

THE LONDON BOROUGHs



**Barking and Dagenham, Barnet, Bexley, Brent, Bromley,
Camden, City of London, Croydon, Ealing, Enfield,
Greenwich, Hackney, Hammersmith and Fulham,
Haringey, Harrow, Havering, Hillingdon, Hounslow,
Islington, Kensington and Chelsea, Kingston, Lambeth,
Lewisham, Merton, Newham, Redbridge, Richmond,
Southwark, Sutton, Tower Hamlets, Waltham Forest,
Wandsworth, Westminster**

2020

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* WHERE WE HAVE THE LONDON PLAN WE REFER TO THE INTEND TO PUBLISH VERSION, DECEMBER 2019.

LOCAL HEROES

Peter Murray
Curator-in-Chief, NLA

“Desperate times call for desperate measures”. With council spending on local services having fallen by more than a fifth since 2010, the funding situation has been growing increasingly desperate over the decade. But these times have also thrown up positive responses, perhaps because “necessity is the mother of invention”, where councils are taking greater control of the delivery of new development.

For instance: in frustration at the speed of delivery and the affordability of homes, councils around the country have responded by starting to do their own development. Research by Inside Housing shows that the top four councils with the biggest development plans in the country over the next five years are all from London — Havering, Barking and Dagenham, Croydon and Newham. Havering has twelve major estate regeneration projects; Barking and Dagenham is delivering new housing and regeneration through its wholly owned delivery vehicle Be First; Croydon through Brick by Brick. In Edmonton, the Council is leading the regeneration of Meridian Water to build 10,000 homes over the next 20 years. Camden’s Community Investment Programme is delivering schools, homes and community facilities in the borough and last year won the top NLA accolade for the Agar Estate for delivering homes in the UK’s largest Passiv Haus project. 21 London boroughs have declared for Climate Emergency.

Newham recently announced its community wealth building programme where the borough will use it’s purchasing power and influence to keep wealth in the local economy. These new approaches, according to Newham Mayor Rokhsana Fiaz, have “rekindled optimism and confidence in local government’s transformative potential, and for the first time in many years we’re not on the back foot”. That confidence is reflected in the growth of Public Practice. There is a real enthusiasm among younger professionals to help deliver change and better places in boroughs in the face of swinging cuts to planning departments.

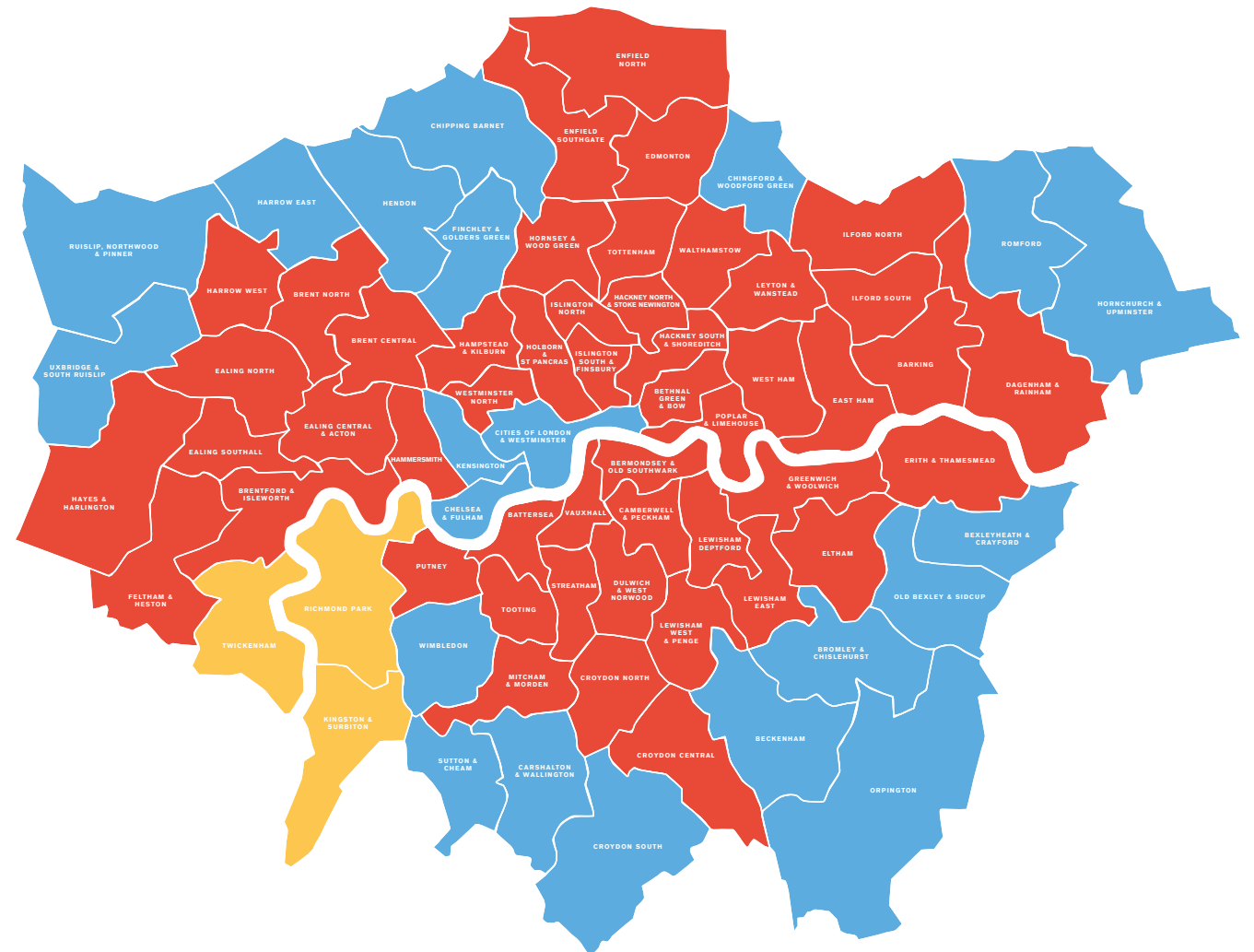
Local authorities are starting to take on the risk and the entrepreneurialism that has for so long been the prerogative of the private sector; but they still require funding to deliver their programmes. In 2013, when he was Mayor, Boris Johnson endorsed the findings of the London Finance Commission which had called for greater financial freedom for the capital. According to Johnson, tax devolution would give London government “the autonomy to invest in its own vital infrastructure as its population and economy

grow, and bring London in line with competitor global cities”. In the light of the Prime Minister’s current focus on delivering economic growth in the north, and the anti-London sentiment of many MPs, it is even more important for the capital that such devolution policies are now implemented.

The independence of boroughs is reflected in the new London Plan where local character is a key plank of the town centre first approach and Opportunity Area Planning Frameworks. Local boroughs can also set out their local strategies for tall buildings — although one hopes this will be done in collaboration with neighbours which will be made much easier once there is a London wide 3D computer model, as also promised in the Plan and something the NLA has been calling for ever since our first Tall Buildings Study in 2014.

This research illustrates what individual boroughs are doing to implement their local plans. Although each one reflects the needs of its own specific community, when you amalgamate all the maps to create one big plan (see page of local plan map), you can start to understand the complexity and scale of change that is happening in this great city and the role the boroughs play in its delivery.

- LABOUR
- CONSERVATIVE
- LIBERAL DEMOCRATS



GENERAL ELECTION RESULTS, DECEMBER 2019 ©ONLONDON

VIEWPOINTS

The year ahead

Professor Tony Travers, Visiting Professor, Department of Government and Director at LSE London



PHOTO: NEW CLUSTER OF TALL BUILDINGS IN BARKING

May 2020 will be half-way through the boroughs’ four-year term, with a mayoral election taking place early that month. As a result, much political attention will be focused on the race for City Hall, following a period when national politics has been the main concern. So how are the boroughs faring, and how is the fall-out from the general election likely to affect their capacity to deliver for London?

Given that many London councils have seen their budgets cut by a quarter or more since 2010, it is amazing how well they still function. The city’s population is still increasing rapidly (up 83,000 in 2018) which means declining borough budgets have had to be spread over ever-more people. There are self-evident problems, notably potholes, rough sleeping and scruffier streets. Now austerity is supposed to be ‘over’, the boroughs will be hoping for resources to start to improve the urban environment.

But the next hazard facing London councils is a so-called ‘fair funding’ review. The government is committed to alter the pattern of local authority resource distribution so it reflects changes in spending needs and taxable resources since the early 2010s. Because London has become relatively more affluent over this period, the chances are resources will be shifted from basic council services in the capital to counties and districts in more rural areas, particularly in the North and Midlands.

Separately, the government has suggested it wants to ‘rebalance’ the economy, which means prioritising infrastructure investment outside the capital, again particularly in the North and Midlands. There is a risk that boroughs’ capital expenditure on housing, regeneration and the environment will be cut. The Chancellor’s Budget will provide a clue as to how London will be treated as will a spending review later in 2020.

Southwark has been lobbying hard to get the Bakerloo Line extension closer to being built. Transport for London has

substantial debt already and would have to find a way of securing income from property development along the Old Kent Road or from Whitehall. Indeed, boroughs across the city will probably find themselves even more dependent on Section 106 and CIL resources in 2020 and beyond.

The further evolution of larger clusters of tall buildings within a number of boroughs will be witnessed. Town centres in places such as Lewisham, Barking, Wembley (Brent), Ilford (Redbridge), North Acton (Ealing), Kidbrooke (Greenwich) and, of course, Croydon are now sprouting their own skylines. The construction of new homes continues apace in several boroughs, suggesting a continuing willingness to see London grow above the nine million mark.

Having said this, 2020 may be the year when the boroughs and City Hall are forced to relax planning in order to capture development-delivered resources in order to compensate for a loss of central government funding. Against this backdrop, councils and their leaders will need to make the city’s case as never before. With Brexit happening and ministers sending money north, London also needs greater devolution so as to be able to fund its own services and investment.

Smarter London

Theo Blackwell MBE, Chief Digital Officer for London



PHOTO: SADIQ KHAN VISITS NEW COMMUNITY CENTRE IN TOTTENHAM

As London’s first Chief Digital Officer, my task is to ensure that our approach to technology starts and ends with the citizen. This can be summed up with a simple question: how can digital, technology and data empower Londoners from all walks of life to live healthy lives and live well alongside each other?

The new Smarter London Together Roadmap, launched by Mayor Sadiq Khan in June 2018, champions a bold people-first approach to the way data and technology serve those who live, work and visit our great city.

Our focus is on establishing better London-wide fundamentals — we call this ‘fixing the plumbing.’ This champions user-centred design standards when we create new services, responsible data-sharing, radically improving full fibre connectivity across the city, better basic digital skills and new ways of fostering collaboration between boroughs and public agencies.

London is already a recognised leader in mobilising open data for public benefit. Today nearly half of all Londoners regularly travel using apps made possible from live data publicly available by Transport for London. The 6000 datasets of the London Datastore empower London’s agencies and research institutions to solve some of the most complex urban challenges faced by Londoners: like poor air quality, housing and inequality.

In 2020 we will be working on Datastore 3.0, to truly establish a data service for London to drive innovation to solve civic challenges. An important milestone will be the creation of a planning open data hub for London in the first half of this year, which should significantly improve the availability and reliability of data in the planning system.

The Crowdfund London platform supports Londoners to act together to improve their neighbourhoods. The Mayor’s Civic Innovation Challenges set open calls to the tech community to work with public agencies to develop and scale solutions to Londoner’s biggest issues, and we are currently working on

three projects: enhancing the visualisation of planning (with City Hall), reducing road freight (with Transport for London) and combatting online extremism (with the Met Police).

Our investment in full fibre for the city will replace the copper ‘last mile’ by laying hundreds of kilometres of fibre cabling in tube tunnels linked to over 600 public buildings and providing a fibre backbone for the city. These public assets then act as local hubs to lower the cost of private investment in areas of London underserved by the market, improving connectivity and preparing the city for 5G.

We are collaborating with European cities and entrepreneurs to sharing new energy saving and mobility smart tech designed around citizens’ needs for more low-carbon, connected neighbourhoods and cities. With the growth of Internet of Things devices, transparency is fundamental, which is why London is piloting a new Data Trust with the Open Data Institute so we can share live data from city spaces while safeguarding their privacy and security of Londoners.

We are also committed to support the next generation of pioneers by enhancing the digital skills of young women and Londoners from diverse backgrounds through the Digital Talent Programme and providing a basic digital skills entitlement for adults with low or no skills from September.

Last year we worked with London Councils to launch the new London Office of Technology & Innovation (LOTI) to enhance collaboration with 16 London boroughs and provide the first ever audit of what technology powers local services in our city to improve buying and sharing.

These and other initiatives all make it simpler working with partners in the tech sector and other cities across the world to build a bold people-first approach to the way data and technology serve those who live, work and visit our great city and be a global test-bed city for civic innovation.

Community
Daisy Froud,
Community Engagment
Strategist

PHOTO: CAMDEN CITIZENS ASSEMBLY
©VANESSA BERBERIAN



Trust — or lack of it — in those who lead and deliver urban redevelopment, was a major ‘community’ theme last year. No surprise to anyone ‘on the ground’, but now with an extra wodge of troubling evidence thanks to developer Grosvenor’s UK-wide research. This was accompanied by industry calls for ‘more’ and ‘better’ engagement. ‘Co-design’ and ‘co-production’ are on everyone’s lips, and the pages of many ITTs.

Which should make me, and communities I work with, happy... But it won’t — and, more importantly, it won’t work — unless done for the right reasons: desire to fundamentally re-organise the ways in which places are produced and, in particular, the ways in which decisions are taken. (Rather than to de-risk planning.) And this will involve a real shift from business-as-usual.

Local communities — our fellow London citizens — ask consistently excellent questions. It’s why I love my job.

Right now, things people want to understand, and challenge, include: the economic underpinnings, and value assumptions, of development, ways in which infrastructure is planned and allocated, and merits of different methods for — and role of different players in — addressing the ‘housing crisis’.

At the heart often lies a demand to remember that a city is not just an efficiency machine to generate wealth or growth, but our collective home: a shared site of invention, negotiation and celebration of how we live together, and on our planet, now, and in future — a place we have a ‘right’ to. Current engagement structures, particularly at project level, can rarely respond to those questions. Development outcomes often disappoint in consequence.

But the green shoots of how we re-set city-making (or sustaining) lie in these demands. So local authority initiatives that interest me currently are those that seem

to be trying to open up ‘democratic spaces’ to allow more equitable, challenging conversations that might, in turn, shape better relationships and systems. These include:

- Newham Council’s experiments in locating genuine co-production and ‘community wealth building’ within regeneration, including initiatives to open up discussion of viability and deliverability.
- Camden Council’s investment in Citizens’ Assemblies as the “future of democracy”, with policy already being impacted by these.
- Establishment of community Design Review panels, such as that by Old Oak and Park Royal Development Corporation.
- Experiments in participatory budgeting, such as Barking & Dagenham Council’s facilitation of mini-publics to allocate grants from Community Infrastructure Levy.

Most are at early stages. None are completely new ideas. (But might critical mass and new commitment be emerging?). Occasionally, language remains in the paradigm of ‘giving’ opportunities to “have your say”, and ‘managing expectations’, rather than suggesting a culture of restructured power relations. But shifts towards more distributed decision-making are not straightforward, and can feel risky; since 2008’s Crash borough budgets and staff are massively reduced, while traditional power structures are embedded in culture and in legislation. So I share these examples as real bold sparks of possibility.

My wish for 2020? To see more of this, with inter-borough knowledge and skill sharing. Plus, ideally, GLA strategic support, and resourcing, for councils and communities. Without that shift in approach, I don’t see how trust will be rebuilt. With it, I see the possibility of far more equitable, exciting cities — genuinely and knowledgeably co-produced by citizens — ever-evolving in response to our needs and our imaginations.

Design & Skills
Finn Williams,
Co-founder and Chief
Executive, Public Practice

PHOTO: PUBLIC PRACTICE THIRD COHORT
©IVAN JONES



The days of the Borough Architect are long gone. But a recent shift towards insourcing skills is creating new roles for designers within local government, and positioning London Boroughs back at the forefront of built environment practice.

Design skills within local government have been in decline for decades. In the mid 1970s, one in every two architects worked in the public sector. By the mid 2010s it was less than one in a hundred. Over the last few years this erosion of expertise has been exacerbated by austerity. As local planning authorities have had to retrench to managing applications and producing local plans, non-statutory services have been the hardest hit. Nationally, the number of architects working in the public sector fell by 10 per cent between 2015 and 2019. But London Boroughs are bucking the trend.

According to the AJ the number of architects employed by boroughs increased from 29 in 2015 to 44 in 2019. 16 had joined local government through Public Practice, alongside many other built environment practitioners. This reversal reflects a structural shift in the resourcing of London authorities. Faced by a sea change in local government finance and mounting pressures from housing and environmental crises, farsighted councils understand they cannot afford to be reactive. These Boroughs are using a mix of fee income, capital borrowing and Mayoral funding to rebuild their capacity to plan proactively, and directly deliver a new generation of council homes.

New enterprises demand new in-house expertise. The GLA’s 2018 survey shows that the planning and placeshaping skills most strongly required by London Boroughs are in design, followed by commercial skills including development and viability. ‘Traditional’ planning skills such as policy and development management appear to be the least needed.

Through Public Practice, experienced architects, urbanists and landscape architects are working within councils to

develop design guidance, characterisation and masterplanning. Others are demanding higher design quality through the pre-app process, and defending it from consent through to completion. Increasingly, authorities are bringing in design skills to explore more creative ways of using (and keeping) their own assets, from feasibility studies, to small sites programmes, and major council-led housing delivery projects.

For some authorities, like Havering and Epping Forest, this is the first dedicated in-house design expertise they have had in living memory. Others, like Tower Hamlets and Bexley, are building internal teams to carry out work that might have been outsourced, lowering costs and building institutional knowledge. In Enfield and Barnet they are working with local traders to revive the local economies of high streets and town centres. In other authorities, such as Newham and Redbridge, Associates are co-designing new approaches to estate renewal together with residents.

Councils that understand the scale of the structural challenges they face also understand that the answers don’t lie within any one discipline or department. This isn’t only about design. Public Practice is also supporting authorities to bring in environmental experts to develop cross-council sustainability action plans — for example at Ashford. We are working with the Connected Places Catapult to create roles that integrate data and digital services with planning — such as the Harlow & Gilston Garden Town Digital Officer. And we are working with the GLA to establish a network of ‘infrastructure coordinators’ across London to align new development with the planning and delivery of utilities, highways and transport.

The public sector’s capacity may have been dismantled, but it is being reconstructed in exciting new forms. Future public planning roles may not be Borough Architects — but they will be interdisciplinary, cross-departmental, digitally fluent, and closely engaged with communities. That, I think, will make them jobs anyone would want to do.

Housing

Geoff Pearce,
*Executive Director of
Regeneration and
Development, Swan*

PHOTO: WATTS GROVE, A MODULAR
DEVELOPMENT IN TOWER HAMLETS
©PICTURE PLANE



As we enter the 2020's, it's a good time to think about what the next decade might hold for our sector. I am certain we will see progress in three key areas: environmental sustainability, housing delivery and the quality of our new homes and services.

Climate change will impact on every sector and the Government's commitment to zero carbon by 2050, will bring far reaching changes over the next 30 years.

Housing contributes a seventh of the UK's carbon output, the built environment some 39 per cent of the world's carbon emissions. We should expect Government to act quickly to gather the "low hanging fruit"—securing improvements from the biggest carbon contributors including housing.

Reducing emissions from existing homes was on every party's manifesto and the introduction of the Future Homes Standard by 2025 will have a dramatic impact on how we build and heat new homes. In future, smarter design and construction will be necessary and off-site manufacture can bring real benefits here; precision engineering increasing build quality, reducing waste and allow more sustainable material. Swan's Cross Laminated Timber modular homes at Beechwood in Basildon are actually embodied carbon negative.

Whilst a pity more attention wasn't given to housing during the general election campaigning, this Government remains committed to increasing new homes and, in London especially, homes and homelessness were among the most talked about issues on the doorsteps.

Many borough (such as Barking & Dagenham) are now gearing up to build more homes through their own local housing companies ("LHC"). As a Housing Association, we welcome this and stand ready to support LHC's through sharing expertise and partnership working. LHC supply will increase significantly, with the most successful being those

LHC's with access to the largest supply of land; who are able to recruit skilled development staff; and which operate in a supportive and commercially minded political environment.

LHC's, like HA, can take a more long-term view than most private developers — delivering a pipeline of mixed-tenure homes even through market slow down. This future-proofs our delivery models, allows investment in modern methods of construction, either as Swan have through our factory or through long term arrangements with manufacturing partners. Additional pre-manufactured value in homes will increase quality, reduce reliance on skilled trades and can cut construction timescales by up to 50 per cent.

The housing construction sector has a poor reputation, high-profile issues with construction defects and the Grenfell tragedy have severely impacted on consumer trust. Government has plans for a New Homes Ombudsman and successive Ministers have been outspoken in their criticism of our industry.

Our customers are increasingly digitally engaged and expect a much more responsive, customer focussed service and more choice. Over the next decade, the focus for housing providers will be on improving both. Swan's custom build service offers a way forward. We must match this design service with a great pre-occupation and aftercare service, as well as excellent long-term management arrangements.

The common thread running through all these themes is trust. As a sector we must ensure that politicians trust us with delivery that embraces and furthers the government's climate change agenda. Our customers must trust us to build homes of the very highest quality with service standards to match.

Net Zero

Hero Bennett,
*Principal Sustainability
Consultant and Partner,
Max Fordham*

PHOTO: AGAR GROVE IN CAMDEN
©JACK HOBHOUSE



Declarations of a climate emergency have been racking up over the last year with only seven London boroughs yet to do so. In line with the Government's own pledge councils are committing to Net Zero Carbon by 2050, 2040 or even 2030. It's the right rhetoric but subsequent action is too slow; it doesn't feel so far like there has been the shift in gear that an emergency should inspire.

The next ten years are crucial. Delaying emissions reductions will have catastrophic impacts.

CO2 Emissions across London can be attributed to: 37 per cent residential, 36 per cent commercial and industrial, and 26 per cent transport. Most councils have started on their own estates and operations and are making modest progress.

By 2041 around 80 per cent of all trips within London will need to be via low carbon modes. Transport for London's funding to make streets and public areas more cyclable and walkable in Enfield, Kingston and Waltham Forest, is a great precedent using speed restrictions, new Bikehangars and awareness programmes. Just one year on residents in "Mini-Holland" areas walk and cycle an extra 37 minutes a week compared to elsewhere in London. Part of the approach is improving streetscape; planting more trees therefore helps to indirectly reduce transport emissions as well as sequestering carbon and tackling the biodiversity crisis. Hackney is recognising this by committing funding for an expected 5,000 trees.

The Mayor's RE:FIT programme is helping Councils with local initiatives to reduce emissions in existing residential buildings. One of these is Enfield's ground source heat pump array for eight existing tower blocks; an example of the surge towards heat pumps (fuelled by the new London Plan). Retrofit programmes are slow though. We need a more standardised approach supported by the right technical expertise and thorough commissioning if fuel poverty and CO2 emissions are to be addressed.

New build operational energy is more easily dealt with. Some pioneering councils are looking at high standards for new social housing. Camden's Agar Grove is being built to Passivhaus standards and is carrying out post occupancy evaluation to further optimise energy consumption, crucial for delivering low energy in practice. Low carbon planning requirements in high value areas has to date been a powerful tool. However, just as councils have called on Government to provide powers and resources to make their targets possible, the closing Part L consultation would take these away. The new London Plan Policy SI2 also seeks to address upfront carbon emissions. As awareness grows of the importance of embodied emissions, architects and clients are seeking to reduce these crucial emissions, and even exploring commitment to Net Zero Construction under the UKGBC framework.

All targets need managing and Haringey has been a pioneer when it comes to their borough's emissions. Conducting annual emissions reporting since 2011, they now have the third lowest emissions of any London borough. Some councils are setting up new committees or holding Citizens Assemblies, though with competing demands many councils are struggling to get strong strategies in place. It is essential that they do and that these eventually penetrate to all relevant departments, maybe then we will see more projects being procured, commissioned and managed to be low carbon.

There are some good precedents in place but councils now need to commit much greater funding than they have in the past to back up admirable rhetoric with the coordination and weight a climate emergency deserves.

Planning Performace

Stuart Baillie, Partner and Head of Planning at Knight Frank



PHOTO: HONEY MONSTER SQUARE IN EALING

Confidence appears to have returned to the London property market with the continuity of a confident Conservative Government and the likely re-election of Sadiq Khan as Mayor of London. This stability means that 2020 should be a busy year for those of us involved with Planning.

UK Government statistics from 2019 indicate that 88 per cent of planning applications are being approved and the same percentage of major applications are being determined within 13 weeks “or the agreed time” (MHCLG, March 2019). However, frustration remains amongst applicants about expensive pre application discussions that provide limited certainty and the fact that timescales linked to Planning Performance Agreements are not binding. Viability assessments remain a key sticking point often delaying determination of planning applications.

Other changes are afoot which may impact ‘planning performance’ during 2020.

Sadiq vs Jenrick — The sometimes fractious relationship between the Mayor and Central Government will be interesting to watch. The Secretary of State could yet decide to intervene with the London Plan on matters raised by the Planning Inspectors but disregarded by the Mayor. We might also see more call-ins of major planning applications by the Secretary of State particularly where there is perceived disparity between the National Planning Policy Framework (NPPF) and the new London Plan.

Changing of the Planning Guard — At City Hall, James Murray has departed and Deputy Mayor, Jules Pipe now holds the mandate for both Planning and Housing. These roles may evolve post Mayoral election and we must wait and see how relationships between City Hall and the Boroughs develop. Beyond politics, a number of planning officials are stepping down from influential roles, notably: Steve Quartermain CBE, MHCLG Chief Planner (eleven years in post); Annie

Hampson OBE, City of London Chief Planning Officer (at the City since 1989); and Juliemma McLoughlin, Chief Planner for London leaving City Hall after three years. Planning performance is to a large degree reliant upon relationships between Officers, Politicians, Applicants, Communities and with other Authorities. Thus, new Chief Planners will need time to bed in and foster their own relationships.

Speeding up planning decision making — Prior to the elections, the Government indicated that a White Paper would be published with the intention of accelerating the planning process. The White Paper is expected in 2020 and is likely to introduce ‘fast track’ planning application fees and new Permitted Development Rights. Boroughs and Applicants will need to adapt to such new mechanisms if formalised.

New planning policies — Local Plans in London, many of which are still in preparation, will require revision to accord with a new London Plan. The new London Plan may itself require revision to conform with aspects of the NPPF. In particular, London Boroughs will be required to prepare growth strategies to address increased housing targets and, in several cases, industrial retention and/or intensification. Design is a key focus of the new London Plan and Boroughs will be required to develop evidence based local policy and guidance on matters such as tall buildings. All of this will draw upon local planning authority resource and we are likely to see more use of independent design experts.

New and evolving development sectors — Build to Rent is a maturing sector but is not being dealt with uniformly by planning authorities, particularly on matters such as affordable housing. Similarly evolving products in student, co-Living, retirement, hotels, co-location etc invite debate on use classes and the application of planning policies which can delay planning determination.

Transport

Richard de Cani, Global Planning Leader at Arup, and Isabel Dedring, Global Transport Leader at Arup



PHOTO: LONDON SKYLINE
©PAUL CARSTAIRS, ARUP

2020 marks the 20th anniversary of the Greater London Authority. This is an important milestone also for London’s boroughs. The creation and maturation of the GLA and its agencies has been accompanied by a new era for London government as a whole.

There is no doubt that the scale of ambition and investment in transport over the last two decades has been a massive boon for London — not just for transport, but for wider outcomes such as better air quality, a new generation of placemaking schemes, regeneration.

Yet we all know big challenges remain as we look ahead — emissions, congestion, and active travel levels are still not where we would all like them to be. We still have major inequalities across the city, where life prospects can differ dramatically from one end of a tube line to the other. And we are only scratching the surface of how transport can drive outcomes such as housing delivery at scale.

So what role can London’s boroughs play in taking the transport agenda to the next level in the capital?

Following the Mayor’s announcement of the central London Ultra-Low Emission Zone in 2014, it was the boroughs who made the case, and the political effort, for expansion across the inner boroughs. It was a brilliant example of how the dynamic between the GLA and the boroughs could work to deliver a cutting-edge new policy for London. The joint effort on the cycling programme — whether we look at the Waltham Forest Mini-Holland scheme or the wider network of cycleways sprouting up all over the city — is another great example.

How can we extend this sharing of political ‘work’ to deliver change, and mutually spurring each other on to deliver a progressive transport agenda?

Road pricing is an area where progress must now be made, where London could take the lead. Using links between transport infrastructure and housing development areas to catalyse new housing delivery and placemaking is another — from Thamesmead to Euston. And identifying the next projects where development can help pay for transport solutions, building on the Northern Line Extension experience, such as the Bakerloo Line Extension corridor.

We are seeing major structural changes in how people live their lives in London. The growth of flexible working, and structural shifts in shopping and leisure, have caused major changes in travel patterns. What people want from the neighbourhoods where they live and work has also changed. At times it feels like the transport system has not kept pace with how society is changing. It is the boroughs, closely connected with London’s communities and people, who can bring the deeper understanding and local curation needed to enable the transport system to evolve — to better match what it delivers to what people want.

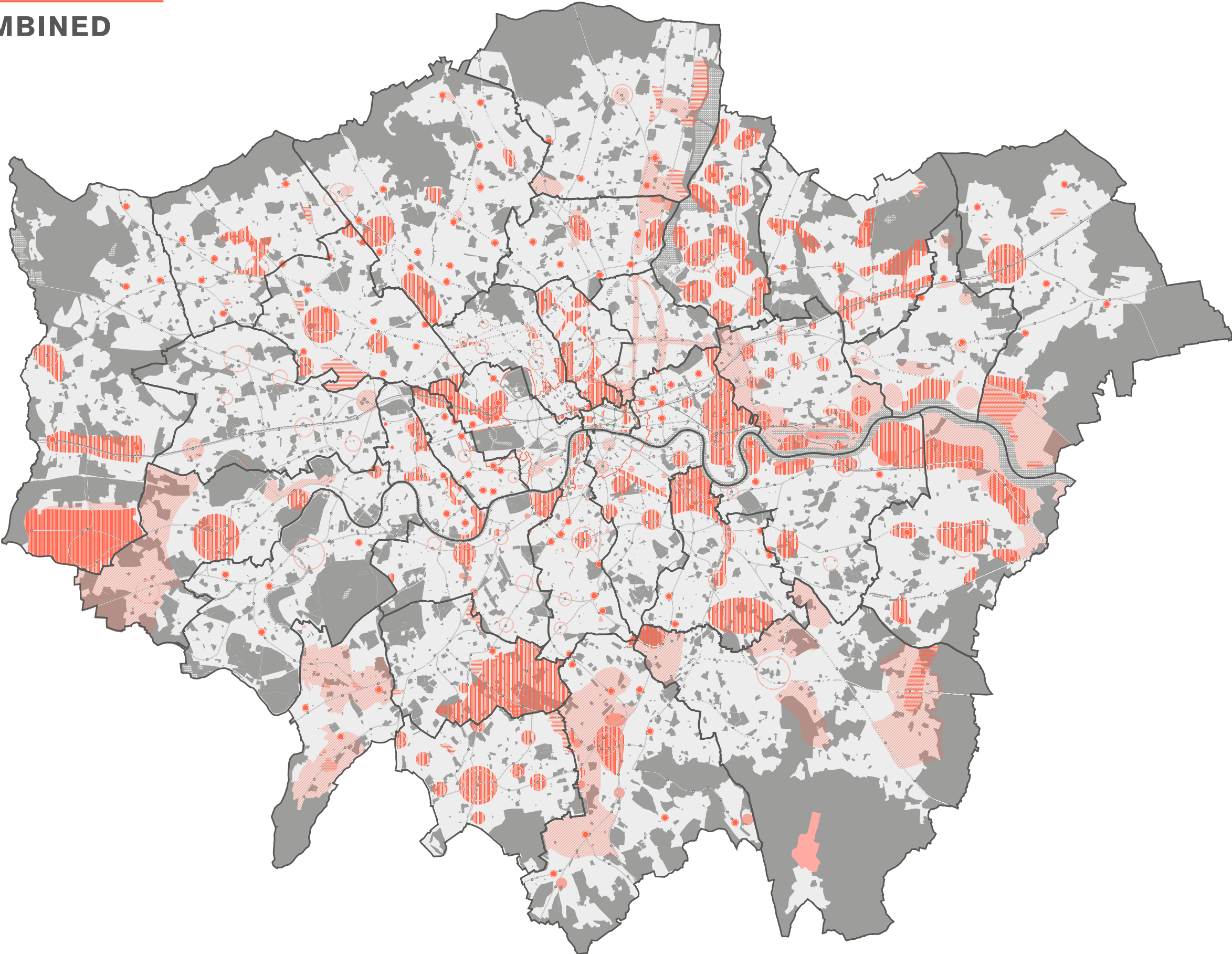
There is a lot of talk — rightly — about getting the right balance of devolution and funding across all regions in the UK. This is often seen as a threat to London. However, if London’s boroughs can continue acting as an engine for innovation, this need not be a threat at all.

As London’s boroughs continue to drive new approaches to urban policy and infrastructure — whether low emission zones, cycling, funding solutions, or placemaking — London will benefit. But so will those cities and regions across the country who can learn from the capital, and who now are starting to have the powers to put those measures in place.

LOCAL PLANS COMBINED

MAP KEY

- OPPORTUNITY AREA
- GROWTH AND DEVELOPMENT AREA
- STRATEGIC INDUSTRIAL AREA
- TOWN CENTRES
- DISTRICT CENTRES
- CENTRAL ACTIVITY ZONE
- METROPOLITAN OPEN LAND / GREEN BELT
- WATER
- RAIL
- CROSSRAIL
- RAIL EXTENSION
- RAIL STATION



PROJECT MAP

- 1

Gascoigne East
(Weavers Quarter)
- 2

Burbridge and Tarling Close
- 3

Ansell Court
- 4

Burgundy Court
- 5

Stonegrove and Spur Road
- 6

Silkstream Park including
UNITAS Youth Zone
- 7

New Barnet Leisure
Centre and Library
- 8

Old School Court
- 9

Erith Baths
- 10

The Old Library
- 11

Braeburn House
- 12

Knowles House
- 13

Rockhills and Sydenham Villas
- 14

Burnt Ash Lane
- 15

Beckenham High Street
Improvement Scheme
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Crystal Palace Park Cafe
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Crystal Palace Park
Regeneration Plan
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Bourne Estate
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Central Somers Town
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West End Project
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Kingsgate School (Liddell
Road Phase 1)
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Aldgate Highway Changes
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Barts Square Phase 1
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Great Arthur House
- 25

Brick By Brick
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Meanwhile Croydon
- 27

Copley, Hanwell
- 28

Acton Gardens
- 29

Southall Manor House
- 30

Dickens Yard's Elizabeth Square
- 31

Pitzhanger Manor and Gallery
- 32

Ordnance Road
- 33

Alma Estate
- 34

Cycle Enfield
- 35

Orchardside School
- 36

Kidbrooke Village
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Woolwich Estates
Regeneration Scheme
- 38

Eltham High Street and Cinema
- 39

The Slade Café
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Kings Crescent
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Branch Place and Hoxton Press
- 42

Hackney Wick Station
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Hackney Town Hall
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Paradise Gardens
- 45

Tin House
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Television Centre
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Sands End Arts and
Community Centre
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Templeton
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Cranwood
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North Tottenham Townscape
Heritage Initiative
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Bob Currie Close
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Grange Farm
- 53

Napier and New Plymouth House
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Solar, Serena And Sunrise Courts
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Hornchurch Town Centre
Major Scheme
- 56

Sapphire Ice Leisure Centre
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Grassy Meadow
- 58

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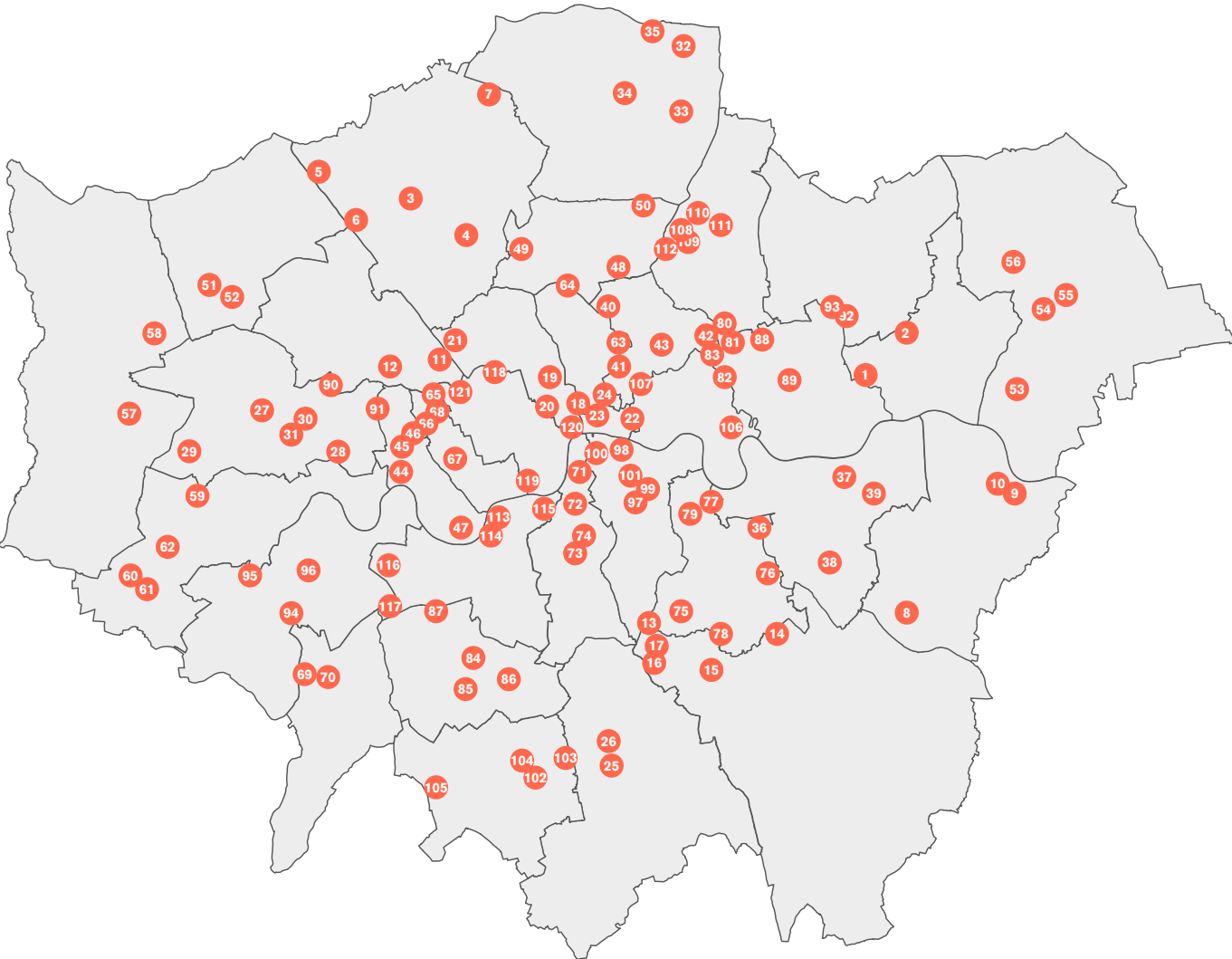
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BARKING & DAGENHAM

CURRENT POPULATION

185,911 

FORECAST 2039 POPULATION

271,193 


LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

19,440 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

565 

MAP KEY

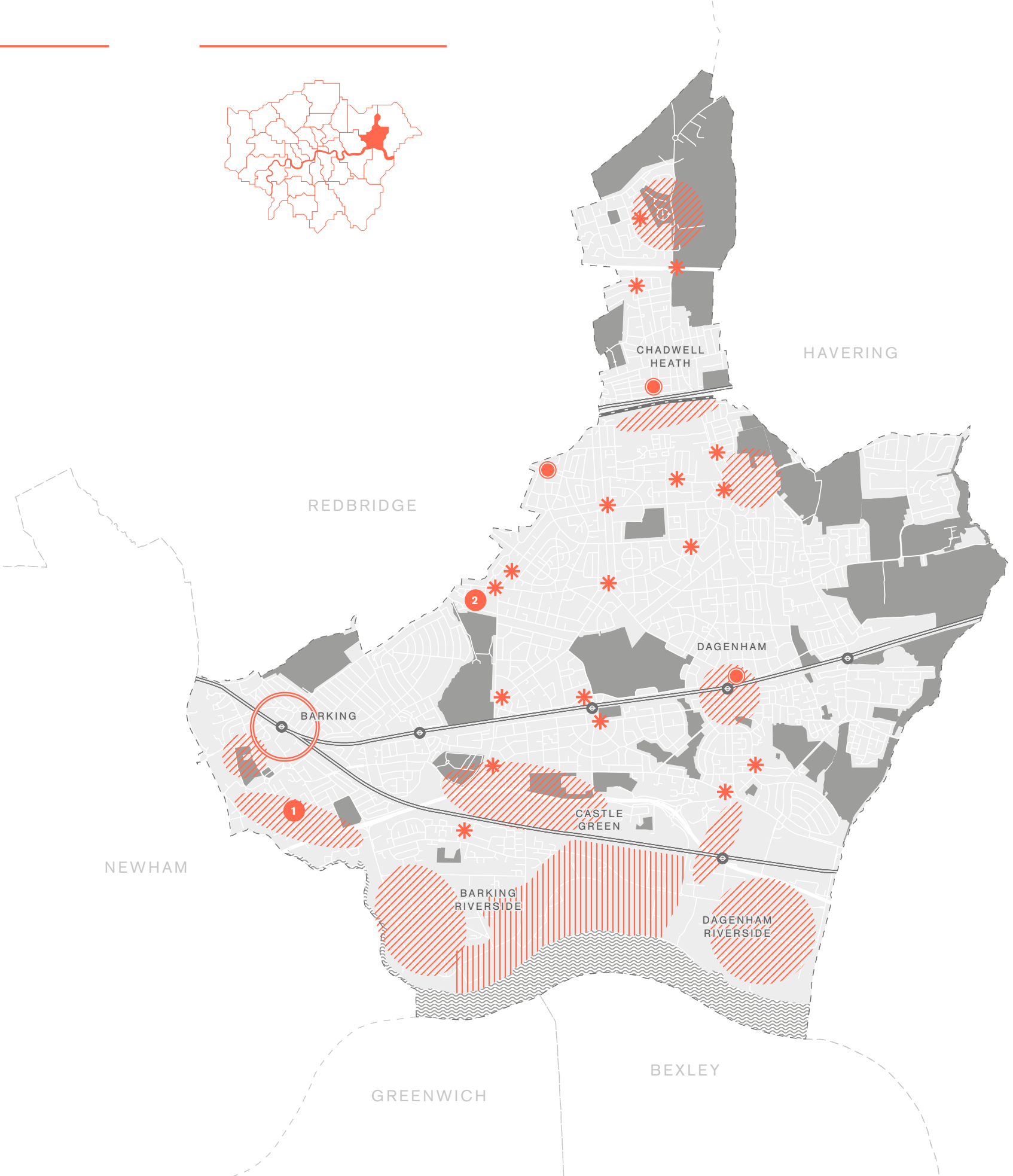
-  OPPORTUNITY AREA
-  GROWTH AND DEVELOPMENT AREA
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  DISTRICT CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  CROSSRAIL
-  RAIL STATION

Not so long ago Barking and Dagenham was a by-word for industrial decline, blighted by poor job opportunities, acute health issues and income inequality. Today it is one of the capital's growth hotspots, buoyed by excellent transport links, land availability and affordability. The borough is already attracting new high-tech businesses and is home to a burgeoning arts and creative industries sector, including London's largest film and media complex. To accelerate growth, the Council has established a pioneering regeneration company, Be First, to drive a programme to deliver 50,000 new homes and 20,000 jobs over the next 20 years.

- London's cheapest property and land prices with 400 hectares of developable land
- One of the country's youngest population, with 27 per cent of the population aged between 0 and 15 years old
- Barking is home to the country's first direct freight rail service from China

PROJECTS

- 1 Gascoigne East (Weavers Quarter)
- 2 Burbridge and Tarling Close





GASCOIGNE EAST (WEAVERS QUARTER)

PROJECT ADDRESS:

Barking, IG11

PROJECT STATUS:

Under construction

COMPLETION DATE:

2028

Client: **BeFirst** Phase 2 Architecture & Landscape: **White Arkitekter**
Structural, Civil & Traffic Engineering: **Civic Engineers** Building Services: **Skelly & Couch** Design Manager: **Plan A Consultants** Daylight & Sunlight: **GIA** Cost Consultant: **Gardiner & Theobald** Fire Engineer: **Fire Ingenuity** Acoustics: **Sandy Brown** Community Engagement: **Soundings** CDM Advisor: **Plan A Consultants** Sustainability & Energy: **White Arkitekter and Skelly & Couch** Phases 3 & 4 Architect: **HTA, Pitman Tozer Architects, Stitch Architects** Landscape Design, Sustainability, Daylight & Sunlight: **HTA** Transport Consultant, Flood Risk, Utilities and Services: **Pell Frischmann**

Part of the long-term regeneration of the 1960s Gascoigne Estate, the phased redevelopment of the eastern part reintegrates the neighbourhood through a repaired network of streets and landscaped spaces. Phase 1, providing 421 new homes, was completed in 2018. Phase 2, currently in planning, will provide 526 homes in 11 new buildings. The landscaped strategy for Phase 2 creates a visual link between the colourful modernist buildings around Barking town centre and the London vernacular blocks of Phase 1. Ensuring a tenure-blind approach, 65 per cent of the homes are affordable (44 per cent shared ownership and 56 per cent London rent) with the remaining 35 per cent for private sale. Family homes are prioritised with a high proportion of dual aspect homes composed around garden courts and mansion block typologies, centred around communal amenity spaces. A new green route creates a north-south connective spine and, along with a series of pedestrian-prioritised streets and squares, connects residents with new and existing civic functions.



BURBRIDGE AND TARLING CLOSE

PROJECT ADDRESS:

Dagenham, RM8

PROJECT STATUS:

Completed

COMPLETION DATE:

2018

Client: **Be First/LB Barking and Dagenham** Architect: **Peter Barber Architects**
Contractor: **Mulalley**

Two former underutilised council garage sites have been transformed into two mews of six single-storey homes and a pair of two-storey houses at the entrance to each. The affordable rent scheme for residents was designed to encourage those over the age of 60 to move in, to free up larger homes in the borough for families. Situated at the heart of the Becontree Estate, the design has sought to encourage interaction between residents which it already seems to have achieved.

BARNET

CURRENT POPULATION

356,386 


FORECAST 2039 POPULATION

469,009 












LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

23,640 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

87 

MAP KEY

-  OPPORTUNITY AREA
-  GROWTH AND DEVELOPMENT AREA
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  DISTRICT CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  CROSSRAIL
-  RAIL EXTENSION
-  RAIL STATION






Barnet is one of London's biggest boroughs, home to a diverse population of over 400,000 people, more than many cities across the rest of the UK. In places like Brent Cross Cricklewood, Colindale and Dollis Valley the council is leading long term, complex regeneration schemes to deliver significant new housing, better public realm, enhanced community facilities, improved public transport connections and better integration with surrounding areas.

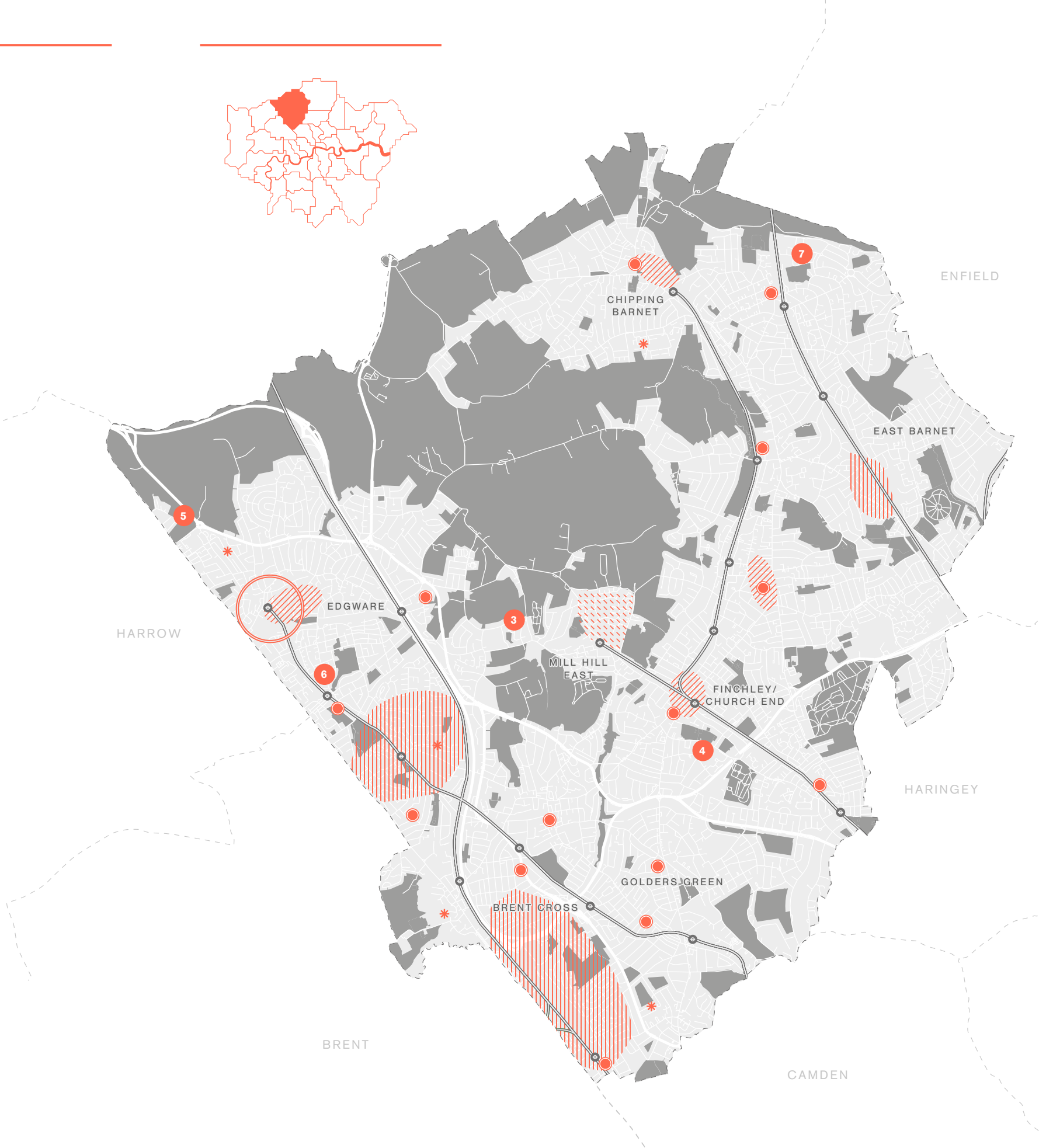
The flagship scheme at Brent Cross Cricklewood is transforming the area with a new a town centre providing a range of uses including 7,500 new homes, commercial space, an expanded retail offer, destination leisure and entertainment, arts and culture facilities as well as improved open space - all supported by the new Brent Cross West train station.

Over the next 10 years new growth and development opportunities in the borough will focus on town centres and road corridors. These are places where development can be accommodated sustainably while helping strengthen local economies and bringing the most benefit to communities

- The council is working with The Barnet Group to deliver over 800 new affordable homes by 2024
- Barnet has 30 high streets and town centres, the most of any London borough. The council is working to diversify the role of its town centres so that they become celebrated leisure and community hubs, as well as economic centres supported by new housing
- Up to 30,000 new jobs will be created by 2032

PROJECTS

-  Ansell Court
-  Burgundy Court
-  Stonegrove and Spur Road
-  Silkstream Park including UNITAS Youth Zone
-  New Barnet Leisure Centre and Library



BEXLEY

CURRENT POPULATION

231,997 

FORECAST 2039 POPULATION









258,484 

LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

6,850 

Located at the border between London and Kent, in the heart of the Thames Gateway, Bexley’s suburban character is rooted in its inter-war housing and expansive designated open space. The Growth Strategy (2017) plans for significant housing and employment growth but these proposals are highly dependent on road and public transport improvements, including the extension of Crossrail from Abbey Wood to Ebbsfleet (C2E), a bus rapid transit system from North Greenwich to Slade Green and the extension of the DLR from the Royal Docks to Belvedere via Thamesmead. The Council expects to publish a draft Local Plan in summer 2020.

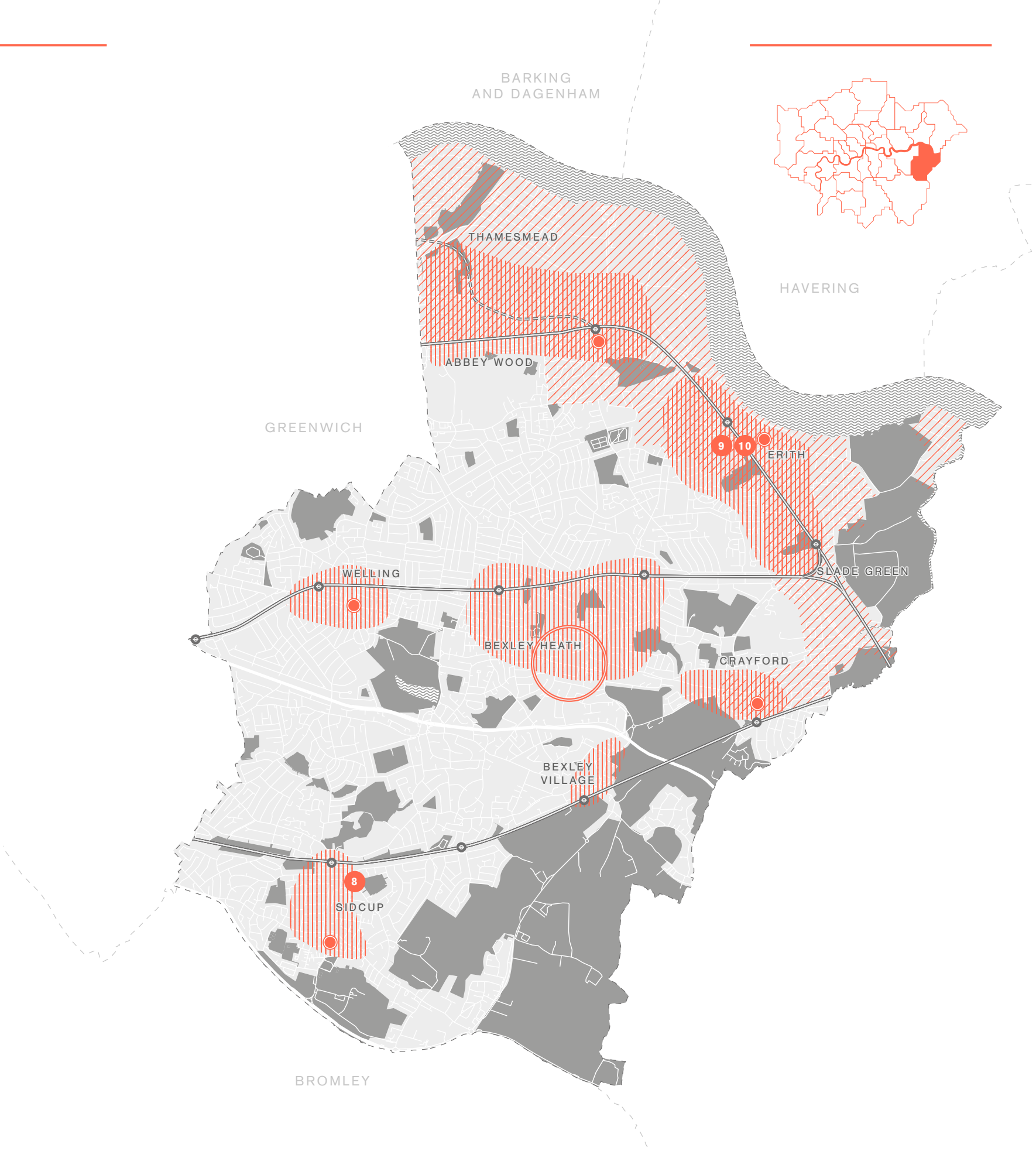
MAP KEY

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-  GROWTH AND DEVELOPMENT AREA
-  TOWN CENTRES
-  DISTRICT CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL STATION

- The north of the borough contains two Opportunity Areas at Bexley Riverside and Thamesmead/ & Abbey Wood and one Housing Zone
- 18 per cent of the borough is Green Belt
- The Council consulted on preferred approaches to a new Local Plan in spring 2019 and expects to publish a draft Local Plan for public consultation in summer 2020

PROJECTS

-  Old School Court
-  Erith Baths
-  The Old Library



OLD SCHOOL COURT

PROJECT ADDRESS: **Clarence Crescent, Sidcup, DA14**

PROJECT STATUS: **Completed**

Architect and Planner: **Mark Horner**

Old School Court was constructed in 1882 to cater for the growing population of Sidcup, offering primary education for all regardless of income and class. It remained in educational use for 132 years until shortly before it was converted for residential development. The scheme retained and enhanced the main school building and supplemented it with a three-storey new-build element, each providing six two-bed flats. The new-build takes its inspiration from the attractive Victorian villas that line Clarence Crescent, effortlessly sliding in to the built rhythm of the street. Although its materials and proportions sit comfortably with the original building, its orientation and design ethos allow it to be read as a distinct element from the school. Ground-floor units have private gardens accessed directly from their properties. Parking is provided in dispersed courts to the side and the rear, making it accessible without infringing on the streetscape.



THE OLD LIBRARY

PROJECT ADDRESS: **Walnut Tree Road, Erith DA8**

PROJECT STATUS: **Completed**

Client: **LB Bexley supported by The Exchange** Architect: **Robin Lee Architecture** Heritage Architects: **Donald Insall Architects** Quantity Surveyors: **Appleyard and Trew** Contractor: **Lengard**

The Erith Old Library was built by local tradespeople to the designs of local architect William Egerton between 1903 and 1906. It was one of more than 2,500 ‘Carnegie Libraries’ supported by Scottish-American businessman and philanthropist Andrew Carnegie. A fine example of ‘free Renaissance’ library architecture, it is a brick building with stone dressings, an arched door canopy carried on Doric columns, oval upper-floor iron-framed windows and crowned with a weathervane in the form of a sailing ship, echoing the town’s strong ties to the river. For nearly a century, it served as a symbol of the democratisation of education, offering access to books and lectures to the workers of Erith.



ERITH BATHS

PROJECT ADDRESS: **Erith High Street, DA8**

PROJECT STATUS: **Completed (part occupied)**

COMPLETION DATE: **31 May 2019**

Client: **London and Quadrant** Architect: **Pollard Thomas Edwards** Planner: **Iceni Projects**

Erith Baths is a 100 per cent affordable housing association development in the heart of the Erith Riverside Conservation Area. The part-six/part-seven storey block of 61 flats has attractive brick cladding and well-placed balconies that alternate with tall windows to provide strong vertical articulation. 12 mews houses sit to the rear. Situated opposite Riverside Gardens, a green open space bounded by the Thames Path, the development offers expansive views across the River Thames to east London, Essex, and Kent. Its town centre location means residents have walkable access to the shopping centre, local services, and the railway station and bus hub. Erith Baths is a harbinger of the extensive regeneration slated for Erith. It is located next to the former Carnegie Library, which being restored to house a not-for-profit social enterprise offering extensive social and cultural programming, and across the street from Erith campus of London South East Colleges.

BRENT

CURRENT POPULATION

311,215 

FORECAST 2039 POPULATION

381,645 

LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

23,250 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

817 



MAP KEY

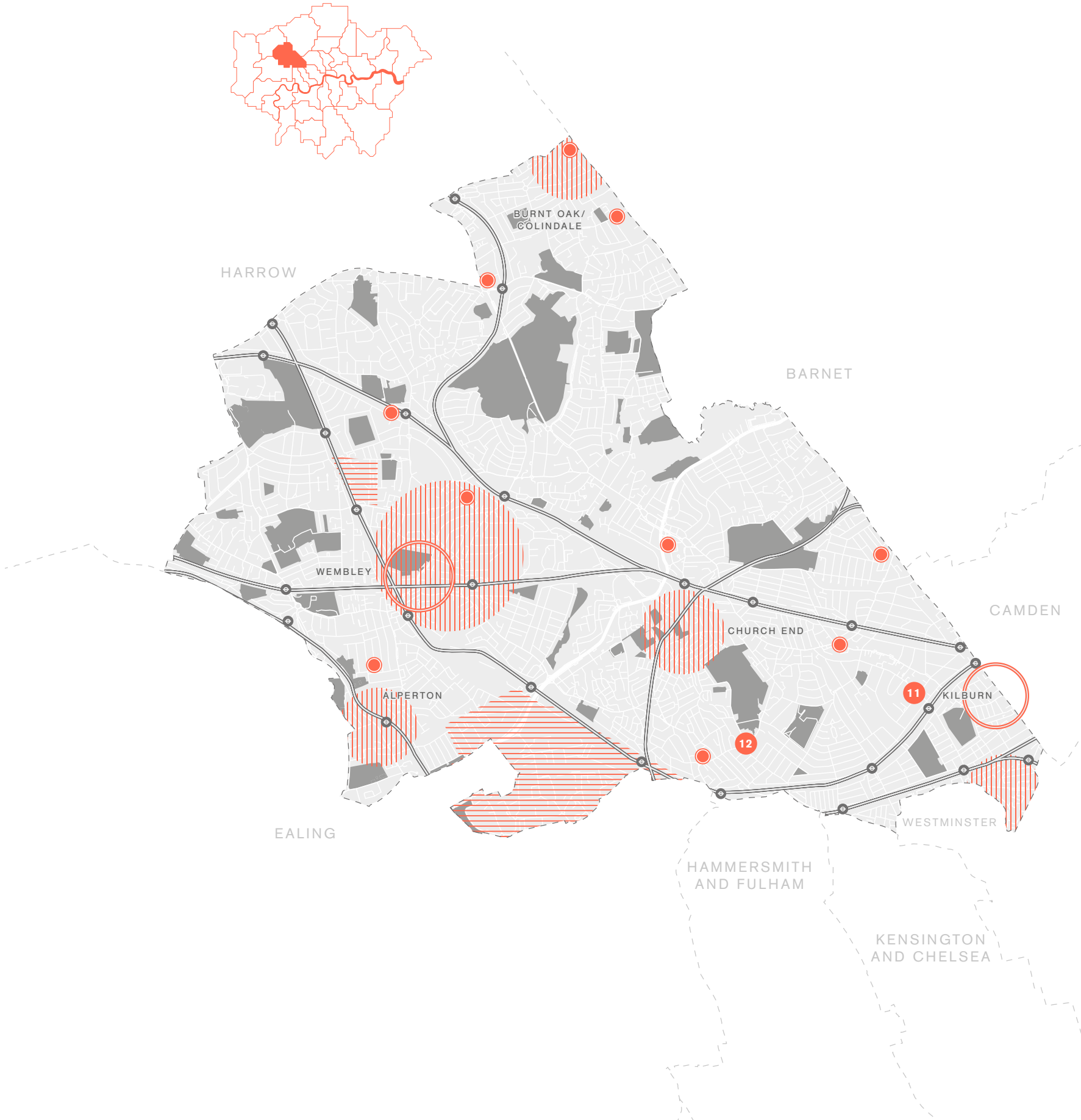
-  OPPORTUNITY AREA
-  GROWTH AND DEVELOPMENT AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  DISTRICT CENTRES
-  CENTRAL ACTIVITY ZONE
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL STATION

Brent is the London Borough of Culture 2020, reflecting its position as one of the most ethnically diverse populations in the world. In the past few years the borough has seen the large-scale regeneration of South Kilburn, Alperton and Wembley, which is experiencing rapid transformation through the development of Quintain's 85-acre Wembley Park which is set to accommodate 20,000 residents, businesses and up to 15 million visitors a year. The council is now focussing new development in new growth areas of Staples Corner, Northwick Park and Neasden, whilst also working to secure the delivery of the new West London Orbital with a new station in Neasden, and on Church End.

- London Borough of Culture for 2020
- Wembley Park is due to become the largest single-site purpose built PRS development in the UK
- Home to two Opportunity Areas at Wembley and Old Oak/Park Royal and 8 growth areas identified in the emerging Local Plan

PROJECTS

-  11 Braeburn House
-  12 Knowles House





BRAEBURN HOUSE

PROJECT ADDRESS:
Winchester Avenue, Brondesbury, NW6

PROJECT STATUS:
Completed

COMPLETION DATE:
January 2019

Client: [LB Brent](#) Architect: [PRP Architects](#)

Brent Council staff worked closely with the Tenants and Residents Association to develop new homes for the area, including the provision of the community centre. The block consists of 14 family-sized homes and the property benefits from solar energy that reduces communal energy costs.



KNOWLES HOUSE

PROJECT ADDRESS:
Longstone Avenue, Harlesden, NW10

PROJECT STATUS:
On site

COMPLETION DATE:
December 2022

Client: [LB Brent](#) Architect: [Pollard Thomas Edwards](#)

The development will consist of two blocks which will have 92 Temporary Accommodation (TA) homes, 57 homes for independent living and a community centre.

BROMLEY

CURRENT POPULATION

309,392 

FORECAST 2039 POPULATION











350,869 

LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

7,740 

The London Borough of Bromley is London's largest borough occupying 64 square miles, much of which is green space. Bromley's enviable location makes it an attractive place for the 330,000 residents — easy access in to central London from many of the towns for work, as well as direct links in to the surrounding Kent countryside for leisure. Bromley has a rich cultural offer, from a Roman Villa to West End shows on your doorstep. As the largest London borough, there is room to be innovative and ambitious, for new homes and new employment. Bromley is the very best of town and country.

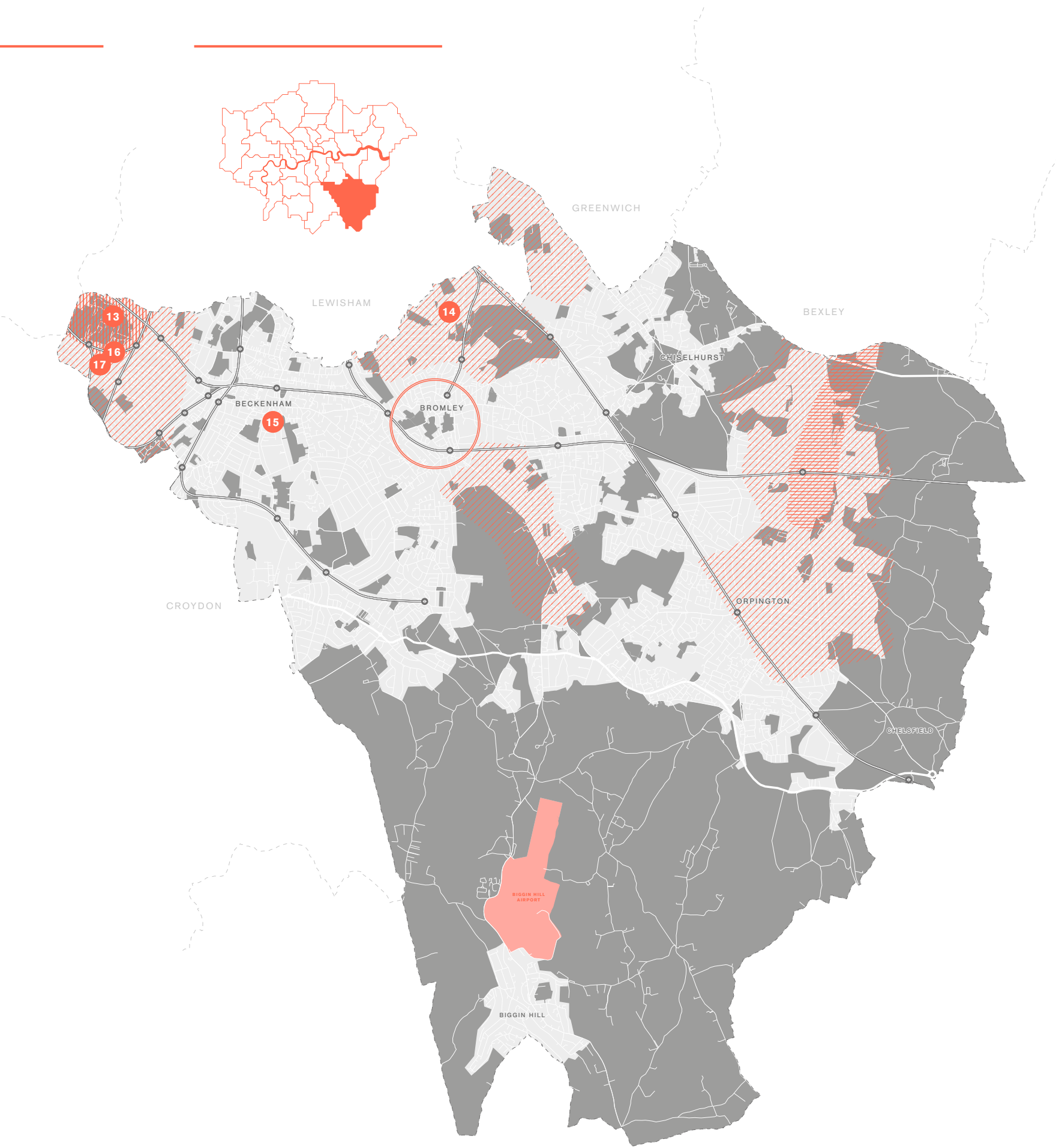
MAP KEY

-  OPPORTUNITY AREA
-  GROWTH AND DEVELOPMENT AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  CROSSRAIL
-  RAIL EXTENSION
-  RAIL STATION

- Largest London borough
- 51 per cent of the borough is Green Belt
- 22 people per hectare, compared to a London average of 56.6

PROJECTS

-  Rockhills and Sydenham Villas
-  Burnt Ash Lane
-  Beckenham High Street Improvement Scheme
-  Crystal Palace Park Cafe
-  Crystal Palace Park Regeneration Plan



CAMDEN

CURRENT POPULATION

220,338

FORECAST 2039 POPULATION

266,825

LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

10,380

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

308

MAP KEY

- GROWTH AND DEVELOPMENT AREA
- STRATEGIC INDUSTRIAL AREA
- TOWN CENTRES
- NEIGHBOURHOOD CENTRES
- DISTRICT CENTRES
- CENTRAL ACTIVITY ZONE
- METROPOLITAN OPEN LAND / GREEN BELT
- WATER
- RAIL
- CROSSRAIL
- RAIL STATION

Stretching from Georgian Bloomsbury to the villages of Hampstead and Highgate Camden has a rich and varied history. The arrival of the railways has had an enormous impact on the borough and has created many of Camden's current and future growth areas at King's Cross, St Pancras and Euston, but also Camden Goods Yard, Kentish Town and West Hampstead. Camden is incredibly diverse with London's biggest university campus, world renowned hospitals, exceptional cultural facilities including the British Museum and British Library, as well as the vibrance of Camden Town and its markets and wonderful greenspaces including Hampstead Heath and Regent's Park. Eurostar's arrival at St Pancras makes Camden the gateway to Europe and provides an international outlook but it is the people who make Camden. Our rebellious spirit has seen communities come together to tackle problems, bring about social change and to create a place for everyone where everybody has a voice.

- The Knowledge Quarter innovation district in King's Cross and Euston is home to a rapidly growing number of organisations at the forefront of research and investment in the Life Sciences, Artificial Intelligence and Digital Collections
- The Euston Area Plan and the Euston Planning Brief set an aspiration for 2,800 and 3,800 new homes and 7,700 and 14,100 new jobs by 2031 in the biggest development opportunity in central London
- Camden's Community Investment Programme is our ambitious plan to invest over £1 billion in homes, schools and community spaces in Camden. To date we've built 865 homes, including 354 council homes and 65 below market rent Camden Living homes

PROJECTS

- 18 Bourne Estate
- 19 Central Somers Town
- 20 West End Project
- 21 Kingsgate School (Liddell Road Phase 1)



BOURNE ESTATE

PROJECT ADDRESS: **Portpool Lane, Holborn, EC1N**

PROJECT STATUS: **Completed**

COMPLETION DATE: **September 2018**

Client: **LB Camden** Architect: **Matthew Lloyd Architects** Contractor: **Higgins Construction PLC** Structural Engineers: **Campbell Reith** Environmental / M&E Engineers: **TGA Consulting Engineers** Quantity Surveyor / Cost Consultant: **CPC Project Services LLP** Landscape Architects: **Dally Henderson** Interior Design: **McCrum Interior Design** Planning Consultants: **Tibbalds Planning and Urban Design Ltd** Structural Engineer: **from RIBA Stage 3: Walker Associates**

The council acted as developer to provide 75 mixed tenure new homes, including 34 council homes and 10 at affordable Camden Living rents. The scheme is part of Camden's Community Investment Programme and includes a Tenants and Residents Association (TRA) hall and landscaping improvements to the estate including a play area in the new courtyard. The scheme has been developed working closely with existing residents of the estate and the two new blocks are positioned to complete the original estate layout. Complementing the Grade II listed design of the original Bourne Estate, the design responds to the estate's original architecture, with arches and fine brick detailing emulating the pride and craftsmanship shown in the Edwardian buildings. New maisonettes provide estate entrances at street helping to activate landscaping and public spaces, while the flats inside are spacious and bright with dual aspects and pale timber flooring.



CENTRAL SOMERS TOWN

PROJECT ADDRESS: **Polygon Road, NW1**

PROJECT STATUS: **Completed**

COMPLETION DATE: **November 2019**

Client: **LB Camden** Feasibility: **Nicholas Hare Architects** Masterplan Architect: **DSDHA** Architect: **Adam Khan Architects, Hayhurst and Co, Morris + Company, dRMM** Planning: **Turleys**

Sitting between St Pancras and Euston stations, Somers Town is the most deprived community in Camden. In March 2013 the community agreed its future investment priorities which led to the creation of the Central Somers Town Project. A key objective has been to rebuild Edith Neville Primary School, though the project seeks to address wider priorities through the inclusion of adjacent council land. Planning permission was granted for a total of 136 dwellings across six buildings, including 44 units of social housing. The sale of housing funds community benefits, including reconfiguring two open spaces to create a larger, more useable park at the heart of the scheme. A series of workshops and consultations were held with the school and wider community, resulting in a preferred strategic option which was discussed with, and endorsed by, its local residents. Through this process, Central Somers Town delivers on its community's agreed priorities.



KINGSGATE SCHOOL

PROJECT ADDRESS: **Liddell Road, West Hampstead, NW6**

PROJECT STATUS: **Completed**

Client: **LB Camden** Architect: **Maccleanor Lavington** Contractor: **Graham Construction** Structural Engineers: **Price & Myers** Environmental / M&E Engineers: **Atelier Ten** Landscape Architects: **Jonathan Cook Landscape Architects** Acoustic Engineers: **Gillieron Scott Acoustic Design** Planning Consultant: **Tibbalds** Planning and Urban Design Transport Consultant: **Alan Baxter Associates** Ecology Consultant: **The Ecology Consultancy** Arboricultural Consultant: **Raphael Skeratt**

The new school building has created brighter and modern classrooms, doubling its capacity. In 2018 the school won RIBA London and National Design awards with the jury noting that 'one senses that the children attending this school are off to an exceptional start in education.' Kingsgate Primary's new school occupies a redeveloped industrial estate. The area's historical use plays into the building's design with a distinctive saw-toothed and double pitched roof that allows daylight to flood the spacious halls and classrooms. The benefit is a bright and open school building that enables children to move freely through the interior and interact with teaching spaces in ways that were not possible before. The new school is the first phase of a mixed-use masterplan, the next phase will provide a new public open space, a new walking route through Maygrove Peace Park, new housing and business workspaces, to help create employment opportunities in the area.



WEST END PROJECT

PROJECT ADDRESS: **Tottenham Court Road, and surrounding area**

PROJECT STATUS: **Under construction**

Client: **LB Camden** Landscape Design: **LDA DESIGN** Concept Design: **DSDHA**

As the borough's largest transport and public realm scheme this is delivering exciting transformations to the heart of Camden's busy West End. On completion, stretches of Tottenham Court Road will be open to buses and cyclists only 8am–7pm Monday–Saturday. Gower Street/Bloomsbury Street, will be two way for all vehicles from spring 2020 with new York stone paving and protected cycle lanes. New green spaces will be created including a brand new park at Alfred Place, the regeneration of Whitfield Gardens and new public space at Princes Circus. Local heritage is being cherished through the restoration of the war memorial, Fitzrovia mural and listed lamp posts. Camden has also been successful in securing up to £9.48m to improve neighbouring Holborn. The plans include enhanced public realm, better access to public transport and improvements for pedestrians and cyclists. This scheme aligns with the Holborn Vision and Urban Strategy, aiming to help shape the future of Holborn.



CITY OF LONDON

CURRENT POPULATION

7,375 

FORECAST 2039 POPULATION

11,623 










LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

1,460 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

156 

MAP KEY

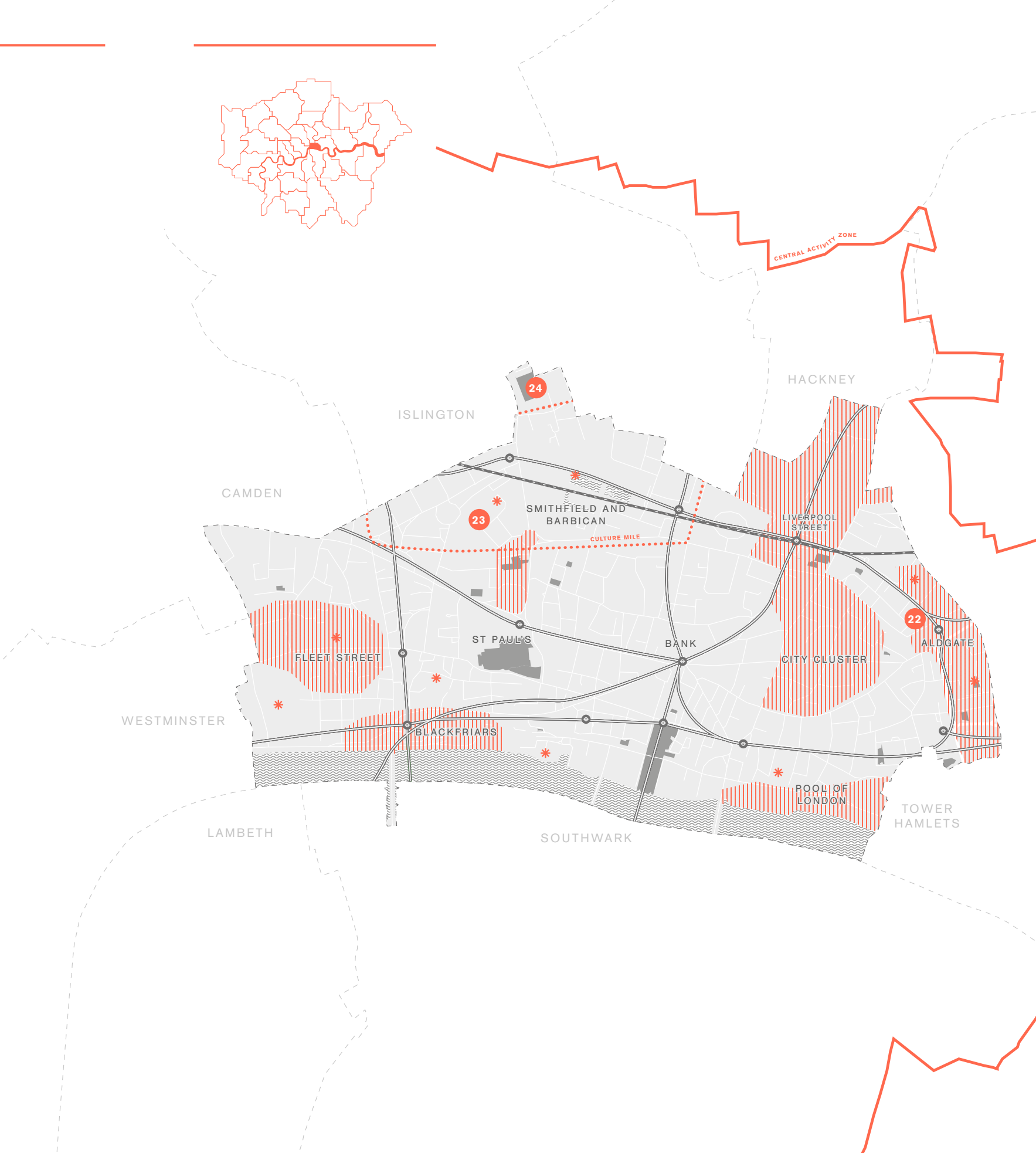
-  GROWTH AND DEVELOPMENT AREA
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  CENTRAL ACTIVITY ZONE
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  CROSSRAIL
-  RAIL STATION

The City of London is the historic core from which the rest of London developed. It is the world's leading international financial and business centre and a global hub for innovation, providing employment for over 480,000 people who mostly arrive by public transport. Offices form over 70 per cent of all buildings, but the City also houses arts and cultural facilities of international renown, acts as a centre of higher education and health services, and is a retail and visitor destination with a distinctive environment combining modern architecture with historic landmarks and conservation areas. Preparing for significant growth, the City's Local Plan 2015 requires the protection of existing, and provision of additional, offices that are adaptable to meet the demands of different types of business occupiers. Office space is complemented by other commercial and leisure uses adding vibrancy to the City's streets.

- 24,420 firms, 99 per cent of which are SMEs
- One of the largest investments in wireless infrastructure ever seen in London: a pioneering, free, gigabit WiFi network
- 26 conservation areas and over 600 listed buildings

PROJECTS

- 22 Aldgate Highway changes and public realm improvement projects
- 23 Barts Square phase 1
- 24 Great Arthur House



GREAT ARTHUR HOUSE

PROJECT ADDRESS: **Golden Lane Estate, EC1**
COMPLETION DATE: **August 2018**
Client: **City of London Corporation** Architect: **John Robertson Architects**
Structural Engineer & M&E: **Mott MacDonald** Quantity Surveyor: **Currie and Brown** Contractor: **engie**

The Grade II-listed Great Arthur House, iconic centrepiece of the Golden Lane Estate, was originally designed by Chamberlin Powell and Bon. The Corbusier-influenced design was regarded as a model of social integration with an emphasis on one-bedroom flats for single people, couples and essential workers. John Robertson Architects’ design for the replacement for the building’s deteriorating 1950s single-glazed curtain wall system with a matching, bespoke double-glazed facade, dramatically improves the comfort of the 120 flats for residents.



BARTS SQUARE PHASE 1

PROJECT ADDRESS: **Bartholomew Close, EC1**
COMPLETION DATE: **November 2018**
Client: **Helical PLC** Architect: **Sheppard Robson with Piercy&Company**
Structural Engineer: **Waterman Group** M&E / Sustainability Engineer: **Sweco**
Planning Consultant: **DP9** Project Manager: **Second London Wall** Cost Consultant: **Arcadis** Contractor: **Carillion PLC/McLaren** Developer: **Helical PLC**
Landscape Architect: **Gross Max** Facade Consultant: **Buro Happold** CDM: **ORSA**

Barts Square lies within the City of London and the ward of Farringdon Within. The majority of the site is located within the Smithfield Conservation Area and covers approximately 1.29 hectares, encompassing a range of buildings on Little Britain and Bartholomew Close. Piercy&Company designed the envelope of one of the residential buildings. The scheme is part of the Barts Square masterplan which establishes a new urban mixed-use quarter in the heart of the City of London.



ALDGATE HIGHWAY AND PUBLIC REALM IMPROVEMENT

PROJECT ADDRESS: **Aldgate, EC3N**
COMPLETION DATE: **Completed**
Client and Developer: **City of London Corporation** Principal Contractor: **JB Riney Ltd** Pavilion Architect: **Make Architects** Pavilion Lighting: **Aecom** Pavilion Fluid Pavilion Inco Landscape Design: **Atkins and Gillespies** Historical Restoration: **Rupert Harris Conservation**

The City of London Corporation considered it vital that local stakeholders were engaged throughout the scheme. In the preliminary engagement we asked businesses, students, parishioners, residents, developers and road users what they didn't like about Aldgate. From this, the design was developed and over 5,000 consultation pamphlets were distributed. Drop-in sessions and workshops were held for the public to assess the proposals, these results allowed for a beneficial final design. Unique engagement was carried out for the entirety of the scheme with Sir John Cass's Foundation Primary School, due to their location within the project area. During consultation the students shared what they wanted Aldgate to look like through art exercises. Elements extracted from this engagement can be seen through water features, curated lighting and enlivened spaces — sadly the most requested feature, a hot tub, didn't make the final cut.

CROYDON

CURRENT POPULATION

363,378 

FORECAST 2039 POPULATION

441,993 












LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

20,790 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

888 



MAP KEY

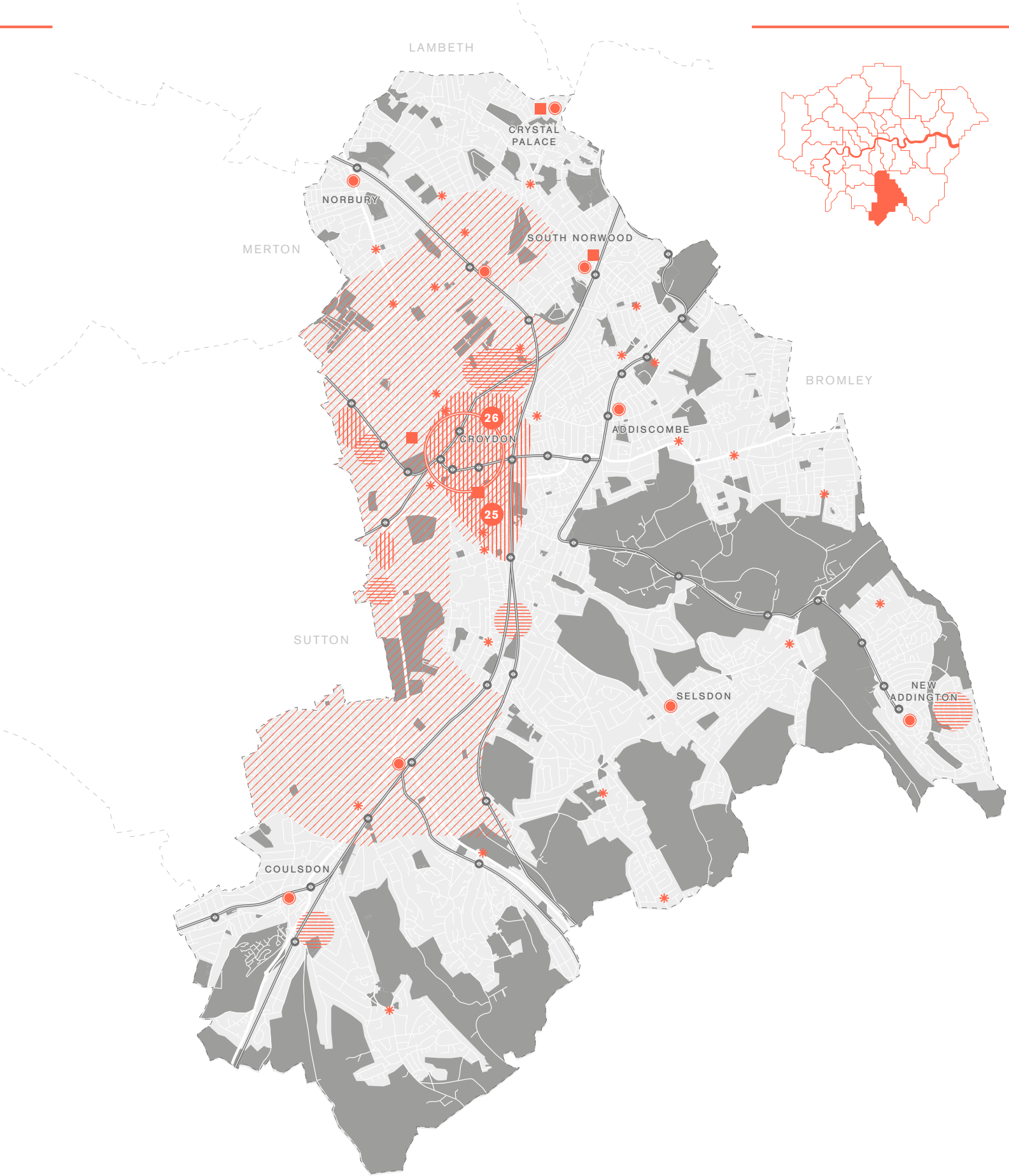
-  OPPORTUNITY AREA
-  GROWTH AND DEVELOPMENT AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  DISTRICT CENTRES
-  ENTERPRISE CENTRE
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL STATION

Croydon is a borough of contrasts, reflecting its diverse history. Historically a market town, it is home to Victorian railway suburbs in the north and southwest, and 20th century suburbs on wooded hillsides in the south and east. In its centre, a medieval street pattern hosting the oldest known market is found only a stone's throw away from 20th century listed buildings. Croydon is one of the most populous boroughs in London. It is also outer London's largest transport interchange and the access to people, markets and goods it enjoys, is key to its success. The borough is planning for at least 1,600 new homes a year and over 27,000 new jobs in the next 20 years while respecting and enhancing the history and distinctiveness of each place.

- 21 Conservation Areas and 25 Local Heritage Areas
- Surrey Street Market has a Royal Charter dating back to 1276 making it the oldest known street market in all of Britain
- The Croydon Opportunity Area encompasses 194 hectares

PROJECTS

-  Brick by Brick: Croydon smaller sites programme
-  Meanwhile Croydon





BRICK BY BRICK: CROYDON SMALLER SITES PROGRAMME

PROJECT ADDRESS:
Sites across Croydon, CR0

PROJECT STATUS:
Under construction

COMPLETION DATE:
January 2020

Client: **Brick by Brick** Local Authority: **LB Croydon** Planning Consultant : **Carter Jonas & DP9 Architects**: **HTA, Mae, Pitman Tozer, Stitch, Mikhail Riches, Coffey Architects, vPPR, Mary Duggan Architects, Gort Scott, Threefold, Common Ground Architecture**. Cost Consultant: **Ian Sayer & Co, Faithful & Gould PM / EAs: Cast, Faithful & Gould, Gleeds** Structural Engineering: **Pell Frischman, AKS Ward** Services Engineering: **DESCO & SWECO** CDM Advisor & Principal Designer: **Faithful & Gould**

The Croydon smaller sites programme, delivered by development company Brick by Brick, will realise over 1,000 high quality new homes on sites previously considered unviable across the borough. An unprecedented 40 schemes, delivering affordable housing and new community facilities have planning consent so far. 26 are on site or in contract, with the first schemes to be completed imminently. The programme's ambitions and outputs demonstrate the principles of good growth. Creating new and improved community facilities and returning profits back to Croydon Council as sole shareholder, the borough can ensure there is sufficient funding to provide front line services in the face of national government cuts. The regeneration extends beyond the metropolitan centre, reaching out to district centres and outlying estates. The scheme raises the expected standard of new homes to be characterful inside and out, enhancing the places around them for generations to come.



MEANWHILE CROYDON

PROJECT ADDRESS:
Sites across Croydon, CR0

PROJECT STATUS:
Completed

Client: **LB Croydon Placemaking Team** Project Managers: **LB Croydon Placemaking Team**

The Meanwhile Croydon programme combines innovative public realm installations with a civic and cultural programme to activate key regeneration areas, providing a precursor to long term development. The programme was important for enlivening places for people in the short-term, as well as for testing ideas and gathering valuable feedback for how a place can be transformed in the long-term. It consists of five temporary projects: the ground art, a series of colourful crossings; the parklets, two street furniture projects; College Square, a playful civic space; and the Croydon Art Store, an unused shop transformed into an arts space.

EALING

CURRENT POPULATION

338,449 

FORECAST 2039 POPULATION

405,978 









LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

21,570 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

1,138 

MAP KEY

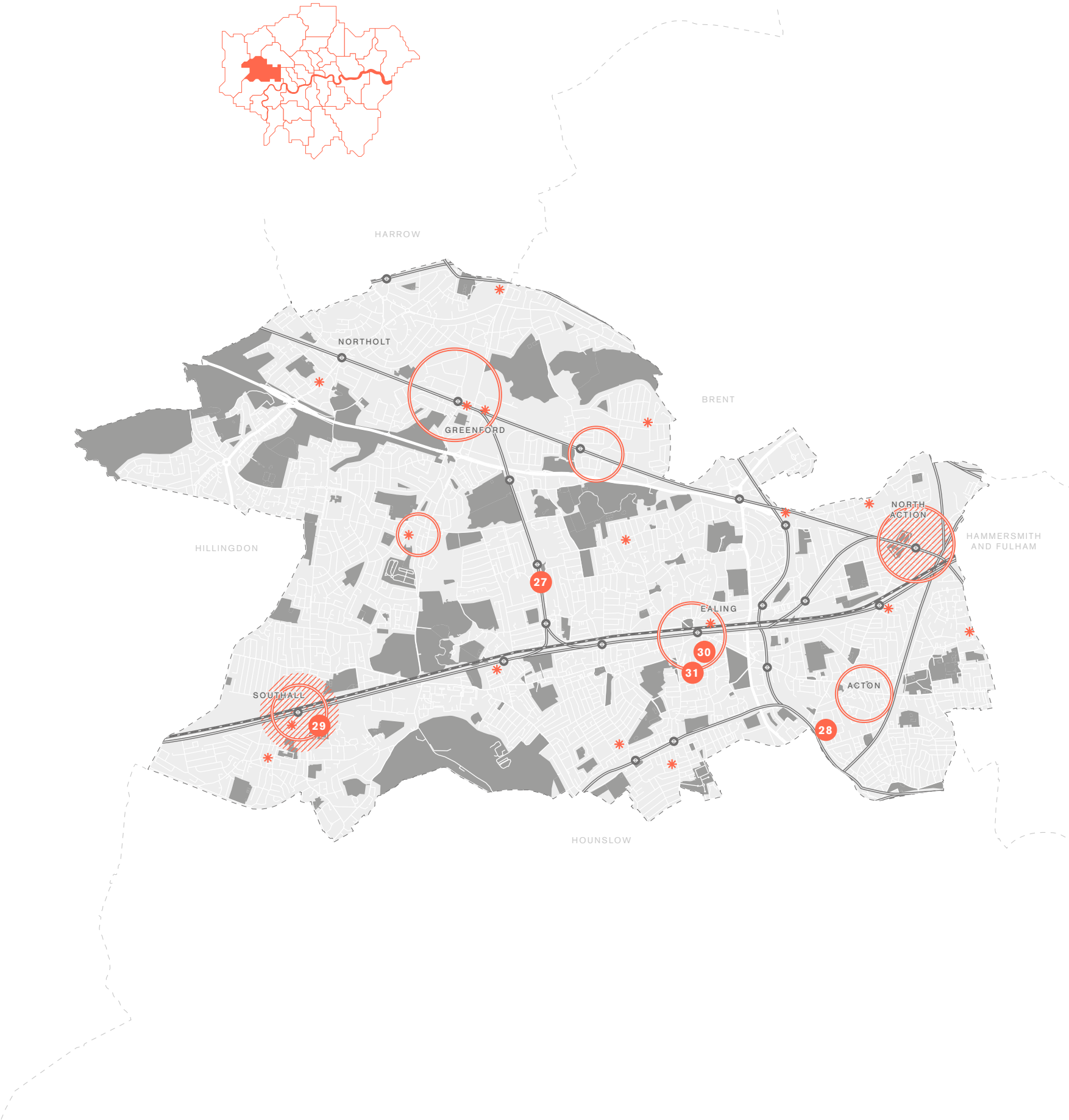
-  OPPORTUNITY AREA
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  CROSSRAIL
-  RAIL STATION

Billions is being invested into Ealing to transform it into a major office, retail and residential hub at the heart of west London. There are a number of tall developments under construction, including the ‘office corridor’ in Ealing Broadway and North Acton, where Crossrail and the North London Orbital will connect with High Speed 2 at Old Oak Common. A major estate regeneration programme is refurbishing existing homes and building much-needed new homes. The council is committed to ensuring developments have a mix of retail, residential and work space in the right locations and local labour and opportunities for young people is prioritised in construction schemes.

- A new cultural quarter is coming to Ealing Broadway — with a new eight-screen Picturehouse cinema at its heart
- Five new Crossrail stations — the most for any London borough — making Ealing a zone 1 borough for connectivity
- One of London’s biggest house building programmes is happening in Ealing — with 2,500 affordable homes being delivered by 2022

PROJECTS

-  27 Copley, Hanwell
-  28 Acton Gardens
-  29 Southall Manor House
-  30 Dickens Yard’s Elizabeth Square
-  31 Pitzhanger Manor and Gallery



ACTON GARDENS

PROJECT ADDRESS: **Bollo Lane, Acton, W3**

PROJECT STATUS: **Under construction**

COMPLETION DATE: **January 2027**

Developers: **Catalyst, Countryside, L&Q**

Acton Gardens, originally known as the South Acton Estate, is mid-way through a 15-year regeneration programme. It is fast becoming a new urban village designed with attractive landscaping, year-round greenery and spaces that encourage the community to come together. A decade ago, 80 per cent of residents wanted to leave the estate; today 80 per cent want to remain. This reversal in attitudes has been partly down to the involvement of residents throughout the process in the design of apartments, exteriors and public spaces — ensuring that they work for the people who will live in them. The Acton Gardens Community Board was set up to encourage residents to voice their views, allowing them to feed into the development process. Resident involvement has led to the variety of services provided on the estate including the Art Community Board and Carrie Reichardt’s ‘Tree of Life’, a wall mural adjacent to South Acton overground station.



SOUTHALL MANOR HOUSE

PROJECT ADDRESS: **The Green, Southall, UB2**

PROJECT STATUS: **Completed**

Southall Manor House CIC. (the CIC will be jointly owned by LB Ealing and West London’s College) GLA, LEP Architects: **Architecture 00**

The Grade II* listed Southall Manor House, the oldest building in Southall featuring a Tudor style frontage and parkland, has been extensively renovated as a new community enterprise. It now features a restaurant, kitchens for cookery classes, and multi-use spaces for conferences, events, education and training. New features include a glazed extension for events and dining, and landscaped gardens including a picnic lawn and garden, where locals can get involved in food growing. Users could include learners, apprentices of hospitality and catering work placements, an entrepreneur testing a product, restaurant diners and conference delegates. The architects consulted with the local community and their feedback fed into the final design. Simon Brooke, project manager, said: “SMH will be a landmark and will create real jobs, training and business opportunities for the community.”



DICKENS YARD’S ELIZABETH SQUARE

PROJECT ADDRESS: **Dickens Yard, W5**

PROJECT STATUS: **Completed**

Developers: **Berkeley Home’s St George** Architect: **John Thompson Partnership**

The first new public town square in Ealing since the millennium, the square has been a key part of developer St George’s and LB Ealing’s masterplan to transform the Dickens Yard site with a network of new pedestrian links, 700 new homes and 36 new retail units. The square links Christ the Saviour church with new retail, restaurants and leisure – in a space that can be enjoyed by all. Restaurants and leisure destinations include Balans, No 17 from Darwin and Wallace, Gail’s Bakery and Gymbox. Public and outside seating from surrounding eateries has created a relaxed and sociable space. At the centre sits an original piece of art that pays homage to Ealing’s film heritage from George Formby’s 1949 Ealing Studio’s film, ‘Let George Do It!’. Since opening in autumn 2018, it has formed the stunning backdrop for yoga and fitness events and artisan food and craft markets. The new pedestrian links have created a stunning high street vista of the church, connecting this quintessentially classic Ealing heritage architecture with the vision of a vibrant modern lifestyle quarter.



PITZHANGER MANOR AND GALLERY

PROJECT ADDRESS: **Mattock Lane, W5**

PROJECT STATUS: **Completed**

Pitzhanger Manor & Gallery Trust Architects: **Jestico + Whiles and Julian Harrap Architects**

Brought back to its former glory, following a restoration and conservation project, LB Ealing secured external funding to allow the Pitzhanger Manor & Gallery Trust to restore the property transforming it to how it would have been when built by Sir John Soane in 1804. Restoration work has included removing later additions to the property; reinstating the conservatory and the central roof light; recreating a colonnade connecting the gallery and manor giving full accessibility and the meticulous recreation of Soane’s original intricate paint schemes. The adjoining gallery has been upgraded to stage three exhibitions every year, the first by Anish Kapoor. Complementing the house and gallery is Soane’s Kitchen, a contemporary café-restaurant, built within Soane’s walled kitchen garden in Walpole Park. The Trust, supported by LB Ealing, the Heritage Lottery Fund and Arts Council England has been leading the fundraising campaign for the project and are now embarking on the final stages of the fundraising campaign to secure £500,000 to cover the remaining building works and ongoing maintenance costs.



ENFIELD

CURRENT POPULATION

312,466 

FORECAST 2039 POPULATION

360,430 









LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

12,460 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

571 


MAP KEY

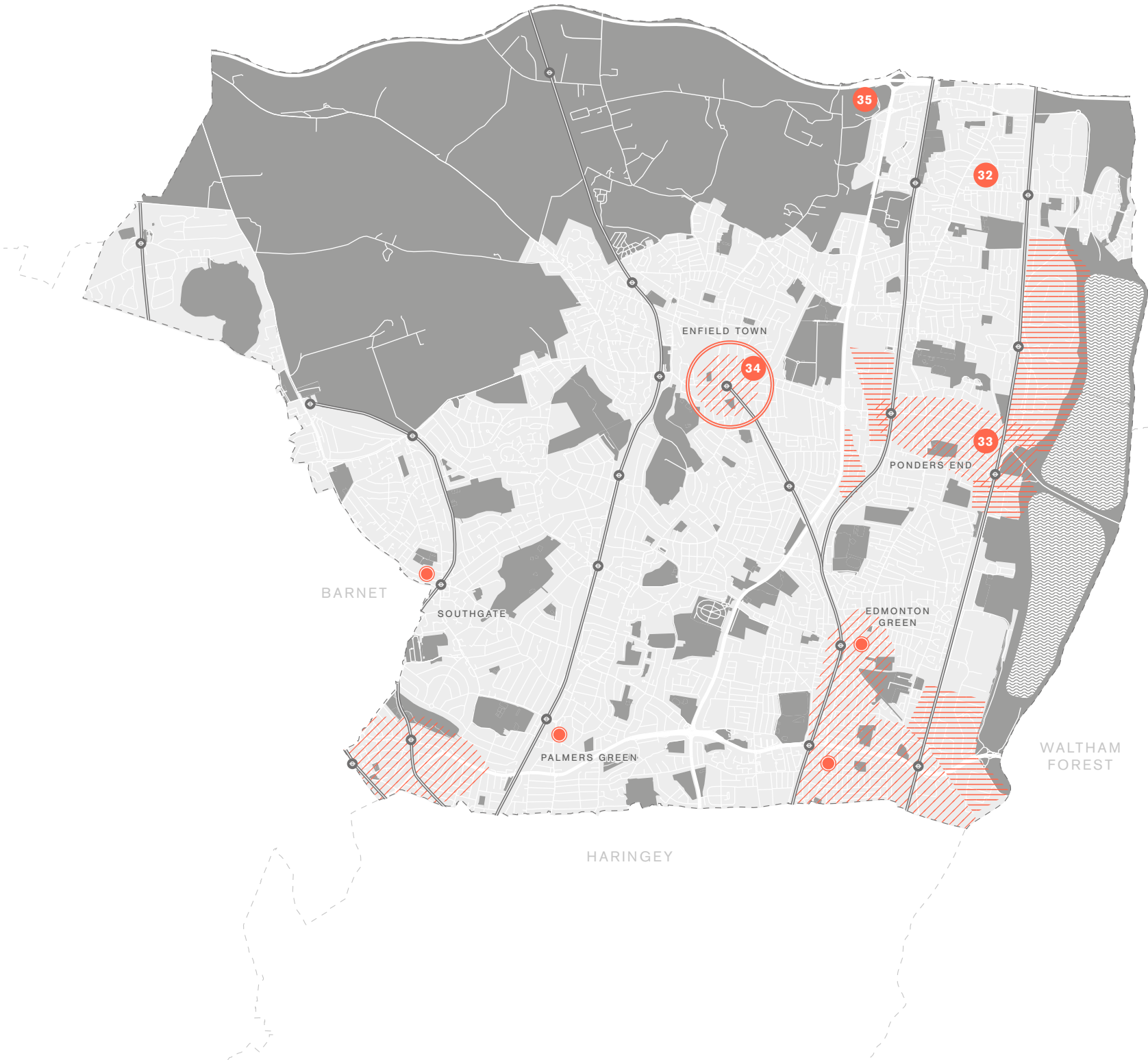
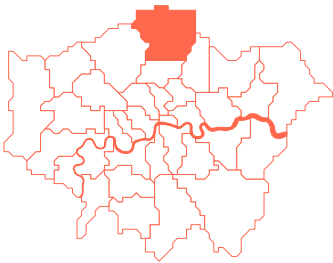
-  OPPORTUNITY AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  DISTRICT CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL STATION

Enfield is the capital's most Northern borough, located in the heart of the strategically important London Stansted Cambridge Corridor. The borough is embarking on transformative place-shaping programmes that aim to maximise the rate of housing growth, increase the level of economic prosperity and deliver economic resilience that contributes to London's reputation as an international centre of business and tourism. Enfield is an urbanised centre with access to the 26-mile-long, 10,000-acre Lee Valley Park, as well as being the logistical distribution hub of the capital.

- The borough features prime strategic industrial land and extensive green spaces in equal measure
- Enfield offers an advantageous location with proximity to central London, Stansted Airport, Cambridge, the M25 and the South East
- The Council is leading ambitious regeneration and development projects, demonstrating its innovative and entrepreneurial spirit

PROJECTS

-  Ordnance Road
-  Alma Estate Regeneration Scheme
-  Cycle Enfield
-  Orchardside School



ORDNANCE ROAD

PROJECT ADDRESS: **Ordnance Road, EN3**
PROJECT STATUS: **Completed**
COMPLETION DATE: **March 2018**

Architect: [Peter Barber Architects](#) Contractor: [Neilcott Construction Ltd.](#)
Employers Agent: [Mott MacDonald \(Project Management\)](#) Clerk of Works: [John Burke Associates](#)

Elegant three-storey townhouses create a striking backdrop to a busy road in the borough. Behind it lie four single-storey courtyard houses which front onto a newly created mews. Each terraced house has been provided with a very distinctive brick feature arch. Assembled into a row, these arches create sheltering entrance porches, providing space for residents to linger and socialise. At the upper levels deeply recessed brick panels articulate the facade with grand ‘pop-up’ windows, enabling each house to be picked out individually and drawing light into the interiors. The bungalows each have sedum covered barrel vaulted roofs, which is an economical way of creating sculptural interest from the street and wonderful high curved ceilings within. The architects have met this challenging brief, for 15 large socially rented units on a brownfield site, with creative confidence. The development subverts expectations of what affordable houses should look and feel like and has already won numerous awards.



ALMA ESTATE REGENERATION

PROJECT ADDRESS: **Napier Road, Ponders End, EN3**
PROJECT STATUS: **Under construction**
COMPLETION DATE: **June 2028**

Development Partner: [Countryside Properties UK](#) Registered Provider: [Newlon Housing Trust](#) Architects: [Pollard Thomas Edwards](#) Employers Agent: [Martin Arnold Limited](#)
Planning Consultants: [Terence O'Rourke Ltd](#) Engineers: [Peter Brett Associates](#)
Landscape Architects: [Exterior Architecture](#) Heat Network Provider: [Energetik](#)

The regeneration of started from the position that it would only succeed if supported by residents, recognising their priorities. The new social homes are larger than the planned private ones and significantly larger than the specifications of the London Housing Design Guide. It is hoped that there will be more space for families with children, changing perceptions of the estate as a desirable place to live. The design and configuration of the replacement homes was led by residents at design workshops facilitated by the project architects. Resident priorities included separate kitchens and double aspect homes. This experience has had a positive impact on residents who are empowered to do more in their local community. A resident-led social regeneration team has been established to consider ways to tackle social and economic deprivation and are preparing plans to establish a Tenant Management Organisation.



CYCLE ENFIELD

PROJECT ADDRESS: **A105 Green Lanes, A1010 South and secondary routes, EN1**
PROJECT STATUS: **Under construction**

[LB Ealing's Cycle Enfield and Traffic and Transportation teams and Ringway Jacobs](#)

Through its Cycle Enfield scheme, the council has been transforming some of the key roads in the borough. Taking a people centred approach, a network of streets has been re-designed to introduce segregated cycle lanes and improved pedestrian crossings. Creating streets that are fit for the future, enabling more walking and cycling trips, increasing active travel and creating a healthier and more connected community. Going beyond enabling active travel, this project has seen significant investment in the public realm, which has included sustainable drainage through the creation of a series of ‘rain gardens’ along with the planting of new trees and increased seating areas for places to rest. All these measures are focused on creating better places for people, increasing the vibrancy of a number of town centres, helping to attract more footfall to support local businesses. Supportive measures include state of the art cycle parking facilities, an innovative dockless bike system and a comprehensive communication strategy, changing the way people think about traveling locally.



ORCHARDSIDE SCHOOL

PROJECT ADDRESS: **Bullsmoor Lane, EN1**
PROJECT STATUS: **Completed**

Client: [LB Ealing Schools and Children's Services](#) Project Manager: [LB Ealing Corporate Maintenance & Construction Team](#). Planning Consultant: [Tibbalds](#)
Architect: [Bryant Harvey Partnership](#) Quantity Surveyor: [Stace Services](#)
Engineer: [KUT Partnership](#)

The single-storey building comprises various teaching, ancillary spaces and a double-height school hall, providing for 100 secondary school age pupils, who for a variety of reasons cannot be educated in mainstream schools.The external areas of the site are landscaped around the car parking and games area. Outside of the school day a variety of activities are available to the wider community, including educational and sporting activities utilising the adjoining artificial grass multi use games pitch. The external façade is sustainably sourced timber boarding, the blue-green roof contributes to the sustainable drainage strategy. Photovoltaics on the school roof produce electricity. Charging points are provided for electric vehicles, covered cycle parking spaces with locker and shower facilities are provided for the building users.



GREENWICH

CURRENT POPULATION

254,557 

FORECAST 2039 POPULATION

350,140 










LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

28,240 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

588 

MAP KEY

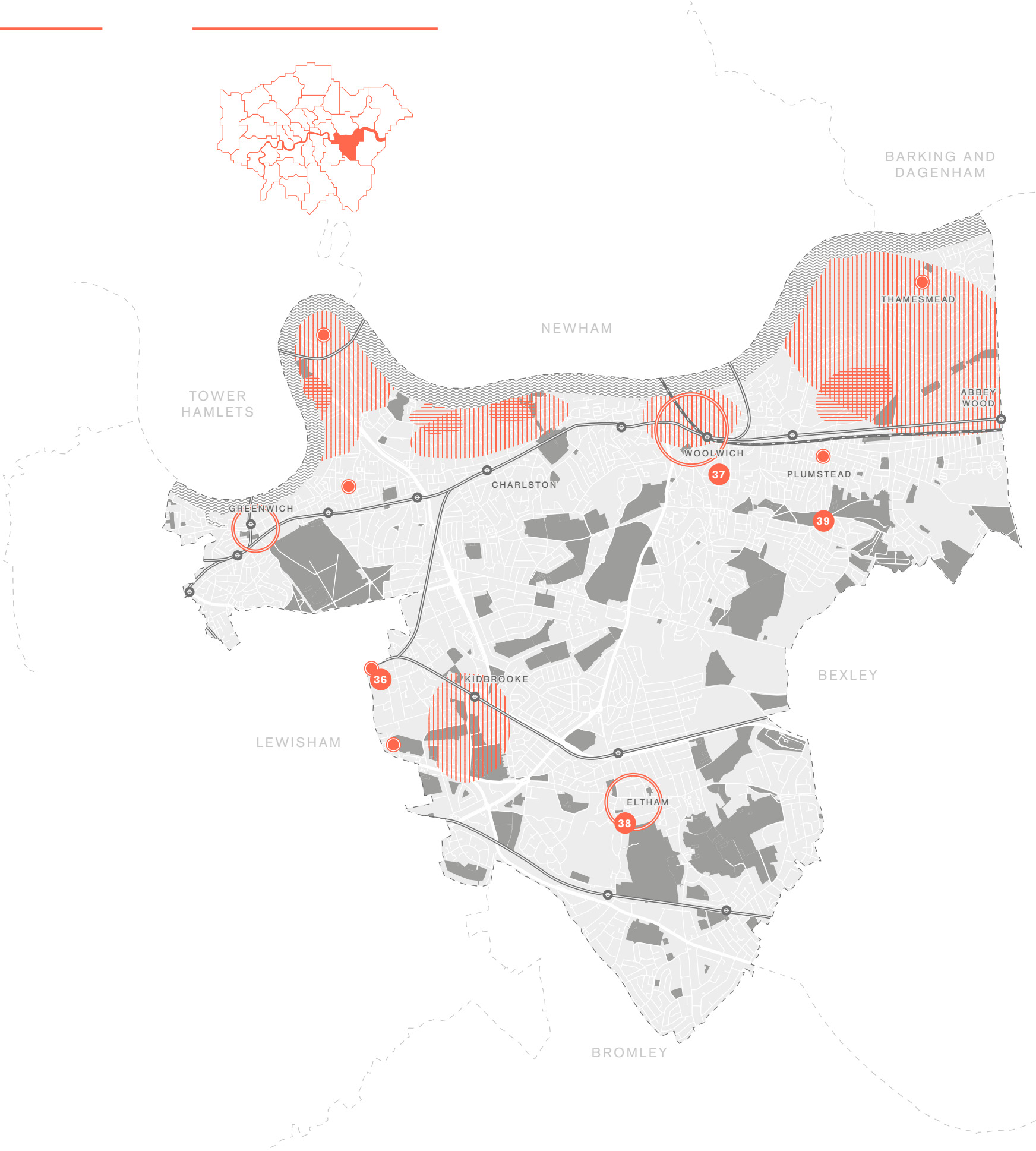
-  GROWTH AND DEVELOPMENT AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  DISTRICT CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  CROSSRAIL
-  RAIL STATION

This Thames-side borough is seeing significant change across its neighbourhoods, with five Opportunity Areas — Greenwich Peninsula, Woolwich, Charlton, Deptford Creek and Thamesmead — and two new Elizabeth Line stations. The borough seeks to deliver 39,000 additional homes and 21,000 new jobs by 2031, whilst also protecting its heritage — most notably the World Heritage Site in Greenwich town centre and the Royal Arsenal in Woolwich.

- As of 2019, Greenwich has 69 buildings with 20 stories or more with planning permission, under construction or in the application or pre-app stages
- The borough is steeped in history, with 23 conservation areas, and 1,000 statutory listed buildings
- Two Elizabeth line stations at Abbey Wood and Woolwich will mean access to Canary Wharf in 11 minutes, the West End in 23 minutes and Heathrow Airport in just 51 minutes

PROJECTS

-  Kidbrooke Village
-  Woolwich Estates Regeneration Scheme
-  Eltham High Street & Cinema
-  The Slade Café



HACKNEY

CURRENT POPULATION

246,270 

FORECAST 2039 POPULATION

322,596 








LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

13,280 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

949 





MAP KEY

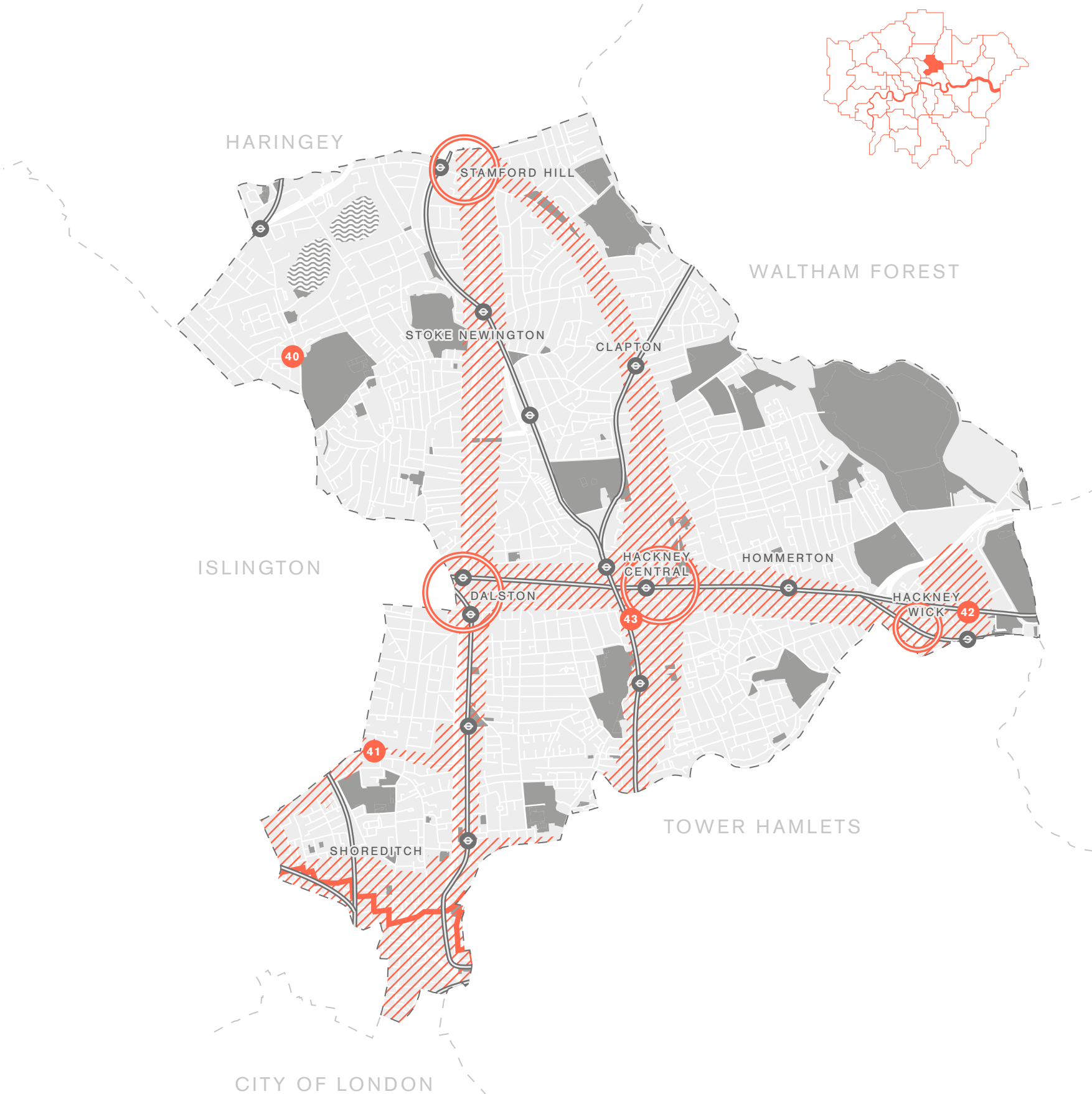
-  OPPORTUNITY AREA
-  TOWN CENTRES
-  CENTRAL ACTIVITY ZONE
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL STATION

Home to Europe's biggest single-site estate regeneration at Woodberry Down, Shoreditch's booming Tech City, and an Olympic legacy site at Hackney Wick, the borough is full of opportunity. At the forefront of tech innovation, enterprise and creativity, Hackney is seeking to ensure the borough remains a place for everyone despite the steepest house price increases in the country, rocketing rents and threats to affordable workspace. The Council is delivering nearly 2,000 homes itself by 2022, with more than half for social rent and shared ownership, alongside new leisure centres, schools and community facilities.

- Hackney Council will build nearly 2,000 homes through in-house direct delivery by 2022 — with more than half for social rent and shared ownership
- Hackney Wick and Fish Island has Europe's largest concentration of artists, with 250 studios and around 100 creative businesses
- Over 14,000 businesses and 88,000 jobs — more than 40 per cent business growth since 2010, with particular emphasis on the tech, hospitality and creative sectors

PROJECTS

-  Kings Crescent
-  Branch Place and Hoxton Press, Colville Estate
-  Hackney Wick Station
-  Hackney Town Hall



KINGS CRESCENT

PROJECT ADDRESS: **Kings Crescent Estate, N16**
PROJECT STATUS: **Phases 1 and 2 complete, Phases 3 and 4 in design and consultation**
COMPLETION DATE: **2023**

Client: [LB Hackney](#) Architect: [Karakusevic Carson Architects](#) working with [Henley Halebrown and muf architecture/art](#) Planner: [Tibbalds Planning and Urban Design](#) Housing: [Community Involvement](#)

This landmark award-winning regeneration will see 492 new modern, high-quality homes built directly by Hackney Council, 275 existing Council homes refurbished and new public spaces and community facilities. Phase 1, completed in 2017, saw 273 homes completed and 101 homes refurbished with new winter gardens and balconies. Subject to planning permission, Phase 2 will see a further 219 homes built and 174 homes refurbished — with the majority for social rent and shared ownership. A unique approach to building new homes, but also refurbishing existing homes to a high standard, the scheme reintegrates the estate with surrounding Victorian streets and public spaces. New courtyards and a central play street give structured spaces for families to socialise. Local residents were involved in the design from the outset, proving that local authority and resident-led social housebuilding projects can achieve the highest results.



BRANCH PLACE AND HOXTON PRESS, COLVILLE ESTATE

PROJECT ADDRESS: **Colville Estate**
PROJECT STATUS: **Completed**
COMPLETION DATE: **2018**

Client: [LB Hackney](#) Architect: [Karakusevic Carson Architects](#) (Branch Place); [Karakusevic Carson Architects](#) and [David Chipperfield Architects](#) (Hoxton Press) Planner: [Tibbalds Planning and Urban Design](#) Public realm

This scheme forms phases 2a+b and 3 of the Colville Estate Masterplan, which sets out to replace council homes at the end of their life with new modern, high-quality homes for existing tenants and families in need. The projects deliver high-quality housing and well-defined public routes to reconnect the estate back into the wider neighbourhood, contributing to a sense of place. Branch Place is formed of 116 new homes, directly delivered by LB Hackney, with nearly 70 per cent for social rent and shared ownership and guaranteed right to return for existing tenants. Hoxton Press delivers 198 apartments for outright sale over two residential towers, cross-subsidising the homes built on the rest of the estate. Architects held passionate and ongoing engagement with the community from concept through to delivery, with hundreds of residents writing to support Hoxton Press at Planning Committee despite the homes being for outright sale.



HACKNEY TOWN HALL

PROJECT ADDRESS: **Mare Street, E8**
PROJECT STATUS: **Completed**
Client: [LB Hackney](#) Architect: [Hawkins\Brown](#) Contractor: [Osborne](#)

After 80 years of intensive use, the art deco Grade II-listed Hackney Town Hall was in need of restoration and modernisation. LB Hackney commissioned a complex series of works in overlapping phases over 12 years, allowing the building to remain open. The Town Hall has been steadily transformed into a reborn centre for voting, business and community celebration. Original fixtures and fittings were painstakingly restored by a team of master craftspeople. New fittings and facilities, audio-visual equipment, blinds and light fittings were designed in the spirit of the art deco interiors, using matching materials and recognisable patterns and forms. Two original unused central light wells are converted to indoor event spaces by the addition of ETFE roofs. Original ducts, corridors and service openings are reused wherever possible to bring new services and IT to every part of the building. Underused space has been utilised and existing heritage rooms restored. This has resulted in increased occupancy, reduced energy and maintenance costs, better public facilities, new atria, event spaces, Council services, and a more welcoming, bright and open reception.



HACKNEY WICK STATION

PROJECT ADDRESS: **Wallis Road, E9**
PROJECT STATUS: **Completed**
Client: [London Legacy Development Corporation](#) and [Network Rail](#) (with funding provided by [LB Hackney](#) and [LB Tower Hamlets](#)) Architect: [Landolt + Brown](#) Contractor: [Osborne](#)

Although there has long been a station at Hackney Wick, this new station re-connects neighbourhoods previously separated by a raised rail viaduct. Drawing directly from the area's lost industries and its canalside setting, using textures, light, colours and carefully detailed concrete surfaces, the project incorporates a new shared underpass beneath the railway serving both rail passengers and the general public, as well as a new station entrance, stairs and lifts. A 'molecular' glass allows fractured daylight deep into the underpass, referencing the watery spaces under the low bridges of the Lee towpath.



HAMMERSMITH AND FULHAM

CURRENT POPULATION

182,493

FORECAST 2039 POPULATION

231,328

LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

16,090

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

251

MAP KEY

- OPPORTUNITY AREA
- GROWTH AND DEVELOPMENT AREA
- TOWN CENTRES
- DISTRICT CENTRES
- METROPOLITAN OPEN LAND / GREEN BELT
- WATER
- RAIL
- CROSSRAIL
- RAIL STATION

This inner borough is home to three Opportunity Areas — at Earls Court, White City and Old Oak — which will between them see the creation of 22,000 new homes and 38,000 jobs. With plans for Earls Court and Old Oak remaining underway, the 110-hectare White City Opportunity Area is evolving quickly, with Westfield’s newly unveiled £1 billion extension alongside Imperial College’s and Royal College of Art’s new hubs anchoring plans for 6,000 new homes. Accessibility in the north of the borough will improve with the arrival of HS2 and improved transport infrastructure surrounding the Old Oak Common site.

- 45 conservation areas covering almost half the borough
- The Council and residents have backed ambitious plans that would see the ailing A4 Hammersmith flyover demolished and replaced with a tunnel — reclaiming space above ground for new public realm and buildings
- There are three Opportunity Areas in the borough: Earls Court and West Kensington, White City and Old Oak

PROJECTS

- 44 Paradise Gardens
- 45 Tin House
- 46 Television Centre
- 47 Sands End Arts and Community Centre



HARINGEY

CURRENT POPULATION

254,926 

FORECAST 2039 POPULATION

313,521 

ILONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

15,920 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

848 




MAP KEY

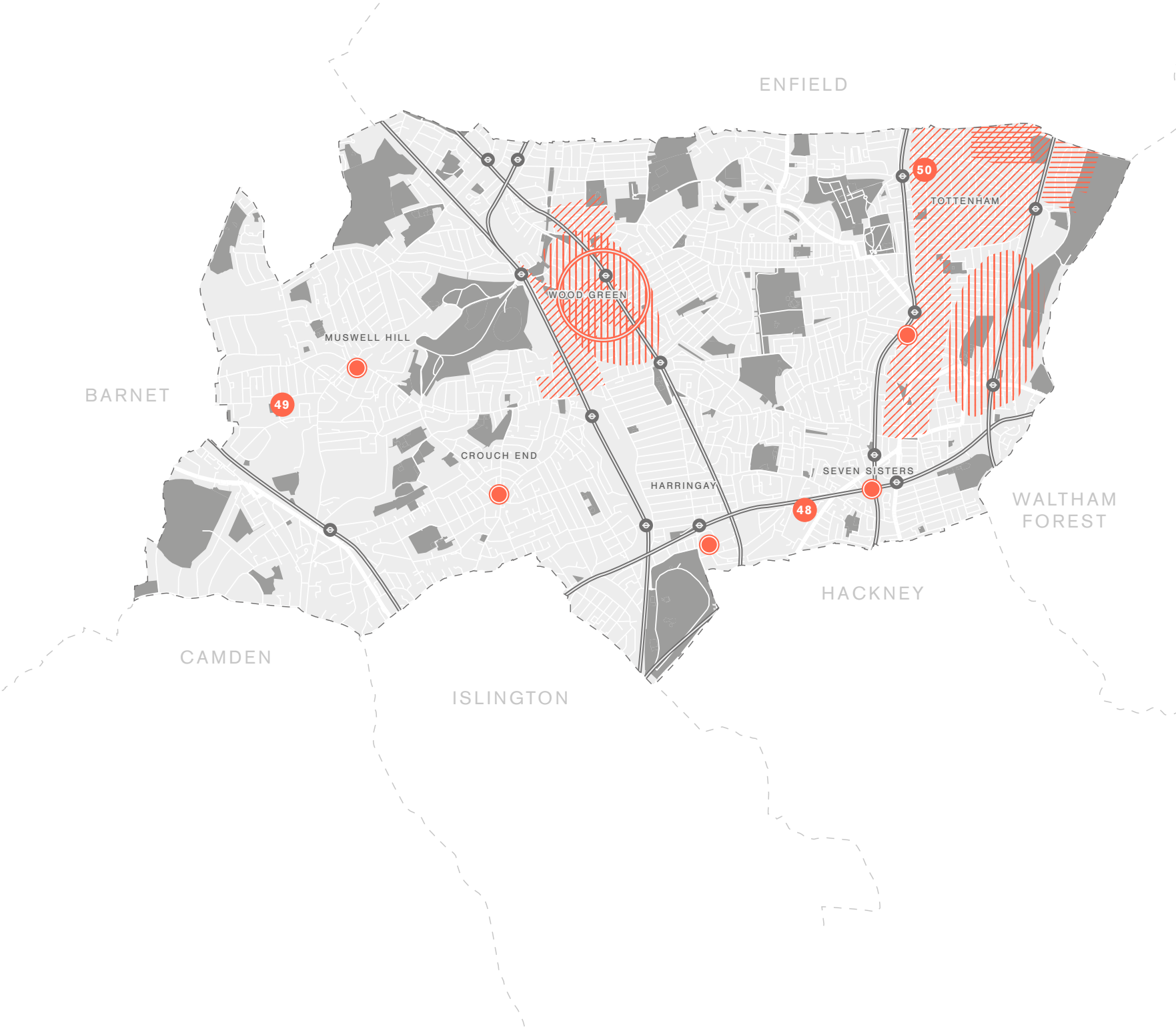
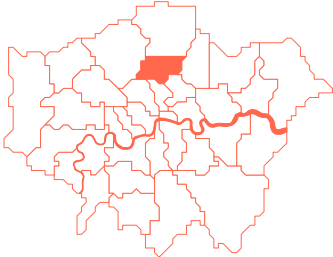
-  OPPORTUNITY AREA
-  GROWTH AND DEVELOPMENT AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  DISTRICT CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL STATION

Housing is one of Haringey's top priorities. We want Haringey to be a place that is fair and offers opportunity for all. We are working with a number of different partners — on council land and beyond — to provide a diverse range of housing choices to meet local need and that local people can really afford. For many of those in greatest need, a council home offers the only real chance of putting down roots here. Haringey Council are delivering a new generation of council homes for our residents. Our ambition is to deliver 1,000 new council homes at council rents by 2022.

- South Tottenham is a designated Creative Enterprise Zone. Creative industries are Tottenham's fastest growing sector, experiencing growth of over 127% in the last five years
- Tottenham Hotspur's state-of-the art c.62,000-capacity stadium is open, attracting around 2.5 million visitors annually. It is the first UK stadium with a retractable pitch
- The borough is home to Alexandra Palace — the birthplace of television — Haringey's most famous landmark

PROJECTS

-  48 Templeton
-  49 Cranwood
-  50 North Tottenham Townscape Heritage Initiative



TEMPLETON

PROJECT ADDRESS: **Templeton Road, N15**
COMPLETION DATE: **March 2021**
Client: **LB Haringey** Architect: **PRP** Contractor: **Diamond Build**

Templeton is the first direct delivery site of 11 homes to come forward from Haringey Council's new council homes at council rents programme. The scheme will deliver 11 council homes at council rents. Templeton is located in Seven Sisters at the junction of Templeton Road and Hermitage Road. The site was previously occupied by garages and a scout hut. The new scheme will create a landmark building where the two roads meet. It will be a maximum of four-storeys high, with a mix of one- and two- bedroom homes featuring either a private balcony or access to a courtyard.



CRANWOOD

PROJECT ADDRESS: **100 Woodside Avenue, N10**
PROJECT STATUS: **Design Stage**
COMPLETION DATE: **March 2022**
Client: **LB Haringey Housing Development Team** Architect: **Levitt Bernstein**

The site is a former care home and a short terrace of small houses. The development (subject to planning permission) is likely to comprise of 64 new homes of which 60 per cent will be at council rent. The architecture firm Levitt Bernstein has been appointed and already started early feasibility work.



NORTH TOTTENHAM TOWNSCAPE HERITAGE INITIATIVE

PROJECT ADDRESS: **Tottenham High Road, N17**
PROJECT STATUS: **Under construction**

LB Haringey, Cuttle Construction, Jan Kattein Architects, Heritage Lottery Fund

Fourteen historic properties in North Tottenham on Historic England's 'At Risk' register have been restored so far. As well as new shopfronts in a traditional style, improvements include paint removal, reinstating timber sash windows and lighting, as well as getting rid of satellite dishes and signs. This has been supported by a two-year engagement programme which delivered; apprentices and traineeships, heritage champion training — who continue to carry oral history and guided walking groups, oral history exhibition at Bruce Castle Museum, heritage web pages and blog, Heritage events — of which 800 participants were involved and school engagement with artist led workshops for 150 children. This project has helped to improve the built environment and fostered the next generation's interest in local history.

HARROW

CURRENT POPULATION

239,056 

FORECAST 2039 POPULATION

281,645 










LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

8,020 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

618 



MAP KEY

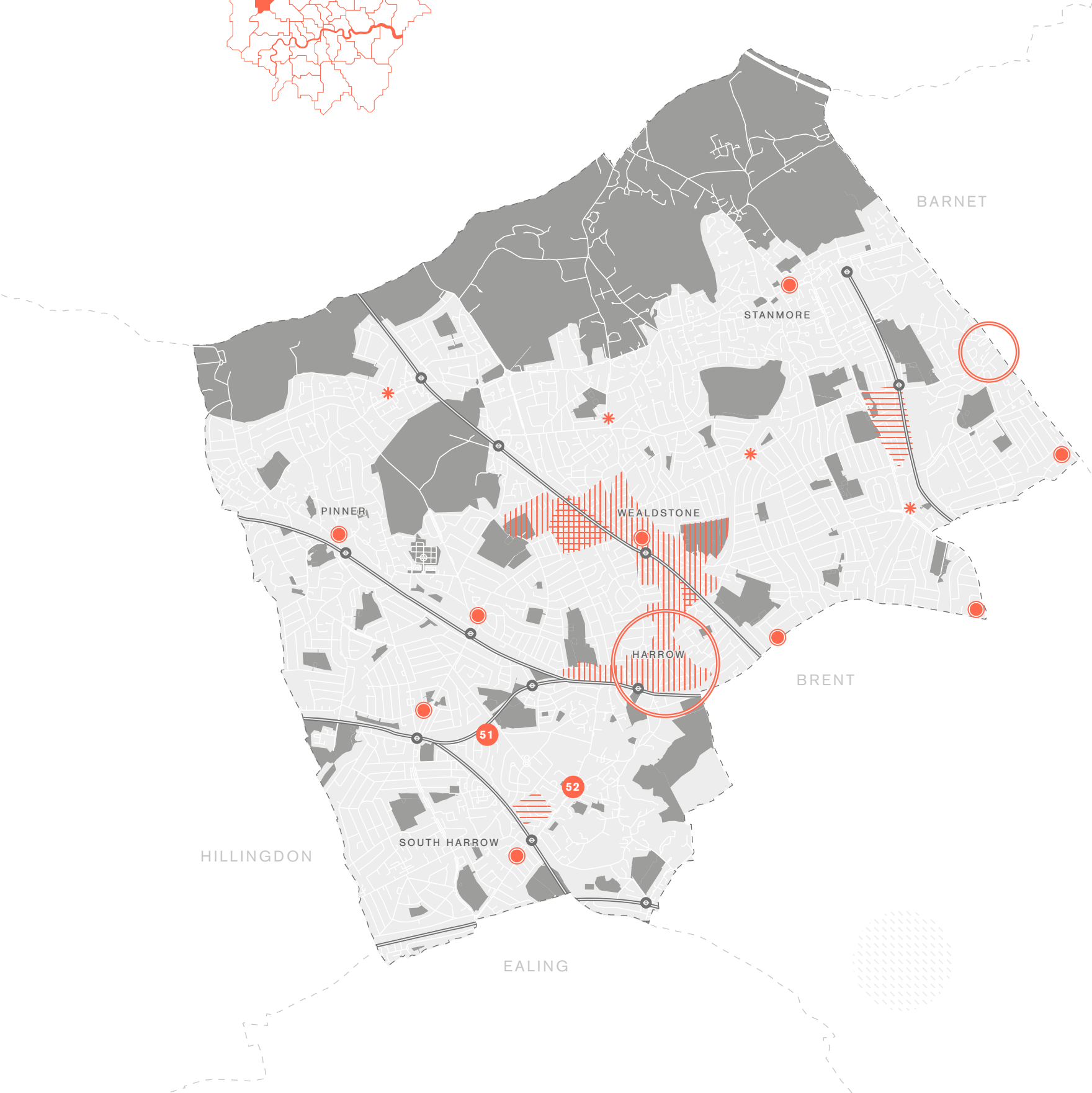
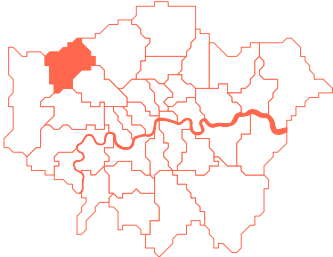
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-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  DISTRICT CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL STATION

Home to the famous Harrow School, this borough also contains a number of small historic villages and farmsteads, connected by twentieth century 'Metroland' development. In the opportunity of a generation, the Council is leading a regeneration programme that will change the landscapes of both Harrow and Wealdstone town centres and bring forward thousands of new homes, new shops, offices, schools, public spaces and green spaces, cultural and leisure facilities, transport improvements and public facilities.

- 3,000 new jobs created alongside 100 apprenticeships every year
- More than 2,000 homes to be delivered on Council-owned land
- The Harrow and Wealdstone Opportunity Area encompasses 177 hectares

PROJECTS

-  51 Bob Currie Close
-  52 Grange Farm



HAVERING

CURRENT POPULATION

237,232



FORECAST 2039 POPULATION

291,279



LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

12,850



BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

282



MAP KEY

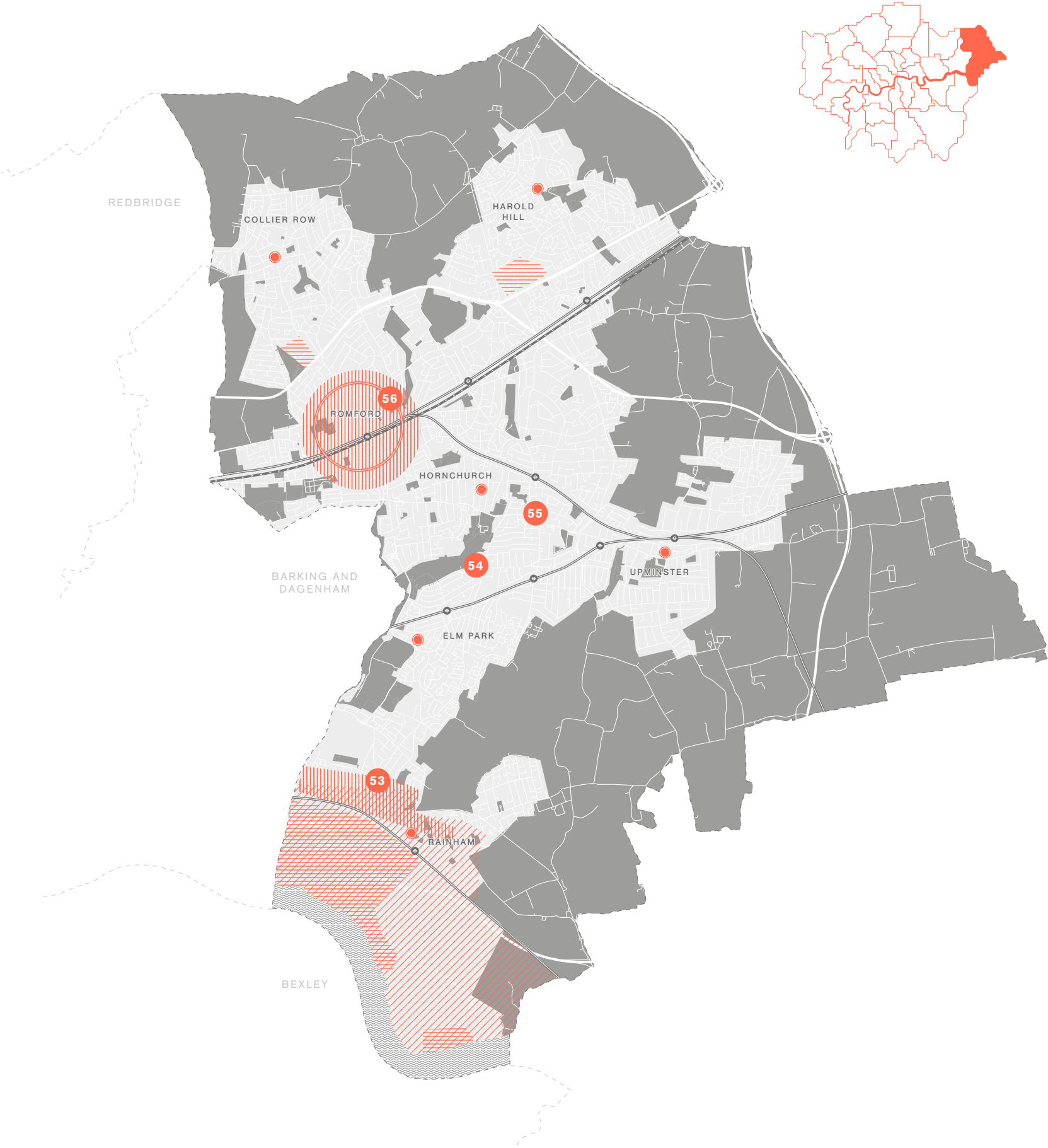
- OPPORTUNITY AREA
- GROWTH AND DEVELOPMENT AREA
- STRATEGIC INDUSTRIAL AREA
- TOWN CENTRES
- DISTRICT CENTRES
- METROPOLITAN OPEN LAND / GREEN BELT
- WATER
- RAIL
- CROSSRAIL
- RAIL STATION

Characterised by its low-density neighbourhoods and the largest quantity of green space of any London borough, Havering has the potential to be one of the capital's next big growth areas, with the Elizabeth Line arriving in 2019 and a new station at Beam Park by 2020. Rainham and Beam Park, sited within the London Riverside Opportunity Area, have the capacity to provide 26,500 new homes across the area.

- 53 per cent of the borough is Green Belt, the highest proportion of open space of any London Borough
- Largest share of elderly residents of any borough
- Three Crossrail stations at Romford, Gidea Park and Harold Wood

PROJECTS

- 53 Napier and New Plymouth House 12 Estates
- 54 Solar, Serena and Sunrise Courts
- 55 Hornchurch Town Centre Major Scheme
- 56 Sapphire Ice Leisure Centre



HILLINGDON

CURRENT POPULATION

273,936 

FORECAST 2039 POPULATION

316,037 







LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

10,830 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

347 



MAP KEY

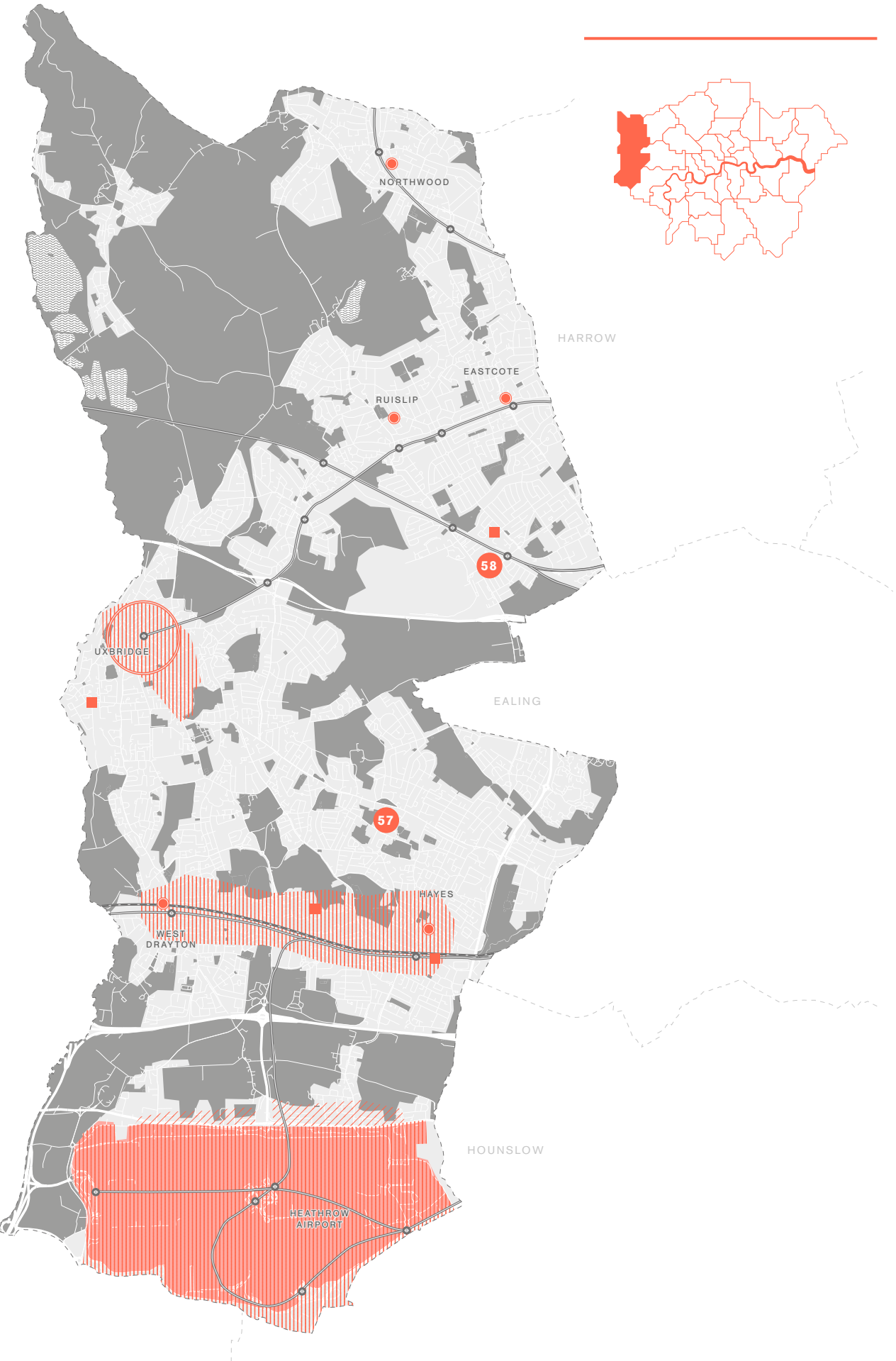
-  OPPORTUNITY AREA
-  GROWTH AND DEVELOPMENT AREA
-  TOWN CENTRES
-  DISTRICT CENTRES
-  ENTERPRISE CENTRE
-  CENTRAL ACTIVITY ZONE
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  CROSSRAIL
-  RAIL STATION

Probably the best connected borough in London, with two international airports, excellent rail and road connectivity and with the Elizabeth line still to come. Home to a host of large companies such as Coca Cola, British Airways and GSK, Hillingdon is also home to thousands of small and medium sized businesses and an ever increasing logistics sector. As well as having a thriving economy Hillingdon is simply a great place to live with thriving town centres; 55 award-winning green flag parks and open spaces, miles of canals lakes and rivers, and excellent leisure and community facilities.

- In the Central Research Laboratory (CRL) in Hayes, Hillingdon has London's fastest growing collection of small businesses developing cutting edge hardware products. The council has recently granted planning permission for the Power House development on the Old Vinyl Factory site, which will allow the CRL to significantly expand capacity
- The council has invested £149 million to increase school provision, creating 7,035 new primary school places since 2011
- Since 2011 the council has invested £24.5 million in 12 town centre improvement projects, including £9.2 million Hayes town centre major scheme and Crossrail enhancements. The town centre improvement schemes deliver improved traffic management, public realm and stop and shop facilities. Furthermore, the council has committed £817,500 to supporting 230 small independent business via the shop front grants initiative in 10 of the high streets improved to date

PROJECTS

-  Grassy Meadow
-  Acol



HOUNSLOW

CURRENT POPULATION

253,957 

FORECAST 2039 POPULATION

306,665 

LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

17,820 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

741 

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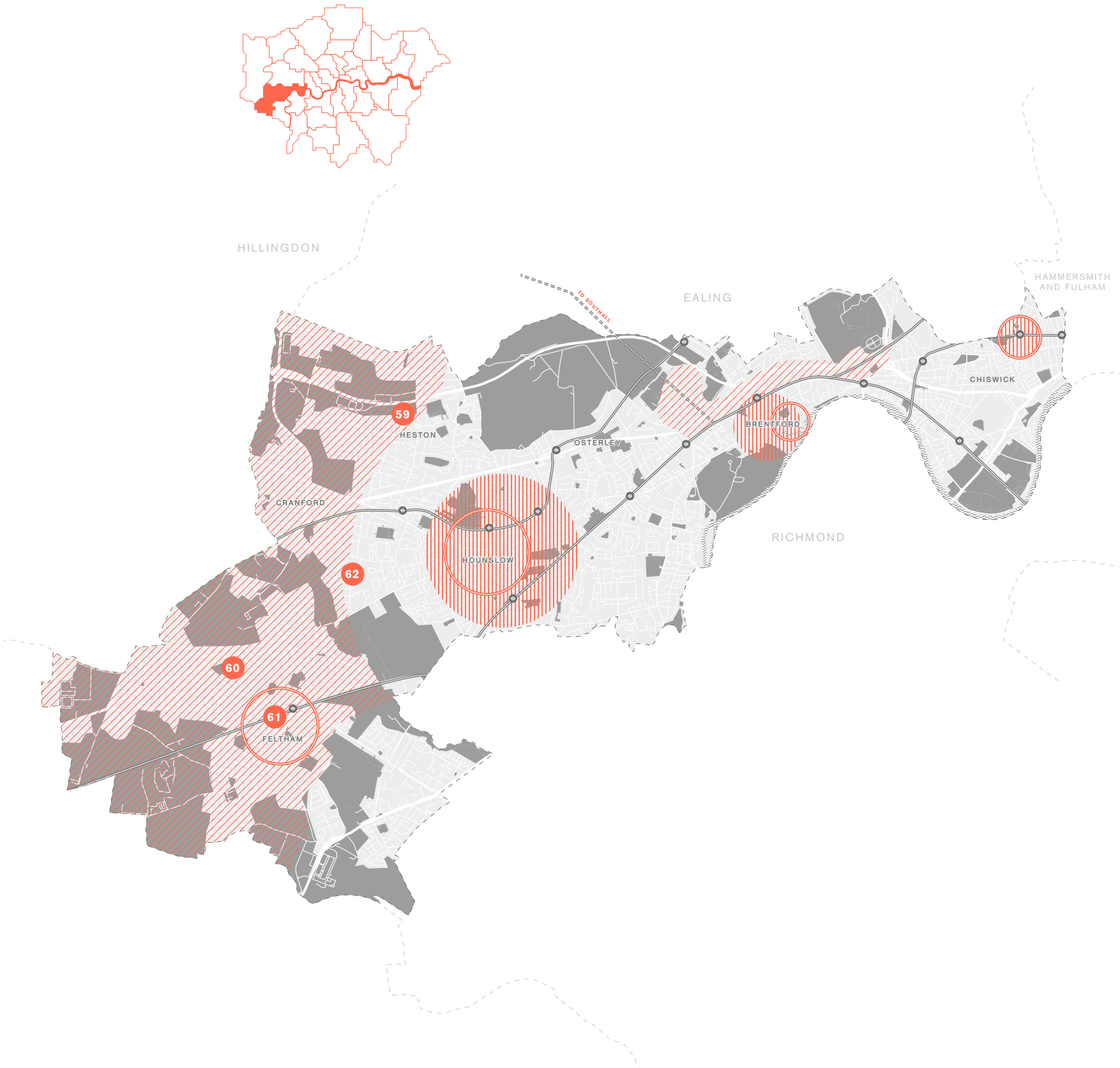
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-  GROWTH AND DEVELOPMENT AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL EXTENSION
-  RAIL STATION

Hounslow is a growing borough, with an emerging 10-year housing target of 21,820. As part of this overall target, the council has pledged to secure 5,000 new homes as affordable homes (3,000 for social rent, 2,000 shared ownership) by 2022. As one of the most economically active boroughs in London, Hounslow is home to almost 15,000 businesses including multinationals such as GSK and Sky. The Council is preparing a Great West Corridor Local Plan Review, which seeks to transform the Opportunity Area into a leading business destination for the 21st century, whilst the West of Borough Local Plan Review is being prepared to deliver business growth and housing development for the Heathrow Opportunity Area. These emerging plans will see new workspace for 25,000 new jobs in the area, setting out the Council's vision and plan for sustainable growth over the next 15 years.

- 28 conservation areas
- Two neighbourhood forums (Butts Farm and Osterley) and 2 Opportunity Areas (Heathrow Opportunity Area and Great West Corridor) and two Housing Zones (Hounslow Town Centre and Feltham)
- 1,219 hectares of Green Belt and 777 hectares of Metropolitan Open Land

PROJECTS

-  Heston Leisure Centre
-  Bristol Court
-  Our Feltham
-  Clements Court



HESTON LEISURE CENTRE

PROJECT ADDRESS: **New Heston Road, Hounslow, TW5**
PROJECT STATUS: **Completed**
COMPLETION DATE: **November 2016**

Client: **LB Hounslow** Architect: **Studio ELLP** Planner: **Dalton Warner Davis**

This scheme is of a high design standard that offers a total of 206 residential units across three sites and over 40 per cent affordable housing provision, including social rent and shared ownership. All the homes are within walking distance to surrounding provisions, including Heston leisure centre with a variety of facilities, including a gym, 25m pool, an indoor cycling facility, dance studios and a café, that are also open to schools and local clubs. The centre and its surrounding area further aids community engagement as it is very close to the library and work centre, as well as the playgrounds, Heston Park and tennis courts, enabling interactions between residents of all ages. These various facilities can not only improve the relationship of the community, but also residents' health.



BRISTOL COURT

PROJECT ADDRESS: **Bristol Court, United Drive, Feltham, TW14**
PROJECT STATUS: **Completed**
COMPLETION DATE: **August 2019**

Client: **LB Hounslow** Architect: **PRP Architects** Planner: **PRP Planning Consultants**

Bristol Court is comprised of 94 extra care, 100 per cent socially rented homes currently under construction. The building will comprise of 86 one-bedroom flats and eight two-bedroom flats. Of these homes 67 are for the elderly, 12 for individuals with dementia, and 15 for those with learning disabilities. While residents will be encouraged to live independently, there are a range of 24-hour on-site provisions for residents to enjoy. Some of these facilities will consist of a reception area, assisted bathrooms, multiple activity rooms, dining and lounge areas, laundry rooms, and three gardens. With its incorporation of green space, the scheme promotes healthier lifestyles for residents with the aim to bring them together as a community. The area is also well served by train and underground to central London and by buses to the rest of the borough, which can encourage residents to spend time outside of their home and within the community.



OUR FELTHAM

PROJECT ADDRESS: **Feltham Town Centre, Feltham, Middlesex TW13**
PROJECT STATUS: **Design Stage**

Our Feltham is part of the Hounslow Council's regeneration programme to engage local people. A key element is to engage the next generation in regeneration and enthuse them about the part they can play in shaping where they live. The Council has been working with the Rivers Academy sixth formers in Feltham for the second-year running. In 2017, the 10-week project required the students to design a community café from a former toilet block and a wall of fame about local heroes, community champions and celebrities. The 2018 project saw the students conduct town centre user surveys, using the results to suggest improvements for the town centre. In both years, the students received talks and advice from local historians, theatre and arts groups, local businesses, architects, Council Officers and Councillors to understand local heritage, local democracy and regeneration. They also role-played a Planning Committee, discussing real life proposals. The school projects inspired the Council to choose Feltham Green to participate in the GLA Social Integration Design Lab.



CLEMENTS COURT

PROJECT ADDRESS: **Clements Court, Hounslow, TW4**
PROJECT STATUS: **Completed**

Following the Grenfell tragedy, many residents were understandably worried about their safety and the homes in which they were living. Hounslow were receptive to such concerns and were the first council in the country to respond to Grenfell. Tests were carried out on the seven tower blocks in Hounslow that were clad with aluminium panels, and it was found that one of these tower blocks (Clements Court) failed a critical combustion test. This block was quickly attended to following the negative test results, and work to take off the cladding begun only a few days after this disclosure. All the panels were removed carefully and were recorded in order to ensure that the new solid aluminium pieces would be a precise fit. In under two weeks, all of the aluminium composite material cladding was removed. Work did not end here, however, as over the next four months other changes were made to ensure tenants' safety, such as the installation of new fire safety doors. Hounslow's quick response to Grenfell and the installation of new fire safety doors, highlights one of the Council's top priorities in ensuring the safety of its residents.



ISLINGTON

CURRENT POPULATION

206,125 

FORECAST 2039 POPULATION

265,730 









LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

7,750 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

465 



MAP KEY

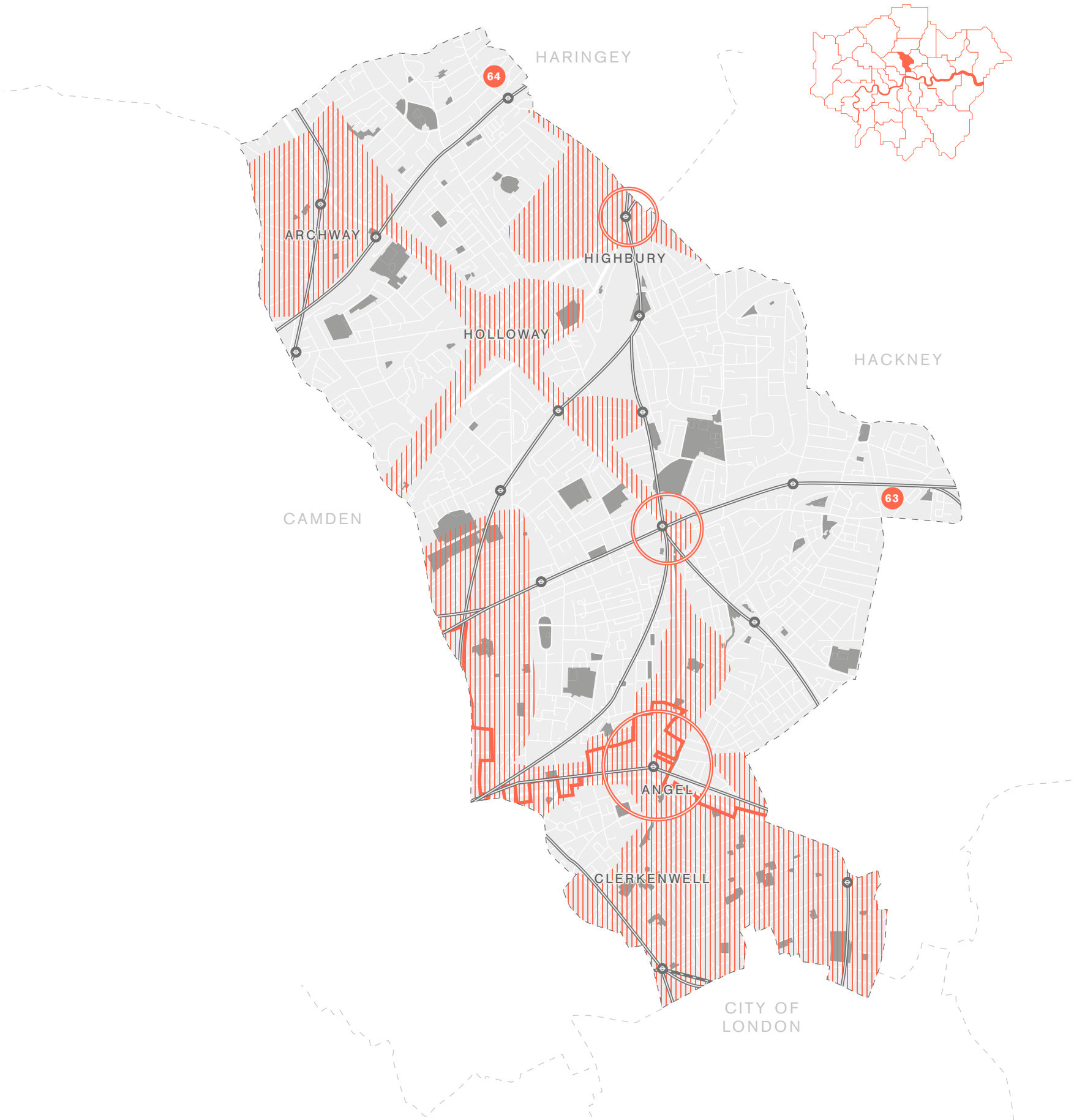
-  GROWTH AND DEVELOPMENT AREA
-  TOWN CENTRES
-  CENTRAL ACTIVITY ZONE
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  CROSSRAIL
-  RAIL STATION

Islington comprises a range of inner London typologies, from the City fringe and Tech City in the south to the bustling Holloway Road in the north. With the highest residential density in the capital, future development opportunities lie within the intensification of existing areas such as Archway, Highbury Corner and Holloway Road.

- Highest population density of any London borough (158.4 people per hectare compared to a London average of 56.6)
- One Crossrail station at Farringdon
- Islington had the biggest reduction in housing targets by the Mayor's Draft London Plan — down 39 per cent

PROJECTS

-  63 Dover Court
-  64 Brickworks





DOVER COURT

PROJECT ADDRESS:
Dover Court Estate, N1

PROJECT STATUS:
Completed

COMPLETION DATE:
March 2019

Client: [LB Islington](#) Architect: [Pollard Thomas Edwards](#) Structural Engineer, Sustainability and M&E Consultant: [calfordseaden](#) Contractor: [Lovell Partnerships](#) Landscape Architect: [Farrer Huxley Associates](#)

Building 72 new mixed-tenure homes on underused garage and car parking spaces, this project includes family houses and apartments for older residents. 70 per cent of the homes are for social rent and 30 per cent have been allocated for market sale. Resident consultations enabled to identify improvements to the open spaces, pedestrian circulation and community facilities. This project is an example of how a local authority can act as a developer, delivering social housing and improvements to the public realm and community facilities.



BRICKWORKS

PROJECT ADDRESS:
Crouch Hill, Holly Park, N4

PROJECT STATUS:
Completed

COMPLETION DATE:
January 2018

Client: [LB Islington](#) Architect: [Brady Mallalieu Architects](#) Employers Agent: [Baily Garner](#) Planning Consultant: [HTA](#) Structural Engineers: [Consibee and CTP](#) Energy/MEP Engineer: [Baily Garner](#) Acoustic Consultant: [Spectrum](#) Fire Consultant: [BWC Fire](#) Contractor: [Higgins Construction](#)

Replacing an unsightly car park with 23 social rented homes allocated on a 'local lettings' basis, Brickworks is the result of meetings with local residents, interested groups and the council, who agreed that housing for social rent and a large community centre would be built on the site. The community centre acts as a focus for the Holly Park estate – designed through a series of workshops with residents, eight community groups and users. By re-using the original car park's footprint, mature trees around the site have been preserved and are enjoyed by residents from their balconies and windows.

KENSINGTON AND CHELSEA

CURRENT POPULATION

158,649 

FORECAST 2039 POPULATION

182,845 











LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

4,480 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

336 





MAP KEY

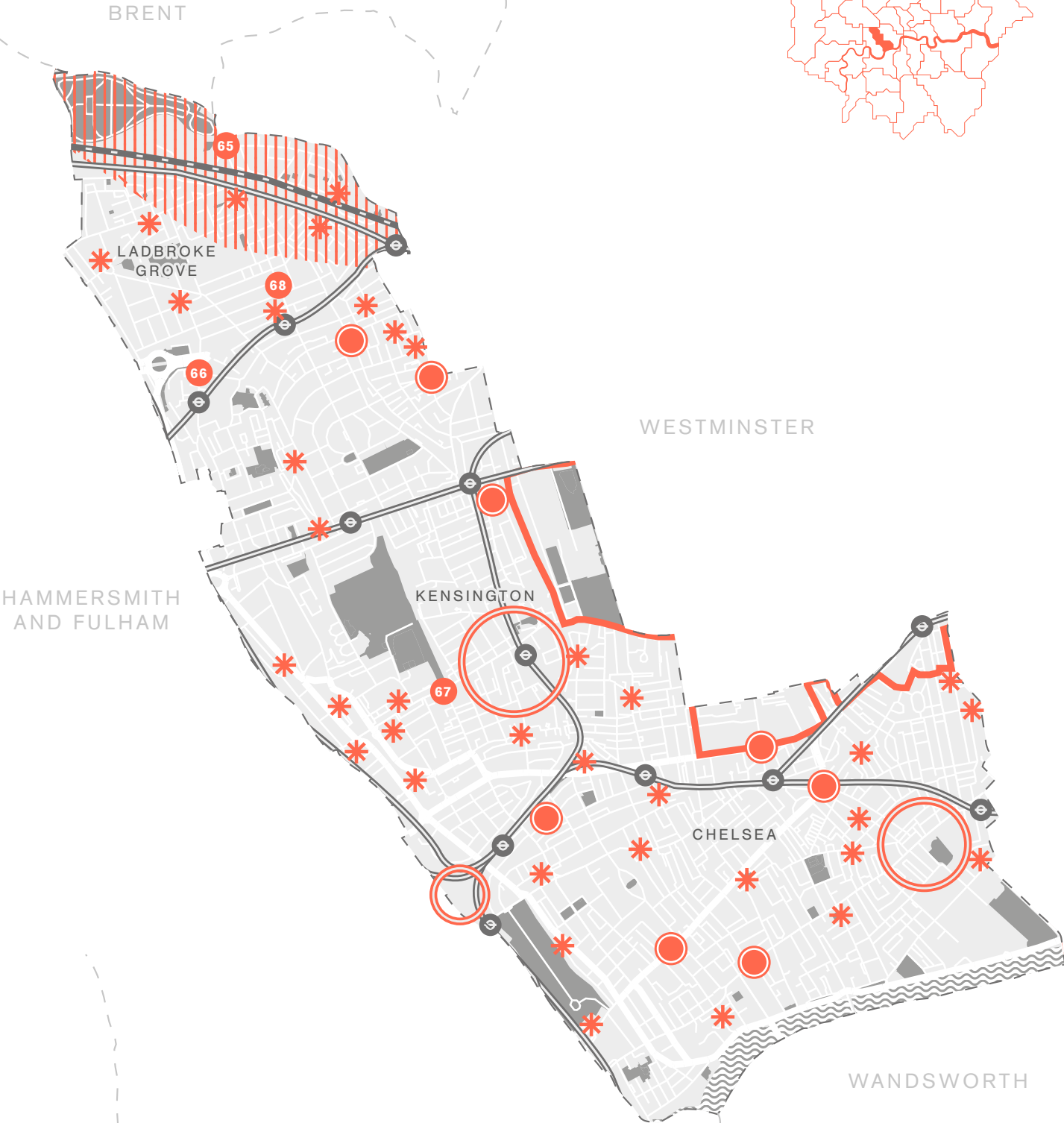
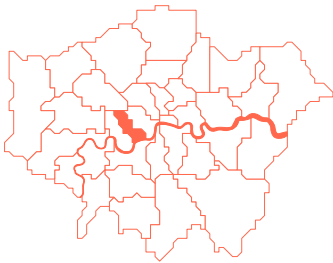
-  GROWTH AND DEVELOPMENT AREA
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  DISTRICT CENTRES
-  CENTRAL ACTIVITY ZONE
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  CROSSRAIL
-  RAIL STATION

Home to world-renowned museums, hospitals and heritage, RBKC is typically regarded as a place of great wealth — however alongside some the highest property prices in the country lie areas of great deprivation. We now have a Council Plan which directly seeks to address these inequalities. Building upon the strength of the our communities and to provide them with the facilities, the homes and the opportunities that they need is central to addressing this challenge. Future development will focus on West Kensington and Kensal Canalside, alongside estate regeneration, to deliver affordable homes whilst balancing the needs of local communities and retaining the borough's existing heritage. The Kensal Canalside Opportunity Area — the last remaining large brownfield site in the borough — in particular offers the opportunity to meet a significant part of the borough's housing needs, but requires significant infrastructure investment to unlock capacity.

- London's fourth highest population density 1,330 listed buildings
- The Kensal Opportunity Area is a challenge, with a difficult site in multiple ownership
- Three Opportunity Areas

PROJECTS

-  Middle Row Primary School
-  Silchester Housing
-  The Design Museum
-  Kensal Canalside



MIDDLE ROW PRIMARY SCHOOL

PROJECT ADDRESS: **Middle Row, W10**
PROJECT STATUS: **Completed**
COMPLETION DATE: **January 2018**

Client: **RB Kensington and Chelsea** Architect: **Penoyre and Prasad** Planner: **DP9 / Taylor Young**
The recently completed development, constructed over a five-year period between 2013 and 2018, provides a new 450 student primary school, with new speech and language centre and nursery, as well as landscaped square and new high quality MUGA. Through improvements to layout and building orientation, the site now accommodates three high quality housing blocks that deliver 42 new homes for borough residents. The new high quality and attractive buildings serve to activate a previously ‘dead’ frontage along Middle Row itself, as well as providing further animation to Southern Row and Kensal Road, where two of the new residential blocks are accessed. The project is a success story in redeveloping underutilised school sites for high-quality mixed-use development, while providing significant improvements to local school facilities and provides homes to support strategic local housing and education priorities, as well as helping to kick-start development in a key employment zone.



SILCHESTER HOUSING

PROJECT ADDRESS: **Silchester Estate, Shafleet Drive, W10**
PROJECT STATUS: **Completed**
COMPLETION DATE: **February 2017**

Client: **Peabody and RB Kensington and Chelsea** Architect: **Haworth Tompkins** Structural Engineer: **Conisbee** Services Engineer: **Max Fordham and Designbrook** Contractor: **MACE** Cost Consultant: **Baily Garner**
By working with the community, a disused part of the existing Silchester Estate has been thoughtfully regenerated into a mixed-tenure development of 112 new homes, new community spaces, shops and amenity spaces. Integrating an existing 20-storey residential tower, the scheme sensitively knits into its context. The scheme delivers 75 per cent affordable homes, providing family homes for social rent, shared ownership and sale apartments. Silchester was built in two phases to allow the on-site community of residents, who wished to remain, to move directly into the new scheme. Wrapping around a large communal garden, the triangular block has been designed to ensure all homes are dual aspect. Generous day-lit communal entrance cores connect to the garden and provide access to upper levels. A new public mews has been created alongside an existing railway viaduct, with railway arches to be reused as new commercial spaces.



THE DESIGN MUSEUM

PROJECT ADDRESS: **Kensington High Street, W8**
PROJECT STATUS: **Completed**
COMPLETION DATE: **November 2016**
Design Museum Project Team OMA: led by **Rem Koolhaas** Interiors: **John Pawson**

The grade II* listed former Commonwealth Institute designed by RMJM was transformed into the new home of the Design Museum in 2016, providing new retail and residential blocks and a new public realm setting for the building with bubbling fountains echoing Sylvia Crowe’s original angular reflecting pool. The arrival of the Design Museum and in 2018 the third Japan House world-wide promoting Japanese design and technology have strengthened Kensington High Street, which is experiencing a significant retail transition, as a cultural hub. The council is now working with Kensington Business Forum and the cultural institutions to revitalise Kensington High Street through cultural place-making. Initially this will be through streetscape interventions to position it as Creative Kensington High Street. There are longer-term ambitions to restore and reconfigure the Central Library and transform the space outside into an events space that can attract more footfall to the High Street.



KENSAL CANALSIDE

PROJECT ADDRESS: **Ladbroke Grove, Kensington, W10**
PROJECT STATUS: **Design stage**
Client: **RB Kensington and Chelsea** Team Leader: **Daniel Massey** Senior Planning Officer: **Megan Rowe** Planning Officer: **Eleanor Selby** Icen Projects: Director: **Philippa Curran** Director: **Ciron Edwards** Consultant: **Livi Smith** Built ID: **Freddie Wells Savannah de Savary**

The Kensal Canalside Team are taking a different approach to engagement in the production of a site specific supplementary planning document. We are creating a fluid and responsive process that engages stakeholders on key issues and provides information about why large sites need to come forward at high density and how this might look. So far, the focus has been on meeting key stakeholders in person to explain the project, the site and the team’s role. Over the last six months we have met with over 30 stakeholders including resident’s groups, local businesses and landowners, with a ‘blank piece of paper.’ We have also held four drop in sessions around the site in a similar vein. Moving forward, the project will build on these connections and, working with Icen Projects and Built ID, deliver a continuous options appraisal, that will also explain how masterplans for a large site are developed.



KINGSTON

CURRENT POPULATION

160,060 

FORECAST 2039 POPULATION

196,042 










LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

9,640 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

713 



MAP KEY

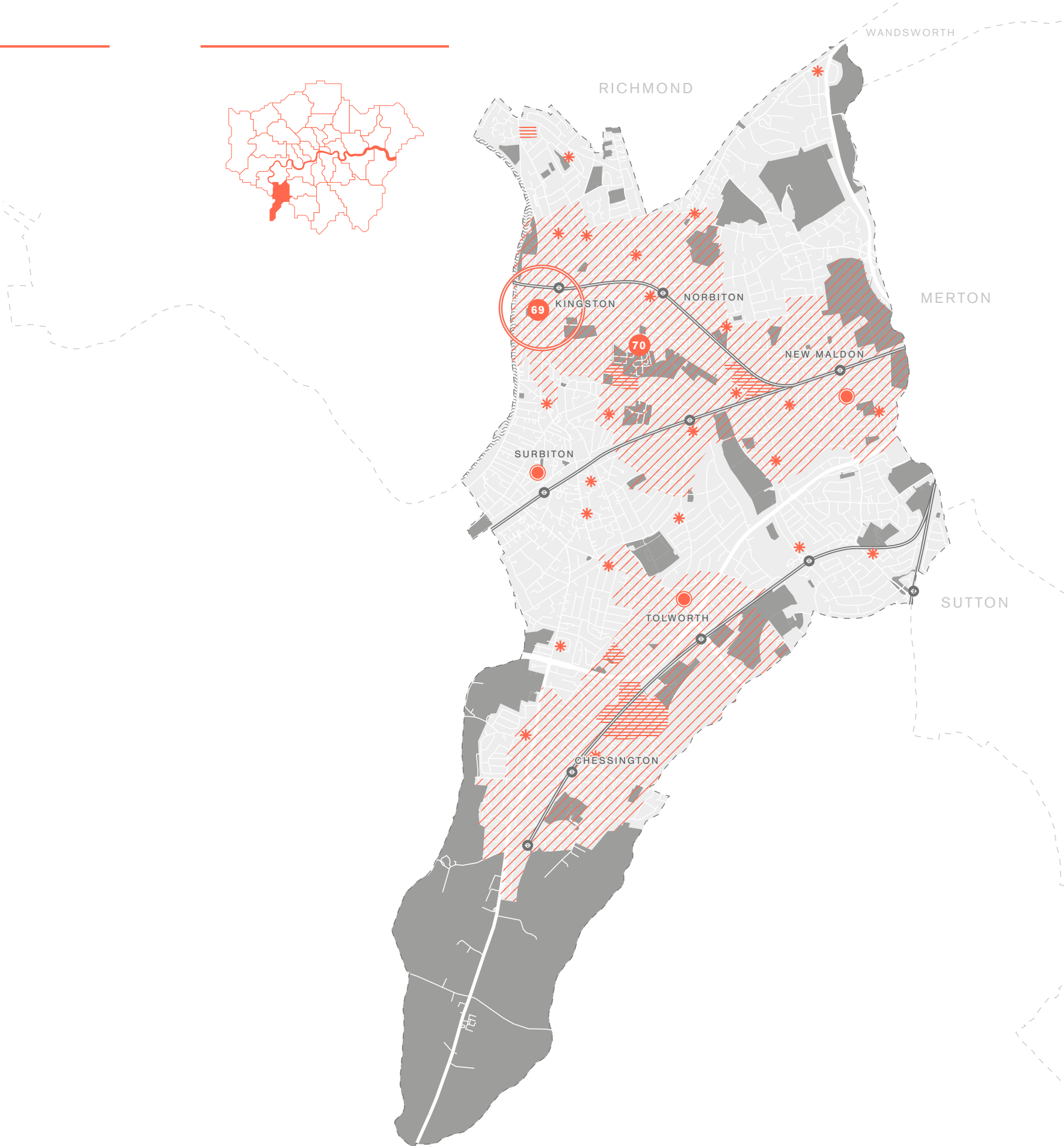
-  OPPORTUNITY AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  DISTRICT CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL STATION

Kingston has a rich offering of culture, arts, heritage, open spaces and high performing retail and educational facilities. With increased housing targets and the potential arrival of Crossrail 2 to all ten of the borough's train stations, Kingston is set to change. The Council is working with its community and stakeholders to collectively take a proactive approach to support and shape its future. Ambitions to support a range of businesses including SMEs, hard-wire culture and diversify the economy are recognised as key elements to retain local talent and support sustainable development. Kingston's emerging Opportunity Area, Local Plan and development and potential Crossrail 2 stations will all help support and shape the borough's ambitions.

- £30 million investment in Go Cycle scheme
- The first free 24/7 Wifi in London —Connecting Kingston provides borough-wide Wifi, faster broadband and better reception. The second phase of the project will be connecting small cell technology across the borough to collect and analyse data around environmental themes
- Kingston is home to the largest Korean community in Europe (an estimated 20,000 individuals in and around New Malden); it is also home to large Tamil, Indian and European communities

PROJECTS

-  The Royal Exchange
-  Cambridge Road Estate Regeneration





THE ROYAL EXCHANGE

PROJECT ADDRESS:
Ashdown Road, KT1

PROJECT STATUS:
Under construction

COMPLETION DATE:
2023

Client: **St George West London** Architect: **John Thompson and Partners.**

The former telephone exchange building is located Kingston town centre and is part of the site owned by St George, a subsidiary of the Berkeley Group. St George are developing the wider site for 319 homes. Of these, 53 will be affordable. There will be 3,700 sqm of commercial floor space to include retail, café and restaurant uses as well as office and community use. This development will also include a 24-hour concierge, landscaped gardens and underground parking. The Telephone Exchange building on the Royal Exchange site, is a Grade II listed red brick building and will house the Exchange Workspace project. The project is designed to enable a flexible workspace for entrepreneurs, start-ups and small companies in Kingston town centre. The council's objective is to enable the provision of working space for digital, scientific, creative, technology and local growth sectors with a mix of desks/offices at market rents and affordable rates.



CAMBRIDGE ROAD ESTATE REGENERATION

PROJECT ADDRESS:
Tadlow House, Washington Road, KT1

PROJECT STATUS:
Residents' ballot, Master-planning

COMPLETION DATE:
2031–2036

Client: **RB Kingston upon Thames** Joint venture partner: **Countryside Properties (UK) Limited** Masterplan Architect: **Patel Taylor**

Cambridge Road Estate, the council's largest regeneration programme, aims to deliver over 2,000 high-quality new homes over 10–15 years, as well as new gardens, play areas, streets and community facilities to revitalise this estate. To achieve delivery, a joint venture with RB Kingston and Countryside shares the risks and rewards of delivery. Kingston is committed to following mayoral guidance for estate regeneration and will put proposals to a resident ballot this autumn, 2019. Since May, a wide range of events have been held with residents and the wider community, where aspirations and ideas have helped shape a masterplan for the future of the estate. Rebuilding the estate to provide more social homes, as well as homes for shared equity/ownership and private sale, is a key objective alongside the aim to maximise wider social value opportunities including new training, jobs, local business initiatives and community amenities in the borough.

LAMBETH

CURRENT POPULATION

303,086 

FORECAST 2039 POPULATION











388,848 

LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)





13,350 

With the potential for more than 40,000 new jobs and 32,000 new homes over the next 20 years, the council is working closely with investors and developers to drive inclusive growth to secure high quality, mixed-use, good jobs driven growth, with positive outcomes for all the community. Since 2014, the council's use of CIL has produced a ten per cent increase to neighbourhood funding to support local communities as change and growth happens.

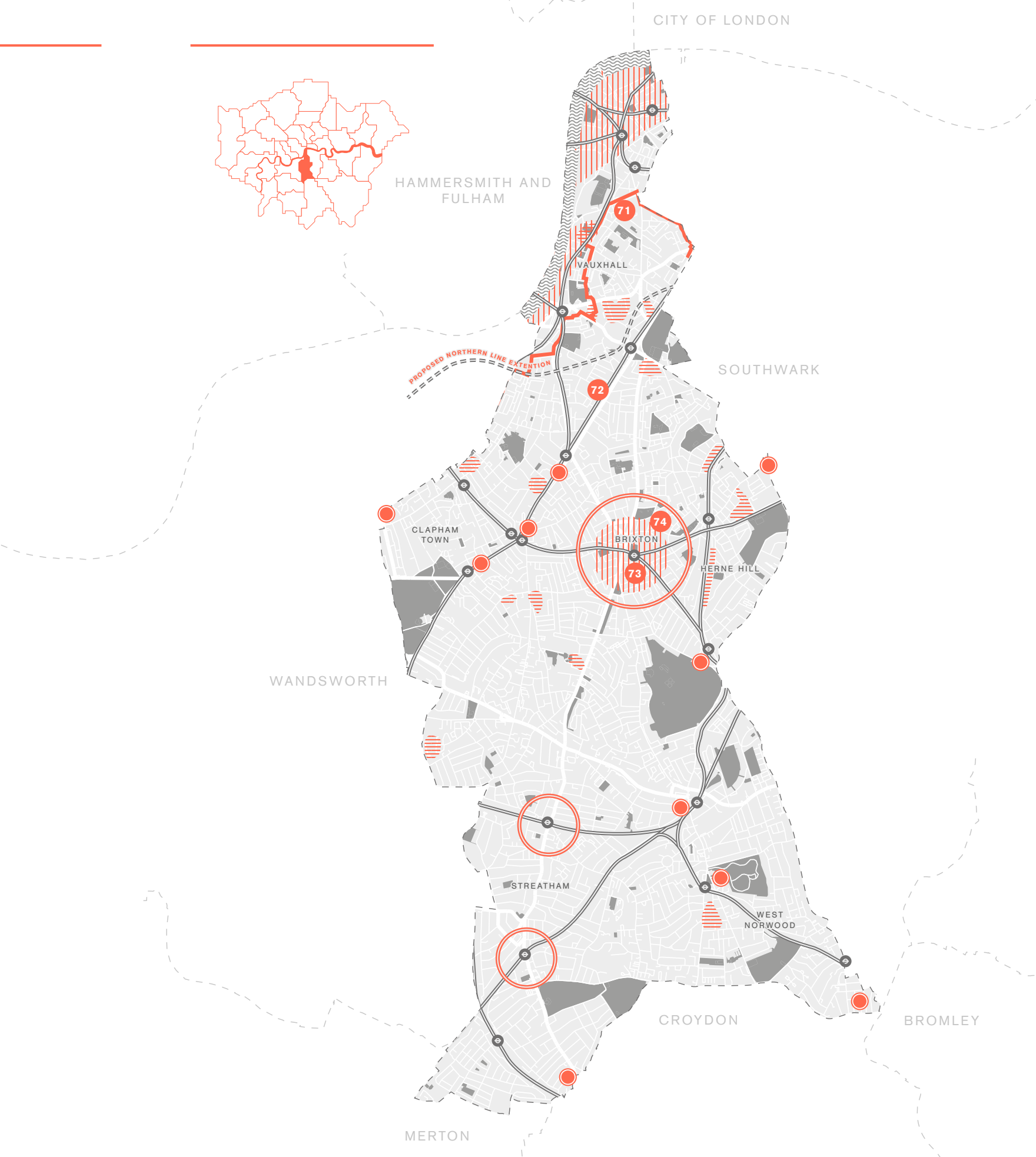
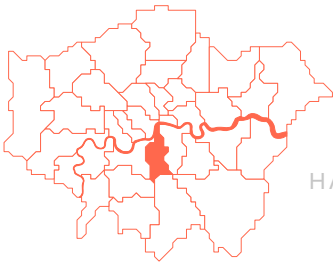
MAP KEY

-  GROWTH AND DEVELOPMENT AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  DISTRICT CENTRES
-  CENTRAL ACTIVITY ZONE
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL EXTENSION
-  RAIL STATION

PROJECTS

-  Lollard Street
-  South Lambeth
-  Electric Avenue
-  International House

-  Two designated Opportunity Areas in Waterloo and Vauxhall
-  Over 20,000 jobs created since 2009
-  Lambeth has launched the biggest house- building programme for a generation with a plan for 1,000 extra homes at council-level rent



LOLLARD STREET

PROJECT ADDRESS: **Lollard Street, Kennington, SE11**

PROJECT STATUS: **Completed**

COMPLETION DATE: **April 2019**

Client: **LB Lambeth/Homes for Lambeth** Architect: **Darling Associates**
Developer: **Braeburn Estates**

Lollard Street development is made up of 89 new homes including 70 at council-level rent, 19 homes for private sale, a new nursery, children’s centre and communal gardens – providing an important contribution to Lambeth Council’s efforts in tackling the housing crisis. The surrounding land is being developed by Braeburn Estates for the Council as one of the conditions imposed as part of the planning permission to redevelop the Shell Centre at Waterloo. Braeburn is carrying out the building work for Homes for Lambeth, the Council’s development company which will be used to build more and better homes that Lambeth residents need. The scheme will improve pedestrian access through the area, with new landscaping and public realm. The result embodies a modern development of high-quality new homes designed for families, which will act as a benchmark for creating off-site affordable homes to satisfy planning agreements.



SOUTH LAMBETH

PROJECT ADDRESS: **Dorset Road, SW8**

PROJECT STATUS: **Planning granted**

COMPLETION DATE: **January 2025**

Client: **Homes for Lambeth** Lead Consultant: **(JV) Tibbalds and CampbellReith**
Architect: **Pollard Thomas Edwards** Landscape Architect: **Camlins** Engagement,
Planning & Urban Design Consultant: **Tibbalds** Civil & Structural Engineer:
CampbellReith Energy & M&E: **TGA Consulting** Energy Performance
Consultant: **Etude** Development Manager & Employer’s Agent: **CPC Project
Services** Cost Consultant: **Walker Management**

South Lambeth Estate, originally built in the 1960s, features the Corbusier-inspired Wimborne House rising over the rest of the four-storey estate. The new masterplan, which aims to provide a mixed tenure, mixed-use development, plus improvements to Wimborne House, delivers a more coherent estate layout with better connections to the surrounding area and more usable shared outdoor space. The scheme involves the development of 362 new and replacement homes, a mix of apartments, maisonettes and mews houses, plus a new community hub, retail and business space.



ELECTRIC AVENUE

PROJECT ADDRESS: **Brixton, SW9**

PROJECT STATUS: **Completed**

COMPLETION DATE: **September 2016**

Strategy, design, and construction team: **FM Conway, Gort Scott, Mace, AR-Urbanism, Polimekanos, Quarterbridge, ROI** Local steering group members: **Lambeth Council, The Brixton Society, Brixton Market Traders Federation, Brixton BID, Group Geraud UK Ltd**

Markets embody creativity, innovation, culture and a genuine point of difference to high street chains, attracting more people and adding more value to surrounding businesses. The Electric Avenue public realm works took place to support its role as the thriving, bustling market street that it was initially designed to be— with traders and business owners benefitting from increased footfall and a clean and pleasant working environment. Lambeth engaged closely with traders and business owners about how to make Electric Avenue cleaner, safer and more accessible. Investment has been spent on repaving, new lighting, new market stalls and gazebos; improved stall layout and Electric Avenue rooftop illuminated sign. The improvements have also led to positive changes in the way the market is managed, and waste is collected. The design fulfils local aspirations for a pedestrian-priority public realm, with more legible entrances and widened public access. De-cluttering, without losing the quality and ‘mess’ that makes the street special and gives it a sense of liveliness, is a key guiding principle.



INTERNATIONAL HOUSE

PROJECT ADDRESS: **Canterbury Crescent, Brixton, SW9**

PROJECT STATUS: **Under construction**

COMPLETION DATE: **2023**

Client: **LB Lambeth** Operator: **3Space**

One of London’s largest affordable workspace, this council-owned 11-storey block will be run by 3Space for five years. The former council office re-opened in September 2018 providing space for new and growing businesses, social enterprises and charities, with a focus on design, technology, creativity and innovation. As the UK’s first Living Wage Building, all tenants based within the co-working building are obliged to pay at least the London Living Wage to their employees and contractors. In the heart of the Brixton Creative Enterprise Zone, 3Space operate a BuyGiveWork model where for every space bought by a business, space is given away for free to charities or social enterprises. Fully occupied, the building supports up to 825 jobs. International House is part of the award-winning Lambeth Works programme of affordable workspace, a strategic response to the need for more affordable workspace. It contributes to our drive to create a world-class ecosystem for start-ups and micro-businesses and is a key commitment in Creative Ways to Grow, Lambeth’s Creative and Digital Industries Strategy for Growth.



LEWISHAM

CURRENT POPULATION

275,885 


FORECAST 2039 POPULATION

347,453 












LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

16,670 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

384 

MAP KEY

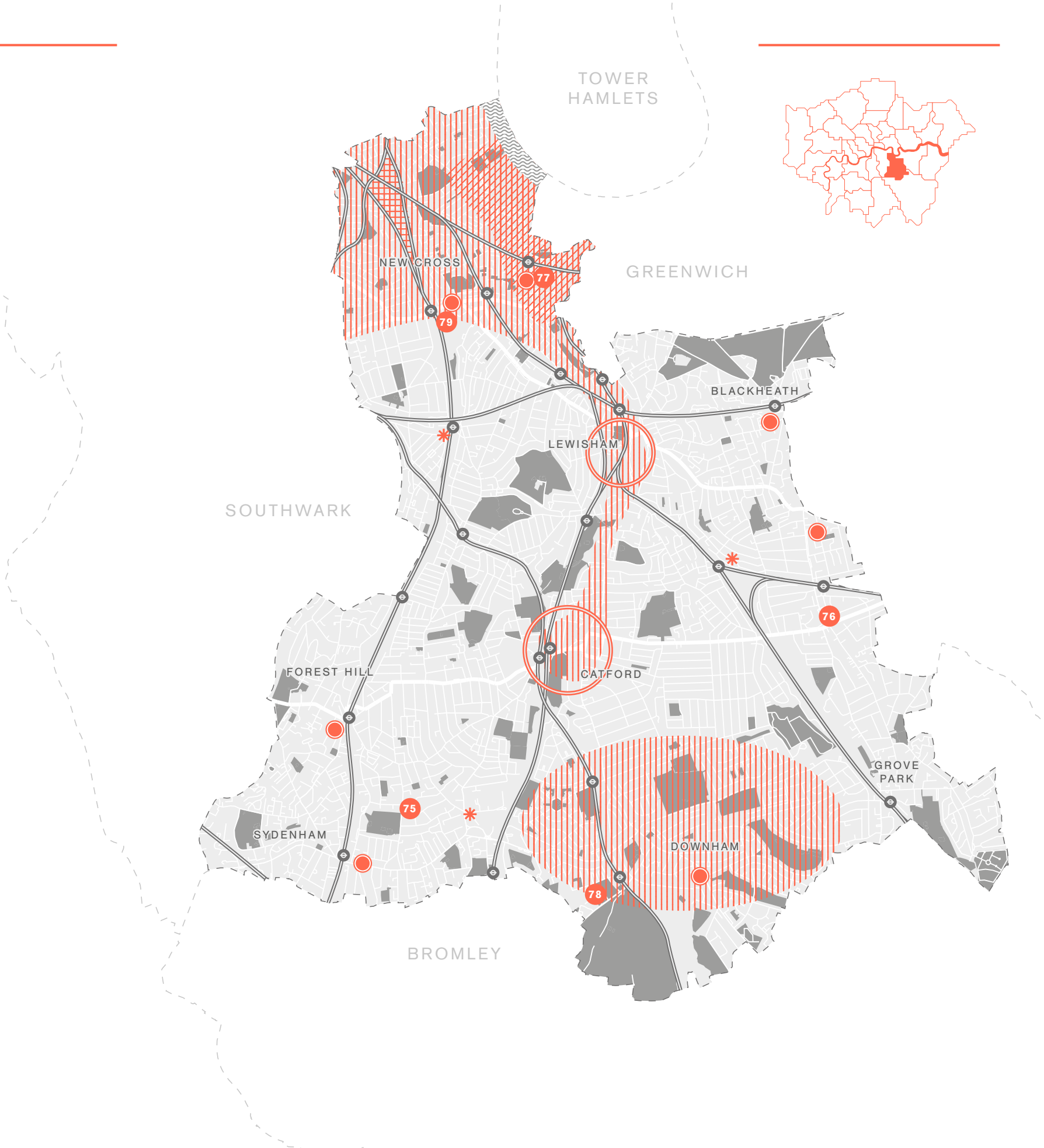
-  OPPORTUNITY AREA
-  GROWTH AND DEVELOPMENT AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  DISTRICT CENTRES
-  CENTRAL ACTIVITY ZONE
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL STATION

Lewisham is a borough of many unique neighbourhoods, each of which have their own distinct character and community from the historic cores of Deptford and Blackheath to cottage estates of Downham and Bellingham. Much of the north of the borough is covered by two Opportunity Areas where new investment has been directed in recent years, with delivery of a significant amount of new homes (including affordable housing), modern workspace and supporting infrastructure. Continued investment will be supported in this area, and further enhanced by the proposed Bakerloo Line Extension. Lewisham is in the process of a Local Plan review which will ensure that Good Growth is delivered locally. Driven by a character-led strategy, the new plan will provide a renewed emphasis on Lewisham's neighbourhoods and communities, ensuring that they are inclusive, healthy and liveable places. Where areas have a strong existing character, such as Blackheath and Telegraph Hill, this will be reinforced. Opportunities will also be taken to reimagine the character of areas, such as in Bell Green and Lower Sydenham, where there is potential to improve local character and make more beneficial use of sites.

- Over 170 Languages spoken in the borough
- Proposal for Bakerloo Line Extension to New Cross Gate and Lewisham and possibly on to Ladywell, Catford Bridge and Lower Sydenham with the earliest services running from mid-2030s
- Green space encompasses a fifth of the borough. Beckenham Place Park is the borough's largest green space, covering 98 ha containing large areas of ancient woodland

PROJECTS

-  Mayow Road
-  Precision Manufactured Homes Programme
-  The Deptford Project
-  Beckenham Place Park
-  Goldsmiths Centre for Contemporary



MAYOW ROAD

PROJECT ADDRESS: **Sydenham, SE23**
PROJECT STATUS: **In Planning**
COMPLETION DATE: **August 2021**
Client: **LB Lewisham (Lewisham Homes)** Architect: **Avanti Architects**
Employers Agent: **Calford Seaden**

This development is made up of thirty two new council homes on Mayow Road. This 100 per cent affordable housing scheme sits adjacent to Mayow Park in Sydenham and will provide twenty six new homes made up of a mix of two and three-bedroomed apartments. These homes will provide temporary accommodation for homeless families, as well as six supported living homes for residents with learning difficulties and/or autism. Working in partnership with NHS England through their 'Transforming Care Programme', the supported living accommodation will help residents to live more independently in a safe, inclusive and integrated setting. As part of the development, supported living residents will be provided with 24/7 on-site care and support, as well as an attractive communal garden space for their sole use.



PRECISION MANUFACTURED HOMES PROGRAMME

PROJECT ADDRESS: **Burnt Ash Road, Mayfield Home Park, Sydenham Edward Street, New Cross**
PROJECT STATUS: **Out to Tender**
COMPLETION DATE: **April 2021**
Client: **LB Lewisham (Lewisham Homes)** Architect: **Rogers Stirk Harbour + Partners** Employers Agent: **Arcadis**

Following the success of PLACE/Ladywell, Lewisham Council has been keen to deliver more homes utilising the technological advances within the sector. The Precision Manufactured Homes programme aims to use innovative delivery techniques to provide high-quality, cost and time-efficient solutions to build genuinely affordable housing across the borough. This programme will deliver 112 units (34 Temporary Accommodation and 78 Social Rented homes) for those in housing need in Lewisham. The schemes benefit from GLA grant funding.



THE DEPTFORD PROJECT

PROJECT ADDRESS: **Deptford High Street, Deptford, SE8**
PROJECT STATUS: **Completed**
Client: **U + I Planners** Architects: **Nathaniel Lichfield Architects** **Rogers Stirk Harbour, Ash Sakula Architects, Pollard Thomas Architects and Farrer Huxley Associates**

Community consultation started on Valentine's Day 2008 when the applicant brought a beautifully revamped train carriage to the site which was transformed into a café. The carriage became a community hub and a focal point in the heart of Deptford. The aim was to change the perception of the place which at the time was rundown and one which many avoided. The carriage was a means to keep the community to be informed of the latest news of the scheme. Many community events were held around the carriage, in the former market yard — secret cinema, art markets, performances, a Jamie Oliver cooking event and creative pop ups in the disused arches. Through a selection process which sought to celebrate the diversity and creativity within the local community, the renovated arches now house 14 local, independent retailers. The scheme has transformed Deptford into a destination and the community was brought along throughout the scheme's development.



BECKENHAM PLACE PARK

PROJECT ADDRESS: **Beckenham Hill Road, BR3**
PROJECT STATUS: **Ongoing**
LB Lewisham, LUC London, BDP, Thomas Ford Architects

At 96 hectares, this is Lewisham's largest green space with an ancient woodland and a meadow with the Ravensbourne River flowing along the park's eastern side. In 2017 Lewisham Council received £4.6 million of Heritage Lottery Funding (HLF) from the Parks for People programme to turn the golf course into a public park and restore the Grade II listed, 18th Century former stable building located onsite. The redevelopment involved removal of the golf course replaced with a 5km cross-country course, a BMX track, tennis courts, skate park, and an adventure playground. The landscape proposals include the restoration of the pleasure grounds and the natural lake for open air swimming. Beckenham Park Mansion which was formerly the club house now houses artist studios, yoga centre, a café/bar and more. Food and music festivals and open air cinema also take place in the grounds. The former stables are being restored for use as a café and education centre and the neighbouring stable yard cottages will house park related commercial uses. In addition to the HLF funds a further £500,000 of GLA funding has seen 12,000 trees planted in the park.












LONDON LEGACY DEVELOPMENT CORPORATION

LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

21,540 




Mission: “To use the opportunity of the London 2012 Games and the creation of Queen Elizabeth Olympic Park to change the lives of people in east London and drive growth and investment in London and the UK, by developing an inspiring and innovative place where people want and can afford — to live, work and visit”.

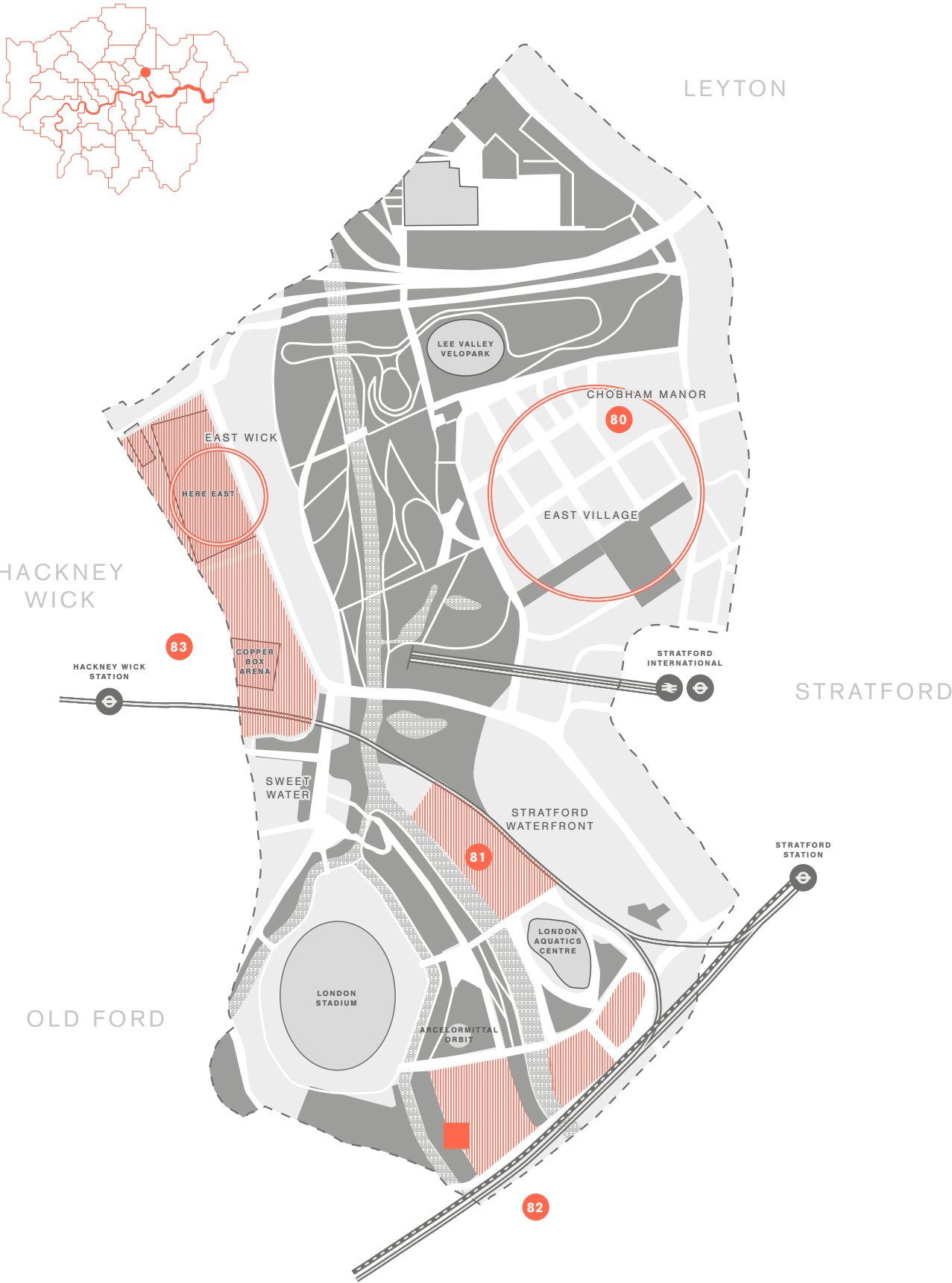
MAP KEY

-  GROWTH AND DEVELOPMENT AREA
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  ENTERPRISE CENTRE
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  CROSSRAIL
-  RAIL STATION

- Over 30 million visits to Queen Elizabeth Olympic Park re-opening in 2014
- 40,000 jobs on or around the Park by 2025
- 33,000 new homes delivered by 2036

PROJECTS

-  Chobham Manor
-  East Bank and Housing
-  Pudding Mill Lane
-  Hackney Wick Central



CHOBHAM MANOR

PROJECT ADDRESS: **Chobham Manor, E20**
PROJECT STATUS: **Phases 1 and 2: Completed
Phase 3: Under Construction**
COMPLETION DATE: **2022/2023**

Developer: **Chobham Manor LLP (Taylor Wimpey & L&Q)** Masterplanners & Architects: **Make, muf architecture/art, PRP** Plot architects: **AHMM, Haworth Tompkins, Karakusevic Carson Architects, Make, Nord, PRP** Structural engineer: **Stephen Wilson Partnership** M&E: **Venables Associates** Sustainability: **PRP Design Consultancy** Geotechnics/Environment: **RSK** Planning Consultant: **Quod**

Chobham Manor, winner of the 2019 NLA Awards Mayor's Prize, is a new family neighbourhood on Queen Elizabeth Olympic Park, setting the standard for the Olympic and Paralympic legacy as the first of five new neighbourhoods. Built to the highest design standards, LLDC's overall vision provided Chobham Manor LLP (Taylor Wimpey and L&Q) the framework to deliver the homes and infrastructure. Chobham Manor will have more than 850 homes, 75 per cent family-sized, in a mix of styles set amongst 1,500sqm of publicly accessible open space, a landscaped central green with play space for children and excellent transport links. Approximately 35 per cent of homes will be affordable. Phases 1 and 2 are complete, Phase 3 is underway with the completion of the final element, Phase 4, due in 2022/2023.



EAST BANK

PROJECT ADDRESS: **East Bank and Stratford Waterfront, E20**
PROJECT STATUS: **Planning granted**

Developers: **Procurement for Joint Venture partner with Bridgewater site due to commence 2019/20**

East Bank, the country's new £1.1 billion powerhouse of culture, education, innovation and growth, is the largest culture and education-led regeneration project since the 1851 Great Exhibition. Bringing world-class institutions such as the V&A (in partnership with the Smithsonian Institution), the BBC, Sadler's Wells Theatre, University College London and UAL's London College of Fashion to the heart of east London, East Bank is a crucial next step in the Olympic legacy. The transformative scheme — comprising three sites — will attract visitors from across the world, bringing more than 10,000 students to the Park, generating 2,500 jobs, a £1.5 billion boost to the economy and 600 new homes at Stratford Waterfront, 35 per cent of which will be affordable. Construction is underway on the project, and with outline planning permission granted for the residential development at Stratford Waterfront, procurement for a joint venture partner for this site and Bridgewater will be taking place shortly.



PUDDING MILL

PROJECT ADDRESS: **Pudding Mill Lane and Bridgewater, E15**
Pudding Mill Lane Architects: **Gort Scott, 5th Studio, Jonathan Cook** Landscape Architects
Bridgewater Architects: **Mikhail Riches, RCKa, William Matthews Associates, BBUK Landscape Architect**

The new Pudding Mill neighbourhood — containing Pudding Mill Lane and Bridgewater sites — will deliver approximately 1,500 new homes (40 per cent affordable), alongside workspace to facilitate 2,000 jobs, and a thriving new neighbourhood centre. Approximately 900 homes will be delivered at Pudding Mill Lane, with a mix of homes to meet local needs including accommodation for older people. Bridgewater will offer approximately 600 new homes, with a focus on family housing. Sustainability will be at the heart of the new neighbourhood, with all commercial buildings aiming for a BREEAM Excellent rating and all residential homes achieving a Code for Sustainable Homes 4+ with a credit score of 75. Design teams have recently been appointed, and a planning application will be submitted early 2021.



HACKNEY WICK CENTRAL

PROJECT ADDRESS: **Hackney Wick, E9**
PROJECT STATUS: **Planning granted**

LLDC is helping to deliver an exciting mixed-use neighbourhood centre in Hackney Wick, with an emphasis on enhancing the affordable workspace offer of what is one of London's most recognisable creative hubs — named a Creative Enterprise Zone by the Mayor of London in 2018. The Hackney Wick Central masterplan — part of the emerging neighbourhood centre — will facilitate up to 850 new homes, including approximately 190 high-quality, well-designed homes to be delivered by LLDC across three strategic sites. Alongside these homes, LLDC will help to deliver around 4,500 sqm of commercial space, studios and flexible retail and community facilities — well connected by the recently upgraded Hackney Wick overground station, winner of national and London RIBA awards and NLA Awards in 2019. With outline planning permission granted in March 2019, LLDC will be procuring a development partner for the Hackney Wick LLDC sites shortly.



MERTON

CURRENT POPULATION

199,693 

FORECAST 2039 POPULATION

227,666 

LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

9,180 





MAP KEY

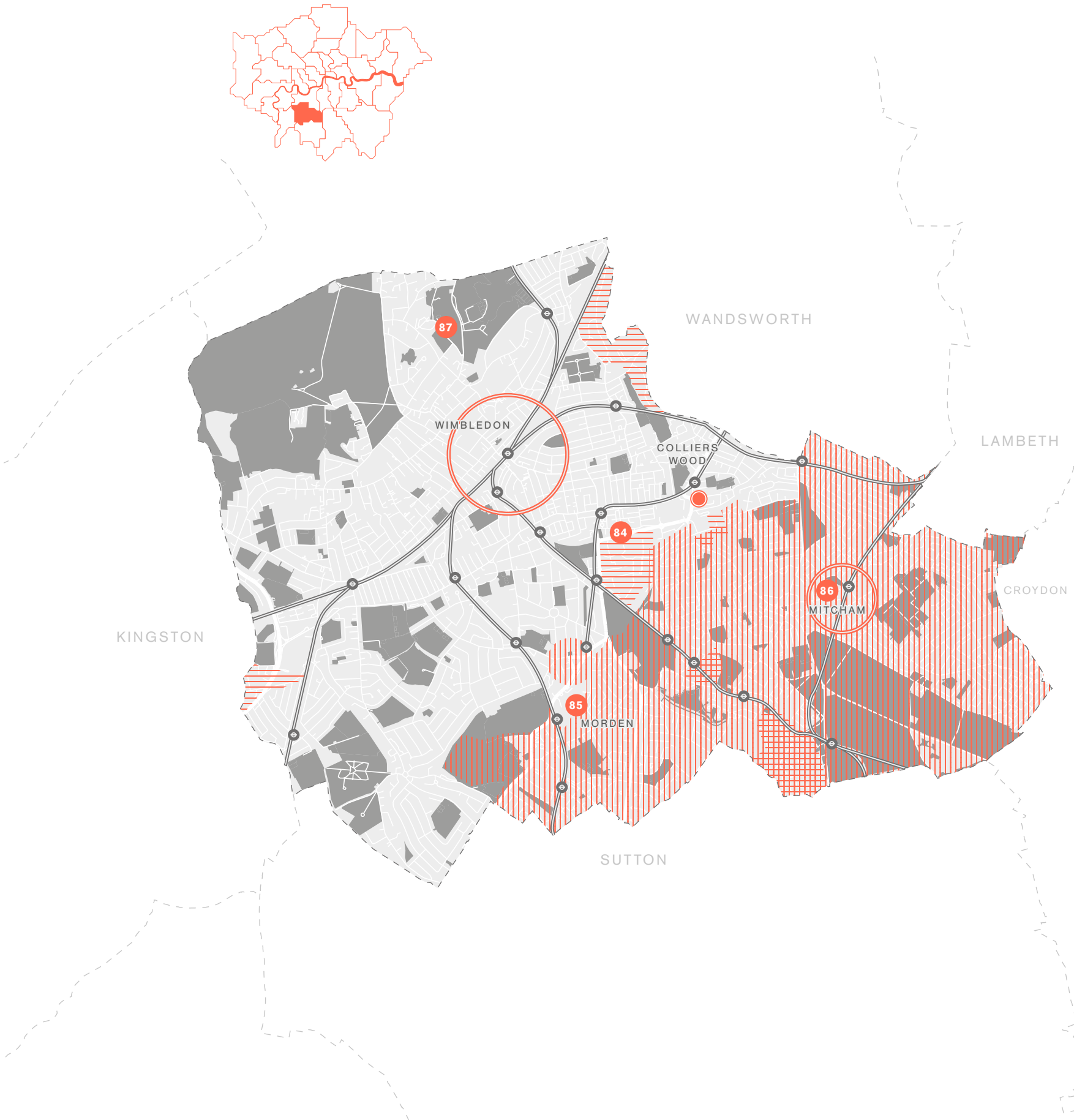
-  GROWTH AND DEVELOPMENT AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL STATION

Merton is in the heart of south London, where urban London adjoins suburban Metroland. Best known for its green spaces and tennis, nowadays the borough is in transition, with an ever-younger population, and investment in business space, schools and transport. Opportunities for growth and regeneration are concentrated along the Northern Line corridor (Colliers Wood, South Wimbledon and Morden) and to the north of the borough on the Tooting borders and north Mitcham. Merton’s largest and best known town centre, Wimbledon, is a vibrant business location and is the only town centre in London accessible by train, tube, tram and bus. Tightly bound by attractive tree-lined streets and conservation areas, Wimbledon’s opportunities are not limited to a potential Crossrail 2 station; there is a strong desire to improve the streetscape, boost businesses and jobs and green the town centre through targeted investment via the Future Wimbledon Masterplan.

- Around 90 per cent of the planning applications received are for sites delivering 10 homes or less
- Merton is the only borough with tube, train, tram and bus
- 10–15 year regeneration of three estates in Merton: Eastfields (Mitcham), High Path (South Wimbledon) and Ravensbury (Morden)

PROJECTS

-  84 High Path Regeneration
-  85 Morden Town Centre Regeneration
-  86 Rediscover Mitcham
-  87 The Wimbledon Masterplan, “Tennis in an English garden”



HIGH PATH REGENERATION

PROJECT ADDRESS: **High Path Estate, South Wimbledon, SW19**
PROJECT STATUS: **Planning granted**
COMPLETION DATE: **December 2028**
Client: **Clarion Housing Group** Architects: **PRP** Project Manager: **MACE**
Planning Consultant: **Savill**

This comprehensive regeneration of an ageing 1950s estate adjacent to South Wimbledon underground station in Merton, creates a new, truly sustainable neighbourhood that integrates with the surrounding area and provides a vibrant, mixed-use and mixed-tenure community for all Londoners. A new neighbourhood park creates an active heart for the community. Up to 1,700 homes are provided across the whole development for all existing residents, with no loss of affordable dwellings, and over 10,000 sqm of commercial, retail, office and space for community uses.



REDISCOVER MITCHAM

PROJECT ADDRESS: **Mitcham town centre, CR4**
PROJECT STATUS: **Completed**
LB Merton (FutureMerton team), Transport for London (Major Schemes / Healthy Streets), Heritage Lottery Fund

The aim of Rediscover Mitcham was to promote local trips into the town centre using sustainable modes such as walking, cycling and public transport. This involved the re-introduction of buses along London Road, which was pedestrianised in 1993. Using Transport for London bus survey data and the latest TfL research into travel patterns and spend, the project team estimated that allowing buses back onto London Road would deliver around 5,000 to 6,000 extra pedestrian trips per day (1,348,875 per year) into the Fair Green area, with an average spend per visit of £32. Providing easy, convenient access to pedestrians and bus users in this way is providing vital custom and footfall for local shops and stalls and will over time inspire new and existing retail outlets to improve their offering to meet new demand. For cyclists too, the new scheme brings many advantages. Cycling is a key transport priority as it can reduce demand for road space, increase healthy lifestyles and have environmental benefits.



MORDEN TOWN CENTRE REGENERATION

PROJECT ADDRESS: **Morden, SM4**
PROJECT STATUS: **Completed**
COMPLETION DATE: **September 2018**
Clients: **LB Merton (FutureMerton team), Transport for London, Kanda Consulting**

The regeneration will deliver 2,000 new homes in a mixed-use development including new retail and public realm spaces and improvements to local transport connectivity. Both public bodies are committed to bringing significant improvements to Morden; working with local residents, businesses, community groups and those that visit Morden to help shape the future of the town centre. Stakeholder engagement and community events were carried out in 2018 and 2019. Focus groups were held with members of the local community including local councillors, residents associations and religious organisations. Pop-up events were held in the town centre, featuring material that the public could interact with to provide feedback on what amenities they would like to see brought forward. A workshop was held with local primary school pupils to engage the next generation of Morden residents and capture the aspirations and creative ideas of young people.



THE WIMBLEDON MASTERPLAN

PROJECT ADDRESS: **All England Lawn Tennis Club, Church Road, SW19**
PROJECT STATUS: **Completed**
COMPLETION DATE: **2028**
The All England Lawn Tennis Club, Grimshaw Architects, Grant Associates

Unveiled in April 2013, the Wimbledon Masterplan sets out the vision for the future and is a framework against which new development will be assessed and refined. The Masterplan presents an opportunity to reinforce the spirit of 'Tennis in an English Garden' by creating a series of distinctive character areas set within an overall landscape framework while enhancing the historic setting and identity of Wimbledon. Court 19 has been replaced by a plaza made up of a series of terraced courtyard garden spaces, each with a slightly different character provided through a careful choice of plants, furniture and materials. The Aorangi Food Court offers a delightful public space where spectators can relax and enjoy the English garden ambience. This year, two "living walls" each five meters tall, were added to the outside of the renovated No. 1 Court. The walls feature 14,344 plants with a built-in, automated irrigation system, their design "reflecting the 'movement' of a wave pattern similar to a tennis ball being hit."



NEWHAM

CURRENT POPULATION

307,984



FORECAST 2039 POPULATION

429,440



LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

32,800



BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

1,123



MAP KEY

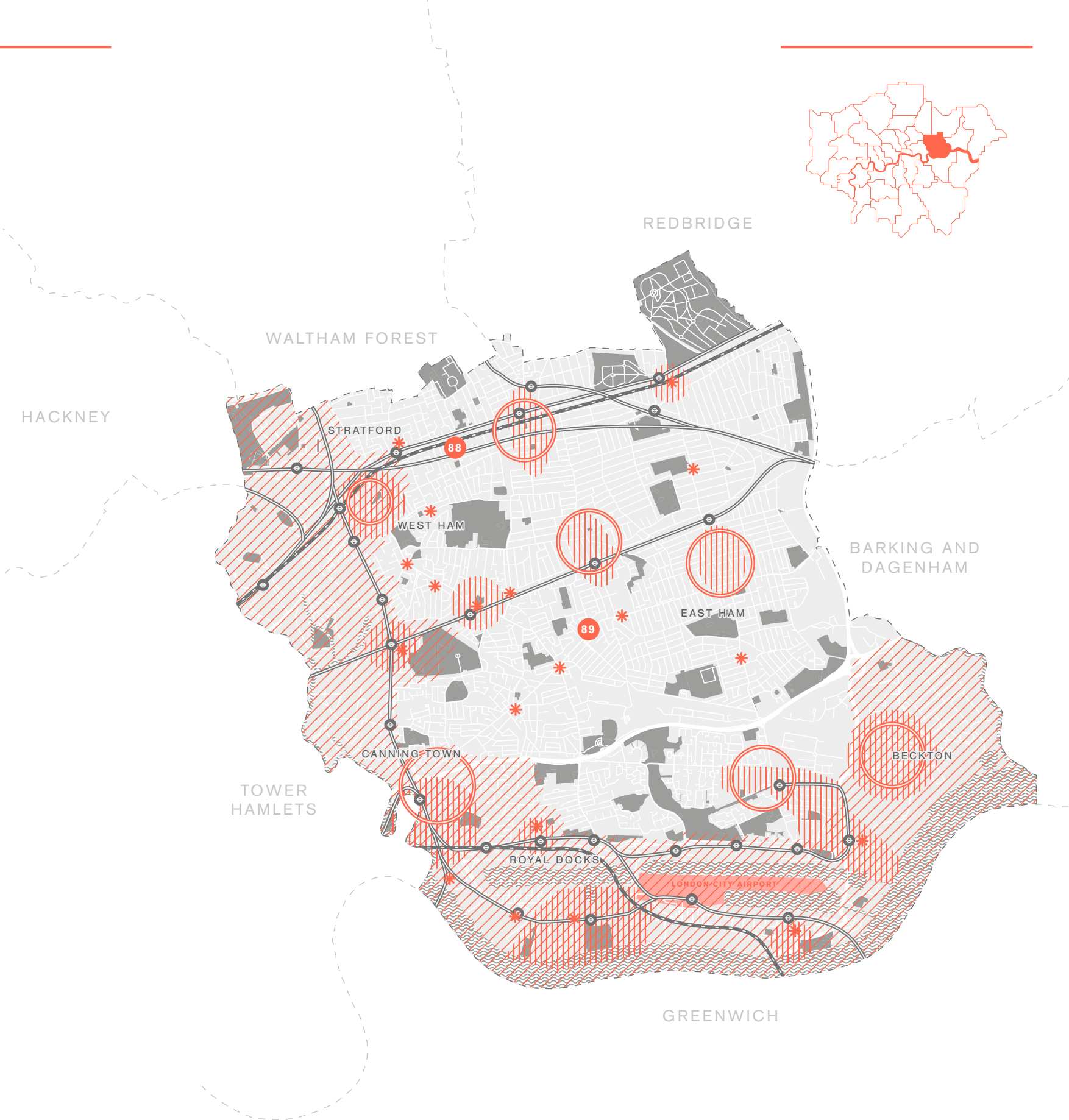
- OPPORTUNITY AREA
- GROWTH AND DEVELOPMENT AREA
- TOWN CENTRES
- NEIGHBOURHOOD CENTRES
- METROPOLITAN OPEN LAND / GREEN BELT
- WATER
- RAIL
- CROSSRAIL
- RAIL STATION

At the heart of East London and a few miles from the City, Newham has an abundance of development land, excellent transport links and a young, energetic and increasingly skilled workforce. By 2023 at least £22 billion will have been invested in Newham, creating more than 43,000 new homes and tens of thousands of new jobs. The arrival of Crossrail will further strengthen connectivity. From the new businesses, cultural organisations and housing coming to Stratford, to the multi-billion pound regeneration of Canning Town and Custom House and the impressive investments in the Royal Docks, Newham is committed to ensuring residents benefit from new opportunities coming to the borough by focusing on employment, education, transport and a fair deal for housing.

- Five Crossrail stations, at Manor Park, Maryland, Forest Gate, Stratford, and Custom House
- Red Door Ventures (the council-owned residential developer) is building more than 15,000 housing units
- 31 large-scale strategic sites identified for housing and mixed-uses

PROJECTS

- 88 Mcgrath Road
- 89 Rathbone Market — Lumire





MCGRATH ROAD

PROJECT ADDRESS:
McGrath Road, Maryland, E15

PROJECT STATUS:
Completed

COMPLETION DATE:
July 2019

Client: [LB Newham](#) Architect: [Peter Barber Architects](#)

The scheme comprises 26 townhouses in Stratford, providing homes through shared ownership for young families who already live and work in Newham. Each house has a deeply recessed arcaded frontage where people can choose to sit out at the street edge. The houses are a radical reworking and reinterpretation of the Victorian back-to-back housing typology popular in England's rapidly expanding industrial cities during the early twentieth century. The dwellings are surrounded by a paved courtyard with trees that complement the space. Incoming residents will populate it with planters and furniture, transforming the courtyard into a convivial and communal space. The typical floor area of each three- and four-storey townhouse is a generous 94sqm. Each house centres around a winding staircase. There is a kitchen and dining room at ground level, bedrooms on the first floor and a living room on the top floor with access to a roof terrace.



RATHBONE MARKET – LUMIRE

PROJECT ADDRESS:
Barking Road, Canning Town, E16

PROJECT STATUS:
Completed

COMPLETION DATE:
2017

[Project Orange architects](#), [Churchman Landscape Architects](#), [Sisk Construction](#), [LB Newham](#) in partnership with the [English Cities Fund](#)

Rathbone Market is a residential-led scheme delivered by English Cities Fund in partnership with London Borough of Newham. It has established a mixed-use community as part of the Canning Town and Custom House Regeneration Programme. The scheme delivered 216 new homes — 54 affordable rental and shared ownership for Notting Hill Housing Association and 87 private rent and 75 for private sale. These properties have a mix of one-, two- and three-bed units across three mid-rise blocks. All ground floor properties are two-storey townhouses, with double-height ceilings and rear amenity space onto the courtyard garden. Apartments on the upper levels have balconies, the majority have a dual aspect. The development is surrounded by two public squares with space for communal activities and a play area for children. It is located close to the transport facilities of Canning Town and lies within a short commuting distance from Canary Wharf.

OLD OAK AND PARK ROYAL DEVELOPMENT CORPORATION

LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

13,670 









In 2015, Old Oak and Park Royal Development Corporation (OPDC) was established as a Mayoral Development Corporation to deliver one of the largest Opportunity Areas, spanning three London Boroughs. OPDC is directly accountable to Londoners through an independent Board and it's mission is to secure maximum benefits for the capital and communities.

We are developing proposals for the first of six new neighbourhoods, known as Old Oak North, with the potential to deliver around 10,000 homes and 5,500 jobs. To kick-start development, OPDC has been awarded £250m from the Housing Infrastructure Fund.

As established in the London Plan, and our draft Local Plan, OPDC's aspiration is to deliver a truly mixed-use development providing infrastructure, homes, jobs and improved public space.



To ensure developments are of the highest possible quality, whilst empowering people to have their say about the design process, OPDC has established a Community Review Group (CRG) made up of residents. The CRG review planning applications to help ensure developments serve the needs of local people, now and in the future.

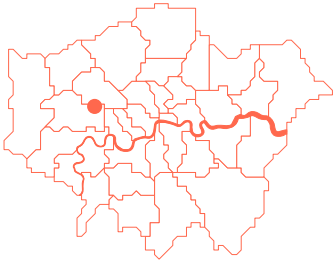
MAP KEY

-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  CROSSRAIL
-  RAIL STATION

- 25,000 homes, including 50 per cent affordable on public land over the next 30 years
- £7.65 billion a year to the economy
- The largest transport hub in a century, where HS2 and the Elizabeth Line (Crossrail) meet, with 80 per cent + journeys made by public transport, walking or cycling
- £1.5m of community-led culture and heritage activities, funded by the Great Place Scheme

PROJECTS

-  First Central
-  Oaklands





FIRST CENTRAL

PROJECT ADDRESS:
Lakeside Drive, Park Royal

PROJECT STATUS:
Under construction

COMPLETION DATE:
2022

Developers: **Fairview Homes** and **L&Q** Architects: **Allies & Morrison**
Planners: **Deloitte**

Fairview Homes and L&Q are bringing forward a mixed-used development in Park Royal, creating 25,000 homes and 65,000 jobs. Built on the site of Guinness Brewery, the development will include 807 apartments, 40 per cent of which will be affordable. First Central has been designed to reflect the industrial heritage of the area. Regenerating an unused brownfield site, the scheme delivers a mixture of uses and public realm improvements to create a connected and lively place. Local investments include over £1.5m to improve walking and cycle links, a new bridge connecting to Park Royal tube station, £500,000 to improve the local bus network, and over £2m towards expanding Central Middlesex Hospital. The development offers private outdoor space for every property and three shared gardens, as well as public grounds, water features and footpaths. Fairview is providing construction jobs, apprenticeships and funding for training to support people from the local area.



OAKLANDS

PROJECT ADDRESS:
Old Oak Common Lane, NW10

PROJECT STATUS:
Under construction

COMPLETION DATE:
2021

Developers: **Notting Hill Genesis** and **QPR** Contractor: **Galliford Try Partnerships**
Architect: **CZWG** QS/PM: **Arcadis**

Oaklands is the first large-scale housing project to be brought forward by the OPDC, kick-starting the transformation of a 650-hectare area of regeneration in West London. Notting Hill Genesis in partnership with QPR, is investing £175m at Old Oak to deliver a wide range of homes to suit all household budgets. Oaklands meets the Mayor of London's affordable housing target by providing 40 per cent affordable housing, the remaining 60 per cent available for market rent through Folio London. The vision for Oaklands is to create a new neighbourhood and community hub in what will be one of London's best-connected places, with HS2 and Crossrail within easy reach. Work started on site in 2017 and the project is anticipated to be completed by 2021. The Oaklands project delivers a range of education and training opportunities for local people including an annual work experience programme and offering local people apprenticeships in the construction industry.

REDBRIDGE

CURRENT POPULATION

278,970 

FORECAST 2039 POPULATION

348,926 










LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

14,090 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

400 



MAP KEY

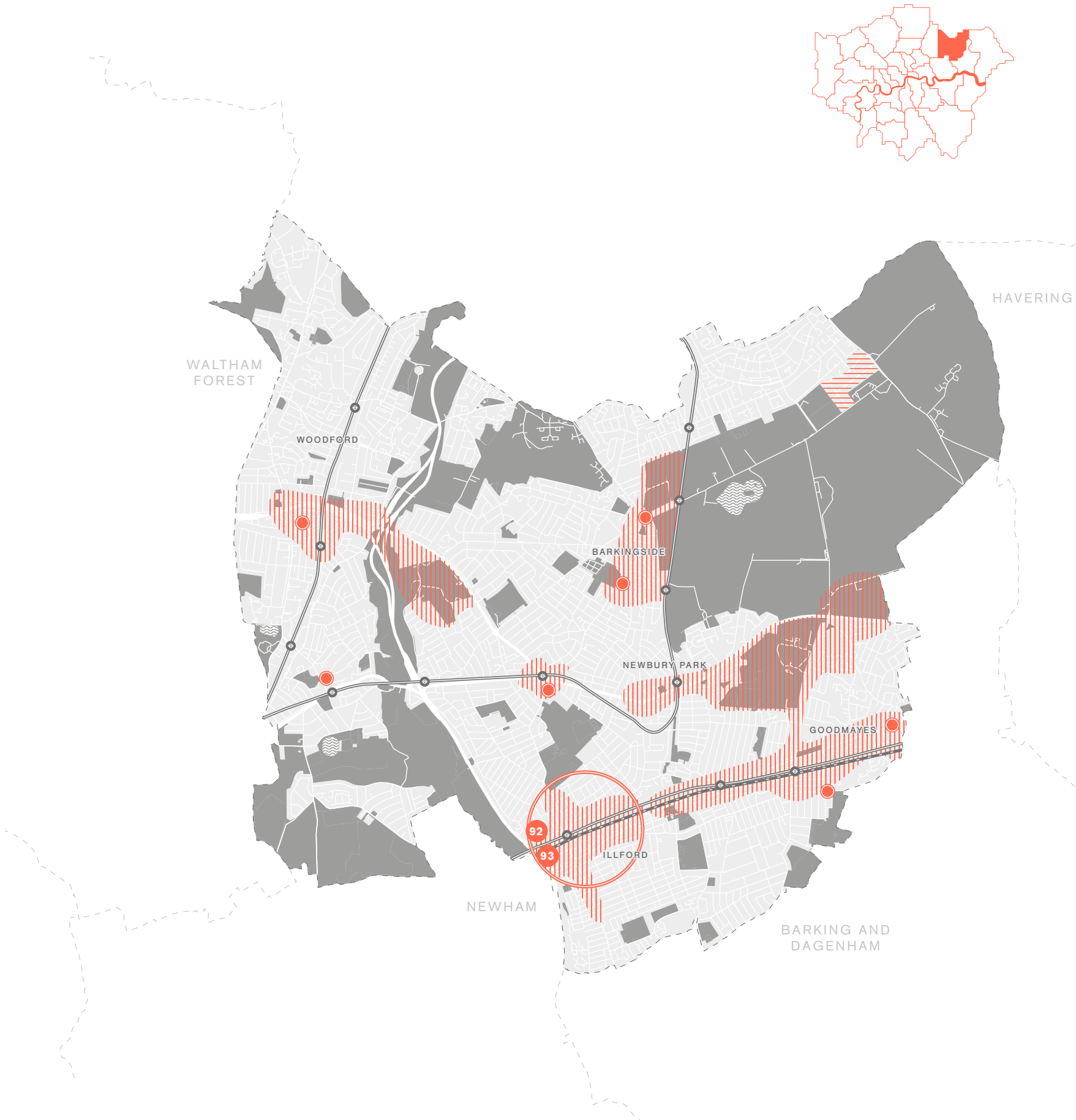
-  GROWTH AND DEVELOPMENT AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  CROSSRAIL
-  RAIL STATION

Redbridge is an outer borough with a growing, culturally rich and well-educated community, and has recently been ranked as the happiest place to live in London. The borough is experiencing significant population growth that is expected to continue across the next fifteen years and beyond, with five key growth areas identified to deliver a range of new housing, commercial and social infrastructure. The arrival of the Elizabeth Line will enhance connectivity, accelerating and enabling growth.

- Deliver an estimated 16,845 new homes by 2030
- Four Crossrail stations, at Ilford, Seven Kings, Goodmayes and Chadwell Heath
- Hainault Business Park and Southend Road Business Areas are identified by the Mayor as Strategic Industrial Locations

PROJECTS

-  The Paragon
-  Britannia Music





THE PARAGON

PROJECT ADDRESS:
39 Ilford Hill, IG1

PROJECT STATUS:
Completed

COMPLETION DATE:
August 2019

Client: [NU Living \(Swan Housing Association\)](#) Architect: [PRP Architects](#)

The Paragon was submitted for planning in 2013 and is now nearing completion on site. Consisting of three separate towers of 10, 14 and 18 storeys, the whole development forms part of a cluster of buildings that are transforming the western approach into Ilford. One block consists of 36 affordable rented units and the remaining two blocks provide 105 shared ownership units. There is a range of apartment sizes including one, two and three beds. Well connected to both Crossrail and the local bus network, The Paragon has been a catalyst for further development activity in Ilford.



BRITANNIA MUSIC

PROJECT ADDRESS:
Roden Street, Ilford, IG1

PROJECT STATUS:
Under Construction

COMPLETION DATE:
March 2020

Client: [Durkan Estates Limited](#) Architect: [Fourpoint Architects](#)

The Britannia Music Site was submitted for planning in 2009 and amended on several occasions before a start on site in 2017, following the acquisition off plan of 206 units for private rent by M&G Real Estate. Southern Housing the registered provider on the scheme has acquired the remaining 148 units for a mixture of affordable rent, London living rent and shared ownership. The development consists of a mix of one, two and three-bedroom apartments that are contained within a range of blocks including a 24-storey tower. The site helps define the western entrance into Ilford.

RICHMOND

CURRENT POPULATION

186,990 








FORECAST 2039 POPULATION

207,347 

LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

4,110 




MAP KEY

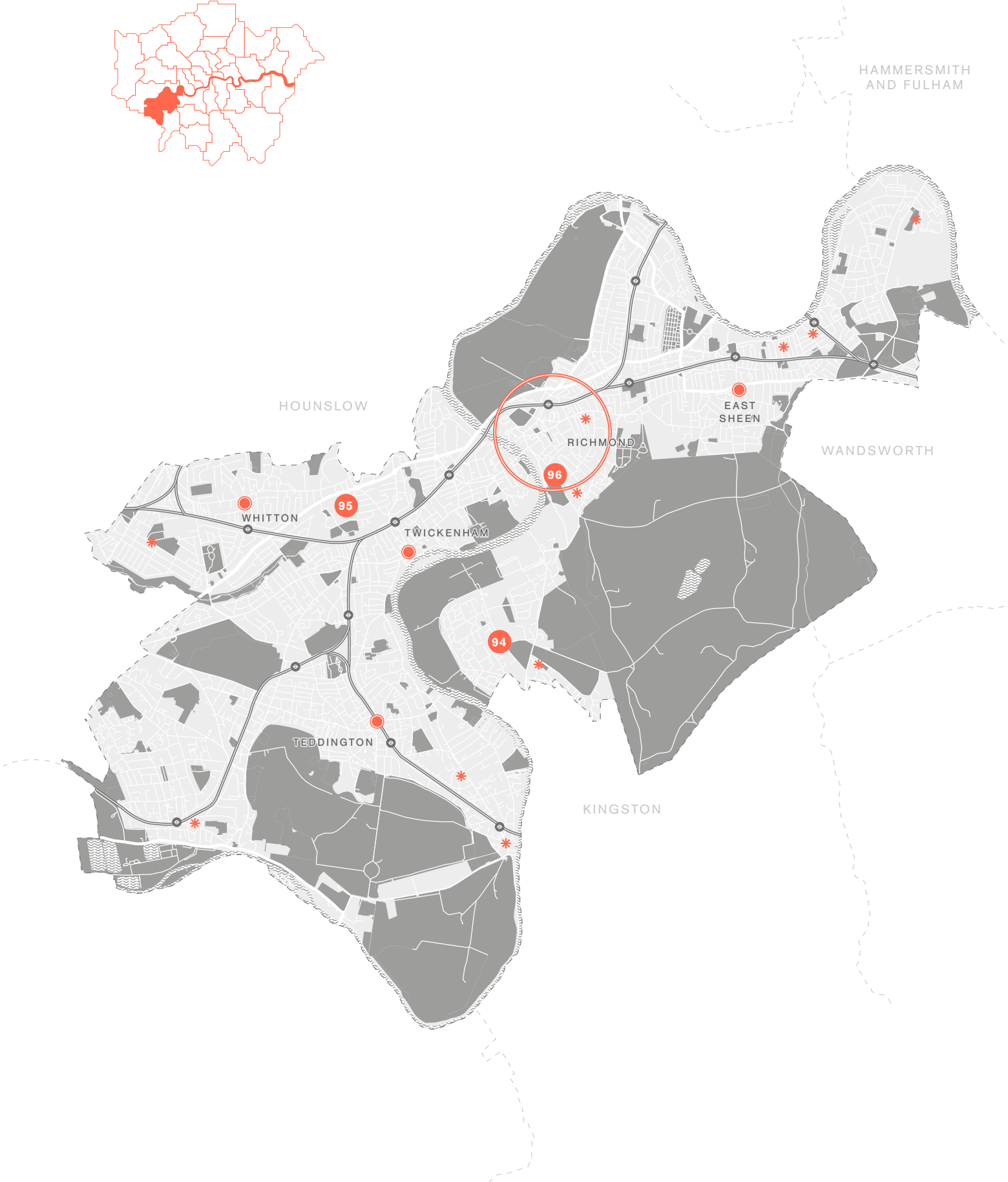
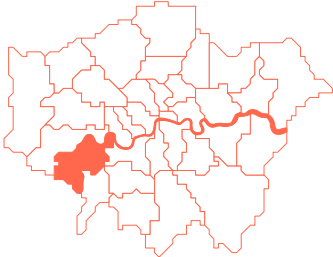
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  DISTRICT CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL STATION

Home to a number of historic neighbourhoods, this largely suburban borough has seen the second largest growth of any borough over the last 25 years — second only to Tower Hamlets — despite over half of its area being designated as green space. There are still many opportunities to densify the relatively low population of the borough, with new proposals concentrated around Twickenham and the redevelopment of the 22-acre Stag Brewery site in Mortlake. The borough has recently joined forces with Wandsworth Council through the creation of a single shared staffing structure.

- London’s only borough spanning both side of the Thames, with 21 miles of riverfront
- One of the country’s highest densities of employment in tech
- Over half of the borough’s land is designated as green space

PROJECTS

-  Badger House
-  Richmond Education Enterprise College
-  New Terraced Slope Beds



BADGER HOUSE

PROJECT ADDRESS: **Lock Road, Richmond, TW10**
PROJECT STATUS: **Completed**
COMPLETION DATE: **January 2016**

LBR, PA Housing, Devcon Ltd, Clive Chapman architects

Badger House is a newly built, specially designed home for young adults with autism. It contains four one-bedroom flats (one of them adapted for wheelchair use), two communal living spaces, facilities for support staff and a sensory garden. PA Housing worked closely with the LB Richmond-upon-Thames and specialists in occupational therapy, adaptations and care and support to make sure the new accommodation was suitable for the residents. Among the special design features are integrated window blinds and lockable socket covers, as well as appropriate lighting, ventilation, use of colour and sound-absorption technology. Badger House is meeting an increasingly urgent need for housing and support for this group that allows them to live independently and, crucially, to keep them close to their families and friends.



RICHMOND EDUCATION AND ENTERPRISE COLLEGE

PROJECT ADDRESS: **EgertonRd, Twickenham, TW2**
PROJECT STATUS: **Under construction**

LBRuT, Validus, ECE Architects, Motts Macdonald (M/E), Gyoury Self (Structures engineers), Haymarket Media Group, Clarendon School (Auriga academy Trust), AfC, Willmot Dixon, Harlequins Rugby Club, Hamson Barron Smith

The Richmond Education and Enterprise Campus project is a multi-use scheme which will provide new educational, commercial and housing facilities for the residents of Twickenham and around the LB Richmond-upon-Thames. The redevelopment of the site will include up to 180 residential dwellings, enhanced landscaping and interconnecting open spaces. The residential will comprise four distinct zones in a mixture of one, two, three and four-bed houses and flats over three to five storeys with associated private gardens and communal courtyards and a four-metre ecology corridor along the northern boundary of the site. The residential site has been acquired by Clarion Housing Association to develop a mixed tenure scheme of affordable rent, shared ownership and market housing.



NEW TERRACED SLOPE BEDS

PROJECT ADDRESS: **Terrace Gardens, Petersham Road, Richmond, TW10**

PROJECT STATUS: **Completed**

Landscape architect: **LBRuT + Portia Baker** Infrastructure Works: **FM Conways**
Tree Works: **Gristwood & Toms** Grounds Maintenance: **Continental Landscapes**

The transformation of a redundant sloping area of shrub land in one of Richmond Council's most iconic gardens into a new, vibrant, perennial tiered display, providing displays of colour and habitat all year round. The project worked to upgrade an unused area to create two new tiers of an urban meadow with new seating. The structure of the tiers was made from recycled kerb stone from a recent paving project along Whitton High Street. The project started in the winter of 2013 and was completed in the summer of 2014, drawing great plaudits from local resident, Cllr's and visitors to the borough. The design has greatly enhanced this area of Terrace Gardens. It won the Richmond Society award for most improved area and both London in Bloom and Green Flag Award judges were very complimentary of the transformation.

SOUTHWARK

CURRENT POPULATION

288,283 

FORECAST 2039 POPULATION

379,023 





LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

23,550 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

926 






MAP KEY

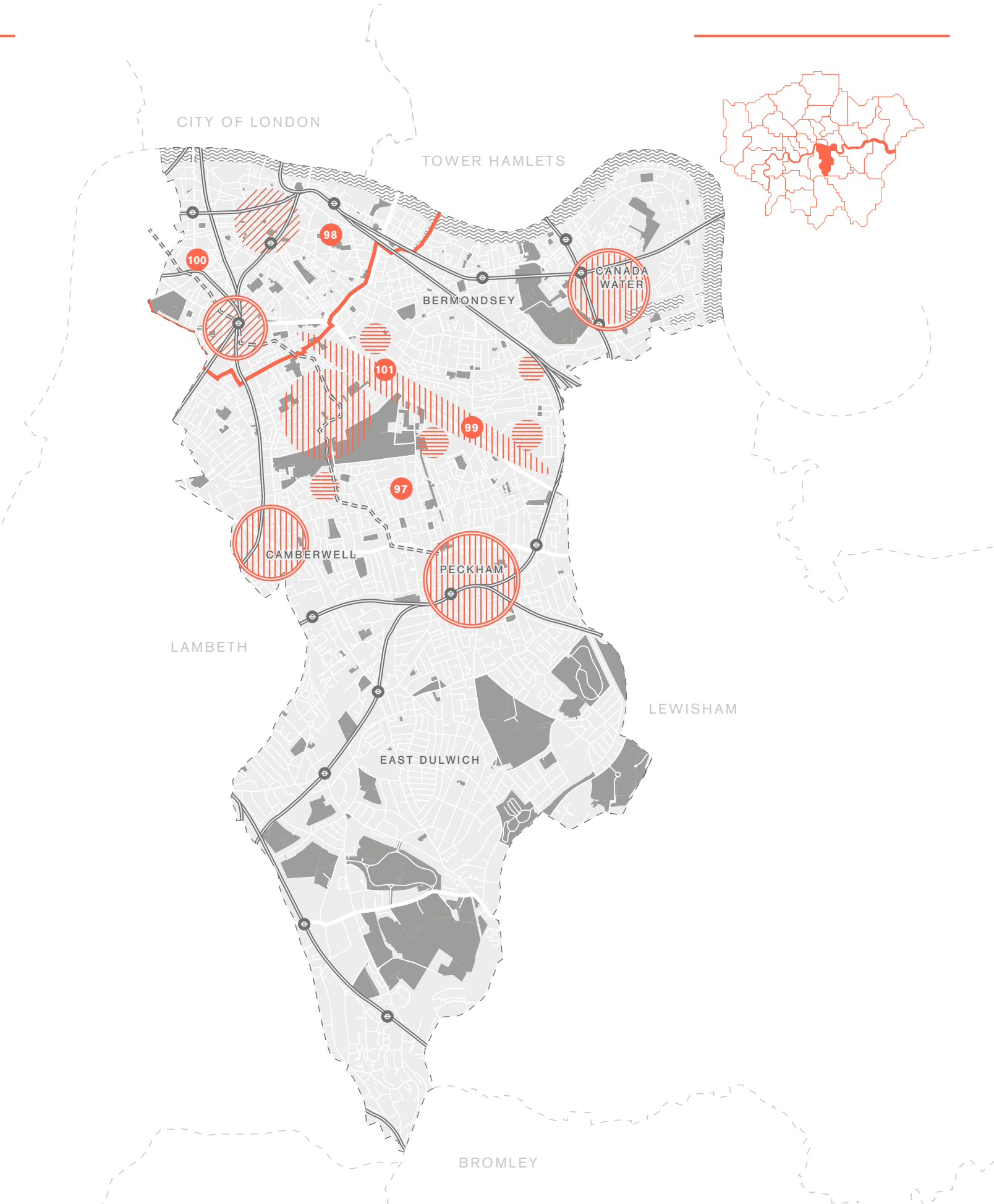
-  OPPORTUNITY AREA
-  GROWTH AND DEVELOPMENT AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  CENTRAL ACTIVITY ZONE
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL EXTENSION
-  RAIL STATION

A large part of Southwark is located in Central London, providing the opportunity for the innovative development of spaces to provide new homes, jobs, schools, shops and places to work. Development is being built rapidly, with most of the change taking place in the north and centre of Southwark, predominantly in Elephant and Castle, Canada Water, East Walworth, Blackfriars Road, Bankside and along the River Thames. Change is also beginning to happen in Old Kent Road, the borough's largest regeneration area. Southwark has an ambitious target to deliver 11,000 new council homes by 2043 — through new developments, as well as through estate infill and regeneration — with the first 1,600 complete or underway by the end of 2018.

- 47,000 new office jobs will be created over the next 20 years
- The Bakerloo Line Extension will provide 65,000 extra journeys in the morning and evening peak. Other transport projects to be delivered include the Southwark Spine cycle route, Low Line walking routes along railway viaducts, a foot and cycle bridge from Rotherhithe to Canary Wharf and opening a rail station in Camberwell
- Protected open space makes up over 21 per cent of Southwark including woodland, parks, community farms and sports pitches

PROJECTS

-  Blossom Court
-  Marklake Court
-  Livesey Exchange
-  Lancaster Estate Gardens
-  231 Old Kent Road



BLOSSOM COURT

PROJECT ADDRESS: **Sumner Road, SE15**
PROJECT STATUS: **Completed**
COMPLETION DATE: **April 2019**
Client: **LB Southwark** Architect: **Levitt Bernstein** Employer's Agent: **Mott Macdonald**

The scheme includes the provision of two new urban blocks, housing up to 112 new mixed tenure homes. The blocks have been designed to respond sensitively to the architectural character of the surrounding context, and variations are created to each elevation to give subtle changes in character to different sides of the block. The external materials have been chosen to provide robust finishes and natural high-quality materials to wear well throughout the life of the new buildings. A new community centre forms part of the development designed to provide meeting and office space for local community groups in the wider area, along with the provision of new play space which is accessible to the wider area. The materials, architectural language and detailing differentiates the new centre as a public building which acts as a local landmark for local residents, designed to complement the residential blocks.



LANCASTER ESTATE GARDENS

PROJECT ADDRESS: **Lancaster Street, SE1**
PROJECT STATUS: **Completed**
Client: **Bankside Open Spaces Trust** Landscape Architect: **Petrow Harley**
Contractor: **Warwick Landscaping**

The recently completed landscaping project delivered £120,000 of improvements to shared open space within the estates in and around Lancaster Street. It was funded by Section 106 money from the nearby Blackfriars Circus development by developers Barratt London. This is one of the first to be completed under the council's new Great Estates programme, with charity Bankside Open Spaces Trust (BOST) working closely with Southwark council as a joint-client for the project. Community ideas were incorporated from a local steering group, with local residents identifying a patch of land with a small playground on it. The improvements include new “natural” play equipment and a sustainable urban drainage system. The project was officially opened with a fun day on Friday 5th July 2019.



LIVESEY EXCHANGE

PROJECT ADDRESS: **563–573 Old Kent Road, SE1**
PROJECT STATUS: **Design stage**
Client: **Nicholas Okwulu, Director of youth social enterprise, Pempeople**
Architect: **Ulrike Stevems, what if: projects** Client PM: **Anthony Okoluko**

The Livesey Exchange is a community project led by Pempeople and what if: projects. Kickstarting by running a crowdfunding campaign to transform the Ledbury Estate garages, the project provides space for arts, culture and skill-building, where in 2018 local art installations saw over 1,000 local people attend over a fortnight. Due to structural issues at the Ledbury and a drive from Livesey Exchange initiators to increase their impact, the Council proposed an alternative vacant site on the Old Kent Road. The site is described as ‘no mans land’ in between Peckham and Bermondsey and the project aims to bring both communities together. Design for the planning application is in progress and the team are running events and workshops in the area for the community to input into design. The team have plans to utilise the site ahead of construction, with local youth initiating a mini go-kart project.



231 OLD KENT ROAD

PROJECT ADDRESS: **231 Old Kent Road, SE1**
PROJECT STATUS: **Completed**
LB Southwark Old Kent Road Regeneration Team

231 Old Kent Road is a new community space for local residents, businesses and community groups to share ideas and help shape the development of Old Kent Road over the next 20 years. It is a place for local people to see the latest plans and talk about the regeneration program. The venue can also be used for exhibitions, events, and as a meeting place for community groups. 231 Old Kent Road officially opened on April 2019 with the Museum of Us, a free exhibition and a programme of events, attracting nearly 100 people.



SUTTON

CURRENT POPULATION

190,146 

FORECAST 2039 POPULATION

214,707 









LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

4,690 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

81 

MAP KEY

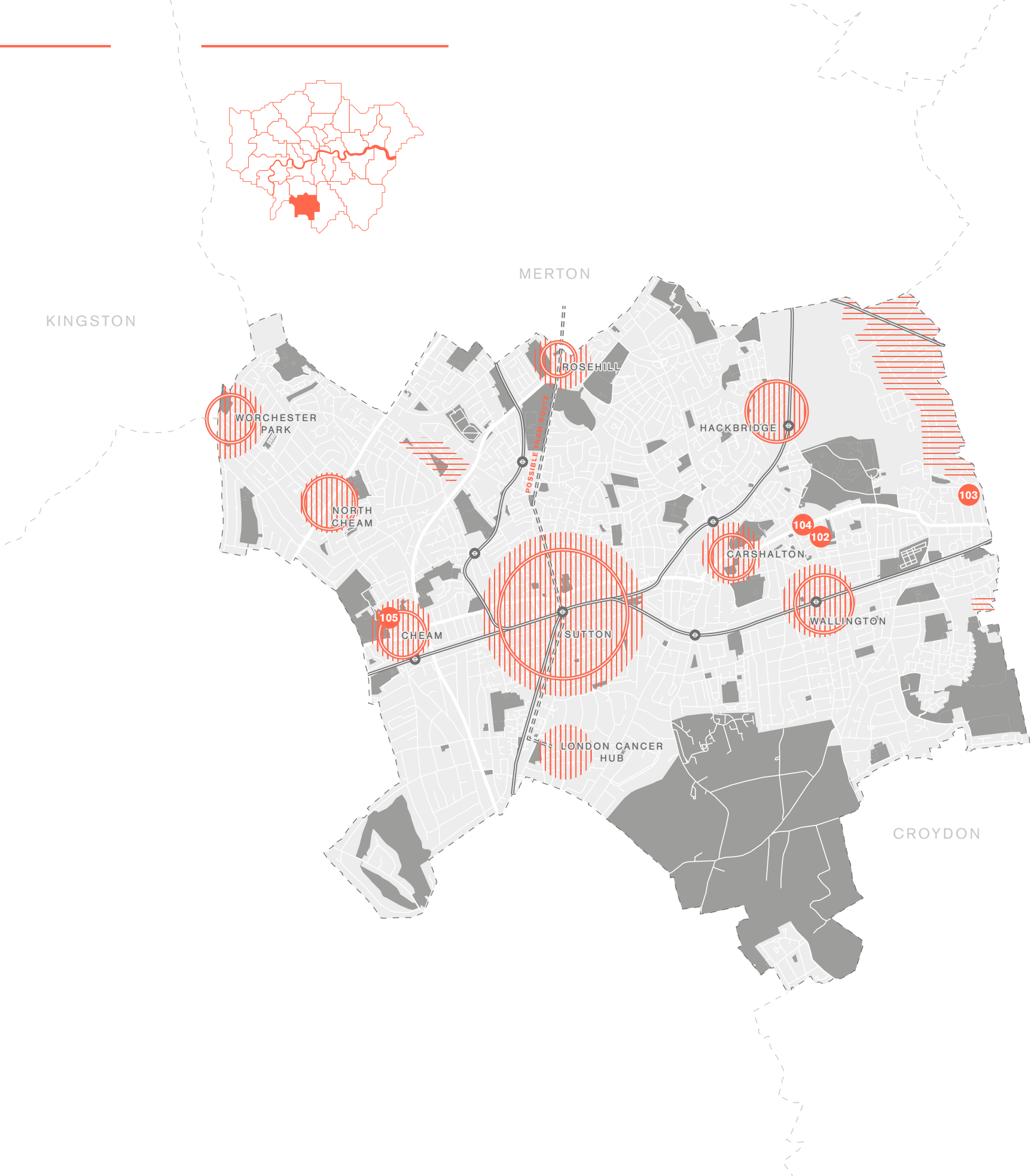
-  GROWTH AND DEVELOPMENT AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL EXTENSION
-  RAIL STATION

Positioned between Heathrow and Gatwick airports, and less than 30 minutes away from central London by rail, Sutton can help create the opportunities that will protect and advance London’s competitiveness within global markets. Home to one of the UK’s most significant regeneration projects, The London Cancer Hub, along with some of the best schools in the country and award-winning green spaces, Sutton is the ideal focus for London’s growth. The Council has significant town centre assets which it is committed to bringing forward as part of a holistic town centre regeneration to unlock development opportunities.

- 1,500 acres of open space
- Third highest local authority in the UK for the speed of house sales
- Three Business Improvement Districts

PROJECTS

- 102** New Build Council Housing Phase 1 (Ludlow Lodge site)
- 103** New Build Council Housing Phase 1 (Richmond Green)
- 104** The Beddington Park and the Grange Identification, Restoration, Improvement and Interpretation Project
- 105** Whitehall Museum, Cheam



LUDLOW LODGE

PROJECT ADDRESS: **Site of the former Ludlow Lodge, Alcester Road, Wallington SM6**

PROJECT STATUS: **Under construction**

Client: **LB Sutton** Architect: **Bell Phillips** Planning Authority: **LB Sutton**

The Ludlow Lodge site will provide 57 apartments on the site of a former council-owned care home and garages. A mix of one-, two- and three-bedroom apartments will provide accommodation for a mixed range of tenants, with all the apartments being general needs rented Council Housing with affordable rents. The scheme is arranged as five pavilion blocks varying in height between three and five storeys, responding to the scale of neighbouring apartment buildings. A staggered arrangement and gaps between the blocks break down their volumes, and the development introduces more green space than currently on the site. Brick cladding reflects the predominance of brick in existing nearby buildings, while tall windows and prominent dormers – articulated with metal fins – create a strong vertical rhythm across the pavilions’ elevations. This rhythm mirrors that of the neighbouring church, and creates a campus feeling across the old and new buildings.



RICHMOND GREEN

PROJECT ADDRESS: **Richmond Green, Beddington, CR0**

PROJECT STATUS: **Completed**

COMPLETION DATE: **September 2019**

Client: **LB Sutton** Architect: **Bell Phillips** Planning Authority: **LB Sutton**

The Richmond Green site lies on the edge of a post-war housing estate, overlooking open land and the River Wandle. The new development replaces a row of one-bed bungalows with 21 new family homes, arranged as a ‘staggered terrace’ of semi-detached houses. Pairs of two- and three- bed houses, slightly offset from each other, are connected to neighbouring pairs by a single storey dining room which encloses a shared courtyard. The houses are clad in brick, while in-situ timber shuttered concrete, tinted to a pink colour, will clad the courtyards to provide a contrasting texture and colour. A large number of mature trees have been retained, allowing the development to achieve a gentle presence overlooking the river. As this site has a high water table and is in a flood zone there were extensive civil works required that included 8.5m piling, a french drain along the length of the site, pumping stations and the creation of a balancing pond.



BEDDINGTON PARK AND THE GRANGE

PROJECT ADDRESS: **Croydon Road, Wallington SM6**

PROJECT STATUS: **Under construction**

Client: **LB Sutton** Project Manager: **Bill Wyatt** Landscape Architects/Lead Consultants: **LUC** Quantity Surveyors: **Huntleigh Cartwright** Main Contractor: **R Durtnell and Sons Ltd.**

The project from its inception involved and included a range of stakeholders to understand the issues facing the park and included them in finding innovative solutions. The park is an important site with links to the tudors. It is home to a number of listed and scheduled structures, it sits within two conservation areas and on an important chalk stream, The River Wandle. It is home to wildlife and wildfowl, and includes woodland, meadows and lakes. Improvements included; dredging two lakes, providing a large and more exciting inclusive playground, wayfinding and information panels, an orchard and over 3,500 new trees, restoration of York Stone paths and historic bridges and improved car parking and entrance features. A three-year programme of volunteering opportunities, activities, and events. The input of stakeholders and an independently chaired steering group has ensured that the project aims were met with the minimum of disruption possible to both parks users and the wildlife on the site.



WHITEHALL MUSEUM, CHEAM

PROJECT ADDRESS: **Malden Road, SM3**

PROJECT STATUS: **Completed**

Client: **LB Sutton** Architect: **Curl la Tourelle Head Architecture** Project planners: **Dan Wallis** Designer: **Philip Simpson**

Built around 1500, Whitehall is a Grade II listed Tudor house in the heart of Cheam Village. It is owned and managed by LB Sutton who opened it as a local museum in 1978 following a campaign by the community. Building on a 500 year history, the recently completed Heritage Lottery Fund refurbishment of Whitehall, supported by the Borough and Friends of Whitehall, presents an opportunity to rediscover this incredible site. Our new exhibitions tell the stories of Cheam and the local area through the eyes of the people who have lived and worked locally. Our renovations, including the installation of ramps and a lift, open up the architecture and history of the building in ways not previously possible. In addition to improved physical accessibility, the project allows us to offer the space to the community in new and exciting ways as a hub for education and entertainment, inviting visitors to add to Whitehall’s unique story moving into the future.



TOWER HAMLETS

CURRENT POPULATION

254,096 

FORECAST 2039 POPULATION

385,062 











LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

34,730 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

675 



MAP KEY

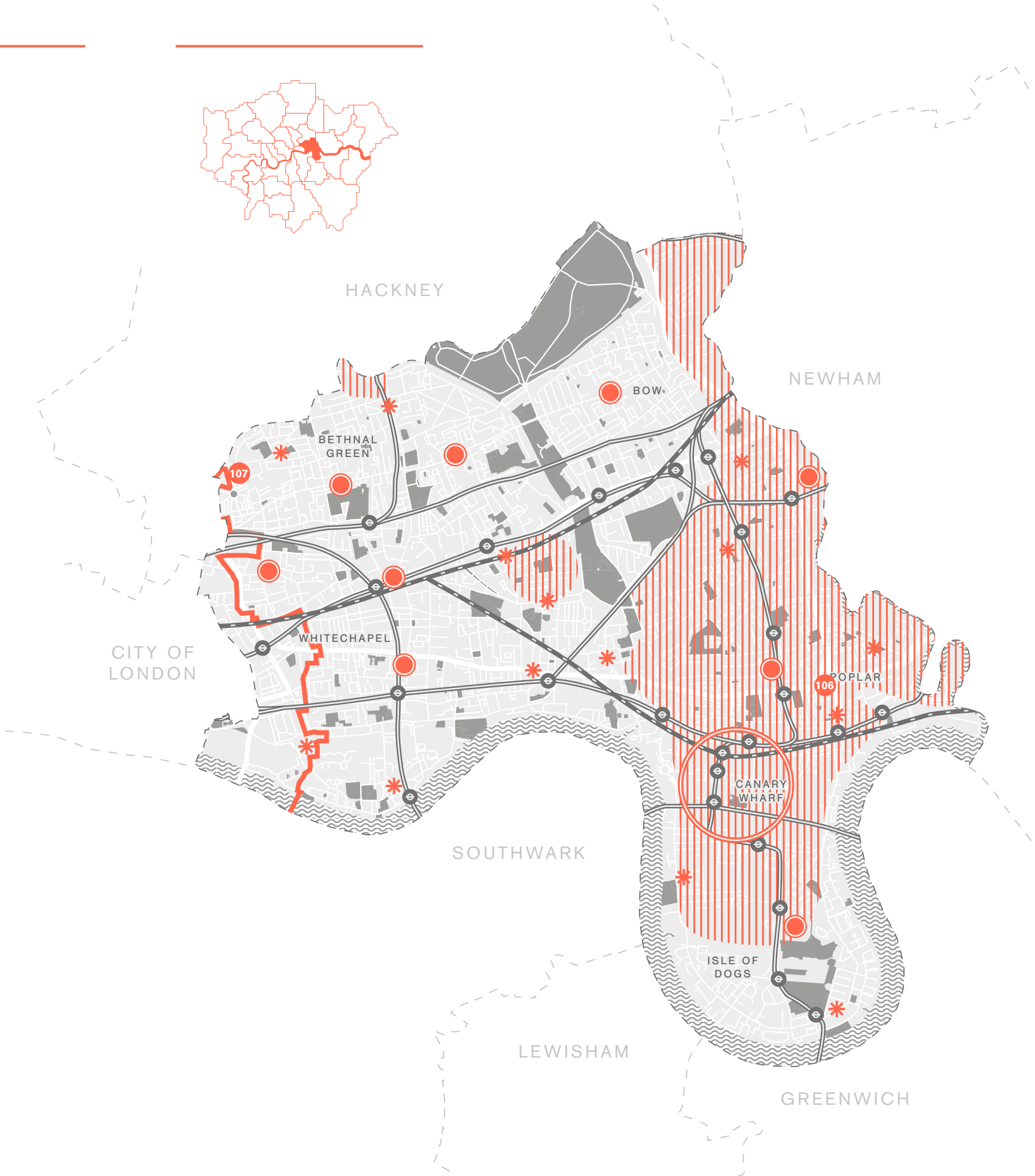
-  GROWTH AND DEVELOPMENT AREA
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  DISTRICT CENTRES
-  CENTRAL ACTIVITY ZONE
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  CROSSRAIL
-  RAIL STATION

Tower Hamlets is just 8 square miles but is amongst the most densely populated boroughs in London, with over 300,000 inhabitants. In recent years its population has grown faster than anywhere else in the country. This is driving the need for more homes, especially affordable homes and the borough delivers more than any other. As London's centre expands eastwards, Tower Hamlets is well placed to capitalise on its role as an engine of London's growth, with the tech cluster in the City Fringe, an exciting potentially extensive life science cluster in Whitechapel and the leading financial centre at Canary Wharf.

- Heritage Sensitive: Over 30 per cent of the Borough is in a conservation area together with 2,000 Listed buildings
- The whole Borough is experiencing significant growth, four regeneration zones and three Opportunity Areas at City Fringe, Lower Lea Valley and Isle of Dogs and South Poplar
- Estimated number of jobs will increase by 44 per cent, from 285,000 in 2015 to 410,000 in 2031

PROJECTS

-  Blackwall Reach
-  Tower Hamlets Housing





BLACKWALL REACH

PROJECT ADDRESS:
Webber Path, Poplar, E14

COMPLETION DATE:
December 2025

Architect: [Aedas and Frank Reynolds Architects](#) (Phase 1A), [BPTW Partnership](#) (Phase 1B), [Metropolitan Workshop and Haworth Tompkins](#) (Phase 2), and [C.F. Møller](#) (Phase 3)

Swan Housing Association, in partnership with LB Tower Hamlets and the GLA, continues its £500m regeneration project at Blackwall Reach which will deliver over 1,500 new homes. Of these, half will be affordable, for social rent and shared ownership. Phase 1a has delivered 98 new affordable homes, of which 70 per cent will be for social rent and provided without grant funding. This has only been possible due to the way in which the land is transferred from the GLA and LB Tower Hamlets at nil cost, with land value realised at sales stage through an overage mechanism. Residents were involved in the consultation including design workshops, floor meetings, exhibitions, road shows and resident insight group meetings. This work has influenced the design of the scheme, retaining the open space in the Millennium Green. Consequentially, the masterplan design centres on increasing outside amenity space and arranging homes which face onto the Green.



TOWER HAMLETS HOUSING

PROJECT ADDRESS:
Mutiple sites, E2

PROJECT STATUS:
Under construction

COMPLETION DATE:
July 2020

Client: [LB Tower Hamlets](#) Architect: [Bell Phillips Architects](#) Structures: [Morgan Tucker and Conisbee](#) Energy Sustainability: [XCO2](#) Main Contractor: [Bouygues UK](#) M&E: [CPW](#)

Tower Hamlets Housing will provide new housing on three sites, providing 77 affordable homes. The programme seeks to reduce the borough's Housing Register, relieve overcrowding and improve the quality of accommodation and lives of tenants. The developments include one building adjacent to the Regent's Canal and a new building within Lubetkin's Dorset Estate. The wedge-shaped building proposed for Dorset Estate has been designed with a chequerboard of chamfered glass-reinforced concrete screens that echoes the arrangement of brick panels on surrounding buildings.

WALTHAM FOREST

CURRENT POPULATION

258,249 

FORECAST 2039 POPULATION

318,700 









LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

12,640 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

293 

MAP KEY

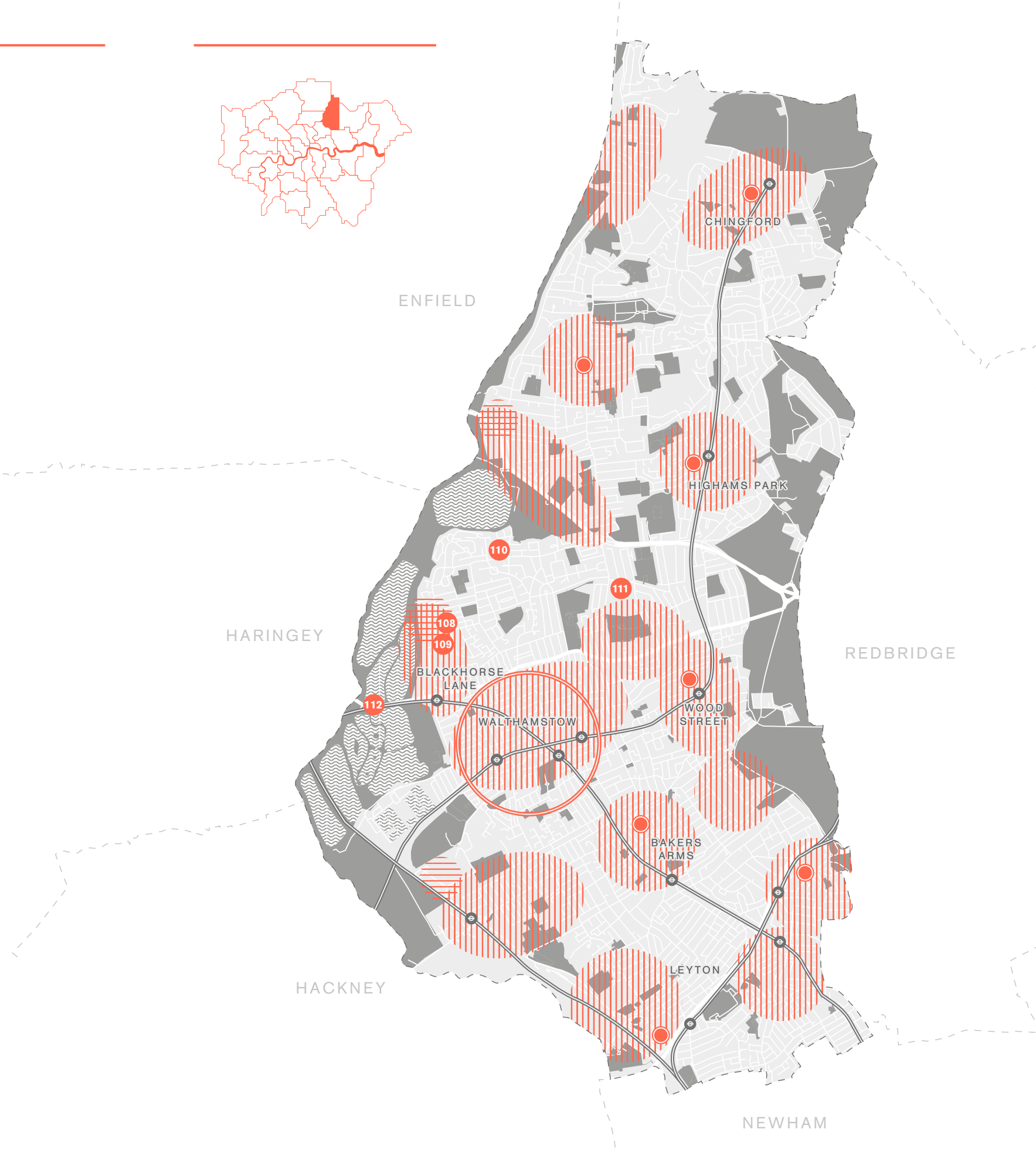
-  GROWTH AND DEVELOPMENT AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  DISTRICT CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL STATION

Waltham Forest is one of the fastest growing parts of London, it won The Municipal Journal's Local Authority of the Year 2019 and is building a legacy after its successful year in the limelight as the first London Borough of Culture. There are over 12,000 homes in the pipeline for the next ten years and exciting plans to transform our Town Hall Campus site. Additionally, our meanwhile projects such as CRATE St James Street are winning awards and Walthamstow has been named by the London Mayor as the first ever Night Time Enterprise Zone.

- More affordable housing — at 42 per cent — than any other London borough since 2015, compared to just 17 per cent across the capital
- Significant One Public Estate investment to redevelop Whipps Cross Hospital
- Local economy has tripled in value in six years and wages are rising three times higher than the London average

PROJECTS

-  108 Atelier Place
-  109 Blackhorse Yard
-  110 Cheney Row Park
-  111 Enjoy Waltham Forest
-  112 Walthamstow Wetlands



ATELIER PLACE

PROJECT ADDRESS: **Sutherland Road, Walthamstow, E17**
PROJECT STATUS: **Completed**
COMPLETION DATE: **October 2017**

Developer: **L&Q** Architect: **Levitt Bernstein** Main contractor: **Higgins Construction**

The award-winning scheme, Atelier Place, is a community housing project of 59 affordable homes, including one- and two-bedroom apartments as well as three-bedroom mews houses with 19 for rent, 40 for shared ownership, a new health hub and new landscaped public areas. Levitt Bernstein described the nuances of the design aspects: ‘The brief was to provide a mixture of affordable housing tenures, space for a group of local doctors who wanted to set up a new practice, and an attractive landscape to tie these elements together.’ ‘The courtyard form takes aesthetic cues from the industrial setting. The street elevation is wrapped in brick with a ‘random’ pattern of windows and balconies. Regular holes punched through give views of the courtyard, while the distinctive, irregular saw-toothed roof creates a sense of individuality. In contrast, the mews houses have a more traditional form, which is offset by the striking red corrugated metal cladding, playing on the industrial context and giving these houses a strong identity.’



BLACKHORSE YARD

PROJECT ADDRESS: **112 Blackhorse Lane, E17**
PROJECT STATUS: **With planning permission**
COMPLETION DATE: **April 2022**

Developer: **Catalyst Housing** Affordable housing provider: **Swan Housing**
Architect: **CF Møller**

A planning application was approved for the Mayor of London’s first 100 per cent affordable housing scheme, Blackhorse Yard, on the former Webbs Industrial Estate in February 2019. The plans will transform the site to provide 359 affordable homes for shared ownership, a creative hub for artisans and artists’ studios, a new green pedestrian link, and nearly 3,000 sqm of new commercial space in the heart of the Blackhorse Lane area. The planning process has involved extensive resident and local business engagement. Formal consultation with residents and businesses took place when the planning application was submitted and before the planning application was decided upon. The buildings will range in heights from two to 15-storeys, with the tallest in the centre of the development surrounded by private outdoor space in the form of balconies or gardens, as well as communal gardens and new landscaped public realm.



ENJOY WALTHAM FOREST

PROJECT ADDRESS: **Various, Waltham Forest, E4, E11, E17**
PROJECT STATUS: **Under construction**

LB Waltham Forest Contractor: **Riney's**

With a funding pot of £30 million from Transport for London and the Mayor of London, “Enjoy Waltham Forest” is changing the street to make them fit for everyone to use — whether you walk, cycle, use public transport or drive. In recent years, Waltham Forest has gone from strength-to-strength, with new independent restaurants, cafes and pubs opening, and a blossoming craft beer scene, offering a great selection of places to enjoy. We want to continue to make the borough more enjoyable for everybody, with an ambitious programme of regeneration activities borough wide. We know that as the population and the choice of places to shop, eat, visit and enjoy increase, our town centres and roads will get busier so we need to re-design our roads to make sure it’s easier and safer to get around and that transport options are improved and more reliable. All of this development will not only make the borough an improved place to live, work and travel, but will help attract more residents, visitors and businesses, improving the local economy and generating new jobs. “Mini-Holland” is one of many projects underway to make Waltham Forest safer for walking and cycling and is made up of a total of 13 schemes.



WALTHAMSTOW WETLANDS

PROJECT ADDRESS: **Forest Road, N17**
PROJECT STATUS: **Completed**

Landowner: **Thames Water** Grant holder: **LB Waltham Forest** Conservation delivery partner: **London Wildlife Trust**

Walthamstow Wetlands is a fully operational 211 hectare Thames Water reservoir site which is the main source of water supply for 3.5 million people. Walthamstow Wetlands is also an internationally important nature reserve, providing home and shelter to a wide range of wildlife, from rare waterfowl to majestic birds of prey. In October 2017, Walthamstow Wetlands opened to the wider public for the first time in 150 years. The nature reserve is fully accessible and admission is free of charge. The opening of Walthamstow Wetlands has only been possible due to a partnership between Thames Water, LB Waltham Forest, and London Wildlife Trust. Of the £10.6m required to renovate and prepare the site, £4.47m was funded by the Heritage Lottery Fund, £1.8m from Thames Water and £1.8m from the borough. It also received £750k from the Greater London Authority to support the 2km cycle path through the site. The wildlife conservation and industrial value of Walthamstow Wetlands is truly unique in London and the opening of the site now allows more people to access its natural and architectural heritage.



WANDSWORTH

CURRENT POPULATION

306,995 

FORECAST 2039 POPULATION

392,296 









LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

19,500 

BUILDING COUNCIL HOMES FOR
LONDONERS (FOUR-YEAR PROGRAMME)

174 






MAP KEY

-  GROWTH AND DEVELOPMENT AREA
-  STRATEGIC INDUSTRIAL AREA
-  TOWN CENTRES
-  NEIGHBOURHOOD CENTRES
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  RAIL STATION

Well connected by tube, rail, bus and river, Wandsworth is attracting billions of pounds of new investment which is transforming former industrial areas such as Nine Elms and reinventing the borough's five major town centres. The Council is one of the biggest social landlords in London, responsible for 33,000 homes, and is investing in both refurbishment and new build, including two major estate regeneration programmes in Battersea and Roehampton — helping Wandsworth to be one of the biggest contributors of new housing of all kinds in London.

- The regeneration of the Nine Elms opportunity area is providing 6.5sq ft of commercial space and 25,000 post-construction jobs
- Clapham Junction is the busiest rail junction in Europe and the busiest UK station for interchanges between services
- Wandsworth is one of London's greenest boroughs, with 32 public parks

PROJECTS

-  Sphere Walk
-  Winstanley and York Road
-  Creating Happy Street
-  Alton Estate Regeneration Project
-  Stag House



SPHERE WALK

PROJECT ADDRESS: **Shuttleworth Road, Battersea, SW11**
PROJECT STATUS: **Under construction**
COMPLETION DATE: **April 2021**

Client: **LB Wandsworth** Contractor: **Wates** Project Management: **Ikon** Cost Consultants: **Mott Macdonald** Lead Consultants: **Tibbalds Campbell Reith** Architects: **Feilden Clegg Bradley**

The Sphere Walk scheme is named after the historic recording studios that existed on the site prior to development. The site is highly constrained and abuts a railway embankment that has required complex negotiation with Network Rail. All 71 homes being developed will be affordable with 62 being for social rent. The development will include new public realm, enhanced landscaping and reconfigured parking layout. When completed, the scheme will be for council leaseholders and tenants re-housed following a major estate regeneration at the Winstanley & York Road estates near Clapham Junction. It is part of the council’s infill development programme to deliver over 1,000 homes over the next five to seven years of which 60 per cent will be affordable. Homes including market will be prioritised for Wandsworth residents and workers.



WINSTANLEY AND YORK ROAD

PROJECT ADDRESS: **Lavender Road, Battersea SW11**
PROJECT STATUS: **Design stage**
COMPLETION DATE: **December 2030**

Winstanley and York Road LLP (LB Wandsworth and Taylor Wimpey)
Masterplan Architects: **HTA with LA Architects and FHA Montague Evans**

Consultation commenced in July 2013 with over 75 per cent respondents voting for the greatest level of intervention. The consultation has continued over the past five years through procurement with particular attention to meeting the Residents Commitments as published by the council at masterplan consultation launch in 2013. The council has committed to meeting the housing needs of individual households in order to address overcrowding in homes as well as additional mobility needs and preferences. Through one-to-one consultation the borough has allowed flexibility of design through open and closed plan kitchen/living solutions. It has also employed a specialist housing occupational therapist to work with architects to meet the additional mobility needs of residents from the beginning. This has led to various design solutions including a large wheelchair unit of six-bedrooms for ten people which could be split into two three-bedroom wheelchair units in the future, ensuring that the need for flexible, fit-for-purpose homes, is met.



CREATING HAPPY STREET

PROJECT ADDRESS: **Thessaly Road, Nine Elms, SW8**
PROJECT STATUS: **Completed**

LB Wandsworth, London Festival of Architecture, Yinka Ilori, Red Deer Architects, Network Rail, Project Centre.

Wandsworth Council partnered with London Festival of Architecture in 2019 to transform a railway bridge underpass as part of public realm improvements in Nine Elms. The route will become a key gateway when two new Tube stations open nearby in 2021. Artist Yinka Ilori won the design competition with 'Happy Street', a commission which created a bright and welcoming environment for local communities, pedestrians and cyclists. The installation floods the underpass with colour and light as the walls are clad with 56 richly patterned vitreous enamel panels using 16 different colours and forming a low-cost, durable and cheerful surface. At night the underpass is illuminated, creating a new local landmark and greater sense of safety. Ilori and Wandsworth Council worked closely with local residents and a nearby primary school to develop the bridge project, helping to engage the community in shaping their local neighbourhood as it undergoes major change.



ALTON ESTATE REGENERATION

PROJECT ADDRESS: **Roehampton, SW15**
PROJECT STATUS: **Design stage**

LB Wandsworth, Redrow Homes, Hawkins Brown, Gillespies

As part of the regeneration; two key areas of public realm are being transformed — one aimed at providing more naturalistic play in keeping with the historic Capability Brown landscape and the second to relocate a village green from a limited use green to a multifunctional community square which transforms the entrance of the estate. Downshire field will continue to be a quiet, attractive open area which is much loved by the community. An unappealing municipal playground is being transformed using natural materials that respond to its parkland setting. The new area will provide exploration, discovery and imaginative play for children from 0–11 years. New features will also include wildflower meadows, picnic tables and amenity features including a 1km running/walking/cycle loop all complimenting the historic views Alton Estate is known for. The new village square will be a key feature of the new centre. The area will be flexible, accommodating a variety of community events, markets and creative activities. The new position of the square will re-establish the historic centre of Roehampton, reveal lost visual connections and comprises hard and soft landscapes.



WESTMINSTER

CURRENT POPULATION

219,396 

FORECAST 2039 POPULATION









267,526 

LONDON PLAN NEW HOMES
(TEN-YEAR TARGET)

9,850 

Westminster is home to nearly a quarter of a million people, including 44,000 children. Alongside its diverse communities, the borough has a strong national identity as the seat of Government with many government departments, law courts, places of worship of international importance, embassies and diplomatic institutions, the Monarchy and other functions of the state. It has thriving business clusters, a focus for culture and entertainment, and is a centre of learning and research and a hub for commerce and retailing. This activity is centred on the West End, housing the largest and most diverse concentration of jobs in the UK. Accommodating over 600,000 employees it is also one of the densest employment hubs in the world.

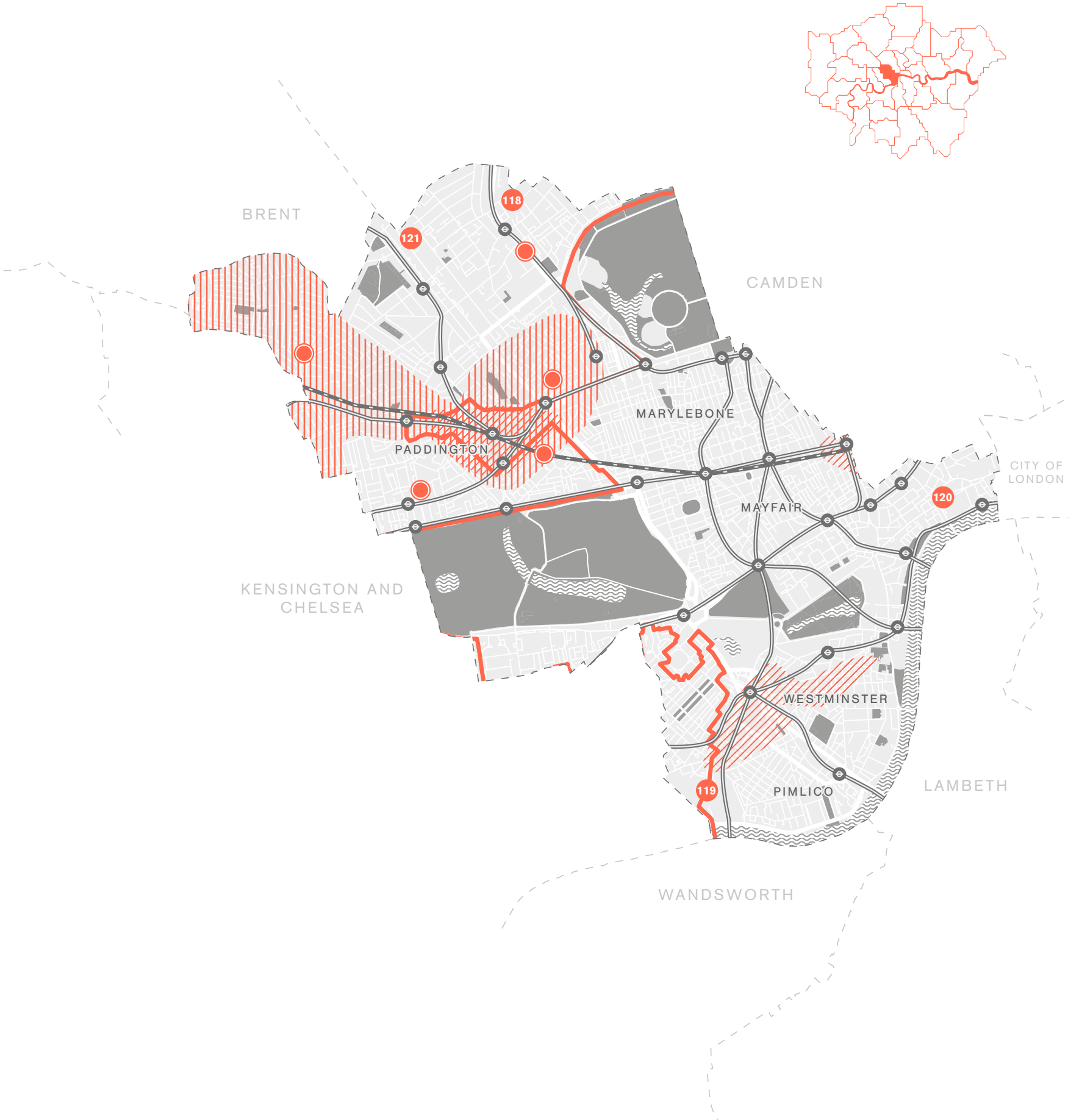
MAP KEY

-  OPPORTUNITY AREA
-  GROWTH AND DEVELOPMENT AREA
-  TOWN CENTRES
-  DISTRICT CENTRES
-  ENTERPRISE CENTRE
-  CENTRAL ACTIVITY ZONE
-  METROPOLITAN OPEN LAND / GREEN BELT
-  WATER
-  RAIL
-  CROSSRAIL
-  RAIL STATION

PROJECTS

-  Ordnance Mews
-  Ebury Bridge
-  Strand Aldwych District
-  Beachcroft House & The Masefield

- 82,000 new jobs by 2040 and 2 million sqm of new commercial floorspace
- 1,517 homes completed in 2016/17
- 56 designated conservation areas (77 per cent of Westminster's land area). Over 11,000 listed buildings and structures, one World Heritage Site, five Royal Parks, 19 protected historic squares and gardens



ORDNANCE MEWS

PROJECT ADDRESS: **St Johns Wood, NW8**
PROJECT STATUS: **Under construction**
COMPLETION DATE: **May 2020**

Client: **City of Westminster** Architect: **Metropolitan Workshop** Contractor: **Lowe Build** Planning consultants: **Maddox** Employer's Agent: **WYG**

To address a shortage of affordable housing and a lack of available land, Westminster City Council is using clever development to bring innovative solutions to infill sites around the city. An example of delivering homes on a constrained site, Ordnance Mews has replaced nine under-utilised garages with three family homes for social rent. The council worked closely with architects Metropolitan Workshop to overcome numerous challenges and design high quality, energy efficient living spaces. The three-bedroom, five-person homes complement a change in ground level on the site, with the height of the two three-storey mews style homes and a duplex designed to compensate for the change in elevation. The homes are designed to incorporate historical context from neighbouring properties and the Conservation Area. Pitched roofs and yellow bricks match the Victorian terraces and estate buildings in the area, while courtyard gardens and green roofs bring a modern touch to these homes. Through innovative and well-considered design, Ordnance Mews exemplifies how the council is bringing modern, comfortable, affordable homes to historical Westminster.



EBURY BRIDGE

PROJECT ADDRESS: **Ebury Bridge Road, SW1W**
PROJECT STATUS: **Design stage**
COMPLETION DATE: **December 2020**

City of Westminster, Arup, AStudio and Levitt Bernstein

The regeneration of a 1930s estate and creation of 750 new mixed tenure homes of which at least 50 per cent will be affordable homes. Close to Victoria Station, the project will improve air quality, reduce railway noise and reconnect the estate to its surrounding neighbourhood through high quality public realm. Existing residents were especially passionate about ensuring a range of housing options were available. The project tackles rising rent levels head on, offering a ladder of rental opportunities for people on a range of incomes, discounted from the market rent prices in central London. The council have worked in partnership with residents when forming designs, with high quality, tenure blind homes. The strategic resident body, the Community Futures Group, has analysed viability information, formed design principles and will be part of the procurement of contractors. This consistent and transparent approach to engagement has instilled trust, empowered residents and enhanced creativity. The onsite engagement team provide dedicated support and will continue to build community relationships.



STRAND ALDWYCH DISTRICT

PROJECT ADDRESS: **The Strand, Aldwych, WC2B**
PROJECT STATUS: **Design stage**
COMPLETION DATE: **2023**

City of Westminster, WSP, LDA Design, NRP

The Strand Aldwych district is home to a variety of institutions that greatly enhance the educational, cultural, entertainment and economic potential of the UK. Together, they offer the opportunity to form an unparalleled cluster of complementary uses that are connected by partnerships around the arts, culture, education, research and performance. Westminster Council has worked closely with local stakeholders to develop a visionary scheme, backed by £28m of council funds, that will transform the Strand Aldwych into a world-class cultural and learning quarter. A recent public consultation demonstrated that 74 per cent of respondents were in favour of the ambitious plans to improve this iconic and historic part of London. The project will see the introduction of much new public space, including a fabulous new plaza around the historic St Mary Le Strand Church which currently sits on a traffic island. The world class cultural institutions that span the district have committed to support the activation of these new public spaces to create a world-renowned destination. It will be a place for people, with a greener, less polluted environment with greatly improved connectivity.



BEACHCROFT HOUSE & THE MASEFIELD

PROJECT ADDRESS: **Shirland Road, Maida Vale, W9**
PROJECT STATUS: **Under construction**
COMPLETION DATE: **June 2020**

Client: **City of Westminster** Contractor: **Durkan** Architect: **PRP** M&E: **Bailey Gomm** EA/QS: **Potter Raper Martin Crank**, **Communication and Engagement Manager**, **City of Westminster** CoW: **Bailey Garner**

A dementia-friendly care home in Maida Vale with 84 individual bedrooms with en-suite facilities, affording privacy and dignity to some of Westminster's most vulnerable residents while meeting their personal care needs. Beachcroft will include facilities like activity rooms and a sensory garden with state-of-the-art design. It will be part-funded through the sale of 31 new homes at The Masefield, built on the same site. These homes, due for occupation from summer 2020, will be put on the market with the surplus being used to top up council funds already being put forward for the care facility. Beachcroft is the first phase in a major regeneration of specialist care provisions in Westminster, which will deliver the next generation of care homes through this innovative cross-funding model whereby the council will directly develop homes for market sale and use the surplus to fund care homes.





This annual insight study was published by New London Architecture (NLA) in February 2020. By combining and examining each borough's local plan we provide an understanding of the opportunity for growth across London, as well as the important relationship between the boroughs and key developments. Industry experts have provided insight and knowledge across eight different topics for the year ahead.

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

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

We're London's greatest advocates, sharing our passion and knowledge about the capital and working tirelessly—and often collaboratively — to deliver to the highest quality. The breadth of our network and the extent of our reach means we can respond quickly to the needs of the built environment professions and the city as they evolve. We are based in The Building Centre, WC1, where our giant interactive model of central London is free to visit six days a week.

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