

# NLQ

NEW LONDON QUARTERLY  
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## THE RADICAL CITY

City of London | Lendlease's Selina Mason & Bek Seeley | Urban Loneliness | Henley Halebrown | Town House, Kingston University



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## EDITOR'S LETTER



Loneliness is a big issue for major cities like London, especially with the decline of spaces like pubs and community centres where we once connected. It can be debilitating, and is, some suggest, as detrimental to our health as smoking 15 cigarettes a day.

So, what can be done? We investigate, with a feature on the issue prompted by *Kinship in the City*—new research done on the subject by Make Architects' Future Spaces Foundation.

Lendlease is also working in this area. Its Loneliness Lab seeks to tap into this subject and, through it, reach out to communities and foster connections, which will be helpful when it comes to healing hard-hit, disconnected areas of London like Euston. We profile Selina Mason and Bek Seeley of Lendlease in this issue as the developer looks to bolster its collection of new city 'quarters' by creating new places at either end of the HS2 main section.

The City is no stranger to change either, and is ushering in a new chapter for the Square Mile underpinned by radical proposals and policies, from transport to tall buildings. We look at the new team at the Guildhall taking forward a place moving from finance to culture and more, and doubtless banging its drum at MIPIM for its particular brand of proactive planning.

The need for more social, people-friendly and popular spaces is something that is high up on the agenda of Henley Halebrown as the practice pursues its line of carefully hewn, historically sensitive additions to the city. The pair talk to NLQ about their outlook on life, architecture and social conscience in our Top of their Game feature this time.

There is plenty more besides, including a look at Kingston's new Town House project, a building by Stirling Prize-winners Grafton Architects that marries town and gown for the university and south London borough. There's a look at Architects Aware, a group mobilising to attack another big issue for our times—homelessness. We have opinions on drones and future specifications, high-tech visualisation tools as a boon to developing cities, the nomenclature of offsite, and a word on what architects and other professionals can do to stem the tide of climate change. Finally, with yet more elections ahead of us this May, we ask both built environment practitioners and a group of youngsters what they think the new Mayor should prioritise for the city once he or she takes the reins.

Enjoy the issue.

David Taylor, Editor

### New London Quarterly

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## NLQ 42



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# HydroPlanter

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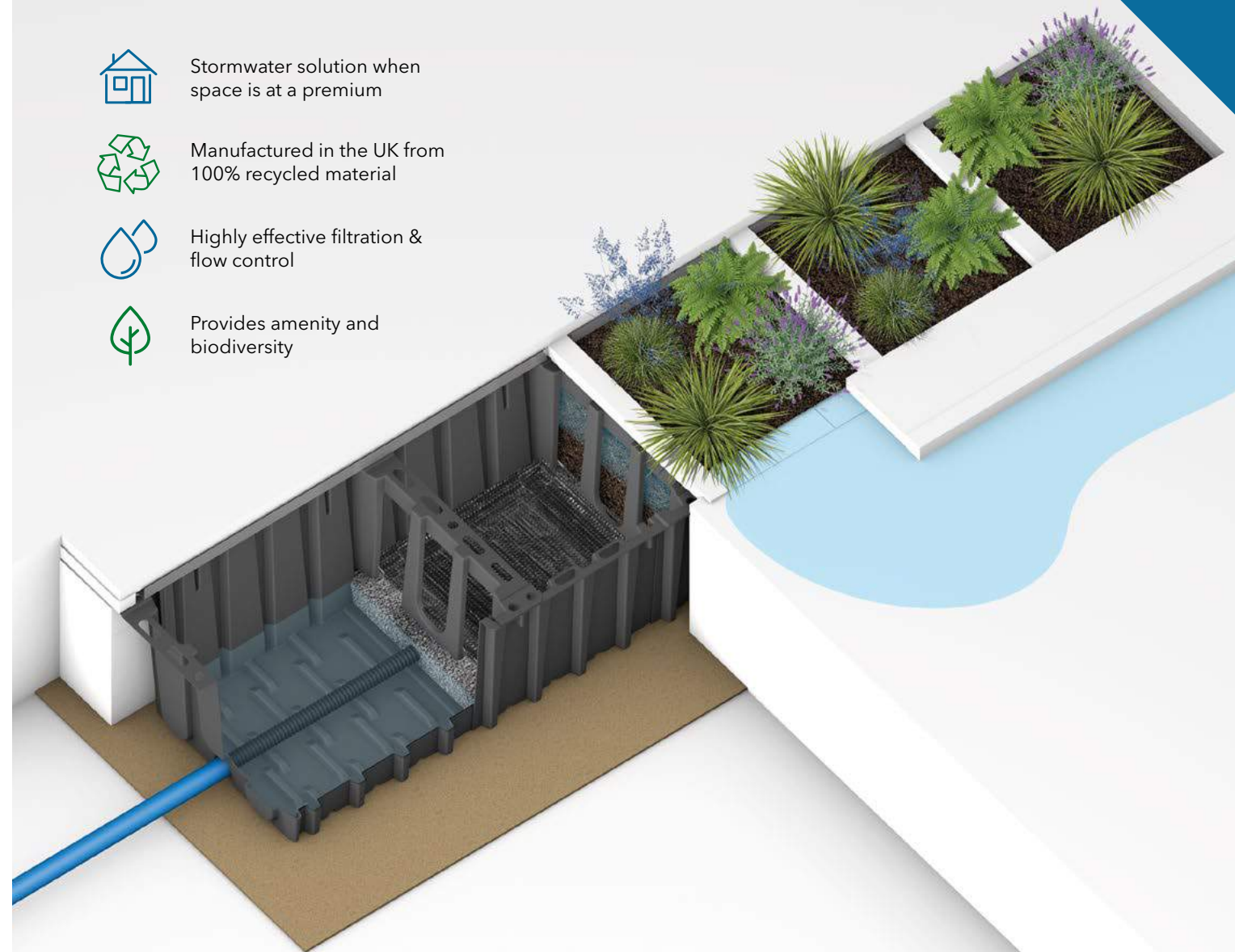
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# THE QUARTER

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

### BUILDINGS

Tonkin Liu won the job to create ‘London’s most outstanding green space’ — **Grosvenor Square**. Grosvenor appointed the lead architects following a six-month-long formal competition and 2018’s call for ideas. Studio Egret West and Hawkins\Brown won a pair of competitions to regenerate the **Smithfield Market** complex, the former becoming lead architect for the East and West Market buildings, and the latter for public realm. Morris+Company (with Axiom Architects) won planning consent for an 80-room boutique hotel, social rental homes and retail space for Demar Holdings on Camden High Street (pictured). Ballymore won the go-ahead for its **EG:HQ** scheme at Embassy Gardens in Nine Elms, also by Morris+Co (pictured). Make won planning permission for the second phase of its **St James’s Market** redevelopment for a joint venture between The Crown Estate and Oxford Properties (pictured). Feilden Clegg Bradley Studios won planning permission for the final phase of Gallions Quarter masterplan. **Gallions Quarter 2b** (pictured) is a housing-led regeneration scheme being developed by Notting Hill Genesis, Telford Homes and the GLA and provides 267 new homes. The team behind **The Tulip** launched an appeal against its planning refusal, claiming that the Foster + Partners-designed project would deliver economic benefits worth £1.6bn to the country. A public inquiry will take place in ‘the middle of 2020’. Metaform won planning permission for a 4,700 sqm office redevelopment at **79–89 Lots Road** for Riyadh-based Naif Alrajhi Investment. New visions were unveiled for **Parliament Square**, **Victoria Street** and **Cathedral Piazza**, by Victoria/Victoria Westminster BIDs, BDP and Urban Flow (pictured). SimpsonHaugh won the green light for a 30-storey **Premier Inn** hotel in Canary Wharf after Rockwell completed a £106m deal with Aviva Investors. With 400 rooms, it will be Whitbread’s largest hotel in central London, includes 66 new homes, and completes in early 2022. Transport for London and Barratt appointed Tate Hindle to design 450 homes across five buildings next to Wembley Park Underground station. An HTA-led proposal for estate regeneration in Battersea won the green light from Wandsworth Council. The project, to transform York Gardens and Winstanley Road estates also includes elements by Henley Halebrown (see page 24), Figure/Ground and LA Architects. The Serpentine Galleries commissioned the Johannesburg-based Counterspace to design this year’s pavilion, the youngest to ever be asked to create the temporary structure in the event’s 20-year history.

### COMPANIES/REPORTS

The **Building Better, Building Beautiful Commission** delivered its much-awaited report, *Living with Beauty*, with more than 100 recommendations including changes to the NPPF to prioritise placemaking and beauty, making it easier to turn down planning applications on design grounds. The Heart of London Business Alliance appointed **Futurecity** to develop an arts and culture strategy. **St Modwen Homes** delivered a 25 per cent growth in sales during 2019, selling 1,060 new homes, the firm announced as part of its financial results. Construction output growth in 2020 will be slightly better than previously expected at 1.0 per cent, said **GlobalData**. But lingering uncertainty over the conditions the UK will operate under outside the EU when they come into force in 2021 is ‘still a concern for investors’. **The London Society** is running an ideas competition to come up with ideas to make our parks ‘fit for purpose in the 21st century’. Open to all: park users or professionals—more info at: [londonsociety.org.uk](http://londonsociety.org.uk). The **National Trust** announced it is to plant 20 million trees over the next decade as part of its pledge to be Net Zero by 2030. Creating more than 18,000ha of woodland will remove 300,000 tonnes of carbon, equivalent to annual emissions from 37,000 UK households.

### PEOPLE

Lendlease appointed a new managing director for development in Europe. **Bek Seeley** (see page 14)—instrumental in winning projects including Euston, Thamesmead, Silvertown and Birmingham Smithfield—replaces Jonathan Emery, who left the business before Christmas. Legal & General Capital (Legal & General) has appointed **Jennie Hill** as chief commercial director and **Alexandra Brown** as senior development manager of its Future Cities business. BRE Group’s **Beena Tanna** joined offsite housebuilding specialist Project Etopia as its business development and sales director in a newly created position. CBRE Global Investors promoted **Stephanie Finetto** to a newly formed position of head of investor services operations EMEA, based in London. **Christopher Pincher** became the latest in a long line of housing ministers following a government reshuffle. ABK joint founder **Paul Koralek** died, aged 86. ●

Camden High Street: Atelier Replica



Camden unlocked — Morris+Co’s boutique hotel scheme for Demar Holdings on Camden High Street



Ballymore boost — EG:HQ in Nine Elms



Making good — St James’s second phase gets green light



Shipshape — Gallions Quarter sails through



Victorian vision — BIDs unveil their plans



# LET THERE BE LIGHT

Soffit House, a refurbishment and ‘infill’ rear extension of a terraced house in Oval by Proctor & Shaw, has clinched this year’s *Don’t Move, Improve!* competition

When William Tyzack’s bathroom collapsed, smashing through the ceiling below, he knew something had to be done. And now, one *Don’t Move, Improve!* project later, he has a home filled with light and space rather than the dark, dank confusion over multiple levels he struggled with before.

After that rude bathroom intervention Tyzack acted quickly, calling in Proctor & Shaw to look a little more generally too to help transform his terraced house in Oval, Lambeth, perhaps rework its higgledy-piggledy layout and, well, give it some love.

‘It was all a bit of a warren’, he says of his home before the architects got involved. ‘It felt as if it could benefit from being opened up; it had the opportunity but just needed some kind of reintegrating scheme that would deal with that.’

Tyzack had got recommendations of architects from some of his contacts but none cut the mustard, so Google became his friend, and, after contacting Proctor & Shaw, Mike Shaw came round for the first meeting.

‘I thought it was a very interesting project’, says Shaw. ‘It felt like there was an opportunity to turn it around, particularly in the back of the house, the old rear return external space that was a very dark and damp useless external space. By bringing that into the house we really enjoyed something of real volume that looked onto the garden at the back.’

The dank rear external alley space was brought into the house with the addition of a double-height infill glazed extension to create a light-filled living room connecting new dining, kitchen and study spaces, while allowing views through the house to gardens front and back. The name of the scheme ‘Soffit House’ comes from a timber soffit finished in warm oak battens that matches the rich material qualities of the scheme’s floor and sweeps upwards where a frameless glass opening lets in more daylight into the heart of the house.

Dealing with the levels was complicated, but barrister Tyzack now has the sense of a more ‘integrated’ way of living, allowing him to work in his elegant front study room but now without feeling so removed from activities elsewhere. ‘It’s nice to use the kitchen as well and have that flow between the two rooms’, he says.

The living space now seems ‘at one’ with the garden and feels ‘semi-outside’, with a project that never felt ‘overbearing’ and was improved through sometimes-challenging dialogue between architect and client. ‘Mike didn’t just dismiss my ideas out of hand’, says Tyzack, ‘but it was interesting that we did end up with the original idea formulated at the start.’ ●



2020 overall winner: Soffit House by Proctor & Shaw, Oval, Lambeth



Download this year’s *Don’t Move, Improve!* publication for free at [nla.london](https://nla.london) and visit the exhibition at NLA until 1 July 2020

Radu Palicica



Making connections — a view through the winning scheme from its rear garden



# WHAT IS THE MOST IMPORTANT THING...



Sadiq Khan: Bar Productions; Siân Berry: Kelly Hill; Sue Black: Ali Tollervey; Siobhan Benita: Jack Karimi; Rory Stewart: Arnon Hoare



**Clare Goggin**  
Partner,  
Jackson Coles



**Clare Richards**  
Founder and director,  
ft'work



**Del Hossain**  
Group managing  
director, Adrem

Housing, housing, housing. I would ask the Mayor to prioritise delivering on the bold proposals within the Mayor's plans, and to be brave and innovative in decision-making. Homes are a great measure of a city's progress and it's enlightening that last year's Stirling Prize-winning Goldsmith Street in Norwich was trumpeted as something out of the ordinary. Great (and green) design and the creation of homes that people want to live in should be the status quo, not the exception. Fundamentally, London's housing market is not delivering for Londoners at present, as witnessed by the record levels of obvious and hidden homelessness and families living long-term in temporary accommodation. We do have good news stories such as the successes of Croydon's Brick by Brick—a great example of where daring thinking can lead—but they are in too short supply. Demand for housing in and around London is not going to decrease anytime soon, so please widen the debate, look at best practice from around the world, cut out the red tape and build more homes!

I'd like the new Mayor to champion the social aspirations of the new London Plan.

At a packed *Big Debate*, deputy mayor Jules Pipe proudly announced the Good Growth Policies underpinning the plan, aimed at 'building strong and inclusive communities'.

Unconvinced that the rhetoric translated into policy, I submitted a 30-page consultation response. Fast forward to spring 2019, when ft'work was a 'participant' in the plan's Examination in Public—the 30 pages now distilled into six 'social design principles'. Along with Just Space, Levitt Bernstein, community groups and others, we pushed for policy and word changes. And it has paid off: 'planning for communities' has become 'planning with communities'; a default position of demolition in estate regeneration has become a requirement to 'always consider alternative options first' ... balanced 'against the wider social and environmental impacts...'

To the GLA team's credit, the plan now has clear social requirements such as: formal area evaluations 'to define the qualities, value and needs of different places'; 'early and ongoing collaboration' with communities; a strengthened role for neighbourhood forums; expanded use of design codes; and the application of circular economy principles.

No guarantee, but if the new Mayor leads from the front, it will help.

If you've recently used the Tube, first thing in the morning or last thing at night, then you've seen homeless people sleeping in doorways.

Stratford showcased to the world its regeneration during the 2012 Olympics, but now uses its old shopping centre at night-time for the homeless to sleep in. The facilities are a cold cement floor, but at least its dry. It's a far cry from the visualisations that celebrated this masterpiece in adaptive reuse post the games. The PR material showed children holding balloons and blowing bubbles, with no sleeping bags in the background. The CGIs never had this in the plan, but it's there now.

One assumes these people are from abusive homes, or drug addicts, but mainly they are ordinary people who just couldn't keep up repayments, because they lost their jobs. It's a pandemic of poverty that's getting worse.

There are lots of empty, closed-down buildings in London, these people need a fixed address to help them get back on their feet, to start rebuilding their lives. If you are catching the drift of this, then hopefully so will the new Mayor.

# ...YOU'D ASK THE NEW MAYOR TO DO?

The main 2020 candidates — clockwise from left: Sadiq Khan (Labour), Siân Berry (Green), Shaun Bailey (Conservative), Sue Black (Women's Equality Party), Rory Stewart (independent), Siobhan Benita (Liberal Democrats), David Kurten (independent)





**Jason Cornish**  
Partner, Feilden Clegg  
Bradley Studios

As local authorities and the GLA continue to struggle with the immediate housing crisis, we also face the more profound issues of the climate emergency.

In addressing the housing crisis, large areas of land identified for development are being sold off to the highest bidders.

Design quality and quantity are the tangible tests against which the appropriateness of the projects is assessed, while the long-term environmental impact is relegated to a technical assessment. In this regulatory and financial context, it is difficult to re-orientate priorities and incentivise developers to invest in ways to address this impending climate catastrophe.

Our idea for the Mayor of London is that reinvestment of the funds raised from these land transactions and CIL should be used to fill the present gap between the cost of the current planning policy and zero carbon development. This isn't a new idea. It is one that has been proposed in Wales in the 'Better Homes, Better Wales, Better World' report, which uses funding from central government to cover the cost gap.

The knock-on benefit of this could generate savings of approximately 17 per cent on energy bills addressing fuel poverty, minimising reliance on non-renewable energy and providing a mechanism for tenants to reinvest in the local circular economy. Better homes, Better London, Better world.



**Andy Downey**  
Director, Elliott Wood

Walking and cycling around London today, it's clear that the city is lively, culturally diverse and buzzing with energy ... the best city in the world! It is also changing, with a population set to rise from 8.9m to 9.5m by 2026, the biggest growth in the UK. The global social political agenda is also changing. David Attenborough and Greta Thunberg have brought climate change into every household more effectively than any government initiative could have imagined. The 2016 Paris Agreement for halving carbon emissions by 2030 is not going to happen. This is creating a global problem that will have local impact particularly for cities close to the sea like London.

As engineers we are often looking for ingenious solutions to problems, yet sometimes the skill is to think differently so that we can avoid problems. What if London could show the world how to grow ethically, honestly, adopt the circular economy, eliminate the concept of waste and massively reduce its energy consumption. With the ambition to be the best city in the world using tomorrow's low carbon metrics. We need to have short, simple, transparent messages, not targets, that all Londoners and the rest of the UK can associate with.

The ultimate goal—come and live in London, the most sustainable existing city in the world...



Agnese Sanvito

## Young Londoners

Views on what a new Mayor should concentrate on from members of NLA's New Londoners Youth Panel

Being a big city, London has drastically urbanised, especially over the past couple of centuries. While this improves the economy, it has severely impacted the environment and changed the scope of the city. There are many ways we could change this. We could create more green spaces. They don't necessarily have to be as large as Regent's Park; it could involve planting more trees along the pavement, or building mini parks, which ties in with my other issue. We need more pedestrian zones—London is dominated by roads and cars, most of which are polluting the air that we breathe, daily. With pedestrian zones we can have more open green spaces, which you can walk or cycle through, or even have your lunch in and socialise with friends. This means that there's less space for cars and more space for relaxation and recreation. In a bustling city like London, we need places where we can sit down and enjoy life that little bit more.

**Sarah**  
17 years old, Camden

I believe there are many issues facing Londoners today. These range from air pollution, damaging the public's health, to inequality in wages, transport costs, unaffordable housing and the need for more green spaces and renewable energy. I believe that the people who are going to change our future are the younger generation. It is crucial to include our ideas about creating a better world through youth panels.

**Nikki**  
17 years old, Westminster

London has needed to restructure its educational system for a long time. The current system has not changed significantly for almost 50 years. Especially with new advances in technology and with the knowledge of the internet, the system hasn't changed or adapted. As a 16 year old I've had to pick my GCSE choices and narrowed my opportunities, and done so further with A Levels. Not only is the pressure immense, but also the curriculum set doesn't match my age group and needs. Taxes, job applications. All things I have no idea how to do. Why? I still don't know, but I can tell you the structure of a plant cell. It's time to make a change.

**Nathan**  
16 years old, Haringey

I believe the biggest problem in London is transport. As an 18 year old myself, I know that many 18 year olds believe that once we start paying for the bus it will be a hassle, especially as we need frequent transport to our universities. I don't believe bus travel should be free, but I do suggest we bring the price for trains back to 75p. For instance, a journey from Plaistow to Mile End by bus takes two buses to get there and two to return. If I had to pay that would be £6 a day, which means £30 for a five-day stretch. We could bring in a pass for a certain number of weeks or months of unlimited travel, even private travel. For example, £50 a month, £125 for three months.

**Micaiah**  
18 years old, Plaistow





# NEW LONDON AWARDS

## 2020

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# A 30-YEAR-OLD POSTCARD FROM LONDON

Peter Murray winds the clock back to 1990s London and looks forward to NLA's show on how it has thrived since



Following the death of Clive James, the BBC put on a series of programmes in memory of the Australian's great contribution to British television and culture. One of the programmes was *Postcard from London*, first broadcast in 1991. The footage showed London as it was then and James interviewed celebrity Londoners like photographer Terence Donovan, actor Michael Caine and columnist Giles Coren about their thoughts on the city.

The capital of 30 years ago is particularly interesting as NLA enters its 15th year. As part of the events to mark this anniversary we will be reprising our first exhibition, *The Changing Face of London*, which looked at areas at the time undergoing change, such as King's Cross, Paddington and Stratford. These developments were taking place because of London's growing economy and population, something not evident at the time of the BBC film.

James was shown against a backdrop of derelict warehouses in Earl's Court, all the windows smashed—now they are apartments; Fleet Street is empty. The newspapers have moved out and their silent presses remain in the cavernous basements. The view from outside the *Cheshire Cheese* pub (now one of the City of London's protected view corridors) shows St Paul's dome in open sky as though on the horizon *sans* any surrounding townscape. James interviews Alan Coren in the flashy entrance to Owen Williams' Daily Express Building and wonders if it will survive (it did; John Robertson Architects restored it). Coren remembers how 'the best newspapers in the world were in Fleet Street'; how, when the presses started rolling, the whole building shook.

James went into the Underground — 'In other cities they run regularly, in London Underground they run occasionally'. He looked at a down-market Oxford Street

and interviewed Michael Caine in Langan's Brasserie. The cockney actor talked about Earl's Court as 'Kangaroo Valley' because of all the Aussies there and suggested that what he liked about London was that 'it's great if you live in a high-rise'—he lived on the 11th floor—'there are no other high-rises around' to spoil the view. Caine also complained that people thought Paris was sunny and London rainy and quoted the stats: 22.5 inches per annum in London; 22.9 inches in Paris. The difference hasn't changed with global warming, but the amount has. Precipitation in London is now 583.6mm (22.9 inches) and in Paris it's a whopping 637mm or 25.01 inches.

James talked about London as the 'city of cities'. Paris is more elegant if you don't mind the price tag. New York more glitzy if you don't mind being mugged.

'London is the world in one place.' Only Athens has more Greek statues; only Florence more Italian paintings, because only London collects things from everywhere. James concludes by describing London's 'eternal trick', which is to show the 'next generation

that the possibilities are infinite and that everything has begun again'.

But even as perceptive a reporter as James would have been hard put to foresee the amount by which everything has begun again since 1991. London has emerged as a world city, its diversity has exploded, bringing untold vitality to its economy and communities; St Paul's dome is bracketed by new office towers and Michael Caine's view from his 11th floor is likely blocked by surrounding development.

But what has not changed is London's ability to reinvent itself, and I'm sure that if James had remade *Postcard from London* before he died, he would have reiterated that 'everything has begun again'. ●



Food for thought—the late Clive James on London

BBC





Mason and Seeley

## STRIVING FOR PLACE

With responsibility for £20bn of projects, Lendlease's Selina Mason and Bek Seeley are big players in hugely significant schemes for the capital including the regeneration of Euston, Silvertown and Elephant and Castle. *David Taylor* met them

'It is a striving organisation. It wants to do good things.'

So says Selina Mason, head of masterplanning at Lendlease, and someone who moved to 'the dark side' two years ago after helping to bring a successful Olympics to London. At least, it was her friends who saw it that way, perhaps suckered into a general perception of developers as being more about commercial success than creating real places with heart that work for people—something that's pretty much central to Lendlease's long-held core beliefs. 'Then, of course, you get the phone call', she laughs, "'Hey, Selina, have you got any jobs for us?'"

I catch up with Mason and Bek Seeley, the latter of whom had been named as the organisation's new chief operating officer, UK Development, the day before. She replaced Jonathan Emery, who left fairly abruptly just before Christmas and will doubtless resurface elsewhere in the regeneration game. That, after Dan Labbad left to become the Crown Estate's new chief executive only last April. All change.

And that's appropriate for the sizeable chunk of Lendlease's portfolio at Euston and Birmingham that got a significant injection with government's long-hoped-for approval of HS2.

Seeley—a friendly and energetic Worcester-woman who travels up to Birmingham every day where the firm is creating a multi-billion-pound 'place' on a 14-hectare site at Smithfield in the city—is credited with having played a key part in winning projects like Euston, as well as the £8bn Thamesmead project with Peabody and Silvertown Quays. So a lot rode on the outcome of the review into HS2, 'bookended' as it is by the company's deep, complex and far-reaching work. Happily, of course, the line was deemed to be too far gone to be stopped, and Boris Johnson rubber-stamped that view in February.

But at either end it will test Lendlease's ability to create vibrant, popular places, and in the case of Euston, one which will keep and sometimes pique the public's interest and minimise the nuisance done to them all along this long-running scheme.

Effective consultation is, of course, a crucial aspect of this, and Lendlease can begin that in earnest now, while pioneering work on loneliness that looks like it is a good hook on which to involve locals from Camden and further afield. 'It has taught us a lot', says Mason of the Loneliness Lab Lendlease created around 18 months ago, reinforcing some of its beliefs through ongoing research (see page 18) and putting lessons back into its projects via an in-house social and economic team. 'You really get the sense that we need to design places that just help people feel they can engage in a conversation more easily', Mason says.

As part of this, Lendlease worked on an exhibition with Central St Martins, Collectively and Camden Council on the One Euston Project, creating an exhibition of portraits of local people suffering from loneliness issues, held at its Regent's Place exhibition space. After all, adds Mason, in masterplanning, any kind of setting in which you can create empathy and mutual understanding in a genuine conversation is important.

Seeley's back history includes a spell at AECOM, a very different organisation which, in contrast to Lendlease, she felt to be 'very corporate American', and so big that it is process-focused. 'Lendlease is very project-delivery focused

because we have to be', she says. 'And that creative, innovative piece runs through.'

The firm is well connected, which also helps. The day before our interview, foreign secretary Dominic Raab was in Barangaroo in Sydney—one of Lendlease's premier projects designed by Rogers Stirk Harbour + Partners—in what was the first visit outside the UK by a government representative on trade since Brexit. Raab was there at Lendlease's global headquarters to talk investment in the Midlands and the North, part of the government's 'levelling up' agenda, but there was also time for a 20-minute meeting for Lendlease to showcase Westfield to the minister. Raab would have been interested to hear how the company has been operating in the UK since 1991, employs over 1,300 people and has a pipeline of projects within London and further afield in the UK valued at more than £20bn, including Euston.

## 'Lendlease is very project delivery-focused because we have to be'

'I think the government understands that a key part of that is infrastructure', says Seeley, and HS2 is a 'critical part' in opening up capacity—the bit that gets buried in much of the noise around the project. 'But it's the critical piece, from somebody who uses that Birmingham to London line every single day', she adds, mourning her regular 'painful' suffering at the local end after changing at Coventry, principally because they are all using the same line. 'I am really confident that the government does understand that it needs to do that scale of project to make local transport for those cities and the regions work.' Both Euston and Birmingham are projects of international investment scale which have brought high levels of interest, important in Britain's new ambitions for trade.

This may in turn mean that Lendlease looks more to projects outside London, but for the moment its presence in the capital is formidable. Historically it had significant presence in the regions, but more in construction-related activities, as well as national projects such as military work and schools. So it is more of a 'resurgence of ambition', says Seeley, as well as the city and placemaking piece that the developer strives for. 'It does feel as if it is a new wave', she says. 'Of investment, ambition, opportunity, energy, coming through in all of these regional cities.'

How would they characterise their approach to placemaking? 'I think it's very focused on people, fundamentally', says Mason. 'It's not seeing place as something that is aesthetic or visual. It's very much about how a place works for the people who are using it and living in it, working in it, passing through it. Building a sense of belonging and community. I think that's got to be at the heart of it.'

It's also key to create places that are enduring and where people want to stay, Mason goes on, rather than somewhere that just looks pretty. 'It goes way beyond that, and that's the kind of direction we're trying to take our design in. To really pay close attention to the kind of environment that you can create around bumping into your neighbour.'



Lendlease believes that it is doing well in getting the inside of its apartments right, but now wants to enrich people's experience of home beyond the front door. In a city like London, with such transient populations, this is fundamental, as is its desire to allow residents to 'influence' the place too. 'That's the thing that builds place, and belonging, over time', Mason says.

Seeley is keen to stress that these must be inclusive and welcoming places, too, where everyone can benefit and feel part of the mix. 'That is hard, but has to be the aim.'

So which in its own portfolio gets closest to this? Seeley cites Elephant and Castle, partly achieved through design and the layouts of buildings; the feeling of 'fitting in with what's around it'. What will make it feel more inviting and inclusive

beyond its halfway stage now is a mix of retail to add to the residential, along with entertainment and providing 'the animation piece'. Mason adds that they are seeing rewards in investment in a local meanwhile-use scheme, producing an interesting pattern of local support and building businesses to add to the rooted nature of the street scene. 'You have to show that development isn't just about bricks and mortar', she says. 'Seeing is believing. You have to demonstrate that you're committed.'

Seeley points to another good example in York. Lendlease is in a joint venture on the Hungate scheme, another long and complex journey that sits and fits within the historic city walls, and of which Seeley is also proud.

High Road West



Euston Station



International Quarter London



Elephant Park



Deptford



Silvertown

London, covered: Lendlease's extensive capital projects



Focus for change — the Euston site. Lendlease is also inputting to the 'reimagining' of Euston Road



Eastern promise — the International Quarter, London





The Lendlease exemplar — the vision for Elephant and Castle

Is there a Lendlease ethos they think is understood by the public and the market? Seeley thinks the underlying values (she prefers that to ‘ethos’) of what they are trying to achieve in the UK and Europe are consistent and shaped by the communities they work in. ‘We work with so many partners and that’s a core part of our business and in everything you do you learn different things and you give different things too.’ She would be worried if they were the same everywhere. ‘The dividends are shared’, Mason adds. ‘And from being here for a couple of years it’s been really interesting to uncover a little of the DNA of Lendlease.’

Perhaps, though, this principle is not well understood or communicated. It is essentially the belief system of founder Dick Dusseldorp, who set up the firm in 1958 around the need for developers to generate social and environmental benefits

as well as its own rewards. The firm is not, after all, this ‘scary and very macho machine’, as Mason dubs her initial misconception. It is also seemingly a good place to work as a woman, coming in the Top 50 firms for that principle in a listing run by the Times in 2018. One of the reasons for the accolade was that Lendlease opted to become one of the government’s ‘early adopters’ by publishing its gender pay data six months ahead of the April 2018 deadline.

Before Mason came, she was working for Lendlease on the aborted Haringey Development Vehicle project, which she felt was nevertheless both inspiring and enjoyable as well as eye-opening in terms of the way Lendlease led the conversation among the consultant team. She felt ‘tuned in’, much to her surprise, but also believes

that Lendlease are often lumped in with other developers towards whom London communities feel resentment at not always receiving the dividends they should have done from accommodating uplifts in densities in their areas.

Seeley remembers when she started and Lendlease was a relatively new name. It was in fact easier to say she worked for Bovis at the time, she jokes. Lendlease is learning its identity in Europe, she says, having been through a strategic refocus, pulling out of countries where they felt they weren’t at the right scale. The ongoing journey then influences their focus on delivering high-quality places with its first priority being safety. ‘It is not something we think about when we get to site. It comes right at the start.’

So, more on Euston. Seeley led the project to bid and secure Euston, which she feels is a ‘real symbol of what

the UK can deliver on a global scale for the next 10, 20, 30, 40 years’. It also offers Lendlease the opportunity to demonstrate what it can do for the community. ‘It rings with me very clearly every day that a generation and more will live with a construction site at Euston. So it has to be amazing and offer opportunity all along the way’, she adds. Working with students at Central St Martins on this aspect will help, but the scheme has to be carefully negotiated as Lendlease is merely the oversite developer. ‘Creating places isn’t to put a massive hoarding up, bury yourself behind it and open it up in a few years’ time: (and say) it’s amazing’, says Seeley. It is also, adds Mason, an ‘extraordinary and amazing’ project because it has everything you can think of to add complexity. Not just the infrastructure but two station providers — Network Rail and HS2 — a historic environment, ‘incredibly highly valued’ public realm like Euston Square Gardens, and all the complexity of a world city with Euston Road on its doorstep and the negative impact that has had on the place for so long. Plus it is in the privileged position of being between the disconnected communities of Camden Town and Bloomsbury. ‘If we can bring those two places together; bring a bit of Camden High Street into Bloomsbury and Bloomsbury into Camden, I think you’ve got something which could be incredible’, says Mason. Time is the thing that distinguishes masterplans from all other designs, she adds, and this one is so long-term and complicated, and so intense at each stage. Furthermore, it will also need to demonstrate how the developer can deliver on zero carbon through a ‘quieter’ type of construction with different materials and systems.

Switching across Lendlease’s impressive map of London projects over to the east, Silvertown, meanwhile, is an amazing symbol of what east London can do, with Millennium Mills at its heart, says Seeley. The opportunity is how that place fits within the rapid development around it, she adds, anchoring it with a ‘town centre-type feel’ and benefitting with more people. The project has won planning and represents an opportunity for high-density residential development to be more rounded, and invested with ‘communal centre and heart’ rather than ‘suburbs on steroids’, as Mason calls them. The ‘found’ post-industrial landscape is also quite intriguing, she adds, with something ‘amazing’ needed to build on, but also retaining the ‘wild’ character of Millennium Mills, maintaining the place’s identity.

As ever, communication will be important, and masterplanning more generally is something that the professions overcomplicate, making language too esoteric for a wider audience. One of the bigger parts of Mason’s job is to make sure they understand what projects

are about so they can communicate the vision to people with conviction and authority. ‘And really passionately as well’, adds Seeley. There’s a real tendency in the design professions to just go to the answer without addressing the questions and problems or having the humility to listen and adapt what you’re thinking. ‘People love drawing’, Seeley says.

## ‘Creating places isn’t to put a massive hoarding up, bury yourself behind it and open it up in a few years’ time’

Finally, International Quarter London is another key project for Lendlease with an opportunity to work well given that the whole shape of the Olympic Park is clearer and less of an ‘island’, East Bank has come forward and Westfield’s wider plans are known. IQL is now in the midst of things and there’s an opportunity to create a more mixed-use space, ‘almost like a city quarter’, says Mason, ‘a composite of all components of city life’ when viewed with the cultural offers of East Bank. ‘The bone structure is all there’, she says. ‘It’s just a slight re-orientation and rethinking of how all this sits within the bigger picture. To some extent that is an inevitable part of masterplanning. No masterplan is ever complete within a nanosecond. They take a long time to evolve.’

‘IQL? It’s just Stratford’, adds Seeley, offering something of a motif for the firm’s work at this significant moment. ‘Because it’s all coming together. It’s up there and now we are fitting into the greater part. And that feels like the pivot point.’ ●



### Lendlease’s Loneliness Lab

Lendlease joined with Collectively to create a Loneliness Lab to bring together business, government and civil society to explore how it could reshape and reimagine cities to design out loneliness and isolation. It aims to ‘reimagine the places in which we live and work, in ways that help us to make connections more easily, to get to know our neighbours, and to feel part of a community. Most importantly of all, to reimagine the city so that the most vulnerable and isolated are included’. The Lab started by bringing businesses, policy makers, experts and NGOs together with people experiencing loneliness, for a one day kick-off event in London. Throughout the day it explored the elements that are making all of us lonely and identified opportunities to reimagine the places and spaces in our cities with loneliness and isolation in mind. The Lab then tested the emerging ideas through a week-long design sprint. Thirty-two participants formed 10 teams prototyping ideas in real communities and places over 6 days. The projects are now being developed into pilots and key learnings formed part of a Playbook on the issue with insights from the research on loneliness and the work of the sprint teams, information about the process, and what it is doing next.



Eyes on the future — Mason and Seeley looking over the Euston HS2 site

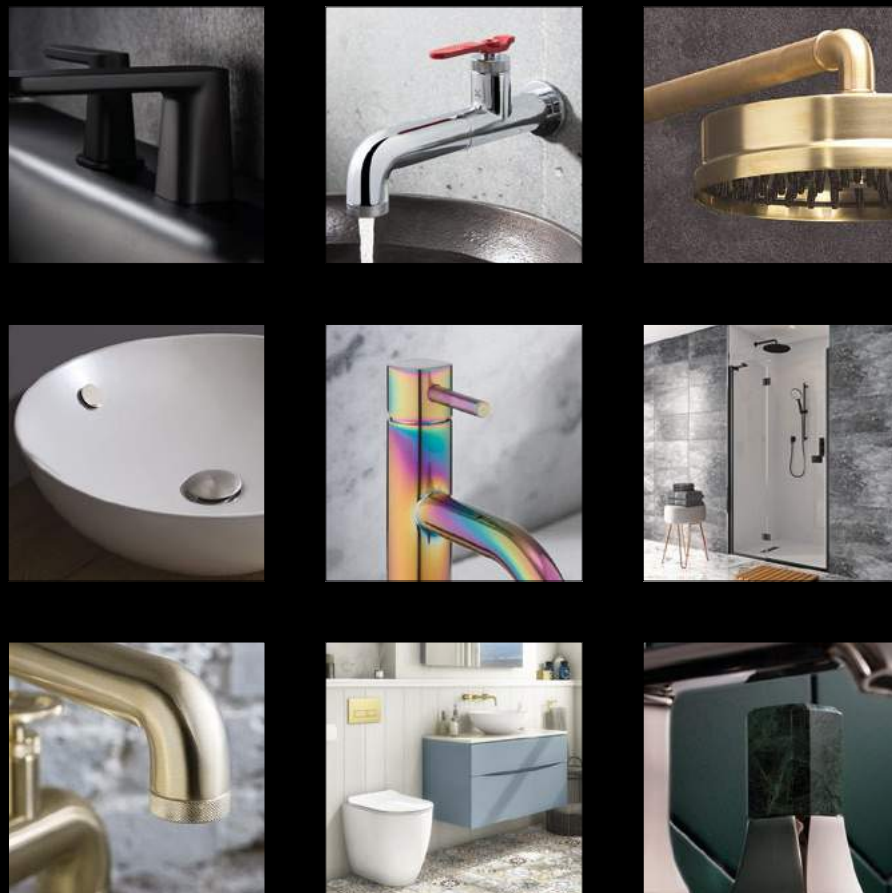


## THE POWER OF COLOUR

Crosswater's high-quality signature finishes and textures enable the designer to express themselves as the creative artist in the bathroom.

Combined with lighting and interior design elements, a bathroom can be created to suit any personality.

Crosswater's broad spectrum of finishes is featured across its portfolio of brassware, furniture, ceramics, shower enclosures and trays.



## A GUIDE TO AN UNCERTAIN FUTURE

Head of design innovation and property solutions at Landsec and co-author of the BCO Guide to Specification 2019, *Neil Pennell* looks into his crystal ball on offices

As we head into a new decade, I can't help but consider where we might find ourselves at the turn of the next.

Ten years ago, an office was a four-walled building where work happened—workers, perhaps begrudgingly, commuted to and from these spaces via long stints on the train, Tube or in their car. But with Skyports snapping up London's rooftops with ambitions to make 'vertiports' as common as the Tube, and 2TV adding in a top-level swimming pool, it's exciting to think what the office landscape, and indeed our interaction with offices, may look like in the coming years.

Will a drone port be as commonplace as bicycle storage? Will we all be carrying a swimsuit in our briefcase?

Looking at this snapshot of the past few years alone, we're reminded that we cannot stand still. It has been my privilege to lead the work on the BCO Guide to Specification for the last three editions—and as the BCO turns 30 now, it feels an exciting moment to reflect on how far the industry has come in that time.

### 'Will a drone port be as commonplace as bicycle storage?'

In 1990, no normal person used the internet. Mobile phones were large and considerably immobile. The general workforce was far less diverse and far more pale, male and stale. Canary Wharf looked more like an industrial park than a global financial hub, while now-thriving cities like Manchester, Glasgow, Leeds and Newcastle were trying to make sense of their role in a de-industrialised UK.

Change happens quickly and, as with each of the changes listed above, often has a profound impact on the way our industry works and the type of work it must produce. We must be willing to accept and work with change, even when we don't know exactly what's going to happen.

It is in this spirit that we drafted the latest BCO Guide to Specification. And learning from the Guides that came before, the 2019 edition encourages our industry to consider, and where appropriate embrace, the great drivers of change—of which automation is one of the most impactful (drones aside).



The McKinsey Global Institute predicts 800 million jobs could be displaced by automation come 2030. By then, 8–9 per cent of all jobs may be in occupations yet to be invented. This creates a multitude of challenges.

Obviously, we can't be sure what the jobs of tomorrow will look like, nor who they will be performed by. Our offices may one day be inherited by robots alongside humans, doing jobs we can't currently imagine.

This challenge is trickier still, however. Not only do we not know what the jobs of tomorrow will look like, we don't know what industries they'll be within. Life sciences, as an example, is currently a niche industry with relatively little inner-city presence. But there is much speculation that this could change. How easily could your office become a laboratory?

Then, there are other critical drivers of change to consider. Climate change is a hugely unpredictable variable. So too the future of transport. Consider also the make-up and expectations of future communities.

All this, while exciting, makes our lives tricky. The offices we are building and refitting today are expected to last well into—and perhaps beyond—this century. So how on earth can we know what to build?

The answer is, of course, we can't exactly know. Future thinkers predict that tomorrow's worker will have to retrain multiple times throughout their career. We need to create workplaces that are, above all else, flexible and adaptable so they can evolve to meet the future needs. ●



# MINDING OUR LANGUAGE

Bryden Wood director *Jami Cresser-Brown* argues that when it comes to offsite, we must all be more precise and say what we mean...

DfMA, MMC, modular and offsite all have one thing in common—they describe an approach to construction which opposes traditional building, by offering heightened productivity. Back when ‘not building traditionally’ was a new concept, it was useful for the descriptor to be broad and ‘catch all’—traditional vs ‘not traditional’. However, now that our methodologies of ‘not traditional’ are numerous and increasingly sophisticated, so must our language be to describe them. And yet our collective use of these new terminologies has not caught up—terms are often used interchangeably, without acknowledgement that individual definitions are far more nuanced. This article does not contain a glossary of terms but instead seeks to question, within an industry saturated with acronyms and buzzwords, how more precise use of language may aid our general understanding, allow more people to contribute to the conversation and keep the industry open to alternative ways of designing/delivering.

One of the most commonly used industry acronyms is Modern Methods of Construction (MMC), a term which was coined after the Second World War and entered the vernacular around 2005. There is no definitive list of what constitutes a modern method of construction, and the prefix ‘modern’ is simultaneously criticised and praised for its inability to remain current. However, what is clear is that the term refers to improved process which in turn results in improved product. Similarly, DfMA describes the act of designing a building which can be manufactured and then assembled. Neither of these terms presupposes the nature of the design/delivery solution, or where each stage of the process takes place (and therefore can be broad in its application).

## ‘Our collective use of these new terminologies has not caught up’

Offsite is often seen as synonymous with volumetric modular and vice versa, except that these two terms describe very different things. Offsite solely expresses the location of an activity—offsite as opposed to onsite. Given that buildings are ultimately built onsite, this catch-all use of ‘offsite’ as a design/delivery method risks devaluing onsite productivity. Volumetric modular characterises a specific MMC design/delivery solution: elements of buildings which arrive to site as partly complete 3D boxes. While arguably



the most widely recognised MMC solution (as it is easiest to visualise), volumetric modular is definitely not the only one available, nor is it the only solution manufactured offsite. Both panelised and kit-of-parts approaches have also been designed for manufacture and assembly, with operatives onsite simply assembling smaller parts.

Using these terms interchangeably propagates miscommunication as the specificity of each of these terms really matters. Designers play a huge role in this, as we are most often the first industry experts to be involved in any project. We have the opportunity to set the agenda early on, guiding our clients as to effective design/delivery solutions for each project. We must express this using the right language, so that the words don’t dictate the thinking; avoiding (unintentionally) jumping straight to conclusions; instead of contemplating the best possible design/delivery solution for any given project or site.

We can all agree that increased productivity and improved outcome are the unanimous targets for the construction industry. Being more precise with our use of language can only help with our own clarity of thought, enabling more people to join the conversation, and meaning that we’re open to understand, articulate and welcome new ideas. ●



Marklake Court



Southwark Park Pavilion



Gasholder Park

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# WORKING THE SOCIAL

Henley Halebrown is celebrating 25 years of creating human, sensitive and civic-minded buildings, and 'quietly fighting a rear-guard action for the welfare state'. By *David Taylor*



'Thoughtful'.

If there's a word that comes to mind when you hear the practice name Henley Halebrown, it's that, with the outfit's general approach to projects, underpinned as it is by a deeply engrained sense of social purpose and humanity.

I catch up with Simon Henley and Gavin Hale-Brown at their new primary school in Hackney, a clever scheme hewn among the London borough's busy-ness to provide an idyll of calm, part-facilitated by an 11-storey affordable housing block of 68 well-appointed key-worker flats they also designed alongside.

Built on a former fire station, the scheme is, in essence, rather a good symbol of their work more generally. That is, the project was born out of a general philanthropic, altruistic and long-lasting placemaking gesture through Edward Benyon of the Benyon Estate family (owner of a fair proportion of De Beauvoir Town) and Thornsett. 'He's reinvigorated the shopping around here, he's established places where people can work, and as part of the equation he has created these two schools', says Henley, pointing to the secondary school the practice did across the road too. Furthermore, the architects questioned the brief and prodded and poked clever new ways of thinking about what the 350-place free school could look like and how it could function. The result is a warm and very humane, materially rich pair of buildings with a 'carved-out' courtyard—the housing acting as a 'buffer' to the school—all of which is popular, and works. There is also none of the waste of space, inefficiency and potential conflict-flashpoint zone that corridors often represent, a particular bugbear of the practice and a tactic here that allowed them to create more music and drama teaching spaces and outdoor spaces than were originally in the brief. 'It's actually quite hard to create a community around a corridor', says Henley. 'Very easy to create a community around a courtyard.' Rather than have a school as spec space at the bottom of a tower, the result in Hackney is a space of Spanish glazed brick (they are 'brick fans') that is 'magical' for the small, two-form entry, music-and-drama specialism school's happy pupils, Henley suggests with pride. It is a primitive building. 'It's not a monastery; it's not a palazzo; it's just timeless space and it works really well.'

Indeed, in discussion, 'humane' is another good word the pair feel is a good motif. Ever since a 20-something Henley spent six weeks in the summer of 1991 driving over 13,000 miles in the US in search of Louis Kahn projects, he has been deeply influenced by that architect's responses to sites, and the pair admit that they aspire to provide something in that Kahn lineage, imbued with a greater responsibility to the city. 'He is the architect who never disappoints', says Henley.

The Hackney school is a scheme that is easy to 'get' for the main users, the children, and, says Hale-Brown, a little of the design here relates back to a seminal 'concentric' scheme for the practice, for Talkback.

At Talkback they designed what they regard as an early 'radical', sustainable and naturally ventilated office scheme in Newman Street set around a medieval physic garden of herbs. It has shown its adaptability by having since been converted into the Mandrake Hotel. 'But it has the same idea—all external circulation around a courtyard', says Hale-Brown. 'We took four buildings, knocked them together, with everyone in peripatetic offices. The brief there was to try and create the best environment so they got the best writers.' The process even involved the pair convincing Peter Fincham, then in charge of BBC2, that the tenants might only get wet in the outside spaces two or three times a year, and then only if they took the same route every day. 'It was hugely successful and was the same idea', adds Hale-Brown. 'Externalising the circulation means that the whole of the building works for you, and it forces people to interact.'

During the project the practice had also, incidentally, had a 'massive argument' with Griff Rhys Jones on the scheme the day before they let the contract over air conditioning, after an agent had told the actor that the building would be worth more with it. 'The same agent came back when it was finished saying actually it was worth 30 per cent more than we thought because it was naturally ventilated', recalls Hale-Brown. Writers like Graham Linehan of *Father Ted* fame and Steve Coogan even stayed with them because they liked the building, he adds. 'The value of good architecture doesn't have to be the value of the building; it can be the value of the space.'

Henley agrees, and picks up the corridor theme. If we go back to the 19th century and even before that, he adds, there is basically no circulation in public buildings. With churches, public baths and libraries, for example, you're straight in, without 'wasted space'. Consequently, there is a much more direct relationship with the public realm, resulting in a more vibrant city, and avoiding the 20th-21st century 'mistake' of bringing too much public life into the building. Whereas the corridor is a 20th-century affliction; even with the country house, servants popped up from secret doorways, while everyone else moved enfilade from room to room, enjoying those spaces. Again, it's thoughtful, again fully conversant with history and context. 'It's those things we are looking to.'

Henley and Hale-Brown met at Liverpool University in 1986, and now, after starting on interiors and various iterations of the firm including first Buschow Henley and then Henley Halebrown Rorrison, it is their names that are on the Kingsland Road studio. The firm's first project in the 1990s



Hackney New Primary school: a haven of peace





Encouraging conversation: Talkback on Newman Street

was for an advertising agency where they simply combined budgets and made them an 18m-long, tapering steel and wood table, whose ‘inherently convivial’ nature as ‘the office’ stands as something of a practice metaphor. ‘It’s interesting because it’s a combination of mathematics, sociology, typology, has got to do with the history of architecture and design, craftsmanship’, says Henley. ‘And it is also economic’, adds Hale-Brown.

With a staff of 25, around a third of whom also teach, the practice is celebrating 25 years in business this year, but they’re ‘not really party people’ when there’s so much else to get on with. ‘We’re rubbish at that’, laughs Hale-Brown of their party-throwing capabilities. Schemes like the Poppy Factory in Richmond or four buildings it is doing for Land Securities in Victoria are in progress, with an approach that favours brick over cladding. ‘It’s a poetic thing’, says Henley. They are also doing student housing at Chadwick Hall where they proposed load-bearing facades for its brick, deemed unfeasible by the contractor. But they are not interested in ‘making shapes and patterns’, as they feel many architects do. They took the

money that normally would have gone into stiffening the frame to support the brick cantilevered off the facade to invest in a craft process in the facade. ‘We’re interested in looking at 16th, 17th and 18th century typologies—civic building, where you look at the spatial qualities of the building, the essence of which is communal, and then look at how you might make the building.’

## ‘Our agenda isn’t to make things complicated or expensive. It’s to do things well’

It is getting harder as an architect today, though, says Hale-Brown, as respect for the profession has dropped. Henley, meanwhile, bemoans the fact that the architect is often brought to the table too late, with clients having already decided what they want before asking, advised by quantity surveyors and planning consultants getting in early. Like many, they revel in being able to ‘wind back’ and ask what clients really need. As happened with, say, the National Theatre, where the team entered with an open mind and

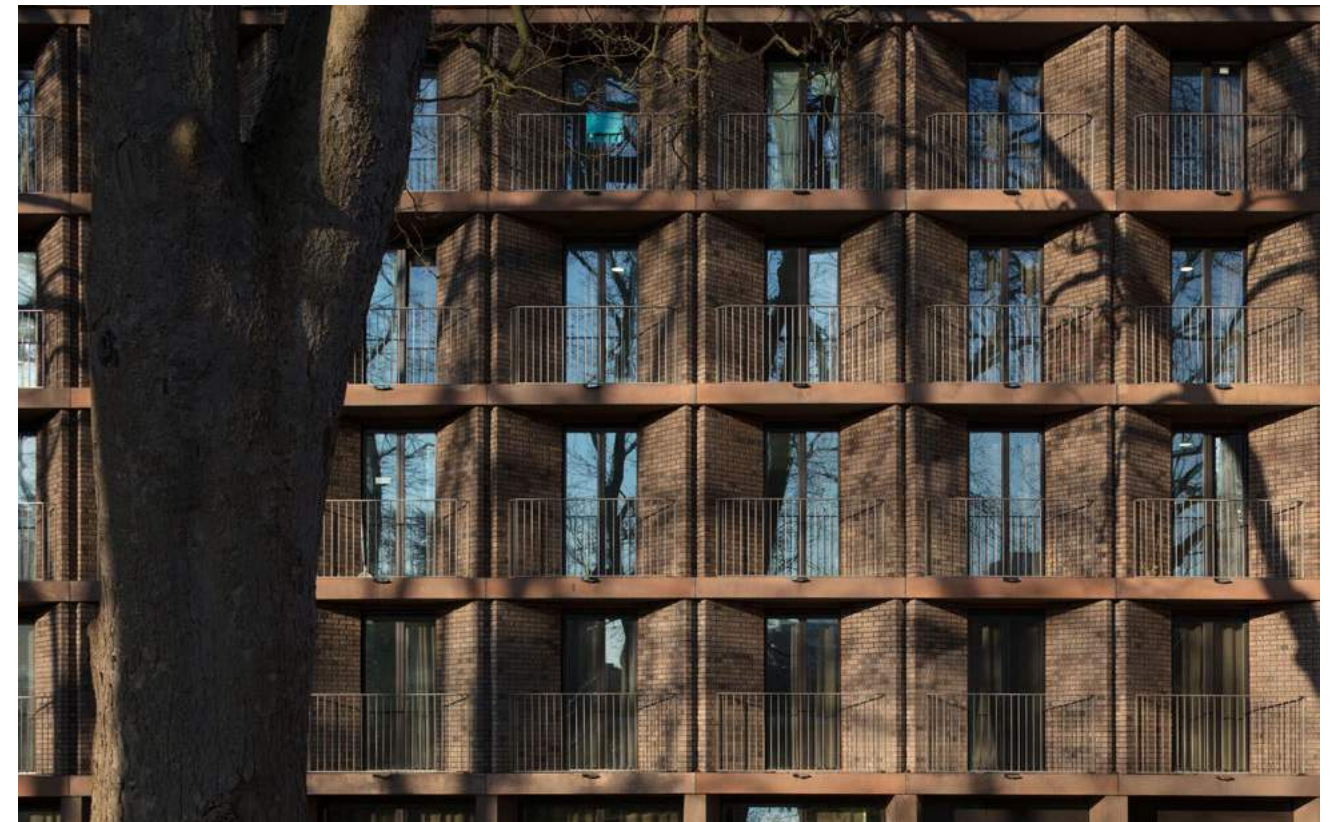
where it was a more open, discursive discussion between the professions. ‘Thinking time is undervalued’, says Hale-Brown. ‘Our agenda isn’t to make things complicated or expensive. It’s to do things well.’

There are, the pair say, probably three consistent themes and research strands in Henley Halebrown’s work which inform the way they plan and detail their buildings. They characterise the first as ‘the human dimension’—the degree to which building can provide a social foundation or create intentional or unintentional communities. Henley says they have begun to call this ‘the social question’.

An example of this is an architecture where the facade—spaces on the threshold between the interior and the natural world—can be inhabited, as evidenced at the Hackney New School, where an ‘exterior’ south-facing bench is set into the building and allows queuing parents to gather and chat in comfort. The practice’s student housing, Chadwick Hall at the University of Roehampton, also exemplifies this, as did the Talkback scheme two decades ago. In other words, facades have nothing to do with style and pattern-making,



Remembering the past — the practice’s designs for the Poppy Factory in Richmond



Student life — the practice’s Chadwick Hall, Roehampton



and everything to do with how they are made, used and experienced.

Adaptive reuse is another major concern. This harks back to the practice's work at the firm's first substantial project at Shepherdess Walk and, from that, Talkback. It continues to this day with schemes like its De Beauvoir Block co-workspace, the adaptation of the 19th-century brewery housing on Castle Lane in Westminster for Land Securities and adaptation of the 1960s homes on the Kings Crescent Estate in Hackney. This dimension of its work has proved to be a big influence on its new-build projects in recognising what makes for an adaptable (plan) and durable (facade) building, adds Henley.

And, of course, there are the aspects of sustainability (natural ventilation, daylit space, utilising embodied energy, and the role of courtyards, gardens and landscape) that run across all of Henley Halebrown's work.

The practice has also got a way of working which they feel sets them apart. 'I guess the key thing is we collaborate

on every project, which is quite unusual', says Henley. 'Most other offices seem to divide the projects between the partners.' Housing is a major part of the practice's work, with plans for the regeneration of the De Beauvoir Estate, with some 300 new homes on six sites, a masterplan in all but name, collaborating with Stephen Taylor Architects. It is also working with KCA and Stephen Taylor Architects over at Kings Crescent and Nightingale Estate in Hackney Downs.

## 'We spend a lot of time thinking about history'

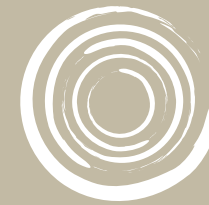
'It seems to me that it is actually quite hard for architects to articulate an ethos', says Henley. 'They're simply more preoccupied by aesthetics. But actually, I think our work is deeply ethical. We're not always doing affordable housing or state schools or health centres, but I don't think you need to be doing that exclusively to be able to say you have an ethical position.' There is, though, a period of architecture soon after the Second world War where there seemed to be a correlation between why people were building buildings and what they were thinking about while they were doing it, he adds, with an interest in nodding to previous methods and architects, 'creating a kind of fondness' people have in their schemes, and building to last. 'We spend a lot of time thinking about history. This is much more about building with a knowledge of the past.' It is also about leveraging people to do things they don't realise they like doing, says Hale-Brown; not imposing or social engineering, just encouraging. But they are constantly reminded of the responsibility architects shoulder and the social ambition projects have, or perhaps should have. 'We are quietly fighting a rear-guard action for the welfare state', smiles Henley. 'It's about building substantial, lovable buildings ... For us, there is that power to establish the foundation for community in any building, so you're always looking to do that.' It's a lesson they learned right from the start, and working with Space Syntax on patterns of movement in its early commercial schemes, turning what is intuitive into what you can put a value on and prove empirically.

In the end, Henley puts it simply—and thoughtfully: 'Everything is social', he says. 'Everything is human; everything is to do with people and interaction.' ●



Arch-itecture — design for the 22-storey Edith Summerskill House plans in Fulham

Simon Henley and Gavin Hale-Brown: Agnese Sanvito; Hackney New Primary school: Henley Halebrown; Talkback, Chadwick Hall: Nick Kane



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FROM THE TEAM

## MARATHONS AND MEMORIES

NLA account director *Emily Wilson* describes how she caught the running bug so much she's aiming to do both London and Paris marathons for charity — in the same month

I've never really thought of myself as particularly sporty — unless it was an activity involving horses. I've been a rider since I was four and a polo player for more than a decade, but I never thought of using my own two feet to get me anywhere. At least not at speed.

When I first joined NLA, one of the girls on my team was training for the London Marathon and I remember thinking she was mad — I was in the process of completing the NHS Couch to 5k app, which back then seemed akin to one of the labours of Hercules. When she came into the office the day after the race, albeit with a gait resembling John Wayne's, she was absolutely over the moon and singing the praises of long-distance running.

Being new to the company and to running, I jumped at the idea of taking on a challenge with my new team. The first race was a big step from 5km, but I have never been one to do things sensibly. We found a race that Shelter put on annually called Urban Rush; it's 15 miles starting at the Olympic Park, ending in Bishop's Park and taking in plenty of architectural landmarks along the way. It seemed perfect given what we do at NLA, and between the five of us we raised over £1,000.

After this race, I'd well and truly got the running bug and I began to think about what I could do next. I did the Urban Rush again in 2017 and then set my sights on bigger things. If I can run 15 miles, I can do a marathon, right? It's worth noting that immediately after finishing aforementioned Urban Rush the idea of taking another step was absolutely abhorrent, but again, that's where the bug comes in. You develop a sort of post-run amnesia and all you remember is how great you feel for achieving something that is such a test of your mind and body.

In 2018, I ran my first marathon, also for Shelter. At mile 20, I started to have serious regrets about entering, but I completed the Edinburgh Marathon in 5 hours 20. A far cry from my dream time of 4 hours 30, but having picked up several injuries along the way, I was just happy to get round.

Full of confidence (read: sheer unbridled lunacy), having finished one marathon I thought I'd best sign myself up for another. Last April I took to the streets of London and saw the city in a way I'd never seen it before. I completed the course in 4 hours 43, a whisker off my target, raising over £4,000 in the process. This time, it took until mile 23 to regret my decision to enter.

2020 is a milestone year for me — I'm turning 30 and I'm taking on not one but two marathons. Paris and London. They also happen to be in the same month. In a departure from tradition, I am hanging up my red Team Shelter shirt for another cause, one that has touched my life in a big way over the past year.

I am running for Cancer Research in memory of a wonderful woman, Amy Milne, who died last summer aged 33 after a short but courageous battle with cancer, just five months after the birth of her second baby. Throughout her treatment she was brave and kept smiling and I will be thinking of her every step of the way. I am

hugely grateful to the Josh Carrick Foundation for letting me join their team for the London Marathon and stepping up research into cancer.

I hope taking on this challenge will help to get us one step closer to a cure for cancer and inspire more people to lace up their trainers and get out running. ●

If you'd like to sponsor Emily, please visit:  
[fundraise.cancerresearchuk.org/page/emilys-london-marathon-1](https://fundraise.cancerresearchuk.org/page/emilys-london-marathon-1)



Finisher! — Wilson after the London marathon



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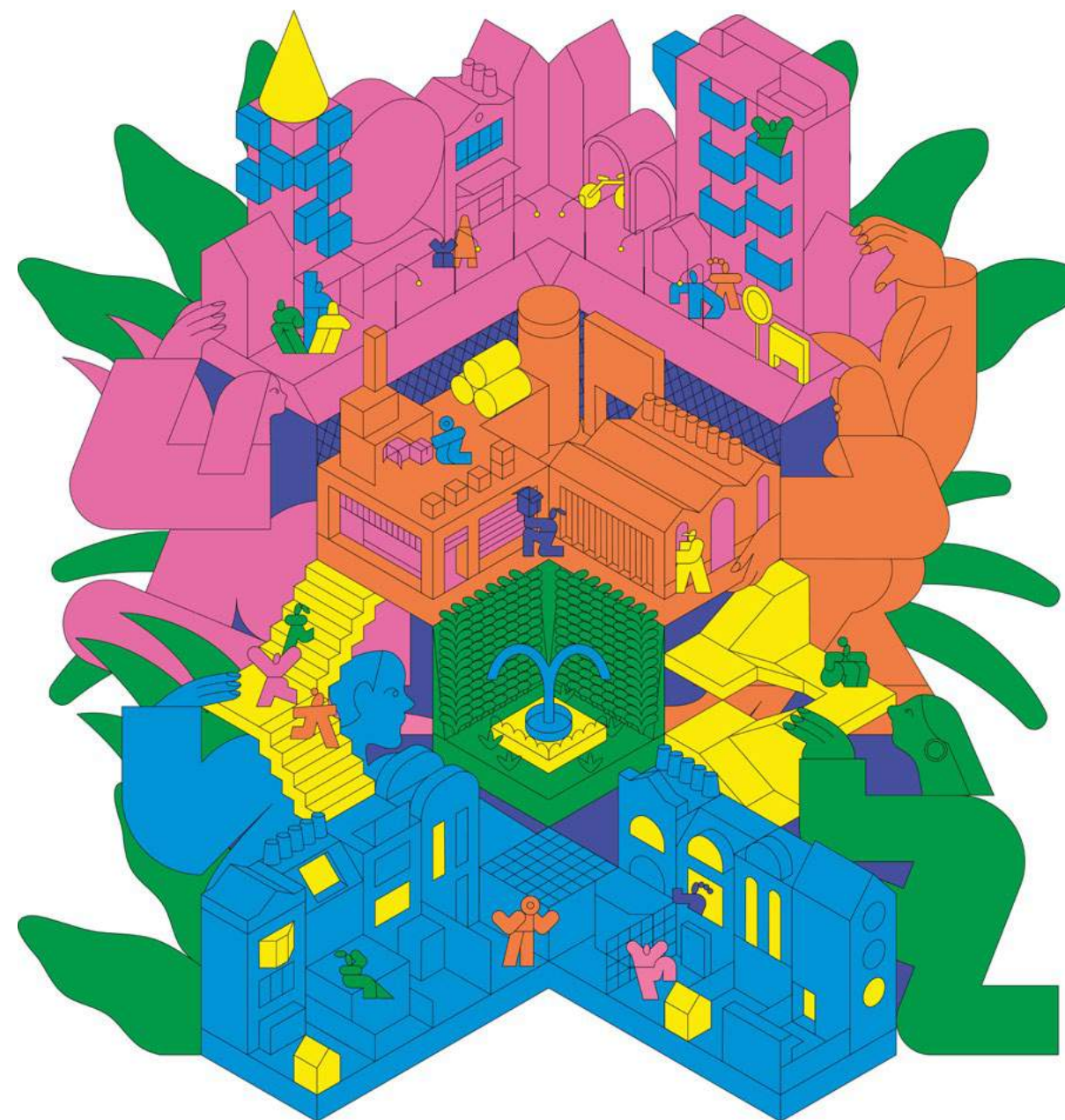
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FEATURE

# URBAN LONELINESS AND HOW TO HEAL IT



*Louise Rodgers looks at a big issue for cities and the subject of the Future Spaces report, Kinship in the City. What can be done?*





The language of loneliness has become distinctly medical. News outlets routinely refer to an ‘epidemic’ to which no one is ‘immune’. In the UK, the impact of loneliness on public health, and therefore the public

purse, is considered so serious that in 2018 the then prime minister Theresa May launched the first cross-government strategy to tackle it.

Those of us who have been working in the built environment for any length of time will be reminded of how the discourse around crime took a similar course in the 90s, when it became the norm for consideration of crime reduction and prevention strategies to be part of architectural briefs.

Ironically, in some places, this led to the removal of street furniture; one of the few places in an urban environment providing opportunities to meet and linger.

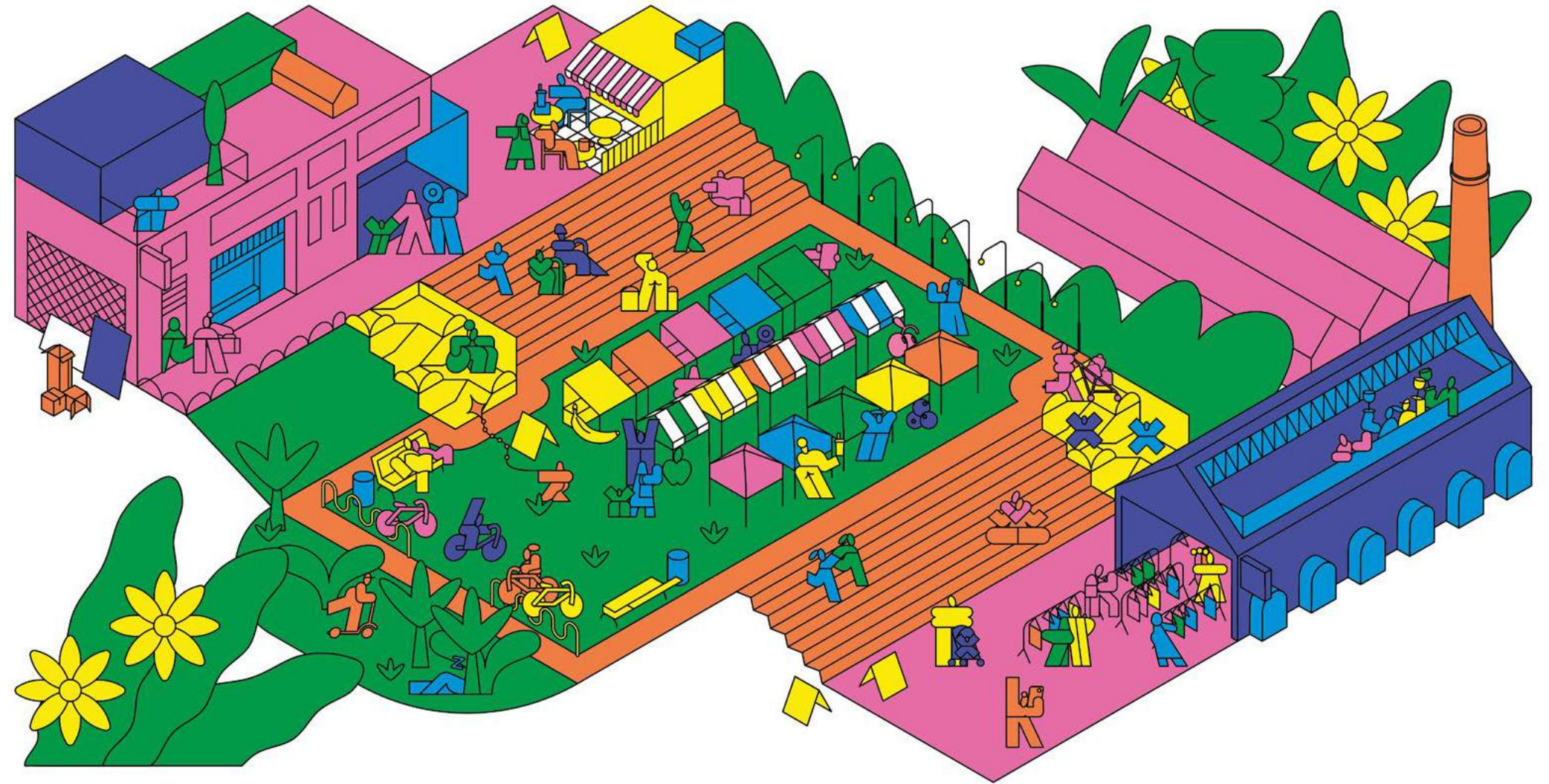
## ‘Cities have the power to both let us down and to lift us up’

The Future Spaces Foundation’s latest report, *Kinship in the City*, explores the relationship between urban loneliness and the built environment. The foundation’s previous reports have included one on the *Future High Street*, and another on *Vital Cities*, so this latest contribution is less obviously connected to design and architecture, but the report’s authors wanted to take a different tack.

‘We all know what it’s like to feel lonely’, says Sara Veale, managing editor of the Future Spaces Foundation and Make Architects. ‘It’s a common human experience. We were motivated by the urgency of the topic. Loneliness compels to empathy.’

It is this wider human experience of loneliness, what gives rise to it, and the role the built environment can play in combating it, that drives the report, and not economics. ‘We consciously avoided economics as the determining factor in setting our direction of travel’, Veale explains.

In cities, feelings of isolation can be compounded by the very presence of so many people. As Olivia Laing wrote in *The Lonely City*, ‘You can be lonely anywhere, but there is a particular flavour to the loneliness that comes from living in a city, surrounded by millions of people’. In the words of Veale, ‘Cities have the power to both let us down and to lift us up, and it was that we wanted to look at’.



Many city dwellers live compartmentalised lives in tower blocks, ignore one another in the lifts and evade eye contact on the Tube. Yet, if freely chosen, alone-ness can be a positive human experience and even a liberating one. The report moves away from the conflation of loneliness and being alone and considers instead loneliness as ‘a discrepancy between one’s necessary and achieved levels of social interaction’. How can we shape the physical spaces around us to improve human connections, it asks, and whose responsibility is this?

An initial roundtable on the topic included expertise from many fields, spanning a range of sectors, disciplines and demographics. This inclusive approach made sure that both personal and professional perspectives were heard, including that of photographer and Sense UK ambassador Ian Treherne, who shared his experience as someone who experiences loneliness as a result of disability; and Andrew Stevenson, a doctor of psychology at Manchester Metropolitan University,

who reminded the panel that loneliness is not an ‘all-or-nothing’ state. People may, at some time during the day, feel loneliness and at other times might feel something else, like togetherness, so looking at what makes the difference is key.

Although the Campaign to End Loneliness has done a great job at raising the profile of loneliness in later life, the report demonstrates that loneliness isn’t ageist. Young professionals often have no meaningful contact with other people between leaving work on a Friday evening and going back to the office on a Monday morning, a situation compounded for many by the lack of a home they feel comfortable inviting people to. Neither does loneliness discriminate between nationalities; with migrants, refugees and asylum seekers at major risk.

Veale was struck by the extent to which low-quality housing influences people’s ability to form relationships; ‘Overcrowding, living in places unsuitable to greet visitors, with no communal areas to meet and bond—all this contributes to loneliness’, she says. Tenure is also an issue. It’s

harder to generate a sense of belonging in a place if you feel you are only there temporarily.

The Future Spaces Foundation’s choice of topic was heavily influenced by what Veale describes as the ‘universality’ of loneliness, and the report includes statistics from around the world, citing, for example, Japan, where by 2040, 40 per cent of inhabitants will be living alone; and the US, where lonely people are more likely to be single and on a low income.

It also considers some of the initiatives being taken worldwide to combat loneliness, such as the idea of ‘men’s sheds’ which originated in Australia as places to provide a comfortable, encouraging and ‘backyard’ space for men to interact and bond. And Peter Greaves and Chris Millar, both architects at Make, discuss their experience of running design competitions around the theme of loneliness. Millar’s involved sending competition briefs to top architecture and design institutions around the world, which garnered more than 100 responses from almost 30 countries.

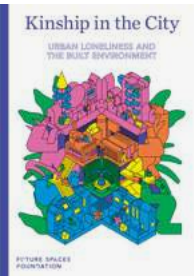


Recommendations are wide-ranging, covering planning and policy as well as architecture. They include consideration of the psychological effects of design as well as the material effects; for example, how can public space be designed to engender feelings of joint ownership? Colin Ellard, professor of cognitive neuroscience at the University of Waterloo, cites evidence that over and above practical provision such as mobility spaces, which make everyone feel more welcome even if they don't need them, symbols, such as rainbow crosswalks, serve to make people feel happier and more trusting of strangers.

'It's crucial we include the voices of people who actually suffer from loneliness'

Unsurprisingly, corporate intrusion in the public realm comes under scrutiny. Market places, playgrounds, parks, civic buildings, town squares and high streets all have the potential to address one of the root causes of loneliness—the lack of opportunity to interact—in a way that so-called POPS (privately owned public spaces) often do not. As these are on the increase internationally, the report asks how we preserve and create what urban sociologist Ray Oldenburg calls 'third places'; open areas where people can socialise on neutral grounds, explore new social experiences and feel like they belong.

One solution is to develop more robust and inclusive methods of public engagement in the planning process. As Sara Veale explains in the report, 'It's crucial we include the voices of people who actually suffer from loneliness, so they have a chance to say, "I'm lonely for these reasons, and these are concrete ways that could help me"'. Quite often the engagement process is not open to individuals; it's open to organisations that are supposed to be the voice of individuals, and that's where people's needs can fall by the wayside.' ●



The report is available to download for free at [futurespacesfoundation.org](https://futurespacesfoundation.org)

Six ways to design out loneliness

1. **Explore new typologies.** We are stuck in traditional ways of thinking about 'mixed use' which tend to be family-orientated rather than focused on meeting the challenge of how to provide homes that work for how we live now. There are a number of models for intergenerational or shared living; including where either several generations of the same family live together, or where young people can live in small, supportive groups with good-quality shared spaces. Exploring these and others would also stall the drive towards more and more people living on their own.
2. **Consider new ways of funding.** Framing loneliness as a public health issue can help to embed anti-loneliness principles in terms of policy, funding and services. Architects need to build and support partnerships that respond to these changes, whether it's subsidies to build new community facilities or by designing places that are flexible for use for a wide range of social and other events.
3. **Make renting a more secure and attractive proposition.** Advocating change and designing for it, for example by introducing more co-housing projects which can be adjusted as the renter's needs change, would not only reduce the stress caused by a lack of secure tenure but also encourage people to interact more with their neighbours and feel more invested in devising community responses to isolation and other social concerns.
4. **Connectivity, including for those who walk or cycle, is key.** Even public transport can be designed to foster better interaction. With the right interventions, the report argues, a long wait at a bus stop or commute on a public bus or train could be recast as a rewarding social experience.
5. **Ensure easy access to green space and other civic and community facilities.** With little money for pricey social outings, lower-income groups living in high-density environments should have access to free, comfortable places to meet, like sheltered public gardens and town squares, with easy access to a high street that includes public services and is surrounded by new models of housing; and private owners of public spaces need to be challenged on unnecessarily tough restrictions or curtailments as to what can take place in them.
6. **Listening to people's views on the local amenities that serve them is crucial to understanding the needs of a community.** When asked what he liked about East Street Market in Walworth, London, a local resident quoted in the report stated: 'Whenever I feel lonely, I go outside and connect with new people on this street, even if it's to start an argument with someone'.

Illustrations by Thomas Hedger

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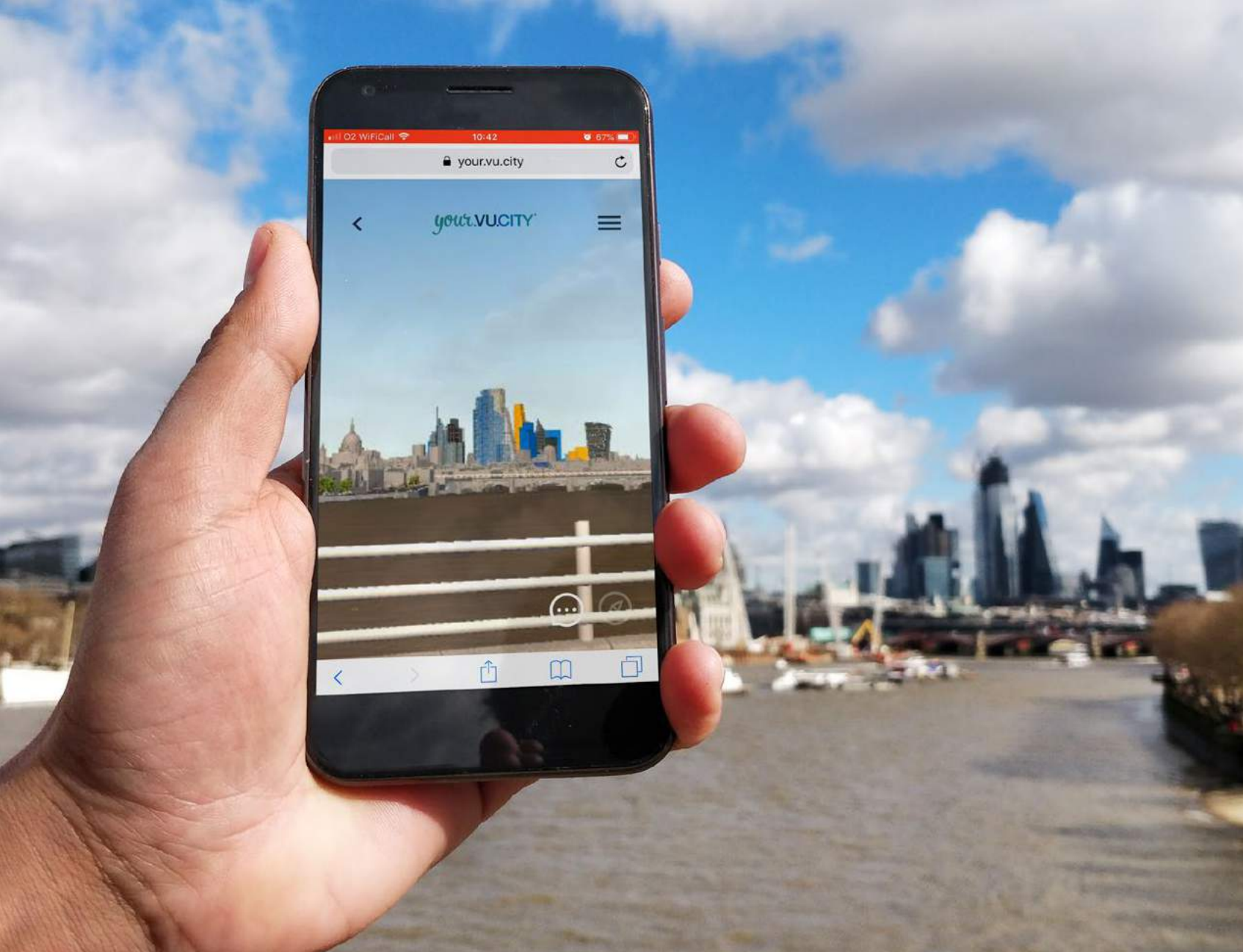
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The city in your pocket: Your.VU.CITY set for lift-off

# REBUILDING TRUST — THROUGH TECH

VU.CITY's founding director and chief digital officer  
*Jason Hawthorne* says technology has a key role to play  
in getting the public on board with city issues



There's a well-known observation, attributed variously to PT Barnum and HL Mencken, that no one ever lost money by underestimating the intelligence of the American public. Over the 25 years I've been working in the property sector, I have sometimes wondered if this sums up the way that too much public involvement in development has been approached.

But things are changing and, with the much talked about research by Grosvenor published last year showing public trust in the planning system at a shockingly low level, it's about time.

Arguably the biggest recent step-change in the way in which development is presented to the public was the advent and widespread adoption of computer-generated images in the 1990s. These afforded planners and local communities the opportunity to see 'photo real' visualisations of proposed developments, in context. But as technology has become ever more accessible to all, the public trust these far less, asking why the images are at night, not showing the top of the building, or from a position in the air that will never be accessed.

At the same time, attitudes are changing, with many in the sector embracing the benefits of engaging with the community. Supporting this, the ever-greater use of technology through the planning and design process is enabling far greater transparency and widening participation and engagement.

For me, this is a hugely positive step that will not only improve planning, but will also lead to much greater integration of the development of buildings and space, with far broader 'smart' initiatives that will make our cities better places for everyone.

One of the things we've set out to do at VU.CITY is to devise a tool that will help the property world deal with the three key issues that the sector is currently under fire for: lack of trust, over-complexity and under-engagement. Along with colleagues at online consultation platforms such as Commonplace, we're creating ways that communities can see and comment on proposals that will affect their homes, streets and open spaces.

Broadening out this engagement is critical, and Commonplace report that digital consultation engages a far younger audience than more 'traditional' exhibition and image-based exercises. Interestingly, these younger citizens are frequently more positive about the prospect of development. We've also heard similar feedback from several of the local authorities that are using VU.CITY (currently 26 of the 33 London boroughs), who tell us that enabling residents—and councillors—to really explore proposed schemes within the 3D

## OPINION

context leads to less knee-jerk opposition to height and massing.

We're currently developing a version of VU.CITY—which now has the entire 1,600+ square kilometres of London modelled in 3D—for use by the general public. Your.VU.CITY will enable anyone to access the model from a computer, tablet or smartphone and see what's planned for London. We're currently deciding what layers of information to include and to do this we want input not just from the sector and local authorities, but from members of the public too.

As a free-to-use tool we believe Your.VU.CITY will make a significant contribution to much-needed openness in the conversation around how our cities will develop in the future.

## 'We're creating ways that communities can see and comment on proposals that will affect their homes, streets and open spaces'

In turn this will lead, we hope, to a greater integration of development with broader smart cities initiatives. Take Barcelona's Superblocks trial, for example, where it is introducing car-free zones throughout the city. In a situation like this, a platform such as VU.CITY can be used to virtually test the impact of removing traffic from areas on the rest of the city, while also looking at the benefits in terms of pollution and pedestrian flows.

But our work at VU.CITY doesn't only benefit the public, we have numerous stories from developers, architects and local authorities of the benefits of being able to test and communicate options for sites from a very early stage, bringing all the information that might affect height, massing and form together in one place, saving time and money.

Put simply, we believe in tech for good and this means helping to create the best possible city for all. ●

Free lunchtime talks about VU.CITY — an entire 3D model of London — take place every Friday at NLA in Store Street. VU.CITY's free-to-use tool can be viewed at: [your.vu.city/London/index.html](https://your.vu.city/London/index.html)





# ARCHITECTS AWARE — HOMELESSNESS IN THE SPOTLIGHT

Heather Macey of John McAslan + Partners has forged a new group to try to devise policy guidance on temporary accommodation for the homeless. *David Taylor* caught up with her

Step aside, Architects Declare. A group of motivated and knowledgeable designers have formed *Architects Aware* to try to forge a better future for the 400,000 people (and counting) who are sleeping rough or in hostels, shelters or temporary accommodation in the UK.

Heather Macey, associate at John McAslan + Partners, had the idea of bringing together a group of people she had come across as part of Hidden Homeless, a competition she organised with New Horizon Housing (NLQ 37) to design homeless accommodation. And even though the search for a suitable site goes on with TfL after the competition one fell through, that expertise might not be lost. Architects Aware was due to meet for the first time in February and has as its main aim to come up with design guidance, guidelines or legislation for emergency, short-stay and move-on accommodation.

‘It became more apparent to me how difficult policy allows these kinds of things to happen’, says Macey. ‘I’d met so many people in the course of the competition that I thought it would be a shame to lose the momentum. It’s all about how we could make projects like this, and how as designers we could make a difference.’

The group has 19 founding members including Deborah Halling, senior policy officer at GLA, John Stiles, quality and design manager at TfL, Phil Kerry, chief executive at New Horizon Youth Centre charity, as well as Miranda MacLaren, director at Morris+Company who won the aforesaid competition. While there are some good examples of short-term sheltered accommodation, there is a marked undersupply of new-build specialist facilities that focus on space for recovery and sustaining a life away from homelessness. More frequently, the group argues,

existing buildings are hastily converted to meet temporary accommodation demands.

In London, the *London Housing Design Guide* exists but is a very crude measure that basically prohibits building small, substandard accommodation, Macey argues. But this does not exist in sheltered accommodation, and because there is such a desperate need, it tends to go through on permitted development—which allows developers to build too cheaply and shoddily. ‘If there were guidelines, developers could do these projects because they would feel there is something to follow’, says Macey. ‘And if this guide that we’re writing can



Sofa surfing — a big, largely unreported problem

embed how a funding model might exist or an ongoing maintenance strategy might exist ... it’s not a “you have to” but a “you could” suggestion ... it might help councils and developers and whoever to build these kinds of projects as a framework.’

This was the driving force behind Macey setting up a working group of policymakers, developers, architects and charities to meet every two months or so, drawing on the cross-sector expertise and voices around the

table, and sharing experiences. Macey set herself a target of writing a crude first draft by February, focusing on 16–25 year olds first and then on families later, with a launch later this summer. ‘The top aim is that it can become policy’, says Macey; a publication that perhaps offers minimum standards in an advisory capacity, sitting alongside the London Plan. The key issues are essentially over quality of design, community spaces, a stepping-stone approach, as well as creating a model that can be funded and co-exist alongside, say, a private use. And funding? ‘It’s not being funded. We’re just doing it.’

Macey says she is driven mainly by a social conscience, and believes homelessness is getting worse because of





In the news — Macey with Jon Snow during the Hidden Homeless competition

a lack of policy and provision, and an inability to ‘catch’ it early enough. Certainly she sees evidence on her way into work, and in nearby buildings with undercrofts where there are often seven or eight mattresses in a row. ‘If you get up early in London that’s when you see the stuff that’s there before the police clear it’, she says. ‘Whole families, sometimes lined up, sharing one bucket of KFC.’ Homelessness, she hopes, will be something looked back on by future societies who will wonder how we let all that happen.

So, this time next year, and building on the encouragement she has felt from the group so far, what does Macey hope to have achieved?

‘I hope it’s implemented, funded, and become part of policy in some way’, she says. ‘That will be the best thing, and hopefully that will be achievable in a year.’ ●

### Founding members of Architects Aware

Heather Macey, associate at John McAslan + Partners • Phil Kerry, chief executive at New Horizon Youth Centre • Miles Delap, board partner at Gardiner & Theobald • Alexia Murphy, executive director of operations at Depaul • Deborah Halling, senior policy officer of housing & land at Greater London Authority • Mark Baigent, director at GLA Place • John Stiles, quality and design manager at TfL • Tom Sweetman, director at DP9 • Chris Stephens, founder at Social Capital Partners • James Reid, co-founder at Tutus House • Paul Morrish, chief executive at LandAid • Amos Goldreich, director at Amos Goldreich Architecture • Catja de Haas, founder at Catja de Haas Architects • Chris Hildrey, director at Hildrey Studio • Dieter Kleiner, founding director at RCKa • Miranda MacLaren, director at Morris+Company • Jay Morton, associate at Bell Phillips Architects • Eradicating Homelessness, design think tank, London School of Architecture • Polina Pencheva, associate at Morris+Company

Heather Macey and Jon Snow: Agnese Sanvito; Hidden Homeless: New Horizon Youth Centre

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# RETHINKING LONDON'S RELATIONSHIP WITH THE UK IN THE 21ST CENTURY

Professor Yolande Barnes, chair, BREI, UCL, argues that we need to understand the concept of city in a more interdependent and dispersed way



The story of optimism followed by a growing sense of unease in London's built environment over the last 20 years can perhaps be summarised by the titles of two books. The first was published at the beginning of the era in 1999, by the Urban Task Force headed by Richard Rogers, called *Towards an Urban Renaissance*, and the other was published in 2017 by Richard Florida, entitled *The New Urban Crisis*.

I think the two tomes are bookends to the same global story which has played out in many world cities, from London and New York to San Francisco, Shanghai and Sydney, even to Lagos and Mumbai. Both books capture the zeitgeist of their time. The first reflects the new hope for the regeneration of cities which had been in decline for 40 years or more; the second bemoans the impact that global capital has had on displaced communities and housing affordability. Both are about gentrification, which used to be considered a force for renewal and rebirth but now is synonymous with generational and social schism.

The deployment of global capital in land-limited cities across the world, along with particular and peculiar conditions in global finance and investment, has inflated land prices and shaped development. Form has followed finance. Big lumps of money seeking short-term capital appreciation has resulted in massive blocks on big grids ill-suited to any kind of long-term sustainability, be it environmental sustainability (20th-century real estate is energy hungry), social sustainability (homelessness, affordability issues, generation rent, displacement), or even economic sustainability (many owners will increasingly find that obsolescence and depreciation turn their assets into a liability).

The urban renaissance has been a very important element of London's story over the past 40 years and is synonymous with its emergence as a global financial powerhouse. But it is becoming increasingly apparent that the era is now over and the next Mayor of London, whoever they may be, has to understand that London will be occupying a different place in the national discourse.

Already, there are more people employed in tech industries in London than in financial services. The conventional finance sector is not dying, but its continued relative decline is to be expected as new disruptive trends and technologies continue to expand. Tech cities are different to financial capitals because human capital matters more than financial capital. Businesses and industry are now competing to attract a talented, globally footloose workforce. Their biggest advantage in that competition is not their big office tower, nor even the name at the top of that office tower, but the city neighbourhood in which they operate.

Globally competitive locations are urban neighbourhoods that offer not only attractive workplaces but also synonymously attractive 'live, work, play, stay, make and visit' places. This is why commercial rents in Shoreditch are now on a par with those in the City of London. Real estate has mirrored the change in London's economy; rents on accommodation for the finance industry have stagnated while rents on accommodation for the new creative tech industries have burgeoned.

London has experienced four decades of urban renaissance and is now a city which can compete strongly in this competitive marketplace—some neighbourhoods more so than others.

As old neighbourhoods have been reborn, like any birth, this has brought pain as well as prosperity. While the number of London's prosperous and liveable 'villages' has grown, so too has the number of ordinary Londoners unable to afford to live in them. The attractive pull factors of the city are beginning to be counterbalanced by push factors. Perhaps, most alarmingly, these factors, particularly housing affordability, are threatening the most valuable resource of the city; namely the young, talented workforce. 2018 was the first year in decades that London saw net out-migration in the 20-to-35-year age range.

London's governors and policymakers would do well to notice the sort of places that young people are migrating to when they leave big global cities. The flight is not to the suburbs, as it was in the 1960s and 1970s, but to alternative urban locations. This may be to town centres in what otherwise look like suburban locations, but also to urban neighbourhoods in further-flung places, like Brighton, Guildford, Oxford, Cambridge, St Albans and Canterbury, for example. They are within easy reach of London by train but commuting is not the nine to five, five days a week occurrence that it used to be. Work is conducted not only in conventional offices and meeting rooms, but also in home workspaces and coffee shops. So the boundaries of London continue to blur, as do the boundaries between conventional planning use-classes and investment asset classes.

## 'London's urban renaissance is now part of a national, and global, urban story'

But now the blurring of London's boundaries goes way beyond the South East. In the rest of the UK, it is not only the larger cities like Bristol, Manchester and Glasgow which will continue to attract a new generation of talented and prosperous urbanites, but also some smaller, 'alternative', even obscure, cities and small towns are beginning to do so. Hebden Bridge, Glossop and Derby are random examples that spring to mind.

London's urban renaissance is now part of a national, and global, urban story. In a digital age where disruption is the norm, people seem to increasingly value proximity to other people as we tackle the environmental, social and economic challenges of the 21st century together. Sustainable urban lifestyles, which provide all the things in life that algorithms cannot, will only grow in popularity.

London then, like many other global cities, can no longer expect to be pre-eminent, but has to learn to work as a polycentric entity whose influence and outposts extend way beyond its conventional boundaries.

These challenges for London, and its next Mayor, are 21st-century challenges. Writing the next chapter of the city's story will be a complex task and will involve many more co-authors from elsewhere in the UK than London has been used to. The concept of city will need to be understood in a new, interdependent and more dispersed way—but disaster awaits if we continue to think in the 20th-century mindset. ●



# ACTION STATIONS!

U+I senior development manager *Karen McCormick* explains the thinking behind its 8 Albert Embankment scheme ... including a working fire station and museum



Room with a view — the scheme's rooftop 'glass box' restaurant



Delivering large-scale regeneration developments on challenging central London brownfield sites is difficult enough—but even more so when the scheme includes a working fire station, housed within an iconic Grade II-listed building.

How to deliver a contemporary fire station, preserve the heritage assets and deliver on London's need for homes and jobs? This is the kind of challenge that U+I thrives on, so when we took over plans for the development of 8 Albert Embankment in 2016 we were incredibly excited about the 2.6-acre site's potential.

Working with our partners the London Fire Brigade and architect Pilbrow & Partners, we went back to the drawing board, after the failure of an earlier scheme brought forward by a different developer, to achieve planning.

True to our purpose as a creative regeneration specialist, we wanted to develop a scheme that would bring this important riverside location back to life, while unlocking long-term value for the London Fire Brigade, the local community and London as a whole.

While we were doing that—and consulting extensively with the community on our plans—we created The Workshop on the site, a community and events space that provided a temporary home for the London Fire Brigade Museum, a pop-up Migration Museum, as well as the Institute of Imagination and a host of other social enterprises, start-ups, artists, and creative and innovation organisations. This 'meanwhile'—or what we like to call 'worthwhile'—use has been a huge success story, welcoming more than 100,000 people and hosting an array of community events, from 2016 to the end of 2019 when the space closed.

As always with complex regeneration schemes, balancing the competing needs of different stakeholders is immensely challenging, but we were incredibly proud that the scheme we eventually brought forward for the site received the green light from Lambeth Council's planning committee late last year.

The Grade-II listed 8 Albert Embankment was purpose-designed as the headquarters for the London Fire Brigade just before the Second World War and it served as the firefighting coordination centre during the Blitz.



A new square at the heart of the scheme unites the buildings





Learning lessons — the proposed London Fire Brigade Museum

Our proposals will see the building restored to its full splendour, with the existing fire station, one of the busiest in London, upgraded to provide Lambeth's firefighters with cutting-edge facilities. The restored building will also provide a new permanent home for the London Fire Brigade Museum. This will be an asset for all Londoners, providing an important educational centre and a world-class collection that tells the story of firefighting from the Great Fire of London to the present day.

## 'This will be an asset for all Londoners'

The plans also include a glass-box restaurant on the roof of the building that will have incredible views out over the Thames to the Palace of Westminster. Behind the building we have proposed a 143-bedroom hotel, in an area of central London where demand for further hotel offerings remains high.

The proposals also include 443 new homes, 40 per cent of which will be affordable, 1,264 jobs across 100,000 sq ft of new workspace, and new public spaces across the site. The masterplan carefully integrates the listed buildings and

historic existing spaces, while revitalising the public realm, which will be animated by ground-floor shops and cafés.

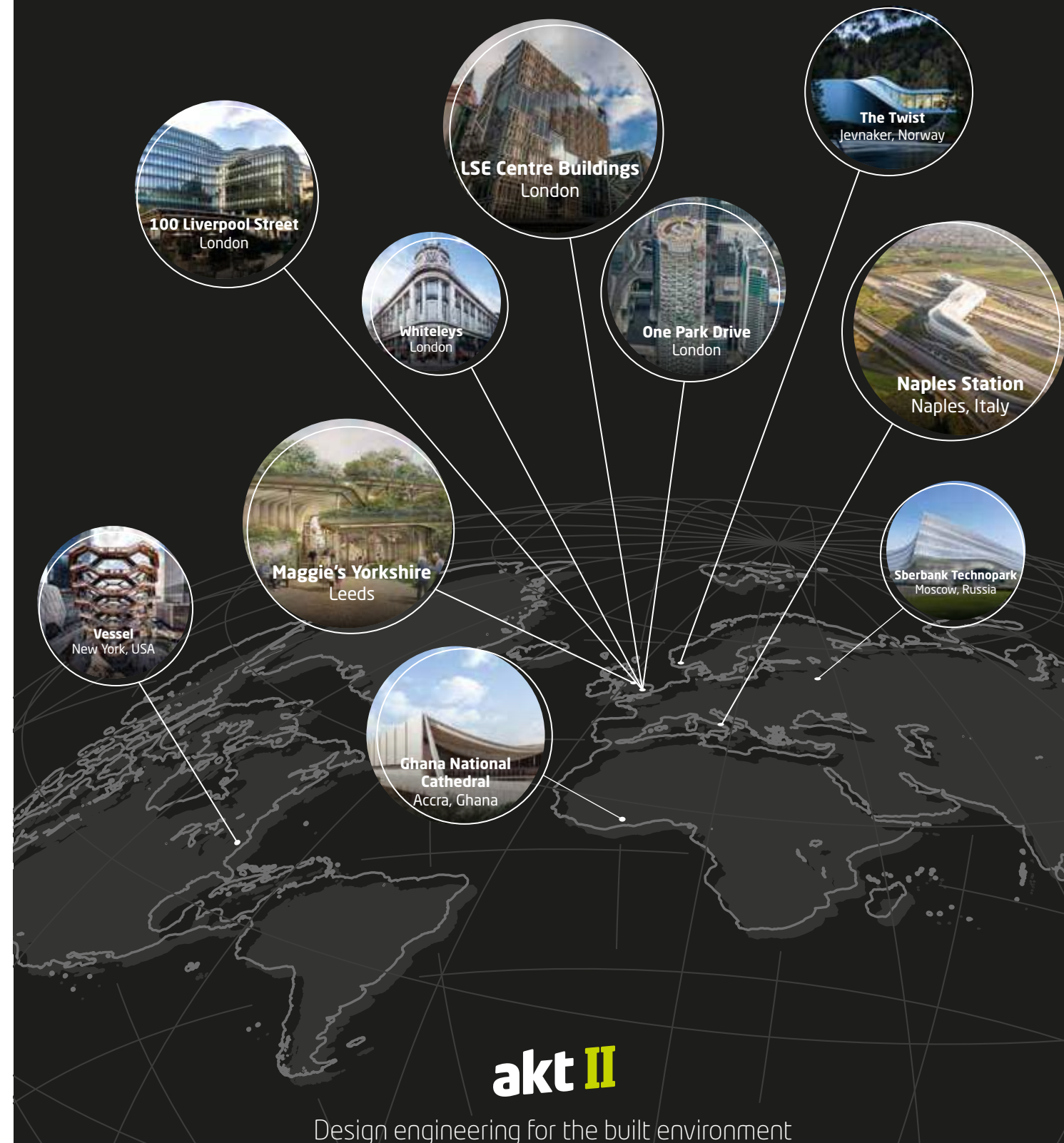
A new central square within the scheme rethinks the original purpose of the High Street as an active community centre and will become the focal point for the new neighbourhood.

To enable all of this development and the benefits it will bring to the local area and London as a whole, we have proposed two taller residential buildings at the rear of the site.

When the development is completed, this incredibly important riverside site will be opened up, with new public realm and landscaping; much-valued heritage assets will be restored; and new homes, workspace, shops and cafés will generate footfall, helping to revitalise Lambeth High Street.

Lambeth's firefighters will also have new, modern facilities, and Londoners will have a new cultural asset where we can learn more about the much-valued but often overlooked story of London firefighting, past, present and future. And that is what we believe good regeneration is all about, creating a vibrant, successful place that is authentic to its location and heritage, while unlocking long-term value for all. ●

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OPINION

## WELLNESS — LIFE'S A BEACH

WGP Architects are bringing wellness to the London Stand at MIPIM this year. Director *Phil Waind* explains why he believes the time is right for MIPGYM



WGP came to wellness, in part, by fate. Professional life—like many occupations and vocations—can be stressful and we all need to find ways to be better, in mind as well as body, in order to make the most of modern life. We saw a connection between achieving this betterment through the application of architecture and design around the same time as, fortuitously, winning a commission for a new gym concept which cited similar values and common goals.

It started with the Core Collective in 2014, a boutique gym operator looking to carve a niche that borrowed heavily from instructor-led gym classes but with an identity and environment created that would not only cultivate the hardcore gym tribe and followers needed to associate themselves with the Core, but also project and encourage mindful wellness.

As architects we identified a, perhaps inevitable, link between spaces that offer wellness benefits to users and what is traditionally seen as good building design. Wellness—in design and building terms—can also be viewed as a relatively new construct as mental health moves higher up the agenda for many in all walks of life. In this sense, when we attempt to quantify and measure wellness in design, we are looking to judge buildings by the same physical criteria that many have strived to improve upon in times past, however it is how and why we seek to improve our design that is different. The end result may be similar, but the drivers have altered.

Wellness in building design is also far from being a specialism we see as unique to us. Indeed, others have been in the process of formalising a set of targets and assessment criteria to measure the implementation of wellness in design and there now exists the WELL Building Standards which projects can register for to get formal evaluation and recognition.

WGP are yet to publish design standards(!) but feel qualified to offer some commentary at least on certain patterns we see evolving out of an awareness for wellness as a trigger for designing spaces. This frequently manifests as a series of connections of which we identify four prevalent in good wellness design.

Human connection: in some way, spaces presenting occupiers and users with the opportunity for both

introspective and social experiences. Particularly the latter is significant, as we look for small ways in which social encounters are encouraged, perhaps in the way circulation spaces are arranged, or which internal partitions are selected to be clear and which are solid.

Nature connection: nothing new here, however direct or indirect (the difference between a direct view of a natural environment or, if not available, some material that is forgiving and clearly of natural origin—particularly tactile in composition).

Body connection: spaces can be formed in such a way as to encourage users to do specific things with their body. In gyms this is a very direct association; an integrated interior architecture design where specific gym equipment is worked into the fabric and layout of the space. On a more subtle level, making sure a humble stair is pleasing to use over a lift (practical constraints noted) is another means

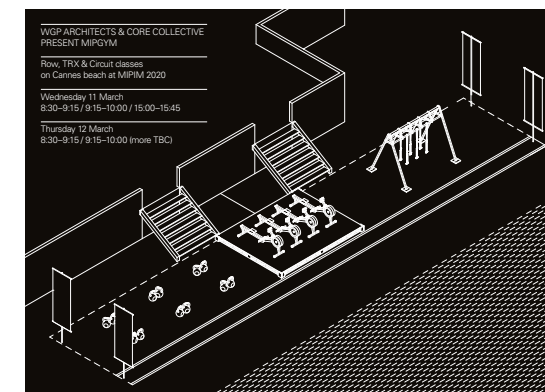
to encourage movement, handling, experiencing more—physically—of a building. Physically healthy spaces with great light and air quality are also important to body connection.

Mind connection: immersive spaces have the power to connect and focus minds, especially bringing together building users whose activity serves a common goal, be it in a gym class, or an office environment. This is an interesting strand as connection ‘body and soul’ to a space and its use has some very direct

and historical associations and one only has to consider ecclesiastical architecture to see how powerful this association can be. The mind connects to the ‘values’ of a space, with discerning consumers identifying with sustainable spaces that represent their own values.

From our work on the gyms, we now view all building commissions as opportunities to apply—and make—the above connections. This may be in a student or collective living environment, or indeed a later living or care home environment. One common theme they share is the widely accepted consensus that group connection and healthy social life, led in an equally healthy environment, are key components in achieving wellness in all walks of life.

We’re excited to be bringing MIPGYM to the London Stand at this year’s MIPIM for delegates to try and justify the rosé, as well as serve as a reminder of how WGP’s design and architecture can create healthy spaces. ●



Working it out — WGP’s MIPGYM



# THE RADICAL CITY

The City of London Corporation is forging a new, bolder Square Mile with adventurous policies on transport, climate and tall buildings — plus some ‘old-school’ proactive planning thrown in. By *David Taylor*

The City of London is not quite like other boroughs.

But that is not stopping it from blazing a trail for the other 32 in terms of the way it is looking at public realm, transport, tall buildings and sustainability. And a lot of that is down to the team — high-quality, ambitious people it has brought together at the helm at the Guildhall, and beyond.

I caught up with some of the City of London Corporation’s key players to quiz them about what sort of transformation we are likely to see beyond the changes that have already been ushered in over the last decade or so; steps which have meant that the Square Mile has sought to become a more fun, rounded place less focused on the ‘bowler hat’ and pin-striped suits brigade of old.

They can point first to a transport strategy they published with radical steps to deal with what can at times be an overloaded, traffic-clogged environment as it awaits Crossrail; they’ve developed a tall building eastern cluster, with more on the way, and have carefully honed a cultural strategy to underpin its lively sense of place. And that is just the start. So why can’t other boroughs be this proactive, they ask. It cannot only be the (extra) residential component holding them back. Or can it?

Up in a meeting room in the Guildhall, director of built environment Carolyn Dwyer, interim chief planning officer Gwyn Richards, policy and performance director Paul Beckett, policy planner Michelle Price, and chair of the planning and transportation committee Alastair Moss sit around a table and agree that, in essence, it has been a period of changing perceptions of what, exactly, the City is. They set this in stone in the Corporation’s prospectus, indeed, through initiatives like the Culture Mile and in encouraging new, small businesses to populate the area and broaden the demographic even more. ‘That’s really critical for us’, says Dwyer. ‘All our research says that people want to work in a vibrant, modern city, and they want outdoor spaces, coffee shops and retail, and a much wider offer. And people will only invest in big office buildings where the global talent wants to come.’ So, Dwyer adds, focusing on people is absolutely essential.

This is important for the communities around the City, too, says Richards, who takes over where Annie Hampson (see page 56) left off. That is especially pertinent given a marked increase in jobs expected to hit the City in the coming years. The figures are remarkable — from around 500,000 jobs at the moment to 643,000 by 2036. So, can the City cope in an infrastructure sense?

The GLA sees central London as a growth engine for London as a whole, says Beckett, and the City is an integral part of that, with what he calls its ‘sponge effect’ being

essential to take on those extra workers. Thus, if the City delivers space and an attractive environment, it attracts people like a sponge soaks up water. ‘So if people want to be here, international firms relocate from other parts of London to be here’, he says. ‘We suck up all that vitality and all that goodness, and that helps us deliver not just the space but the vitality and the growth in visitors, in workers, and some people might want to live here too. But primarily people are interested in the commercial buzz of the place.’ An underlying theme in the local plan, and indeed in the City’s transport strategy, is managing intensification because that is what will happen at ground level. ‘We’re trying to produce an environment that will be comfortable, but interesting, busy, intense at the same time.’

That transport strategy was a sea change in the direction of the City to make it a pedestrian- and cycling-priority place, and dovetails effectively into the GLA’s Healthy Streets agenda. ‘The pecking order; the hierarchy has just been inverted’, says Richards. Again, it is changing perceptions of a place historically associated with accommodating the motor car, he adds. Bank Junction was the radical intervention that started it, and for the first time in decades you can hear footsteps, says Richards, with some pride. ‘It’s become a humane, gentle place.’ With 18,000 pedestrians pouring through that junction in the peak hour every morning, it just had to be pedestrian-priority, adds Dwyer.

Of course, we’re starting from a good sustainable place in that the City has a dense public transport network so it is possible that 90 per cent can come in that way. ‘We need to make sure we improve that by providing more space for people who are not driving’, says Beckett.

Since the 19th century, what Richards describes as the little capillaries and veins of the City began seizing up as bigger developments took bigger sites. So the Corporation’s planners now insist on new routes accompanying new projects, once more ensuring capillaries can allow the ‘blood’ — pedestrians — to flow more freely. ‘That’s absolutely the first thing we ask for in any new scheme.’ The Corporation is now digesting air pollution data modelled from before Bank’s changes, and believes there is ‘a really good story to tell there’. ‘We actually think the cluster of tall buildings helps to disperse wind’, says Richards, helping to ‘cleanse’ and ‘dilute it’ in the process. Aldgate is another example of transformation with an expected pollution improvement, having also been turned into a gentle, humane place, he adds, a radical shift in priority from 30–40 years ago, and a more attractive location now for the development market.



City cluster — left to right: Carolyn Dwyer, Paul Beckett, Alastair Moss, Michelle Price and interim chief planning officer Gwyn Richards





The permeable City and its ‘capillaries’ — Bloomberg

## ‘We’re seen as a place now where we’re doing really radical things’

The next step will be zero emission zones, with the first in the country planned for Beech Street in March 2020, which was latterly one of the most polluted streets, and not helped by its tunnel-like status. It is also planning one for the eastern cluster, and another around the Barbican in Golden Lane, its key residential area. In the eighties, the public realm was used in a far more utilitarian way, argues Richards, with (usually) men walking from the station to their workplace, and pubs in between. Today it is developing as a far more genteel place in which people want to dwell outside. So all the work it is doing on wind and thermal comfort modelling is to ensure that it has the tools in place to assess applications and ensure people can relax and actually enjoy the public realm rather than use it as a way of getting from A to B. ‘I think we underplay the importance of lunchtime culture. It’s an event now and people go out for one and potentially two hours and just dwell, and the culinary culture of the City has changed radically in the last 20, 30 years too. It was a pretty flat, monochrome place. Now it’s a sea of international cuisine.’

There are far more shared and cooperative workplaces in the City now too, says Dwyer. Some 99 per cent of all businesses in the Square Mile are SMEs, shifting to a tech economy, even if the City is still proud of its global financial and professional services muscle. But even those big companies depend on an ecosystem of smaller tech firms around them: ‘That’s how business works now’. And, indeed,

the financial firms are also some of those SMEs, Beckett adds, becoming more agile as their industries have changed. Of course, having a more diverse base with media and even architects also makes the Square Mile more resilient to the peaks and troughs of the economy.

Another big factor in the City of tomorrow will be Crossrail. The Corporation contributed £200m to the line and believes it will be a fantastic thing for London, not least in terms of its art programme. The delay has been unfortunate, but in a strategic sense not that significant, says Beckett, because such big infrastructure projects have their benefits played out over decades. Again, new routes are an important part of the jigsaw puzzle here, says Richards, to ensure connectivity between Crossrail and the street. There is no doubt that the streets are very busy and pavements feel crowded at present. But that, at least, is an expression of how thriving the place is, says Richards—people don’t get scared of going to Borough Market because there are crowds, he offers.

How does the planning and transport committee chair think perceptions have changed, and how does he think they will go on changing over the next five years? Alastair Moss pauses before answering, but agrees that we are in an era of great change. ‘How people perceive this place is radically different from how they perceived it five years ago or even a year ago’, he says. ‘We need to be careful to maintain the momentum and not be getting beyond ourselves in terms of our image. The City of the 1980s was not, I think, a positive message for how people perceive the City now. We’re seen as a place now where we’re doing really radical things, in transport and the built environment.’

So what does success look like? There is competition globally, but the City is the pre-eminent place to do business, and Moss hopes it stays that way in 10 years while evolving

to become a better place. He hopes more people feel part of the place, that it is more integrated, has more meaning to people beyond the institutions that are here, and that it is visited by more people who want to experience things and feel part of it. But the key challenge is space, given the City’s tight boundaries, as well as working out how people move and things are delivered. Then there are the ‘massive challenges’ over air quality, flooding, heat and noise. ‘That’s what people who work and live here and visit here tell us’, he says. Just a few years ago, Moss goes on, that was the ‘elephant in the room’. But the City has used what he brands its ‘apolitical position to convene’ on issues like air quality through coalitions between Westminster, Camden and the City, pressuring TfL on bus emissions, for example, so that it is far more mainstream a topic today. It was also an early proponent of green roofs, and now has more than 70—the equivalent of five football pitches contributing to biodiversity and flood mitigation, among other things. ‘We were one of the pioneers to do that’, says Beckett, and it now figures as part of the London Plan. One green building going through planning at the moment encapsulates this approach, with Sheppard Robson’s hotel in Holborn a radical ‘genre’ of building Richards believes the City is at the forefront of being able to deliver.

This is where the City can influence behaviours, says Moss, and the City is also doing research into making itself as climate resilient as it can be, adds Dwyer, on key issues such as heat stress and flooding. It has started a £300,000 data collection exercise on items like how the City invests its funds, transport, and the green spaces it manages like Hampstead Heath. Although it has ambitious plans to be carbon neutral, unlike others the City has not declared a climate emergency,

### THE NEW TEAMS

says Ross, ‘because we feel we need to know what we are going to do’. The City is an unusual place, and the template for a normal London borough might not work well here, so they will have a specific climate action plan rather than rolling out a ‘standard’ one, adds Beckett. They hope to publish thermal comfort data later this spring, and Richards believes this will allow a whole new way of looking at planning.

And yet, Ross believes, others could easily follow suit: the City is perhaps not so different, its political system being its only real differentiator. ‘We have the same challenges that most of the London boroughs do, and indeed cities in the UK have’, he says. ‘There are things where we may have an advantage where we’re perceived to have more business votes, but that’s quite condescending, especially to our neighbours, who have major business districts themselves and the same challenges. We’ve got heritage, but then again most of the other London boroughs and cities have got heritage, so I’m coming away from the fact that we have got some differentiating factors.’ Some of it is mindset, reach, and the ability to put funds to things like its climate plan, but it is keen to not benchmark against just other boroughs and UK cities and to look at and consult with other cities across the globe too. ‘At the end of the day this is such an international, cosmopolitan place it is very important that we are providing opportunities and employment etc to those in surrounding boroughs and indeed other UK cities’, says Ross again. ‘But equally I care what someone in Singapore, Harvard or China or wherever else is thinking about London; their perceptions.’ Would they want to work here, invest here; what do they think of the place? Hence the City is looking at finding out what those end-users believe, and assessing how it consults not just in planning applications but more widely on its

Greening the City — Sheppard Robson’s consented hotel scheme





plans, pledging to ask people how things like its transport strategy are working.

What is the mindset of the Corporation? ‘I think we are not afraid to have a vision but we are also keen to listen and engage more widely’, says Ross. For Dwyer it is ‘really progressive, future focused, international’, compared with other London boroughs, and has the advantage of being able to look forward as well as back—a very long time. It is very internationally focused as a part of London competing with Shanghai, Singapore, Hong Kong, she adds.

People believe London has a creative energy and that is something the Culture Mile initiative intends to build on. Simon Rattle has suggested that music is a basic human right, a principle Ross says is behind the City’s move to build a highly accessible concert hall and centre for music for everyone. ‘The way that people now view work is far more complete than going into an office and completing tasks’, he adds. ‘Any responsible employer is about wellness and how people function, so culture is an extremely important part of that.’ The City is the fourth biggest funder of culture in the

UK in fact, and can list the Barbican Centre, Guildhall School of Music & Drama, and the Museum of London (MoL) as highlights, with the MoL moving to its new site.

Tall buildings too, are an obvious feature and focus for attention, with the City establishing a policy of requiring public access to top floors as with the Walkie-Talkie, partly because the ground plane is so busy, explains Richards. Everyone can go there, and this represents a ‘revolution’ in how we perceive public realm, he claims. Similarly, it is all about being visionary and proactive in planning, telling people what they need their schemes to do for the City rather than reacting to proposals—‘proper planning’, born of the complexity of dealing with a major project today. A fully immersive VR planning tool will improve and ‘demystify’ the process further, they hope, including on tall buildings, as will a trial in gamifying the consultation process on phones with Savannah de Savary of Built-ID, using the Middlesex Street/Petticoat Lane area as its guinea pig. Michelle Price, policy planner, who joined the City team from Belfast, has experience in using online platforms, having worked on

Planning ahead — Hampson bows out

The Millennium Bridge, the Eastern Cluster, Paternoster Square. All key projects for the City of London; and all on the CV of Annie Hampson, who was set to retire this March after an illustrious career.

The City of London Corporation’s chief planning officer, Annie Hampson OBE, announced her retirement from the City for the end of March 2020, to be replaced as interim by Gwyn Richards, following long and distinguished service in the industry.

Hampson led the development management team of 40 staff, including planning, design, conservation, archaeology and transport officers; her team being responsible for managing and promoting development while safeguarding the historic environment. Its breadth of projects include ground-breaking wind modelling work, award-winning delivery of green roofs, cycling and walking promotion, protecting London’s viewing corridors and increasing the provision of publicly accessible high-level viewing galleries.

In 2017, Hampson was awarded an OBE for services to planning in London, following a local government career that began at Surrey County Council, then in the London boroughs of Islington and the Royal Borough of Kensington

and Chelsea, where she headed the development team before joining the City Corporation in 1989. John Barradell, town clerk and chief executive of the City of London Corporation praised Hampson’s ‘tireless work’ helping to shape the City. Alastair Moss, chair of the planning and transportation committee at the City of London Corporation, said

Hampson leaves the City with ‘a proud and long-standing legacy’. ‘Her unwavering commitment to delivering quality in an ever-changing built environment continues to inspire us all at the City Corporation. It has not just been the City Corporation that has been a benefactor of Annie’s fantastic talent and wisdom, but the whole of London and the broader planning sector itself.’ Hampson herself said it had been a privilege to work on so many iconic projects over the last three decades, supported by such talented and inspirational people both within her team and across the City Corporation. ‘I am proud to see the realisation of our vision of a City that works for residents, workers and visitors.’

Hampson’s highlights:

- The introduction of UK’s first ‘wind guidelines’
- Paternoster Square and improving the setting of St Paul’s
- Bringing Temple Bar back to the City
- Millennium Bridge
- 30 St Mary Axe — The Gherkin
- The redevelopment of St Bartholomew’s Hospital
- The rebuilding of St Ethelburga’s and other buildings following the 1993 bombings
- The Heron Tower
- One New Change
- The Eastern Cluster of towers, including 122 Leadenhall St, 22 Bishopsgate (the largest office building in Europe), 6–8 Bishopsgate, and 1 Leadenhall St
- 2–3 Finsbury Avenue
- Merrill Lynch’s headquarters — providing the largest dealing floor in Europe within a historic context
- The refurbishment of many listed buildings including the Royal Exchange, the Bank of England, the Midland Bank, the Guildhall, the PLA building and finding new uses for the banking halls
- Barbican listed-building guidelines



City heights — the emerging cluster of tall buildings

a similar one called Citizen Space to make it easier for people to comment on plans and policy. ‘That can be a bit text heavy sometimes’, she says. ‘Tech has capabilities for us to better engage with people out there.’ But despite having less residential, the City feels as under the spotlight and under pressure on planning as everyone else is, suggests Ross. In his 16 years of local government experience, moreover, he has not seen the level of ‘proper engagement’ and collaboration at officer and stakeholder level as he has on planning with schemes like the Museum of London project. The team is a diverse one across age groups, and at Guildhall has 17 apprentices in built environment, as well as a NextGen group to share opportunities with the City Property Association and NLA’s NextGen group to better reflect the communities they serve. Staff are encouraged to be ‘curious’ about other departments, adds Price, which helps to break down ‘silos’, promote radical thinking and not have to worry about hierarchy. ‘I’ve worked in other boroughs where the preoccupation is with a problem’, says Richards. ‘Here, we’re looking for a solution. It’s a less adversarial form of planning than perhaps happens elsewhere.’

Anything on the ground plane needs to be interactive too, says Ross, pointing to the Bloomberg building and the City’s expectations for animation and engagement. ‘You want things where people come across them and are not sure whether it is public space, private space, whatever else’, he says. Then with the vertical sphere and schemes like 22 Bishopsgate it is also about how other elements of space are interacting. ‘That’s not just at the ground plane or on roofs; it’s about every bit of 3D space we have in the City.’

Historic buildings represent a ‘massive lead on other places’, he adds, and are similarly viewed as an asset to be celebrated—opportunities rather than constraints. Part of this will be improved by a new lighting strategy and world-leading smart mesh to change the way people feel about the City after dark. This is so sophisticated that it can be turned up if incidents are detected, dim itself if it detects lights left on in nearby buildings, or be made more colourful and playful in the Culture Mile, says Dwyer, celebrating modern and historic buildings. ‘It’s just a really celebratory thing but also saves masses of energy and it’s smart’, she adds.

‘It’s a less adversarial form of planning than perhaps happens elsewhere’

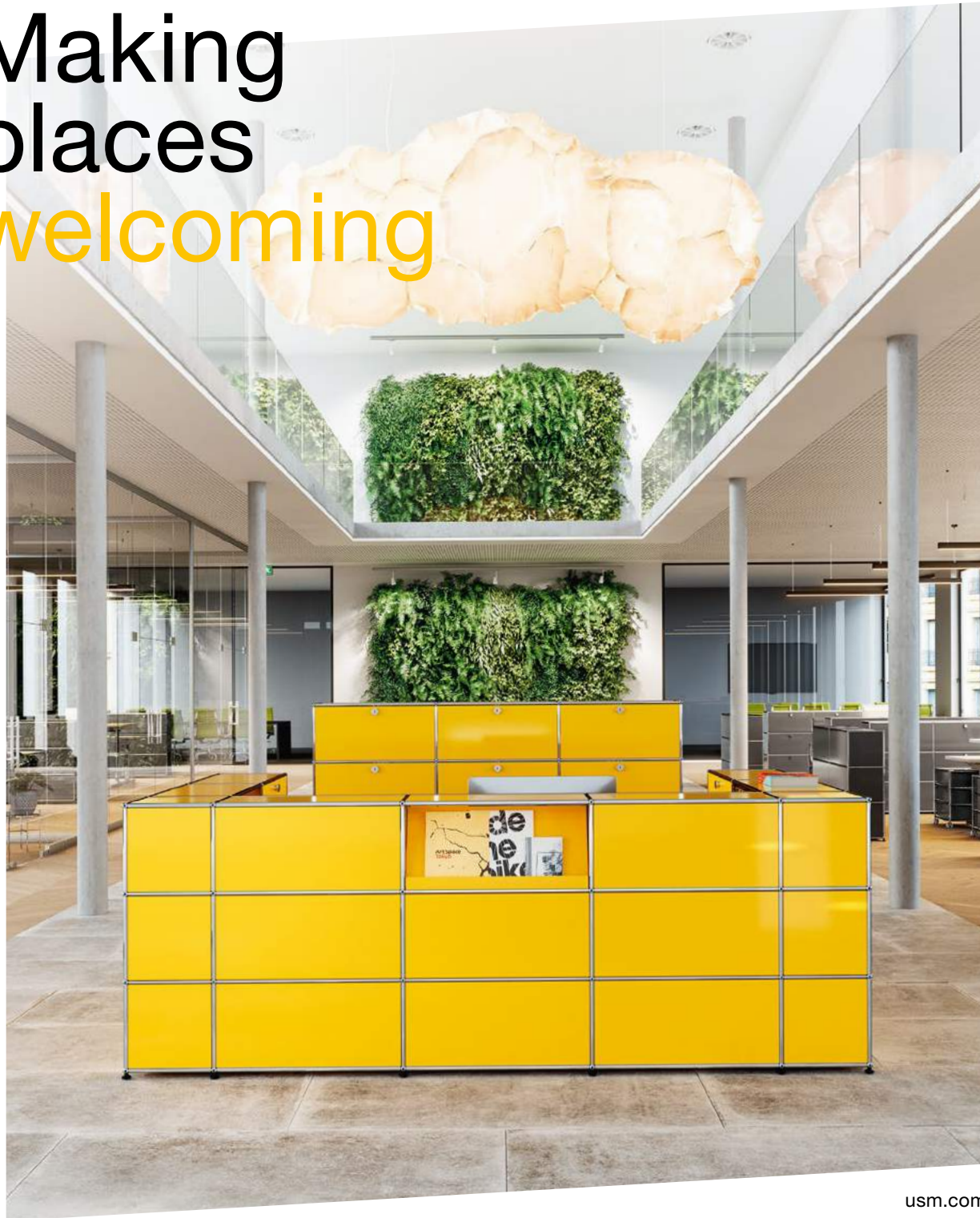
It is also highly symbolic. Moss again: ‘It’s heralding the fact that we’re moving away from being highways where cars zoom up and down where people are on the sideline—the statutory way of looking at streetlighting—to a far more advanced way of thinking about space. That illustrates how we think about space now. Making space work harder across a multiplicity of things, rather than a myopic thing about conveyance of certain things we don’t control in a rather aggressive, polluting way’. ●

Team: Tom Campbell; Bloomberg; Nigel Young/Foster+Partners; Citicape House: Sheppard Robson; City skyline: Agnese Sanvito





# Making places welcoming



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## DESIGNING LONDON: UNDERSTANDING THE CHARACTER OF THE CITY

*Peter Murray reviews Ike Ijeh's new book  
and finds it misfiring as an obituary for the city*



Ijeh gets off on the wrong foot with me with his first three words: 'London is dying'. He reels off his critique of inept architecture, unaffordable housing, tall buildings, and the failure of the design and development communities to understand the unique character of London.

Things start to look up in Chapter 2 where he rightly identifies that London's informal planning gives the city the dynamic flexibility to respond to demographic and economic changes; he talks about the tradition of private development — and private land ownership — which differentiates London from its continental equivalents. He describes the contrasts of large and small, old and new, that are such a key part of London's environmental personality. He makes a perceptive analysis of public space in London, suggesting that, designed and managed well, privately owned space can make as great a contribution to the city as publicly owned space. He references the very public Parliament Square as one of the worst designed and inhospitable places in the whole of the capital.

Ijeh employs a wonderful quote from a French visitor to London. Soon after Charles II had opened St James's Park to the public, the visitor describes the 'first ladies of the court mixing with the vilest populace. Such is the taste of the English: it is part of what they call their liberty'. This mix of social classes is reflected in the juxtaposition of public and private housing in central London — a key characteristic of the city.

Ijeh nicely covers London's mix of organic and formal plans. The medieval layout of the City of London contrasts with the great estates of de Walden and Grosvenor, just as the growth of London's surrounding towns and villages, that expanded in the 18th and 19th centuries to merge into one large, untidy metropolis, contrasts with the postwar housing estates and their formal, Modernist plans.

His list of London's characteristics is perceptive: changeable, predictable, disorganised, individualistic, intimate, natural and flawed: a 'human' city. I would have expected a nod here in the direction of Peter Ackroyd, whose book *London: The Biography* identifies the city as a body and a personality. Ackroyd quotes Daniel Defoe: 'London circulates all, exports all, and at last pays for all'. Regarding 'pays for all', Ijeh's civic psychoanalysis could have focused more on London as a mercantile city.

His case studies of bits of London compared with European counterparts, as well as descriptions of street typologies, public space and materials, are well chosen — these are the characteristics of London. But characteristics are not the same as character; the former are features, the latter is made up of the distinctive moral and mental qualities of the individual. I would refer Ijeh to 'Resurgam', Chapter 79 of Ackroyd's wonderful book, where the author walks through the Isle of Dogs in the shadow of Canary Wharf (an American construct). Ackroyd writes: 'If London were a living thing, we would say that all of its optimism and confidence have returned. It has become "the capital of all capitals" in every cultural and social sense'. The Modernist towers of SOM and César Pelli represented a new life set against the backdrop of the old docks.

This is a very worthy book, but it fails to make its case as an obituary. What Ijeh sees as a mortal threat, is but ongoing life for a city whose character is resilient but flexible, tough but humane, commercial but generous, historic but open to change — the greatest city in the world. ●

*Designing London: Understanding the Character of the City*  
by Ike Ijeh. Lund Humphries, £39.95. Publication: 27 March 2020



Banking on the city — understanding London's character





# BRIEFING NOTES

Our regular round-up of conferences and events at NLA





Greening the city — The Crown Estate’s One Heddon Street

SUSTAINABILITY

# London’s biggest challenge — getting to net zero

The scale of the sustainability challenge facing London needs to be broken down and simplified if the capital is to hit its zero carbon targets.

But the mission needs help from important ‘missing’ parts of the construction supply chain, including volume housebuilders and cost consultants, as well as a ‘mindset shift’ in how we use and plan cities.

Those were just some of the views to emerge in *Net Zero — Key Agendas for London*, a wide-ranging roundtable discussion on steps towards the capital achieving its net zero carbon targets by 2050, held at the offices of Hoare Lea.

Penoyre & Prasad senior partner Sunand Prasad said the UK produced 450 megatons of CO2 last year — equivalent to 450 million trees if you want to absorb all that carbon from the atmosphere. Other estimates are even starker, putting it at 830 megatons when imports are considered. With 25 million homes in the country, reaching net zero by 2045 will require a million homes to be retrofitted every year, but if considered from the London perspective, the capital’s 3.6 million homes would mean 142,000 retrofitted per year, some 3,600–4,000 or so per London borough. ‘When looked at like that it becomes more accessible as a target’,

said Prasad. The main lesson, Prasad felt, was to simplify the picture, break it down, use absolute numbers rather than percentages, but also crucially to use local action and campaigning to aim at targets.

For Greg Jones, associate director, sustainability, at Hoare Lea, it was important to remember embodied energy in the equation, and from his firm’s work, the frame is an important part of that; was it time to consider timber more widely? ‘Perhaps as a result of events we’re losing sight of the bigger aim, which is to reduce carbon emissions from our environment’, he said. Designing for disassembly will also be a key component of the whole life approach, Jones added.

## ‘Perhaps as a result of events we’re losing sight of the bigger aim, which is to reduce carbon emissions’

Greg Jones

The session’s other main points were:

- Some 40 per cent of energy in building schemes goes into fit-out; 300 tonnes of fit-out goes to landfill every day in the UK — **Juliette Morgan**, head of sustainable development, British Land. But until very recently, where the developer has been building its most sustainable buildings, the tenants have not always been responding with the same level of care over their own spaces
- While investors generally get this, too many developers are not sufficiently incentivised, particularly when building for sale, to create zero carbon buildings, and local authorities have only a ‘tiny’ influence on the quality of much of the private housing that is built — **Mark Bradbury**, director of property and economy, LB Enfield. Stronger regulation is needed alongside incentivisation — the planning system has ‘loopholes’. ‘The majority of residential buildings may not even achieve building regulation standards, let alone anything more ambitious’
- The built environment industry’s consultants should pledge (as Perkins & Will with Penoyre & Prasad do) to offer clients a costed route map to zero carbon. ‘That would be a great start’ — **Prasad**
- There is a problem in the supply chain, however, with a skills gap in terms of contractors able to provide retrofit expertise — **Dan Epstein**, director of sustainability, Useful Projects. There is still a gap between what we know and do, and not enough people are asking simple questions such as ‘can we reuse this building?’
- There is also a skills deficit when it comes to small builders knowing how to do retrofit properly, or even concepts of airtightness — **Hero Bennett**, principal sustainability consultant, Max Fordham
- We need to be thinking differently about who is living in our housing stock, how we occupy space and issues of under-capacity (‘a massive cultural mindset-shift’) if we are to address the housing shortage — **Alison Crompton**, regional director, sustainable development group, AECOM. ‘We need to be thinking differently about the building stock we’ve got’
- ‘If investors want to do something they can really lead the change’ — **Aleksandra Smith-Kozłowska**, senior

BRIEFING NOTES

sustainability consultant, JLL. Best practice in new construction would be useful to see. ‘But I’m not sure how to convince those big investors and portfolio holders how, and how to invest in existing stock’

- We also need to have a mindset shift in how we use and are building our cities — we can’t think of zero carbon inside a red line boundary — **Derek Wilson**, senior sustainable development manager, property development, TfL. ‘It’s not just how a building performs’
- ‘I look at the list here and what I’m not seeing is a bunch of volume housebuilders’ — **Wilson**. ‘When I go to a meeting and say you need to be zero carbon, they say: “Why? I’m gone in two years”.’ Creating attractive business models for them will be crucial, but we don’t yet have an answer on that
- The cost of *not* adhering to zero carbon targets also needs to be considered — **Nils Rage**, sustainable design and innovation manager, Landsec
- Investors may in future consider schemes which are not performing environmentally as being ‘toxic assets’, and that could be a major driver. Measures such as scrapping the 20 per cent VAT on refurbishments would ‘really gear up the whole industry’ towards the zero carbon goal — **Marion Baeli**, partner, PDP London
- ‘What’s extraordinary is how few technological advances there are in this space’ — **Prasad**. Energiesprong in Holland is one such, however
- ‘The problem is not that we’re not numerate or literate enough; it’s that we’re not articulate enough’ — **Mel Allwood**, associate director, Arup
- Schemes like the Passivhaus Stirling Prize-winner (Goldsmith Street social housing) have been a boon to showing that, with traditional procurement and leadership all the way through, it can be done. ‘It’s a huge game changer’ — **Tom Dollard**, head of sustainable design, PTE. But more case studies and published data are needed
- ‘We think circularity is something we need to treat as robustly as energy monitoring’ — **Epstein**. The circular economy could deliver £3–5bn to the economy, but represents a completely different business model that values materials, giving to society rather than delivering profit to a single entity. It’s also not just a housing issue; it’s a societal issue
- ‘We cannot lease a building without a minimum energy performance. So why isn’t there a minimum performance below which you cannot sell it? We need to have that conversation’ — **Bradbury**
- ‘Why are we still building housing that is not future proofed and designed to be low-carbon? We’re going to have to retrofit those homes 25 years from now’ — **Wilson**. And often, advice given by QSEs is preventing the business case for low carbon
- ‘Without the right financial models or infrastructure, it’s very difficult to get circularity off the ground’ — **Epstein**. ‘London has taken the first steps through planning, but there is a long way to go to get it as a circular city’.

Part of NLA’s Net Zero programme | Programme Champions: **Hoare Lea, New West End Company, Heyne Tillet Steel, Miele** | Programme Supporter: **Wicono**



FUTURE STREETS

# Harnessing technology, for people

Streets make up more than 80 per cent of all public space in London. But how will they adapt and evolve to take in the changes likely to come from technological advances in transport? A half-day conference held at NLA sought to find out.

Streets are the ‘foundation of our urban life’, and lifeblood of the city for goods to be transported and social life to occur, said former NLA director Lara Kinneir, introducing the conference and launching the *Future Streets* report. But the way we are moving around is changing, with some 26.8 million trips made per day in London set to grow.

‘We want to talk about connected and autonomous mobility around people and shared ownership enabled by autonomous and connected vehicles’, said Nada Svilar, regional director, AECOM, rather than the ‘whizz bang’ of delivering self-driving cars alone.

Removing human error will aid safety, and congestion could be reduced through shared vehicles, with productivity potentially helped too by your vehicle waiting for you, Svilar went on. But the key win lies in creating a better environment for everybody, said Svilar, if we can get it right, despite challenges including regulation, transition, data, and road-user charging. AECOM trialled deployment of ‘last-mile’ autonomous vehicles with LLDC in the Queen Elizabeth Park with Capri—and early applications are likely to be in well-defined constrained use cases such as airports, hospitals, campus universities and business parks.

## ‘We should be designing not to predict what is going to happen but to allow our streets to evolve’

Fatema Karim-Khaku

So, is micro-mobility innovation—e-bikes, e-scooters and other devices like electric skateboards—a disruptor or an enabler, asked Matthew Clark, associate at Steer. In essence there is a bit of both; innovation, and disruption. The Department for Transport set out principles for new methods of transport in a document: Future of Mobility: Urban Strategy. But while benefits might include a reduction in private car trips, they might also mean a reduction in public transport use. The way forward may require continued engagement between cities and operators, regulation reform, dedicated road space and London-wide standards managing street space.

Fatema Karim-Khaku, senior transport consultant, Arup, said that our streets are evolving, with the rise of Play Streets and School Streets, plus, more radically, streets being closed for pop-up events. Arup is working on creating more dynamic ‘flexible streets’ across different parts of the day and night, modelling one example around Smithfield Market. In masterplans, though, said Karim-Khaku, the

point was to design infrastructure that can evolve and be flexible, rather than have to resort to repurposing car parks and other facilities. Could we also think of street furniture such as bollards to make them more multifunctional, with seating or planting? And could cycling infrastructure be improved by using more ‘light touch’ segregation through planters or ‘armadillos’? ‘We should be designing not to predict what is going to happen but to allow our streets to evolve’, she said.

For Mike Axon, director, Vectos, London is a ‘stage three city’, in that we are creating liveable streets in a healthy environment. But that relies on attitudes, and the technology that is coming forward that enables it. Younger generations have grown up with the internet and expect the technology and sharing economy—mobility hubs will be a big part of the capital, in outer London just as much as in the inner city. ‘That’s the place where you can perpetuate this idea of the sharing economy’, said Axon. ‘It’s a case of being bold in reallocation of space.’ But key to this was getting mobility through local living, Axon added.

## ‘It’s a case of being bold in reallocation of space’

Mike Axon

The conference also heard about the policy framework and ‘the future of our city’ from the GLA’s principal policy officer Claire Eagle, with challenges including an ‘inactivity crisis’, ‘deep inequality’, an air-quality and climate emergency, and a growing population that equates to a car-full of people every 26 minutes. ‘We think the way people move around the city is critical to meeting those four challenges’, she said. The Mayor’s aim, expressed in his transport strategy, is that by 2041, 80 per cent of all Londoners’ trips will be made on foot, bike or public transport. ‘We know this is a big ask and will require a significant shift in people’s mentalities and in our infrastructure.’

MICA director’s Gavin Miller looked at designing streets for future scenarios via a ‘Baton Rouge’ case study and ‘holistic approach’ on AVs and environmental resilience in the Deep South of the US, a ‘forgotten area’ where two football fields of land are lost every day. Bruce McVean, acting assistant director, city transportation, City of London Corporation, said policy and regulation perhaps need to change to catch up with technological advances on our streets, and Lucette Demets, meanwhile, head of urban, London & Partners, said using immersive gamification technologies with local communities was another great example of street design reaching new audiences.

Finally, LDA director Sophie Thompson presented her views on ‘reconceiving streets as public spaces’, facilitated by actively listening and collaborating, and including a 2026 and 2041 vision of Euston Road and Kennington Lane with more space for people and cycles, less for cars and clutter. ‘Think like a gardener, not an architect’, said Thompson. ‘Design beginnings, not endings.’

Part of NLA’s Transport & Infrastructure programme | Programme Champions: **London & Partners**, **Steer**, **Transport for London** | Programme Supporter: **MICA**



## Cycling fits bill for Future Streets

‘An innovation we’re really not taking advantage of enough is the bicycle.’

So said Lucy Saunders, director of Healthy Streets, as she opened the *Future Streets* show at NLA.

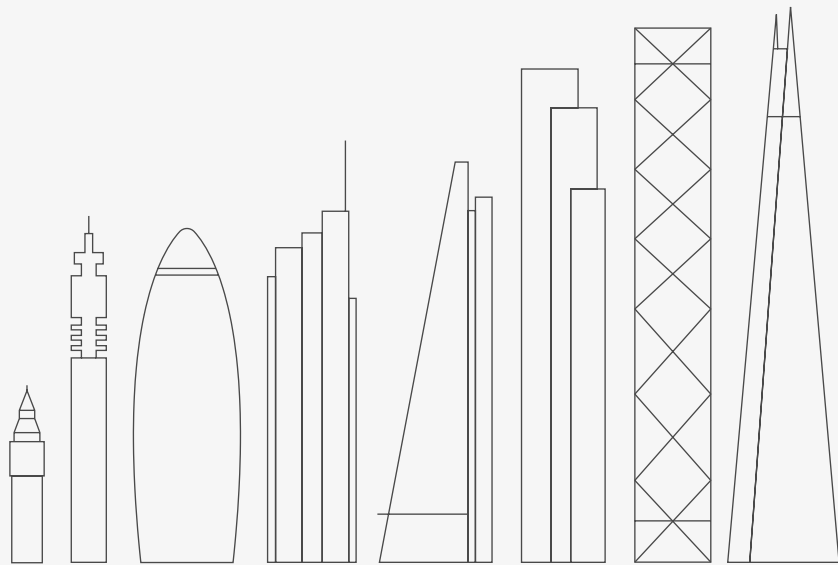
‘Cycling and walking could cover most of the short journeys in London, and yet that’s not happening’, she said. ‘We’re not supporting walking and cycling enough.’ Most people in London do not cycle, Saunders added, so we have to think about how we innovate to make cycling much more attractive and accessible, partly to solve a problem of an ‘inactive population’.

With a background in public health, Saunders said she was interested in how people can get an ‘easier and less stressful life with human contact, interaction with nature, and exercise’. Conversations in this area often focus on gadgets and innovations and, for Saunders, things like contactless payments, the Citymapper app and ride-sharing show the future is ‘here already’ and little noticed. But we need to think about technologies and how we adopt them in ways to help people to live well, she suggested. The private car, for instance, is an ‘amazing technology’, but only in Saunders’ view for taking people long distances on journeys that can’t be provided for by public transport or carrying heavy loads. ‘Unfortunately, we’ve taken this technology and use it for everything and we’re living with all the negative externalities of that.’ E-scooters, meanwhile, have been banned in Singapore where the streets are narrow, but one of the thoughts leading from this is that we need to provide space for people travelling faster than walking speed, re-allocating road space for them. We also need to look at electric vehicle charging to think about whether that is ‘locking ourselves in’ to 20–50–100 years of

people storing their cars on streets when we need that space for other purposes, Saunders concluded. The *Future Streets* exhibition, said NLA curator-in-chief Peter Murray, presents future scenarios in which streets are re-imagined in the light of new technological developments, and ponders what sort of city we want to inhabit. Among other things, it asks: Will the future be ‘heaven’ or ‘hell’? With one scenario envisaging technology enhancing the quality of life and the other a ‘dystopia where we end up with overcrowding and vehicle domination’. A timeline in the show presents key milestones in recent history that have influenced the way London’s streets look today, from the arrival of the motor car, to new forms of mobility such as dockless bikes. London has introduced key policies such as the congestion charge zone, but still has a long way to go, said Murray, to ‘communicate a shift from a car-orientated city to a city of places’.

The exhibition is accompanied by new research into the subject, with London at a critical juncture in its policy and design. In order to re-think street design, it suggests, we need to understand how we want to use the often limited space available to communicate and prioritise the city’s true values. The research seeks to investigate the impact and opportunity of new mobility technology in London, looking at how multiple technological developments and new transport strategies could help to promote new street-based mobility solutions, which are also multi-modal, socially inclusive, accessible and environmentally sustainable. The report, said Saunders, not only talks about the future of London, but ‘beautifully encapsulates the past and present and future, and how they are merging together’





## TALL BUILDINGS

Tall buildings —  
a 2020 vision

With responsibility for defining tall buildings and establishing where they should be built moving from the GLA to local authorities next year, how well is London dealing with this building type?

A think tank, organised by NLA and held at the offices of Mace, sought to find out.

Essentially, felt members of the group, the capital needs to think carefully about the affordability, context, design quality and overarching strategic view of tall buildings, within a planning system that is failing to show an understanding of wind and microclimate issues, ‘short-changing’ the public in the process. There are concerns over safety, especially with a perceived reduction in building standards meaning standing on a balcony 20–30 storeys up and beyond in a new build is considered dangerous, along with ongoing fire hazard concerns, post-Grenfell. Developers should perhaps have a deconstruction and re-use strategy, as is the case in the Netherlands and other countries; there should be more design review panels, and a better definition of what exactly constitutes ‘exceptional’ quality design. Many schemes, however, are currently not reaching anywhere near that level.

As many of the designs come forward, said one participant, they resemble ‘perfume bottles’ across the growing, densifying city, but they should also look to their contexts, and London’s policies on Green Belt are inextricably linked to the desire to go high given a shortage of land and housing targets. One of the other key approaches, perhaps, is to move towards getting ‘whole life costs’ for tall buildings and an idea of how they perform environmentally over time.

Other key points included:

- The notion that tall buildings are unsuitable for families is ‘absolutely cultural’ — **Alfredo Caraballo**, partner, Allies and Morrison

- Creating tall buildings outside the centre — in fast-changing places such as Waltham Forest or Redbridge — needs strong political leadership, a changed ‘mindset’ and policies to insist on high quality
- But there are concerns over how such schemes affect the ground plane, placemaking and the associated infrastructure
- The quest for intensification is strongly linked to Green Belt policies and should be involved in ensuing discussions, while there is a ‘disjuncture’ between urban policies and what we are doing at the regional level — **Peter Bishop**, professor in urban design, the Bartlett School of Architecture, UCL
- It makes sense to put density around transport nodes, but the only way to deal with tall buildings is on their own

merits, rather than in ‘broad, strategic terms’ — **Bishop**. ‘Most tall buildings you see are mediocre down to execrable in terms of architectural design’

- ‘You can plan for where tall buildings go in the city; not only can, but should. You should provide that political leadership’ — **Colin Wilson**, head of Old Kent Road regeneration project, LB Southwark. The London Plans of 2008 and 2012 broadly set out where tall buildings should go, and in the main that is where they have been built
- Local authorities risk being exposed to ‘dire’ financial situations over long-term tall building maintenance issues. To ease this, planning authorities should ask to see sinking charge and service charge projections over 30 years for all buildings over a certain height — independent expert **Dickon Robinson**
- Tall buildings should be designed to focus more on legacy and adaptability — **Shaun Tate**, director of high rise solutions, Mace
- The City is working on a fully immersive virtual-reality model, partly to help to demystify the planning system. 3D computer models more generally represent a ‘huge opportunity’, particularly if they are made open protocol and avoid being ‘locked in’ to a single provider from the outset
- The VU.CITY model, however, has represented ‘a bit of an equaliser’ across London boroughs with their differing resources — **Peter Edgar**, associate, Gerald Eve
- We need supplementary planning guidance, but it should be ‘nuanced’ to consider affordability, construction issues, and what is appropriate at what height. ‘I think we need to have London think ahead, beyond where building regs are, and try to make sense of the city’ — **June Barnes**, independent expert.

Part of NLA’s Tall Buildings programme | Programme Champions: **Mace**, **Knight Frank** | Programme Supporters: **GL Hearn**, **Polypipe**, **VU.CITY** | The Tall Buildings 2020 research launches on 2 April on **nla.london**



New Soho, on location — Westminster focuses on drive for better public realm

## ON LOCATION

Westminster aims at  
green boost in ‘places  
for people’ drive

Westminster is upping its efforts to create places for people, including a notable shift from the council and other stakeholders to reduce congestion, raise air quality, and provide more public realm projects to aid growth.

Those were some of the key takeaways from an NLA conference held at the Regent Street Cinema (where the first film in the UK was shown) and run in association with the local authority and Westminster Property Association.

Director of place shaping and town planning at Westminster City Council, Deirdra Armsby, said the borough was ‘a pretty essential place for the UK economy’, contributing some £55bn in gross value added every year. With some 700,000 jobs and 55,000 businesses in Westminster, it was a ‘big leading light in the economic story’, and with an ‘amazingly diverse’ make-up, despite high levels of deprivation, too. But, said Armsby, Westminster is ‘increasingly trying to improve its environmental footprint’, challenging people through the planning application process, installing some 145 electric charging points since 2017, 523 green walls and roofs over

the last decade, and ‘an absolute shift to pedestrian priority’. ‘It’s not something that we have just turned to recently’, she said. ‘It’s been embedded in our systems and the way we create places.’ The council was also trying to be more ‘innovative’ and ‘daring in trying things out’, Armsby added, in terms of placemaking in the borough, while drawing on key local ‘assets’. ‘Our community invests in this place on a daily basis.’

‘Westminster is increasingly trying to  
improve its environmental footprint’

Deirdra Armsby

Director of central London at The Crown Estate, James Cooksey, presented his views on heritage and the diversity of place at One Heddon Street and at Regent Street, the latter of which had seen dramatic rises in air quality on its car-free days (nitrogen oxide down 82 per cent, nitrogen dioxide down 29 per cent), when retailers reported sales that were ‘neutral or slightly up’. Part of the Crown’s work is to ‘give people a reason to come’ to places like Regent Street, but it is also challenging itself on what sort of organisation it is and ‘how it can use its scale to have a positive impact’. In the war for talent it has also recognised that the workplaces it creates are fundamentally important, said Cooksey, and at One Heddon Street it is aiming to be the first co-working space to achieve WELL Gold recognition; a theme running across the estate. ‘The bigger issue is that we need to face up to air





Roadworks are affecting London’s economy — Arup’s Alastair Jan

quality and more broadly seek to reduce carbon emissions.’ And who knows, Cooksey suggested, that could include a future Regent Street without traffic at all, in a London which includes a greater use of consolidated deliveries and energy-efficient buildings.

New West End Company chief executive Jace Tyrrell agreed that air quality was a critical factor, and one that comes up ‘time and again’ with customers, staff and visitors alike. ‘We need to move faster’, he said. ‘We need to reduce congestion, make it safer and radically improve air quality.’ Green measures NWE has piloted need to be scaled up and planned across a wider part of central London, building on a 50 per cent drop in bus traffic across Oxford Street over the last four years. ‘We are using the next six months to really think about what a truly sustainable district looks like’, he said. Air quality is ‘one of the biggest challenges we face’ but is not, however, something that can be outsourced to the private sector, Tyrrell added.

For Paul O’Grady, director of South Belgravia at Grosvenor, it was culture that played a key part in placemaking, and landlords are now beginning to understand the less tangible benefits that culture brings. ‘We believe culture is not a peripheral afterthought or philanthropic throwaway but rather a fundamental part of the fabric and identity of our estate’, he said, and one underpinned by ‘a very solid business case’. Culture builds awareness, increases spend, dwell time and number of visits, O’Grady said, but has to be ‘authentic’. ‘It is no longer just about the buildings.’

The conference also heard from Ruth Duston, chief executive of Victoria BID, outlining the importance of the work they are undertaking to provide the transport infrastructure ‘fuel’ to drive London’s growth, through a major plan for Victoria station and environs. And Sophie Thompson, director of LDA Design, showed what she felt was ‘one of the most ambitious and extraordinary public realm projects in London’ — the overhaul of the Strand to close the Aldwych gyratory and create a ‘truly democratic’ and primarily pedestrian public space in its stead. Heart of London Business Alliance chief executive Ros Morgan showed similarly wide-ranging public realm improvement plans for Piccadilly and Haymarket, along with crucial justification for the moves in monetary terms provided by Arup. Indeed, Arup’s director and chief economist Alexander Jan said Westminster was a key job provider, which was important to remember when making the case for investment in the West End, a ‘battle’ that must be maintained with Treasury. Another issue, said Jan, was the need for not just capital expenditure but the ‘relentless’ management and repair of spaces, while the extent to which London roads are dug up — 30,000 times in Westminster alone — is also a problem for business and public realm. ‘This is something that happens in no other world city I have been to’, said Jan.

Event in association with **City of Westminster** and **Westminster Property Association** | Sponsored by **The Crown Estate**

NLA SOUNDING BOARD

# Do more on the international stage — Sounding Board

NLA’s Sounding Board had their work cut out as they grappled with Brexit, London’s regional and international relations and the future of plan making in London.

Board chair Robert Evans kicked off by posing the question if the industry was ready for Brexit, given the ‘breakdown’ of politics; but, speaking in November, it was now more like a ‘when’ than an ‘if’ it happens.

For Pocket Living CEO Marc Vlessing the answer was no, but there are issues that the industry needs to face anyway, such as the skills shortage, need to introduce modern methods of construction and adapt planning to that. But where Brexit impacted most was in terms of a ‘lack of committed, energetic investment’, said Vlessing, with a palpable sense that investors in places such as the US are ‘deeply, deeply concerned’. Pocket itself was on the brink of launching a modular factory, but Brexit has meant it may now happen 18 months later, and, Vlessing added, the for sale market is hurting, while real estate in the capital is extraordinarily sensitive to resultant currency fluctuations.

But asking whether we are set up and ready for Brexit is like asking if you are set up for a serious illness, said Be First managing director Pat Hayes. ‘You know it is going to do you a lot of harm and that you might stagger out the other side, vaguely in one piece; and that’s the best you can hope for, if it happens’. It has, though, ‘freaked the Americans out’ and affected the UK’s reputation as a safe place to do business with Far East investors too, with significant problems already affecting construction pipeline such as the ‘massive stockpiling’ of materials in some quarters. ‘The main pressure for us at the moment is rising costs, and this is just not helping’, he said. And yet, said Cushman & Wakefield chair UK & Ireland Digby Flower, compared to previous recessions and the Global Financial Crisis, we are in a market where there is so much better a match between supply and demand. ‘We’re actually in a very benign position to go into this’, he said.

Within government, said Housing, Communities and Local Government head of architecture Andy von Bradsky, there is a recognition of a weakening market, but all officials are in wait mode eagerly anticipating manifestoes to be launched next week. There are, though, a number of initiatives which are ready to roll, and Brexit preparations are ‘quite extensive and very noticeable’. The Grenfell building safety programme created a big disruption to the architectural profession, he added, with an impact on insurance and other elements — one of the key things to sort out is the regulatory framework on building safety.

In terms of how Brexit has hit practices, Pilbrow & Partners founding partner Fred Pilbrow said around half of the firm’s 60 employees are from the EU, but there were already sad losses to report. ‘Three of our best architects,

Italians in all cases, have said: “we just don’t feel welcome here”’, he said, ‘and they’re now back working in Italy. That for us is a huge loss because they are fantastically talented’. The practice is also working in Europe and for European developers here, who report that there is uncertainty, but also that they have worries about a Corbyn premiership too.

Our brand is ‘tarnished’, said Central director Pat Brown of London, and we can no longer say we have the strongest, most stable government in the world, with the most open society. Brown’s sense is that overseas, ‘there is a question mark over our leadership we should be concerned about’, and an ‘unhappy tension’ over the mayor’s work.

Perhaps how London and Partners operate should come under scrutiny, suggested Evans. LLDC chief executive Lyn Garner said there were nervous investors in London, including LCR over Lendlease’s International Quarter, while the procurement of 34 individual managed packages over the construction of East Bank is also proving ‘really tricky’, with materials having to come from Europe, forcing costs up. ‘It’s a good investment for London, but at the minute it’s heading in a difficult direction’.

**‘Three of our best architects, Italians in all cases, have said: “we just don’t feel welcome here”’**

Fred Pilbrow

Certainly, said NLA curator-in-chief Peter Murray, on London’s reputation and image we should do more ‘getting out and about’ around the world, something the mayor may be failing to do. ‘I just don’t feel this is happening’, he said, citing London and Partners having pulled out of recent events including Design for Business in Hong Kong next month. Bookings for MIPIM, meanwhile, are ‘way ahead of previous years’ and reveal that there is a realisation amongst professionals and local authorities to talk to the rest of the world where, in the long-term, the big work will come. Mayor Khan’s presence at MIPIM would, Murray added, be a welcome boost to London’s appeal.

Traditionally, it is the ‘outliers’ that are hit first, said Croydon director of planning and strategic transport Heather Cheesbrough, but her borough is still reassuringly very busy and seeing interest from developers in areas like private rent, apart-hotels, co-living, modular and others. But Westfield has said one of the reasons it is not moving as fast as it might is Brexit, and Cheesbrough’s worry is that leaving Europe might lead to a ‘race to the bottom’ on planning and environmental legislation.

London and Partners have moved more into this space, said GLA interim executive director, development and environment, Debbie Jackson, now being ‘front and centre’ at events like MIPIM and LREF, but there was always more they could do. It will be interesting to watch how this pans out, given the organisation is in the last year of a three-year business plan cycle. The GLA’s planning team, incidentally, is looking to expand as it is ‘busier than ever’ but SMEs are a particular concern for it on ‘Brexit inertia’ issues, as are its worries over legislation — particularly in the environmental sphere — and skills.



So, planning. The ‘Intend to publish version’ of the new London Plan was out in December—but it is not (nor has ever been) strategic enough in its vision, suggested the City of Westminster’s director of place making Deirdra Armsby. ‘All boroughs have always felt that way about it’, she said. ‘I get the fact that it is hard, but it is about being strategic. That’s difficult. You don’t need to hold everyone’s hands’.

The issue, moreover, is in engaging people in plan-making. ‘And that is something we’ve never cracked’, said Armsby. The document is too long, and ideally, it should have elements which are refreshed annually, she went on, to avoid the usual problem of time-lag after two-three year production schedules and plans being out of date or overtaken by the market. This happened with student accommodation, for example. Neither has anyone made this ‘sexy’ for communities to get involved in, Armsby added. The development industry must get to own a different future where it is more vision based. The plan is ‘way too detailed’, said Cheesbrough, but the fact that the plan sets numbers is important. It should be regularly reviewed, however, and setting a vision is the thing that excites communities most, not ‘sitting there with spreadsheets’ and getting more and more ‘evidence base’. Paris’ vision is much more transport-focused, said Hayes, and London’s is hampered in that it doesn’t offer much in the way of a south east plan either.

While it is difficult to get communities to engage with development plans, they don’t half get involved on individual projects, suggested urban planning specialist Michael Lowndes, and it was a concern that the underlying inspectors panel consideration of land in London is that, essentially, we’ve run out of it. There is not enough industrial land, and the great white hope of co-location is gone, he added. That is why we have to have a Green Belt review and a greater consideration beyond London, as well as making a better fist of meeting some of the demand for housing by having more taller buildings. But, Lowndes added, local authorities need to be much more directive about where such taller buildings can be. ‘We do need a more coherent approach to tall buildings’, he said. ‘It has been so ad hoc. We need to be more strategic’.

Planning on tall buildings should be ‘difficult but not impossible’ said Pilbrow, and demand a lot on care and quality of execution, with things like microclimates dealt with in a careful manner.

It was also worth bearing in mind that tall buildings can operate as part of a wider masterplan including public realm and other elements, said Stuart Baillie, head of planning at Knight Frank, while more ‘truly’ mixed use tall buildings were coming to the table too.

But the ‘rush to go high’ is something that concerned Publica director Lucy Musgrave, who felt it had the propensity to ‘screw up future generations and create, ultimately, new slums’. Design review panels also have a bearing here, since they rely so much on quality of design in delivery, and authorities working without panels are having difficulties, said Lowndes. In all of those panels, the critical question is ‘what is the brief’, said Musgrave. In terms of design review and the future, the report by

Nicholas Boys Smith and Roger Scruton was due to be out shortly after the Sounding Board session—the election has muddled how this might be received by a new minister, but a switch to more of a code-based planning system may result, said von Bradsy.

The session also included a presentation on the political situation in London and beyond by host Robert Gordon Clark of Sounding Board host London Communications Agency. Will Sadiq Khan continue to appeal to a broad church in the coming elections, he asked, and will second preference votes be of more importance this time? Khan’s period in office has been hit by the ‘existential crisis of the Brexit referendum’, inheriting ‘knotty issues’ like the Garden Bridge, the Olympic Stadium and ongoing saga of the funding of TfL. ‘His in-tray, I would argue, was a lot heavier than Boris’ and Ken’s’. It was also undeniable that austerity has really hit at local government level, impacting adult social care and crime among other things, while Khan has also had to deal with key issues like the Croydon tram crash, Grenfell Tower, and five terrorist attacks contributing to ‘quite a rough three years’.

Other points included:

- The national picture will have 11 new MPs, come what may, with some big names leaving
- Applying national swings to London is now ‘pretty pointless’. ‘We have to look at individual seats’, said Gordon Clark.
- New entry Rory Stewart is already polling in the mayoral elections at 13 per cent with no ‘machine’ behind him.

STATE OF THE MARKET 2020

## 2020—a big year for ‘precarious’ London

London is in a ‘precarious’ position, with flat growth projections and the possibility that social problems will create a population drain from the capital and a government keen to be seen as balancing the economy elsewhere. But it is also in a period of relative stability politically, is in a new, less boom-and-bust property cycle paradigm, and is in relative good health against other world cities such as Paris, New York, Hong Kong and Sydney.

It also, said keynote speaker Tony Travers, has the considerable advantages of scale, productivity, internationalism, open access, a highly educated and motivated workforce as well as the rule of law, relatively little corruption, and English as its language.

This was *State of the Market 2020*, a look at the prospects for the capital and beyond held at NLA.

Travers showed that growth in UK is projected at 1.1 per cent for 2020 from 1.3 per cent last year, but London is growing at 22 per cent, twice the rate of the UK average, with a growing gap between the capital and the rest of the country. Population growth has remained ‘robust’, such that its population is on course to be 10 million by 2030, growing at some 85,000 per year. There is also, Travers said,

an ‘increasing interest’ in London and the UK property market for reasons including a return to stable majority government for five years, the removal of the ‘risk’ of a Corbyn-led Labour government, devaluation of sterling, and now a sense that Brexit can ‘somehow’ be delivered, as well as the relative instability of other competitor cities. ‘London’s vast economy appears to be relatively robust and resilient’, he said. ‘At its simplest, the number of elements of uncertainty may have diminished.’

However, has London’s success become a problem? Travers asked. Public policy may be about to change with the budget and spending review meaning London facing reduced levels of investment as resources are moved to the Midlands and North. ‘There is the risk that governments act on the misconception that all Londoners are rich’, said Travers. London is seen as having been ‘privileged’ and Travers sees no evidence of Crossrail 2 going ahead, and little of the Bakerloo line extension. He expects to see Britain’s ‘unusual set of property taxes, unusually operated’ acted on, with moves from the chancellor on stamp duty in a way that ‘isn’t necessarily going to be pro-London’.

### ‘There is the risk that governments act on the misconception that all Londoners are rich’

Tony Travers

The capital is unusual in terms of how small (29 per cent) the public sector and how ‘absolutely massive’ the private sector are, compared with the rest of the country—one of the biggest agglomerations in the world in economic activity. If it was ‘left alone’ with its own resources, could London reinvest in its own infrastructure to further increase the scale of its own economy?

For economist Vicky Pryce, the difference between London and the regions has widened, and the government will have to do ‘a huge amount’ to reverse that. And with manufacturing exports suffering, there are ‘very bad business confidence indicators’ after an initial spurt in the previous quarter to September. Along with confidence, orders and cash flow are down, said Pryce. ‘The situation in London is pretty precarious’, she said. And with big issues like Heathrow and HS2 to grapple with, Pryce said she could not see ‘huge clarity’ coming from the mayoral elections in May.

Cushman & Wakefield chairman, UK & Ireland, Digby Flower said there is ‘a new model in the cycle of the London market’, a ‘profoundly different one than the three previous ‘boom-and-bust’ cycles. Today there is a ‘much more even balance between supply and demand’ and the conditions set for rental growth, with REITS being more risk averse, capital coming into the development market and ‘big occupiers being forced to commit earlier to get what they want’. But Brexit has not been quite the calamity it was feared to be in terms of a loss of European headquarters based in London. ‘We have not seen the flight from London as a product of the current situation.’ Indeed, half a dozen major US law firms are looking at expanding their presence in London as the centre of their European operations, he added.

The overall forecast is ‘broadly flat’ for this year, said CPA economics director Noble Francis, but with 3.4 per cent growth expected across infrastructure, 5.1 per cent in industrial, and within that, ‘double-digit’ growth in warehouses, offset by a fall in factories. Buy-to-rent housing has shown ‘considerable growth’, but commercial has fallen significantly in output by 4.2 per cent, particularly in office towers and retail. With their high upfront investment, factories and prime residential apartments have also continued to decline. The EU withdrawal deal’s implementation period to December provides ‘short-term certainty’, but major business investments will fall, and a key area of concern, said Francis, is over labour issues in construction. A big spike in the age demographic is between the ages of 50 and 65 years old, meaning that 500,000 workers are projected to be lost over the next 10 to 15 years, with wage inflation (double-digit in some instances) another worry. ‘Who is actually going to be doing this work?’, he asked. Post-Grenfell, there will be a need to build quality and prove it, too, said Francis. Building homes to net zero standards is also problematic, given that the major housebuilders go for the easy and cheap option, Francis added.

And yet, said Arup chief economist Alexander Jan, the general view is that we will probably do OK in London, but not as well as in the past, and may even partly ‘benefit a bit from the fact that things are not great elsewhere’, pointing to New York, Paris, Hong Kong and Sydney. After 1968, the Paris economy made up a shortfall attributed to the riots by the first three months of 1969, he added.

But government remains an obstacle to infrastructure spending, said Jan. ‘The Treasury doesn’t really want to build anything’, he said. And given the Northern line extension experiment and Crossrail’s funding, London has become ‘very public-sector-light’, said Jan. ‘How much of London do we want to turn into Nine Elms or Canary Wharf in order to be able to pay for our own infrastructure?’, Jan asked. It would take 10 Nine Elms to pay for Crossrail 2, he calculated.

Issues discussed from the floor included offsite, sustainability and net zero frameworks, with Flower saying that the standard approach is now to reuse existing building frames and structures, and that perhaps the tall buildings now being built like 22 Bishopsgate will be more sustainable in the long term, with 100-year lifespans. Certainly, London is one of the more sustainable cities in the world in terms of its overall energy intensity in order to produce growth, said Jan.

Ultimately, though, 2020 will be an interesting year in terms of how the new, freer government tries to shape public policy in the UK and regulate the way the industry works to better deliver environmental benefits, said Travers. The government is clearly concerned by the environment, but, as recent events have proved with Flybe, a little more concerned about ‘flying from Exeter to Manchester’. And, as Australia’s fires have proved, action tends to be slow unless pushed by a major crisis. ‘Emergencies generate political activity’, said Travers. ‘I’m afraid slow-moving disasters, less so.’





London must think differently on industrial land — Segro’s Alan Holland

INDUSTRIAL LAND

# Go multi-storey and intensify! The future of industrial London

London must continue its battle to keep industrial land, create more of it, and think differently about the sector if the capital is to reverse a trend and be a fully rounded, global city. And intensification, embracing more multi-storey units and co-location, might be the way to go—even in non-traditional, more central locations.

Those were some of the key points made at a breakfast talk at NLA London, which considered the fact that since 2001, over 1,300 hectares of industrial land in London has been converted for other uses, including housing.

We are seeing a big shift in this landscape, said former NLA director Lara Kinneir as she introduced Andrew Smith, partner and head of industrial team, Carter Jonas.

‘We have lost huge swathes of land’, said Smith, and factors like a growing population, a rapid rise in demand for urban logistics and a ‘relentless growth in e-commerce’ meant that space is at a premium, but supply is not responding. Land values have also risen sharply, and although west London has been the traditional home for much industrial—airside rentals near Heathrow being some of the highest in the world—east London has the advantage of a better supply of land coming up, said Smith. Looking forward, the sector needs to consider increasing levels of site coverage, more co-location such as industrial within mixed-use schemes, and more multi-storey schemes of the kind so common in Hong Kong and elsewhere in the Far East. London has just one such scheme, so very little in terms of a pricing model, and also has a ‘staggering’ difference in business rates, but several more new multi-storey projects are being proposed. One is a three-storey warehouse by Gazeley in Canning Town and other foreign investors such as Prologis are also showing interest in similar projects.

## ‘We’re in a world of unprecedented change. We have to adapt’

Alan Holland

Segro’s Alan Holland agreed that London must be brave, embrace change and think differently, with perceptions of industrial buildings having moved on from ‘Dickensian’ notions of the factory. ‘We’re in a world of unprecedented change’, he said. ‘We have to adapt.’

Part of that is stopping calling them ‘sheds’, Holland joked, but industrial schemes should recognise and reflect that the choice of the consumer is paramount, that ‘last mile’ has turned the world of logistics upside down, and that perhaps we should be using the Thames more in that regard, despite its tidal nature. Segro is developing a scheme co-located with housing, and Holland believes there is no reason why these projects should not become more the norm, and in more central locations.

Aukett Swanke director Tom Alexander showed how his R&D-driven practice is looking into evolving industrial buildings as ‘biospheres’ in which many different operations are possible. Alexander said one project involved a multi-level transformation of an existing warehouse, another combining residential while preserving public space; one scheme including a bus depot and another still including retail space and a project including a rooftop public park.

The important thing, said Caroline Harper, chief planner at Be First, is to ensure that planning is delivery focused and instead of being ‘rigid’ being open to a flexible approach. ‘We are, as a city, very behind in using our land intensively’, she said.

‘We have to seize the opportunity’, agreed Holland. ‘Land is scarce. We have got to break the mould and stop being so narrow and rigid. We should take a bit of a risk and go for it.’

Part of NLA’s Work programme

HOUSING

# Embrace new housing delivery mechanisms, London urged

‘It’s not about the best way to deliver new housing; it’s about all the different ways of delivering new housing.’

So said Patrick Devlin, partner at Pollard Thomas Edwards, and it encapsulated a lot of the thinking and discussion at the conference, *New Models of Housing for London*, held at NLA.

That’s because as many different types of housing model as possible need to be embraced if London is to hit its targets, which, according to chair Katy Warrick, head of London residential development research at Savills, is in fact some 96,000 homes per year.

Senior strategy manager for affordable housing at Transport for London, Robin Oliver, said his employer—essentially ‘a property company’ has a target of starting 10,000 homes by March 2021, 50 per cent of them affordable. ‘The one thing we are certain about is that we need a range of great partners to work with to deliver the programme’, he said, amid the ‘gargantuan task’ of securing planning permissions on both larger sites and the small sites programme. ‘Fundamentally, we want to build more affordable homes’, he said.

The co-living model will also be important, said Nick Rees, architectural director at The Collective, which is building on the ‘huge success’ of its project at Old Oak to the ‘ultimate aim’ of a global network. Projects on the go include in places like Brooklyn in New York (complete with a microbrewery and food market), as well as closer to home in Earlsfield in 2022 and Hackney Wick in 2021. ‘Attitudes to co-living are shifting radically’, he said, and the focus needs to be on communal spaces in which communities can meet as places like churches and pubs disappear.

Co-housing, meanwhile, is another growth area, but one where sites are hard to come by, said Maria Brenton, founding member of the Older Women’s Co-Housing project in Barnet. ‘The connecting tissue is social connectedness, and that is particularly important in older age’, she said. The planning system, though, is not conducive to self-starting and self-managing communities, said Brenton, with her project having taken some 10 years, and after finding a development partner only after seeing eight others. It chose PTE as architects for its ‘participative philosophy’, and enjoyed the way they were involved in the design. ‘It made us believe that our project was going to happen and gave us investment and ownership in it that we hadn’t had before.’ Good design enhances communications and wellbeing, Brenton added, and had proved ‘a very sound investment’, but there was a ‘huge unmet demand’ for this type of housing across the country, with a big education job required and need for authorities to ‘change their mindsets’.

For Naked House co-founder Simon Chouffot, custom build of the kind his firm proposes is another avenue, especially one where affordability issues are

acute. ‘We think the idea of a home is not a finished product that you’re spoon-fed but something that adapts over time’, he said. The first scheme is destined for Enfield, with 22 homes over three sites and design work starting in the new year. It has taken nine years but Chouffot commended Enfield for taking ‘a punt’ on a start-up developer, with hopes that this will be rolled out across the borough.

The conference also heard from Roberto Bruni, head of development for place at Tower Hamlets, showing the strides that are being made in temporary housing, notably with schemes like Place Ladywell, which could be movable to meanwhile sites. Carla Ecola, project director of The Outside Project spoke of the problems experienced by LGBTQ people, specifically those caught up in homelessness, and some of her team’s aims to rectify that. Shelter from the Storm chief executive and co-founder Sheila Scott is on a similar crusade, providing free emergency night shelter for the homeless, whoever they are, from wherever they come from. This could be any of you, Scott told the audience, with one of their number being a lawyer—it was important to fight perceptions, particularly those perpetuated by the media. Shelter from the Storm underwent a ‘desperate search’ for new premises, not helped by the fact that no one wants to live near the homeless or risk their area being ‘infected by poverty’. It found a former supermarket site in north London, working hard to create accommodation of high quality, and with light the metaphor for its ‘transformative’ work.

## ‘It’s not about the best way to deliver new housing; it’s about all the different ways of delivering new housing’

Patrick Devlin

The Hidden Homeless—those who bed-surf and others not accounted for by government statistics—were the concern of Heather Macey, associate at John McAslan + Partners. Homelessness is more than just rooflessness, she said, with its Hidden Homelessness competition won by Morris+Company supplemented by new work being undertaken by the London School of Architecture.

Finally, there was time for more discussion, including from Fore Partnership managing partner Basil Demeroutis, who said there was a growing realisation in the investor world that social impact has to be a part of any investor strategy. Not only is this the right thing to do, but it is economically the expedient thing to do. Matter Architecture associate Lucy Block told the audience her practice is working on research into intergenerational living, drawing on examples from Europe and seeking to demonstrate the social value and benefits of living as a community. And GLA project manager—public land—Maja Luna Jorgensen said that one of the keys was to invest in different sectors. ‘We have a finger in a lot of pies’, she said, ‘because we’re aware we need to have a diverse range of housing provision.’

Part of NLA’s Housing programme | Programme Champions: **Transport for London** | Programme Supporters: **AECOM**, **Pollard Thomas Edwards**



## HOTELS

# Hotels must forge connections with local communities

London's hotels should concentrate on forging connections with their local communities—becoming the 'pubs' of their areas—if they are to thrive and prosper and in turn help high streets where retail is 'on its knees'. They must also 'create their own locations', continue to expand their social spaces and be more 'semi-public' in a bid to broaden their offer, contributing more to the city and staving off threats from Airbnb and other technological changes.

Those were some of the key thoughts to emerge from an NLA breakfast talk, *London's Hotels: Expanding Social Spaces*, where curator-in-chief Peter Murray unveiled NLA's latest research into the sector.

As the city with the highest hotel occupancy rates of any European city, London will see 13,000 new rooms built across the capital in 2020, said Murray, with 141,000 rooms currently in a London projected to need over 77,000 more by 2050.

Bruce Robertson, managing director of The Standard, London, said key to the operator's ethos was always and still is 'social spaces focused on the local community', where each hotel can develop a local 'fan base' of users. The Standard in King's Cross aims to provide a broad range of spaces and prices, including a pub, the 'Double Standard' priced against other locals, and with a design approach that learnt from its High Line site in New York to avoid the 'orthodox approach of having activities in rooms off a corridor'. 'We've dispensed with walls completely now, in London', he said. 'The Standard is about an attitude; it's not about a dress code.'

Derek Griffin, head of acquisitions, London & South, Whitbread, showed how his firm, the largest operator by bedroom number with 810 hotels, focuses on value for money, with people prepared to compromise on room size if it is well designed and delivered—'in return for a cracking location'. Whitbread's Hub by Premier Inn recruits locally, runs apprenticeship programmes and operates 'light touch F&B' to avoid 'holding' people in its spaces, instead encouraging visitors to spend in local communities. 'We're enablers', Griffin said.

Alex Lifschutz, director, Lifschutz Davidson Sandilands, agreed that in order to survive, hotels need to make connections to their local community, in effect becoming the 'pubs' of their areas. The practice worked on The Hoxton in Blackfriars, a similar location in many ways to The Standard's King's Cross, and a design which the practice tested to ensure future flexibility if the currently buoyant hotel market takes a downturn, perhaps turning it into residential or office use if so. The interesting thing about hotels, though, said Lifschutz, is that they have management: 'What we're seeing is buildings have to earn their living'.

**'There's a huge amount they can give back to the high street in an age when retail is on its knees'**

Jonathan Manns

Rockwell's head of planning Jonathan Manns presented a vision of the hotel for the future, reminding the audience that the sector is the UK's third largest employer and brings huge benefits to the city. Work, play and life are converging, he added, and new asset classes such as serviced apartments are emerging and becoming more fundable to investors with the increased scale of their operations. But people are prioritising location, affordability and security over room size, Manns said, with ground floors having to become more accessible, open and semi-public.

'There's a huge amount they can give back to the high street in an age when retail is on its knees', he said. Planners, though, need to get behind the benefits hotels can bring and start to apply policy flexibly, Manns said.

Discussion centred on the extent to which, as Grimshaw principal Angela Dapper pointed out, Airbnb and TripAdvisor had caused hotels to up their game and raise standards. For Alex Lifschutz, though, there was another trend that had positive benefits for the design community. 'The shabby chic look has been a boon for architects', he said, 'because you don't have to snag anything.' ●

Part of NLA's Hotels programme | Programme champion: **Axiom Architects** | Programme supporter: **Dexter Moren Associates** | The report is available to download for free at [nla.london](https://nla.london)



Grimshaw's Angela Dapper and The Standard's Bruce Robertson

# BGY



BUCKLEY GRAY YEOMAN



# TOWN AND GOWN

NLQ takes a look at the Grafton Architects-designed Town House for Kingston University, forging a link between the student fraternity and wider public

Client: **Kingston University**  
Architect: **Grafton Architects**  
Contractor: **Willmott Dixon**  
Local authority: **Royal Borough of Kingston upon Thames**  
Student: **Hisrattally Cassim**  
Engineer: **AKT II**





Town House — 'A milestone in the development of Kingston University'



#### THE CLIENT'S ACCOUNT Steven Spier

Vice chancellor, Kingston University

Town House is a milestone in the development of Kingston University. It meets our programmatic needs for a library and dance studios but also does much more for the university, as good architecture can.

We now have an uplifting space where students and staff can study but also connect in many ways and thereby learn from one another and others' disciplines. All of this in an inspiring, yet also informal, environment. Giving students the opportunity to benefit from being on campus was fundamental to the brief, and particularly important given our significant population of commuter students.

**'We now have an uplifting space where students and staff can study but also connect in many ways'**

In 2013 we decided to launch a competition in conjunction with the RIBA to find the best architecture practice to meet our ambitions. The £50m landmark building replaces a long-standing temporary prefabricated building accommodating student, meeting and office spaces. We took the competition route out of the belief that students benefit from great architecture and that it has a powerful effect on their learning. Kingston University is a sector leader in opening up higher education to a wide community and supporting social mobility — 55 per cent of our students are the first in their

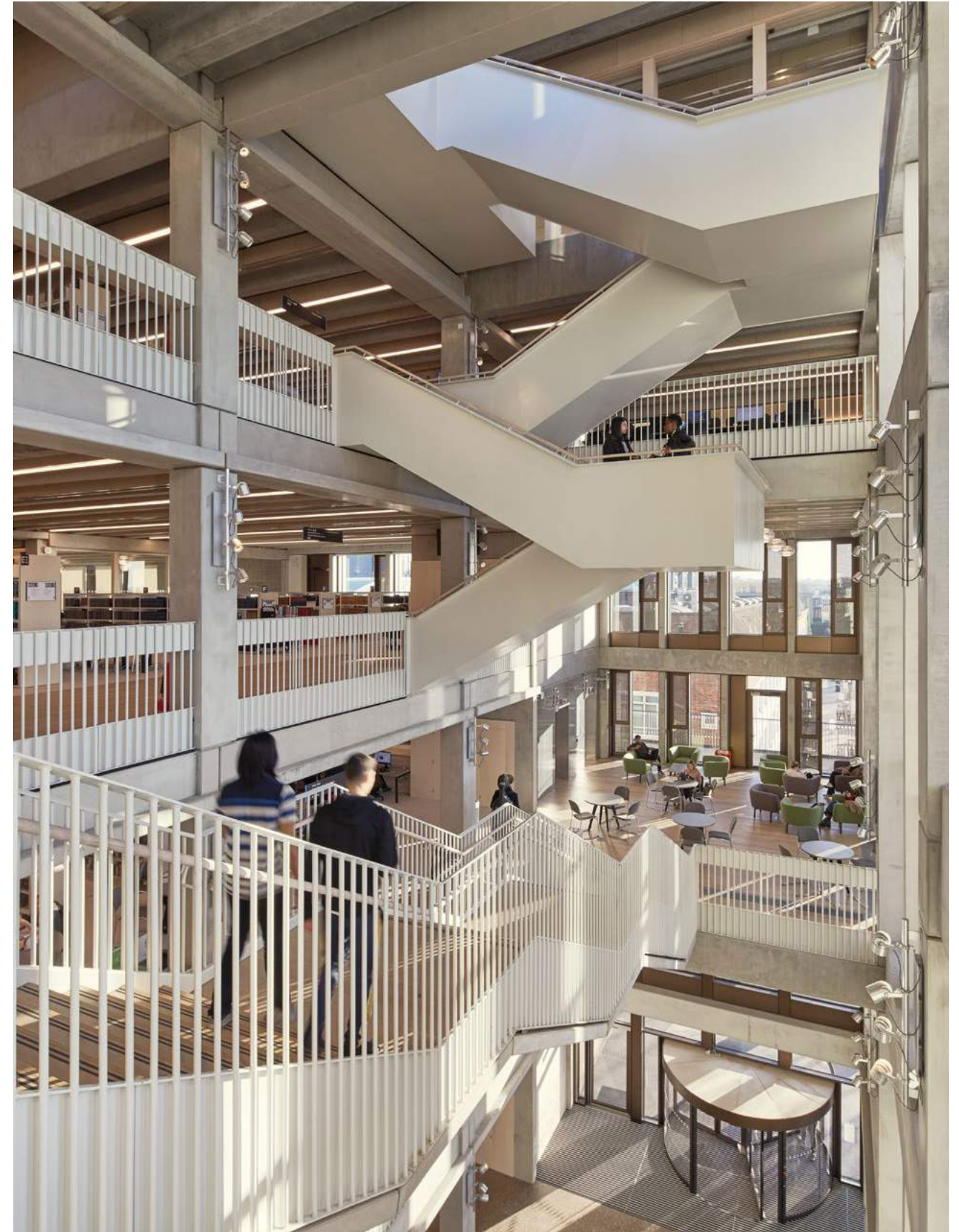
family to go to university. A world-class building confirms to our students, staff and the higher education sector the importance of what Kingston University does, and the power of architecture to help deliver our mission. It can't just be Russell Group university students who deserve the benefits of world-class facilities.

As a university that serves not only the Royal Borough of Kingston but the wider region, we also wanted the Town House to make the threshold between town and gown welcoming, and therefore for the architecture to be inviting. The building also enhances our campus, complemented by a landscaped area extending along the length of the main road and the cross axis between Town House and the main building. It is very energy efficient too, and draws people outside through its terraces and exterior rooms, and those outside in.

We chose Dublin-based practice Grafton Architects from a five-strong shortlist and, in doing so, commissioned its first UK building. One of the qualities we liked was Grafton's interest in democratic space. We sensed their proposal's ability to respond to unforeseen challenges both during the design development and construction phases, but also as society and higher education evolve. We were certainly proven right about the former and are confident we will also be about the latter. To our delight, Grafton are this year's RIBA Royal Gold Medallists.

To ensure the integrity of the competition design as it was pushed and pulled to construction, we retained the members on the jury as an adjudication committee. It met every six weeks, or as needed, to support the design and offer support and advice to the architects. We were fortunate to have a contractor, Willmott Dixon, equally committed to a quality building.

Town House will not only provide much-needed structured and informal learning for students but is a building for the whole community to use. Through Town House, Kingston University is setting the standard for architecture in the borough and also offering a world-class vision for the future of campus-based university education.



Views through — the building features open and airy circulation spaces and a high degree of permeability





Drone view showing Town House's colonnades and interlocking volumes



Strike a pose — one the scheme's dance studios

**THE ARCHITECT'S ACCOUNT****Shelley McNamara**

Director, Grafton Architects

Imagine a place where reading, dance, performance, lectures, exhibitions, research and learning happily co-exist, under one roof, and the door is open to everyone. This is the new Town House in Kingston. The juxtaposition of contemplative and active performative activities offers an imaginative approach to education as a process of engagement and discovery. Colonnades form welcoming meeting spaces at edges. Interlocking volumes move vertically connecting the building from ground to top. Activities are revealed to the passer-by. There are no barriers.

We were inspired by the progressive educational vision presented to us in this brief, the 'open door' policy, the wish to connect with the community and the town, the rich interactive potential of the various uses, the wish to make an open, welcoming and supportive environment for students and visitors. When we analysed the nature of the spaces required we were excited by the fact that 50 per cent of the space required is open plan. Our search, therefore, was to make an architecture which would reflect this openness.

Town House is an open-ended spatial framework offering both generosity and flexibility in allowing the culture of this building to grow and change. In order to achieve this, passive strategies are prioritised to ensure comfortable thermal, visual and acoustic environment, where possible. Active/mechanical servicing is employed only where spatial, architectural and contextual constraints demand. The building achieves a rating of BREEAM Excellent.

While the building feels permeable and transparent, environmental control is achieved through the use of 'colonnade' and 'ambulatory' elements. Recessed on three sides

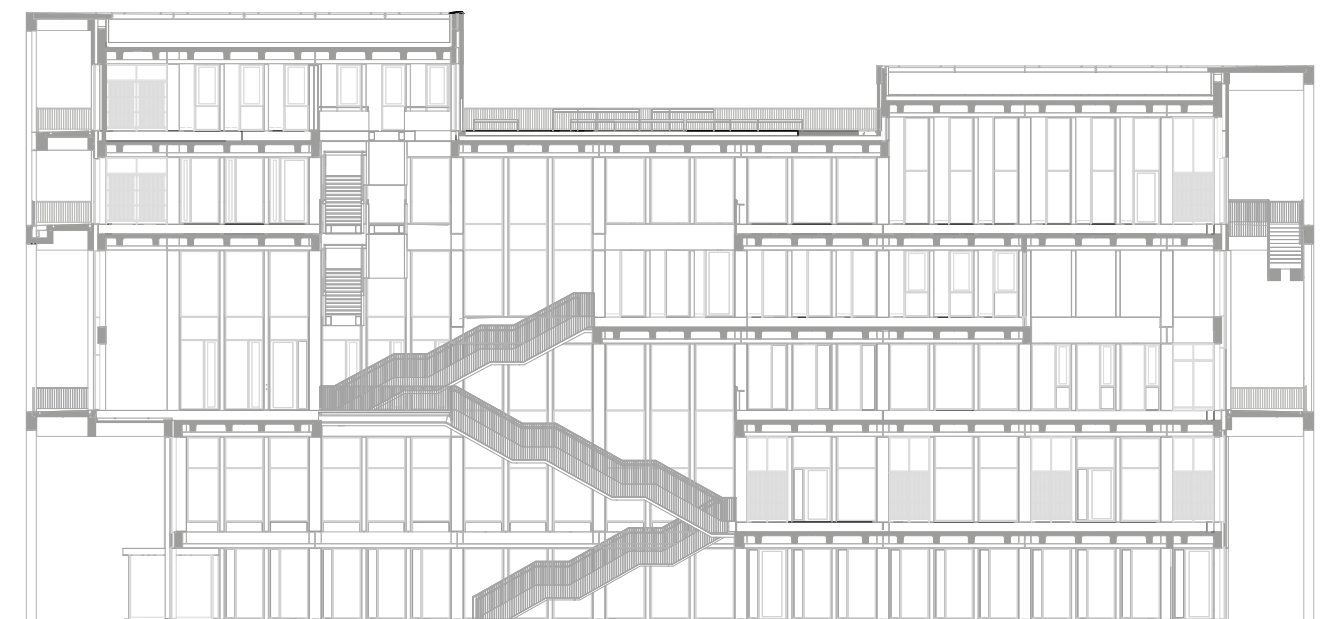
to form gardens and colonnades, the facades are open and transparent at the lower levels, becoming more solid at the upper levels where shading is required.

This colonnade plays a central civic role and establishes the important presence of this new university building within the public realm. The public foreground of the building forms one of a series of new public spaces and revitalised landscapes which stretch along the full 200m length of the university frontage to Penrhyn Road. This concept follows the classical tradition of the 'portico', emphasising a primary frontal relationship with this most public thoroughfare connecting to Kingston town centre. External terraces, walkways and balconies elevated above the street animate the facade and display the vibrant life of the university to the outside world. New and existing landscaping is integrated throughout, including the retention of existing trees, the planting of vines on the west facade, and a series of stepped roof gardens with both green and brown roof technology.

## 'The building is a warehouse of ideas'

The educational vision and ethos of this building is uniquely rich and progressive. Unexpected adjacencies are set up by virtue of the programme given to us by the university. The library facility is twinned with dance studios, performance and event spaces. The building is a democratic open infrastructure, a labyrinth of interlocking volumes, maintaining the feeling of being in one unified environment where these opposites can happily co-exist. The 15m x 6m structure is 'elemental' and expressive, making 'loft' type or 'workshop' type spaces.

The building is a *warehouse of ideas*.



Section — the architects created a scheme where 50 per cent of the space is open plan





### THE CONTRACTOR'S ACCOUNT

**Roger Forsdyke**

Managing director, London and South East region, Willmott Dixon

Willmott Dixon has a long track record of enhancing university estates to transform them into world leaders. Our expertise in this field was underlined when we took on the multi-million-pound contract to construct Kingston University's Town House.

The vision was to create a front door to the community and replace the university's old, 3000 sqm prefabricated temporary meeting and office space on Penrhyn Road with a 9,400 sqm bespoke, landmark building that complemented nearby architecture.

The design, which reflects the external cloisters seen in Northern European architecture, features a considerable amount of open space to create a real sense of fluidity. Alongside this, a matrix of interlocking spaces weaves together, creating secluded corners for study, collaborative working and community groups.

The contract was awarded to Willmott Dixon in December 2016 and construction started in April 2017. Due to its bespoke nature, the construction was extremely complex so great care had to be taken to ensure the lines of communication were open with our supply chain at all times.

We wanted this project to be BIM Level 2, so fortnightly design meetings were held between precast frame supplier PCE and mechanical and electrical specialists DES Group and CMB Engineering. Together the team was able to incorporate the completed M&E design within the frame immediately. These meetings continued throughout to manage clash detection.

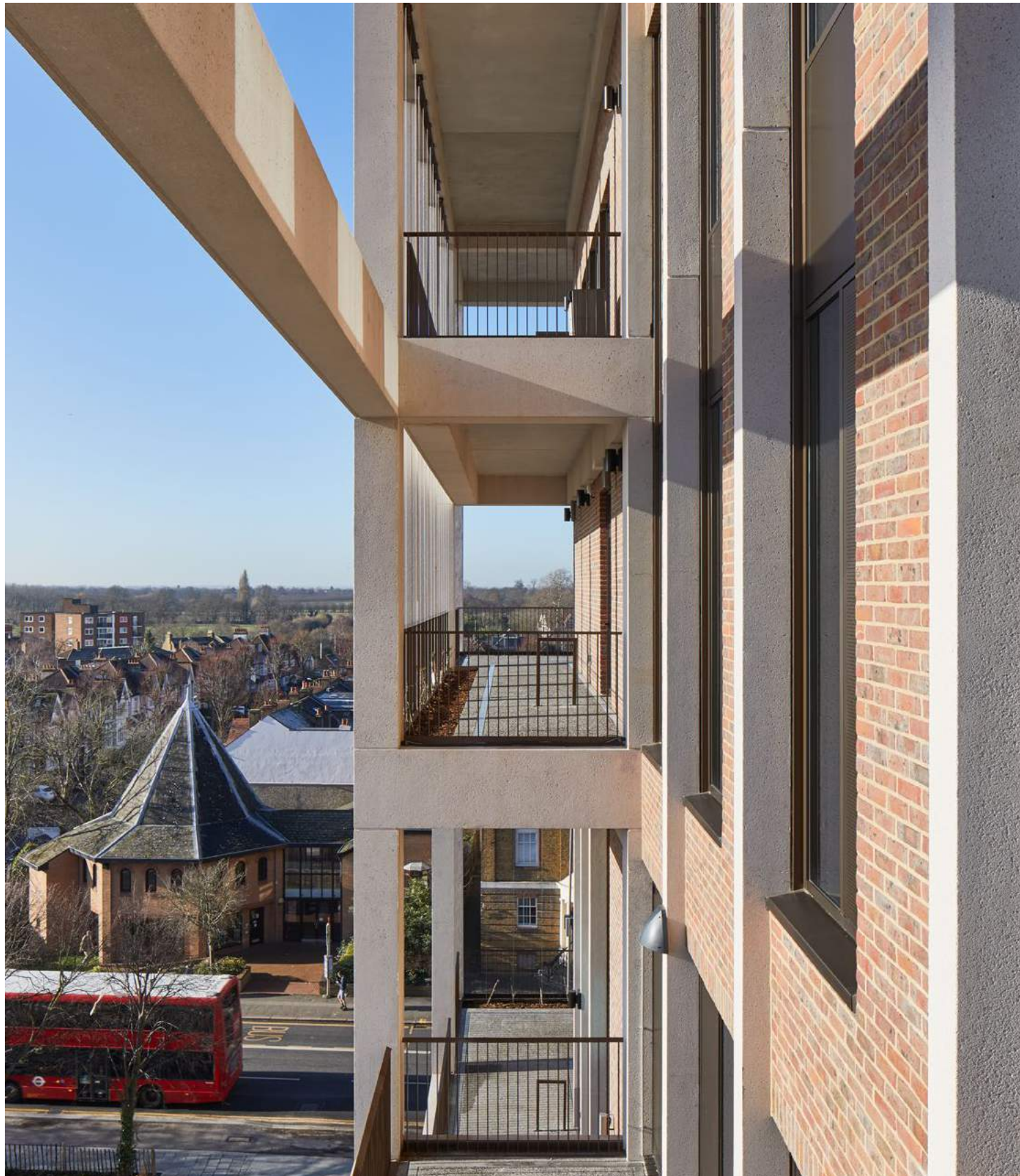
The precast-concrete frame is integral to Town House's design. Exposed concrete runs throughout the entirety of the building and there are no surface fixings meaning it is open to close scrutiny. Perfection was paramount—there was no room for blemishes or air pockets, which would have impacted on the sleek finish. This was one reason behind using precast concrete rather than cast in-situ reinforced concrete.

Initially we looked at how we could work around the design. There were a lot of onsite constraints as it is quite a small plot. We recognised quite early on that using precast concrete was the best way forward for the frame. Normally, one of the factors that helps sway the decision to use precast concrete is the amount of repetition through the design. However, at Town House there is very little repetition. Ductwork for services, pipes, cables and communications is cast within each structural member. There are hardly any two sections the same. The goodwill of our neighbours, avoiding disturbing residents and the day-to-day working of the university, as well as the speed of erection, were also much more attractive benefits of the precast solution.

Although the building is mostly precast concrete, in a nod to the building's surroundings, there is a traditional hand-laid full brick finish to the cladding panels across the exterior elevations as well as sections of Portland stone.

The building is rated BREEAM Excellent for its sustainability and includes SUDS, underfloor heating, and roof gardens.

Town House was a hugely ambitious project—one we fully embraced. It's testament to the team's dedication that the original design has been realised to such exacting standards.



### THE LOCAL AUTHORITY'S ACCOUNT

**Cllr Liz Green**

Leader of the council, Royal Borough of Kingston upon Thames

Town House is a cornerstone of a new vision for Kingston University, encouraging informal learning and creating stronger links between the university and the town centre. As well as being the new front door to the university, Town House is a genuine gateway to Kingston upon Thames and as such offers dynamic new opportunities for partnership. The relationship between the university and council has never been stronger and we are now truly becoming 'town with gown' rather than 'town and gown'.

As well as amplifying the university's place at the heart of the Royal Borough of Kingston, Town House will put the borough firmly on the map as a centre for learning, and a sought-after destination for those considering their higher education choices. Offering a cultural and educational hub for students, staff, alumni and the local community alongside one another, Town House enhances the university's presence within the area, and lends it a new and multifunctional civic presence.

Everyone at the university has been working incredibly hard with the council, businesses and residents, to ensure that Town House responds not just to the needs of the university, but that it is both an asset, and catalyst for collaboration, for the whole community. It has been a great partnership to be a part of because we all care deeply about Kingston, how the place looks and how it feels and we are all passionate about its future and how we can strive to make the town better in a united way.

The days when the councils ran everything are long gone. Partnerships are vital to the borough and we can only deliver the services we need by working collaboratively. The university is a key partner and, as a university town, the process behind Town House has brought conversations about the advantages of this to the forefront of our thinking, and in particular how we can make Kingston a more integrated, innovative location for people to live and to learn in.

Kingston University contributes a lot to the community, often more than people realise. The Town House project has made the links, and the working relationship between the council and the university, stronger and more successful than ever. It has also helped us as organisations to reach a greater level of understanding of one another. Town House itself makes what the university brings to the borough, and the contribution that students bring to the local area, much more transparent and visible, at both an organisational and community level.

As a result of all the direct consultation, and partnership working, Town House really does respond to the needs of the university and the wider community at once. It's a fantastic building for everybody to use, and because of this, it is connecting our vibrant student population with the town in a way that has never been achieved before.

Taking the air: the building includes terraces and other outside spaces





Fully booked — the library is arranged over three floors



Town House features many informal café/learning spaces

**THE STUDENT'S ACCOUNT****Hisrattally Cassim**

Final-year Civil Engineering BEng (Hons) student

The part of Town House that's most important to me is the new library. It is a free-flowing library, with cafés and dance and drama studios around it. It's a lot more spacious than the previous library in the main building and has more computers available. I need a computer to study, at the same time as keeping a check on other areas of my work, and most of my friends study this way as well.

As well as being more spacious, Town House is better ventilated. The building has more fresh air, lots of natural light and there is more room to move around while you are studying. It has had a positive effect on the kind of work I produce, and how long I study in the library for, as it's a more open and social space to spend time in. Town House is more welcoming than the previous library space, it feels more like a place you want to visit for a coffee and a sit down as well as to study. I live close by in student accommodation, but most of my friends are commuters. We all tend to use Town House now as our common space.

The library is arranged over three floors, with a floor for group work, a quiet floor, and a silent floor. I spend most of my time on the quiet floor; there is not too much noise to interfere with my concentration, but I can turn around and talk to others when I need to. In civil engineering you do need your own study time to learn the concepts, but you also need to interact with other students. When you're working on a project your friend might look at a problem from a different

angle or might see something that you've missed, and the open design of Town House really encourages this kind of interaction.

On our course we work on really interesting projects, and our tutors are always trying to prepare us for the working world. In real life you do work by yourself as well as on wider project teams and the Town House environment provides us with the space and opportunity to do both.

The previous library space was mainly used by students, but Town House feels more universal. I have noticed lecturers walking around on visits, but I've also seen a lecturer using Town House for marking papers. I'm happy that it's a community facility as well, I think it's good for Kingston itself, as it's a building that's trying to get everyone involved, and it has lots of facilities with enough computers for everyone.

I'm in the final year of my studies so I graduate this year, but I've already seen prospective students being shown around Town House and I think a brand-new building like this will definitely have an influence on people's choices about coming to Kingston to study.

**'It has had a positive effect on the kind of work I produce, and how long I study in the library for'**





### THE ENGINEER'S ACCOUNT

**Gerry O'Brien**

Design director, AKT II

In 2015, our team was one of five shortlisted to produce design proposals for this building. From the very earliest conversations, the team looked to develop a design that responded in a holistic way to what was a very complex brief.

The university's existing campus buildings did not give a strong sense of presence within the urban fabric of Kingston and it was critical the new building would engage with the public with the clear aim of opening up learning opportunities for all. To achieve this, the building required a calm yet striking demeanour that invited interaction with student users and the public. Spaces within the building had to continue and expand on this interrelationship and deliver a programme of activities of enormous diversity. The final design houses lecture spaces, study rooms, dance studios, an auditorium and a library, produced as a three-dimensional matrix within one singular complex space.

The 300-seat auditorium demanded the longest span of any of the functionalities and this was in many ways the starting point for developing the structural response at competition stage. The question was could we avoid transfer beams and deliver long-span flexible spaces with an affordable structural system. To resolve this, we adapted technologies developed initially to provide column-free car parks—some of the most utilitarian of buildings. From this seed, ideas began to germinate for an integrated response that resolved the urban, space-planning, architectural, MEP and sustainability agendas collectively.

Utilising bespoke prestressed double T units for the main flooring system allowed us to minimise the amount of concrete necessary for these long spans while maximising the surface area, and hence optimal thermal radiance area, which was used within the energy strategy for the building. Cooling pipes were attached to the top flange of the units and cast within the structural topping screed, allowing active thermal interaction with the floor introduced via the floor void. The repetitive nature of the ribbed floor—the most prolific structural element—made precasting a natural solution for the structure of the project.

During the two-stage procurement process, AKT developed its designs in close collaboration with PCE, Willmott Dixon's preferred subcontractor, to ensure buildability was considered and embedded within the details of the design developed for construction. This included all the high-quality exposed architectural concrete of the colonnades and mullions. In all there are over 200 precast double T units, 300 beam and column sections, 175 architectural mullions, as well as solid precast core walls. The move to wholesale offsite construction allowed the opportunity for significant programme reduction and minimised disruption for the university and students, while simultaneously reducing waste and construction vehicle movements.

The approach is unique for a building of this complexity and underpins the versatility of an offsite approach that flies in the face of common perception. Offsite construction also allowed us to achieve an accuracy in construction tolerance that sits comfortably alongside the pristine detailing of Grafton's architecture. ●



The covered courtyard — a flexible ground floor space behind a sliding screen



# Royal Albert Wharf

FCBStudios’ schemes form part of the Royal Albert Wharf’s regeneration programme. The Notting Hill Genesis development positively addresses the stretch of waterfront to the east establishing a tangible sense of place through the physical and environmental context, its history and its potential future use.

The residential led schemes provide a mixture of affordable housing and commercial units which will benefit from its prominent river location, creating a new high-density, high-quality residential quarter.

- Great Eastern Quays Phase 2 - 238 homes 35% affordable
- Gallions Quarter 2B - 267 homes 50% affordable
- Gallions Quarter 3B - 468 homes 50% affordable



Great Eastern Quays Phase 2



Gallions Quarter 2B



Gallions Quarter 3B

**FeildenCleggBradleyStudios**  
Architectural and urban design practice

[fcbstudios.com](http://fcbstudios.com)

## MAKING 2020 THE YEAR OF CLIMATE ACTION

‘Emergency’ design guide authors warn that real change is needed to get to net zero, and the professions must help, urgently

There’s an emergency on planet Earth. Happily, a new design guide, launched at NLA, aims to help the professions come to the rescue. A coalition of leading architects, engineers and building professionals gathered at NLA to launch the new, free, ‘must-read’ *Climate Emergency Design Guide*. The ‘blueprint’ on how the construction industry can react to the issue and create a generation of zero carbon buildings marks a critical year of action required for the sector if the slide can be turned around. And the event, in response to proposed changes to Part L of the Building Regulations, proved one of the most popular the NLA has ever hosted, with 1,300 wanting to come along.

‘We’re still in a climate emergency’, said Elementa Consulting associate and lead editor of the report, Clara Bagenal George. ‘Being at 100 per cent of Building Regulations doesn’t actually mean much. But as an industry we need to understand what good looks like so that we can seek to achieve it ... we are going to have to have big action, and fast.’

The group said the industry had come together to provide a consensus on how to design new buildings in a way that does not jeopardise national emissions targets. Published by LETI—the London Energy Transformation Initiative formed three years ago to drive ‘necessary’ change—the guide took a year to produce and is backed by the Royal Institute of British Architects (RIBA) and the Chartered Institution of Building Services Engineers (CIBSE).

‘Delivering zero carbon buildings is a huge challenge’, said CIBSE technical director Hywel Davies. ‘LETI has taken a major step to help the industry to work out how this is to be done for new buildings.’

The guide outlines the requirements of new buildings to ensure the UK’s climate change targets are met and marks the start of what they call a ‘milestone’ new phase: a consensus on how to design new buildings. Written collectively by more than 100 industry professionals and supported by thousands more, the guide offers a blueprint on how the construction industry can react and work together to tackle the climate emergency.

‘2020 is the year of climate action’, said chair of the RIBA’s Sustainable Futures Group, Gary Clark. ‘We urgently need clear and practical guides on how to deliver a net zero carbon future now. The new LETI guides fulfil this aim and are a timely addition to the growing suite of guides. This is a must-read for construction professionals.’

Unlike other parts of the economy, carbon emissions from UK buildings are not falling. The built environment thus has an essential role in meeting the government’s target of net zero carbon emissions by 2050, and playing a part in stopping what LETI terms ‘runaway’ climate change. Currently the UK is not on a coordinated track to meet these goals, it adds, so LETI has been a driving force in creating coordinated consensus and simple road maps to achieve our climate aims.

Bagenal George said that the building industry knows that we should be designing climate-friendly buildings now, but that, unfortunately, only a fraction of new properties are of the standard needed to meet our climate targets. ‘We know how to do it, but without the government showing similar ambition, unfortunately we will drift further from where we need to be’, she said. ‘This

collective call from all parts of the building industry is a clear and straightforward explainer of what is expected of us and how we can get there.’

NLA curator-in-chief Peter Murray added that it was ‘gratifying that professionals are responding to the climate change emergency’.

The guide includes voices from across the buildings sector, including Allies and Morrison, Feilden Clegg Bradley Studios, Levitt Bernstein, Elementa, Hawkins\Brown, DRMM, Haworth Tompkins, Woods Bagot, Etude, Cundall, AECOM, BDP, Hilson Moran, Thornton Tomasetti, ACAN, XCO2, Currie & Brown, Verco and Twinn Sustainability Innovation. ●

*Climate Emergency Design Guide* is available to download for free at [leti.london/publications](http://leti.london/publications)



Taking action — the guide contributors



# THE WHITE STUFF

*Linda Thiel, director of the London studio, White Arkitekter*



## WHAT IS YOUR PROUDEST ACHIEVEMENT AND WHY?

Moving here, setting up the London studio and the work we've done over the last five years. And that we've focused on our core ethos: inclusive design and a city for all. It has been great to be able to bring some of our Scandinavian urban design principles to our London and wider UK projects, and still be respectful to the context.

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

Very good question ... I went to music school and was—at some point—hoping to work in the music industry, but I thought I needed a 'real job' so I started studying architecture—I've never regretted it.

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

There are two strands to this. First (and I hope it's not too cheesy), my parents, because of their strong social values and ethos. I grew up in a very political family—my mum worked with legislation on discrimination and disability, and my dad with international aid. Although I didn't realise it at a younger age, I now understand that my work in architecture is strongly based on this foundation. There's also Lola Geisendorf. She was often a guest critic at university and was always super sharp, the coolest female role model and strong architect—I realised then that women can absolutely be there at the top.

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

Although I strongly believe that what we do is so important and has a great impact on people and communities—don't kill yourself working too much. Time to reflect makes you a better architect. You need to meet and engage with a wide range of people to know who you are designing for—to understand that both the client and the end user are important.

## WHAT IS THE BIGGEST CHALLENGE FACING ARCHITECTS?

The fact that we need to completely change our industry when it comes to construction, and that we are currently battling slow change in building regulations which does not reflect this urgent need for change. Construction is one of the slowest industries to adapt when it comes to change, and what we design today will not be built for another two to five years.

## HOW SHOULD THEY RESPOND?

Everything we do has an impact or makes a difference. Every step is important, even the small ones. We need to push clients and contractors harder. Driving change is tough, architects need to take every possible opportunity to make their designs

resilient and climate positive. There are some great initiatives already, and it is important that we talk and work together to raise standards. At the end of the day, it is what we actually draw that makes a difference.

## HOW DO YOU MANAGE YOUR TWO MAIN LOCATIONS—LONDON AND STOCKHOLM?

Being a satellite studio of a very large Swedish practice is having the best of both worlds. We are able to focus on our work here in the UK while being able to draw on our experience, our work and research in Scandinavia, without getting lost in a big organisation. We have a team in Stockholm and Malmö that we mainly collaborate with as our 'extended team', mostly via Skype/screenshare meetings. We try to minimise travel and have a fantastic suite of digital tools and channels set up across the organisation, so communication works really well.

## WHAT PRINCIPLES DO THEY IMPORT TO EACH OTHER?

Our team in London have learned to work on projects in an interdisciplinary way from the outset, with landscape architects, urban designers, sustainability experts and social anthropologists, just like we do in Stockholm, as we have these disciplines in-house. All our projects benefit from this. Our Swedish team is gaining experience in how we plan and manage projects. It is more common here (than in Sweden) to work as lead architect managing the design team. The workload and speed of projects is noticeably different too. The pace at which projects here are planned and progress is much faster. There is also valuable knowledge exchange when it comes to construction methods. Swedish architects work predominantly with designing for offsite and modular construction methods and have little experience in traditional construction, which our team here has good knowledge of.

## IS THERE A SCANDINAVIAN ETHOS IN YOUR WORK?

Definitely. We are four Swedes in the London office and every new team member does an introduction week in one of our Swedish offices to get an understanding not only of the architecture and urban design principles and the work we do, but also the work culture and social context, which are different. Our design ethos is based on the Scandinavian design principles developed since the practice was founded by Sidney White in 1951. Strong social values and the public/private relationship in the public realm and urban design are at the heart of all our projects.

## WHAT IS THE MAIN THING LONDON CAN LEARN FROM STOCKHOLM?

The 'Stockholm plan' has had a focus on the 'walkable city' with investment in walkability, public transport and green infrastructure; establishing nodes for growth and working with public/private thresholds in the public realm. I think London



**'I think London can learn from Stockholm's waterfront regeneration sites and how we engage with them'**

White water draughting — White Arkitekter's regeneration work in Hammarby Sjöstad, Stockholm

can learn from Stockholm's waterfront regeneration sites and how we engage with the waterfront. Stockholm is sadly quite segregated, and I think that it could learn from London about how to become more diverse and inclusive.

## AND HOW CAN LONDON BEST ADDRESS ITS HOUSING CRISIS?

I'm Swedish—so I would say give more power to the local authorities to manage and have an impact on what is being built and to compel private landowners and investors to build homes for Londoners.

## HAVE YOU NOTICED A CHANGE SINCE THE EU REFERENDUM IN THE WORK YOU'RE GETTING?

We mainly work on masterplans and housing projects for local authorities, this was the case even before

the referendum and hasn't changed much for us. We have also been lucky enough to work with clients who have secured funding and appointed us because of our Scandinavian experience. Perhaps if we had worked in other market sectors, we would have noticed more change.

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

London must be one of the most resilient cities in the world, and although I'm sad to see the UK leave the EU, I can't really see London losing its position as a world city because of Brexit. I think it is vital to keep working on the important issues of inclusivity and equality, to keep the diversity that is so essential to the character of London. ●



Image of Manchester Engineering Campus Development  
Completion 2021 for The University of Manchester

NEW LONDON

# DEVELOPMENT DIRECTORY

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**BURO FOUR**



# LONDON OFFICE TRENDS IN 2020 ... AND BEYOND

Knight Frank partner, London capital markets and development, *Andrew Harrison* says the capital looks healthy and that mixed use will continue to be a key factor in both core and fringe markets



London is constantly changing, and the office market is no exception. The past few years have seen political turmoil, global shocks, an almost completely footloose tenant base, the highest rents and lowest yields ever achieved, spiking pre-letting activity and WeWork!

The underlying positivity throughout these last few years has been the truly staggering strength of London’s occupier market in the face of such uncertainty. Sustained demand from tenants, especially for best-in-class buildings located in areas of rich amenity, has moved rents and rental forecasts into new territory. Normally the capital markets follow the occupational markets, but this has not been the case recently.

The political uncertainty has, to an extent, held back capital market confidence among international investors, especially in recent months. In addition, the market has remained starved of options for investors, which has also curbed investment volumes. However, for traders of London offices, the major risk of a Corbyn-led government has been taken off the table. We, as a team, are already starting to see the impact of more certainty in the market and we would not be surprised if we started to see yield and capital value records being beaten during the first half of 2020.

What other trends are we likely to see continue or emerge during 2020?

The general consensus around ‘lower for longer’ risk-free rates and a possible hardening of prime yields, coupled with historically high rents being set, is likely to drive record values for the best assets. An investor challenged me a few years ago on why Farringdon values couldn’t reach par with prime Mayfair when the tenant demographic had structurally shifted so much? Will we see a £2,000 per sq ft building in Farringdon during 2020? And without a black swan or major economic event, how far could values go? Could we see this trend pick up speed in Victoria and Tottenham Court Road as Crossrail 2 planning starts to materialise? This trend will continue to drive demand for vacant or near vacant assets. We continue to undertake sales of this profile with marketing campaigns generating over 100 inspections and 10–20 bids; the capital we are tracking with this risk profile is vast.

These movements obviously impact site prices. It wasn’t long ago that £1,000 per sq ft (outside the West End) was a psychological barrier for some on exit value. We may now not be too far away from an all-in cost to deliver development at £1,000 per sq ft. Market values across the core are levelling, a trend we predicted a few years ago at our annual London client breakfast.

2020 and beyond will see an increasing number of value-add assets in the hands of well capitalised owners with limited or no experience of re-positioning or developing in central London, many of these owners will not sell. We will continue to see partnerships forming, either traditional development management roles or joint ventures. However, there are not as many as you might think at first who are willing and able to offer significant ‘hurt money’ and provide the expertise/experience.

**‘The best performers will continue to be areas with rich local doorstep amenity, great transport connectivity, interesting architecture and ground-floor public/building interaction’**

We will continue to see more mixed-use development both in the core and fringes. The local planning authorities are driving developers to help deliver more private, affordable and rented homes, affordable and market employment space, hotels, student accommodation, retail, retirement living and schools. This, coupled with a population that thrives in environments with a rich amenity and diversity, will continue to drive mixed-use and campus-style solutions. Developers who can curate this environment, led by great architecture, will outperform. New villages will emerge that will set the benchmark for this style of ownership. Keep your eyes on Canada Water, for example—British Land is set to tick all of the above boxes.

The best performers will continue to be areas with rich local doorstep amenity, great transport connectivity, interesting architecture and ground-floor public/building interaction. This will continue to drive huge competition for unloved, cap-ex hungry buildings in these locations where best-in-class product and eventually yield on cost can be created. ●



## CENTRE POINT

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

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



## LYONS PLACE

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

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



## MARBLE ARCH PLACE

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

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



## ONE AND TWO SOUTHBANK PLACE

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

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



## 1 ASHLEY ROAD

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

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



## BRENT CROSS SOUTH

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

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





TOTTENHAM HALE

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

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



GOODLUCK HOPE

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

Developer: **Ballymore**  
Architect: **Allies and Morrison**  
**Mixed-use**  
2.7 ha | Under construction  
goodluckhope.com



THE BRENTFORD PROJECT

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

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



WARDIAN LONDON

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

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



BATTERSEA POWER STATION

Battersea Power Station is world famous as one of the finest surviving examples of art deco architecture and is at the heart of central London’s most visionary and eagerly anticipated new development. The 42-acre former industrial site will be home to shops, offices, cafes, hotels, homes and public spaces including a new six-acre public park. Over 1,000 people are now living at Circus West Village, the first phase of the regeneration to complete, and a thriving community has emerged at this riverside neighbourhood. A selection of shops, restaurants, cafes, bars, a cinema, theatre and year-round events programme have also attracted over three million visitors in the last 12 months. The area is now serviced by the Thames Clippers River Bus Service and will include a new Zone 1 London Underground station.

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



KIDBROOKE VILLAGE

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

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



EMBASSY GARDENS

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

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



LONDON CITY ISLAND

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

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



ROYAL WHARF

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

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



ROYAL ARSENAL RIVERSIDE

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

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



250 CITY ROAD

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

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



GOODMAN’S FIELDS

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

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





WOODBERRY DOWN

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

Developer: **Berkeley Homes (North East London)**  
Architect: **Fletcher Priest Architects (masterplan) / Hawkins\Brown, Rolfe Judd (current phase)**  
**Mixed-use**  
64 acres | Under construction  
woodberry-down.co.uk



SOUTH QUAY PLAZA

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

Developer: **Berkeley Homes (South East London)**  
Architect: **Foster + Partners**  
**Mixed-use**  
888 units / 2.3 acres | Under construction  
southquayplaza.co.uk



WARWICK ROAD MASTERPLAN

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

Developer: **St Edward**  
Architect: **Squire and Partners**  
**Mixed-use**  
1,034 homes | Under construction



SOVEREIGN COURT

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

Developer: **St George**  
Architect: **Lifschutz Davidson Sandilands**  
**Mixed-use**  
2.54 acres | Phase 1: existing, Phase 2: under construction  
berkeleygroup.co.uk/developments/london/hammersmith/sovereign-court



THE DUMONT

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

Developer: **St James**  
Architect: **David Walker Architects**  
**Residential**  
186 apartments / 16,145 sq ft | Under construction  
berkeleygroup.co.uk/developments/london/albert-embankment/the-dumont



WHITE CITY LIVING

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

Developer: **St James**  
Architect: **Patel Taylor**  
**Mixed-use**  
1,845 apartments / 1.6m sq ft | Under construction  
whitecityliving.co.uk



FILMWORKS

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

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



LONDON DOCK

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

Developer: **St George**  
Architect: **Patel Taylor**  
**Mixed-use**  
Under construction  
londondock.co.uk



ONE BLACKFRIARS

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

Developer: **St George**  
Architect: **SimpsonHaugh**  
**Mixed-use**  
14,000 sq ft of retail / 888 sqm of landscaped area, including a new public piazza / 161-bedroom boutique hotel | Under construction  
oneblackfriars.com



CLARENDON

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

Developer: **St William**  
Architect: **Panter Hudspith Architects**  
**Mixed-use**  
1,714 apartments / 100,000 sq ft commercial space | Under construction  
clarendonn8.co.uk



KING'S ROAD PARK

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

Developer: **St William**  
Architect: **EPR / Gillespies**  
**Residential**  
1843 units / 15.6 acres | Under construction  
kingsroadpark.co.uk



PRINCE OF WALES DRIVE

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

Developer: **St William**  
Architect: **Squire and Partners**  
**Residential**  
955 apartments / 786,000 sq ft | Under construction  
princeofwalesdrive.co.uk





1 BROADGATE

The proposal for 1 Broadgate includes 380,000 sq ft of contemporary workspace designed by the Stirling Prize-winning architect AHMM and 145,000 sq ft of new restaurant and shops. With almost an acre of landscaped terraces and external space accessible from every floor, wellbeing and sustainability will be a priority. In addition, exceptional connectivity by embedded technology to enhance user experience and direct undercover access from Liverpool Street Station will make 1 Broadgate a top destination.

Developer: **British Land**  
Architect: **AHMM**  
**Mixed-use**  
525,000 sq ft | Planning granted  
britishland.com



1 TRITON SQUARE

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

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



100 LIVERPOOL STREET

Designed by Hopkins Architects, 100 Liverpool Street will deliver 433,000 sq ft of innovative workspace and 90,000 sq ft of new retail and rooftop restaurants. By having three entrances from Liverpool Street, Broadgate Circle and the Octagon Mall the modern lobby will connect social space with restaurants, retail and impressive architecture. Certified BREEAM ‘Excellent’, Wired ‘Platinum’, WELL ‘Gold’, and all electricity from renewable sources — 100 Liverpool Street has sustainability, wellbeing and connectivity built in.

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



BROADWALK HOUSE

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

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



NORTON FOLGATE

Norton Folgate comprises of eight character buildings on a 2 acre plot adjacent Spitalfields and the City of London. The development will deliver 300,000 sq ft of office space which is spilt between two major sites and offers a modular approach to workspace. The scheme has been designed to appeal to a broad spectrum of tenants from boutique SMEs to more established businesses seeking highly specified, innovative floorplates in this heritage-rich area of London.

Developer: **British Land**  
Architect: **AHMM / Stanton Williams / Morris+Company / DSDHA**  
**Mixed-use**  
340,000 sq ft | Under construction  
britishland.com



REGENT’S PLACE CIRCULAR ECONOMY

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

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



135 BISHOPSGATE

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

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



155 BISHOPSGATE

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

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



1FA

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

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



19 WELLS STREET

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

Developer: **Storey / British Land**  
Architect: **Tatehindle**  
**Commercial**  
21,000 sq ft | Existing  
britishland.com



6 ORSMAN ROAD

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

Developer: **Storey / British Land**  
Architect: **Waugh Thistleton**  
**Commercial**  
41,000 sq ft | Existing / Under construction  
storey.co.uk



1 LEADENHALL

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

Developer: **Brookfield Properties**  
Architect: **Make**  
**Mixed-use**  
440,000 sq ft | Planning consent granted  
1leadenhall.com





100 BISHOPSGATE

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

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

**Commercial**  
900,000 sq ft | Under construction  
100bishopsgate.com



CITY GATE HOUSE

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

Developer: **Brookfield Properties**  
Architect: **Stiff + Trevillion**  
**Commercial**  
160,000 sq ft | Under refurbishment



CITYPOINT

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

Developer: **Brookfield Properties**  
Architect: **Sheppard Robson**  
**Mixed-use**  
700,000 sq ft | Existing



PRINCIPAL TOWER

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

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



1 LONDON WALL PLACE

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

Developer: **Brookfield Properties / Oxford Properties**  
Architect: **Make**  
**Commercial**  
300,000 sq ft | Existing  
londonwallplace.com



2 LONDON WALL PLACE

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

Developer: **Brookfield Properties / Oxford Properties**  
Architect: **Make**  
**Commercial**  
200,000 sq ft | Existing  
londonwallplace.com



PRINCIPAL PLACE

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

Developer: **Brookfield Properties / Antirion**  
Architect: **Foster + Partners**  
**Mixed-use**  
620,000 sq ft | Existing  
principalplace.co.uk



ALDGATE TOWER

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

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



99 BISHOPSGATE

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

Developer: **Brookfield Properties / China Life / QIA**  
Architect: **GMW Architects**  
**Commercial**  
340,000 sq ft | Existing  
99bishopsgate.com



196-222 KING’S ROAD

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

Developer: **Cadogan**  
Architect: **PDP London**  
**Mixed-use**  
203,330 sq ft | Under construction  
196-222kingsroad.co.uk



DUKE OF YORK RESTAURANT

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

Developer: **Cadogan**  
Architect: **NEX Architecture**  
**Retail**  
Existing  
dukeofyorkrestaurant.co.uk



PAVILION ROAD

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

Developer: **Cadogan**  
Architect: **Stiff + Trevillion**  
**Mixed-use**  
Existing





SLOANE STREET PUBLIC REALM

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

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



10 BANK STREET

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

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



40 BANK STREET

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

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



WOOD WHARF

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

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



COVENT GARDEN

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

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



LILLIE SQUARE

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

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



HQ, 5 BANK STREET

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

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



ONE CANADA SQUARE

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

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



THE COLUMBUS BUILDING

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

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



HAVELOCK REGENERATION

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

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



PORTOBELLO SQUARE

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

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



ST BERNARD’S GATE

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

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





BLACKHORSE YARD

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

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



ACTON GARDENS, W3

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

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



CHURCHILL QUARTER

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

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



LEOPOLD ESTATE

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

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



TOWER COURT

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

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



TRINITY PLACE

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

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



DASH

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

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



ELEMENTS

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

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



FRESH WHARF

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

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



BEAM PARK

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

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



EAST CITY POINT

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

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



20 GOLDEN SQUARE

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

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





OLD STREET RETAIL PARADE

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

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



RE HOTEL SHOREDITCH

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

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



THE BERKELEY ESTATE

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

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



MORLEY HOUSE

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

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



QUADRANT 4, W1

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

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



THE MARQ

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

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



THE STANDARD, LONDON

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

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



THE O2

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

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



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

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

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



1 NEW BURLINGTON PLACE, W1

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

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



10 NEW BURLINGTON STREET, W1

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

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



ST JAMES'S MARKET

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

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





**1-2 STEPHEN STREET, W1**

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

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



**80 CHARLOTTE STREET W1**

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

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



**BRUNEL BUILDING, 2 CANALSIDE WALK W2**

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

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



**TURNMILL, 63 CLERKENWELL ROAD EC1**

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

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



**WHITE COLLAR FACTORY EC1**

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

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



**BRIDGE CLOSE, ROMFORD**

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

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



**SOHO PLACE W1**

Derwent London is now under construction on a 285,000 sq ft mixed-use scheme at Tottenham Court Road station. This includes 209,000 sq ft of offices, 36,000 sq ft of retail, a 40,000 sq ft theatre and new public realm. The scheme is now 50.79 per cent pre-let following transactions to G-Research, Apollo and Nimax theatre. With the arrival of the Elizabeth line in 2021, this major new transport interchange is providing a much needed regeneration boost to the area. The scheme is due to complete in H1 2022.

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



**THE FEATHERSTONE BUILDING, 66 CITY ROAD EC1**

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

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



**THE WHITE CHAPEL BUILDING, 10 WHITECHAPEL HIGH STREET E1**

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

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



**TOWER BRIDGE COURT**

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

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



**PREMIER INN, THE CUT, SOUTHWARK**

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

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



**CITY TOWER, EC2**

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

Developer: **Great Portland Estates**  
Architect: **Orms**  
**Commercial**  
140,000 sq ft | Existing  
citytowerlondon.com





**OXFORD HOUSE**

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

Developer: **Great Portland Estates**  
Architect: **Orms**  
**Mixed-use**  
124,400 sq ft | Under construction  
70-88oxfordstreet.com



**THE HICKMAN**

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

Developer: **Great Portland Estates**  
Architect: **DSDHA**  
**Mixed-use**  
113,300 sq ft | Under construction  
the-hickman.co.uk



**WALMAR HOUSE**

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

Developer: **Great Portland Estates**  
Architect: **RFK**  
**Commercial**  
50,000 sq ft | Existing



**SKY LIGHT, CITY TOWER, EC2**

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

Developer: **Great Star Partnership**  
Architect: **Orms**  
**Commercial**  
25,700 sq ft | Existing  
citytowerlondon.com



**119 EBURY STREET, SW1**

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

Developer: **Grosvenor**  
Architect: **David Morley Architects**  
**Residential**  
3,500 sq ft | Existing



**33 GROSVENOR STREET, W1K**

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

Developer: **Grosvenor**  
Architect: **Squire and Partners**  
**Commercial**  
11,437 sq ft | Existing



**160 OLD STREET**

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

Developer: **Great Ropemaker Partnership (a joint venture between Great Portland Estates and BP Pension Fund)**  
Architect: **Orms**  
**Mixed-use**  
160,000 sq ft | Existing  
160oldstreet.com



**ELM YARD**

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

Developer: **Great Ropemaker Partnership (a joint venture between Great Portland Estates and BP Pension Fund)**  
Architect: **IMA**  
**Commercial**  
50,000 sq ft | Existing



**HANOVER**

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

Developer: **The GHS Limited Partnership (a 50/50 joint venture between Great Portland Estates and the Hong Kong Monetary Authority)**  
Architect: **Lifschutz Davidson Sandilands**  
**Mixed-use**  
223,400 sq ft | Under construction  
hanoverlondon.com



**ST MARK'S, MAYFAIR**

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

Developer: **Grosvenor**  
Architect: **Donald Insall Architects**  
**Mixed-use**  
14,500 sq ft | Planning granted



**65 DAVIES STREET, W1**

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

Developer: **Grosvenor / Crossrail**  
Architect: **PLP Architecture**  
**Commercial**  
6,000 sqm | Planning granted



**1-5 GROSVENOR PLACE, SW1**

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

Developer: **Grosvenor / Hongkong Shanghai Hotels Limited**  
Architect: **Hopkins Architects**  
**Mixed-use**  
Proposed





CHelsea ISLAND

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

Developer: **Hadley Property Group**  
Architect: **Arney Fender Katsalidis Architects**  
**Mixed-use**  
118,715 sq ft | Under construction  
hadleypropertygroup.com/  
properties/chelsea-island



GREEN LANES

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

Developer: **Hadley Property Group**  
Architect: **Pollard Thomas Edwards**  
**Mixed-use**  
Planning granted  
hadleypropertygroup.com



GREENWICH SQUARE

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

Developer: **Hadley Property Group**  
Architect: **Make**  
**Mixed-use**  
947,514 sq ft | Under construction



BLOOM CLERKENWELL

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

Developer: **HB Reavis**  
Architect: **John Robertson Architects**  
**Commercial**  
145,000 sq ft | Under construction  
bloomclerkenwell.com



COOPER & SOUTHWARK

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

Developer: **HB Reavis**  
Architect: **Tate Hindle Architects**  
**Commercial**  
78,000 sq ft | Existing  
cooperandsouthwark.co.uk



ELIZABETH HOUSE

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

Developer: **HB Reavis**  
Architect: **AHMM**  
**Commercial**  
945,000 sq ft (pre-existing consent) | Acquired  
elizabethhousewaterloo.co.uk



SOUTH GROVE

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

Developer: **Hadley Property Group**  
Architect: **Pollard Thomas Edwards**  
**Mixed-use**  
473 new homes | Planning granted  
hadleypropertygroup.com



20 FARRINGDON STREET

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

Developer: **HB Reavis**  
Architect: **Denton Corker Marshall**  
**Commercial**  
85,000 sq ft | Existing  
20farringdonstreet.co.uk



33 CENTRAL

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

Developer: **HB Reavis**  
Architect: **John Robertson Architects**  
**Commercial**  
226,000 sq ft | Existing  
33central.com



ONE BARTHOLOMEW

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

Developer: **Clients of Ashby Capital / Helical / The Baupost Group**  
Architect: **Sheppard Robson**  
**Commercial**  
215,000 sq ft | Existing  
onebartholomew.co.uk



33 CHARTERHOUSE STREET

Helical acquired their latest development in the heart of Farringdon in a 50:50 joint venture with Ashby Capital in May 2019. Situated on the corner of Charterhouse Street and Farringdon Road, the site has planning permission for a Lifschutz Davidson Sandilands designed building comprising 192,000 sq ft of offices and ground floor retail. Construction will commence in 2020 with completion anticipated early in 2022. The new building will benefit from floor plates of circa 20,000 sq ft and will be just 100 yards from Farringdon Station, a major transport interchange further enhanced with the advent of Crossrail.

Developer: **Helical**  
Architect: **Lifschutz Davidson Sandilands**  
**Commercial**  
192,000 sq ft | Under construction



55 BARTHOLOMEW CLOSE

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

Developer: **Helical**  
Architect: **Morey Smith**  
**Commercial**  
11,000 sq ft | Existing  
55bartholomewclose.co.uk





90 BARTHOLOMEW CLOSE

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

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



KALEIDOSCOPE

Kaleidoscope is an 88,500 sq ft office building above Farringdon East Crossrail Station. Along with fantastic transport links, the six storey building benefits from being located immediately east of Smithfield Market with views over Charterhouse Square and towards St Paul’s Cathedral, in one of London’s most historic and exciting districts. The floorplates vary from c.14,000 sq ft to 19,500 sq ft and the workspace is complemented by a communal rooftop terrace of 5,000 sq ft and a ground floor restaurant. The scheme was completed in December 2019.

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



THE BOWER

The Bower is a dynamic, mixed use quarter adjacent to Old Street roundabout. With 335,000 sq ft of contemporary office space across three buildings, a new pedestrianised street and some of the UK’s newest and best restaurants, the scheme has become a key new East London destination.

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



25 CHARTERHOUSE SQUARE

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

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



11-21 CANAL REACH

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

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



COAL DROPS YARD

Built to receive and sort coal from the North of England, the Victorian Coal Drops buildings and Western Wharf Road Arches have been restored and adapted to a retail use—Coal Drops Yard, a curated mix of shopping and leisure—to a design by Heatherwick Studio.

Developer: **King’s Cross Central Limited Partnership**  
Architect: **Heatherwick Studio**  
**Retail**  
92,000 sq ft | Existing  
kingscross.co.uk/coal-drops-yard



THE LOOM

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

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



ONE CREECHURCH PLACE

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

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



BARTS SQUARE

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

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



FIVE PANCRAS SQUARE

This building is the new headquarters for the London Borough of Camden. The facility houses a leisure centre, a library and café as well as the Council’s customer access centre and administrative offices. The building is 150,000 sq ft and a typical floor is 16,000 sq ft. It is one of the first inner-city buildings in the UK to achieve a BREEAM ‘Outstanding’ sustainability rating. An energy efficient ventilation system and solar panels ensure low carbon emissions and reduced running costs.

Developer: **King’s Cross Central Limited Partnership**  
Architect: **Bennetts Associates**  
**Commercial**  
150,000 sq ft | Existing



FOUR PANCRAS SQUARE

A Grade A office building, fully let to Universal Music, located on Pancras Square and Goods Way, with approximately 175,000 sq ft over 10 floors. A typical floor is 20,500 sq ft and premier retail space is housed at ground level. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard ‘Excellent’ as a minimum and will be linked to the site-wide district heating network.

Developer: **King’s Cross Central Limited Partnership**  
Architect: **Eric Parry Architects**  
**Commercial**  
175,000 sq ft | Existing  
kingscross.co.uk/four-pancras-square



GASHOLDERS LONDON

A residential scheme comprising 145 apartments in three separate buildings of differing heights built within a refurbished triplet of Grade-II listed cast-iron gasholder guide frames. The building includes ground floor retail space which opens out onto landscaped gardens. Residential building amenities include a gym and spa, a business lounge, private dining room, 14 seater screening room and a rooftop garden with panoramic views of London.

Developer: **King’s Cross Central Limited Partnership**  
Architect: **Wilkinson Eyre**  
**Residential**  
21,569 sqm GEA | Existing  
gasholderslondon.co.uk





R3

R3 is a residential scheme made up of 61 open market housing units. 4,200 sq ft of retail space can be found at ground level, which will open directly onto the R3 colonnades along the north and south elevations. R3 faces Lewis Cubitt Park to the west and the Zone R Gardens to the east.

Developer: **King’s Cross Central Limited Partnership**  
Architect: **Squire and Partners**

**Residential**  
85,078 sq ft | Planning granted



R7

A 155,000 sq ft Grade A office building with floor plates of 17,000 sq ft over 10 floors with retail space at the ground and mezzanine levels. Upper office levels have highly flexible floorplates, sub-divided into a variety of smaller or larger areas with the ability to link floors vertically via internal stairs. Each floor has at least one terrace, with a shared roof terrace on the ninth floor. The building meets BREEAM standard ‘Excellent’.

Developer: **King’s Cross Central Limited Partnership**  
Architect: **Morris+Company**

**Commercial**  
155,000 sq ft | Existing  
kingscross.co.uk/R7



R8

R8 is a pair of 10-13 storey, mixed-use buildings designed around a central courtyard. The building features a textured brick facade and industrial style windows, echoing the King’s Cross heritage. The building offers 68,000 sq ft of office space, 3,208 sq ft of retail and 151 residential units, of which 69 will be market and 82 affordable units. The building will meet the BREEAM standard ‘Excellent’ and will be linked to the site-wide district heating network.

Developer: **King’s Cross Central Limited Partnership**  
Architect: **Piercy&Company**

**Mixed-use**  
68,000 sq ft | Planning granted  
kingscross.co.uk/r8-handyside



BREAM STREET WHARF

Our development in Bream Street, Fish Island is delivering 202 new homes—including 30 per cent affordable housing. The site is between the Regent’s Canal and River Lea, and next to the Queen Elizabeth Olympic Park. Designed by 2015 Stirling Prize winning practice AHMM. It includes significant new public space and improved access to Old Ford Locks which is next to the site. The London Legacy Development Corporation’s Quality Review Panel praised the scheme for its outstanding architecture. Our proposals also include new employment space to support and enhance the vibrant local cultural economy.

Developer: **L&Q**  
Architect: **AHMM**  
**Mixed-use**  
Planning granted  
breamstwharf.co.uk



WHITECHAPEL CENTRAL

Whitechapel Central is the first residential led mixed use scheme to come forward in the Whitechapel Masterplan area. It is set to transform the former Safestore facility into a new urban quarter, with 30 per cent of the site dedicated to new public realm. It will create 564 new homes—149 of which will be affordable housing—alongside 3,300 sqm of commercial space and storage facilities for a market, flexible open space for SMEs, shops, a gym, and a cafe.

Developer: **L&Q**  
Architect: **Stockwool**  
**Mixed-use**  
58,220 sqm | Planning granted



21 MOORFIELDS

21 Moorfields sits above Moorgate underground station and the western ticket hall for the Elizabeth line. A unique structural engineering and architectural design, coupled with our commitment to creating new and sustainable commercial space have led to the redevelopment of this long-underutilised site. The Grade A headquarters, providing over 550,000 sq ft of commercial office space, has been designed in response to these below ground constraints and the requirements of the Deutsche Bank pre-let. Full planning consent has been granted.

Developer: **Landsec**  
Architect: **Wilkinson Eyre**  
**Commercial**  
550,000 sq ft | Under construction  
21-moorfields.com



S2

A Grade A office building overlooking Lewis Cubitt Park and Handyside Street with approximately 190,000 sq ft net over 10 floors. A typical floor is 20,000 sq ft net and premier retail space is housed at ground level. The building is being designed to meet the BREEAM standard ‘Excellent’ is linked to the site-wide district heating network.

Developer: **King’s Cross Central Limited Partnership**  
Architect: **Mossessian Architecture**

**Commercial**  
190,000 sq ft | Under construction  
kingscross.co.uk/S2-handyside



THREE PANCRAS SQUARE

A Grade A office building located on Pancras Square which has been let to global communications group, Havas. The building houses approximately 158,000 sq ft over 10 floors and a typical floor is 18,300 sq ft. The street level will house premier retail. Goods and services for this building will be delivered below street level via a shared access route. The building will meet the BREEAM standard ‘Excellent’ as a minimum and will be linked to the site-wide district heating network.

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

**Commercial**  
158,000 sq ft | Existing  
kingscross.co.uk/three-pancras-square



TWO PANCRAS SQUARE

This Grade A island building overlooks Pancras Square and King’s Boulevard. The building is part of a 2m sq ft cluster of 8 office buildings south of Regent’s Canal. The building is approximately 130,000 sq ft over 9 floors. A typical floor is 14,800 sq ft. There are south facing gardens and terraces on the top floor and rooftop. The street level houses premier retail. The very latest technology reduces running costs for the occupiers and minimizes environmental impact.

Developer: **King’s Cross Central Limited Partnership**  
Architect: **Allies and Morrison**

**Commercial**  
130,000 sq ft | Existing



LUCENT, W1

Six-storey building with three basement levels located on an island site, behind the Piccadilly Lights. A mixed use scheme comprising office, retail and residential.

Developer: **Landsec**  
Architect: **Fletcher Priest Architects**

**Mixed-use**  
110,000 sq ft office scheme, 30,000 sq ft retail, 7 residential flats | Demolition



ELEPHANT PARK

Lendlease is working in partnership with Southwark Council to deliver a transformative £2.3bn regeneration project in Elephant & Castle, providing almost 3,000 homes, new shops and restaurants, and a brand new park right in the centre of the development. With a strong emphasis on energy efficient buildings, urban nature and new pedestrian and cycle paths it represents one of the world’s most sustainable developments, and is one of only 19 founding projects globally to be part of the Clinton Climate Positive Development Program.

Developer: **Lendlease**  
Architect: **Make / Squire and Partners / dRMM Architects / Maccreanor Lavington / AHMM / Panter Hudspith Architects**

**Residential**  
Up to 2,988 homes / c. 10ha | Under construction  
lendlease.com/elephantandcastle



INTERNATIONAL QUARTER LONDON

International Quarter London is a brand-new neighbourhood with modern workspace, homes and a diverse retail offering, surrounded by thoughtfully designed public realm. A £3bn joint venture development between Lendlease and LCR, IQL stitches together the ingredients of Stratford’s modern heritage to create a new heart for east London; a destination to literally live, work, learn and play. Supported by unrivalled transport connectivity and with workplace at its core, IQL is made for what really matters.

Developer: **Lendlease**  
Architect: **Rogers Stirk Harbour + Partners**

**Mixed-use**  
22 acres | Under construction  
internationalquarter.london





THE TIMBERYARD, DEPTFORD

The Timberyard, Deptford will create 1,132 new homes across 11.6 acres, as well as flexible studio space, a range of shops and cafés and an incubator hub that will give smaller, independent businesses the chance to prosper. Each home and building is designed in a contemporary architectural style that reflects and adds to the area’s rich industrial heritage, offering buildings of excellent design quality that will suit all tastes. The first release, Cedarwood Square, is almost sold out. A new release is expected in 2020.

Developer: **Lendlease**  
Architect: **Hawkins\Brown**  
**Mixed-use**  
11.6 acres | Under construction  
thetimberyard.london



CHAPTER HOUSE

Londonewcastle has worked as a development manager on this intimate development of 40 residential apartments in Seven Dials Conservation area by Covent Garden market, in London’s Theatre Land. Having worked alongside Apt, to bring about a scheme that’s in a class of its own. A retained Victorian brick facade, with copper and bronze detail together with carefully delivered interiors and outstanding residents’.

Developer: **Londonewcastle**  
Architect: **Apt (formerly Robin Partington & Partners)**  
**Residential**  
40 units / 56,537 sq ft | Existing  
chapterhouse.london



THE MAKERS SHOREDITCH

This scheme is a collaborative project between Londonewcastle the London Borough of Hackney and the Local Education Partnership. As part of the development the London Borough of Hackney are delivering a co-located school; New Regent’s College, which will provide 150 pupil places. With interiors designed by Woods Bagot, residents will also benefit from various amenities, including a screening room, a gym, 24/7 concierge, a treatment room, two residents’ lounges, two communal roof terrace’s and a winter garden.

Developer: **Londonewcastle / London Borough of Hackney**  
Architect: **Avanti Architects**  
**Mixed-use**  
175 units / 24,600 sqm | Under construction  
themakersshoreditch.com



THE EAGLE

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

Developer: **Mount Anvil**  
Architect: **Farrells**  
**Mixed-use**  
387,500 sq ft | Existing



THE FILAMENTS

A pillar of Wandsworth’s £1bn regeneration, The Filaments is a new development of architecturally outstanding buildings. Set back from Wandsworth High Street, opposite King George’s Park, the bold mixed-use development provided 416 new one to four bedroom homes, office and retail space and features beautifully landscaped podium gardens and bright pedestrian walkways.

Developer: **Mount Anvil**  
Architect: **Rolfe Judd**  
**Mixed-use**  
529,907 sq ft | Existing



THE LOXFORDS

Mount Anvil acquired this historic three acre site in Spring 2011, and kept its promise to lovingly restore the 19th Century Loxford House. 143 new homes were created, comprising a mix of restored and new build apartments and townhouses. In addition the scheme provides a nursery and landscaped public garden.

Developer: **Mount Anvil**  
Architect: **Metropolis**  
**Mixed-use**  
129,489 sq ft | Existing



QUEEN’S PARK PLACE

In leafy Queen’s Park our latest collaboration with SimpsonHaugh is a beacon of contemporary urban living. Beautifully designed homes that make the most of their natural surroundings, are serviced by a 24-hour concierge and secure car parking. M&S simply occupies the ground floor commercial unit.

Developer: **Places for People / Londonewcastle / Link City**  
Architect: **SimpsonHaugh Architects**  
**Mixed-use**  
150,000 sq ft | Existing  
queensparkplace.com



MERCERS WALK, COVENT GARDEN, WC2

Mixed use redevelopment comprising the refurbishment of a nineteenth century warehouse as a flag ship retail store and the construction of three new buildings providing 24 apartments, three shop units and two restaurants. The scheme is arranged around a new piazza linking Mercers Street and Langley Street.

Developer: **The Mercers’ Company**  
Architect: **Ian Ritchie Architects Ltd**  
**Mixed-use**  
6,230 sqm | Existing



HAMPSTEAD MANOR

Located in NW3 one of the most coveted British postcodes, Hampstead Manor consists of 156 homes, spread across 13 buildings; and include four Grade-II listed buildings, such as Kidderpore Hall, a painstakingly restored 1843 mansion. The development’s amenities are unrivalled in the area and include a 24-hour concierge, a spa, gym, swimming pool and town car service. Once home to Westfield College, as an education establishment specialising in botany, and more recently occupied by Kings Collage, Hampstead Manor had a fascinating and varied history.

Developer: **Mount Anvil**  
Architect: **Scott Brownrigg / A&Q Partnership**  
**Residential**  
131,320 sq ft | Under construction  
hampsteadmanor.com



UNION STREET

A mixed-use development in Southwark’s Heart, with views towards The Shard. Offering 85 new homes—30 per cent affordable, with almost 300,000 sq ft of commercial space and parking for the nearby London Fire Brigade.

Developer: **Mount Anvil**  
Architect: **Glenn Howells Architects / AHMM**  
**Mixed-use**  
61,494 sq ft | Existing  
mountanvil.com



KEYBRIDGE

Set within an acre of beautifully landscaped public space, Keybridge will be the UK’s tallest residential brick tower, offering luxurious living in the heart of Vauxhall. Just a 6-minute walk from a Zone 1 transport hub, Keybridge offers excellent connectivity across the capital, with leading schools and universities on the doorstep. In total, Keybridge offers 92,100sq ft of commercial space, a new primary school and 595 new homes from studio to three-bedroom apartments as well as our magnificent penthouses.

Developer: **Mount Anvil / A2Dominion Group**  
Architect: **Allies and Morrison**  
**Mixed-use**  
c. 1 ha | Under construction  
keybridgelondon.com



QUEEN’S WHARF

Located in the setting of the Grade-II listed Hammersmith Bridge, 165 new homes wrap around and over the redeveloped Riverside Studios, with sweeping views along the Thames and sheltered gardens at the heart of the scheme. A restaurant, bar and café and a new riverside walkway, which connects Hammersmith Bridge and the Thames Path for the first time, complete this dynamic development.

Developer: **Mount Anvil / A2Dominion Group**  
Architect: **Assael**  
**Mixed-use**  
140,000 sq ft | Existing  
mountanvil.com





LEXICON

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

Developer: **Mount Anvil / Clarion Housing Group**  
Architect: **SOM / Squire and Partners**  
**Mixed-use**  
330,107 sq ft | Existing  
mountanvil.com



THE LANDAU

A boutique collection of 107 luxury homes, set in a secluded area of Fulham, SW6. The second joint venture between Mount Anvil and Clarion Housing Group. 89 duplex and lateral homes for private sale all feature outdoor space. The elegantly designed building is constructed in warm Portland stones and Hammersmith London Stock, with contemporary windows and deep reveals.

Developer: **Mount Anvil / Clarion Housing Group**  
Architect: **Assael**  
**Residential**  
160,802 sq ft | Existing  
mountanvil.com



ROYAL DOCKS WEST

Just 3 minutes from Royal Docks West is Crossrail’s Custom House station. When Crossrail opens, the West End will be just 17 minutes away, or the City only 10. Our homes offer quality design that is both timeless but rich in personality and detail. All at a fantastically competitive price point, making Royal Docks West a rare investment opportunity.

Developer: **Mount Anvil / ExCeL London**  
Architect: **EPR Architects**  
**Residential**  
150 units / 0.5 acres | Under construction  
royaldockswest.com



CENTRAL SQUARE

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

Developer: **Mount Anvil / One Housing Group**  
Architect: **Paul Johnson Architects**  
**Mixed-use**  
242,489 sq ft | Existing  
mountanvil.com



DOLLAR BAY

Rising like a beacon at the head of South Dock, Dollar Bay is a marker of redevelopment and provides a striking addition to Canary Wharf’s impressive skyline. The elegant rippling facade reflects the water and sky, while inside 125 spacious waterfront homes enjoy uninterrupted vistas across London. This second joint venture between Mount Anvil and One Housing is a catalyst for high quality architecture and rejuvenates the previously underused waterfront area. Now fully accessible, the public space includes outdoor seating, public art and a café for all to enjoy.

Developer: **Mount Anvil / One Housing Group**  
Architect: **SimpsonHaugh**  
**Mixed-use**  
14,327 sqm | Existing  
dollarbay.co.uk



SEWARD STREET

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

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



ROYAL EDEN DOCKS

A joint venture with ExCeL London, the development will deliver 796 tenure-blind homes, including at least 35 per cent affordable homes. The design provides a seamless integration with phase one, Royal Docks West, and neighbouring developments through two courtyard blocks. 6,702 sqm of public and private space will be delivered through a large podium gardens, feature walkways, activity and play spaces and a rooftop running track. The scheme will launch to market in late 2019.

Developer: **Mount Anvil / ExCeL London**  
Architect: **SOM (planning) / Hunters (delivery)**  
**Residential**  
796 homes / 1.03 ha | Planning granted  
mountanvil.com/royaledendocks



THE SILK DISTRICT

The Silk District will transform a former Safestore facility into a new urban quarter, with 30 per cent of the site dedicated to new public realm. The scheme creates 648 mixed-tenure homes alongside 39,000 sq ft of commercial space and landscaped gardens. Within, first class amenities make modern living easy—gym, 24-hour concierge, cinema room and flexible workspace. The apartments themselves are meticulously designed to be light-filled and calm, punctuated with en vogue details like terrazzo-effect flooring and white SMEG appliances.

Developer: **Mount Anvil / L&Q**  
Architect: **Stockwood**  
**Mixed-use**  
56,500 sqm | Under construction  
mountanvil.com/thesilkdistrict



THREE WATERS

Three Waters creates 307 homes in Bromley-by-Bow, set within the Limehouse Cut Conservation Area. The tenure-blind design (with 47 per cent affordable housing) takes inspiration from the wharf-like, industrial character of its east London context. The affordable mix provides an excellent balance of smaller units and larger family homes. It will also incorporate a series of makers’ studios, dedicated for use by local artisans and start-up businesses to establish a professional workspace and operate as an extension of the onsite community.

Developer: **Mount Anvil / L&Q**  
Architect: **Allies and Morrison**  
**Mixed-use**  
5,500 sqm | Under construction  
mountanvil.com/threewaters



RICH ESTATE

The Rich Industrial Estate in Bermondsey is on the site of a former Crosse & Blackwell factory. The site has excellent transport links and is a 5-minute walk from Tower Bridge Road and a 10-minute walk from Bermondsey or London Bridge Station. Peabody is delivering 84 affordable homes as part of this project with developer London Square.

Developer: **Family Mosaic (Peabody Group)**  
Architect: **AHMM**  
**Mixed-use**  
19,468sqm | Under construction  
peabody.org.uk



THE LEVERS

This mixed-use scheme in Elephant and Castle includes residential units and retail space. All homes are designed to have dual aspect with large private balconies or terraces. The ground floor properties will have access to the front and rear garden as well as direct aspect into the main soft and hard landscaped communal garden.

Developer: **Family Mosaic (Peabody Group)**  
Architect: **Alan Camp**  
**Mixed-use**  
0.255 ha | Under construction  
peabody.org.uk



TOYNBEE HALL

The masterplan for the Toynbee Hall estate regeneration includes the internal restoration of the Grade 2 listed Toynbee Hall building; a new building on the site of the existing 28 Commercial Street (Profumo House). It will also deliver major public realm improvements to the front of Toynbee Hall where the landscaped public square will be raised up to street level. Peabody will deliver 14 affordable homes as part of this scheme.

Developer: **Family Mosaic (Peabody Group)**  
Architect: **Platform 5 Architects**  
**Residential**  
Existing  
peabody.org.uk





BOROUGH TRIANGLE

A once disused paper factory, this 2.5-acre brownfield site is located at Newington Triangle, between Borough tube station and Elephant and Castle. The Elephant is currently undergoing a £3bn regeneration programme. Peabody plans to redevelop the Triangle site by providing new homes, commercial space and substantial new public realm.

Developer: **Peabody**  
Architect: **Residential**  
2.5 acres | Proposed  
peabody.org.uk



CALEDONIAN WHARF

85 well-designed and spacious new homes offering a mix of private sale, shared ownership, social rent, and live-work accommodation. The scheme has helped open up the riverside along Deptford Creek for public access, with a new pedestrian and cycle route enhanced by public realm that will connect planned developments on adjoining sites in the future.

Developer: **Peabody**  
Architect: **BPTW**  
**Mixed-use**  
Existing  
peabody.org.uk



CLAREMONT

This mixed-use scheme by London Square includes a range of residential apartment sizes, types and tenures including large family-sized duplex and single level apartments at ground floor, all with private gardens. Peabody will manage 19 affordable homes within the scheme, which is a ten-minute walk from Canada Water Station and 15-minute walk from Surrey Quays station.

Developer: **Peabody**  
Architect: **Assael**  
**Residential**  
94 homes | Under construction  
peabody.org.uk



THE GALLERY

Camberwell Road is situated close to Peabody's existing neighbourhood at Camberwell Green. The 66-home scheme is split between two sites: the main building will have commercial property and parking on the ground floor with a shared podium garden at the rear. There will also be a smaller site with a row of four bedroom townhouses, all with private roof terraces.

Developer: **Peabody**  
Architect: **Weston Williamson**  
**Residential**  
5,580 sqm | Existing  
peabody.org.uk/homes-in-development/southwark/camberwell-road



THE GRAMERCY

A mixed use development of 83 homes and 1,800 sqm of commercial space. This retail led development comprises high quality apartments and mews houses in the centre of Greenwich. The scheme has reinstated street frontages, including the Up the Creek Comedy Club, and has extended the town centre's retail opportunities westwards from Cutty Sark DLR.

Developer: **Peabody**  
Architect: **bptw partnership**  
**Mixed-use**  
7231 sqm | Existing  
peabody.org.uk



THE REACH

The Reach is a new 66-home development in West Thamesmead which will offer a mix of 1, 2 and 3 bedroom homes, a spacious communal garden and ground floor commercial space. This 100 per cent affordable scheme is part of the Abbey Wood, Plumstead and West Thamesmead Housing Zone, one of two Housing Zones being delivered in Thamesmead by Peabody with £47.5m investment from the Greater London Authority. These will be the first new homes to be completed by Peabody in Thamesmead.

Developer: **Peabody**  
Architect: **Pitman Tozer**  
**Mixed-use**  
6,620 sqm | Existing  
thamesmeadnow.org.uk/image-statement-items/the-reach



DARBISHIRE PLACE

Shortlisted for the 2015 Stirling Prize, Darbshire Place on Peabody's Whitechapel estate completes an ensemble of six housing blocks surrounding an internal courtyard. The original block was destroyed during the Second World War. The design respects the characteristics of the existing buildings on the estate, continuing the idea of 'open corners', promoting easy pedestrian access between the courtyard and the surrounding streets. A naturally lit winding staircase provides access to the 13 new family units, all of which are affordable housing.

Developer: **Peabody**  
Architect: **Niall McLaughlin Architects**  
**Residential**  
11,668 sq ft | Existing  
peabody.org.uk



STRATFORD HIGH STREET

This mixed-use scheme by Weston Homes includes 42 affordable homes delivered by Peabody in a low-rise five storey block. Located less than a mile from Stratford underground and main line station and close to the southern edge of the Olympic Park, the development comprises a mixed-use building with retail and commercial at ground and first floor.

Developer: **Peabody**  
Architect: **Broadway Malyan**  
**Residential**  
Existing  
peabody.org.uk



THE ELMINGTON

The Elmington is a development by Bellway Homes providing 226 new homes as part of the comprehensive regeneration of the Elmington Estate in Camberwell. The scheme is spread three sites (parcels 1 to 3) and will include 85 affordable homes managed by Peabody.

Developer: **Peabody**  
Architect: **PTE architects**  
**Residential**  
22 affordable homes | Existing



CHAMBERS WHARF

Completed in less than two years through a pioneering partnership between Southwark Council, St James, Peabody and the Greater London Authority (GLA), this scheme includes 182 shared ownership and social rented homes set across two modern buildings. The affordable homes are in the first phase of a major regeneration project, which will transform the existing derelict brownfield site into a mixed-use riverside community.

Developer: **Peabody / St James**  
Architect: **SimpsonHaugh**  
**Residential**  
0.45 ha | Existing  
peabody.org.uk



TELEGRAPH WORKS

This scheme by Weston Homes is located on the Greenwich Peninsula, a key regeneration, growth and new-home zone along the banks of the River Thames, opposite the Docklands. The area has become a hotspot in recent years thanks to its easy transport links via North Greenwich underground station. Peabody will own and manage 40 affordable homes at the scheme including 12 for shared ownership.

Developer: **Weston Homes / Peabody**  
Architect: **AHMM**  
**Residential**  
Under construction  
peabodysales.co.uk



PURFLEET ON THAMES

This landmark project in Thurrock will be a catalyst for wider regeneration in the Thames Gateway region. Bringing a new town centre with retail and leisure facilities, improved transport infrastructure, new schools and health facilities and over 2,850 stylish homes, many constructed using modular technology. A new University campus and over 1,000,000 sq ft of V and production studios, (part of the Mayor's Production Corridor) will build on the existing Royal Opera House presence in Purfleet, creating thousands of jobs.

Developer: **Purfleet Centre Regeneration Ltd**  
Architect: **KSS / DRMM / AHMM / ALL**  
**Mixed-use**  
140 acres | Proposed  
ourpurfleet.com





SHARD PLACE

The 26-storey residential development located alongside The Shard and The News Building marks the third phase of the 2.5m sq ft regeneration of Shard Quarter. Upon completion in 2020, it will comprise 176 high quality private residential apartments of varied configuration offering residents excellent amenities, including lounges, spa, cinema, gym, private rooftop swimming pool and garden. The building will appear to ‘float’ nine meters above ground level, providing enhanced public realm and retail space, further reinforcing Shard Quarter as one of London’s most vibrant communities.

Developer: **Real Estate Management (UK) Ltd / Sellar**  
Architect: **Renzo Piano Building Workshop**  
**Mixed-use**  
257,000 sq ft | Under construction  
[remlimited.com/shard-place/](http://remlimited.com/shard-place/)



KENSINGTON FORUM

Kensington Forum is an ambitious scheme of exceptional quality. The redevelopment will replace the existing 906 room hotel with a modern 749 room hotel, 340 serviced apartment rooms and provide outstanding facilities including restaurants, bars, health spa and conference facilities, vital to supporting London’s continued role as a world city and major destination for global business events. Kensington Forum will also deliver 62 genuinely affordable Social Rented homes (100 per cent of the homes to be built), meaningful employment opportunities and a new, publicly accessible 2,700sqm garden square, the only accessible green space within 1km.

Developer: **Queensgate Investments (Owner) / Rockwell (Developer)**  
Architect: **SimpsonHaugh**  
**Mixed-use**  
749 hotel keys, 340 serviced apartment keys, 62 affordable rented residential units | Planning granted  
[rockwellproperty.co.uk/projects](http://rockwellproperty.co.uk/projects)



205 HOLLAND PARK AVENUE

Located in an upmarket peaceful neighbourhood, Redrow Homes’ 205 Holland Park Avenue apartments in west London demonstrate the finest interiors along with modern features which are ideally situated for work, life, and leisure. Some of the capital’s finest restaurants, grandest shops, best schools and universities plus glorious parks are also in the vicinity.

Developer: **Redrow Homes**  
Architect: **Broadway Malyan**  
**Residential**  
53 units | Existing  
[redrow.co.uk/developments/205-holland-park-avenue-442174](http://redrow.co.uk/developments/205-holland-park-avenue-442174)



BLAKE TOWER

In 2013 Redrow entered into a development agreement with the City of London Corporation to convert an existing Grade-II listed, 16 storey building into 74 new homes. Located in the iconic Barbican Estate, the building had previously housed a YMCA hostel. A complete overhaul was required in order to provide housing and protect the building’s long term welfare. Active engagement with stakeholders informed Blake Tower’s transformation, and the final design celebrates the wider Barbican’s heritage and design-led ethos.

Developer: **Redrow Homes**  
Architect: **Harper Downie / Conran and Partners**  
**Residential**  
0.126 ha | Existing  
[redrow.co.uk/developments/blake-tower-402232](http://redrow.co.uk/developments/blake-tower-402232)



COLINDALE GARDENS

Redrow acquired the former Peel Centre unconditionally from the Mayor’s Office for Policing and Crime and was granted planning permission for this mixed use development in December 2015, a year after completion. Working collaboratively with the local community and the Council, Redrow is delivering 2,900 new homes, a new 3FE Primary school, a nursery, a new retail centre, community and leisure uses and over four hectares of public open space including a neighbourhood park and sports pitch.

Developer: **Redrow Homes**  
Architect: **Feilden Clegg Bradley Studios / Studio Egret West**  
**Mixed-use**  
20 ha | Under construction  
[redrow.co.uk/developments/colindale-gardens-colindale-442231](http://redrow.co.uk/developments/colindale-gardens-colindale-442231)



ONE COMMERCIAL STREET

Redrow’s distinctive 21-storey tower, One Commercial Street, offers dramatic views of London’s world-renowned skyline. It sits above Aldgate East underground station, between the Square Mile and the culturally diverse City Fringe. Completed in 2014, the development delivered 12,000 sq ft of retail space on the ground floor, 96,000 sq ft of B1 office space between floors one and six, 70 affordable units and 137 private homes between the seventh and twenty first floors.

Developer: **Redrow Homes**  
Architect: **Broadway Malyan**  
**Residential**  
207 units | Existing  
[redrow.co.uk/newsroom/london/2012/4/landmark-city-address](http://redrow.co.uk/newsroom/london/2012/4/landmark-city-address)



5-6 CONNAUGHT PLACE

Connaught Place central London apartments at Hyde Park lie in the heart of the city, an area of classic colonnades and magnificent Georgian facades. Situated within the inimitable districts of Mayfair, Belgravia and Knightsbridge, these exclusive Redrow apartments in Westminster have been designed to meet the demands of modern living alongside the colour and vibrancy of London’s celebrated West End.

Developer: **Redrow Homes**  
Architect: **Formation Architects**  
**Residential**  
7 units | Existing  
[redrow.co.uk/developments/five-and-six-connaught-place-442178](http://redrow.co.uk/developments/five-and-six-connaught-place-442178)



500 CHISWICK HIGH ROAD

500 Chiswick High Road is Redrow’s prestigious new addition to one of west London’s most sought after residential areas. The collection of studio, one, two and three bedroom apartments, penthouses and four bedroom townhouses offer the perfect location for enjoying the Chiswick lifestyle, within a few minutes’ walk of the boutiques, restaurants and cafés of the cosmopolitan high street. The development has proven popular with downsizers and includes an underground car park, a gym and other commercial units.

Developer: **Redrow Homes**  
Architect: **Broadway Malyan**  
**Mixed-use**  
71 units / 0.41 ha | Existing  
[redrow.co.uk/developments/500-chiswick-high-road-402321](http://redrow.co.uk/developments/500-chiswick-high-road-402321)



AMBERLEY WATERFRONT

A joint venture between Redrow Homes, the City of Westminster and contractors Bouygues, Amberley Waterfront is an educational mixed-use development located in Little Venice. The construction of 47 private residential apartments, via a development agreement, has cross-subsidised the delivery of a new primary school, nursery and an adult education facility. In total, over £30m was invested into the site and local area, supporting the longevity of the education services for the local population.

Developer: **Redrow Homes**  
Architect: **Pollard Thomas Edwards**  
**Residential**  
47 units / 0.37 ha | Existing  
[redrow.co.uk/developments/amberley-waterfront-little-venice-442177](http://redrow.co.uk/developments/amberley-waterfront-little-venice-442177)



ROYAL WATERSIDE

Royal Waterside plays a major role in reinventing Park Royal’s industrial zone. Formally a Guinness distillery at First Central, Redrow has delivered 265 new one, two and three bedroom homes set within 20 acres of parkland featuring lakes, play areas and gardens. The £80m investment into this Zone 3 locality plays a major role in the area’s regeneration. Redrow has assisted in changing public opinion regarding the Park Royal area, delivering a commercially viable residential neighbourhood.

Developer: **Redrow Homes**  
Architect: **Sheppard Robson**  
**Residential**  
265 units | Existing  
[redrow.co.uk/developments/royal-waterside-london-441776](http://redrow.co.uk/developments/royal-waterside-london-441776)



WESTBOURNE PLACE

Westbourne Place is Redrow’s prestigious addition to one of est London’s most sought after residential areas. Completed in July 2017, the development exemplifies Redrow’s expertise delivering complex developments comprising public sector land purchase, a Grade-II listed building, multiple affordable housing tenures, private housing, refurbishment and new build elements. Carefully restored to its full glory, this characterful former Victorian police station’s striking presence is complemented by retained heritage elements including high ceilings and period features.

Developer: **Redrow Homes**  
Architect: **Broadway Malyan / KDS Associates**  
**Residential**  
63 units / 0.28 ha | Existing  
[redrow.co.uk/developments/westbourne-place-maida-vale-402230](http://redrow.co.uk/developments/westbourne-place-maida-vale-402230)



MORELLO

Redrow is working with LB Croydon and Network Rail, as part of a JV with Menta Developments Ltd (Menta Redrow), to deliver this major regeneration project forming part of the wider East Croydon Masterplan. The residential-led, mixed-use development is being delivered in two phases and will invest over £250m in this key London borough. The development comprises new retail, commercial and community floor space, station access infrastructure improvements and approximately 747 new homes.

Developer: **Redrow Homes (MentaRedrow)**  
Architect: **Make**  
**Mixed-use**  
747 units | Phase 1: 0.77 ha completed, Phase 2: 0.71 ha pre-construction  
[redrow.co.uk/developments/morello-croydon-402236](http://redrow.co.uk/developments/morello-croydon-402236)





WESTFERRY

Located at the gateway to Canary Wharf, Rockwell is proud to deliver a 30-storey building in Westferry. This exciting new development will include a 400 bedroom hotel alongside 66 beautifully crafted homes. The scheme, which will have commanding views of Canary Wharf and the City of London, will include a mix of affordable housing and create up to 200 jobs for the local community. It will be complemented by a restaurant, café, gym facilities, landscaped podium garden and pocket park.

Developer: **Rockwell**  
Architect: **SimpsonHaugh**

**Mixed-use**

400 hotel keys, 66 residential apartments of which 18 are affordable | Planning granted [rockwellproperty.co.uk/projects](http://rockwellproperty.co.uk/projects)



ROYAL ALBERT DOCK, E16

A masterplan for the regeneration of the Royal Albert Dock to provide a new business district with a mix of uses including up to 850 residential units and retail and leisure uses. Phase I is under construction comprising 800,000 sq ft.

Developer: **ABP Investments / GLA / Stanhope**  
Architect: **Farrells**

**Mixed-use**

4,700,000 sq ft | Phase 1 under construction



GRESHAM ST PAUL'S

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

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

**Commercial**

240,000 sq ft (GA) | Under construction  
[greshamstpauls.com](http://greshamstpauls.com)



THE HALO BUILDING

A high quality office refurbishment and extension of One Mabledon Place, a 10 storey, 90,000 sq ft net office building in the prime regeneration area of Kings Cross and St Pancras. The building overlooks the British Library and the newly refurbished St Pancras Station and hotel and has new entrances and panoramic views across the West End. The building provides BREEAM Excellent space. The whole building has been let to TDL, the largest independent provider of clinical laboratory diagnostic services in the UK.

Developer: **Stanhope**  
Architect: **Bennetts Associates**

**Commercial**

120,000 sq ft | Existing  
[thelobuilding.com](http://thelobuilding.com)



8 BISHOPSGATE

Planning consent has been secured for a new £900m building in the heart of the City. The 50-storey office development will be built on a site currently occupied by 6-8 Bishopsgate, EC2 and 150 Leadenhall Street, EC3, next to the Cheesegrater Tower. The Wilkinson Eyre-designed building will provide 770,000 sq ft gross area and include ground floor shops and restaurants and a public viewing gallery at level 50.

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

**Mixed-use**

770,000 sq ft | Under construction  
[8bishopsgate.com](http://8bishopsgate.com)



8 FINSBURY CIRCUS

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

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

**Commercial**

160,000 sq ft | Existing



RUSKIN SQUARE, CRO

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

Developer: **Croydon Gateway Limited Partnership (Stanhope and Schrodgers Exempt Property Unit Trust)**

Architect: **Foster + Partners (masterplan) / AHMM / Shed KM / Make**

**Mixed-use**

2.2m sq ft | Under construction  
[ruskinsquare.com](http://ruskinsquare.com)



WENLOCK WORKS

The refurbishment and re-cladding of two existing 1980s office buildings will dramatically improve the appearance and streetscape of Shepherdess Walk and respond appropriately to the historic warehouses facing the building across the street. Whilst working with the best of the existing structure, the introduction of high quality finishes and a new pattern of fenestration will greatly improve access to natural light within the building. An additional sixth storey will be added to the main building, maximising the overall lettable space.

Developer: **Schrodgers Investment Management / Stanhope**  
Architect: **BuckleyGrayYeoman**

**Mixed-use**

130,000 sq ft | Under construction  
[wenlockworks.london](http://wenlockworks.london)



THE BRITISH LIBRARY

Working with the British Library to bring forward their site to the north of the existing Library (Grade-I listed), creating an extension providing 100,000 sq ft for learning, exhibitions and public use, including a new northern entrance and headquarters for the Alan Turing Institute. The extension will be provided by development of new commercial space for organisations and companies that wish to be located at the heart of London's Knowledge Quarter, next to the Francis Crick Institute and close to other knowledge-based companies, universities, research organisations, amenities and transport links.

Developer: **Stanhope**  
Architect: **Stirk Harbour + Partners**

**Mixed-use**

2.8 acres | Pre-planning



70 MARK LANE, EC3

This island site, located on the Fenchurch Street Station forecourt, enjoys magnificent views over Tower of London and Tower Bridge. The sixteen-storey building, offering 170,000 sq ft of prime offices, benefits from south facing terraces on seven of the upper floors (8th and 10th-15th inclusive). The scheme has achieved a BREEAM Excellent rating. The building was pre-let during its construction to insurance companies Miller, Zurich and Crawford.

Developer: **Stanhope / Mitsui Fudosan**  
Architect: **Bennetts Associates**

**Commercial**

250,000 sq ft | Existing  
[70marklaneec3.com](http://70marklaneec3.com)



ONE ANGEL COURT, EC2

The replacement of a 1970s building in the Bank Conservation Area in the heart of the City of London. The scheme provides c. 300,000 net lettable sq ft of high quality office accommodation over 24 levels, together with 20,000 sq ft retail/leisure and improved public realm. There are spectacular and uninterrupted views of the City, river and West End from the garden floors and sky floors. Retail pre-let tenants include Coya, Temper, Notes and Natural Kitchen with office lets to BUPA, Shanghai Pudong Development Bank and UK Finance.

Developer: **Stanhope / Mitsui Fudosan**  
Architect: **Fletcher Priest Architects**

**Commercial**

300,000 sq ft | Existing  
[angelcourtbank.com](http://angelcourtbank.com)



THE BANKING HALL, EC2

An innovative scheme providing contemporary office space behind a retained facade, with a modern extension at the upper levels providing terraces. The scheme also provides retail space. Let to ING during construction.

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

**Mixed-use**

155,000 sq ft | Existing  
[thebankinghall.com](http://thebankinghall.com)





WHITE CITY PLACE

White City Place is adjacent to Imperial College campus, White City and Wood Lane tube stations comprising 6 existing buildings of 950,000 sq ft and a 4-acre ‘gateway’ development site.The total refurbishment is complete and occupiers include YOOX Net-a-Porter, Royal College of Art, Huckletree and ITV Studios Daytime. Health and life science occupiers include Novartis, Synthace, Autolus and Gamma Delta. Planning consent has been granted for the Gateway site providing c. 1m sq ft of accommodation and other workspace.

Developer: Stanhope / Mitsui Fudosan / AIMCo  
Architect: Allies and Morrison  
**Commercial**  
2m sq ft offices / 17 acres | Existing  
whitecityplace.com



TELEVISION CENTRE, W12

The opening up and transformation of Television Centre into a mixed use development including new office and studio space for the BBC, complementary entertainment and leisure facilities, public open space, offices, a hotel and c. 950 residential units comprising apartments both converted and new build and town houses. Phase I construction commenced Q2 2015. Phase I completed in 2018. Includes c. 400 units, 300,000 sq ft offices and Soho House (hotel, restaurant, club and cinema) together with opening up the site for new public realm.

Developer: Stanhope / Mitsui Fudosan / AIMCo / BBC  
Architect: AHMM / Maccleanor Lavington / Morris+Company / Gillespies / DRMM  
**Mixed-use**  
2,300,000 sq ft | Under construction  
television-centre.com



ROYAL STREET

Stanhope and Baupost have been selected as Development Partners for Guy’s and St Thomas’ Charity to bring forward a development on a 5.5 acre site opposite St Thomas’ Hospital and close to Waterloo Station. Royal Street will provide a new mixed user workspace neighbourhood, including incubation of a MedTech cluster, academic researchers and clinicians, and will become an integral and hugely beneficial part of the London growth economy and local community.

Developer: Stanhope / The Baupost Group / Guy’s and St Thomas’ Charity  
Architect: AHMM  
**Mixed-use**  
2.2m sq ft | Proposed



360 BARKING

Transforming a long vacant site in Barking Town Centre, 360 Barking is a central scheme in the Barking Housing Zone regeneration. Partnership working is key, with London Borough of Barking and Dagenham and Mayor of London (providing £29.1m Housing Zone funding) working with Swan to deliver four interlinked residential towers, designed by Studio Egret West and built by the NU living team. With the first tower due to complete in early 2019 it will deliver 291 residential homes, of which 96 will be affordable, with priority for local residents.

Developer: Swan Housing Association / NU living  
Architect: Studio Egret West  
**Residential**  
0.3 ha | Under construction  
360barkingig11.co.uk



BLACKWALL REACH PHASE 1B

The latest phase in the £500m regeneration of Blackwall Reach is now under construction and will deliver 242 homes. Three buildings, including retail and leisure at ground floor, will surround a new public square next to Blackwall DLR. By 2024, this landmark regeneration (delivered in partnership with LBTH and GLA) will provide 1,500 homes (over 50 per cent affordable), commercial premises and improved public realm. 98 homes, a community facility, extended school and replacement mosque have already been completed in Phase 1A.

Developer: Swan Housing Association / NU living  
Architect: BPTW / C.F. Møller (Phase 3)  
**Mixed-use**  
1,500 homes / 8 ha | Under construction  
blackwallreach.co.uk



WATTS GROVE

Watts Grove is the UK’s first mid-rise modular CLT scheme and will deliver 100 per cent affordable homes for Londoners, comprising 45 shared ownership and 20 social homes. Assembled and fitted out in Swan’s factory using volumetric modular technology, the modules will be delivered to site complete with kitchens, bathrooms and windows leaving the on-site team to assemble the modules to complete the homes. These homes are expected to be built in 50 per cent of usual construction timescales and are energy efficient and highly sustainable.

Developer: Swan Housing Association / NU living  
Architect: Waugh Thistleton Architects  
**Residential**  
0.27 ha | Planning granted



41 LUKE STREET

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building’s energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. The project involved the sensitive refurbishment and extension of a 30,000 sq ft corner office building in Shoreditch. New Crittal windows and intelligent servicing helped the building achieve a BREEAM ‘Excellent’ rating.

Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust  
Architect: Hale Brown  
**Commercial**  
30,000 sq ft | Existing  
41lukestreet.com



70 WILSON STREET / 50 WORSHIP STREET, EC2

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building’s energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. Two floors have been let to Bio Agency. Refurbishment and extensions with recladding of a 1980s office building. The project is BREEAM Excellent.

Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust  
Architect: A Studio  
**Commercial**  
76,500 sq ft | Existing



ROSEBERY AVENUE, EC1

LCW is an investment vehicle developing a UK commercial real estate portfolio by refurbishing properties to best practice low carbon standards and offering occupiers ongoing advice and support to ensure the building’s energy efficiency specification is achieved in-use. It aims to deliver uniquely competitive buildings to attract high quality occupiers. Reconfiguration of three Victorian buildings into contemporary offices, fully let to Fred Perry and 8 residential units which have all been sold.

Developer: Stanhope / Threadneedle / Low Carbon Workplace Trust  
Architect: BuckleyGrayYeoman  
**Mixed-use**  
33,500 sq ft | Existing



8 ALBERT EMBANKMENT

In partnership with the London Fire and Emergency Planning Authority (LFEPA), U+I was given the mandate for the regeneration of 8 Albert Embankment into a mixed-use community. The site, which overlooks the Thames and the Houses of Parliament, houses the iconic Lambeth fire station and former Fire Brigade headquarters. U+I is engaging with the local community and council to collaboratively shape the development, paying homage to the site’s history whilst delivering a contemporary place for the local community.

Developer: U+I  
Architect: Fred Pilbrow and Partners  
**Mixed-use**  
2.5 acres | Pre-planning  
eightalbertembankment.com



DEPTFORD MARKET YARD

In partnership with the London Borough of Lewisham, this £50m scheme was part of a programme to regenerate the neighbourhood around Deptford Railway Station, whilst retaining its rich heritage. Championing local start-ups and independent businesses, Deptford Market Yard is now home to a collection of new shops, cafés, restaurants and a new market space.

Developer: U+I  
Architect: Ash Sakula Architects / Pollard Thomas Edwards / Farrer Huxley Associates  
**Mixed-use**  
2 acres | Existing  
deptfordmarketyard.com



LANDMARK COURT

TfL selected Triangle London Developments (a consortium of Notting Hill Housing and U+I) as their development partner for the £200m transformation of the derelict site. It has the potential to deliver around 130,000 sq ft of new commercial, retail and workspace —boosting the local economy. With approximately 80 new homes also being built, it will become a thriving cultural and social hub people will want to live in, work and visit

Developer: U+I  
Architect: Allies and Morrison  
**Mixed-use**  
1.5 acre | Pre-planning





THE CROYDON PARTNERSHIP

The Croydon Partnership, the joint venture between Unibail-Rodamco-Westfield and Hammerson, is committed to investing over £1.4bn to redevelop Croydon’s retail town centre. The Partnership will deliver a 1.5m sq ft scheme to transform Croydon into a retail and leisure hub for South London, creating 7,000 new jobs and acting as a catalyst for the wider regeneration of the town.

Developer: **Unibail-Rodamco-Westfield**  
Architect:

**Retail**

1.5m sq ft | Outline planning granted  
thecroydonpartnership.com



WESTFIELD STRATFORD CITY PHASE 2

Unibail-Rodamco-Westfield has officially started construction on the new 300,000 sq ft, 12-storey office building located next to Westfield Stratford City.

Developer: **Unibail-Rodamco-Westfield**  
Architect: **SimpsonHaugh Commercial**  
300,000 sq ft | Under construction



THE COPYRIGHT BUILDING

The office property The Copyright Building is intended to be a Grade A building with eight floors. Due to the high sustainability standards, the building should then receive BREEAM Excellent certification. With a ceiling clearance height of up to 2.9 metres, the individual storeys offer lots of usage flexibility. Further highlights of he Copyright Building’s construction are generously sized terrace areas on the fourth and seventh storeys, offering a unique view over the West End of London.

Developer: **Union Investment**  
Architect: **Piercy&Company**

**Commercial**

9,959 sqm | Existing



ONE BISHOPSGATE PLAZA

The 43 storey tower comprises Europe’s first Pan Pacific Hotel and will provide 5 star wellness, meeting and events spaces and a 380 seat double height ballroom/conference facility. 160 private residences occupy the upper levels of the main tower building. Animated by landscaping and high class retail, restaurants and cafes within a renovated Devonshire Row, the new Bishopsgate Plaza will become a vibrant heart in the city.

Developer: **UOL Group / Pan Pacific Hotels Group**  
Architect: **PLP Architecture / MSMR Architects / Yabu Pushelberg**

**Mixed-use**

600,000 sq ft | Under construction  
onebgp.com



68-86 FARRINGDON ROAD

This major mixed-use development will transform an unattractive carpark site on Farringdon Road into a building which includes office and retail space as well as 181-bedroom hub by Premier Inn hotel. The design of the building is split between the hotel and retail at ground floor with office and further hotel space continuing to fourth and fifth. The external facades are constructed using a combination of glass and metal formed in a concertina to frame the views of London’s bustling streets on Farringdon Road.

Developer: **Whitbread PLC**  
Architect: **Sheppard Robson**

**Mixed-use**

99,308 sq ft | Under construction



HUB BY PREMIER INN, MARYLEBONE

Whitbread purchased and secured planning consent to redevelop a vacant 54,0000 sq ft office building on Old Marylebone Road into a 294-bedroom hub by Premier Inn hotel. The building is a few minutes’ walk from both Marylebone and Paddington mainline railway stations. Whitbread will redevelop the site into a 13-storey hotel with a ground-floor café in line with the hub by Premier Inn brand. The hotel is expected to create 60 new jobs when it opens in 2021.

Developer: **Whitbread PLC**  
Architect: **Sheppard Robson / Axiom Architects**

**Residential**

294-bedroom flagship hotel | Planning granted



WATERMARK PLACE

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

Developer: **Union Investment in joint venture Oxford Properties**  
Architect: **Fletcher Priest Architects**

**Commercial**

50,400 sqm | Existing



ONE COLEMAN STREET, EC2

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

Developer: **Union Investment Real Estate GmbH**  
Architect: **Stanhope / Lendlease**

**Commercial**

16,649 sqm | Existing  
Swanke Hayden Connell / David Walker



FINSBURY CIRCUS HOUSE, 10 SOUTH PLACE, EC2

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

Developer: **Union Investment Real Estate GmbH / CORE**  
Architect: **Fletcher Priest Architects**

**Commercial**

145,000 sq ft | Existing  
finsburycircushouse.com



40 EASTBOURNE TERRACE

40 Eastbourne Terrace is an existing 101,000 sq ft 1960’s office building which sits opposite the new entrance to the Elizabeth Line. It is currently let in its entirety to McDermott (formerly CB&I) until the Spring of 2021. The location of the scheme and the nature of the asset lend themselves well to a hotel use and a resolution to grant for a 366 bed mid-market hotel was granted in September 2019.

Developer: **Invesco (owner) / YardNine (developer)**  
Architect: **Sheppard Robson**

**Mixed-use**

101,000 sq ft GIA (existing) / 141,000 sq ft GIA (consented) | Existing (office) / Consented (hotel)  
yardnine.com



50 EASTBOURNE TERRACE

50 Eastbourne Terrace is a significant site on the corner of Eastbourne Terrace and Craven Road, immediately adjacent to Paddington Station and the entrance to the Elizabeth Line. It comprises 75,000 sq ft of Grade A office accommodation and 10,000 sq ft of retail space. A re-worked extant planning consent from 2016 secured an additional office storey with the scheme now providing office space over ground plus 6 upper floors and a total of 3,000 sq ft of roof terraces. The speculative development will be delivered to the market in Q4 2021.

Developer: **Invesco (owner) / YardNine (developer)**  
Architect: **Sheppard Robson**

**Mixed-use**

85,000 sq ft | Under construction  
yardnine.com



CHILWORTH MEWS

Seven new mews houses from part of the overall 50 Eastbourne Terrace project, but located in Chilworth Mews. The seven houses total 10,000 sq ft NSA. And each house is arranged over ground and 2 upper floors with an additional study and terrace on a third floor. The seven houses range in size from 2-3 bed units and each one has it has its own enclosed bike store and refuse area incorporated into the landscaping to the front. Each house has its own car space as required.

Developer: **Invesco (owner) / YardNine (developer)**  
Architect: **Sheppard Robson**

**Residential**

10,000 sq ft | Under construction  
yardnine.com





**80 FENCHURCH STREET**

80 Fenchurch will be a 14-storey landmark for the City of London, providing 250,000 sq ft of Grade A office accommodation and 12,000 sq ft of retail space. Designed by multi-award-winning architects TP Bennett, the project offers a refreshing alternative to the City’s towers, featuring six landscaped roof terraces and variable floorplates ranging from 5,000 sq ft to 20,000 sq ft. The building will achieve BREEAM excellent and WiredScore platinum ratings; construction is underway and scheduled for completion in June 2020.

Developer: **Partners Group (owner) / YardNine (developer)**  
Architect: **TP Bennett**

**Mixed-use**

252,250 sq ft | Under construction

[eightyfen.com](http://eightyfen.com)

NEW LONDON  
COMPANY  
DIRECTORY

NLA is a member-supported organisation with over 500 member organisations from across property, architecture, planning and construction. NLA members are listed in this directory along with profiles of key companies active across London.

To have your company profile included in the next issue of New London Quarterly or to find out about NLA membership, please contact Emily Wilson on **020 7636 4044** or email [\*\*emily.wilson@newlondonarchitecture.org\*\*](mailto:emily.wilson@newlondonarchitecture.org)



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zaha-hadid.com

**ARTS**

**Futurecity**  
020 7407 0500  
futurecity.co.uk

**MARK London**  
07770 767 329  
mark-london.com

**ASSOCIATIONS/TRUSTS/CHARITIES**

**Brick Development Association**  
020 7323 7030  
brick.org.uk

**British Council For Offices**  
020 7283 0125  
bco.org.uk

**Centre for London**  
020 3102 3767  
centreforlondon.org

**City Property Association**  
020 7630 1782  
londoncpa.com

**Construction Products Association**  
020 7323 3770  
constructionproducts.org.uk

**Cross River Partnership**  
020 7641 2198  
crossriverpartnership.org

**Future of London**  
020 7253 6758  
futureoflondon.org.uk

**Greenwich Foundation for the Old Royal Naval College**  
020 8269 4747  
ornc.org

**Heritage Collective**  
020 3282 8448  
heritagecollective.co.uk

**Institute of Civil Engineers**  
020 7222 7722  
ice.org.uk

**Institution of Engineering and Technology**  
01438 765 658  
theiet.org

**Knowledge Quarter**  
020 7412 7116  
knowledgequarter.london

**LandAid Charitable Trust**  
020 3102 7190  
landaid.org

**London Chamber of Commerce and Industry**  
020 7203 1957  
londonchamber.co.uk

**London Forum of Amenity and Civic Societies**  
020 7250 0606  
londonforum.org.uk

**Museum of London Archaeology**  
020 7410 2200  
museumoflondonarchaeology.org.uk

**RIBA London**  
020 7580 5533  
architecture.com

**Royal Academy of Arts**  
020 7300 8000  
royalacademy.org.uk

**Royal College of Art**  
rca.ac.uk

**SPUR**  
+1 415 7818726  
spur.org

**The Building Centre**  
020 7692 4000  
buildingcentre.co.uk

**UK Green Building Council**  
020 7580 0623  
ukgbc.org

**Urban Design London**  
020 7250 0892  
urbandesignlondon.com

**Westminster Property Association**  
020 7630 1782  
westminsterpropertyassociation.com

**Westway Trust**  
020 8962 5734  
westway.org

**BIDS**

**Bee-Midtown**  
020 7078 7077  
bee-london.com

**Camden Town Unlimited**  
020 7380 8260  
camdentownunlimited.com

**Hatton Garden BID**  
020 3817 6293  
hatton-garden.london

**Heart of London BID**  
020 7734 4507  
heartoflondonbid.co.uk

**Love Wimbledon**  
020 8619 2012  
lovewimbledon.org

**New West End Company**  
020 7462 0680  
newwestend.com

**Northbank BID**  
020 3697 9270  
thenorthbank.org/the-northbank-bid

**Old street district BID**  
020 3817 6296  
oldstreetdistrict.london

**Richmond bid**  
berichmond.london

**South Bank Employers Group**  
020 7202 6900  
sbeg.co.uk

**Victoria BID**  
020 3004 0786  
victoriabid.co.uk

**Victoria Westminster BID**  
020 3004 0786  
victoriawestminsterbid.co.uk

**CHARTERED SURVEYORS**

**Daniel Connal Partnership**  
danielconnal.co.uk

**CONSTRUCTION/ENGINEERING/CONSULTANCY**

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020 7645 2000  
aecom.com

**AKT II**  
020 7250 7777  
akt-uk.com

**alineac consulting**  
020 3697 8970  
alineacostconsulting.com

**Arup**  
020 7636 1531  
arup.com

**Ashfold**  
07980 721 314  
ashfoldservices.co.uk

**Atkins**  
020 7121 2000  
atkinglobal.co.uk

**BakerHicks**  
01926 567 800  
bakerhicks.com

**Balfour Beatty**  
020 7963 2214  
balfourbeatty.com

**BAM Construct**  
020 7374 3600  
bam.co.uk

**Buro Four**  
020 7832 5500  
burofour.com

**Buro Happold**  
020 7927 9700  
burohappold.com

**BWB Consulting**  
020 7407 3879  
bwbconsulting.com

**Carey Group Plc**  
020 8900 0221  
carey-plc.co.uk

**Central**  
020 7478 8469  
c-london.co.uk

**Civic Engineers**  
020 7253 2977  
civicengineers.com

**Clancy Consulting Ltd**  
020 3077 0970  
clancy.co.uk

**Conisbee**  
020 7700 6666  
conisbee.co.uk

**Constructure**  
020 7403 7989  
constructure.co.uk

**Consultancy for the Built Environment**  
020 7585 1976  
saxoncbe.com

**Cundall**  
020 7483 1600  
cundall.com

**Dar Al-Handasah**  
020 7962 1333  
dar.com

**Durkan Ltd**  
020 8619 9700  
durkan.co.uk

**Elementa Consulting**  
020 3697 9300  
elementaconsulting.com

**Elliott Wood**  
020 8544 0033  
elliottwood.co.uk

**Equals Consulting**  
020 7268 0381  
equalsconsulting.com

**Exigere**  
020 7920 3400  
exigere.co.uk

**Faithful+Gould**  
020 7121 2121  
fgould.com

**Gardiner & Theobald LLP**  
020 7209 3000  
gardiner.com

**Graphic Structures**  
020 3151 5821  
graphicstructures.com

**Heyne Tillet Steel**  
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heynetilletsteel.com

**Hilson Moran**  
020 7940 8888  
hilsonmoran.com

**Hoare Lea**  
020 3668 7100  
hoarelea.com

**Hydrock**  
020 3846 8456  
hydrock.com

**International Fire Consultants Group**  
01844 275 500  
ifcgroup.com

**Jackson Coles**  
020 7608 8600  
jacksoncoles.co.uk

**Kanda Consulting**  
020 3900 3676  
kandaconsulting.co.uk

**Kier Construction**  
01767 355 000  
kier.co.uk

**Langan International**  
020 7849 3003  
langan.com

**M3 Consulting**  
020 7710 4400  
m3c.co.uk

**Mace**  
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macegroup.com

**Max Fordham**  
020 7267 5161  
maxfordham.com

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mclarengroup.com

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020 7549 3268  
morgansindall.com

**Morph Structures**  
020 7415 7032  
morphstructures.com

**Motion**  
020 8065 5208  
motion.co.uk

**Otis**  
020 8495 7750  
otis.com

**Pell Frischmann**  
020 7486 3661  
pellfrischmann.com



**Peter Brett Associates**

020 7566 8600  
peterbrett.com

**Peter Dann Ltd**

020 7637 7870  
peterdann.com

**Pipers Models**

020 7250 0530  
pipersmodels.co.uk

**PJA**

020 3963 2740  
pja.co.uk

**Price & Myers**

020 7631 5128  
pricemyers.com

**Prior + Partners**

020 3951 0052  
priorandpartners.com

**Rider Levett Bucknall**

020 7398 8300  
rlb.com

**Robert Bird Group**

020 7633 2880  
robertbird.com

**Royal HaskoningDHV**

020 7222 2115  
royalhaskoningdhv.com

**RWDI**

01582 470 250  
rwdi.com

**Shimizu Corporation**

shimz.co.jp/english/

**Sir Robert McAlpine**

020 7225 0064  
sir-robert-mcalpine.com

**Skanska Construction**

01923 776 666  
skanska.co.uk

**Squint Opera**

020 7978 7788  
squintopera.com

**Steer**

020 7910 5000  
uk.steergroup.com

**Sweco**

0113 307 3126  
sweco.co.uk

**Symmetrys Limited**

020 8340 4041  
symmetrys.com

**Systra**

020 3714 4400  
systra.co.uk

**Troup Bywaters & Anders**

020 7565 6547  
tbanda.com

**Turley**

020 7851 4010  
turley.co.uk

**Tyréns UK**

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tyrens-uk.com

**Urban Space Management**

020 7515 7153  
urbanspace.com

**Velocity Transport Planning**

velocity-tp.com

**Waterman Group**

020 7928 7888  
watermangroup.com

**Wates Group**

01372 861 000  
wates.co.uk

**WSP**

020 7314 5000  
wsp-pb.co.uk

**WT Partnership**

020 8686 0431  
wtpartnership.com

**ZZA Responsive User Environments**

020 7700 2630  
zza.co.uk

**HOUSING ASSOCIATIONS****Catalyst**

020 8832 3139  
chg.org.uk

**L&Q Housing Association**

08444 069 000  
lqgroup.org.uk

**Peabody**

020 7021 4444  
peabody.org.uk

**Swan HA / NU living**

01277 844 770  
swan.org.uk

**LANDSCAPE ARCHITECTS****Gillespies**

020 7253 2929  
gillespies.co.uk

**LUC**

020 7383 5784  
landuse.co.uk

**Outerspace**

020 8973 0070  
outerspaceuk.com

**ReardonSmith Landscape**

020 7378 6006  
reardonsmithlandscape.com

**LEGAL****Forsters Law**

020 7863 8333  
forsters.co.uk

**Gowling WLG**

03709 031 000  
gowlingwlg.com

**Mills and Reeve**

020 7336 8888  
mills-reeve.com

**Town legal**

020 3893 0370  
townlegal.com

**Trowers & Hamlins**

020 7423 8120  
trowers.com

**LIVERY COMPANY****Mercers’ Company**

020 7726 4991  
mercers.co.uk

**LOCAL AUTHORITIES****City of London Corporation**

020 7332 3493  
cityoflondon.gov.uk

**City of Westminster**

020 7641 6000  
westminster.gov.uk

**London Borough of Barking & Dagenham (and Be First)**

020 8215 3000  
lbdd.gov.uk

**London Borough of Bexley**

020 8303 7777  
bexley.gov.uk

**London Borough of Brent**

020 8937 1234  
brent.gov.uk

**London Borough of Camden**

020 7974 4444  
camden.gov.uk

**London Borough of Croydon**

020 8726 6000  
croydon.gov.uk

**London Borough of Ealing**

020 8825 5000  
ealing.gov.uk

**London Borough of Enfield**

020 8379 1000  
enfield.gov.uk

**London Borough of Hackney**

020 8356 3000  
hackney.gov.uk

**London Borough of Haringey**

020 8489 1000  
haringey.gov.uk

**London Borough of Hounslow**

020 8583 2000  
hounslow.gov.uk

**London Borough of Islington**

020 7527 2000  
islington.gov.uk

**London Borough of Lambeth**

020 7926 5997  
lambeth.gov.uk

**London Borough of Lewisham**

020 8314 6000  
lewisham.gov.uk

**London Borough of Merton**

020 8274 4901  
merton.gov.uk

**London Borough of Newham**

020 8430 2000  
newham.gov.uk

**London Borough of Redbridge**

020 8554 5000  
redbridge.gov.uk

**London Borough of Southwark**

020 7525 5000  
southwark.gov.uk

**London Borough of Sutton**

020 8770 5000  
sutton.gov.uk

**London Borough of Tower Hamlets**

020 7364 5000  
towerhamlets.gov.uk

**London Borough of Waltham Forest**

020 8496 3000  
walthamforest.gov.uk

**London Borough of Wandsworth and Richmond**

020 8871 6000  
wandsworth.gov.uk

**Royal Borough of Kensington and Chelsea**

020 7361 3000  
rbkc.gov.uk

**Royal Borough of Kingston upon Thames**

020 8547 5000  
kingston.gov.uk

**OTHER****projekt**

020 7923 3565  
themillcoproject.co.uk

**PLANNING CONSULTANCY****Barton Willmore**

0118 943 0075  
bartonwillmore.co.uk

**Changing Cities**

07889 392 786  
changingcities.co.uk

**DP9**

020 7004 1700  
dp9.co.uk

**Iceni Projects**

020 3640 8508  
iceniprojects.com

**Quod**

020 3597 1000  
quod.com

**Tibbalds Planning and Urban Design**

020 7089 2121  
tibbalds.co.uk

**Vectos**

020 7580 7373  
vectos.co.uk

**PR/COMMUNICATIONS/RECRUITMENT****AreBe**

07799 072 547  
arebemarketing.co.uk

**BECG**

020 7636 6603  
hardhat.co.uk

**Camargue**

020 7636 7366  
camargue.uk

**Caro Communications**

020 7713 9388  
carocommunications.com

**Cascade PR**

020 7871 3565  
cascadecommunications.co.uk

**Comm Comm UK Ltd**

commcommuk.com

**Coverdale Barclay**

020 7434 1780  
coverdalebarclay.com

**Faust PR**

020 8392 1085  
faustpr.co.uk

**Four Communications**

020 3697 4200  
fourcommunications.com

**ING Media**

020 7247 8334  
ing-media.co.uk

**Lodestar**

020 3772 8989  
lodestaruk.com

**London & Partners**

07717 862 734  
londonandpartners.com

**London Communications Agency**

020 7612 8480  
londoncommunications.co.uk

**Me&Dave**

020 7490 5020  
me-and-dave.com

**Media Ten Limited**

020 3225 5200  
media-ten.com

**Newgate Communications**

020 3757 6767  
newgatecomms.com

**Redwood Consulting**

020 7828 5553  
redwoodconsulting.co.uk

**Robert Fiehn Architectural Communications**

07814 078 946  
robertfiehn.com

**The Communication Group**

020 7630 1411  
thecommunicationgroup.co.uk

**Wordsearch**

020 7549 6600  
wordsearch.co.uk

**PRODUCTS/TECHNOLOGY****Airflow**

01494 525 252  
airflow.com

**Aliaxis**

+32 2775 5050  
aliaxis.co.uk

**Atrium Ltd**

020 7681 9933  
atrium.ltd.uk

**Axalta Powder Coating**

07771 336 800  
axalta.com

**Bathroom Brand Group**

01322 473 222  
bbgroupprojects.co.uk

**Bosch**

bosch.com

**BT Facilities Services Ltd**

03316 640 657  
bt.com

**Clippings**

020 7060 7422  
clippings.com

**Commonplace**

020 3553 1990  
commonplace.is

**Eco Cycle**

07801 848 006  
ecocycle.co.uk

**GreenBlue Urban**

01580 830 800  
greenblue.com

**Hydro Building Systems**

01684 853 500  
sapabuildingsystems.co.uk

**Kingspan Facades**

01352 716100  
kingspanfacades.co.uk

**Mitsubishi Electric**

01707 276 100  
mitsubishielectric.co.uk

**NBK UK**

01773 512 363  
nbkterracotta.com

**Polypipe**

01709 770 000  
polypipe.com

**REHAU Ltd**

020 7580 6155  
rehau.com

**Roca**

020 7610 9503  
uk.roca.com

**Sound Diplomacy**

020 7613 4271  
sounddiplomacy.com

**Spectral (RIDI Lighting Ltd.)**

1279 450 882  
ridi-group.co.uk

**Triconnex**

triconnex.co.uk

**Visual House**

020 3008 4546  
visualhouse.co

**Vitra**

01235 750 990  
vitra.co.uk

**VU.CITY**

020 3889 7030  
vu.city

**WICONA**

01924 232 323  
wicona.com

**PROPERTY ADVISORS****Avison Young (GVA)**

08449 02 03 04  
gva.co.uk

**Cushman & Wakefield**

020 7935 5000  
cushmanwakefield.co.uk

**Deloitte Real Estate**

020 7936 3000  
deloittherealestate.co.uk

**Gerald Eve**

020 7493 3338  
geraldeve.com

**GL Hearn**

020 7851 4900  
glhearn.com

**JLL**

020 7493 6040  
jll.co.uk

**Knight Frank**

020 7629 8171  
knightfrank.co.uk

**Savills**

020 7409 8834  
savills.com

**WYG Group**

020 7250 7500  
wyg.com

**PROPERTY MANAGEMENT****Langham Estate Management Ltd**

020 7580 5656  
langhamestate.com

**PROPERTY/INVESTMENT/ DEVELOPMENT****Almacantar Ltd**

020 7535 2900  
almacantar.com

**AMM**

01628 481 286



**Boxpark**  
020 7186 8800  
boxpark.co.uk

**British Land**  
020 7486 4466  
britishland.com

**Brockton Capital**  
020 7220 2500  
brocktoncapital.com

**Brookfield**  
020 7659 3500  
brookfield.com

**Bywater Properties Investment Management**  
020 7486 2233  
bywaterproperties.com

**C C Land Management and Consultancy**  
+852 2820 7000  
ccland.com.hk

**Cadogan**  
020 7730 4567  
cadogan.co.uk

**Canary Wharf Group**  
020 7418 2000  
canarywharf.com

**Capital and Counties Properties PLC**  
020 3214 9150  
capitalandcounties.com

**Carter Jonas**  
020 7518 3200  
carterjonas.co.uk

**Clarion Housing Group**  
clarionhg.com

**Coin Street Community Builders**  
020 7021 1600  
coinstreet.org

**Consulco**  
020 3214 9940  
consulco.com

**Countryside plc**  
01277 237 968  
cpplc.com

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crateuk.com

**Crosstree Real Estate Partners**  
020 7016 4178  
crosstree.com

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delancey.com

**Derwent London**  
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derwentlondon.com

**Dolphin Living**  
dolphinliving.com

**Dorrington**  
020 7581 1477  
dorrington.co.uk

**Far East Consortium**  
fecil.com.hk

**First Base**  
020 7851 5555  
firstbase.com

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forepartnership.com

**Fusion Land**  
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fusionland.com

**Get Living London**  
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getlivinglondon.com

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gpe.co.uk

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greycoat.com

**Greystar**  
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greystar.com

**Grosvenor**  
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grosvenor.com

**Hadley Property Group**  
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hadleypropertygroup.com

**HB Reavis Real Estate**  
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hbreavis.com

**HDG Ltd**  
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hdgltd.com

**Helical**  
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helical.co.uk

**HGH**  
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hghplanning.co.uk

**Howard de Walden**  
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hdwe.co.uk

**Knight Dragon Developments Ltd**  
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knightdragon.com

**Landsec**  
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landsecurities.com

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lendlease.com

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millbankgroup.co.uk

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momentum-transport.com

**Mount Anvil**  
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mountanvil.com

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native-land.com

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pocketliving.com

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qataridiar.com

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quintain.co.uk

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redrow.co.uk

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regal-homes.co.uk

**Renewal Group**  
020 7358 1933  
renewalgroup.co.uk

**Robinson Regeneration Enterprises Ltd**  
robinsonregeneration.com

**Rockwell**  
020 3705 5110  
rockwellproperty.co.uk

**SEGRO**  
020 7451 9129  
segro.com

**Shaw Corporation**  
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shawcorporation.com

**South Coast Estates Ltd**  
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southcoastestates.co.uk

**Stanhope plc**  
020 7170 1700  
stanhopeplc.com

**The Bedford Estate**  
020 7636 2885  
bedfordestates.com

**The Collective**  
020 7183 5478  
thecollective.co.uk

**The Crown Estate**  
020 7851 5050  
thecrownestate.co.uk

**The Portman Estate**  
020 7563 1400  
portmanestate.co.uk

**U+I**  
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uandiplc.com

**Vastint**  
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vastint.eu

**Voreda**  
voreda.com

**Whitbread**  
01582 424200  
whitbread.co.uk

**PUBLIC BODIES**

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020 7420 5200  
designcouncil.org.uk

**Environment Agency**  
03708 506 506  
environment-agency.gov.uk

**Greater London Authority**  
020 7983 4641  
london.gov.uk/mayor-assembly/gla

**Historic England**  
020 7973 3700  
historicengland.org.uk

**London & Continental Railways**  
020 7391 4300  
lcrhq.co.uk

**London Legacy Development Corporation**  
020 3288 1800  
londonlegacy.co.uk

**Transport for London**  
020 3054 3883  
tfl.gov.uk

# almacantar

## ALMACANTAR

Almacantar is a property investment company specialising in large-scale, complex developments in Central London. Known for its design-led approach, the company focusses on creating long-term value through development, repositioning or active asset management. Since launching in 2010, Almacantar has acquired over 1.5m sq ft of prime assets in the heart of London including live projects; Centre Point, Marble Arch Place, One and Two Southbank Place and Lyons Place.

**Investor / Developer**  
New Quebec Street, London W1H 7NX  
almacantar.co.uk

# ballymore.

## BALLYMORE

Ballymore is a developer with vast and varied experience, acknowledged as pioneers of some of Europe’s largest regeneration projects. With ambitious mixed-use transformational developments and sensitive modernisation in established, historic cityscapes, Ballymore take its responsibility as a place maker very seriously, putting quality of life and a connection to arts and culture at the core of their work. Founded in Ireland in 1980, Ballymore remains 100 per cent owned and managed by founder Sean Mulryan and his family.

**Developer**  
161 Marsh Wall, London E14 9SJ  
ballymoregroup.com



## ARGENT

Argent delivers some of the best mixed-use developments in the UK: major commercial, residential, education, cultural and community developments in the country’s largest cities. It is involved in the full development process from identifying and assembling sites to financing, project management of the construction process, letting and asset management. It also manages and maintains buildings and estate. In 2015, Argent entered into a joint venture partnership with US developer Related, forming Argent Related, to pursue future opportunities for urban development, with a focus on the build-to-rent sector.

**Developer**  
4 Stable Street, King’s Cross, London N1C 4AB  
argentllp.co.uk



## ARGENT RELATED

Argent Related leverages the combined expertise and track record of UK developer Argent, and Related Companies, one of the United States’ most prominent real estate firms. The Argent Related partnership brings together an extraordinary blend of development skills, access to global capital, and unrivalled technical and delivery experience. Argent Related’s goal is always to develop for the long term — astutely, sensitively, and with a sense of social purpose—delivering the homes and workspace that our UK cities badly need.

**Developer**  
4 Stable Street, King’s Cross, London N1C 4AB  
argentrelated.co.uk



## BAM CONSTRUCTION

BAM Construction is one of the foremost contractors with an annual turnover in excess of £985m. We set high standards for everything we do and we have a reputation for providing lasting value for our customers by creating excellent working relationships. Listening to our customers, exceeding our customers needs, aspiration and expectations, delivering projects on time and on budget whilst being a responsible contractor. Our projects span seven main markets: office, education, retail, mixed use development, health, leisure and law & order.

**Contractor**  
24 Chiswell Street, London EC1Y 4TY  
bam.co.uk



## BARRATT LONDON

Barratt London is a market-leading residential developer with over 30 years’ experience in the Capital, delivering over 2,000 new homes in London each year. Barratt London is committed to providing an unbeatable customer experience and developing exceptional homes for all Londoners—with a vision to make London an even better place to live. Barratt London’s portfolio includes residential developments, from state-of-the-art penthouses in the City of London to complex, mixed-use regeneration projects in Hendon.

**Developer**  
3rd Floor Press Centre, Here East, Queen Elizabeth Olympic Park, London E15 2GW  
barrattlondon.com





BATTERSEA POWER STATION

Battersea Power Station is one of the world’s most famous buildings and is at the heart of central London’s most visionary and eagerly anticipated new development. The redevelopment of the 42-acre site is being managed by Battersea Power Station Development Company.

**Developer**  
1 Village Courtyard, Battersea, London SW11 8EZ  
batterseapowerstation.co.uk



BERKELEY GROUP

The Berkeley Group builds homes and neighbourhoods across London, Birmingham and the South of England. We create beautiful, successful places, where communities thrive and people of all ages and backgrounds enjoy a great quality of life. Our developments range in size from a few dozen homes in a market town to complex regeneration programmes with over 5,000 homes. Berkeley Group is made up of six autonomous companies: St George, St James, Berkeley Homes, St Edward, St William and St Joseph.

**Developer**  
Berkeley House, 19 Portsmouth Road, Cobham KT11 1JG  
berkeleygroup.co.uk



BRITISH LAND

British Land’s portfolio of high-quality property focused on London Offices and Retail around the UK is valued at £16.2bn, with a share of £12.3bn, making it one of Europe’s largest listed REITS. The company’s strategy is to provide places which meet customer needs and respond to changing lifestyles—Places People Prefer. Sustainability is embedded throughout the business and in 2016 British Land received the Queen’s Award for Enterprise: Sustainable Development, the UK’s highest accolade for business success over a period of five years.

**Developer**  
York House, 45 Seymour Street, London W1H 7LX  
britishland.com



CAPITAL & COUNTIES PROPERTIES

Capital & Counties Properties PLC (Capco) is one of the largest investment and development property companies that specialises in central London real estate. Capco’s landmark London estate is at Covent Garden. The company creates and grows value through a combination of asset management, strategic investment and development.

**Owner / Investor / Developer**  
15 Grosvenor Street, London W1K 4QZ  
capitalandcounties.com



CATALYST

Catalyst is a leading housing association that manages over 21,000 homes across London and the South East. As expert developers of mixed-tenure neighbourhoods with a proven track record in estate regeneration, Catalyst expects to develop more than 1,000 homes a year by 2020—working both independently and in partnership with others.

**Housing Association / Developer**  
Catalyst Housing Ltd, Ealing Gateway, 26-30 Uxbridge Road, London W5 2AU  
chg.org.uk



CITY OF LONDON

The City of London is a uniquely diverse organisation with three main aims: to support and promote the City as the world leader in international finance /business services; to provide high quality local services and policing for the Square Mile; and to provide valued services to London and the nation as a whole. The City Surveyor’s Department manages commercial property in excess of £2bn. The City Property Advisory Team acts as a facilitator between internal departments, businesses and the property industry.

**Local Government**  
Guildhall, PO Box 270, London EC2P 2EJ  
cityoflondon.gov.uk

Brookfield Properties



CANARY WHARF GROUP

Canary Wharf is a major 24/7 urban district in London. No other business district in a major European city offers occupiers the flexibility of design from a developer with an unsurpassed track record of delivering buildings. With over 17m sq ft of office and retail space, a working population of 120,000 people, 300 shops, bars, restaurants, health clubs and other amenities, 30 acres of intricately landscaped public spaces, and an extensive arts and events programme—Canary Wharf provides an unrivalled working lifestyle. With the arrival of residential homes during 2020, Canary Wharf will be a live, work and play destination.

**Developer**  
One Canada Square, Canary Wharf E14 5AB  
canarywharf.com



COUNTRYSIDE

Countryside works in partnership with public and private sector organisations to regenerate housing estates and secure the provision of high quality mixed-use and mixed-tenure schemes. Our projects are developed in partnership with local authorities, housing associations and local communities. We have undertaken more than 40 estate regeneration schemes since the 1980s and we have been building new homes in London and the South East for more than 55 years.

**Developer**  
Countryside House, The Drive, Brentwood, Essex CM13 3AT  
countryside-properties.com



CROSSTREE REAL ESTATE PARTNERS

Crosstree is a London-based and focused real estate investment and development company. Crosstree’s portfolio includes over 1.5m sq ft of projects across the retail, office, hotel and residential sectors.

**Owner / Investor / Developer**  
1 Curzon Street, London W1J 5HD  
crosstree.com



THE CROWN ESTATE

The Crown Estate is a specialist real estate business with an actively managed portfolio of high-quality assets in great locations. By combining scale and expertise in our chosen sectors with a customer-focused approach we deliver strong returns for the nation’s finances. Our portfolio includes central London—where we hold almost the entire freehold to Regent Street and around 50 per cent of the buildings in St James’s—as well as prime regional retail holdings across the UK.

**Land Owner / Developer / Asset Manager**  
1 St James’s Market, London SW1Y 4AH  
thecrownestate.co.uk





THE CROYDON PARTNERSHIP

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

**Developer**  
thecroydonpartnership.com

DERWENT  
LONDON

DERWENT LONDON

Derwent London is the largest central London REIT with a portfolio of 5.6m sq ft located predominantly in central London. We create value by developing, refurbishing and managing our assets well. We typically acquire properties off-market with low capital values and modest rents in improving locations. We take a fresh approach to the regeneration of each property with a focus on tenants and an emphasis on design. A strong balance sheet with modest leverage and flexible financing supports these activities.

**Developer**  
25 Savile Row, London W1S 2ER  
derwentlondon.com

EPR Architects

EPR ARCHITECTS

EPR Architects is an award-winning architectural studio based in London, Manchester and Poland. Our reputation as one of the UK’s leading practices reflects proven expertise in architecture, masterplanning, interior design and our commitment to design excellence. Our diverse team of over 200 talented people collaborate to produce vibrant, inventive and sustainable architecture in response to our client’s unique requirements, delivering an exciting portfolio of projects with professionalism from concept to delivery.

**Architect**  
30 Millbank, London SW1P 4DU  
epr.co.uk

GREYSTAR®

GREYSTAR

Greystar is the global rental housing leader, offering expertise in investment, development and property management. In bringing our ‘multifamily’ Build to Rent model to the UK, Greystar draws on over 25 years experience—we currently manage over 400,000 homes globally. In the UK we have more than 5,000 BTR homes in active development and a student housing portfolio exceeding 6,000 bedspaces. We focus on the quality of our residents’ experience as well as the broader long-term placemaking of our developments.

**Developer / Property Manager / Investment Manager**  
Finsbury Circus House, 15 Finsbury Circus, London EC2M 7EB  
greystar.com

GROSVENOR

GROSVENOR BRITAIN & IRELAND

Grosvenor Britain & Ireland creates and manages high-quality neighbourhoods across the UK and Ireland. The company’s diverse property development, management and investment portfolio includes Grosvenor’s London estate, comprising 300 acres of Mayfair and Belgravia, in which it has a £1bn rolling investment programme. Other developments are elsewhere in London and in Oxford, Cambridge, Edinburgh and Southampton. As at 31 December 2016, Grosvenor Britain & Ireland had £5.1bn of assets under management.

**Developer / Investor / Asset Manager**  
70 Grosvenor Street  
grosvenor.com

HADLEY PROPERTY GROUP

HADLEY PROPERTY GROUP

Hadley Property Group is a privately-owned residential-led property developer, specialising in progressive, sustainable approaches to the delivery of much-needed housing in Central and Greater London. With more than 1500 homes in the pipeline, the company is currently developing mixed-use schemes (c. 150–500 homes), large scale regeneration projects delivered in partnership with local authorities and the GLA, and luxury developments in central London.

**Developer**  
16 Garrick Street, London WC2E 9BA  
hadleypropertygroup.com

FIRST BASE

FIRST BASE

First Base is a privately-owned mixed-use developer specialising in placemaking and urban regeneration. First Base collaborates with leading architects such as Fletcher Priest, AFK, Make, BuckleyGrayYeoman and AHMM to create a mix of workspace, modern retail, hotels, homes and cultural uses to revitalise high streets and town centres across the UK. Working in partnership with the public sector the company shapes its developments around the needs of the local community, embedding technology to create places that are future-enabled.

**Developer**  
91 Wimpole Street, London W1G 0EF  
firstbase.com

FORE

FORE PARTNERSHIP

FORE Partnership is a purpose-driven, direct co-investing platform for UK and European real estate, backed by prominent family offices and private investors. FORE addresses the specific needs of investors seeking greater alignment of their property investments with their core values using an investment approach that drives returns through a holistic view on sustainability, design, occupational trends, social impact, and the built environment. The firm calls this approach ‘responsible real estate’. FORE has offices in London and Frankfurt.

**Developer**  
18 Savile Row, London W1S 3PW  
forepartnership.com

GREAT PORTLAND ESTATES

GREAT PORTLAND ESTATES

Great Portland Estates plc is a FTSE 250 property investment and development company owning around £2.6bn of office, retail and residential space in central London. Our portfolio consists of 47 properties totalling 2.6m sq ft, with a development programme totalling 1.8m sq ft, 54 per cent of the existing portfolio. We aim to deliver superior returns by unlocking the often hidden potential in commercial real estate in central London, creating great spaces for occupiers and strong returns for shareholders.

**Investor / Developer**  
33 Cavendish Square, London W1G 0PW  
gpe.co.uk

hbreavis

HB REAVIS

HB Reavis is an international workspace provider that designs, builds and manages places that enhance well-being and productivity. Working in the UK, Poland, Czechia, Slovakia, Hungary and Germany, we have already provided workspaces for over 65,000 people with a pipeline to deliver much more.

**Developer**  
Level 7, 33 King William Street, London EC4R 9AS  
hbreavis.com

HELICAL

HELICAL

Helical is a listed property investment and development company specialising in London and Manchester. Our central London portfolio comprises over 1.6m sq ft of real estate, spanning contemporary offices to vibrant mixed use schemes featuring prime residential apartments. With a concentration around the EC1 area of both new developments and refurbishment projects, we create distinctive buildings with attractive public realm that provide occupiers with flexible and striking space.

**Developer**  
5 Hanover Square, London W1S 1HQ  
helical.co.uk

L&Q

L&Q

L&Q is a leading residential developer and housing association. L&Q creates high quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. L&Q leads major residential and mixed-use developments and provides rented homes that are genuinely affordable and help people onto the housing ladder through options such as shared ownership. We also rent and sell homes on the open market. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.

**Housing Association / Developer**  
3 Maidstone Road, Sidcup DA14 5HU  
lqgroup.org.uk





LANDSEC

At Landsec, we believe great places are for people to experience and are made with the experience of great people. As one of the largest real estate companies in Europe, our £13.4bn portfolio spans 24m sq ft of well-connected, experience-led retail, leisure, workspace and residential hubs, with a growing focus on London. We deliver value for our shareholders, great experiences for our customers and positive change for our communities. At Landsec, everything is experience.

**Developer**  
100 Victoria Street, London SW1E 5JL  
landsec.com



LENLEASE

Founded in Australia in the 1950s and listed on the Australian Securities Exchange, Lendlease is a world leader in delivering end-to-end property solutions. Our fully integrated model is built on our core strengths in development, construction, infrastructure, fund management and asset management. Our vision is to create the best places. We specialise in developing large, complex, mixed-use regeneration schemes and have particular strengths in partnering with the public and private sector, naturally targeting projects with long term duration.

**Developer**  
20 Triton Street, Regent’s Place, London NW1 3BF  
lendlease.com

LONDONNEWCASTLE

LONDONNEWCASTLE

Londonnewcastle has been creating developments in the capital for the design-conscious for the past three decades. Our growth has always been driven by our ability to recognise the possibilities in every opportunity. It stems from an unshakeable commitment to our core beliefs. That we’re here to create design-led, mixed-use developments of the highest quality; that we’ll deliver a tireless level of service from origination to after care; and that all our stakeholders and clients will benefit from what we do.

**Developer**  
90 Whitfield Street, London W1T 4EZ  
londonnewcastle.com



PEABODY

Peabody owns and manages over 66,000 homes across London and the South East. Our mission is to help people make the most of their lives. We prioritise building genuinely affordable homes and aim to create great places that benefit our residents and the wider community. As well as bricks and mortar, we provide a wide range of community programmes in our neighbourhoods, including help with employment and training, health and wellbeing projects, family support programmes and a dedicated care and support service.

**Housing Association**  
45 Westminster Bridge Road, London SE1 7JB  
peabody.org.uk



QUINTAIN

QUINTAIN

Quintain has the unique ability to deliver and asset manage large scale, mixed-use development specialising in Build to Rent (BtR), delivering on a strategy for long-term ownership and investment in the UK and Ireland. Quintain wholly owns Tipi, the lifestyle-focused rental operator. Quintain is behind the £3bn transformation of Wembley Park, set to become the UK’s largest single site of BtR, and has recently launched its Irish subsidiary, delivering 9,000 homes and 600,000 sq ft of commercial space in Greater Dublin.

**Developer**  
180 Great Portland Street, London W1W 5QZ  
quintain.co.uk



REDROW HOMES

As one of the UK’s leading residential developers Redrow’s purpose is to create a better way for people to live. Our homes are constructed efficiently, responsibly and sustainably, delivering high quality environments for our customers. Our 14 England and Wales divisions build more than 5,000 homes per year. Redrow have designed and delivered exceptional developments around the capital and have two London offices. Our developments benefit the health and lifestyle of residents; we have an excellent record of community-led schemes.

**Developer**  
1st Floor, Unex Tower, 7 Station Street, Stratford, London E15 1AZ  
redrow.co.uk



THE MERCERS’ COMPANY

The Mercers’ Company is the Premier Livery Company of the City with over 700 years of history. The Company and its associated charities are active in supporting a variety of charitable causes, particularly care for the elderly and education. Its activities are derived from investments, primarily property in London’s West End and City. Following the successful JV with Shaftesbury Plc to develop St Martin’s Courtyard the Company are now undertaking a variety of projects to modernise the estate.

**Land Owner**  
Becket House, 36 Old Jewry, London EC2R 8DD  
mercers.co.uk



MITSUBISHI ESTATE

Mitsubishi Estate is a leading international property development and investment company with a substantial commercial and residential portfolio in Japan, which includes more than 30 buildings in Marunouchi, Tokyo’s central business district. Mitsubishi Estate is best known in the UK for its highly successful redevelopments of Paternoster Square, Bow Bells House in the City of London and also the Central Saint Giles development in London’s West End.

**Developer**  
5 Golden Square, London W1F 9HT  
mec.co.jp



MOUNT ANVIL

Mount Anvil has spent nearly 30 years focused on London, striving to become its most respected developer. A Mount Anvil home is part of a collection that’s in tune with its surroundings. They’re built to last and built for lasting value. We raise the bar each time, evidenced by the customers and partners that keep coming back to us. We promise and deliver exceptional homes and places that are known for world-class design, lasting quality and genuine customer care. We call that Better London Living.

**Developer**  
140 Aldersgate Street, London EC1A 4HY  
mountanvil.com



ROCKWELL PROPERTY

Rockwell is an agile, versatile and connected property developer with a proven track record of delivering quality development projects across the UK. The creation of extraordinary buildings and places that enhance communities is at the heart of Rockwell’s vision, with the company striving to leave a development legacy that stands the test of time. Rockwell works closely with world-renowned architects who share the company’s ethos and passion for transformative development with each and every project designed to reflect its location.

**Developer**  
23 King Street, London  
rockwellproperty.co.uk



SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages 6.9m sqm of space (74m sq ft) valued at over £10 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in nine other European countries.

**Developer**  
Cunard House, 15 Regent Street, London SW1Y 4LR  
segro.com



SELLAR

Sellar is an award-winning, privately owned property company best known for developing The Shard and accompanying Shard Quarter. Established more than 25 years ago, Sellar’s work is concentrated in London, where the company is recognised for delivering exceptional, design-led projects with a commitment to quality. Sellar’s approach to design and development is driven by an understanding of how people interact with buildings and the positive impact that successful development can deliver.

**Developer**  
42-44 Bermondsey Street, London SE1 3UD  
sellar.com



# STANHOPE

STANHOPE

We are developers with 30+ years’ experience and more than £26bn of completed projects. Our successful track-record includes landmark projects such a Broadgate, Paternoster Square, Chiswick Park and Television Centre. Our new projects include Royal Street and The British Library. We are a focused team of development entrepreneurs from professional property and construction backgrounds including surveyors, engineers and building experts, together with a finance team and support staff. Uniquely, many of the Stanhope executive team have worked together for over 15 years.

**Developer**  
2nd Floor, 100 New Oxford Street, London WC1A 1HB  
stanhopeplc.com



SWAN HOUSING ASSOCIATION

Swan Housing Association celebrates its 25th Anniversary this year and continues to provide high-quality affordable homes to rent and buy. Today, Swan operates in East London and Essex and locally manages over 11,000 homes, with a secured development pipeline of over 6,500 homes to be delivered using both traditional and offsite construction by Swan’s in-house developer NU living. We have our own offsite modular housing factory which we are using to deliver high quality new homes including fully customisable homes.

**Housing Association / Developer**  
swan.org.uk



U+I

U+I is a specialist regeneration developer and investor. With a £6bn portfolio of complex, mixed-use, community-focused regeneration projects including a £200m investment portfolio, we are unlocking urban sites bristling with potential in the London, Manchester and Dublin city regions. We exist to create long-term socioeconomic benefit for the communities in which we work, delivering sustainable returns to our shareholders.

**Regeneration Developer / Investor**  
7A Howick Place, Victoria, London SW1P 1DZ  
uandiplc.com



UNION INVESTMENT REAL ESTATE

Union Investment is a leading international investment company specialising in open-ended real estate funds for private and institutional investors. Union Investment has assets under management of EUR 40.3bn in fifteen real estate funds. The portfolios of Union Investment’s open-ended real estate funds comprise some 373 (+465 residential properties) and projects in Germany, other European countries, the Americas and Asia. Our high-quality portfolio already includes 224 certified sustainable properties and projects with a market value of some EUR 21.6bn.

**Investor / Developer**  
Postfach 30 11 99, D-20304 Hamburg, Germany  
union-investment.com/realestate

# WHITBREAD

WHITBREAD

Whitbread, which owns Premier Inn and Costa, is one of the UK’s largest occupiers with around 2,800 hotels, restaurants and coffee shops in the UK. Backed by the strength and assurance of a FTSE 100 company with more than 275 years’ trading history, both businesses are expanding and looking for more sites to support growth. Premier Inn—together with the newly-introduced hub by Premier Inn format—has a growth target of 85,000 bedrooms by 2020 with requirements nationwide. Costa is actively seeking more excellent locations across the country.

**Developer**  
Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable LU5 5XE  
whitbread.co.uk

# YardNine

YARDNINE

YardNine is a property development and asset management company focused on bringing exciting, high-quality projects to life through a collaborative approach. Our nimble, experienced team and personal approach are part of what differentiates us. We see ourselves as a partner of choice; we are not bound to any particular sector and can offer a complete service from pre-construction through to management post completion.

**Developer / Asset Manager**  
26 Carnaby Street, London W1F 7DF  
yardnine.com

# Speak to our planet with kindness

“We would do well to see the world as a sacred site that is holy, speak to our planet with kindness, and protect it as such.”

Alexis Wright, author, Waayni

The world is at a tipping point. People are inseparable from the natural world and climate breakdown and the loss of nature are both powerfully linked to ill health and inequality. Transformational design thinking is needed.

This means a coalition of wills, to plan and design places that respond to these crises and better meet people’s needs. New development can achieve ‘net good’. The trick is making this the new normal.

# LDĀ DESIGN

www.lda-design.co.uk



# A RIVER'S TALE

Pollard Thomas Edwards partner *Kaye Stout* reflects on her own very particular and eye-opening view of the English capital — from a boat on the Thames



*I walk my boat before London Town,  
Five hours up and seven down.  
Up I go till I end my run  
At Tide-end-town, which is Teddington.  
Down I come with the mud in my hands  
And plaster it over the Maplin Sands.*

*The River's Tale* by Rudyard Kipling

Last year I arrived in London on a sailing boat, having completed an eight-hour passage from the mouth of the Thames at Queenborough Harbour, on the Isle of Sheppey, to St Katharine Docks. The trip did not change my perspective of London, but it gave me a new appreciation for the world

beyond the Thames Barrier, viewed for most of us from the window of the train to Southend, or the Woolwich Road.

I have sailed across what is one of the main shipping lanes in the British Isles several times. Yet somehow, less than 60cm above the water's surface, it feels vulnerable. This was to be our first trip up the estuary into London. The sky was grey.

When you navigate across the estuary, there are complex charts to help you over the many sandbanks between the Black Deep and Sunk Head Tower. In sailing up the Thames, there are no complex charts or calculations; your primary aim is to stay out of the shipping lane and be carried by the rising tide.

We sailed silently past the top of the masts of the wreck, SS Richard Montgomery; 1,400 tonnes of unexploded TNT sitting just 15m below the water's surface. The bright yellow buoys picking out the exclusion zone are the only colour for miles around. On the horizon behind us, the outline of the Maunsell Forts at Red Sands and Southend Pier to the north look fragile from the sea.

It doesn't take long before the former livelihood of the Thames is revealed, the beautiful waterfront buildings of Gravesend—the desolation of most of the Essex coastline.

The first significant landmark is London Gateway Port and its vast container ships. Then we sail under the Queen Elizabeth II Bridge towering over our mast. Along the north and south banks are discarded structures of all shapes and sizes, projecting out of the water, sometimes from the land. Abandoned tugboats, cranes and rust. So much rust. Next comes Dartford Creek and then Dagenham Ford Jetty, where rows of white vans are driven onto a waiting container ship. We furl in the sail and turn on the engine.

At Crossness we contact the Port of London Authority to inform them we are approaching the barrier. As if in anticipation the grey skies dissipate, and we become excited. For the first time that day my 10 year old looks up from his iPad. The familiar skyline is laid out ahead of us.

You hear London City Airport before you see anything and what you see looks like certain disaster between aeroplane and newly built homes, quickly followed by another and then another. And then we are on familiar territory. All the regeneration opportunities we have read about, competed for, worked on and visited—Thamesmead, Silvertown Quays, Gallions Reach, Canary Wharf.

Arriving outside St Katharine Docks' lock, in front of a line of curious tourists, we moor onto a buoy and turn off the engine, while we wait for the tide to rise and the lock to open. The first thing we hear, after the silence, is the noise of the traffic on Tower Bridge. The sun is setting to the west, the view is beautiful, and we are in one piece. Tourists in our own city—and what a city it is. ●



## London Real Estate Forum

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THE BARBICAN CENTRE

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[lref.co.uk](http://lref.co.uk)

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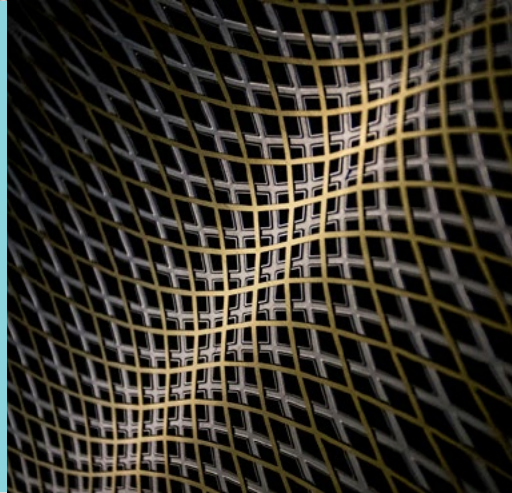
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**EPR Architects**