction empire. The friends became a renowned trio in the West End's pubs and clubs of the early 1970s.

After graduating, McKeogh worked in finance at Aer Lingus and then for construction company Fergus and Haines before, at the tender age of 28, deciding, somewhat rashly, to buy modelmakers John Piper. He readily admitted that he



City maker — Barry McKeogh, pictured in the Guildhall



A model life — McKeogh with one of the scale models of the City that would prove key to his career

knew little about modelmaking or, for that matter, its role in city marketing and it was an even braver decision considering that London in the late 1970s was in steep decline.

Based in Kingston in Surrey at the time, McKeogh quickly realised that to be the pre-eminent model maker for the development industry the company had to be in town. So within a few years, he had moved the Pipers workshop to Clerkenwell to be nearer to the architects that were commissioning models and the developers that were paying for them.

During the 1980s he led the way in creating a new type of large-scale, highly detailed marketing model such as London Bridge City for St Martins, Broadgate in the City for Rosehaugh Stanhope and Canary Wharf in the Docklands. To facilitate the construction of these models, McKeogh was one of the first to invest in AutoCAD workstations, which he combined with CNC cutting machines, used in the sign-writing industry, to automate some of the most mundane aspects of model making and revolutionise the speed with which they could be produced.

Innovation continued at Pipers with the company being the first to introduce automation regularly into models, along with laser-cutting, 3D printing and interactive lighting

technologies. And innovation was something McKeogh backed, especially when it came from the next generations. He supported the creation of NLA, chaired the London Festival of Architecture, sponsored budding young architects on trips to MIPIM to meet developers and backed the creation of the London Real Estate Forum, a London version of MIPIM which has now been running for nearly a decade. And that City of London model, first created 30 years ago, now graces the City Centre, the marketing suite by the Guildhall, as a permanent and powerful reminder of the role McKeogh has played in London's promotion.

McKeogh met his wife Joanna Marbaix on a blind date in, appropriately, a pub (albeit in leafy Claygate, Surrey). Jo survives him along with their daughters Amélie, who is head teacher at Notre Dame junior school in Cobham, and Mary who works for a photographic hire business in Sussex, along with sons, Nick and Patrick who, respectively, run NLA and Pipers.

With 10 grandchildren between them, Barry and Jo enjoyed nothing more than hosting family gatherings at their homes in England and the south of France, not far from Cannes where his aforementioned London stand took annual prominence at MIPIM. ●

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BRIEFING NOTES

Our regular round-up pages of webinars
and events at NLA. By *David Taylor*



just there to entertain wealthy people’, but a place with ‘extraordinary social impact’, not just ‘leisure and pleasure’.

‘Coming out of the pandemic, the arts are going to be the first responder,’ he added, on the power of culture to revitalise places.

That power of culture had also figured in the opening speech from Chris Hayward, deputy chair of the policy committee at the City of London Corporation, who stressed the importance of the sector along with bars and restaurants in providing an attractor for a relatively young population in the Square Mile. Moreover, Hayward said that the office market in the area was holding up well. ‘Talent is what brings firms here and, indeed, keeps them here,’ he said. The City needs the best buildings to operate well as a business location, he added, and is working on becoming a ‘world-leading destination, with an unbeatable offering’, helped by the growth in BIDs across the Square Mile.

Hayward’s planning department colleague Gwyn Richards outlined the various challenges and opportunities facing the City, from flooding to net zero, active travel to digital connectivity—with 5G set to arrive next year. The City had experienced rapid growth up to 2020, home to 524,000 workers, and Richards predicted that a growth in tech will be ‘hugely important’ going forward. But one problem of the young demographic of workers remained elusive for now—the low proportion of BAME workers entering the Square Mile each day. ‘We know that’s one of our greatest challenges—to diversify the City.’ The City will be refining its draft plan next year with a strengthening of its position on net zero and a ‘more prescriptive

approach’ to tall buildings, as well as a commitment to retain buildings wherever possible and ‘crucial’ computer modelling to ‘demystify the planning system’. But culture was key, embedded in its urban strategy in a holistic way. ‘Nobody wants to come back to a culturally constipated City,’ he said. ‘We will be a better City than the one we left after the first lockdown.’

Other speakers at the event included Lee Elliott, who spoke about the thriving office market, albeit one which is having to look to other features such as wellbeing, low energy and other facilities to attract tenants. ‘I think I’m on my fourth iteration of the death of the office,’ he said. ‘It’s not going away.’ VU.CITY’s Jason Hawthorne demonstrated how new technology can enable people to create digital twins and enable key decisions about the urban landscape, while others like Bola Abisogun questioned the role of data and Arup’s Dima Zogheib emphasised the importance of public space and meanwhile uses in experimenting and ‘rethinking’ the City.

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ON LOCATION

The culture of the City

‘Art is a completely essential concept of placemaking. The thing you can do with art is to transform people’s lives, transform districts.’

So said Barbican Centre director Will Gompertz at what was the NLA’s first face-to-face On Location event for over 18 months, held on the top floor of Brookfield Properties’ 100 Bishopsgate.

Gompertz was telling the tale of how an African American town planner, now lecturer, had hoodwinked the art world into buying his low-grade pottery, but how he had used the cash he raised from selling it under a pseudonym to improve the area of Chicago which he had called home. The Barbican director was using the tale to show how culture could form the backbone of places, as he hopes to do in installing a new ‘craft-based’ MA programme in the City starting next year. The Barbican will thus become much more like a ‘teaching hospital’ and a holistic arts centre which ‘isn’t



A brighter outlook — on the top floor of Brookfield Properties’ 100 Bishopsgate

INFRASTRUCTURE

London facing ‘unprecedented’ demand for new infrastructure

London will face an ‘unprecedented’ demand for new infrastructure as the city moves to become net zero, not least from a wave of new, power-hungry hospital building schemes. But the capital needs better coordination between utility companies, more consolidation to cut down on delivery vehicles, better resourcing in local authorities and less ‘opaqueness’ from power providers’ pricing systems if the construction of more affordable housing is to be viable for developers.

Those were some of the views to emerge from *Integrated development: coordinating infrastructure delivery in London*, an NLA think tank which brought together stakeholders to discuss the challenges they face and ideas to cut down on the area’s often disjointed, complex and disruptive reputation.

The GLA’s head of infrastructure Molly Strauss said that an infrastructure coordination team sits with the good growth directorate at City Hall, aimed at streamlining and improving the way infrastructure is delivered across London, with focuses on planning, development and streets. Part of the thrust is to reduce ‘friction’ on the road network to support growth and enable affordable housing delivery, while development looks at homes that might be stalled or delayed due to infrastructural issues. A survey of developers revealed that 79 per cent had experienced disruption because of trying to connect into utility networks.

Strauss said there will be ‘an unprecedented amount of intervention required on the road network and elsewhere if we’re going to meet net zero by 2030.’

‘I just think there’s no transparency or openness from people like UKPN’

Emma Williamson, OPDC

The regulators sometimes create incentives that are not helping, said Barnet’s Cath Shaw, Strauss replying that the GLA is supporting new incentives around collaborative street works. Southwark’s Colin Wilson suggested that one of the main problems was in getting hold of people in the utilities firms. ‘The relationship piece is key, so resourcing that is difficult all round,’ he said. ‘Getting enough people in, having people available and talking to people who are available can be quite a challenge in itself.’

Another issue in places like Old Kent Road is that people are implementing schemes quickly, and thus the enforcement of issues relating to demolition, construction and highways management can also be ‘a nightmare’, as well as an ‘ache’ politically, Wilson added. This again comes down to resourcing and having the money to employ people to do enforcement, for which Southwark is experimenting charging developers.

Emma Williamson of the OPDC pointed to issues with power, particularly on paying for substations, where it was ‘difficult to get a straight story out of UKPN or similar’. The 30-year Old Oak project will include both big schemes

and smaller ones around the area’s edges, such as at Scrubs Lane, where 3,500 units are planned but where there are power issues, and where the authority has been ‘shocked’ by different quoted prices. ‘It’s just really difficult to have a conversation with UKPN about how that is and to get a straight story,’ said Williamson. ‘It’s really difficult to get to the bottom of what you could actually do to make that cheaper—I think we’ve had about five different kinds of estimates for what size of substation we would need.’ This was a ‘massive issue’—getting planning permissions was not difficult but actually helping people to implement their schemes was ‘much harder’, Williamson said. ‘I just think there’s no transparency or openness from people like UKPN.’

Enforcements on lorry movements and managing impacts on the community with projects like Euston had also proved a challenge, said Camden’s Mary Anne Lewis, with planning for this having an impact on residents. ‘It’s a big problem in big growth areas where there’s a lot of activity happening,’ she said. ‘The communities end up pushed and pulled in different directions.’

The regulatory framework is set up so the risk does not sit with UKPN or any other power body, but only on developers, said Tower Hamlets’ Jonathan Morris. ‘The only way I can see really to resolve this, structurally, is to lobby central government for regulatory change.’

Newham’s Jane Custance said a fundamental problem also exists with utilities companies’ business planning, as they only work on five-year cycles. There is also a problem with the money they ask for substations, which has an impact on affordable housing delivery, and with the ‘opaqueness’ about what they plan to do. A case in point is that in a meeting with Thames Water Custance found that it is investing £150 million on upgrading Beckton Sewage Works in Newham. ‘But we didn’t know that! How do you get to know what they are actually doing?’

Neither is UKPN incentivised in any way to enable affordable housing or achieve something that undermines—in their eyes—their fundamental goal of providing a reliable network, said Shaw. There was thus a lobbying job to be done to reframe the task of the UKPN as meeting residents’ demands for power, rather than maintaining a reliable network, she said. And with electric vehicle charging, open-source heat pumps and phasing out gas boilers, we will face ‘huge demands’ on the electricity network going forward, she added.

David Murray of Bouygues agreed that the net zero carbon journey’s reliance on electricity will mean that over the next four to five years London will face a ‘much more intense problem’. UKPN should be part of the pre-construction, planning and consultation phase within the overall planning process, not just the approval process, he added. There should also be more cost certainty in utilities, and more emphasis on the necessity of using consolidated yards around London to cut down the amounts of deliveries ‘causing chaos on the streets’, Murray added. The ‘big push’ to create hospitals, meanwhile, with six of eight pathfinder projects in the capital, will also need ‘a massive amount of infrastructure’. ‘I think we’re going to end up with more issues unless we sit down with the infrastructure providers and say: “Look, we need to get our heads together on this.”’

London Legacy Development Corporation’s Clare Hebbes said she had in fact had constructive conversations

with UKPN and other utilities, but that there was a ‘massive gap’ in the understanding of utility companies about development, and the other way around. When Hebbes worked at Battersea, VNEB (Vauxhall Nine Elms Battersea) was put into place, with something like 60 developers along Nine Elms, and a utilities plan was put together, overlaid on logistics routes for some of the major projects. Having something independent, said Hebbes, had been ‘genuinely helpful’. But she added that the telecoms sector was perhaps more ‘opaque’ than other utilities, with more boundaries between operators and ‘an awful lot of redundant infrastructure’ being put in as a result.

The GLA, said Strauss, is working on developing a digital tool to help local authorities understand existing utility capacity and to use data to develop better indications

STATE OF THE MARKET

‘Opportunities for radical property-led innovation’

Built environment experts gave an upbeat forecast of London’s growth for this year and beyond, despite ongoing concerns about the labour market, materials and energy costs. This was *State of the Market 2022*, a webinar held by NLA at which the LSE’s Tony Travers began by saying that while the pandemic will have long-term, possibly permanent effects, ‘this may be the year when some form of normality really does now return’.

Work done by GLA Economics shows an increase in remote working across the capital, focused on inner West boroughs where people with relatively high-earning, high-achieving jobs are based. ‘I think what that suggests is that many of them will at some point go back to work, near permanently,’ said Travers. Use of public transport is down, with figures similar to the situation in New York, so some taxpayer support or more congestion charging will be necessary to underpin the loss of fares and prevent the capital being more road- and car-dependent, he added. The London economy did not shrink as much as the rest of the UK, gaining money from the Chancellor’s interventions. ‘These measures have worked really rather well,’ Travers said. Property prices will probably pick up, Travers added, and optimism about business activity in London was greater than it has been since 2016, with consumer confidence eclipsing that in the rest of the country, and London’s population also set for growth, albeit not as quickly as in recent decades.

‘It’s worth remembering that London’s recovered from pandemics, fires and wars, many times before,’ said Travers. ‘There are opportunities for radical property-led innovation in the economy of inner and central London. And that of course means major opportunities for those who get this changed market.’

Other speakers at the event included Alexandra Notay of Pfp Capital, who said that the crunch on materials supply that had been exacerbated by COVID is set to ease over the

of certainty and development for utilities to use. ‘As you can imagine, if that tool was easy to build, it would already exist,’ she said. ‘So, we’re scoping out whether it’s possible, but we think that it is, and is at least better than what we have.’

Other suggestions included the GLA easing a cash flow issue on infrastructure by coordinating between developments and providing a loan to cover any gap between planned developments and the infrastructure they need, providing a centre point to coordinate schemes, and utility companies sharing trenches to cut down on waste.

‘I think there’s a massive scope there for doing things better,’ said Hebbes.

Part of NLA’s Transport & Infrastructure Programme | Programme Champions: **Network Rail, Vectos**

next six to nine months, but the key concern is around energy and fuel costs affecting both supply and production, as well as consumers. London is also suffering from the loss of key skills in the labour force, post-Brexit, which will continue to be an issue for the whole country, while uncertainty over planning is causing housebuilders to take ‘a different approach to London now’.

Allen Simpson of London and Partners said that economies have recovered from public health crises such as swine flu, SARS and Ebola, with research showing that the crises last until the public health side is dealt with and then recovery is ‘remarkably swift’. Tourism, travel and investment come back first domestically, but the ‘X factor’ now is that we have Teams and Zoom and other technologies allowing us to trade remotely. Brexit remains a practical issue and challenge but less of an emotive issue—‘frankly the world has moved on’. But there are reasons to be positive about London and the medium term, not least that the city was the subject of a higher volume of international investments than any other city in the world, said Simpson, principally because it was seen as ‘blue chip’ and ‘safe’ with ‘good structural underpinnings’.

Hybrid working, however, is ‘a social and economic catastrophe,’ he added. ‘One in five people in London work in hospitality, leisure, retail and so on. You can’t really do that over Zoom.’ Of all the many things said about the infamous social gatherings with or without alcohol at Number 10, Simpson added, he was struck by the number of people who felt they needed to be in work to make the country run. Notay responded that there is a risk of pushing a lot of talent out of the workforce if the city reverts to a ‘full-time culture of “jackets on the back of chairs”’. London is, however, in a good place, Simpson concluded. ‘We think our ability to continue to attract is going to be very highly defined by our ability to remain an everything city.’

Finally, Nicola Herring of Gleeds said there was a 54 per cent reduction in EU construction workers between April 2017 and April 2020. ‘This has been a huge issue for the London construction market.’ Nevertheless, Herring added, ‘as well as a strong pipeline of work related to net zero carbon, the London construction market remains strong across core sectors such as commercial, residential, education, FinTech and hotels.’



City comforts — we need a conversation about adopting a gender quality approach to place-shaping

CITY DIALOGUES

Gendered landscapes under the microscope

Urban designers should employ more subtle signalling of safe spaces in their schemes, and create places that are less ‘policed’ and more about ‘democracy’. They should also draw on their lived experience and form teams composed of a diverse range of people that better mirrors the society they are designing for.

Those were some of the key issues to emerge from *Gendered Landscapes: equity in the public realm*, an NLA webinar kicked off by Joanna Averley, chief planner at the Department of Levelling Up, Housing and Communities.

More than ever, said Averley, we’re all really conscious about how comfortable we feel in streets and squares or travelling on public transport in cities and towns, and whether they make us feel safe and welcome or raise our anxiety. One answer is to have a conversation about adopting a gender quality approach to place-shaping, and what that means for raising awareness and questions of power in public spaces.

‘If we design for how we feel as women in a public space or how we feel as anyone using a public space, whether you’re male or female, actually, we also deal with how young people and children feel in public space,’ said Averley. ‘This is not just a conversation about landscape just for women, and safety for women, but actually about safety and comfort for everyone.’

Judith Gough, ambassador at the British Embassy in Stockholm, said she could not think of two better countries than Sweden and the UK to be at the forefront of a movement to develop more equal communities, paving the way for a sharing of ideas from contributors from both countries.

Linda Gustafsson, gender equality officer for the city of Umeå in northern Sweden, said there has been a gender equality committee connected to the city council since 1994. The council had also had the overarching goal, said Gustafsson, for Umeå to ‘create conditions for women and men to have equal power to shape society as well as their own lives’. But we cannot build away the problem, particularly of violence to women, she added. ‘We need to work with education. We need to work with masculinity.’

Gender equality, indeed, is everyone’s responsibility, said Sally Kneeshaw, director of Kneeshaw Consulting. It takes long, slow, hard work to do proper engagement—to reach out to people and get them to express their experiences. And in places like the Olympic Park, said Marina Milosev, senior planning policy officer at LLDC, the fact that 57 per cent of all students are female means that major consideration should be given to the planning of major development such as East Bank, with 10,000 new students set to arrive.

But really the whole issue is about ‘lifting democracy’, said Helena Bjarnegard, Sweden’s state architect. ‘Creating meaningful places where everybody feels welcome, comfortable and safe is an important issue for democracy.’

‘If we focus just on a crime-based approach, we’re not going to get very far’

Ellie Cosgrave, UCL and Publica

We need to ‘reframe the problem’ in the light of the murder of Sarah Everard, to think about the issues in a much more holistic way than just policing, said Ellie Cosgrave of UCL and Publica. ‘If we focus just on a crime-based approach, we’re not going to get very far,’ she said. ‘We need to think about women’s safety or a gendered experience of the city much more in terms of a free and accessible use of city in a holistic terms,’ getting women’s real experiences. There is also a plethora of public realm design features which signal that spaces are attended to and cared for, she added, such as lighting schemes or signalling the presence of community, to make spaces feel safer. ‘I think we can be a bit more ambitious about the ways we think about what space signals to us at all times, even when we may be alone, or it may be night-time.’

In Malmo, at least, said city architect Finn Williams, there are encouraging signs of the creation of more equal, safe environments. ‘When I’ve been having conversations with people about gender equality, the people leading this agenda within the city government are all men,’ he said. ‘And I think that reflects the maturity of Swedish society.’

Wrapping up, Averley said what was needed was a systemic response to a complex set of issues about democracy, equity, and ‘who we look to for our guidance in the important aspect of a project or a programme or a change process in a city and its public spaces and streets. We need to talk about fear, and we need to talk about hope and opportunity, and the sort of things that people might be stopping themselves from doing because they feel a little unsafe or unsure.’

Part of NLA’s City Dialogues Programme. | Programme Champions: **Grimshaw**, **KPF**, **U+I**



‘Baking in’ a cultural transformation — the Reading Biscuit factory retrofit, by Wren Architecture

RETROFIT

Development must adopt ‘default’ retrofit approach

The UK development industry needs to change its ‘default’ setting to retrofit rather than rebuild, and begin to call embodied carbon ‘construction carbon’ in a bid to get the public to better understand the issue. The ‘colossal’ challenge represented by the UK’s need to retrofit millions of homes may also be a chance to transform the industry, even if Grenfell has damaged the sector and the government is still putting off a vital move to remove VAT from refurb.

Those were some of the main points raised in a fascinating APPG webinar session on retrofit from NLA and The London Society kicked off by Duncan Baker MP, who was speaking before launching a carbon emissions bill. “The task is absolutely colossal,” he said of the fact that 80 per cent of the buildings currently standing will still be here in 2050, so will require energy retrofitting. “I think we are way behind the curve.”

Preston Benson, founder of Really Local Group, showed the impact of retrofit projects in Reading and at Catford Mews, where the group built on good public consultation to turn a Poundland store into a cinema and café. “Our vision is straightforward,” said Benson. “The future is local. And, post-COVID, really the present is local.”

‘Lendlease recently told me they use 62 Eiffel Towers’ worth of steel every year’

Will Hurst, The AJ

But Will Hurst of The Architects’ Journal —who has done much to push the issue with the magazine’s ‘retro first’ campaign—suggested that while architects and engineers have long understood their role in bringing down operational carbon, they have been much slower in recognising the importance of reducing embodied carbon. And some developers have provided useful snippets on the scale of the problem of dwindling resources, he added. ‘Lendlease recently told me they use 62 Eiffel Towers’ worth of steel every year.’

One of the suggestions to government has long been vocalised—to cut VAT on retrofit projects and remove the inequity with new build. ‘In the past, Treasury has been steadfast in its refusal to contemplate reform in this area,’

Hurst went on. ‘But we must make the case; we’ve never had such a compelling reason to adjust the rates.’

‘You say “embodied carbon” to people and I don’t think many really understand what it is’

Marion Baeli, PDP Architects

Retraining is another key issue, said Marion Baeli of PDP Architects. ‘All the architects in my industry, in my sector, for example, need to learn a new way of designing buildings and retrofitting buildings.’ Certainly, said Baker, there should be some kind of re-education process for the public too. ‘You say “embodied carbon” to people and I don’t think many really understand what it is.’ Perhaps we should start to call it ‘construction carbon’ instead, suggested Hurst. There has also been what Brian Berry of the Federation of Master Builders called ‘a market failure to create the retrofit market’. But what was really needed was clear 20-year strategy from a government that also needs to take whole life carbon

POLICY

Post-COP26 cities must have ‘pivot to action’

‘What I really hope for is a pivot to action.’ So said Bex Porter—built environment lead at Arup, and a COP26 UN climate champions—as part of a briefing session on the Glasgow event’s impact, and what happens now.

Porter was speaking about the new emphasis put on the role that cities can take in addressing climate concerns, after they barely figured as an issue at the last COP in Madrid, with over 100 events taking place over the fortnight focusing on the built environment. The sector had ‘critical’ targets, she said, with buildings and construction responsible for nearly 40 per cent of emissions, and it had presented a unified front. ‘We’re not confusing people with different agendas, different targets, different goals,’ she said. ‘This is the sector ambition, and we’re all singing from the same hymn sheet.’

Arup’s Sowmya Parthasarathy said that some of the discussions at COP 26 had held some ‘really significant implications for how we design cities’, even if more work needed to be done on the whole life carbon of buildings, for example, along with further action on adaptation, resilience, fairly distributed funding for social equity, and sustainable transport.

Stephen O’Malley of Civic Engineers felt that progress had been made. ‘It’s a complex picture,’ he said, ‘but I do feel as though the conversation has moved from: “Why do we need to do this?” to: “How do we do this?”’

Chair Peter Murray questioned why there had been relatively little on active travel compared to electric cars, and whether any pressure had been exerted, but Porter said her delegation had not experienced anything untoward in that area. ‘There have been pockets of discussions around cycling and walking in particular, they just maybe haven’t made the splash that some of the other global announcements have.’

Max Colson; David Taylor; John Sturrock; Will Pryce

assessment seriously, according to Baker. Berry again: ‘It’s absolutely imperative that there’s a long-term strategy for tackling what is a major infrastructure project—28 million homes across the country need to be improved.’

Other points raised in the session included the need to offer regulation and licencing for retrofit in a bid to cut out the cowboys and ‘botch jobs’ from the builder market; and that Grenfell had the ‘unintended consequence’ of damaging the image of retrofitting towers and has had a ‘knock-on’ effect on the timber market for tall buildings.

But one of the key points offered a neat summary of the situation. ‘I think at the moment we have a default approach in favour of a sort of disposable built environment,’ said Hurst. ‘We need to change it to a default to retrofit and reuse. That’s where we need to be.’

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But O’Malley suggested that some of the ways in which net zero was broadcast needed reform. ‘There’s a perceived “hair-shirtedness” related to climate-positive lifestyle choices, and we need to change and develop the messaging,’ he said.

Another area in need of a boost in order to achieve climate goals was modular construction, which Parthasarathy suggested was still associated with ‘constraint rather than creativity’. ‘We have to go into a more modular way of building if we are to achieve net zero waste outcomes,’ she said. As a result of COP26, Parthasarathy added that she would like to see cities around the world ‘rebalancing themselves’, rather than more ‘able’ cities like London or Copenhagen ‘racing to the top’, while another hope was that Sadiq Khan’s new role as chair of the C40 cities might bring good principles and funding.

‘I do feel as though the conversation has moved from: “Why do we need to do this?” to: “How do we do this?”’

Stephen O’Malley, Civic Engineers

O’Malley said he was ‘hopeful’, but also angry and frustrated, an anger that he hoped could be channelled to champion and effect positive change rather than be too accepting of COP26’s ‘loose pledges’. He said he wanted to see pledges for investment in the agenda honoured and implemented. ‘Investment is absolutely crucial,’ he said. ‘But it’s just the first step. How does that cascade through the system in terms of governance and regulation, ultimately manifesting itself in physical change in our built environment and leading into those societal changes?’

Finally, Porter said she hoped COP26 was a ‘pivot to action’ from the sector and all the businesses within it, regardless of the event’s final negotiations. ‘We’re all agreed that we need to move, so yeah, a pivot to action,’ she said. ‘There’s no point just talking about it’. ●

LESSONS IN DESIGN

We take a close look at Ibstock Place School's new, NLA award-winning refectory designed by Maccreanor Lavington

Architect: **Maccreanor Lavington**

Engineer: **EngineersHRW**

Environmental engineer: **Max Fordham**



Collegiate quality — Ibstock Place School in its landscaped Roehampton setting



THE ARCHITECT'S ACCOUNT

Tom Waddicor

Associate and education lead,
Maccleanor Lavington

We were delighted to receive the call from Ibstock Place School inviting us to enter a design competition for a new refectory. The enquiry came as a surprise as we had no prior relationship with the school, but found out our name had been suggested by a fellow architect—among nine other firms—as a practice doing interesting school work. From our first visit and meeting with the bursar, we were enthralled by the opportunity. With a slew of new buildings under its belt, the school was a savvy building commissioner and, reassuringly, placed a high priority on design quality.

Working in close collaboration with EngineersHRW and Max Fordham, the competition design was an opportunity to indulge in an optimistic, celebratory building driven in equal measure by structure, environmental performance, functionality and—unashamedly—aesthetics. While this probably sounds like ‘what an architect does’—and is what we really enjoy doing—that level of trust and encouragement from a client can be rare but is always very welcome.

Happily, the design hit all the right notes. The following three years were filled with great endeavour to make good on the promise of those original ideas, working with the competition design team and with the support of McBains cost consultancy. The project enjoyed a smooth passage through planning, helped by proactive engagement with Wandsworth at pre-application stage. Through traditional procurement, Feltham Construction

went on to deliver the scheme on the ground, working with an experienced site team and a strong supporting cast of specialist subcontractors—perhaps most notably Constructional Timber who ‘raised the barn’ of the structural timber roof with a family team of just three people (and a tower crane).

The scheme has stayed true to the competition concept of three connected volumes, tied together by an undulating, unifying roof. The quiet of the exterior is fitting for its setting, being subservient to Main House—the brick-built manor house in which the school was founded—and presenting a low and respectful profile to neighbouring residential buildings. The external palette is deliberately pared back to a blend of rusty red tones, giving the building an object quality that belies the intricacy of its interior—a joyous space with richly articulated timber linings.

The building has now had some time to bed in and has proved a great asset to the school throughout the challenges of pandemic schooling. Interestingly, some of the simplest elements of the scheme have proved the most valuable in the functionality of the school, such as the covered walkway, which runs the full 60m length of the western elevation, and which offered the perfect fresh-air-filled solution to socially distanced queuing.

Although the refectory is unique, there are many elements of the scheme that have gone on to inform our thinking on subsequent commissions. The colonnade is one area of the design we are continuing to explore in our school designs, along with a commitment to push the boundaries of timber construction. Overall, we look forward to working on more projects which celebrate the enduring value of in-person learning and coming together.



Outside study — the scheme features three connected volumes connected by an undulating, unifying roof





THE ENGINEER'S ACCOUNT

Greg Nordberg

Project engineer, EngineersHRW

It is always a privilege to work on a project from concept to completion. The building evolved throughout the design process and even on site but at its core retained the same feel as the images Maccreanor Lavington produced for the competition.

The main hall is an impressive space—it has a sense of grandeur but also calm, depending on the volume of children. Working with visible structure requires a balance to be struck between expression and cohesion. In this case there is an emphasis on the totality of the space, and a visual hierarchy that cascades uniformly in all directions. The structural hierarchy, however, favours one direction, constructed with primary rafters spanning between ring beams at the eaves and lantern level along one diagonal, and secondaries spanning between them in the other direction. These rafters support and are restrained by a CLT deck. The grid is further subdivided with tertiary elements supporting acoustic ceiling panels. We considered using the secondary rafters to form a two-way spanning diagrid, which would have reduced the stresses on the individual members. The more onerous connections would, however, have meant equivalent sized sections would be required. Overall, the hierarchical approach was just as efficient and more economical.

The pyramidal roofs generate large lateral thrusts at eaves level, concentrated at the corner rafters, similar to a traditional cut timber roof. In two of the pyramids, as with a traditional roof, a floor at eaves level provides a tie to prevent the roof from spreading. In the main hall the steel

ring-beam provides the same function but allows the full volume of the pyramid to be experienced. This ring-beam is among the heaviest loaded elements of the building, but as it is steel and in tension it is small enough to be hidden away beneath finishes and allow the rafters visual primacy.

The use of the steel ring beam at the base and timber one at the top meant there was a clear separation of contractual responsibilities and a structural logic that assured stability throughout the phases of construction.

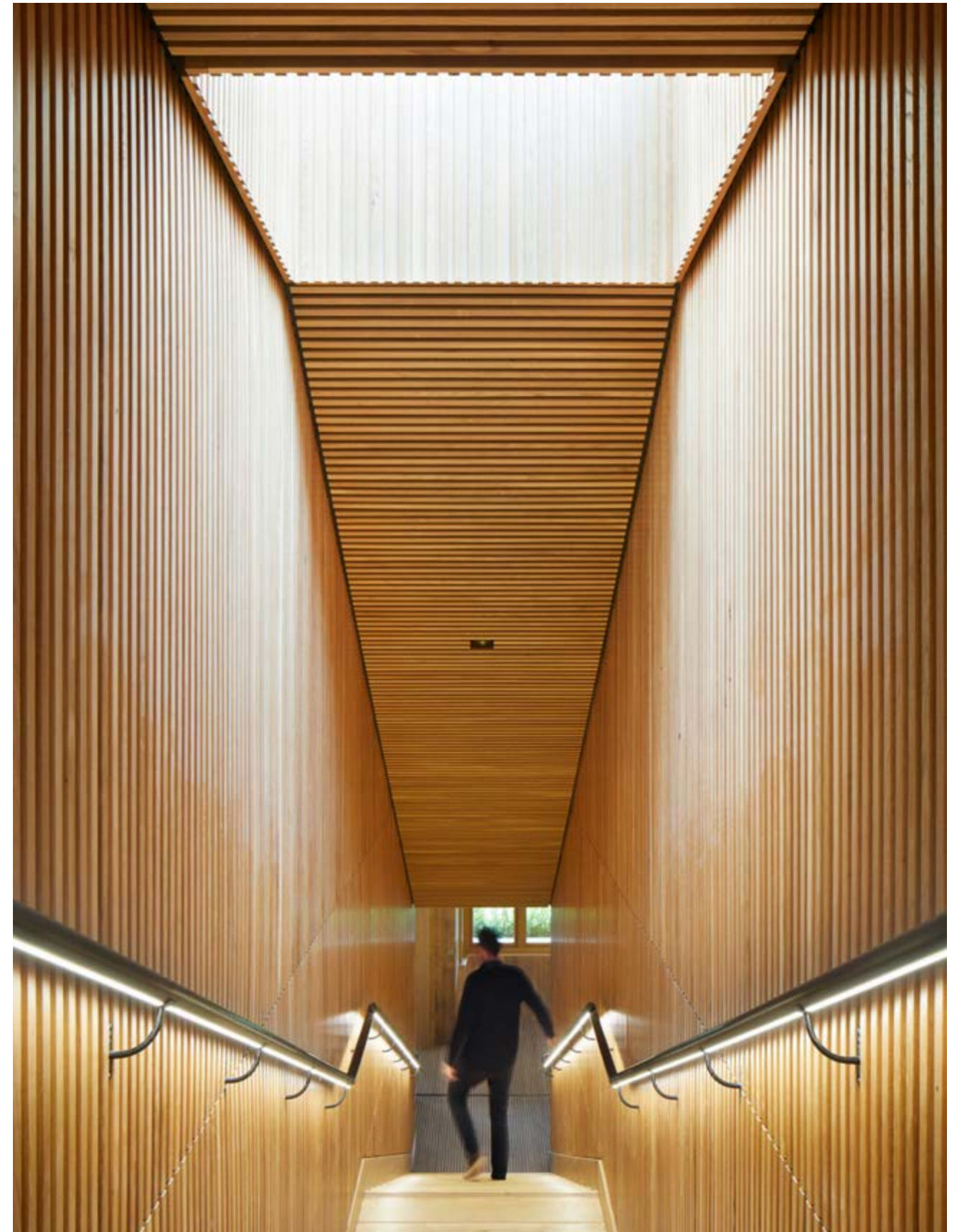
Construction of the timber roofs started at the top, with a scaffold to support and locate the upper ring beam which then allowed the corner rafters to be slung into position. These needed to be manoeuvred at a steeper angle than their final orientation, dropped below the eaves and rotated into position. The tolerances are tight for this form of construction, but modern construction techniques and the skill of Constructional Timber meant this element of the work was largely unproblematic, despite high winds and inclement weather.

We might have avoided that weather if the roofs had been installed when they were originally intended. However, an undocumented gas main which eluded the below-ground services survey cut across what would become the basement and put paid to the original programme. We redesigned the basement so that piling could continue while the situation was resolved with the gas authorities, who removed the pipe. The corner of the building therefore cantilevers over, and the rest of the basement bridges, the exclusion zone for the gas main.

After such an inauspicious start on site it is a joy to see the building complete, being enjoyed by staff and students. It stands, the vision made reality, with both hidden and visible idiosyncrasies providing clues to the story of its construction.



Dining in style — the main hall, designed to be 'uplifting and celebratory', as well as calm, quiet and enjoyable



Timber is used extensively throughout, accented by bronze handrails, door handles and light fittings



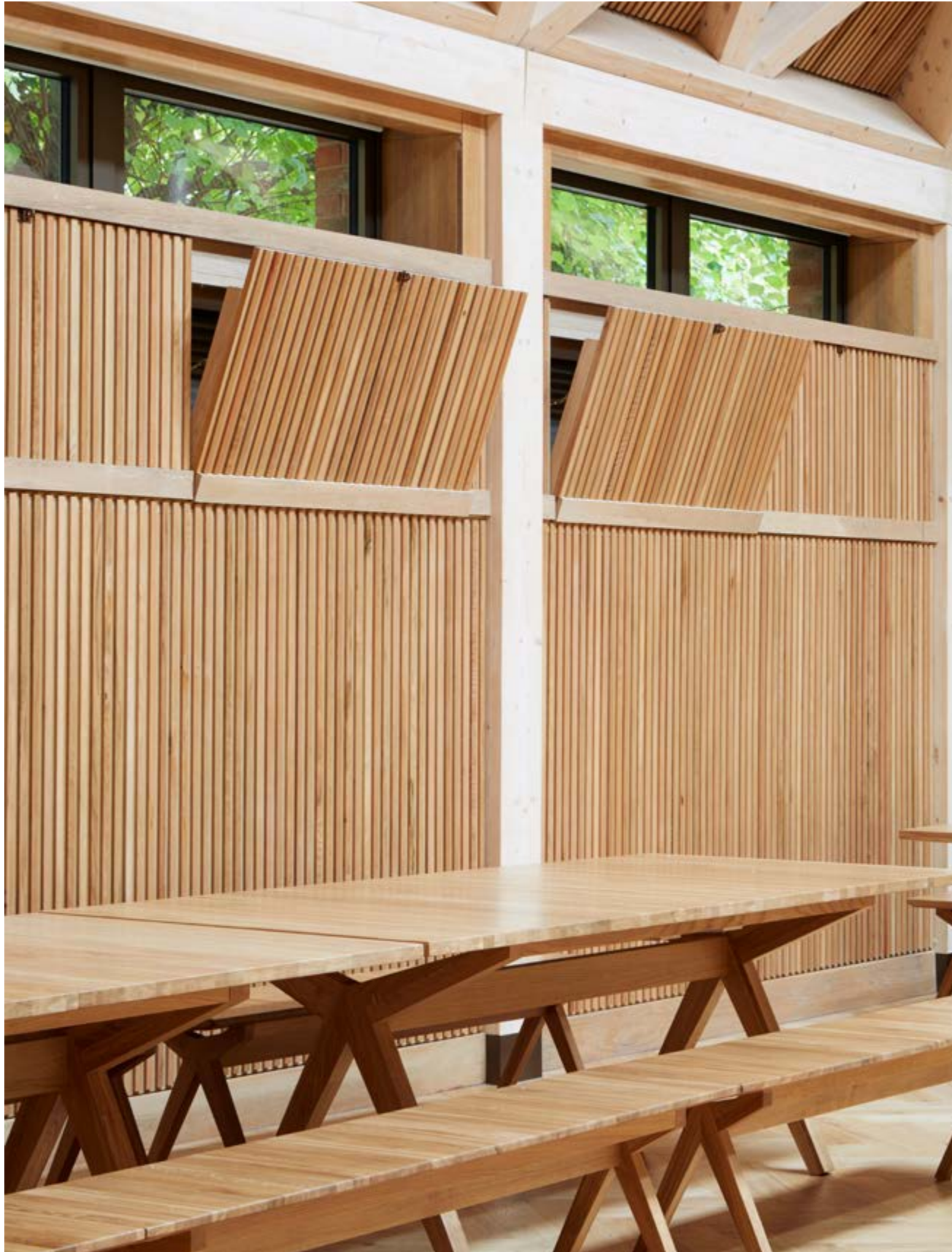
What do the pupils think?

'It's beautiful, there's a lot of light!' Lower 6th Pupil

'The new refectory is amazing!' Upper 6th Pupil

'It's huge; there is so much space for everyone to sit, eat, enjoy and talk to friends' Senior 8 Pupil

'There's a special sixth form area upstairs where you can eat and, attached, there's a computer room where you can study. It's great because it's calm and peaceful and you have space to think'
Lower 6th Pupil



The dining halls have mixed-mode ventilation, but are designed to operate under the natural ventilation mode for most of the year



THE ENVIRONMENTAL ENGINEER'S ACCOUNT

Alexia Charisi

Partner, Max Fordham

From our first meetings with Maccreeanor Lavington and the school, we understood the need to underpin the new building's strong architectural identity with state-of-the-art services that accommodate this vision.

The refectory building is an amalgamation of two different kind of different spaces: heavily serviced back-of-house areas (like the kitchen and dishwash areas); and quieter, more serene front-of-house spaces such as the main servery halls and the study space. Our aim was to provide a services strategy based on passive design principles, maximise energy efficiency for the specified systems, and provide the best experience and thermal comfort for the building users. In providing M&E engineering and acoustics, we worked closely with Maccreeanor Lavington to make sure our design reflected how the building was intended to be used.

From the early stages of the design process we set high fabric performance targets, to minimise energy demand, and undertook a study to determine the optimum renewable energy solution. The result was a number of photovoltaic panels on the roof of the building which helped achieve BREEAM 'excellent' rating.

The dining halls have mixed-mode ventilation, but are designed to operate under the natural ventilation mode for most of the year. We went through a number of iterations and used extensive dynamic thermal modelling to produce a natural ventilation design that minimised the risk of overheating during the hotter months. Our main challenge was internal gains during high occupancy of the dining hall, along with solar gains from the lanterns and the relatively lightweight nature of the structure, which all increased the risk of overheating.

The result of our analysis was a successful design that relies on the large volume of the space, multiple openings at

high level and on opposite facades, external shading on the west facade and optimised glazing specification. In collaboration with the architect, we came up with a design for the lanterns that limits solar gain while providing very good daylight levels in the space. The natural light in the dining and study spaces both contributes to the health and wellbeing of the students, and reduces the need for artificial lighting for a big part of the year. High-level openings respond to carbon dioxide and temperature sensor readings in the spaces, opening or closing accordingly to maintain internal thermal comfort.

In winter, mechanical ventilation with high-efficiency heat recovery can provide adequate and draught-free fresh air into the space. Mechanical ventilation jet diffusers are located at high level and are carefully integrated into the timber panel structure. Routing the ductwork to that level was a challenge, as having a high, exposed timber roof meant no ceiling void to route any services through. Instead, we made use of the voids between the roof structure to accommodate the bigger services.

The main dining and study spaces are heated via underfloor heating, which provides uniform heating to the rooms while removing the need for any visible heat emitters such as radiators. In the servery, where the brief required the addition of cooling, heating and cooling are provided by concealed VRF fan coil units, their grilles seamlessly integrated into the servery's ceiling, running parallel to the LED recessed light fittings.

The fully equipped commercial kitchen is provided with energy-efficient mechanical ventilation. The challenge here was finding space for the large kitchen exhaust ducts carrying high volumes of stale air. Working with Maccreeanor Lavington, we came up with the design of a 'chimney' where large ductwork runs concealed and allows air to be exhausted away from the building.

The light fittings in the main spaces by Jonathan Coles are bespoke and were specifically adapted for the project. In collaboration with Coles and Maccreeanor Lavington, we undertook a light modelling study to develop the specification requirements for the lights in the refectory. This led to the

decision to have direct and diffuse dual light sources—each capable of independent control for scene setting. For light fittings and sensors, all cables and drivers are carefully concealed behind the timber panelling.

One of the building's main successes is its acoustic performance. The building—in particular the main hall, which needed to be able to seat hundreds of pupils without excessive noise levels while also supporting assemblies and musical performances—has received a lot of acoustic treatment, which had to be carefully coordinated with the timber structure and services.

Ibstock Place School is a paradigm of a building that unites a strong architectural identity and highly efficient, seamlessly incorporated building services, making it a pleasure both to look at and to use. ●



Photovoltaic panels on the roof helped achieve a BREEAM 'excellent' rating

IN FULL COLOUR

We take a look at Islington Square, the ‘charismatic’, NLA award-winning mixed use scheme

Client: **Cain International**
 Architect: **CZWG Architects**
 Engineer: **MBOK**
 Planner: **Metropolis**



On the market — the developers sought to create distinct retail as opposed to carbon copies



THE CLIENT'S ACCOUNT

Richard Pilkington

Senior managing director and head of European real estate, Cain International

Islington Square has always had charisma. From its origins as a sorting office for the postal service in the early 1900s to what it's become today, it has a compelling story. Of course, as both its developer and an occupier of nearly 10,000 sq ft (c. 9,300 sqm) of its office space, we are a touch biased.

Islington Square has been in incubation and development since the site was first acquired by the founding developer in 2003. About 10 years later in 2014, when we embarked on the Islington Square journey, our goal was to curate spaces in which people would want to live, work, shop, eat, drink and play. Nearly eight years on, the calibre of creative businesses that have come to call it home is remarkable.

Islington Square is a landmark site. It is a vibrant, mixed-use scheme on the iconic Upper Street in the north London borough from which Islington Square gets its name, comprising 260 mixed-tenure homes as well as 170,000 sq ft (c. 15,800 sqm) of diverse retail, commercial and leisure services.

It was important for us to reflect the development's heritage while making it completely fit for use — whatever uses that may be. The scale of the development has presented retailers and restaurateurs with some of their first opportunities to secure modern premises in Islington. The quality of the office space perfectly aligns with the trends

that are shaping workplaces designed for the post-pandemic landscape. And the homes not only offer a beautiful standard of living between their four walls but benefit from the context of their environment amid the rise of urban living concepts like the 15-minute city.

In curating Islington Square's retail and hospitality offer, we wanted it to reflect the local population while being future proof. The pandemic has further demonstrated the value in creating distinct retail destinations as opposed to carbon copies, with consumers looking to shop local, support independents, and experience something different. By bringing together independent brands and more established names, we can cater to a much wider audience.

Likewise, a vibrant ground floor is often the window to the rest of the development, so we wanted to ensure it was in keeping with the narrative of the homes and offices above. With brands including Borough Kitchen, Megan's, Jiji, as well as a Third Space health club and an Odeon Luxe & Dine cinema, we feel we've achieved that.

Some of the UK's top creatives have also taken office space at the development, including Fullwell 73, the production company that counts James Corden among its partners.

While each of Islington Square's uses stands on its own, we're most proud of how they fit together and enhance one another. They create an inclusive, inviting space where people want to be and want to spend time, serving further to benefit its occupiers with increased footfall and dwell time or with enthusiasm among employees for coming into the office. It is a development where each part nourishes the whole.



THE ARCHITECT'S ACCOUNT

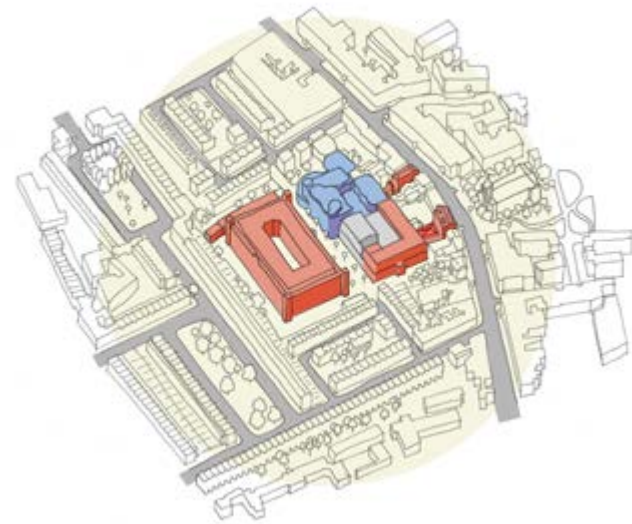
David Donachie

Director, CZWG Architects

Nearly 20 years ago we were introduced by our visionary client to the site of the North London Royal Mail Sorting Offices, a 4.5 acre (c 1.8 ha) enclosed urban site largely obscured from public view behind a busy commercial stretch of Upper Street and surrounding Georgian terraces and squares. It was immediately evident both that this was a fantastic opportunity for placemaking and that its success would be dependent on creating new pedestrian links and encouraging the public into a commercially exciting space. The grade II-listed Post Office building fronting Upper Street provided this opportunity. The careful restoration of the listed interior balanced with the logistically complex lowering of the ground floor created a spectacular entrance through new double-storey retail arcades leading to a wide and generous public boulevard and market space.

The buildings forming the lively new public realm are a mixture of renovated facades and dramatic new buildings which celebrate the decorative Edwardian architecture that has been so carefully retained. Hundreds of new homes above face on to landscaped peaceful courtyard and rooftop gardens, with fantastic views over Islington and beyond.

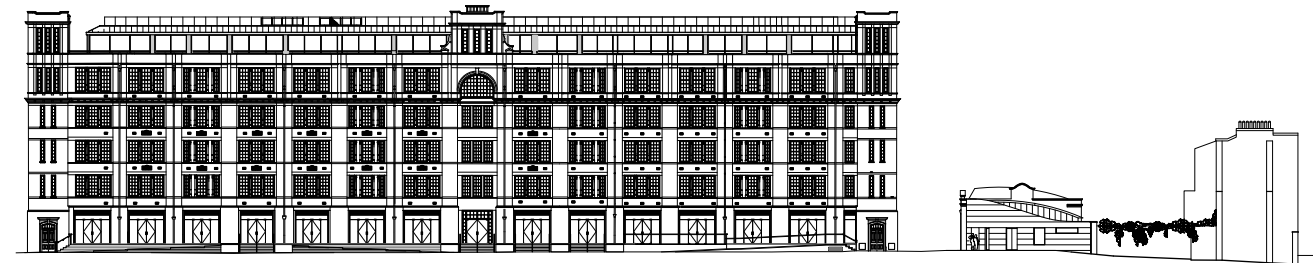
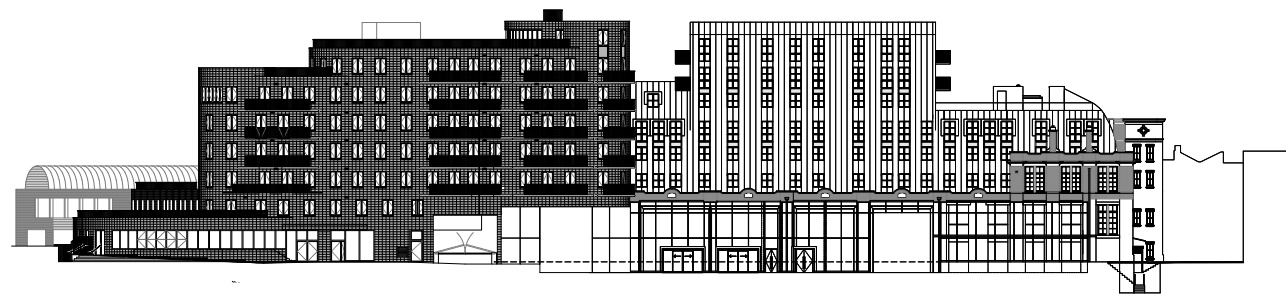
Leading this project through the construction phases has been a very rewarding experience. We worked concurrently on the delicate restoration of listed windows and the coordination of new multi-storey concrete frames. Deep basements beneath retained facades house thousands of square metres of cinema, gymnasium and theatre space, while subterranean service tunnels link the various buildings and allow the streetscape to remain unhindered by demanding back-of-house servicing requirements. Designing for a housing association, serviced



The urban context

apartments, private residents and luxury penthouses, while providing great expanses of flexible commercial space for retail and office use, was not without its challenges.

Throughout these complex and demanding tasks, the careful balancing act of retaining the heritage of the site was always at the heart of the project. An enormous amount of effort went into salvaging and restoring. From a sustainability perspective, the meticulous inspection of every square metre of the existing facades resulted in minimal introduction of new material. The beautiful curved glazed bricks of the original loading bays, now forming the shop frontages facing the boulevard, show signs of the decades of scrapes from the loading and unloading of trolleys of mail. That is the story of Islington Square, buildings repurposed for modern needs.



West elevation of blocks B and C (top) and east elevation of block A (above)



The last post — the Grade II-listed post office at Islington Square





Lilac time — colourful new builds are blended with existing buildings



East-west section

**THE ENGINEER'S ACCOUNT**

Michael Baigent
Director, MBOK

It was in 2003 when I first walked the site. It contained a series of mainly Edwardian buildings, all with external loadbearing masonry walls and internal steel frames with filler joist floors, plus one 1950s concrete-framed building. After it was purchased, the project went quiet for us for about three years, requiring only infrequent engineering reports to support various planning applications.

In 2007, the founding client started work earlier than would be the case with a traditional contract approach, letting an initial enabling works contract while the final design of the buildings was being concluded and tenders obtained.

The enabling works for block B, with a plan area of some 50m×50m (now housing the cinema and health club), involved demolishing the interior while retaining the facades, excavating inside (and outside, beyond and below the west facade) to create a lower basement 8.9m below the existing basement level, then rebuilding a concrete structure back to the new ground floor. We were commissioned as temporary works engineer, and heavily involved in the planning, designing and drawing of all temporary works.

Steel sheet piles were selected as the temporary retaining walls. The plan was always to acquire the remaining Royal Mail to the north, and to remove the underground wall separating the sites. Steel was felt the easier solution for this.

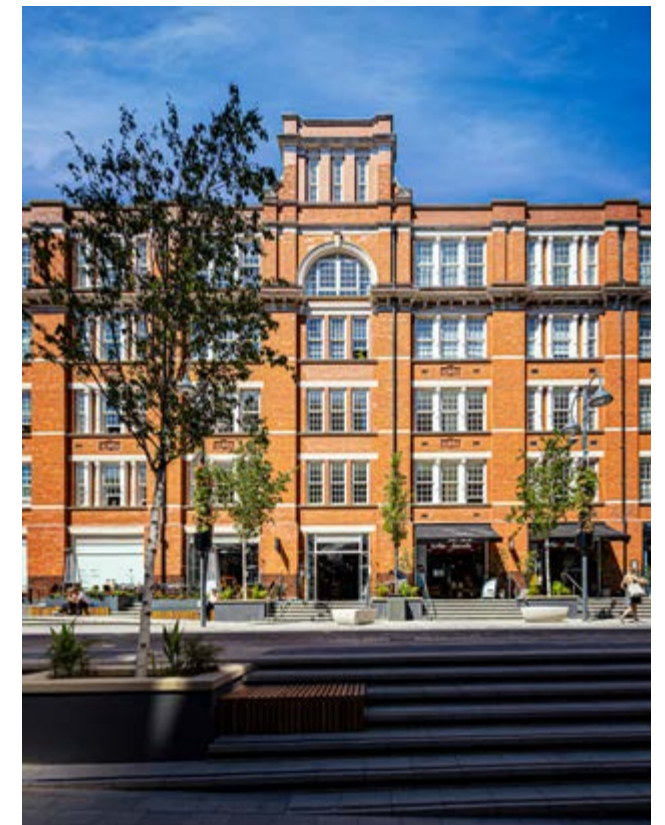
We were aware that pushing silent piles into the stiff clay would require water jetting and cause some heave, so the underpins to the retained masonry walls were reinforced as deep beams to put a 'chassis' under the whole facade.

The underpinning was carried out first, the facade retention system then erected and the floors demolished. Monitoring the works, we could see the building rise as the sheet piles were pushed in and then slowly sink back down as the excavation of the basement proceeded, all with remarkably little impact on the facade.

The enabling works contract was well advanced when the financial recession paused all work on site. The raft was virtually complete, and the east half of the building was concreted up to ground level, but the west half was a mass of

steel props and walings bracing the retaining walls back to the completed structure. Monitoring continued during shutdown, and a small lifting of the centre of the raft was noted.

When the project reawakened in 2014, the final building on site had been acquired and it turned into much more a traditional project delivery. For blocks B and C, which were effectively new buildings, we completed the tender design as concrete structures (to minimise floor-to-floor heights, provide good sound separation and easier match the somewhat irregularly shaped architectural floor plans). For the retained Royal Mail block A, the extra floors were steel framed, to match the existing.



Sorting offices — the retained Royal Mail block A, east elevation



A new piece of city — Islington Square, from the air



THE PLANNER’S ACCOUNT

Greg Cooper
Director, Metropolis

As a planner I do not usually work on an urban development for 18 years. Even with a site acquired in two chunks, many years apart, with massive Edwardian buildings, an architect with a penchant for buildings with crashing waves of zinc and lilac, and a client determined not to appeal, you should surely be able to get out of it in five or six years.

Islington Square was always going to be different because the founding client was unconventional, with a vision that took many months of design team meetings to translate from brain to paper.

From the beginning it was an exercise in placemaking by curating variety and working with the site and surroundings rather than against it. Our vision was not always understood, but we persevered and insisted on getting it approved locally no matter how long it took.

I would not recommend working through a financial crash at the point when a multi-million-pound development is just a huge hole in the ground, but sometimes a pause for thought is beneficial. The development originally conceived is not what we have today. The pause allowed a redesign with fresh air arcades, more varied uses and more flexible and adaptable space. We changed the design but not the principles, and maintained a fully compliant affordable housing content throughout.

‘From the beginning it was an exercise in placemaking by curating variety and working with the site’

The opportunistic changes worked through in the recession have proved far more beneficial than we realised at the time. We are now better placed to wrestle with the revolution in town centre patterns and economics that we are still working through. The site is a mixed-use town centre site, and was retail led. The council’s objective was to replace the Royal Mail employment, and the unique Edwardian legacy and flexibility of the space has provided opportunities for uses and services that would never have been part of the brief in 2003 but are creating a unique place to live, work and visit. Albeit one that is still evolving... gradually.

While the Royal Mail sorted the post here for over 100 years, local people were denied access to 1.8ha of Edwardian buildings gated off from local streets. Perhaps the most enduring benefit will be the simplest —giving local people the ability to walk through the site from one side to the other or to wander in from Upper Street to discover a ‘new’ civic space that has been there for 100 years. In that historical context 18 years doesn’t look so bad. ●

BUILDING THE BIDS

Ruth Duston OBE, managing director, Primera

WHAT IS YOUR PROUDEST ACHIEVEMENT AND WHY?

Being awarded my OBE in 2018 was an incredibly proud moment, and so rewarding to be recognised for my work to support business communities. It makes the years of hard work well worth it.

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

My career started in nursing in Essex. I was training to become a registered general nurse in the late 1980s but realised it wasn't for me, and that's when I first started working in economic and social regeneration. My first opportunity came about when I was a civil servant working at the East London Area Employment Office in Adler Street, Tower Hamlets. I was part of a special government task force created under the guidance of the then PM Margaret Thatcher—the Docklands Liaison Group. The role of the group was to ensure social regeneration was integral to all of the physical and economic changes taking place, in particular ensuring there were local jobs for local people. This was an amazing experience and was the starting point for my career in regeneration.

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

Over a 30-year career there is not one person, but many. I've had several important mentors at different stages of my life, who have advised, encouraged, and given me opportunities, which I have then taken up. You are never too old to learn something new from people more experienced—I think it's such an important part of doing a good job.

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

Be curious, look for solutions not problems, and don't burn bridges... build them.

WHAT DO YOU THINK IS THE MOST IMPORTANT CHANGE THAT COVID HAS BROUGHT TO THE WORK YOU DO?

I have understood the power of partnership for many years—it of course sits at the heart of the BID movement. However, it's taken a global pandemic to deliver the wider recognition across society, including at government level, that we are stronger when we work together. There will be many long-lasting legacies of COVID, and I hope this new era of public/private partnership is one of them.

WHAT WOULD YOU SAY ARE THE MAIN BENEFITS BIDS HAVE GIVEN TO THE CAPITAL?

It's got to be the old adage that the whole is greater than the sum of its parts. BIDs have delivered a more collaborative

approach to governing and stewarding a global city, which therefore benefits from the talents and resources from multiple sectors. Helping districts across London coalesce around shared goals has meant money is invested more efficiently, major projects benefit from different partners being involved and a more holistic approach is being taken to place-shaping, area activation and development.

AND WHAT IS THE MAIN CHALLENGE THEY FACE GOING FORWARD?

Clearly the COVID recovery is going to frame much of what happens in London this coming year, but that presents as many opportunities as challenges. That said, it's not the only issue we need to tackle, and I think BIDs have a big role to play. The levelling up agenda poses a threat to the capital, and I want us to champion a much more collegiate way of working with other cities and regions across the UK. The impact of Brexit, COVID and global competition is resulting in a war on talent, and businesses must rise to the challenge. Finally, and arguably the most serious, is the climate crisis, and as a city we must get to grips with this. Many businesses are pioneering, but a more ambitious, fundamental shift if required and I think once again the private sector must lead the way.

WHAT MAKES FOR A SUCCESSFUL BID?

Ambition, agility and a determination to bring partners together.

HOW IMPORTANT IS PUBLIC REALM IN THE WORK THEY DO?

BIDs have long recognised that good quality public spaces strengthen our societies and should be designed to function with people at their very heart. As we face the all-important recovery, this is more important than ever. but it's more than simply looking at greening and cleaning, even though these are important. A well-designed, properly functioning public realm, connecting buildings, people and places, injects energy and vibrancy into a town or city. Sometimes it is difficult to provide coherence to an area—with different ownerships, enhancements can be scatter-gun and ad hoc. The stewardship role of BIDs can deliver a more holistic approach to areas, bringing different partners together under one vision.

Although good public space has always been cherished, it has taken on even more importance during the pandemic, and this will continue in recovery. Right across London we are seeing ambitious visions for public realm, driven by the public sector, providing workers and visitors with compelling reasons to visit and even more reasons to stay.



High bidder — Ruth Duston is a key player in the evolution of London's 70+BIDs

SHOULD BIDS HAVE MORE POWER?

Yes. I think they need to be more formally recognised by central, regional and local government, and their governing legislation updating. Given our strong mandate from the business communities we serve and the resources at our disposal, we should be formal consultative bodies, with a seat at the decision table. This of course happens in many areas, but that is down to the tenacity of an individual BID, not through design. The private sector is investing millions of pounds into our towns and cities through BIDs—nationally more than £130 million in raised by the private sector each year to fund projects and programmes in local communities. In London, more than 1 million people are employed in BID areas. Already much is being achieved, but with more power—of course within a clear governance structure—we could collectively do more.

THERE ARE NOW 70 BIDS IN LONDON, AND OVER 300 ACROSS THE UK—WHAT IS YOUR VISION FOR COVERAGE?

It's not so much about coverage, but more about how BIDs can evolve. If you look across central London, most of the CAZ is either covered by a BID or one is being considered. The role of BIDs, and arguably their reputation and profile, has grown in recent years and I think this is a trend set to continue. BIDs are playing a vital role in the stewardship, visioning and operation of the capital—supporting businesses, activating spaces, improving the environment, and helping to shape the city of the future. It's this more strategic role that I think will grow. There are opportunities for property owner BIDs, which can exist once an occupier BID is established. Property owner BIDs can help to deliver transformational enhancement and change through an area-wide vision. I think in central London we are likely to see more such BIDs being proposed, to join the few that exist already at HOLBA and NWECC. This reflects

the growing influence of BIDs, and the productive relationships being forged by BIDs and the public sector.

IS THERE ANYWHERE THEY ARE NOT APPROPRIATE?

BIDs are not right for all locations, where another partnership model might be more appropriate. There is a lot of talk at the moment about community improvement districts, which would formally give a role to local communities within a BID framework. Similarly, we are seeing a number of community interest companies being established, and a number of smaller voluntary business partnerships doing amazing work in local communities. It's about understanding the community and the area in question, and what the businesses and other stakeholders need, then tailoring a partnership model accordingly. Partnership is the common thread, but there is no one-size-fits-all approach.

WHAT CAN LONDON LEARN FROM SIMILAR ENTERPRISES ELSEWHERE, SUCH AS THE US?

The US pioneered BIDs in the 1970s and there are more there than anywhere else. However, I would argue that in terms of how BIDs operate, their ambition and strategic value, the UK BIDs are punching well above their weight. BIDs are now emerging all over the world, reflecting the bigger role the private sector is playing in the 'public' sphere. I think we can all learn from each other and as a sector we should be better are sharing best practice and ideas across the world.

FINALLY, HOW DO YOU SEE THE LONDON LANDSCAPE—AND PARTICULARLY ITS HIGH STREETS—SHAPING UP THIS YEAR?

We are standing on the brink of a new and exciting era for the capital, where the need to be 'best in class' drives innovation and creativity, as well as attracting investment. The new working landscape, with flexible working likely to be a long-term legacy of the pandemic, is not the end of the office, the high street or the eco-system—but things will be different. Businesses want well-located, modern and environmentally friendly workspaces, reconfigured to facilitate collaboration and exchange. Workers and visitors will expect high-quality public spaces, with excellent facilities, an emphasis on health and wellbeing, and access to world-class leisure, culture and retail. London already leads the field on much of this, but we now must continue to pioneer and demonstrate what a 21st century city needs to offer. If we get this right, not only will we create a more resilient and vibrant city, but also create a greener and more sustainable one. The environmental, social and governance ESG agenda is much talked about, but BIDs can act and deliver tangible change and improvement, amplifying the work of individual businesses, and this will be vital as the recovery continues this year. ●

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Showcasing major developments — including Office, Residential, Retail and Mixed-use projects in London.
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THE NEW CYCLE FOR MODERN AND SUSTAINABLE OFFICES

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The near-term outlook for London offices is more positive than at any time over the past two

years. By the end of January 2022, most COVID restrictions had been lifted and government advice was pushing for a return to the office. The favoured approach for most initially appeared to be shifting to a hybrid model where employees can efficiently split time between home and the office.

Long-term structural trends for offices have been accelerated by the pandemic, as we’ve also seen viscerally in both the industrial and retail sectors. On the virtual side, technology adoption and integration for homeworking has accelerated remote working. On the physical side, large-scale incorporation of smart building technology into offices is the next undertaking. What constitutes the optimal configuration and fit-out of offices has shifted, with an emphasis on incentivising employees back while offering more attractive space to collaborate and host clients and events. This will require ongoing and meaningful engagement between office landlord and tenants on how to realise this kind of modern, wellbeing-orientated environment.

The pandemic has also helped sharpen the focus on ESG. Upcoming regulatory tightening over the next decade related to emissions, energy usage and embodied carbon means pressure to comply is mounting. Occupiers enacting net zero commitments are taking major steps to reduce the carbon footprint of their offices, with pre-let commitments for large corporates focused on buildings set to achieve BREEAM ratings of ‘excellent’ or ‘outstanding’. Tenants are now voting with their feet for best-in-class space, with environmental credentials carrying increasing weight. The faster-than-anticipated recovery in leasing in the second half of 2021 was characterised by these kinds of intentions and

we expect this to continue, especially for larger HQ-style offices.

Investment into central London offices reached £10.5 billion in 2021. This increase of 22 per cent on 2020 reflects improved confidence in the underlying occupier market for the best-quality assets and the ability for overseas investors to travel to London relatively freely, albeit still restricted for some. There is currently over £40 billion of capital targeting the London office sector, and the flight-to-quality trend is set to continue. Consequently, the divergence of performance on leasing and investment metrics between good and poor-quality space will intensify over this year. However, where there is divergence there is opportunity. Value-add refurbishments and developments with a focus on environmental regulation will present investors with opportunities to capture greater yield compression and rental growth in underperforming assets.

‘Tenants are now voting with their feet for best-in-class space, with environmental credentials carrying increasing weight’

London continues to be one of the world’s most attractive cities to invest. And while it has been a challenging two years, 2022 will set an exciting new tone for the next cycle of world-class offices that are at its heart. The capital is leading the way globally for modern, ultra-high-quality buildings, with ESG woven through every aspect of their design and operation. ●



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 private apartments by Conran & Partners and a new public square surrounded by 39,000 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)**
Residential
184,000 sq ft NIA | Existing
<https://almacantar.com/properties/centre-point>



LYONS PLACE

Curated by architect and local resident Sir Terry Farrell, Lyons Place 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 features 22 apartments, two duplex penthouses 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 village-style living in a coveted Zone 1 location, moments from the heart of the city.

Developer: **Almacantar**
Architect: **Farrells**
Residential
73,400 sq ft NIA | Existing
<https://almacantar.com/properties/lyons-place>



MARBLE ARCH PLACE

Designed by world-renowned architect Rafael Viñoly, Marble Arch Place comprises a collection of 54 super prime apartments alongside 95,000 sq ft of premium office space, centred around a vibrant new tree lined public realm, complete with 58,000 sq ft of new retail and leisure spaces and a striking public art installation by Lee Simmons. Redefining this corner of Mayfair by creating a seamless transition between Oxford Street and Hyde Park, located on The Portman Estate, Marble Arch Place is the new gateway to the West End.

Developer: **Almacantar**
Architect: **Rafael Viñoly Architects**
Mixed-use
486,000 sq ft | Existing
<https://almacantar.com/properties/marble-arch-place>



ONE AND TWO SOUTHBANK PLACE

One and Two Southbank Place provide 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)**
Commercial
572,327 sq ft | Existing
<https://almacantar.com/properties/one-and-two-southbank-place>



1 ASHLEY ROAD

1 Ashley Road is the first building to launch in the new centre for Tottenham Hale, offering 183 studios, one-, two- and three-bedroom apartments architecturally designed by Alison Brooks Architects (RIBA Stirling Prize-winner) with interior design by Conran and Partners. Located next to Tottenham Hale station and at the gateway to new residential street Ashley Road, the building has a warm brick facade, street-level colonnades around three new retail units, and two generous garden terraces created by Andy Sturgeon Design.

Developer: **Argent Related**
Architect: **Alison Brooks Architects**
Residential
183 apartments | Under construction
heartofhale.co.uk



2 ASHLEY ROAD

2 Ashley Road offers the first Help to Buy apartments at Heart of Hale. It’s the second building to launch in the new heart of Tottenham Hale, designed by Pollard Thomas Edwards Architects, with a collection of 54 apartments. Located next to Tottenham Hale station and at the gateway to new residential street Ashley Road. It features a fifth-floor roof garden is for the exclusive enjoyment of residents. Affording views over Alexandra Palace, the city skyline and beyond.

Developer: **Argent Related**
Architect: **Pollard Thomas Edwards**
Residential
54 apartments | Under construction
heartofhale.co.uk



BRENT CROSS TOWN

Brent Cross Town is a 10m sq ft, 180-acre town centre development by Argent Related, in partnership with Barnet Council. A new ‘park town’ with a new train station, it will deliver 3 million sq ft of office space, 6,700 new homes (variety of tenures), retail, sports and leisure facilities, around 50 acres of parks and playing fields. The regeneration will transform the area into an inclusive, accessible town centre designed for the demands of modern working and living.

Developer: **Argent Related**
Architect: **Various**

Mixed-use

180 acre | Outline planning granted
brentcrosstown.co.uk



TOTTENHAM HALE

The masterplan will transform this well-connected part of London into a place for residents and visitors to enjoy, working with Alison Brooks Architects, AHMM, PTE, and RUFF, with landscaping design by Adams & Sutherland and Grant Associates, to deliver Haringey’s vision of a new district centre. Delivering 1,030 new homes; a mix of market sale, affordable and rental; plus new retail spaces; co-working and office space; a new health centre serving 30,000 local people; public space and 75 new trees.

Developer: **Argent Related**
Architect: **AHMM (Ferry Island & North Island) / Pollard Thomas Edwards (2 Ashley Road and Welbourne) / Alison Brooks Architects (1 Ashley Road)**

Mixed-use

1,030 new homes / c.1.2m sq ft GEA gross development | Under construction
hearttofhale.co.uk



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



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 (executive architects)**

Mixed-use

40 acres | Under construction
royalwharf.com



MILL HARBOUR

Mill Harbour is a new urban village on the doorstep of Canary Wharf. Establishing a new way of living in the city, it will bring together 1,513 new homes, generous public realm and green spaces, including an urban forest, alongside extensive commercial, leisure and education spaces, and a major cultural venue, all in a convenient waterfront location. Mill Harbour will also introduce the concept of the extended home, developed to blur the lines between its homes and extensive communal spaces.

Developer: **Ballymore / Sun Hung Kai Properties**
Architect: **Glenn Howells Architects**

Mixed-use

6.4 acres | Under construction
millharbour.co.uk



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



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: **Allies and Morrison**

Mixed-use

2.7 ha | Under construction
goodluckhope.com



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 / Feildon Clegg Bradley Studios / 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



KIDBROOKE VILLAGE

Berkeley creates one of London’s most vibrant and welcoming communities. Above all, it’s a beautiful, green and inspiring place to live, offering a haven of 86 acres of open space, equivalent to 35 football pitches. Nature is everywhere, bringing interest and change to every day, inspiring feelings of peace and wellbeing. People of all ages, at every stage of their lives, are finding it a natural place to call home, enjoying a fantastic quality of life in this beautiful setting within the Royal Borough of Greenwich.

Developer: **Berkeley (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)**

Residential-led mixed use

109 ha / 35 ha of green space / 5,268 homes / 90,000 sq ft of retail, commercial and community space | Under construction, completion 2030

kidbrookeregeneration.info



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 Group**
Architect: **Allies and Morrison / CZWG / AHMM**

Residential-led mixed use

88 acres | Existing / Under construction, completion 2030

berkeleygroup.co.uk/developments/london/woolwich/royal-arsenal-riverside/commercial-units



TWELVETEEES PARK

TwelveTrees Park is a new development, comprising over 3,800 homes built around 12 acres of open green space, landscaped gardens and a WIFI-enabled park. Located minutes from West Ham station, it will be one of the best connected developments in London, offering fast and regular links to the City. With a new school, independent bars and cafés, restaurants and a community center at its heart, this will be one of the most exciting regeneration schemes in London.

Developer: **Berkeley Group**
Architect: **Patel Taylor**

Mixed-use

3,838 units | Under construction
twelvetreespark.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 nhow 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



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 Architects (masterplan) / Hawkins\Brown, Rolfe Judd (current phase)**
Mixed-use
64 acres | Under construction
woodberry-down.co.uk



BERMONDSEY PLACE

Inspired by its rich industrial heritage and vibrant, creative community, Bermondsey Place is redefining the future of SE1. Surrounded by green spaces, yet just minutes to the City, Bermondsey Place brings the luxury Berkeley lifestyle to an exciting south London neighbourhood, on the cusp of tremendous change.

Developer: **Berkeley Homes (South East London)**
Architect: **Rolfe Judd (masterplan) / PTAL (phase 1 delivery)**
Mixed-use
1,329 units / 978,107 sq ft | Under construction
bermondseyplace.com



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, Berkeley Group**
Architect: **St George, Berkeley Group / TP Bennett**
Mixed-use
258,035 sq ft GIA | Under construction
berkeleygroup.co.uk/developments/london/ealing/filmworks-ealing



FULHAM REACH

Situated alongside the River Thames and overlooking Hammersmith Bridge, Fulham Reach is a sophisticated development designed by John Thompson & Partners. This thriving community is comprised of stylish apartments with stunning views, and home to renowned chef Raymond Blanc’s Brasserie Blanc. Residents’ have exclusive access to the Tamesis Club, which includes a pool, spa, gym, and private cinema. Set amongst 3.7 acres of landscaped gardens, and sandwiched between Michelin-starred restaurants, Fulham Reach is London’s riverside living at its finest.

Developer: **St George, Berkeley Group**
Architect: **John Thompson & Partners**
Mixed-use
744 units / 7.2 acres | Under construction
fulhamreach.co.uk



GRAND UNION

Grand Union will be a truly pioneering canalside neighbourhood. Located in Alperton, close to Wembley and offering fantastic connections into the West End and City. With outstanding resident’s facilities and 14 acres of open space including landscaped gardens, riverside meadows and riverside walkways, Grand Union is a unique place to socialise, relax and play.

Developer: **St George, Berkeley Group**
Architect: **BDP**
Mixed-use
22 acres | Phase 1 completions from Q2/Q3 2022, Phase 2 completions from Q4 2024/Q1 2025
berkeleygroup.co.uk/developments/london/alperton/grand-union



SOUTH QUAY PLAZA

SQP is a landmark development designed by world leading architects Foster + Partners. The building has been designed to maximise space in the 2.6 acres of gardens that surround it, allowing sunlight to flood the gardens and provide dual aspect views for many of the apartments. Extremely well connected to the South Quay DLR & Canary Wharf London underground stations and London City Airport. Residents gain exclusive access to The Quay Club providing 5 star facilities completing the luxury lifestyle.

Developer: **Berkeley Homes (South East London)**
Architect: **Foster + Partners**
Residential
1,289 units / 4 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, Berkeley Group**
Architect: **Squire and Partners**
Mixed-use
1,034 homes | Under construction



CHELSEA CREEK

Located just a short distance from the King’s Road and Sloane Square, Chelsea Creek is the exciting new landmark development in Chelsea, designed by Squire & Partners. These stunning apartments and penthouses boasting unrivalled views over beautifully landscaped gardens, the River Thames and beyond. Residents’ benefit from hotel-style facilities including a swimming pool, spa, gym, private cinema, residents’ lounge and 24-hour concierge. Tree-lined promenades, flowing waterways and beautifully landscaped gardens offer a tranquil backdrop to the stylish and modern homes.

Developer: **St George, Berkeley Group**
Architect: **Squire and Partners**
Residential
1,233 units / 7.8 acres | Under construction
chelseacreek.co.uk



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, Berkeley Group**
Architect: **Patel Taylor**
Mixed-use
1,800 units | Under construction
londondock.co.uk



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 180 studios, 1, 2, 3 and 4 bedroom apartments and penthouses with 360 degree 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 and screening room. A new pedestrian plaza runs alongside the railway arches at the rear of the development.

Developer: **St James, Berkeley Group**
Architect: **David Walker Architects**
Mixed-use
180 apartments / 16,145 sq ft | Existing
berkeleygroup.co.uk/developments/london/albert-embankment/the-dumont



WHITE CITY LIVING

Over 2,300 suites, 1-, 2- and 3- bedroom apartments, set within eight acres of landscaped gardens including a 5 acre public park and water features. White City Living offers an experience like no other. Next door to Westfield London and Imperial College London’s new 23 acre campus it is surrounded by world-class retail, entertainment, education and culture. The private club facilities include two 12-seater cinema rooms, a pool with adjoining sun terrace, spa and fitness rooms as well as business lounges and entertainment suites. The development will form a keystone for the wider £8bn regeneration of White City.

Developer: **St James, Berkeley Group**
Architect: **Patel Taylor**
Mixed-use
Over 2,300 apartments | Under construction
whitecityliving.co.uk



CLARENDON

Part of the Haringey Heartlands Regeneration, Clarendon in north London is set in 5 acres of open space and will deliver over 1700 new homes. These include studios, 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, Berkeley Group**
Architect: **Panter Hudspith Architects**
Mixed-use
1,714 apartments / 125,000 sq ft commercial space | Under construction
clarendonn8.co.uk



KING'S ROAD PARK

Part of the South Fulham Riverside Regeneration Area, King's Road Park is a stylish collection of apartments and penthouses set within six-acres of beautiful landscaping including a public park, square and residents' garden. Offering 23,000 sq ft of residents' facilities in the style of a private members club, and 100,000 sq ft of commercial space, King's Road Park is destined to be one of London's most desirable locations.

Developer: **St William, Berkeley Group**
Architect: **EPR**
Residential
1,843 apartments / 15.6 acres | Under construction
kingsroadpark.co.uk



PRINCE OF WALES DRIVE

Set around 2.5 acres of beautifully landscape gardens in Zone 1, Prince of Wales Drive is a contemporary collection of 1, 2 and 3 bedroom apartments. Ideally located just moments from Battersea Park and Sloane Square with excellent transport links to Battersea Park Overground station and the new Northern line extension due in 2021. 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, Berkeley Group**
Architect: **Squire and Partners**
Residential
955 apartments / 786,000 sq ft | Under construction
princeofwalesdrive.co.uk



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**
Architect: **Fletcher Priest Architects**
Mixed-use
334,000 sq ft | Existing
britishland.com



155 BISHOPSGATE

155 Bishopsgate is undergoing development by Fletcher Priest Architects to refurbish the reception space with a boutique style café and create 160,000 sq ft of office space across five available floors. Bishopsgate facade is also being landscaped to open up the building entrance.

Developer: **British Land**
Architect: **Fletcher Priest Architects**
Mixed-use
Under construction
britishland.com



1FA

1FA is an iconic Grade-II listed building and has undergone a refurbishment by the Stirling Prize-winning architect AHMM to transform the interior and bring the public spaces indoors. Now housing an Everyman cinema and artwork by Morag Myerscough the 45,000 sq ft of retail and leisure has a strong offering. The above seven floors have attracted a diverse mix of occupiers such as technology company Mimecast, Product Madness and the flexible workspace, Storey.

Developer: **British Land**
Architect: **AHMM**
Mixed-use
288,000 sq ft | Existing
britishland.com



1 BROADGATE

1 Broadgate is a landmark mixed-use development that offers flexible accommodation for office, retail, leisure and food & beverage businesses. The building is a diverse, world-class development right in the heart of one of London's best-connected locations, next to Liverpool Street Station and an important hub on Crossrail. Lower levels will offer c. 50,000 sq ft of retail space, with c. 490,000 sq ft of new office space arranged over the upper levels, each with access to private terrace space. The building prioritises wellbeing and sustainability, with embedded technology to enhance the user experience.

Developer: **British Land**
Architect: **AHMM**
Mixed-use
c. 540,000 sq ft NIA | Planning granted
britishland.com



1 TRITON SQUARE

Designed by architects Arup Associates, the eight storey building will offer modern, flexible work space around a large central atrium providing linkage between floors and creating a vibrant social hub. The redevelopment will also deliver four large roof terraces and incorporate sustainable and smart technologies to support mobility and collaboration across the group. The 366,000 sq ft redevelopment increases the lettable area by 127,000 sq ft and includes 20,000 sq ft of retail and leisure at ground floor and 10,000 sq ft of affordable work space.

Developer: **British Land**
Architect: **Arup Associates**
Commercial
310,000 sq ft | Under construction
britishland.com



100 LIVERPOOL STREET

100 Liverpool Street has been designed to the highest sustainability standards by Hopkins architects. The mixed-use development comprises 437,000 sq ft workspace, 79,000 sq ft retail, F&B and leisure space, with 26,000 sq ft of terraces. Three entrances from Liverpool Street, Broadgate Circle and the Octagon Mall connect social space with restaurants, retail and impressive architecture. 100 Liverpool Street is British Land's first ultra-low carbon development and with all electricity from renewable sources it has sustainability and connectivity built in. Certified BREEAM 'Outstanding', Wired 'Platinum', WELL 'Gold'.

Developer: **British Land**
Architect: **Hopkins Architects**
Mixed-use
523,000 sq ft | Under construction
britishland.com



BROADWALK HOUSE

Approximately 150,000 sq ft of Broadwalk house is being transformed by specialist architects Barr Gazetas to create a dramatic atrium, activated reception and available 20,900 sq ft of industrial-style flexible workspace. The upper office accommodation, (part) 3rd to 6th floors, is to be refurbished to CAT A standard with new finishes where required and reused where achievable. This refurbishment aims to improve the upper floors workspace, increase local amenities and offers an enhanced street-facing retail offer.

Developer: **British Land**
Architect: **Barr Gazetas**
Mixed-use
292,044 sq ft | Under refurbishment
britishland.com



CANADA WATER MASTERPLAN

The Canada Water Masterplan is a partnership between British Land, Southwark Council and the local community to create an outstanding new town centre that complements the local area, making an active, positive, long-term contribution to local life. The Masterplan covers 53 acres and will deliver up to 3,000 new homes, 2m sq ft of workspace and 1m sq ft of retail, leisure, entertainment and community space including health and social infrastructure, and educational uses for all ages.

Developer: **British Land**
Architect: **Allies and Morrison (masterplan)**
Mixed-use
53 acres, 5m sq ft | Outline planning granted
canadawatermasterplan.com



REGENT'S PLACE CIRCULAR ECONOMY

The first UK Grade A office refurbishment that uses principles of the circular economy and re-used and remanufactured the inherited tenant fit out to create fully refurbished and furnished space. Tenant fit outs typically contribute to 30 of carbon emissions over the life of a building. The process created an outstanding product and avoided significant waste and unnecessary carbon emissions associated with tenant fit outs.

Developer: **British Land**
Architect: **NEX Architecture / Modus**
Commercial
44,000 sq ft | Recently refurbished
regentsplace.com



NORTON FOLGATE

Norton Folgate 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
britishland.com



ONE LEADENHALL

One Leadenhall is a new development adjacent to the historic Leadenhall Market that embraces the different ways in which individuals and institutions want to work, unwind and feel at one with the City. Designed by the award winning architecture practice Make, this 430,000 square foot tower's sophisticated aesthetic integrates seamlessly with the Cityscape, with panoramic views on every floor ensuring tenants will feel forever connected to the urban landscape around them.

Developer: **Brookfield Properties**
Architect: **Make**
Commercial
430,000 sq ft | Under construction
oneleadenhall.co.uk



2 LONDON WALL PLACE

London Wall Place is a new development offering an acre of landscaped public realm set between two statement office buildings totalling 500,000 sq ft. 2LWP is a 190,000 sq ft, 16-storey tower with spectacular views over London. It benefits from a proximity to the Bank of England, the Barbican and Cheapside. The development sits within metres of the Moorgate entrance to Crossrail

Developer: **Brookfield Properties**
Architect: **Make**
Commercial
190,000 sq ft | Existing
londonwallplace.com



THE GILBERT

The Gilbert and One Lackington is being developed as an all-encompassing work and social space on 40 Finsbury Square. The Gilbert will celebrate its original 20th century construction, whilst creating a uniquely modern building where people want to work as they want to live. The building is close to both Moorgate and Liverpool Street Stations, both of which will benefit from the delivery of Crossrail. The building was designed in 1930 by Frederick Gould and Giles Gilbert Scott, designer of the iconic British red telephone box and Tate Modern and is currently being returned to its former glory. A major refurbishment for the building is planned to be completed in 2021.

Developer: **Brookfield Properties**
Architect: **Stiff + Trevillion. Originally developed in 1930 as a private 'Members Club' by Frederick Gould and Giles Gilbert Scott**
Commercial
170,000 sq ft | Under construction
thegilbert.co.uk



MILTON GATE

Milton Gate is a 204,500 sq ft landmark office building in the heart of London's EC2 District. Designed by renowned British architect Sir Denys Lasdun, the building offers 201,666 sq ft of high spec Grade A office space. A full height glazed entrance leads onto a central atrium and reception, as well as shared ground floor restaurants and cafés. Considerate of future ways of working, the available space is equipped with a good quality open plan fit out benefitting from collaborative meeting rooms, break out spaces and a private roof terrace.

Developer: **Brookfield Properties (asset manager)**
Architect: **Sir Denys Lasdun**
Commercial
201,666 sq ft | Existing



NEXUS

NEXUS provides a mixed-use building arranged over 14 floors, comprising basement, ground and 12 upper floors totalling 160,772 sq ft in a transformational area of London. Located in Farringdon only 400 meters from the new Crossrail, and minutes away from St Pauls, Blackfriars and City Thameslink, NEXUS connects you to it all. Redesigned and refitted with new lobby and amenities.

Developer: **Brookfield Properties**
Architect: **Tishman Speyer**
Commercial
160,772 sq ft | Existing
nexusfarringdon.co.uk



100 BISHOPSGATE

100 Bishopsgate is a 37-storey office tower, providing highly efficient and flexible floor space in the heart of London. The scheme offers a half acre public realm to activate and enrich the environment adjacent to the 15,000 square foot, double height reception. The property provides panoramic views across London and is designed from the inside out to maximize efficient, high-quality and column-free office space with 850,000 square feet leased to leading global businesses including The Royal Bank of Canada, Freshfields, Jefferies, Paul Hastings and Equinix.

Developer: **Brookfield Properties**
Architect: **Allies and Morrison / Arney Fender Katsalidis**
Commercial
900,000 sq ft | Existing
100bishopsgate.com



30 FENCHURCH

30 Fenchurch is a landmark office development located in the heart of the EC3, offering refurbished Grade A space, great views with fantastic floor to ceiling height and abundant natural light.

Developer: **Brookfield Properties (asset manager)**
Architect: **Arup**
Commercial
483,354 sq ft | Undergoing renovation
30fenchurch.com



CITYPOINT

Citypoint is a 36-storey landmark tower in the City of London. Originally built in 1967, and comprehensively reconstructed in 2001. Current redevelopment of Podium, includes new reception and terrace scheme, to be completed in 2021. The building offers over 60,000 sq ft of retail including the largest health-club in the Square Mile operated by Nuffield Health and over an acre of public realm.

Developer: **Brookfield Properties**
Architect: **Sheppard Robson**
Mixed-use
710,000 sq ft | Existing
citypoint.co.uk



PRINCIPAL PLACE

Principal Place offers a 630,000 sq ft 15-storey office building featuring Grade A office 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 20,000 sq ft of retail space hosting Black Sheep Coffee, The Allegory, Polu Poke, Camino, BLOK, Little Farm and Vagabond wine bar

Developer: **Brookfield Properties / Antirion**
Architect: **Foster + Partners**
Mixed-use
630,000 sq ft | Existing
principalplace.co.uk



ALDGATE TOWER

Aldgate Tower is Whitechapel's most recognisable office tower comprising of 16 levels of Grade A office space and a newly redeveloped reception. Located on the corner of Whitechapel High Street and Commercial Street, the building is well placed between the traditional City core and East London Tech City.

Developer: **Brookfield Properties / China Life**
Architect: **Wilkinson Eyre**
Commercial
320,000 sq ft | Existing
aldgatetower.com



99 BISHOPSGATE

99 Bishopsgate provides 26 floors of high specification office accommodation totalling 340,000 sq ft in the City of London. With its dramatic glazed facades and commanding corner presence, 99 Bishopsgate is a landmark building at the centre of Europe's financial capital. The building was reconstructed in 1996 with major refurbishment between 2006 and 2013. It is let to a range of tenants including Latham & Watkins and Bank of Taiwan & Korea Development Bank.

Developer: **Brookfield Properties / China Life / QIA**
Architect: **GMW Architects**
Commercial
338,710 sq ft | Existing
99bishopsgate.com



PRINCIPAL TOWER

Principal Tower is Foster + Partners’ first fully designed residential tower in London comprising of 299 luxury apartments and penthouses. It is one of London’s tallest residential buildings at 162 meters, boasting expansive views from Canary Wharf, to St. Paul’s and marks Concord London’s first large-scale development within the capital. Principal Tower forms 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 of public piazza.

Developer: **Brookfield Properties / Concord Pacific / W1 Developments**
Architect: **Foster + Partners**
Residential
250,000 sq ft | Existing
principaltower.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



THE CADOGAN HOTEL

The recently redeveloped and restored Cadogan Hotel is a grand Victorian red-brick building, commanding a central position on Sloane Street. The £39 million investment has created a stunning 5* hotel and restaurant—managed by Belmond—and retaining the Queen Anne Revival-style character and charm. Formerly comprising of five adjoining townhouses, original design elements have been maintained like working fireplaces, mosaic floors, and original wood paneling, and augmented with new elements drawing inspiration from the hotel’s architectural character and rich heritage, as well as the surrounding neighbourhood, creating a stylish retreat and meeting place for international visitors and the local community.

Developer: **Cadogan**
Architect: **Blair Associates Architects**
Hotel



SLOANE STREET PUBLIC REALM

Sloane Street will be transformed with a £40m 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



20 WATER STREET

20 Water Street is a new 214,000 sq ft building positioned at the gateway to Wood Wharf, the transformative 4.8 million sq ft mixed-use development immediately to the East of Canary Wharf. The building is arranged over 13 storeys with typical floor plates of 18,500 sq ft and generous external terraces throughout. With its distinctive architecture and technologically advanced specification, 20 Water Street has been designed for the modern occupier.

Developer: **Canary Wharf Group**
Architect: **Allies and Morrison**
Commercial
214,460 sq ft | Under construction
20waterstreet.com



COLETTE COURT

Sat within the Hans Town conservation area, this elegant block has been restored to its former glory with extensive renovation, repair and remodeling; greatly contributing to both the streetscape and the usability of the building. Colette Court is a six-storey corner property comprising six apartments (together providing over 8,000 sq ft of living space) and separate commercial premises on the ground floor, now with distinct entrances for residential (Cadogan Gardens) and office (Sloane Street). Windows have been re-aligned (improving proportions and aesthetics), the interior completely reconfigured, and a new first floor roof terrace and green roof added.

Developer: **Cadogan**
Architect: **BLDA**
Mixed-use
Over 8,000 sq ft of residential space, plus offices | Existing



COSTES TOWN HOUSE

One Sloane Gardens is an elegant Edwardian apartment block overlooking Sloane Square, currently undergoing conversion into a luxury boutique hotel with thirty rooms to be operated by John Louis Costes as his first project outside of Paris. The external facade is being retained and sensitively restored, while the structure behind is demolished and interiors reconstructed. Costes Town House will include a bar and ground floor coffee house, as well as a fine-dining restaurant on an additional rooftop storey with stunning views across Chelsea and beyond.

Developer: **Cadogan**
Architect: **ReardonSmith Architects**
Hotel
14,635 sq ft GIA | Under construction
sloanegardens.uk.com



DURLEY HOUSE

Originally two eighteenth century terraced townhouses, Durley House has been substantially altered over the years—in 1946 it was combined into a single block of flats and then subsequently converted into a hotel, losing its charm and original Georgian features. Over the past five years, Cadogan’s extensive refurbishment and remodeling has reinstated the original character of the building, which commands a central position on Sloane Street within the Hans Town conservation area. The external appearance has been dramatically improved, while internally allowing for efficient operation of a high-quality sixty-cover restaurant and bar with 14 luxurious bedrooms above, it is set to become a landmark for the area.

Developer: **Cadogan**
Architect: **TTPP**
Mixed-use
14,635 sq ft GIA | Under construction



40 BANK STREET

40 Bank Street is a striking 32-storey tower fronting Jubilee Park, with a waterside setting to the south of the building. Typical floor plates are 19,000 sq ft (1,765 sq m). 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



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



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



WOOD WHARF

Wood Wharf is a transformative mixed-use project comprising 2m 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 totalling 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



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



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. Construction is now underway on a 300,000 sq ft mixed-use redevelopment, which comprises a 184 bed luxury lifestyle hotel, 60,000 sq ft office and 20,000 sq ft retail accommodation.

Developer: **Crosstree Real Estate Partners**
Architect: **AHMM**
Mixed-use
300,000 sq ft | Under construction



EDMONTON GREEN

26-acre site forming the entirety of Edmonton Green town centre, a 500,00 sq ft community retail led scheme and Zone 4 commuter hub attracting annual footfall of c.11 million. Major residential regeneration masterplan application submitted in December 2020 with the aim of achieving consent for c.1,500 new residential units and c.400,000 sq ft of commercial space.

Developer: **Crosstree Real Estate Partners**
Architect: **Lifschutz Davidson Sandilands**
Mixed-use
26 acres | Proposed
edmontongreencentre.co.uk



KINGS WALK

1.2 acre site on the King’s Road, currently occupied by a 55,000 sq ft retail-led shopping centre. Consent was granted in December 2020 for a partial refurbishment / redevelopment, to comprise an 84,000 sq ft mixed-use scheme including retail, leisure and office accommodation with a highly attractive outlook over the Royal Avenue.

Developer: **Crosstree Real Estate Partners**
Architect: **Squire and Partners**
Mixed-use
84,000 sq ft | Under construction



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, being delivered through a collaboration between Swan Housing Association, Catalyst Housing Group and the Mayor of London. Designed by C.F. Møller Architects, the project is being delivered in partnership with the London Borough of Waltham Forest. The proposed scheme will be built on the site of the former Webbs Industrial Estate and plans include 359 affordable homes for shared ownership, and 2,962 sqm (GEA) of retail, flexible workspace, artists’ studios as well as other amenities in the heart of the Blackhorse Road area.

Developer: **Catalyst & Swan Housing**
Architect: **C.F Møller**
Mixed-use
1.67 ha | Proposed
blackhorseyard.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 750 mph.

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



MAMA SHELTER SHOREDITCH

RE Hotel Shoreditch was an unbranded mid-scale hotel occupying a prominent freehold island site in Shoreditch. Crosstree have fully renovated the property, including a full reimagining of the ground floor restaurant and bar space as well as enhancements to all public spaces and 15 additional guestrooms. Crosstree has partnered with hoteliers Mama Shelter to deliver a modern, affordable lifestyle hotel, which opened in September 2019 and was well received to strong media reception.

Developer: **Crosstree Real Estate Partners**
Architect: **Leach Rhodes Walker**
Hotel
194-bed / 80,000 sq ft | Existing
mamashelter.com/london-shoreditch



OLD STREET RETAIL PARADE (183–205 OLD STREET)

183–205 Old Street is a 63,000 sq ft parade of retail units, fully let to a diverse range of occupiers including Argos, Co-Op, M&S 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



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. Conversion into a 266-bed hotel including a 3-storey roof extension has completed and the hotel has opened in partnership with world-renowned hoteliers The Standard, delivering a full-service luxury lifestyle hotel.

Developer: **Crosstree Real Estate Partners**
Architect: **Orms / Ian Chalk Architects / Archer Humphries**
Hotel
266-bed / 186,000 sq ft | Existing
standardhotels.com/london/properties/london



THE VALENTINE

The Valentine is a prime 333-bed new build purpose-built student accommodation scheme with a highly specified room product and excellent amenity provision located adjacent to Gants Hill underground station and in close proximity to Valentines Park. The scheme is set to benefit from nearby major regeneration in Stratford and Ilford (including a new Crossrail station) as well as two new university campuses with 10,500 students opening in Stratford in 2022.

Developer: **Crosstree Real Estate Partners**
Architect:
Residential
333 beds | Existing
crm-students.com/student-accommodation/london/the-valentine-london/



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 completed on an RTKL-designed Designer Outlet within the roof dome, providing 207,000 sq ft of premium retail / restaurant accommodation and completing the regeneration of one of London's most world-renowned buildings.

Developer: **Crosstree Real Estate Partners / AEG**
Architect: **RTKL**
Retail
660,000 sq ft | Existing
iconattheo2.co.uk



12 LITTLE PORTLAND STREET

12 Little Portland Street offers up to 9,376 sq ft of newly refurbished and fully fitted out office space nestled between Fitzrovia and Soho. The six office floors are fully fitted out to the highest of standards, offering a unique turn-key opportunity

Developer: **The Crown Estate**
Architect: **Tate Hindle**
Commercial
9,376 sq ft | Under construction
thecrownestate.co.uk/12littleportlandstreet



THE MARQ

A 46,000 sq ft mixed use building in the heart of St James's which completed in April 2019. This exciting new headquarter 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 of restaurant space at ground and basement levels. The Marq was also one of the first buildings specifically designed to achieve WELL Shell and Core Gold Certified status.

Developer: **The Crown Estate**
Architect: **Rolfe Judd**
Mixed-use
46,000 sq ft (NIA) | Existing
themarq.co.uk



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



ONE HEDDON STREET

One Heddon Street is The Crown Estate's first dedicated co-working and flexible office space. It offers over 300 desks and a breadth of flexible memberships, ranging from private offices for two to twelve people, to resident desks. Members are able to draw on shared amenities, including bookable meeting rooms, boardroom, concierge services, a private roof terrace, and a flexible events space giving members an opportunity to network, share and learn. One Heddon Street has achieved WELL Certification at the Platinum Level—making it the world's first fully fitted co-working space to achieve this certification.

Developer: **The Crown Estate**
Architect: **Barr Gazetas**
Commercial
Existing
oneheddonstreet.com



2 BESSBOROUGH STREET

Directly above Pimlico station, Two Bessborough Street has been refurbished to a design by leading Architects Stiff+ Trevillion to provide 36,553 sq ft of fitted and CAT A offices.

Developer: **The Crown Estate**
Architect: **Stiff + Trevillion**
Commercial
36,553 sq ft | Under construction
twobessboroughst.co.uk



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



5 AND 7 SWALLOW PLACE

Swallow Place offers 44,800 sq ft of newly refurbished office space in the West End. The office accommodation is spread over four floors in each building with a communal space and impressive terrace on the 6th floor available in 5 Swallow Place. Amenities include cycle storage, shower and changing facilities, communal meeting and breakout spaces as well as a communal roof garden.

Developer: **The Crown Estate**
Architect: **Chetwoods**
Commercial
44,800 sq ft | Existing
thecrownestate.co.uk/swallowplace



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



QUADRANT ARCADE

This Grade II-listed arcade on Regent Street was transformed into an elegant new retail destination for the West End. The street facing shop fronts have been redesigned with a continuous glazed curve and a bronze portal that frames a new opening creating a seamless entrance. Contemporary lighting and clear entrances therefore create a welcoming presence so that the space becomes a draw in its own right. Low-reflective glass shop fronts provide a perfect display for retailers and the ornately detailed internal elevations have been transformed with focused lighting.

Developer: **The Crown Estate**
Architect: **Barr Gazetas**
Retail
12,000 sq ft NIA | 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 realm has been created with a new pedestrian 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



19-35 BAKER STREET W1

Our 298,000 sq ft Baker Street scheme commenced in October 2021 and includes 206,000 sq ft of offices, retail, residential for sale and affordable housing. As well as joining our long-life, loose-fit high quality portfolio the building will be net zero carbon and will be our first NABERS UK certified scheme with a BREEAM ‘Excellent’ target. Completion is due in H1 2025.

Developer: **Derwent London**
Architect: **Hopkins Architects**
Mixed-use
298,000 sq ft | Under construction



NETWORK BUILDING

The Group recently received two resolutions to grant planning consent at Network Building W1. These comprised a 137,000 sq ft office-led scheme and a 112,000 sq ft lab-enabled project, both of which include 5,000 sq ft of retail. In addition, we are providing 23 affordable homes in Tottenham Mews W1. The net zero carbon scheme will start in H2 2022 with completion in 2025.

Developer: **Derwent London**
Architect: **Piercy&Company**
Mixed-use
137,000 sq ft | Planning granted



SOHO PLACE W1

Derwent London is under construction on a 285,000 sq ft mixed-use scheme above 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 87 per cent pre-let or pre-sold following office pre-lets to G-Research and Apollo Global Management, the pre-let of the theatre to Nimax and the forward sale of the offices above the theatre at 2 & 4 Soho Place. With the eventual arrival of the Elizabeth line, 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



WHITE COLLAR FACTORY EC1

This 291,400 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. The offices let rapidly with occupiers including Adobe, Box.com, Capital One and The Office Group.

Developer: **Derwent London**
Architect: **AHMM**
Mixed-use
291,400 sq ft | Existing
whitecollarfactory.com



80 CHARLOTTE STREET W1

This 377,000 sq ft mixed-use development completed in June 2020 and provides 322,000 sq ft of offices, 43,000 sq ft of private residential, 10,000 sq ft of affordable housing, 12,000 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 Boston Consulting Group. The scheme is a major step forward in the wider regeneration of the area and is our first all-electric net zero carbon building.

Developer: **Derwent London**
Architect: **Make**
Mixed-use
377,000 sq ft | Existing
80charlottestreet.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 was fully let prior to completion and the restaurant unit has been let to Daisy Green. This is a prime location adjacent to Paddington station where a Crossrail interchange will join the existing mainline and underground links. The scheme was delivered in H1 2019.

Developer: **Derwent London**
Architect: **Fletcher Priest Architects**
Commercial
243,400 sq ft | Existing
brunelbuilding.com



THE FEATHERSTONE BUILDING, 66 CITY ROAD EC1

The Featherstone Building is an architecturally-rich scheme, complementing the surrounding buildings and area. It contains generous floor-to-ceiling heights, concrete core cooling, fully openable windows and a variety of external spaces and terraces. Construction is well underway with completion scheduled for early 2022.

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



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 off The Cut in Southwark near to Waterloo station. The building includes Whitbread’s Bar + Block Steakhouse restaurant at ground floor level, which will be open to hotel guests 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**
Hotel
112,332 sq ft | Open



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



GREENFORD QUAY

Greenford Quay reopens a long derelict site in West London creating a new public realm with a purpose-built rental community. The canal is the central feature of the scheme design and will form a vibrant waterside destination, which along with the public square will encourage people back into the area; reconnecting water and woodland for all to enjoy. The masterplan consists of 9 buildings; 7 residential, 1 commercial and a school. The first BTR building is constructed and leasing, and the second is currently under construction. A third residential building was sold and will provide market housing.

Developer: **Greystar**
Architect: **HTA**
Mixed-use
27 acres / 2,118 units / 173,000 sq ft commercial and retail | Under construction
greenfordquay.com



NINE ELMS PARKSIDE (PLOTS B & D)

The development is located in a prime location in the Battersea Nine Elms regeneration area and will deliver 641,000 sq ft of residential space across two distinct buildings, providing a mix of studios, one, two and three bedroom apartments. The high-specification managed scheme will include 25,000 sq ft of best in-class tenant amenities including two rooftop swimming pools and 25,000 sq ft of retail space, set amongst landscaped gardens. First homes are expected to be delivered in 2022.

Developer: **Greystar / Henderson Park**
Architect: **Allies and Morrison / Camlins (Landscape Architect)**
Residential
894 Build to Rent homes | Under construction
greystar-nineelms.com



TEN DEGREES

The world's tallest volumetric modular tower, and the highest in Croydon, offers 44 floors of premium pet-friendly 1,2 & 3 bedroom rental apartments including 3 retail units. At 136m tall and consisting of 1,526 precision-engineered modules, residents have access to over 9,000 sq ft of amenity space incorporating a private dining room, games room, screening room, rooftop gym, external winter gardens, pet spa and co-working spaces amongst others.

Developer: **Greystar / Henderson Park**
Architect: **HTA**
Mixed-use
0.22 ha / 520,000 sq ft / 546 units | Under construction
tendegreescroydon.co.uk



37-39 ELIZABETH STREET, BELGRAVIA

Grosvenor Britain & Ireland has received approval to convert two buildings on one of Belgravia's most popular retail destinations, Elizabeth Street. The redevelopment will see a former bank transformed into a casual, all day dining experience. It will also transform a building which has been derelict for thirteen years into residential flats with a retail unit on the ground floor. The scheme will incorporate a living green roof as well as other energy efficient measures, contributing to meaningful greening in the area.

Developer: **Grosvenor Britain & Ireland**
Architect: **Moxley Architects**
Mixed-use
Planning granted



THE BERMONDSEY PROJECT

Grosvenor's plans for the former Peek Frean Biscuit Factory and Bermondsey Campus site will deliver wide-ranging benefits, including over 1,500 homes for rent, of which 35 per cent will be affordable, and a new secondary school facility. The neighbourhood will be highly sustainable with c. 3 acres of public and play space and more than 140 new trees. Bermondsey will also benefit greater footfall and additional local spend to support local businesses, creating a lasting social and economic legacy for the neighbourhood.

Developer: **Grosvenor Britain & Ireland**
Architect: **Kohn Pedersen Fox Associates**
Mixed-use
3 acres | Planning granted
belonginbermondsey.com



CUNDY STREET QUARTER, BELGRAVIA

This is a rare opportunity to deliver much-needed housing in Westminster, including 93 affordable homes, almost doubling the number on site, alongside senior living and open market homes. There would be additional local amenities including a food store, cinema and community space with an uplift in local spend of up to £2m. The environment would be also be improved with better public spaces, 65 additional trees and energy-efficient buildings that produce 90 per cent less carbon emissions when they are being used.

Developer: **Grosvenor Britain & Ireland**
Architect: **DSDHA**
Mixed-use
2.4 acres | Proposed
cundystreetquarter.co.uk



EQUIPMENT WORKS

Equipment Works consists of 257 high quality multifamily units situated next to Blackhorse Road tube station. Designed around a central courtyard garden and split over four cores connected at ground floor, the building designed for rental accommodation has over 6,500 sq ft of amenity space for residents to enjoy, including games area, lounge, screen room and onsite gym.

Developer: **Greystar / Henderson Park / Telford Homes (construction)**
Architect: **DLA Architecture**
Residential
257 multifamily Build to Rent apartments / 185,000 sq ft (net rentable) | Under construction
equipmentworks.co.uk



CHAPTER LONDON BRIDGE

A distinctive 39-storey building, providing accommodation for up to 905 students and public realm improvements. Activated on all four sides, the ground floor is open and welcoming, providing flexible café / start-up / exhibition spaces. Student accommodation floors provide a variety of living options, from self-contained studios to clusters of two or three bedrooms. Additional social, study and wellness spaces that promote resident interaction and community-building are located at the 1st, 2nd, 37th and 38th floors, including a landscaped terrace on the 37th floor.

Developer: **Greystar and investors**
Architect: **Kohn Pedersen Fox Associates**
Mixed-use
905-bed student accommodation / 31,510 sqm (GIA) | Planning granted



27 ECCLESTON PLACE, BELGRAVIA

27 Eccleston Place was built in 1830 for Shingleton's Ice Company Ltd. It sits within the Belgravia Conservation Area close to Grade II-listed Regency and the larger scale buildings of Eccleston Yards. Proposals have been approved by Westminster City Council to transform the former industrial building to provide new office, restaurant and retail space. The office element of the proposals have been designed to achieve BREEAM 'Excellent' and the retail to 'Very Good' reflecting the refurbishment nature of the proposals.

Developer: **Grosvenor Britain & Ireland**
Architect: **Buckley Gray Yeoman**
Mixed-use
30,000 sq ft | Planning granted



SOUTH MOLTON TRIANGLE, MAYFAIR

The proposals for the South Molton Triangle, within the Mayfair Conservation Area, would create greener streets, and more homes that are accessible to more people, while preserving what's great about Mayfair. The new offices combined with 58,000 sq ft of new shops, restaurants and cafés would create more than 750 jobs, including up to 80 apprenticeships. The proposals would attract an estimated additional annual spend of £6m, helping the area bounce back from the challenges caused by COVID-19.

Developer: **Grosvenor Britain & Ireland**
Architect: **Hopkins Architects**
Mixed-use
2 acres | Proposed
southmoltontriangle.com



BLACKWALL YARD

898 homes, of which 35 per cent will be affordable, and 1,985 sqm of new commercial space for local communities in Tower Hamlets. Proposals also contain a two-form primary school for local children, a café, restaurant and riverside pub and a new public square with a community hub for local residents at the heart of the site. The historic graving dock will be reimagined with outdoor swimming and the Thames Path reopened to the public. Plans include a Shared Mobility Hub and a new pier and river bus service at the site.

Developer: **Hadley Property Group**
Architect: **GHA**
Mixed-use
898 homes / 1,985 sqm commercial | Planning granted
hadleypropertygroup.com/properties/blackwall-yard-tower-hamlets



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 | Existing
hadleypropertygroup.com/properties/chelsea-island



GOODMAYES

Proposals include a new public square at the heart of the site with a performance stage, and a mixture of commercial and community uses on the ground floor from joint co-working and childcare facilities and a digital music academy to a gym and pavement café with outdoor seating. There will be landscaped green spaces and a community grow garden, children’s play areas, new connections for pedestrians and cyclists and 568 new homes for London Borough of Redbridge. The development will be car-free and feature a sustainable shared transport hub.

Developer: **Hadley Property Group**
Architect: **Stockwool**

Mixed-use

568 homes | Proposed
hadleypropertygroup.com/properties/
high-road-goodmayes



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 under-used 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



GREENWICH SQUARE

In addition to providing 645 new homes, Greenwich Square offers 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 attracts around a million visitors a year and is the newest landmark destination in Greenwich.

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

Mixed-use

947,514 sq ft | Existing
greenwichsquare-london.com



BLOOM CLERKENWELL

HB Reavis acquired Farringdon West’s Crossrail OSD in August 2018, Bloom Clerkenwell is under construction with completion due in Spring 2021. The scheme provides seven storeys of workspace, substantial terraces, retail, fitness studio and generous cycling facilities. It sits in the heart of Clerkenwell, adjacent to Farringdon Station, at the only London interchange of three Underground lines, Thameslink and the Elizabeth line. Wellbeing, sustainability, and digital connectivity are key themes as Bloom targets the highest WELL, BREEAM and WiredScore certifications.

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

Commercial

145,000 sq ft | Under construction
bloomclerkenwell.com



REDEVELOPMENT OF ELIZABETH HOUSE

Elizabeth House is one of the capital’s most important strategic redevelopment sites. Next to Waterloo Station, the site has been earmarked for redevelopment for over a decade. The new AHMM-designed scheme, achieved a resolution to grant planning permission in 2019. HB Reavis is working through its s.106 and third-party development agreements. The 1.3m sq ft commercially-led development will support thousands of jobs and provide much needed public realm improvements benefitting the millions of people who use the station and surrounding area.

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

Commercial

1.2m sq ft | Achieved resolution to grant planning
elizabethhousewaterloo.co.uk



REDEVELOPMENT OF QUICK & TOWER HOUSE

Quick and Tower House is a new commercial redevelopment on a prominent corner in Shoreditch. Construction begins in 2021 transforming two existing buildings into a vibrant creative development in the heart of Shoreditch with dedicated workspace to supporting the start-up community. Occupiers will be welcomed into the building via a new public square, activated by retail space on the ground floor. The scheme will focus on wellbeing, sustainability and connectivity targeting BREEAM, WELL and WiredScore accreditations.

Developer: **HB Reavis**
Architect: **Make**

Commercial

134,000 sq ft | Achieved planning consent
hbreavis.com/uk/project/worship-street



SOUTH GROVE

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

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

Mixed-use

473 new homes | Under construction
hadleypropertygroup.com/properties/
south-grove-waltham-forest



STATION ROAD

Proposals will provide 116 new homes for Merton, with 40 per cent affordable housing and a new pedestrian bridge over the River Wandle to improve access to local areas. We will be enhancing the Wandle Trail with riverside seating and ensuring our designs are sustainable. The plans will provide a co-working facility, outdoor play space and have a strong focus on cycling and sustainable travel. There will be bike café with repair and rental facilities, drinking fountains and wayfinding information and a shared mobility hub.

Developer: **Hadley Property Group**
Architect: **Gort Scott**

Mixed-use

116 units | Proposed
hadleypropertygroup.com/properties/
station-road-colliers-wood



STREATHAM VALE

The second scheme to come forward as part of our joint venture with Clarion Housing Group, which will deliver 277 new high-quality homes, outdoor communal spaces with green landscaping, a series of sustainable community-focused uses and a sustainable transport hub.

Developer: **Hadley Property Group**
Architect: **Mae**

Mixed-use

277 units | Proposed
hadleypropertygroup.com/properties/
streatham-vale-lambeth



10 CUBITT SQUARE (P2)

10 Cubitt Square is a mixed-use development with office space, retail units and a cultural space. The building will provide high quality office space and will include generous terrace spaces at fifth floor level.

Developer: **King’s Cross Central Limited Partnership**
Architect: **AHMM**

Mixed-use

247,570 sq ft | Under construction



11-21 CANAL REACH

11–21 Canal Reach comprises two Grade A office buildings—11 Canal Reach (234,835 sq ft) and 21 Canal Reach (169,808 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 for maximum daylight penetration. Extensive communal roof gardens offer an impressive amenity for staff with views over Central London.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Bennetts Associates**

Commercial

404,643 sq ft | Existing
kingscross.co.uk/11-21-canal-reach



22 HANDYSIDE STREET (Q1)

22 Handyside Street is a commercial building that sits above the Network Rail Gasworks tunnels on the corner of York Way and Handyside Street. Q1 offers c.34,000 sq ft of B1 office space with floor plates of c. 14,500 sq ft. The building design has been born out of the constraints of the tunnels below, but this has led to some real creativity that draws on the industrial heritage of the site. The building is targeting BREEAM ‘Outstanding’.

Developer: **King’s Cross Central Limited Partnership**
Architect: **Coffey Architects**

Commercial

36,000 sq ft | Existing
kingscross.co.uk/q1-handyside



4 HANDYSIDE STREET (S1)

4 Handyside Street is a Grade A office building located on the corner of Handyside Street and Canal Reach offering 175,000 sq ft with floor plates of 20,400 sq ft. The building comprises 11 floors of office space offering flexible, open-plan layouts, and a double height reception lobby. There is space for retail and restaurants at street level.

Developer: **King’s Cross Central Limited Partnership**

Architect: **Mossessian Architecture**

Commercial

34,000 sq ft | Existing

kingscross.co.uk/s1-handyside



CADENCE

A collection of stylish and modern, studio, one, two and three bedroom apartments located at the heart of King’s Cross. Designed by award-winning architects Alison Brooks Architects, with interiors by Conran and Partners. Cadence features a central courtyard with tranquil water feature, residents’ lounge, exercise space and communal terrace on the 10th floor. Each apartment balances modern design with unique touches inspired by the history of King’s Cross, London’s best connected neighbourhood. Enjoy world-class dining, shopping and entertainment on your doorstep.

Developer: **King’s Cross Central Limited Partnership**

Architect: **Alison Brooks Architects**

Residential

103 private sale units and 60 Pocket Living units | Under construction

cadencekingscross.co.uk



KING’S CROSS SPORTS HALL

The King’s Cross Sports Hall is an all-timber building with ‘near zero’ embodied carbon and a sub-structure that rests on the rail tunnels serving King’s Cross. The building’s design is highly adaptable with a long lifespan. Ultimately becoming a community sports facility for LB Camden, it currently hosts a construction skills centre providing local people with access to training and jobs. The building has been awarded BREEAM standard ‘Excellent’.

Developer: **King’s Cross Central Limited Partnership**

Architect: **Bennetts Associates**

Mixed-use

21,872 sq ft | Existing

kingscross.co.uk/q2-sports-hall



SOUTH THAMES COLLEGE

Located in Wandsworth, South Thames College is an L&Q development delivered by an external Design & Build Contractor, which completed in October 2020. This mixed tenure scheme has provided 201 new homes and 5 commercial units, one of which is set to become the new location for Wandsworth Town Library. The development consists of shared ownership, affordable rent & private rent properties, bringing 115 affordable new homes to the area, with amenities such as a concierge service and roof terraces.

Developer: **L&Q**

Architect: **Boon Brown Architects**

Mixed-use

201 residential homes and 5 commercial units | Existing



THE CHAIN, WALTHAM FOREST

Our development in Walthamstow, Waltham Forest will deliver 518 new homes—including 68 per cent affordable homes. The scheme has regenerated an area that was previously an under utilised car park with surrounding light industrial units. Designed to be car free, The Chain connects into Waltham Forest’s ‘Mini Holland’ scheme. This is a network of cycleways connecting different areas in the borough to encourage sustainable transport. To reflect that, each block has been given a cycling themed name, including the Rally Building, Tandem House and Velo House. The scheme benefits from a district heating system and a network of solar panels.

Developer: **L&Q**

Architect: **Pollard Thomas Edwards**

Mixed-use

518 residential homes and 1 commercial unit | Under construction, phased delivery March 2021–November 2023

lqhomes.com/thechain



WHITECHAPEL CENTRAL

Whitechapel Central is a mixed-use scheme, which goes by the marketing name “Silk District”. It is being delivered via a 50/50 joint venture between LQHT and Mount Anvil to transform the former “Safestore” self- storage premises into an exciting place to live, work and enjoy, creating a positive legacy in the very heart of Whitechapel.

Developer: **L&Q**

Architect: **Stockwool**

Mixed-use

648 units and 38,650 sq ft of commercial space | Under construction

whitechapelcentral.mountainvil.com



R8

R8 is a mixed-use development containing offices and homes in two linked 13-storey blocks. The building features a textured brick facade and industrial style windows, echoing the King’s Cross heritage. It offers 170,000 sq ft of office space and 153 apartments. The development will feature a landscaped roof garden for users of both buildings. The building will meet the BREEAM standard ‘Outstanding’ 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 | Under construction

kingscross.co.uk/r8-handyside



SIX HANDYSIDE STREET

A Grade A office building overlooking Lewis Cubitt Park and Handyside Street with approximately 180,000 sq ft net over 11 floors. A typical floor is 17,500 sq ft net, and there is premier retail space housed at ground level. The building is being designed to meet the BREEAM standard ‘Excellent’ and is linked to the site-wide district heating network.

Developer: **King’s Cross Central Limited Partnership**

Architect: **Mossessian Architecture**

Commercial

180,000 sq ft | Under construction

kingscross.co.uk/s2-handyside



BREAM STREET WHARF

Our development in Bream Street, Fish Island has delivered 202 new homes and 5 commercial units—including 38 per cent affordable housing. The commercial space will be used to support employment and enhance the vibrant local cultural economy. The site is between the Regents Canal and River Lea, and next to the Queen Elizabeth Olympic Park. The development was designed by Allford Hall Monaghan Morris.

Developer: **L&Q**

Architect: **AHMM**

Mixed-use

Existing

lqhomes.com/lockno19



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.

Developer: **Landsec**

Architect: **Wilkinson Eyre**

Commercial

550,000 sq ft | Under construction

21-moorfields.com



LUCENT

Lucent W1 is the island site sat behind the Piccadilly Lights which is being developed into an exciting office and innovative retail space. It’s a six-storey development built around a central atrium that floods each office floor with natural light and features 20 outdoor terraces. There’s a roof top restaurant with far reaching views across the Capital and further retail spaces at Ground Floor.

Developer: **Landsec**

Architect: **Fletcher Priest Architects**

Mixed-use

110,000 sq ft office scheme, 30,000 sq ft retail, 7 residential flats | Under construction

lucentw1.com



TIMBER SQUARE

Timber Square, a net zero carbon and WELL enabled scheme, comprises the Ink and Print buildings which sit alongside a new activated public square in the heart of Bankside. Timber Square is committed to positive change, and will comprise flexible workspaces, 17 terraces, communal rooftop & extensive health and fitness amenities.

Developer: **Landsec**

Architect: **Bennetts Associates**

Mixed-use

380,000 sq ft | On-site demolition

timbersquare.co.uk



THE FORGE

This development comprises of two buildings, Bronze c. 90,000 sq ft and Phosphor c 49,000 sq ft, with a beautiful public realm courtyard between them. Each building has nine storeys, of which two storeys include a terrace. The Forge will be the first Net Zero Carbon development from Landsec and is being built using Modern Methods of Construction.

Developer: **Landsec**
Architect: **Bryden Wood / Piercy&Company Commercial**
c. 139,000 sq ft | Under construction
theforgebankside.co.uk



N2

n2 is the next phase of the Nova masterplan in Victoria, delivering 16 floors of office space with each floor offering an outdoor balcony or terrace space.

Developer: **Landsec**
Architect: **Lynch Architects / TP Bennett (interiors) Commercial**
c. 160,000 sq ft | Under construction



DEPTFORD LANDINGS

Deptford Landings 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.

Developer: **Lendlease**
Architect: **Hawkins\Brown Mixed-use**
11.6 acres | Under construction
deptfordlandings.co.uk



EAST BANK

East Bank is a new powerhouse for innovation, creativity and learning on Queen Elizabeth Olympic Park, bringing together world-leading partners UCL, UAL’s London College of Fashion, BBC, V&A and Sadler’s Wells in east London across three sites (Stratford Waterfront, UCL East and V&A East Storehouse). As the most ambitious cultural and education district for a generation, East Bank is a visible realisation of Covid recovery and for investment in east London.

Developer: **LLDC**
Architect: **Allies and Morrison, with O’Donnell + Tuomey and Camps Felip Arquitectura / LDA Design (Stratford Waterfront) / Stanton Williams, Lifschutz Davidson Sandilands (UCL East) / Diller Scofidio + Renfro, supported by Austin-Smith:Lord (Here East) Mixed-use**
Under construction
queenelizabetholympicpark.co.uk/east-bank



STRATFORD WATERFRONT RESIDENTIAL

Stratford Waterfront is a new neighbourhood of almost 600 homes located next to the new cultural and education district at East Bank. The residential development will create new links to the west of the Park from Stratford Waterfront. As well as building new homes, the development will provide 2,200 sqm of retail space, and is expected to start construction from 2023/24.

Developer: **LLDC**
Architect: **Allies and Morrison / O’Donnell + Tuomey Mixed-use**
591 residential units / 2,200 sqm commercial space | Planning granted
buildthelegacy.co.uk



PUDDING MILL

Pudding Mill is comprised of two sites—Pudding Mill Lane and Bridgewater Triangle. Pudding Mill Lane will be a thriving walkable new neighbourhood centre with approximately 900 apartments, townhouses and maisonettes designed to suit families. It will create a new local centre around the DLR station and will include c. 36,000 sq m of offices and associated retail and community uses. Bridgewater Triangle is an island site and will provide approximately 600 homes on the southern edge of the world-famous Queen Elizabeth Olympic Park, with waterfront homes and apartments knitted into this special setting.

Developer: **LLDC**
Architect: **Gort Scott, 5th Studio, JCLA, ZCD Architects (Pudding Mill Lane) / Mikhail Riches, BBUK, RCKa, William Matthews Architects (Bridgewater Triangle) Mixed-use**
1,500 residential units | Planning applications submitted
queenelizabetholympicpark.co.uk/PuddingMill



ELEPHANT PARK

Lendlease is working in partnership with Southwark Council to deliver a £2.5bn transformation project in Elephant & Castle. Elephant Park offers a unique opportunity to be part of a new green vision for city living. The 9.7-hectare development is set in a leafy park landscape and will accommodate up to 3,000 new homes, over 50 shops, restaurants and cafés, as well as flexible workspaces, and is committed to the long-term success of Elephant & Castle.

Developer: **Lendlease**
Architect: **Various Mixed-use**
9.7 ha | Under construction / Part completed
elephantpark.co.uk



INTERNATIONAL QUARTER LONDON (IQL)

Lendlease are delivering International Quarter London (IQL), a £2.8bn development situated at the heart of Stratford. At completion in 2029, Lendlease will have built 2.6m sqft of quality office space, c.680 homes and new community facilities. In addition to providing workplaces fit for the future, IQL will neighbour East Bank, a collection of world-leading cultural institutions. The development is surrounded by 560 acres of parkland, has excellent transport connectivity and a diverse retail offering.

Developer: **Lendlease**
Architect: **Rogers Stirk Harbour + Partners Mixed-use**
22 acres | Under construction
internationalquarter.london



EAST WICK + SWEETWATER

East Wick + Sweetwater, a joint venture between Places for People and Balfour Beatty Investment, is situated on Queen Elizabeth Olympic Park, right next door to Hackney Wick—one of Europe’s most vibrant creative communities. Across the lifetime of the project, more than 1,800 homes will be built along with a load of new commercial spaces, including offices and retail premises, as well as places for new food and beverage businesses. This new neighbourhood is the work of many hands, a place that welcomes everyone, whatever their age or background, to come and enjoy living, visiting or working here.

Developer: **Joint venture between Places for People and Balfour Beatty Investments / LLDC**
Architect: **Sheppard Robson (masterplan) / Studio Egret West / shedkm / Piercy&Company / WRAP / astudio Mixed-use**
1,800 homes across all phases | Under construction
eastwickandsweetwater.co.uk



CHOBHAM MANOR

Chobham Manor is a family friendly neighbourhood built on tried and tested urban design principles borrowing from the London vernacular. The masterplan was developed around three shared ‘greens’ incorporating play space, with a wide choice of houses and apartments set within tree-lined avenues and intimate streets. It will also be home to a new nursery, community centre and shops to serve local residents. The fourth and final phase is due to complete by the end of March, completing the 880 home neighbourhood.

Developer: **Taylor Wimpey and L&Q**
Architect: **PRP Architects / Karakusevic Carson Architects / NORD Architects / Muf / Make / Haworth Tompkins / AHMM Mixed-use**
880 residential units / 11 commercial units / 855 sqm community facilities | Part completed
chobhammanor.co.uk



SEAL HOUSE

In 2019 MiddleCap purchased the 1970’s office building located on the north bank of the River Thames in the City of London overlooking landmarks such as the Shard and Tower Bridge in the East, the City and St. Paul’s Cathedral to the North and West. We are now working with Eric Parry Architects on further improving the design of the building and taking the next steps to bringing this project to life.

Developer: **MiddleCap**
Architect: **Eric Parry Architects Commercial**
131,000 sq ft offices / 10,000 sq ft restaurants | Planning granted
middlecap.com



SOUTHWORKS

Southworks, the seven storey 70,000 sq ft office scheme has state-of-the-art facilities, bringing together technological and natural features to create the optimum space for its occupiers. It is a landmark smart building with safety measures inherent in the technology to a safe and pleasant working environment—making Southworks an ideal post-pandemic space. The building’s design is inspired by a warehouse aesthetic, which is achieved through several high-quality design and specification details, including a double height entrance formed from handcrafted Italian glass bricks.

Developer: **MiddleCap**
Architect: **SPPARC Architects Commercial**
70,000 sq ft | Existing
whysouthworks.london



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



THE REACH

The Reach is a new 66-home development in West Thamesmead which offers 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 are 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



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: **Peabody**
Architect: **Platform 5 Architects**

Residential

63 new homes | Existing

peabody.org.uk



WEMBLEY PARK

To date, the site has benefitted from £2.7bn of investment and welcomes over 16 million visitors a year. Wembley Park currently comprises the OVO Arena Wembley, London Designer Outlet, independent retailers, Troubadour Wembley Park Theatre and over 4,000 homes as well as acres of attractive public realm. Once complete, Wembley Park will have 8,500 new homes and be the UK's largest single site of Build to Rent, with 6,044 homes managed by Quintain Living.

Developer: **Quintain**
Architect: **Flanagan Lawrence (masterplan)**

Mixed-use

85 acres | Existing, with further development under construction and in planning.

Full completion expected in 2027

quintain.co.uk/wembley-park



GRESHAM ST PAUL'S

Gresham St Paul's at 40 Gresham Street in the City of London has approximately 170,000 sq ft net of prime office space over nine floors, with large terraces on the top three floors, at the heart of the financial centre and close to St Paul's Cathedral and other prominent cultural landmarks. 90 per cent of the offices have been prelet to occupiers including Smith & Williamson, who will be relocating from their existing offices, and investment bank, Numis.

Developer: **AFIAA / Stanhope**
Architect: **Wilkinson Eyre**

Commercial

240,000 sq ft (GA) | Existing

greshamstpauls.com



RUSKIN SQUARE, CRO

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 net (designed by Shed KM) is fully occupied by HMRC and completed in 2016. A second office building of 330,000 sq ft designed by AHMM was pre-let to the Home Office in summer 2020. As part of the sustainability initiatives, this building has an all-electric energy strategy.

Developer: **Croydon Gateway Limited Partnership (Stanhope plc and Schroders Exempt Property Unit Trust)**
Architect: **Foster + Partners (masterplan) / AHMM / Shed KM / Make**

Mixed-use

2.2m sq ft | Under construction

ruskinsquare.com



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: **Peabody and London Square**
Architect: **Coffey Architects / AHMM**

Mixed-use

406 homes, including 84 affordable new build apartments / 19,468 sqm of commercial, retail, art gallery and storage floorspace | Under construction

peabody.org.uk



BELGROVE HOUSE

Located at the centre of the Knowledge Quarter opposite King's Cross and St. Pancras stations, Belgrove House will be a new specialised office and laboratory building for the life-sciences sector occupied by MSD as a research centre and UK Headquarters. It is designed to be innovative, highly sustainable and an example of carbon emissions reduction in construction, operation, and future refurbishment. Public access to café, event, meeting, exhibition and education spaces will be provided, in addition to a new step-free London Underground entrance and significant public realm improvements.

Developer: **Precis Advisory**
Architect: **AHMM**

Mixed-use

25,000 sqm | Proposed



PURFLEET-ON-THAMES

This landmark project in Thurrock will be a catalyst for wider regeneration in the Thames Estuary region. Once completed the scheme will deliver a new town centre with retail and leisure facilities, improved transport infrastructure, new schools and health facilities and up to 2,850 homes, many constructed using modular technology. A new Higher/Further Education campus focusing on health and the creative arts together with a media village of over 1,000,000 square feet to support the UK's booming Film and TV industry (part of the Mayor's Production Corridor) will build on the existing Royal Opera House presence in Purfleet-on-Thames, creating thousands of jobs.

Developer: **Purfleet Centre Regeneration Ltd**
Architect: **KSS / DRMM / AHMM / ALL**

Mixed-use

140 acres | Outline planning permission obtained. Detailed planning permission in place for the initial sub-phase which is under construction

ourpurfleet.com



WARWICK COURT

This project will see a complete reconfiguration of the ground floor arrival experience from Paternoster Square as well as the installation of new plant. Common amenity spaces will be incorporated, including a number of individual terraces and a communal roof terrace with unrivalled views of St Paul's Cathedral. Fletcher Priest Associates' 'BREEAM Excellent' scheme will see the retention and reuse of existing finishes, acknowledging the original interior design whilst reducing waste and offering a considerable carbon saving.

Developer: **Mitsubishi Estate London (owner) / Stanhope (developer)**
Architect: **Fletcher Priest Architects**

Commercial

300,000 sq ft | Under construction



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



8 BISHOPSGATE

This 50-storey tower will be a new development in the heart of the City that will create 913,000 sq ft gross area including workspace, street-level retail, and a public viewing gallery on the 50th floor. The skyscraper will accent the nearby Leadenhall Building and add to the area's dramatic contemporary architecture.

Developer: **Stanhope / Mitsubishi Estate London**
Architect: **Wilkinson Eyre**

Mixed-use

913,000 sq ft | Under construction

8bishopsgate.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. Health and life science occupiers include Novartis, Synthace, Autolus and Gamma Delta. Construction commenced in October 2020 on Gateway Central and West including over 100,000 sq ft prelet to L’Oréal UK and Ireland.

Developer: Stanhope / Mitsui Fudosan / AIMCo
Architect: Allies and Morrison

Commercial

2m sq ft offices / 17 acres | Existing
whitecityplace.com



TELEVISION CENTRE, W12

The transformation of Television Centre into a mixed use development including new offices (let to Publicis and The White Company), studio space, Soho House (hotel, restaurant, club and cinema), restaurants, c. 950 residential units and new public realm. Phase I completed in 2018. Phase II comprises a total of 511 homes in four separate plots, following the masterplan established by lead architects AHMM. As part of this phase, 142 affordable homes will also be delivered in partnership with Peabody across two buildings.

Developer: Stanhope / Mitsui Fudosan / AIMCo / BBC
Architect: AHMM / Maccreanor Lavington / Morris+Company / Gillespies / DRMM

Mixed-use

2.3m sq ft | Under construction
television-centre.com



WENLOCK WORKS

Repositioning and refurbishment of a 1980s office building with a six storey extension comprising 130,00 sq ft net. Whilst working with the best of the existing structure, the introduction of high quality finishes and a new pattern of fenestration has greatly improved access to natural light within the building. The building is over 80 per cent let.

Developer: Stanhope / Schrodgers Investment Management

Architect: Buckley Gray Yeoman

Mixed-use

167,000 sq ft | Existing
wenlockworks.london



CORDAGE WORKS

The former Essex Cordage factory site is being redeveloped by Swan Housing Association to deliver much needed housing, together with commercial space, associated car parking to include three disabled bays, one commercial bay, cycle parking, a children’s play space and landscaping. A total of 28 new homes will be built; ten one-bedroom homes; fifteen two-bedroom homes and three three-bedroom homes. Three of the homes will be adaptable for people with disabilities to allow ease of access and living. Work has started on site with an expected completion of summer 2022.

Developer: Swan Housing Association / NU living
Architect: Traer Clarke Architects (original planning architects RMA Architects)

Residential

28 affordable homes / 0.14 ha | Under construction
nuliving.co.uk/nu-homes/coming-soon/cordage-works



EXMOUTH ESTATE

Swan Housing Association is planning to redevelop an area of the Exmouth Estate, fronting Commercial Road in East London. The vision is to create approximately 230 new homes, community facilities and commercial premises alongside providing better quality green spaces as well as environmental improvements, to make the Exmouth Estate a better place to live and work. Swan submitted a Planning Application for the scheme in October 2021. Subject to approval in Summer 2022, work would start on site in Autumn 2022.

Developer: Swan Housing Association / NU living
Architect: Levitt Bernstein

Mixed-use

c. 230 homes | Planning application submitted
exmouthresidents.co.uk



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



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



ONE BISHOPSGATE PLAZA

The 43-storey tower comprises London’s first Pan Pacific Hotel and provides 5 star wellness, meeting and events spaces and a 380 seat triple height ballroom/conference facility. 160 private residences occupy the upper levels of the main tower building. New public realm, animated by landscaping and retail, restaurants and cafés within a renovated Devonshire House, the new Bishopsgate Plaza will become a vibrant heart in the city.

Developer: UOL Group (owner) / Pan Pacific Hotels Group / Stanhope
Architect: PLP Architecture / MSMR Architects / Yabu Pushelberg

Mixed-use

600,000 sq ft | Existing
onebgp.com



BLACKWALL REACH

The £600m regeneration of Blackwall Reach (in partnership with LBTH and GLA) continues. Phases 1A and 1B delivered 340 homes, a community facility, extended school, faith building, commercial premises and station plaza. Phase 2 is delivering 268 new homes and Phase 3, 315 homes. Both phases will also transform the public realm, with a revitalised Millennium Green, including 2.85 acres of high-quality green space. A 50% affordable by habitable room scheme will be in place, using the sale of the private units to cross-subsidise the affordable homes.

Developer: Swan Housing Association / Swan New Homes
Architect: Aedas (Phase 1A) / BPTW (Phase 1B) / Metropolitan Workshop, Haworth Tompkins (Phase 2) / C.F. Møller (Phase 3)

Mixed-use

1,575 homes / 8 ha | Under construction
blackwallreachcommunity.co.uk



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, bars 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



THE OLD VINYL FACTORY

The former home of EMI and HMV, where ground-breaking records by The Beatles and Pink Floyd were pressed, is now where the final stages of a £250 million regeneration is taking place. The scheme will deliver 700 homes and 620,000 sq ft of commercial, leisure and retail space, all set in 250,000 sq ft of new public landscaping. Over 6,000 jobs and hundreds of millions of pounds in socio-economic benefit will be delivered on a site that had sat derelict for 30 years.

Developer: U+I
Architect: Studio Egret West / AHMM / Duggan Morris Architects / ShedKM / Woods Bagot

Mixed-use

17 acres | Under construction
theoldvinylfactory.com



LANDMARK COURT

Resolution to grant planning consent was secured by The London Borough of Southwark in June 2020 for this £240m partnership between U+I and TfL. This 200,000sq ft mixed-use scheme will revitalise a lost part of Bankside close to Borough Market and will deliver high-quality office space including affordable, flexible workspace, 1,850 jobs, 36 new homes, a retail and leisure quarter and the restoration of Crossbones Graveyard, a significant post-medieval burial ground.

Developer: U+I / TfL
Architect: Allies and Morrison

Mixed-use

1.7 acres | Planning granted
landmarkcourtsouthwark.co.uk



NEW COVENT GARDEN MARKET

Vinci St Modwen (VSM), in collaboration with Covent Garden Market Association (CGMA), are transforming and consolidating this 45-year-old landmark site to provide a thriving, modern food quarter for London with world leading wholesale and distribution fruit and veg and flower markets. The Market redevelopment releases surplus land for which VSM has outline consent across 3 sites (Apex, Thessaly Road and the Entrance) to deliver over 1,100 new private and affordable homes, retail space and a key section of the new Linear Park.

Developer: **Vinci St Modwen (VSM)—JV between Vinci Plc and St Modwen Properties Plc**
Architect: **Glenn Howells Architects / HTA Design**

Mixed-use

8 acres | Outline consent for 1,100 residential units and 47,000 sq ft retail
newcoventgardensites.com
stmodwen.co.uk
vinci.com



ST ANDREW’S PARK

A major regeneration of the former RAF Uxbridge to provide a new diverse community of circa 1,350 homes, together with ancillary commercial, cultural and community space in a stunning parkland setting on the doorstep of Uxbridge Town Centre.

Developer: **Vinci St Modwen (VSM)—JV between Vinci Plc and St Modwen Properties Plc**
Architect: **BDP**

Mixed-use

Circa 1,000 homes delivered to date, a new 720 pupil primary school and a 32 acre public park | A further 350 homes are programmed to commence over the next year and a major mixed use, public realm led scheme for the final phase is at the pre plan stage
standrewsuxbridge.com
stmodwen.co.uk
vinci.com



HUB BY PREMIER INN LONDON SOHO (BERWICK STREET)

London Soho takes Whitbread’s network of hub by Premier Inn hotels to ten locations across London. The hotel offers 110 stylish and affordable rooms, with a guest Lounge on the lower ground floor, at Berwick Street in the heart of Soho. Included as part of the 90-104 Berwick Street development, the hotel was designed alongside 16 affordable and for-sale apartments, a new roof garden for existing residents, and space for 12 independent retailers on Berwick Street and Hopkins Street.

Developer: **PMB Holdings / Whitbread PLC (occupier)**
Architect: **Latitude Architects**

Hotel

110-bedroom hotel | Open
premierinn.com



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**

Hotel

294-bedroom flagship hotel | Planning granted



HUB BY PREMIER INN SNOW HILL

The development will transform the former Snow Hill Police Station (Grade II Listed) into a 219-bedroom hub by Premier Inn hotel. The redevelopment involves retaining the historic police station building fronting Snow Hill with the new hotel bedrooms designed around a new public atrium and re-modelled building to the rear. It will also feature a permanent exhibition space to celebrate the history of the local area. On opening the hotel will be Whitbread’s third hub by Premier Inn hotel within the City of London.

Developer: **Whitbread PLC**
Architect: **Axiom Architects**

Hotel

219-bedroom hotel | Planning granted



HUB BY PREMIER INN SHOREDITCH

The hub by Premier Inn Shoreditch hotel was constructed within a Victorian stable block (1888) located within the Fournier Street and Brick Lane Conservation Area in east London. The design retains the original brick frontage of the stable building with seven distinct gable features. Inside, the building provides 258 hub by Premier Inn hotel bedrooms with a ground-floor ‘Lounge’ bar and reception area. Designed to achieve a BREEAM ‘excellent’ rating, the hotel is Whitbread’s second hub by Premier Inn hotel in Shoreditch and 10th in London.

Developer: **Whitbread PLC / Pace Trustees Ltd (owner)**
Architect: **Allies and Morrison (planning architect) / Axiom Architects (delivery architect)**

Hotel

258-bedroom hotel (6,393 sqm GIA) | Open
whitbread.co.uk/property-and-suppliers

NEW LONDON COMPANY DIRECTORY

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 Guy Beresford on **020 7636 4044** or email **guy.beresford@nla.london**

ACADEMIA

University of West London
uwl.ac.uk
0800 036 8888

AGENT/PROPERTY MANAGER

Bidwells
bidwells.co.uk
020 7493 3043

Deloitte Real Estate
deloitte.co.uk
020 7936 3000

Gerald Eve
geraldeve.com
020 7493 3338

JLL
jll.com
020 7493 6040

Knight Frank
knightfrank.co.uk
020 7861 1328

Savills
savills.co.uk
020 7409 8834

SiteSales Property Group
site-sales.co.uk
020 8502 5758

Urban Space Management
urbanspace.com
020 7515 7153

ARCHITECTURE

Adam Architecture
adamarchitecture.com
01962 843843

Adjaye Associates
adjaye.com
020 7258 6140

AHR London
ahr.co.uk
020 7837 9789

Alison Brooks Architects
alisonbrooksarchitects.com
020 7267 9777

Allford Hall Monaghan Morris
ahmm.co.uk
020 7251 5261

Allies and Morrison
alliesandmorrison.com
020 7921 0100

APT
apt.london

AR Architecture
ar-arch.co.uk
020 7209 2851

Archio
archio.co.uk
020 7183 4048

Assael Architecture
assael.co.uk
020 7736 7744

Assorted Skills + Talents*
assortedskillstalents.com
020 3701 0403

Aukett Swanke
aukettswanke.com
020 7843 3000

AVR
avr.london
020 7403 9938

Axiom Architects
axiomarchitects.co.uk
020 7421 8861

Barr Gazetas
barrgazetas.com
020 7636 5581

Barton Willmore
bartonwillmore.co.uk
020 7446 6888

BDP
bdp.com
020 7812 8000

Bell Phillips Architects
bellphillips.com
020 7234 9330

Belsize Architects
belsizearchitects.com
020 7482 4420

Ben Adams Architects
benadamsarchitects.co.uk
020 7633 0000

Benedetti Architects
benedettiArchitects.com
020 3475 7500

Bennetts Associates
bennettsassociates.com
020 7520 3300

BetterPad
betterpad.co.uk
020 3952 7959

BIG — Bjarke Ingels Group
big.dk
020 7940 3456

Buckley Gray Yeoman
bg.y.co.uk
020 7033 9913

Campbell Cadey
campbellcadey.com

Cartwright Pickard
cartwrightpickard.com
020 7554 3830

Chapman Taylor
chapmantaylor.com
020 7371 3000

Chetwoods
chetwoods.com
020 7490 2400

Child Graddon Lewis
cgluk.com
020 7539 1200

Chris Dyson Architects
chrisdyson.co.uk
020 7247 1816

Coffey Architects
coffeyarchitects.com
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Curl la Tourelle Head Architecture
clth.co.uk
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czwg.com
020 7253 2523

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daabdesign.co.uk
020 7627 2093

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davidchipperfield.com

David Morley Architects
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Design Council
designcouncil.org.uk
020 7420 5200

DGA Architects
dga-architects.co.uk
020 7834 9474

dMFK
dmfk.co.uk

DMWR Architects
dmwr.co.uk
020 7870 3779

dRMM
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epr.co.uk
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ESA Architects
esa-ltd.com
020 7580 5886

Farrells
farrells.com
020 7258 3433

Fathom Architects
fathomarchitects.com
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Feilden Clegg Bradley Studios
fcbstudios.com
020 7323 5737

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flanaganlawrence.com
020 7706 6166

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fletcherpriest.com
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formationarchitects.co.uk
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Foster + Partners
fosterandpartners.com
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fbmarchitects.com
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garnettpartners.com
020 7404 7677

Gensler
gensler.com
020 7073 9600

Glenn Howells Architects
glennhowells.co.uk
020 7407 9915

Goldstein Heather
goldsteinheather.co.uk

GPAD
gpادلondonltd.com
020 7549 2133

Green Finance Institute
greenfinanceinstitute.co.uk

Grimshaw
grimshaw.global
020 7291 4114

Handley House
handley-house.com

Haptic Architects
hapticarchitects.com

Hassell
hassellstudio.com
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Haverstock
haverstock.com
020 7267 7676

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hawkinsbrown.com
020 7336 8030

Haworth Tompkins
haworthtompkins.com
020 7250 3225

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hayesdavidson.com
020 7262 4100

HDG Ltd
hdgltd.com
020 7456 8180

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henleyhalebrown.com
020 7033 9700

Heta Architects
hetaarchitects.com

HKS
hksinc.com
020 7292 5218

HOK
hok.com
020 7636 2006

Hopkins Architects
hopkins.co.uk
020 7724 1751

HTA Design LLP
hta.co.uk
020 7485 8555

Hutchinson & Partners Limited
hutchinsonandpartners.com
020 3176 8196

IBI Group
ibigroup.com
020 7079 9900

Impact Capital Group
impact-capital.co.uk
020 8820 1422

Islington Council Architects
islington.gov.uk/business/architects
020 7527 2440

Jestico + Whiles Architects
jesticowhiles.com
020 7380 0382

John McAslan + Partners
mcaslan.co.uk
020 7313 6000

John Robertson Architects
jra.co.uk
020 7633 5100

JTP
jtp.co.uk
020 7017 1780

Kjellander Sjöberg Arkitektkontor
kjellandersjoberg.se/en/

Kohn Pedersen Fox Associates (KPF)
kpf.com
020 3119 5300

KSS
kssgroup.com
020 7907 2222

Langstaff Day Architects
langstaffday.co.uk

Leslie Jones Architects Limited
lesliejones.co.uk
020 7255 1150

Levitt Bernstein
levittbernstein.co.uk
020 7272 7676

Lifschutz Davidson Sandilands
lds-uk.com
020 8600 4800

Linda Kitson
lindakitsondrawings.co.uk

LOM architecture and design
lom-architecture.com
020 8444 2999

LTS Architects
lts-architects.co.uk
020 7357 7000

MAA Architects
maa-architects.com
020 8973 0050

MAAPS Design & Architecture
maaps.co.uk
020 8985 6717

Maccreanor Lavington
maccreanorlavington.com
020 7336 7353

Mae
mae.co.uk
020 7704 6060

Make Architects
makearchitects.com
020 7636 5151

Marks Barfield Architects
marksbarfield.com
020 7501 0180

Metaphorm Architects
metaphorm.com
020 7490 8986

Metropolitan Workshop
network.co.uk
020 7566 0450

Miltiadou Cook Mitzman architects llp
mcma.design
020 7722 8525

Morris+Company
morrisand.company
020 7566 7440

Morrow + Lorraine
morrowlorraine.com
020 7580 8813

MOST Architecture
mo-st.com
020 3135 0145

Mowat and Co
mowatandco.com
020 7735 5327

Moxon Architects
moxonarchitects.com
020 7034 0088

MSMR Architects
msmrarchitects.co.uk
020 7928 6767

NAME architecture
namearchitecture.net

NBBJ
nbbj.com
020 7549 3700

Newground Architects
spacesyntax.com
020 7490 4959

Office S&M
officesandm.com

Orms
orms.co.uk
020 7833 8533

Patel Taylor
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020 7730 1178

Penoyre & Prasad
penoyreprasad.com
020 7466 1000

Perkins&Will
perkinswill.com
020 7466 1000

pH+
phplusarchitects.com
020 7613 1965

Piercy & Co
piercyandco.com
020 7424 9611

Pilbrow and Partners
pilbrowandpartners.com
020 3355 9533

Pitman Tozer Architects Ltd
pitmantozer.com
020 3214 3255

PLP Architecture
plparchitecture.com
020 3006 3900

Pollard Thomas Edwards
pollardthomasedwards.co.uk
020 7336 7777

Populous
populous.com
020 8874 7666

Proctor and Matthews
proctorandmatthews.com
020 7378 6695

PRP
prparchitects.co.uk
020 7653 1200

Publica
publica.co.uk
020 7490 3986

Purcell
purcelluk.com
020 7397 7171

RDA
rdauk.com
020 8299 2222

rhp
rhppartnership.co.uk
0800 032 2433

Rivington Street Studio
rivingtonstreetstudio.co.uk
020 7739 8945

Rolfe Judd
rolfejudd.co.uk
020 7556 1500

Ryder Architecture Ltd
ryderarchitecture.com
020 7299 0550

Sarah Wigglesworth Architects
swarch.co.uk
020 7607 9200

Scott Brownrigg
scottbrownrigg.com
020 7252 3400

shedkm
shedkm.co.uk
020 7403 2665

Shepherd Epstein Hunter
seh.co.uk
020 7841 7500

Sheppard Robson Architects LLP
sheppardrobson.com
020 7504 1700

Skidmore Owings & Merrill
som.com
020 7798 1000

Space Syntax
spacesyntax.com
020 7400 1320

SPPARC
spparcstudio.com
020 7734 4100

Squint Opera
squintopera.com
020 7978 7788

Squire & Partners
squireandpartners.com
020 7278 5555

Stanton Williams
stantonwilliams.com
020 7880 6400

Stephen Davy Peter Smith Architects
davysmitharchitects.co.uk
020 7739 2020

Stiff + Trevillion Architects
stiffandtrevillion.com
020 8960 5550

Stitch
stitcharchitects.co.uk
020 3617 8725

Stockwool
stockwool.co.uk
020 7264 8600

Stolon Studio Ltd
stolon.co.uk
020 3355 9533

Stride Treglown
stridetreglown.com
020 7401 0700

Studio Multi
studiomulti.com

Studio partington
studiopartington.co.uk
020 7241 7770

Studio RHE
studiorhe.com
020 7253 5358

Studio Woodroffe Papa
woodroffepapa.com
020 7336 7026

TateHindle
tatehindle.co.uk
020 7332 4850

The Manser Practice
manser.co.uk
020 8741 4381

Threefold Architects
threefoldarchitects.com
020 8969 2323

TODD Architects
toddarch.com
020 3457 0976

Tonkin Liu
tonkinliu.co.uk
020 7837 6255

tp bennett
tpbennett.com
020 7208 2000

Turner
turner.studio
020 3950 1575

Urban Mesh Design Ltd
urbanmesh.com
020 7600 0930

Urban Regen Plus
urbanregenplus.com
0161 710 1930

Vatraa Architecture Ltd
vatraa.com

We Made That
wemadethat.co.uk
020 7403 2665

Weston Williamson + Partners
westonwilliamson.com
020 7403 2665

White Arkitekter
whitearkitekter.com
020 3667 2674

WilkinsonEyre
wilkinsoneyre.com
020 7608 7900

WILL+Partners & DC3
willandpartners.com
020 3034 0440

Woods Bagot
woodsbagot.com
020 7637 6880

Zac Monro Architects
z-monro.co.uk
020 7326 0779

Zaha Hadid Architects
zaha-hadid.com
020 7253 5147

BID

Cheapside Business Alliance
incheapside.com
020 7332 0044

EC Partnership
prime-era.co.uk
020 3983 1107

Fleet Street Quarter
fleetstreetquarter.co.uk
020 3906 4212

Hatton Garden BID
hatton-garden.london
020 3817 6293

HOLBA
hearttoflondonbid.london
020 7734 4507

Kingston First
kingstonfirst.co.uk
020 8547 1221</

SEGRO
SEGRO.com
020 7451 9129

Shaw Corporation
shawcorporation.com
020 7409 0909

Simten Developments
simten.co.uk
020 3405 8468

St. Modwen (VSM)
stmmodwen.co.uk

The Cadogan Estate
cadogan.co.uk
020 7730 4567

The Crown Estate
thecrownestate.co.uk
020 7851 5000

The Portman Estate
portmanestate.co.uk
020 7563 1400

This is Projekt
thisisprojekt.com
020 3904 0505

U+I
uandiplc.com
020 7828 4777

Upspace
upspace.co.uk

Vastint UK
vastint.eu
020 3384 7900

Vinci UK Developments
vinci.plc.uk
01923 233433

W.RE
wre.london
020 3817 5555

Whitbread
whitbread.co.uk
01582 424200

ENGINEER

AKT II
akt-uk.com
020 7250 7777

Atkins
atkinsglobal.com
020 7121 2000

Civic Engineers
civicengineers.com
020 7253 2977

Elliott Wood
elliottwood.co.uk
020 8544 0033

Evolve
evolveuk.biz
020 7251 6888

Heyne Tillett Steel
hts.uk.com
020 7870 8050

Hilson Moran
hilsonmoran.com
020 7940 8888

Hoare Lea
hoarelea.com
020 3668 7100

Hydrock
hydrock.com
020 3846 8456

Max Fordham
maxfordham.com
020 7267 5161

Mitsubishi Electric
les.mitsubishielectric.co.uk
01707 282878

Pell Frischmann
pellfrischmann.com
020 7486 3661

Robert Bird Group
robertbird.com
020 7633 2880

Royal HaskoningDHV
royalhaskoningdhv.com
020 7222 2115

RWDI
rwdi.com
01908 776970

Simple Works Ltd
simple-works.co.uk

Thornton Tomasetti
thorntontomasetti.com

Waterman Group
watermangroup.com
020 7928 7888

Webb Yates
webbyates.com
020 3696 1550

Whitby Wood
whitbywood.com
020 7442 2216

WSP
wsp.com
020 7314 5000

**HOUSING ASSOCIATION/
REGISTERED PROVIDER**

L&Q
lqgroup.org.uk
0844 406 9000

London Property Alliance
londonpropertyalliance.com
020 7630 1782

Peabody
peabody.org.uk
020 7021 4444

Places for People
placesforpeople.co.uk

Swan HA / NU living
swan.org.uk
0800 819 9390

**INVESTMENT/FINANCIAL
INSTITUTION**

Brockton Everlast
brocktoneverlast.com
020 7220 2500

Precis Advisory Limited
020 7297 4100

Waveline
waveline.vc

**LANDSCAPE
ARCHITECTURE**

Alexandra Steed URBAN
alexandrasteedurban.com
020 3757 5432

LDA Design
lda-design.co.uk
020 7467 1470

Macfarlane + Assocs Ltd
macfarlaneassocs.com
020 7960 2540

McGregor Coxall
mcgregorcoxall.com
0117 450 9680

Outerspace
outerspaceuk.com
020 8973 0070

Philip Cave Associates Ltd
philipcave.com
020 7250 0077

ReardonSmith Landscape
reardonsmithlandscape.com
020 7378 6006

Spacehub Design Ltd
spacehubdesign.com
020 7739 6699

LAW

Mills & Reeve
mills-reeve.com
020 7648 9220

Mishcon de Reya
mishcon.com
020 3321 7000

Taylor Wessing LLP
taylorwessing.com

Trowers & Hamlins
trowers.com
020 7423 8000

OTHER

Arup
arup.com
020 7636 1531

Old Park Lane Management
020 7409 7055

PLANNER

DP9 Ltd
dp9.co.uk
020 7004 1700

HGH
hghconsulting.com
020 3409 7755

Momentum Transport Planning
momentum-transport.com
020 7242 0228

Montagu Evans
montagu-evans.co.uk
020 7493 4002

Nexus Planning
nexusplanning.co.uk
020 7261 4240

Prior + Partners
priorandpartners.com
020 3951 0052

Tibbalds Planning and Urban Design
tibbalds.co.uk
020 7089 2121

Turley
turley.co.uk
020 7851 4010

Vectos
vectos.co.uk
020 7580 7373

**PRODUCT/MATERIAL
MANUFACTURER**

AccuCities
accucities.com
020 3574 4719

Airflow
airflow.com
01494 525252

Atrium Ltd
atrium.ltd.uk
020 7681 9933

Axalta
axalta.com
01325 347000

Blum
blum.com

Cadventure
cadventure.co.uk
020 7436 9004

Carrier
carrier.com/carrier/en/worldwide

Day True
daytrue.com
0207 788 9229

Dyson
dyson.co.uk
0800 298 0298

Hydro Building Systems
wicona.co.uk

Otis Elevators
otis.com
020 8495 7750

Polypipe
polypipe.com
01709 770000

REHAU Ltd
rehau.uk
020 7580 6155

Roca
uk.roca.com
020 7610 9503

SAS International
sasintgroup.com

Schneider Electric
se.com

Schüco
schueco.com

Spectral (RIDI Lighting Ltd.)
spectral-lighting.com
01279 450882

SSE
sse.co.uk

Vestre
vestre.com

Vitra
vitra.co.uk
01235 750990

WICONA
wicona.com
01684 853 500

Worcester Bosch
worcester-bosch.co.uk
0330 123 3366

PUBLIC BODY

City of Westminster
westminster.gov.uk
020 7641 6000

Greater London Authority
london.gov.uk

Historic England
historicengland.org.uk
020 7973 3700

LB Haringey
haringey.gov.uk
020 8489 0000

London Borough of Barking & Dagenham (and Be First)
befirst.london
020 8227 3319

London Borough of Brent
brent.gov.uk

London Borough of Camden
camden.gov.uk
020 7974 5602

London Borough of Croydon
croydon.gov.uk
020 8726 6000

London Borough of Ealing
ealinginlondon.com
020 8825 5000

London Borough of Enfield
enfield.gov.uk
020 8379 1000

London Borough of Hackney
hackney.gov.uk
020 8356 3000

London Borough of Hammersmith and Fulham
lbhf.gov.uk

London Borough of Haringey
haringey.gov.uk
020 8489 0000

London Borough of Hounslow
hounslow.gov.uk
020 8583 2000

London Borough of Islington
islington.gov.uk
020 7527 8665

London Borough of Lambeth
lambeth.gov.uk
020 7926 1000

London Borough of Lewisham
lewisham.gov.uk
020 8314 6000

London Borough of Merton
merton.gov.uk
020 8274 4901

London Borough of Newham
newham.gov.uk
020 8430 2000

London Borough of Redbridge
redbridge.gov.uk
020 8554 5000

London Borough of Southwark
southwark.gov.uk
020 7525 5000

London Borough of Sutton
sutton.gov.uk
020 8770 5530

London Borough of Tower Hamlets
towerhamlets.gov.uk
020 7364 5009

London Borough of Waltham Forest
walthamforest.gov.uk
020 8496 3000

London Borough of Wandsworth and Richmond
wandsworth.gov.uk
020 8871 6000

London Legacy Development Corporation
queenelizabetholympicpark.co.uk
020 3288 1800

ReLondon
relondon.gov.uk
020 3963 0675

Royal Borough of Kensington & Chelsea
rbkc.gov.uk
020 7361 3000

Royal Borough of Kingston upon Thames
Kingston.gov.uk
020 8547 5000

Transport for London
tfl.gov.uk

**PUBLIC RELATIONS,
MARKETING AND
COMMUNICATIONS**

Aver PR
averpr.com

BECG
becg.com
020 3697 7630

Camargue
camargue.uk
020 7636 7366

Caro Communications
carocommunications.com
020 7713 9388

Cascade Communications
cascadecommunications.co.uk
020 7871 3565

Concilio Communications
conciliocomms.com
020 3890 7305

Coverdale Barclay
coverdalebarclay.com
020 7434 1780

ING Media
ing-media.com
020 7247 8334

Limeslade
limeslade.com

London Communications Agency
londoncommunications.co.uk
020 7612 8480

Newgate Communications
newgatecomms.com
020 3757 6767

TECHNOLOGY AND IT

Commonplace
commonplace.is
020 3553 1990

FYMA AI
fyma.ai

Modulous
modulous.com
020 3582 1055

Soling
soling.com
020 7874 1895

VU.CITY
vu.city
020 3889 7030

TELECOMS

Vorboss Limited
vorboss.com
020 3582 8500

**TRANSPORT/
INFRASTRUCTURE
PROVIDER**

Connected Kerb
connectedkerb.com

Velocity Transport Planning
velocity-tp.com
020 3874 1485

*
almacantar

ALMACANTAR

Developer

3 Quebec Mews, London W1H 7NX
almacantar.com

Almacantar is a property investment company specialising in large-scale, complex developments in Central London. Known for its design-led approach, the company focuses on creating long-term value through development, repositioning or active asset management.

BALLYMORE

Developer

161 Marsh Wall, London E14 9SJ
ballymoregroup.com

Ballymore is a developer with vast and varied experience, acknowledged as pioneers of some of Europe's largest regeneration projects. With ambitious mixed-use transformational developments and sensitive modernisation in established, historic cityscapes, Ballymore take its responsibility as a place maker very seriously, putting quality of life and a connection to arts and culture at the core of their work. Founded in Ireland in 1980, Ballymore remains 100 per cent owned and managed by founder Sean Mulryan and his family.



ARGENT

ARGENT

Developer

4 Stable Street, King’s Cross, London N1C 4AB
argenttllp.co.uk

Argent delivers some of the best mixed-use developments in the UK: major commercial, residential, education, cultural and community developments in the country’s largest cities. It is involved in the full development process from identifying and assembling sites to financing, project management of the construction process, letting and asset management. It also manages and maintains buildings and estate. In 2015, Argent entered into a joint venture partnership with US developer Related, forming Argent Related, to pursue future opportunities for urban development, with a focus on the build-to-rent sector.



ARGENT



RELATED

ARGENT RELATED

Developer

4 Stable Street, King’s Cross, London N1C 4AB
argentrelated.co.uk

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.

BARRATT
— LONDON —

BARRATT LONDON

Developer

3rd Floor Press Centre, Here East, Queen Elizabeth Olympic Park, London E15 2GW
barrattlondon.com

Barratt London is a market-leading residential developer with over 30 years’ experience in the Capital, delivering over 2,000 new homes in London each year. Barratt London is committed to providing an unbeatable customer experience and developing exceptional homes for all 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.



Berkeley
Group

BERKELEY GROUP

Developer

Berkeley House, 19 Portsmouth Road, Cobham KT11 1JG
berkeleygroup.co.uk

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.



BRITISH LAND

Developer
York House, 45 Seymour Street, London W1H 7LX
britishland.com

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.



BROOKFIELD PROPERTIES

Owner / Developer / Asset Manager
Citypoint, 1 Ropemaker Street, London EC2Y 9AW
brookfieldproperties.com

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 \$330bn 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.



CADOGAN

Developer / Investor / Asset Manager
10 Duke of York Square, London SW3 4LY
cadogan.co.uk

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.



CROSSTREE REAL ESTATE PARTNERS

Owner / Investor / Developer
1 Curzon Street, London W1J 5HD
crosstree.com

Crosstree is a London-based and focused real estate investment and development company. Crosstree’s portfolio includes over 1.5m sq ft of projects across the retail, office, hotel and residential sectors.



THE CROWN ESTATE

Land Owner / Developer / Asset Manager
1 St James’s Market, London SW1Y 4AH
thecrownestate.co.uk

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.



DERWENT LONDON

Investor / Developer
25 Savile Row, London W1S 2ER
derwentlondon.com

Derwent London is the largest central London focussed REIT with a portfolio of 5.4m sq ft. 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.



CANARY WHARF GROUP

Developer
One Canada Square, Canary Wharf E14 5AB
canarywharf.com

Canary Wharf is a major 24/7 urban 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 and events programme — Canary Wharf provides an unrivalled working lifestyle. With the arrival of new homes during 2020, Canary Wharf is now a 24/7 work, live and play destination.



CATALYST

Housing Association
Ealing Gateway, 26–30 Uxbridge Road, London W5 2AU
chg.org.uk

Catalyst is one of the leading housing associations in London and the South East, managing nearly 34,000 rented and shared-ownership homes. We are experts in placemaking and developing tenure-blind neighbourhoods; our approach to creative design, effective urban planning and high-quality development is underpinned by our long-term interest in our neighbourhoods. By adopting a stewardship role, we ensure that the places we help to create are well maintained, look great and remain desirable places to live.



CITY OF LONDON

Local Government
Guildhall, PO Box 270, London EC2P 2EJ
cityoflondon.gov.uk

The City of London is a uniquely diverse organisation with three main aims: to support and promote the City as the world leader in international finance /business services; to provide high quality local services and policing for the Square Mile; and to provide valued services to London and the nation as a whole. The City Surveyor’s Department manages commercial property in excess of £2bn. The City Property Advisory Team acts as a facilitator between internal departments, businesses and the property industry.



EPR ARCHITECTS

Architect
30 Millbank, London SW1P 4DU
epr.co.uk

EPR Architects is an award-winning architectural studio based in Central London, Manchester and Poland with a well-established reputation for quality and sustainable architecture, masterplanning and interior design. We work in collaborating to produce vibrant and inventive architecture; offering a unique blend of experience, project leadership and expert construction knowledge spanning an array of typologies across workplace, lifestyle and hospitality sectors. Our designs are underpinned by a respect for people and a desire to create spaces that resonate with a sense of place.



FIRST BASE

Developer
91 Wimpole Street, London W1G 0EF
firstbase.com

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.



FORE PARTNERSHIP

Developer
18 Savile Row, London W1S 3PW
forepartnership.com

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.



GREYSTAR

Developer / Property
Manager / Investment Manager

Finsbury Circus House, 15 Finsbury Circus,
London EC2M 7EB

greystar.com

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.



GROSVENOR BRITAIN & IRELAND

Developer / Investor / Asset Manager

70 Grosvenor Street, London W1K 3JP
grosvenor.com

Grosvenor Britain & Ireland creates great places where communities, business and nature thrive. We are part of a global property business that has been developing and managing land and property for over 340 years. Our heartland is in London’s West End, where we support 9,000 residents, c. 1,000 businesses and 50,000 workers every day. We also create and manage sustainable new neighbourhoods in London and across the South of England. We think long-term and give equal weight to the social and commercial impact of everything that we do.



HADLEY PROPERTY GROUP

HADLEY PROPERTY GROUP

Developer

16 Garrick Street, London WC2E 9BA
hadleypropertygroup.com

Hadley Property Group is a privately-owned residential-led property developer, specialising in progressive, sustainable approaches to the delivery of much-needed housing in Central and Greater London. With more than 1500 homes in the pipeline, the company is currently developing mixed-use schemes (c. 150–500 homes), large scale regeneration projects delivered in partnership with local authorities and the GLA, and luxury developments in central London.



LENdlease

Developer

20 Triton Street, Regent’s Place, London NW1 3BF
lendlease.com

Founded in Australia in the 1950s and listed on the Australian Securities Exchange, Lendlease is a world leader in delivering end-to-end property solutions. Our fully integrated model is built on our core strengths in development, construction, infrastructure, fund management and asset management. Our vision is to create the best places. We specialise in developing large, complex, mixed-use regeneration schemes and have particular strengths in partnering with the public and private sector, naturally targeting projects with long term duration.



LONDON LEGACY DEVELOPMENT CORPORATION (LLDC)

Mayoral Development Company

Level 10, 1 Stratford Place,
Montfichet Road, London E20 1EJ

queenelizabetholympicpark.co.uk

Formed in April 2012, the London Legacy Development Corporation’s purpose is to use the once-in-a-lifetime opportunity of the London 2012 Games and the creation of Queen Elizabeth Olympic Park to develop a dynamic new heart for east London, creating opportunities for local people and driving innovation and growth in London and the UK. This includes creating East Bank, the most ambitious cultural and education district in a generation.



THE MERCERS’ COMPANY

Land Owner

Becket House, 36 Old Jewry, London EC2R 8DD
mercers.co.uk

The Mercers’ Company is the Premier Livery Company of the City with over 700 years of history. The Company and its associated charities are active in supporting 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.



HB REAVIS

Developer

Level 7, 33 King William Street, London EC4R 9AS
hbreavis.com

HB Reavis is an international workspace provider that designs, builds and manages places that enhance wellbeing and productivity. With nearly 30 years’ working across several European markets, including the UK, Poland, Czechia, Slovakia, Hungary and Germany, we have delivered 12.3m sq ft (£3bn GDV) creating workspaces for over 65,000 people. As a team of around 700 people, we have a 13.7m sq ft pipeline to continue delivering more than just ‘bricks and mortar’. So whether a company is looking for their first co-working space, scaling up or looking for their flagship HQ, we can accommodate any business through our ‘workspace as a service’ approach, to create exceptional places for people to work. More details at hbreavis.com/uk.



L&Q

Housing Association / Developer

3 Maidstone Road, Sidcup DA14 5HU
lqgroup.org.uk

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.



LANDSEC

Developer

100 Victoria Street, London SW1E 5JL
landsec.com

As one of the largest real estate companies in Europe, our £12.8bn portfolio spans 24m sq ft of well-connected, experience-led retail, leisure, workspace and residential hubs. From the iconic Piccadilly Lights, to the creation of retail destinations at Westgate Oxford, we own and manage some of the most successful and memorable real estate in the UK. We aim to lead our industry in critical long-term issues—from diversity and community employment, to carbon reduction and climate resilience. We deliver value for our shareholders, great experiences for our customers and positive change for our communities. At Landsec, everything is experience.



PEABODY

Housing Association

45 Westminster Bridge Road, London SE1 7JB
peabody.org.uk

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.



PLACES FOR PEOPLE

Placemaker

80 Cheapside, London EC2V 6EE
placesforpeople.co.uk

Places for People is a large UK affordable homes-led placemaker. It believes that places work when they work for everyone, and these places are designed for the long term, with sustainable value at their core. Delivering social impact by taking a commercial approach is what makes Places for People different. The Group’s placemaking, property investment, development and management companies are active throughout the UK, owning or managing more than 209,000 homes.



PRECIS ADVISORY

Developer

93 Park Lane, London, W1K 7TB
accessstorage.com | themontcalm.com |
shaftesburyhotels.com | inhabithotels.com

A London-focused property company with 25 years of experience in hotels and self-storage. The Group owns and operate more than 20 Montcalm, Shaftesbury and Inhabit hotels mostly in Westminster and Kensington and Chelsea, as well as more than 60 Access Self Storage stores, two thirds of which are in London. Precis has embarked on the development of a new residential-led mixed use portfolio that will deliver 2,500 purpose-built rental homes and over a million square feet of workspace and storage in eight different boroughs including Merton, Hounslow, Hillingdon, Hackney, Brent, Ealing and Redbridge. The Group also invests in knowledge—data and life science projects the flagship of which is in King’s Cross.



QUINTAIN

Mixed-Use Developer
180 Great Portland Street, London W1W 5QZ
quintain.co.uk

Quintain is one of the UK and Ireland’s leading vertically-integrated developers and is the owner and operator of the world-renowned mixed use Wembley Park estate. Quintain was an early pioneer of Build to Rent in the UK and launched its own management platform, now called Quintain Living, with 2,000 homes already under management. On completion, Wembley Park will have 8,500 homes, with 6,044 under the management of Quintain Living making it the UK’s largest single site of Build to Rent.



ROYAL DOCKS ENTERPRISE ZONE

Greater London Authority, City Hall,
Kamal Chunchie Way, London E16 1ZE
royaldocks.london

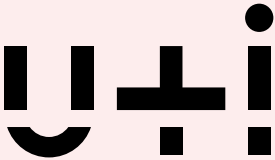
The Royal Docks Enterprise Zone is a joint project between the Mayor of London, the London Borough of Newham, led by Mayor Rokhsana Fiaz, and the London Economic Action Partnership (LEAP). It has the potential to deliver 35,000 jobs, 4,000 new homes and more than £5 billion of inward investment by 2037/38. As London’s only Enterprise Zone, the Royal Docks has a special government designation that means new business rates in the Zone are reserved and reinvested into the area. This has enabled plans for £314 million of investment into the area over the next 10 years to revive the area as a distinctive location for business and culture



SEGRO

Developer
Cunard House, 15 Regent Street,
London SW1Y 4LR
segro.com

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 £10bn 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.



U+I

Regeneration Developer / Investor
7A Howick Place, Victoria, London SW1P 1DZ
uandiplc.com

U+I is a specialist regeneration developer and investor. With a >£10.8bn portfolio of complex, mixed-use, community-focused regeneration projects including a £130.6m investment portfolio, we are unlocking urban sites bristling with potential in the London City Region (within one hour’s commute from Central London), Manchester and Dublin. We exist to create long-term socio-economic benefit for the communities in which we work, delivering sustainable returns to our shareholders. To find out more, visit uandiplc.com or follow us @uandiplc.



VINCI UK DEVELOPMENTS

Developer
Floor 10, 33 Cavendish Square, London W1G 0PW
vukd.co.uk

VINCI UK Developments is the property development arm of VINCI PLC. At VINCI UK Developments, we establish developments that improve people’s lives and create a positive legacy. We build trusted partnerships with our clients, stakeholders and local communities to create desirable, profitable and sustainable places that increase opportunity and wellbeing. We invest in development activities across our key sectors, working in partnership with the public- and private-sectors, leveraging our financial covenant and resources to successfully deliver our selected projects.



WHITBREAD

Developer
Whitbread Court, Houghton Hall Business Park,
Porz Avenue, Dunstable LU5 5XE
whitbread.co.uk

Whitbread, which owns Premier Inn and Costa, is one of the UK’s largest occupiers with around 2,800 hotels, restaurants and coffee shops in the UK. Backed by the strength and assurance of a FTSE 100 company with more than 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.



ST. MODWEN PROPERTIES PLC

Developer / Investor
Park Point, 17 High Street, Longbridge B31 2UQ
stmodwen.co.uk

St. Modwen is an expert property developer with a rich 30-year history operating across three dedicated business units: St. Modwen Homes, St. Modwen Logistics, and Strategic Land & Regeneration—all of which are aligned to structural growth trends. A constituent of the FTSE 250, we are active across England and South Wales, with a portfolio totalling £1.37bn. Our strategy sees us focused on areas which benefit from structural growth trends and where we can draw on the expertise of our people, our depth of experience and the strengths of our property portfolio.



STANHOPE PLC

Developer
2nd Floor, 100 New Oxford Street,
London WC1A 1HB
stanhopeplc.com

Stanhope are trusted partners creating sustainable buildings and urban places. We have 30+ years’ experience and more than £30bn of real estate delivered and under construction. 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.



SWAN HOUSING ASSOCIATION

Housing Association / Developer
swan.org.uk

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.

'IT'S EVERYTHING LONDON IS ABOUT'

Vectos director *Mike Axon* pays homage to the area where his fascination for all things transport started — Fitzrovia



My fondness of Fitzrovia goes back decades. It's where my career in transport and mobility started, and since then it's never veered far from what I consider the heart of London—the West End.

Not only did I start my very first job as a graduate transport planner in the area, but our former company was born there, as was Vectos subsequently. And with our recent SLR merger we have found ourselves in need of a larger office space—unsurprisingly the non-negotiable is to find a new home not far from our current residence on Tottenham Court Road.

Fitzrovia straddles Camden and Westminster boroughs, and while, strictly speaking, it falls in Camden, for me it is much more like its neighbours in the West End. It's everything London is about—culture, arts, food and nightlife. When locals and visitors alike think about London it's almost certainly the West End that springs to mind.

In a roundabout way, those popular attractions that appeal to the majority are also why the West End holds a special place for me. They are what has, for so many years, made our company what it is. They are the reason we set up in the area and why we have remained there for decades.

The olde-worlde pubs—such as the Newman Arms Pie Room—are institutions and have played a special role in bringing our colleagues together socially. I remember the Sanderson Hotel being built next door to our office at the time... the Middlesex Hospital being redeveloped... Kylie's birthday party! And although I'm not out in bars until all hours and I'm not particularly interested in Michelin-starred dining or fighting through the crowd of shoppers on Oxford Street, I appreciate these things make the West End the place that it is. And I appreciate the role they've played for our company.

Those who know me will know that active travel is much more than something I write about in transport assessments—it's incredibly important to me personally. In terms of getting around, well, many of our clients are also based in the area, so generally I have the luxury of a leisurely walk between meetings! Club Peloton also has its home just around the corner from us. This is an organisation I stand firmly behind—it's cycling with a charitable and business purpose. And every year as the industry gets ready to head down to MIPIM, we meet a week before in the West End at the crack of dawn to start our 1,500km journey down to Cannes by bike. That's one fond memory we've been waiting far too long for this time around. Roll on the March départ! ●



Where Axon's transport journey started — London's Fitzrovia, from the air

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