

# NLQ

NEW LONDON QUARTERLY  
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nla

## LONDON'S LANDSCAPES

LDA Design | BDP | Nicky Gavron | New London Agenda Special | Sadie Morgan | Greg Clark | The Gramophone Works | The Featherstone Building



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**GAGGENAU**



## SETTING THE AGENDA

This issue of NLQ features two practices which have made quite an imprint on the capital over the years.

BDP has been practising its quiet brand of capable regeneration for decades, moving on from being purely a multidisciplinary practice offering a team for any job to specialising in sectors, working and collaborating with other firms, and producing a wide range of work, from its Leighton House refurbishment to reshaping Oxford and Regent Streets for life during COVID and beyond.

Then there is LDA Design, another major force whose latest work at the Strand at Aldwych builds on pushing landscape and public realm elements to the fore on projects like Battersea Power Station and a series of transformative pocket parks across the capital. Louise Rodgers gets to grips with what makes the firm tick.

Both practices are, in their own ways, doing much to help progress a new London, and NLA's push for a New London Agenda to drive such sustainable growth is the subject of an essay on London's centre by Greg Clark, viewpoints from

people across the built environment, New Londoner of the Year Nicky Gavron's full speech at the awards, and Yolande Barnes latest column.

We take an in-depth look at RHE's Gramophone Works in our main building review, Joe Morris writes about the 'background' quality of Morris+Company's Featherstone Building, Sheppard Robson's Dan Burr sings the praises of Spitalfields, and New London Sounding Board chair Sadie Morgan answers the questions in this issue's Coffee Break feature.

The New London Agenda will need collaboration between disciplines, sectors and between public and private sector organisations across the capital, such as those featured this issue, if we are to achieve the ultimate aim: a better, more liveable city for all.

Enjoy the issue!

**David Taylor, Editor**

NLQ  
The magazine of NLA —  
London's built environment community



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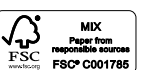
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# NLQ 54



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*"NLA plays a vital part in the development of our great city bringing together all the leading players to ensure coherent and thorough consideration."*

Weston Williamson, NLA Partners





On track — the Highline comes to London...

# THE QUARTER

A quick compendium of the more important stories affecting London development over the last few months. For more news, interviews and features, sign up to our New London Weekly newsletter at [nla.london](https://nla.london)

## BUILDINGS

Planners gave the green light to the **Camden Highline**, which will transform a section of disused railway into a new elevated park. The 1.2km-long project, designed by Field Operations and vPPR Architects, links Camden Town to King's Cross and will be built in three sections. Native Land won its appeal against the decision by Westminster City Council's planning committee to refuse its plans for **Kilmuir House**, a 'super prime' residential development on Eaton Terrace in Belgravia. The six-storey scheme by Pilbrow & Partners comprises 60 new homes (including four affordable), in an all-electric development run on green energy, with air-source heat pumps and photovoltaic panels, ensuring the building is net-zero carbon in operation. Native Land also won planning approval for **Building 1**, an 80,000 sq ft (c.7,430 sqm), eight-storey 'sustainable' office building designed by Make Architects at Bankside Yards. Endurance Land unveiled a 36-storey tower plan for **Silicon Roundabout**, designed by KPF. KPF was also the architect behind a new 23-storey life sciences building submitted for planning at **Canary Wharf's North Quay** in a joint venture between Kadans Science Partner and Canary Wharf Group. Stanhope won planning consent for its green makeover of **Woolgate Exchange**, designed by Stiff + Trevillion. The scheme comprises 350,000sq ft (c. 32,500 sqm) of office space over three levels of basement, ground and eight upper floors, and will include 1,500 sq ft (c.140 sqm) rooftop pavilion. Herzog & de Meuron unveiled updated designs for its controversial £1.5 billion **Liverpool Street station project**. Conservation groups led by actor and comedian

Griff Rhys Jones united in opposition against the 16-storey tower project by Sellar, MTR and Network Rail.

## COMPANIES AND REPORTS

Turner & Townsend joined forces with Alinea to become **Turner & Townsend Alinea**. **MacCormac Jamieson Prichard** went into liquidation following a spate of stalled projects. **Studio Moren** unveiled a strategic partnership with the Energy and Environment Alliance (EEA) — an international not-for-profit coalition driving the decarbonisation of the hospitality industry—to provide expertise on sustainable architecture and interior design practices across the sector.

## PRIZES AND COMPETITIONS

**Be First** announced that it is seeking architect and design team partners for a £35 million design framework delivering up to 3,500 new homes over the next four years. Jacob Willson, head of design at Be First, said: 'We want to partner with a mix of large and small architect practices, landscape architects and engineers to deliver on this exciting opportunity of developing sustainable and vibrant neighbourhoods for our residents, while maximising social value.' More information at [befirst.london/framework](https://befirst.london/framework).

## PEOPLE

Pritzker Prize-winning architect **Arata Isozaki** died aged 91, and one of India's greatest ever architects, **Balkrishna Doshi**, died aged 95. Community-focused founder of HTA and JTP **John Thompson** died aged 78. **Indy Johar** received an MBE in King Charles's first New Year Honours, and Scottish-Ghanaian architect **Lesley Lokko**, curator of this year's Venice Biennale, was awarded an OBE. ●

## NEED TO KNOW



...in amongst the trees: the Highline, ground level view



Native Land's Kilmuir House scheme



Working on the river — the Make Architects-designed Building 1 office building at Bankside Yards



Stiff + Trevillion's Woolgate Exchange



Greener stays — Studio Moren's Waterloo Hub



# MOVEMENT AND LIGHT

Architects IF\_DO and artist Lakwena have completed *Here we come, here we rise*, a colourful wrap for a new electricity substation at Brent Cross Town



The artwork sits next to London's A406 North Circular and is taller than the Angel of the North



Top and above: *Here we come, here we rise* in its context. Above right: IF\_DO and Lakwena: Al Scott, Thomas Bryans, Lakwena, Sarah Castle

Related Argent has unveiled a colourful new 'wrap' for an electrical substation at Brent Cross Town, designed by artist Lakwena and architect IF\_DO.

The 21m-high, 52m-long permanent public artwork, called *Here we come, here we rise*, is next to the A406 North Circular at the junction with the M1 motorway near the new Brent Cross West Thameslink station, due to open later this year. The developer estimates that six million people will see the structure from the road and railway lines every year.

Working with Lakwena, IF\_DO created a structure and facade design comprising four undulating bands and triangular lenticular panels that create a kaleidoscopic effect, emphasising the idea of movement as viewers move around the structure. The designers drew on influences as varied as Eadweard Muybridge's motion studies or historic forms of

roadside structures, such as billboards, funfairs and industrial sites that make use of a skeletal frame supporting a brightly coloured skin.

The substation it wraps will serve Brent Cross Town, a scheme by Related Argent and Barnet Council which includes 6,700 new homes, 3 million sq ft (c. 280,000 sqm) of offices and new retail spaces.

Related Argent partner Nick Searl said the public art will both become a great landmark for London and set the tone for the wider project. 'It would have been easy to take the more traditional route of enclosing the substation in a nondescript box and to miss the opportunity that is now so evident,' he said. 'Instead, we have demonstrated that even the most functional pieces of infrastructure can play an important role in defining place and lifting the spirits.' ●



# WHAT IS THE MOST IMPORTANT ISSUE THE NEW LONDON AGENDA SHOULD ADDRESS?



**Murdoch Cameron**  
Director, MCW

Big picture + small detail = local impact. Whatever the scale of the project, its ultimate success relies in large part upon getting the small things right. Groups looking to better the built environment are often very good at the big picture and sometimes less engaged in those small things that make a big difference.

Such groups could be communities, who for years have been trying to better access to a local facility, plant a group of trees to provide shade and coolth, enhance a play space, create an area of wildflower, create a shared community workspace to support small businesses, refurbish a derelict or forgotten footpath or celebrate a local hero. Get it right, it betters engagement, improves health and wellbeing, and makes people smile.

So, perhaps a challenge to NLA, and us all, is how to engage at the micro level to improve the quality of people's lives to make London a better place to live, work and visit.



**Catriona Fraser**  
Director, Planning,  
Turley

Heading into 2023, the world of planning is arguably becoming increasingly challenging, with a multitude of competing demands, each as important as the next. We have started the year with a new draft NPPF, and new fire safety regulations on the horizon, which are already influencing how we design and consider our tall buildings.

A sector which also remains high on the agenda, at least at a city level, is urban/last-mile logistics. The demand for this type of development shot up, and straight into the spotlight, as a direct result of the global pandemic. Home deliveries and internet shopping became the norm for more households than ever before, with an increasing expectation of deliveries being made within 24 hours. Although the demand has arguably cooled since we have been able to work and socialise as we did pre-COVID, the pandemic taught us that urban/last mile logistics should be treated as part of our essential infrastructure when plan-makers put pen to paper.

LPAs need to plan positively for the inclusion of employment uses and distribution hubs in strategic locations to ensure they meet the fast-changing needs of multiple stakeholders. As demand from businesses and consumers continues to grow and land becomes scarcer, we must place greater emphasis on the role of industrial and logistics, in the right areas, as we seek to build back better.



**Brian Goldsmith**  
Managing director UK  
and Europe, Introba

I want London to become a leader in building retrofit and reuse, delivering the spaces we need in a more climate-friendly way. Our capital has a long history of reinventing itself. Let's harness that spirit to make it a best-in-class example of decarbonisation and greener design.

It's vital that we set more rigorous standards to guide discussions around whether to retrofit and repurpose buildings or to demolish and rebuild them. Let's prove, not just assume, that reusing assets is the most carbon-efficient way to build. This will help clients to make informed decisions about investing and provide planners with an evidence-based approach.

Sharing data and expertise is essential to develop standardised methodologies. That's why we set up the Low Energy Transformation Initiative (LETI) network to get people from across the industry talking, collaborating, challenging the norm and driving progress.

It's easy to focus on retrofit as a way to improve operational carbon, but we've got to address projects' embodied carbon too to ensure we're taking a whole-life approach. MEP services are a good example—refurbishments usually concentrate on making systems more operationally efficient, but they can make up most of a building's total embodied carbon, up to 70 per cent for some retrofits.

The industry needs to catch up quickly to get the right tools in place, but the good news is that we've started. The final piece of the puzzle is recruiting the best people to help us on this mission. We especially need ambitious and curious young people to bring fresh ideas and shake up some of the established thinking about the built environment. What could be more inspiring than being part of a push to make London a beacon for excellence in sustainable design?



**Graeme Craig**  
Director and chief  
executive,  
TTL Properties, TfL

We know London's challenges. They include affordability, decarbonisation, inequality, sustainability and accessibility. These endure not only because they reinforce each other, but because their impact is felt most starkly by those who have the least influence.

At the same time, in a post-pandemic world, many people have more freedom than ever in where they live, work and spend time. If London is to flourish, there must be widespread collaboration, with a shared focus on delivering the quality of spaces that attract people and deliver the experiences that enliven our cities and enrich our lives. These spaces must be authentic and inclusive so that they can be enjoyed by everyone.

The task is to build a coalition around a compelling narrative for a better London and, above all, to ensure the industry that addresses these challenges reflects the diversity of London, the most diverse city in the world. How else can we adequately understand let alone address London's needs?

That alone is not enough. We must also equip Londoners with the information and tools they need to better tackle local issues themselves. The technology exists. We need to put it in people's hands.







**Dicle Guntas**  
Managing director,  
HGG London

Talent. While there’s no doubt London already hosts a raft of issues which need addressing—from the housing crisis to the need for sustainable development—the emerging problem of attracting and retaining talent is now added to the list, not least because it impacts how successfully we tackle all the other problems.

As a developer, I see this affecting the whole development process: from feasibility to design, planning to delivery. And it’s not just limited to our industry. To develop, design and deliver a better London from the likes of planners, architects, developers and contractors, in all areas of the built environment, the best people need to work together.

So the question is how can we ensure that London continuously welcomes the talent and encourages them to stay? I hope the New London Agenda looks holistically at the people who make progress happen, not just at the policies and ideas to put in place, so we can foster and support the best in thinking and collaboration for a city that has equality and diversity at its core.



**David Tarbet**  
Regional director,  
Faithful+Gould

Ensuring the safety of residents in London’s tower blocks has to be a key priority for the city. The Department for Levelling Up Housing and Communities (DLUHC) has undertaken the task of updating and improving fire safety guidance to prevent a repeat of the Grenfell Tower tragedy in 2017.

On December 23, DLUHC issued a consultation for proposals to amend the Building Regulations, including the proposal to legislate on the need for a second staircase in at-risk buildings. The proposed change only relates to England and would not affect existing buildings over 30m tall which have a single staircase.

Should it be implemented, the requirement of a second staircase will necessitate a vast overhaul of current architectural, structural, engineering and developer plans of future residential buildings over 30m. The proposal, if successful, would set a maximum height for using a single staircase in residential buildings for the first time in England.

Many countries already have stricter rules than the UK when it comes to staircases in tall towers, and the consultation comes off the back of increased traction on this topic during 2022, including RIBA criticism of the government for continued confusion over the issue.

So, as we approach the sixth anniversary of that awful night at Grenfell Tower, let’s get this issue right for London in 2023.



**Neil Manthorpe**  
Associate director  
design, Atkins

When thinking about this question of the key issues for 2023, for me it keeps coming back to social equality.

Our streets, buildings, transport networks and public places are too often neglected in deprived areas and too often have their access inadvertently restricted in more affluent parts of London.

It has been well documented that access to parks, riverfronts and green spaces can have significant health benefits, both mentally and physically. Access to high-quality public buildings, amenities and effective public transport can improve education, social equality and job prospects.

As such, there is an opportunity to level up the quality of living across London for all residents and visitors by improving these places, particularly in more deprived parts of the city.

The Queen Elizabeth Olympic Park was a great catalyst for this wider type of regeneration in London. There is an opportunity to continue to build on this and explore more localised improvements to our public amenities and places to offer a better quality of living for all Londoners.

Greater investment in our public places, buildings and parks driven by inclusive design principles can help to positively transform the lives of our future generations.



**Robert Westcott**  
Director, Civic  
Engineers

For us, it’s how we live and how we build. Local authorities are stifling development to keep climate emergency declarations, and it’s adding to pressures.

London has to address its housing shortage to avoid becoming totally unattractive to people wanting to work here. This is affecting our younger people more and more, and will be critical in running essential services. With no rent restrictions, high inflation, a recession and low housing availability it shouldn’t be a surprise that the NHS can’t attract or retain critical staff. With an increasingly expensive and unreliable train service, moving further out isn’t a viable option, either. This is an opportunity to generate green jobs in retrofitting, adapting and extending existing buildings.

The New London Agenda could inform new policy around embodied carbon, retrofit and demolition decisions. Introducing a well-thought-out demolition impact assessment with supporting guidance could be a solution. Similar to the basement impact assessment, which helped stem the invasion of basement extensions across London in the 2010s, it would arm local authorities with clear roadmaps and support from independent professional design panels.

Housing would be helped along, and debates over schemes like M&S Oxford Street should become a thing of the past.



**Nikki Webber**  
Business development  
executive, VU.CITY

The New London Agenda has a considerable task to address. A multi-year vision for London, covering the top issues that need to be tackled, as well as the best new ideas and solutions, is no mean feat.

To look at what’s most important within this is to delve right into the heart of the issue. We need to examine how our city undergoes change, and how all the brilliant, inspiring designers of places and spaces can take forward their proposals and continue to make evolving London a better place. That is to say, it’s not what we plan, it’s how we plan it.

At the core of the New London Agenda should be not only what needs to be addressed, but how we can best go about effecting change in the most efficient way possible.

Technology must be involved with this in some form or another, in the formation or interpretation of policy, in later design stages, and during the decision-making or monitoring processes. There are efficiencies to be had through digitisation and standardisation of data, and this will be vital in being able to deliver for the needs and aspirations of Londoners.



**Mark Powell**  
MD, EDAROTH  
(a wholly owned  
subsidiary of Atkins)

Building new affordable homes is more important than ever when you look at the combined impact of the housing crisis and the cost of living faced by Londoners.

Increasingly we are talking about people in the public sector—teachers, nurses, firefighters, police officers—who are struggling in the private rental market.

These are people we went out on our doorsteps and clapped for during the pandemic, who are now struggling with housing so they can live near their place of work in a safe environment in which they and their families can thrive.

The government’s response so far in 2023 has been to announce a £60 million fund to unlock brownfield sites. But that’s barely a drop in the ocean, especially compared to the £1.6 billion spent on temporary accommodation from 2021 to 2022, according to the government’s own figures.

There are currently more than one million households on social housing waiting lists across England, and we are a long way short of widely accepted targets that we need to build at least 90,000 new social homes per year.

It’s a basic supply and demand issue—there simply isn’t enough supply. Addressing that, and considering modern methods of construction to achieve it, should be the priority for London if we are serious about solving this crisis in housing.





**Ruth Duston OBE OC**  
Managing director,  
Primera

London's inherent strengths mean it is well placed to face up to current headwinds, including the economic climate and rising global competition. That said, we cannot be complacent. London must attract more visitors and investors, and encourage workers back to boost productivity and growth.

As a city we must be bold and do things differently. The City of London's Destination City programme is exactly how we should be responding to changing trends, targeting new demographics and following data and insight. Those of us involved in shaping the city, including BIDs, must adapt to changes, recognise how the capital is diversifying, and take a more holistic approach to serving our communities.

Partnership must sit at the heart of the capital's response. Partnership in creating new funding models, delivering better ideas and new collaborations, and driving innovation.

Partnership should be central to how we change the narrative around central London. The success of the capital will drive growth, with the benefits rippling across the country. However, we need to evolve the debate away from London vs the rest of the UK to become more nuanced and collegiate, by sharing prosperity and opportunity and supporting investment based on need and what will drive maximum value.



**Mark Wilkinson**  
Director, Hoare Lea

I would love to see the New London Agenda address the provision of healthy homes, setting a new 'minimum' standard for homes in London, where people want to live. There is so much focus on net zero, but I believe anyone can build a zero-carbon home—thick walls, small windows—it's called a prison... For a home to be truly sustainable people have to want to live there, and this requires a greater focus on health and wellbeing including daylight, fresh air, temperature and access to amenities and outdoor spaces.

Taking fresh air as an example, the air change rates in the Building Regulations are woefully low—surely there should be a minimum of one air change per hour in every living space. There are so many studies on how improved ventilation boosts productivity in the workplace, yet there is no focus on this in the home where most of us work, at least some of the time.

Hopefully, in time all the components of a healthy home will have the same profile as the operational energy and whole-life carbon figures.



**Stevan Tennant**  
Development director,  
Ballymore

While all eyes are on the current cost of living crisis, there is an opportunity to focus on factors within policymakers' control that, with some careful consideration, could provide the stimulus needed to increase housing supply.

Since 2019, significant changes to planning legislation have made residential development less viable in most parts of London. Examples include increases to the CIL and S106 obligations, the Building Safety Act, Residential Property Developer Tax, and leasehold reform.

In 2023, emerging design policy will further affect the basic viability of projects. The requirement for all apartments to be dual aspect will increase the cost of each home by around £30k. Overall, ignoring inflation and factoring in the loss of area efficiency, the cost of each square foot of inhabitable space will rise by more than 20 per cent with no incremental sales value increase.

In addition, the anticipated introduction of second staircases in buildings over 30m will result in less habitable space, making some projects uneconomical, and disincentivising the subtle articulation of building heights.

The current economic crisis is already having an impact on private and affordable housing numbers. Building starts are down 30 per cent year on year, and these proposed policies will inevitably further affect affordable housing quotas and decrease the value of publicly owned land, affecting the government's ability to raise finance and deliver housing. ●

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Raising the bar for beauty — Temple Bar

# LET'S TALK ABOUT BEAUTY

Peter Murray reflects on the growing use of the 'B' word in property and government circles, via two new books on the broad subject



in HRH's interference in 2009 in the development of Chelsea Barracks, where the Rogers Stirk Harbour masterplan was thrown out for something more conservative.

For a long time after the then Prince of Wales gave his carbuncle speech in 1984, in which he castigated contemporary architects, there waged some pretty fruitless style wars between the traditionalist and modernists, between neo-classical and high tech, goths and minimalists. All of which culminated

By that time, the lines were beginning to blur, and building design became more catholic—PoMo and the prince had widened the style debate. Let 1,000 flowers bloom, they said.

For a long time, too, the traditionalists had bagged the word 'beauty', a word many architects found hard to stomach. 'Firmness', 'commodity' and 'delight' were fine to describe good architecture, they thought.

Then, at the end of last year, the Royal Fine Art Commission Trust launched its Building Beauty Awards, which might just help designers to use the 'B' word without

embarrassment. Chair of the RFACT and its award jurors is design guru Stephen Bayley, who for many years has investigated the meaning of beauty, even proposing a major exhibition at the V&A on the subject.

Philosopher Simon May, a trustee of RFACT, suggests that the awards remind us that beauty is defined not only by Aristotelian concepts of harmony, proportion and symmetry but by a wider response that can be anchored in the time and place we inhabit.

In that context, the winners were the exceptionally beautiful bridge at Tintagel Castle by William Matthews and Ney & Partners; McGrath Road housing by Peter Barber Architects; the River of Light by Lifschutz Davidson Sandilands and Leo Villareal; and the Tower of Light in Manchester by Tonkin Liu. These give Michael Gove, secretary of state for levelling up—who references Poundbury as his example of beautiful architecture—a wider vocabulary of references in future.

There's a chapter on beauty in a new book by OMA partner Reinier de Graaf, a very readable romp through many of the issues facing architecture today, from iconitis to sustainability, and from architecture for health to places for people. The chapter on beauty is entitled 'The B Word', recognising the difficulty many architects have in using it in full. De Graaf's writing is well-researched, journalistic in tone and without the sort of critical position one might have expected from a partner of OMA. However, he does not come across as a fan of the Building Beautiful, Building Better Commission (BBBBC) whose report he quotes: 'It should no longer be assumed that the people are to be led by the architects and the planners other than the other way round.' Graaf responds by referring to Tom Wolfe and Jane Jacobs, who both broached the subject but neither contemplated the notion of a consensual notion of beauty. 'Linking the two,' writes de Graaf, 'seems a small step from democracy to populism.'

Another new book which is highly relevant to this debate is *No Free Parking* by Nicholas Boys Smith, an affectionate tour of the streets of London featured on the Monopoly board. Boys Smith is the founder of Create Streets, as well as the co-chair, alongside the late Sir Roger Scruton, of both the BBBBC and the Office for Place at DLUHC. His book is a hugely enjoyable read for all London—and Monopoly—buffs. I was personally disappointed that he didn't give more attention to Temple Bar and its importance to Fleet Street, but I agree with his sentiments of the permanence of London's

Mandy Kaylin



Reiner de Graaf's 'readable romp' and Nicholas Boys Smith's 'affectionate tour'

streets in shaping the city. 'Where Celts and Romans journeyed, where we drive, so people of the future and far future will also travel.'

It made me think what a complex job Boys Smith has in promoting beauty in government. London is not an ordered classical beauty like Paris or Rome. Its streets are a gallimaufry of styles, shapes and sizes. It is a city of clashing typologies, rather than of harmony. That's what makes it such an interesting and exciting place. But is it beautiful?

## 'We must be encouraged that raising the bar of design quality is now central to DLUHC policies'

Perhaps this would be solved at the RIBA's event *Beauty: Who Cares, Wins!* (held after NLQ went to press) organised by Paul Monaghan, an advisor for the government's Office for Place and partner at AHMM. It was set to include an exploration of 'what is beauty?' by cheerful classicist Robert Adam, Stephen Bayley and LendLease's Selina Mason, enticingly promising to ask, and perhaps answer, the question: 'How do we define beauty at a local level, how can design standards be set to encourage more beautiful development and how can we demonstrate that what is built, is popular with local people?'

We must be encouraged that raising the bar of design quality is now central to DLUHC policies. Design Codes and the NPPF will hopefully curb the depredations of the worst volume house builders, but whether we'll get an agreement on what beauty means rests in the balance. ●





# COLLABORATION IS KEY

Former London deputy mayor *Nicky Gavron* was named New Londoner of the Year at NLA's Annual Lunch. Below is the speech she gave, which was greeted by a standing ovation

‘What a joyful and celebratory event. It’s so wonderful.

I’m amazed to be standing here and so proud to receive this award. But this is a room full of people, and so many of you I’ve learned from, so many of you. There is a number here who should really be sharing this award with me. So, I want to thank you all.

Now, I’m going to say a bit about my five active decades as a proud Londoner. Like many Londoners, I wasn’t born here. And I owe being here to my mother. She came here as a teenager alone, fleeing Nazi persecution. She instilled in me that she owed a debt to London as a safe haven. Extraordinarily, she’d been chosen to lead a dance troupe of girls in the Berlin Olympics in front of Hitler. And then they discovered she was Jewish, and her whole life changed.

We’re celebrating this year the 10th anniversary of our Olympics. Our Olympics in London, where every athlete had a community to cheer them on. We are really the world in one city. Our strength, our people and their diversity. We are still open. But we need to fight for that.

Now, I came to talk about my story; how I came to London. I came to London to study history of art and architecture. I never wanted to leave here once I was here. I never set out either to be a career politician. In fact, I spent most of my 20s and 30s bringing up four children, teaching in art schools and setting up community projects including Jackson’s Lane Community Centre, which in fact I’m very proud to say Tim Ronalds was a key architect in. Jackson’s Lane was on the Archway Road. And it’s the Archway Road that politicised me. I was living close by it—it’s the A1, and was blighted by the threat of road-widening. The government of the day was going to plan to drive urban motorways right through residential areas in inner London to accommodate the car. It took us 19 years of campaigning to stop that. I learned a great deal from it, and so, I think, did many London policymakers. I realised that land use and transport were part of the same system, that we needed progressive transport policies, and that Londoners though, wanted much more. They wanted policies—joined-up policies to deal with poor housing stock, polluted air, and all the things that prevent their neighbourhoods from becoming liveable.

I also learned that citizens have a huge amount to give to their neighbourhoods to make them sustainable. Now, it was the abolition of the GLC that really galvanized me into politics. I made the community case against its abolition. I wanted to see it restored, and I did virtually everything I could to see that happen. I worked with my policy officer in Haringey, Tony Cumberbatch, who unfortunately couldn’t be here today. And we came out with a plan for a new strategic authority, we worked to get it taken up, and it was eventually put into the GLA Act. I was also terribly lucky, because I became the leader of the London Planning Advisory Committee throughout the 1990s. Labour was the majority party, then the biggest party and then the majority party. So that’s how I became that.

For those who don’t know, the LPAC was a committee that gave advice to various secretaries of state—transport and the environment, etc—on behalf of London, and London boroughs and its regions. It was advisory. It had rubber teeth. It had no power, but we had influence. And how we used it! We worked cross-party, cross-sector, closely with business, London First, City of London, and I’m thrilled that Michael Cassidy, who led the City of London then, is sitting right in front of me chairing this event. We managed to forge a remarkably high level of consensus about the policies London needed. And these were things like traffic reduction—including of course as its centrepiece, congestion charging; planning for London’s arts, culture, and entertainment, London’s ACE; and planning for sustainable residential density. All these were the evidence base for the new strategic authority, which came in in 2000.

Now, my lesson from the 1990s was that if you want to change mindsets, you have to collaborate. I’m a firm believer in collaboration. I’ve forgotten to say that throughout that decade, London was turning itself into a post-industrial city. It had begun in the 1980s. But we were becoming predominantly a service economy. And that is I think a very important backdrop to all the rest of what I’m going to say. I vividly remember Ken Livingstone ringing me up in May 2000 and saying: ‘Nicky, I want you to be my deputy mayor. I hear you’re a bit imaginative.’ (Heavy emphasis on ‘bit’.) ‘And I also,’ he said, ‘want you to help me with congestion charging.’ Which I did. However, he added: ‘But I’m only offering it to you





for a year, mind.’ Why? He said: ‘Because I want to rotate it. I don’t want any of you to get a profile and want to be mayor.’ So I didn’t have a profile. And I was there eight years later. Ken asked me if I would lead on the spatial development strategy. I renamed it the London Plan, the plan of plans. Principle function: tying together all the policies and strategies, giving the spatial expression to all of them. I must highlight this for all of you: that function is actually this moment under threat, and if you follow the twists and turns of the Levelling Up and Regeneration Bill, you can see what I mean. Let’s cross fingers and hope it survives.

I told Ken we needed a vision. We couldn’t have a plan without a vision. ‘Okay,’ he said, ‘give me one.’ So, I gave him this. London should strive to be an exemplary, sustainable world city—economically, socially, environmentally. The big ideas or the big questions then are the same as now. How should London grow? Where should we grow? And, so importantly, for whom should it grow? We have two foundational ideas. And they’re still there really, and came from LPAC. The first, a compact city, a city that didn’t build on its green space or its green belt but accommodated its increasingly growing population in mixed-income, higher-density, mixed-use neighbourhoods, close to public transport in a vastly improved and extended system. And the second was that we would submit the foundational idea that we would redress the imbalance in wealth, opportunity and inequalities between East and West London. East London—vast swathes of brownfield land—had lost its economic depth, because the port had left, manufacturing had left and what was left were a lot of high-concentration deprived communities. Of course, great strides have been made to improve all this. Great strides, and by many in this room. But I have to say, we’ve been talking about inclusivity (or Jules Pipe has) and it’s very important, but we see right across London’s glaring inequalities. And I think, although we can do a lot, we need the freedoms and resources that only a national government can give us if we want to end the postcode lottery.

Now we get to a point where I want to come back to the New London Agenda. I think it’s so spot on, NLA, that you’re now going to do that and have a vision. And I think the biggest challenge we need to face is climate change. Like all major cities we’re responsible directly, and of course indirectly, for a huge proportion of emissions, use of finite resources and ecological loss and damage, and I’m afraid the built environment is the main culprit. The battle against climate change will be won or lost in cities. And that’s why I was so involved in setting up the C40—cities collaborating to cut carbon between them. And it’s great that it’s come back after 2005 to London. Sadiq [Khan] is leading it this year and next year, and he’s already committed not to net zero carbon by 2050, but by 2030. He’s also committed to double the green economy within the same timeframe and to help make that happen. To help make London a fairer, greener city he has brought together all the leading agencies and all the anchor institutions of London to play their part.

What we’ve heard today which has been so encouraging points towards again London being able to reinvent itself. A London where retrofit is top of the agenda and trumps demolition. Where the circular economy, bio-based materials,



Gavron's Guildhall — the New Londoner of the Year in full flow at NLA's Annual Lunch





Gavron: 'We are a wonderful, creative, resilient city'

weighting embodied carbon in lifecycle analysis, is the name of the game. Where nature is the oldest and yet the smartest of technologies, where we no longer treat our cars better than our children and young people in public space. Where a child-friendly and playful London in the public realm is ubiquitous. And finally, where we are sharing, collaborating and coordinating. I firmly believe that collaboration and coordination have to underpin—are the only way really to underpin—real ownership and implementation of the projects that we now have to carry forward. And after five decades as an active and private Londoner I guess I've got a message. Which is that we are a wonderful, creative, resilient city. We have done change and we can do it again—if we work together. Thank you all.' ●

**David Taylor caught up with New Londoner of the Year Nicky Gavron for a quick reaction following her speech in the Guildhall**

**David Taylor:** Hi, Nicky. I just wanted your reaction, first of all! How do you feel about getting this award? What does it mean to you? And what is your main message to people if you could precis that?

**Nicky Gavron:** OK. I just said about 10 minutes' worth! But first of all, I just found this such a joyful and celebratory occasion. It's absolutely wonderful to listen, and to see so many projects, which are pointing the way that we must go. My message? Well, first of all, I want to say that I'm incredibly proud to receive this award.

**DT: So you should be!**

**NG:** Well, I meant it when I said that I was in a room full of people, many of whom I've learned from, and many of whom could really share this award with me. Anyway, my main message really, is that we need to do more sharing, collaboration and coordinating within projects and between projects.

**DT: Do you mean between the private and public sector?**

**NG:** Yes, and across disciplines, as well. Because that's the only way I think that you really get both the ownership and some really good implementation. But what I learned today from the awards, is that, as I said, London has to reinvent itself, now. We've reached one of those stages. We need to reinvent ourselves, because the biggest challenge is climate change. And that's going to need a lot of the things that were actually there in the awards. But at scale.

**DT: Do you think, then, if you say that more collaboration is needed, does that mean that, up until now, collaboration hasn't been happening properly? And if so, where?**

**NG:** I think a lot of the time, you don't get the collaboration. I mean, if you think about the built environment, you need landscape designers, you need architects, you need engineers, you need the citizen in there, too. You know, you need so many different

professions. And very often we're not getting that. Why I cited Tim Ronalds is because he does that, you know?

**DT: Absolutely, yes. And are you optimistic about the future, just as a final question?**

**NG:** Well, I'm optimistic about the fact that, as I said, London's now going through a big reinvention. It's got to. If it's going to continue to address and tackle climate change, an awful lot has to change incredibly quickly. And today we saw retrofit projects! We saw that retrofit was top of the agenda—that it is trumping demolition, which I think it needs to. We also saw projects that are really practising the circular economy; they're using bio-based materials. They're not using a lot of finite resources, and they're also thinking about weighting carbon within the lifecycle analysis. This sounds all very technical, but it's crucially important if we actually want to reach net zero and, in fact, to build enough buildings. Because we've got to change what we're doing. Also, I think we need to understand the role of nature. It's a very old, yet a very new technology. We now know what nature can do for a city, mentally, and health-wise physically. Also, it's a carbon sink; it's soaking up the carbon. We need it—we need biodiversity.

**DT: More trees! More greenery!**

**NG:** We need trees, we need more greenery, and we need development to respect that. I was very struck by the child-friendly award, which I thought was great. Because, to be absolutely frank, London's public realm really is still—even now—looking after cars better than our children and our young people. We almost don't need child-friendly awards. We need child-friendly, playful public realm to be ubiquitous; to be everywhere.

**DT: Yes indeed! Well, congratulations again. And thank you very much.**

**NG:** You know, I just picked up what I said today! I could have said a lot of other things. I wanted to talk about cross-laminated timber and constrained sites and sweating our assets and all sorts, and I didn't do that. But if you do a longer interview one day, I will!

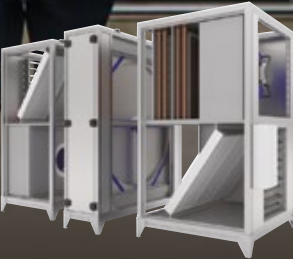
**DT: Let's do that! Thanks again Nicky!**

Joe Howard

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# CHANGING PERCEPTIONS

BDP is going from strength to strength by collaborating with other firms, expanding internationally and entering new unexpected areas. By *David Taylor*

TOP OF THEIR GAME

BDP.

What do those three initials conjure up—apart from the long-form version of Building Design Partnership? A big behemoth? Safe pair of hands? Or a multi-disciplinary practice that still operates on the deeply ethical principles of its founder George Grenfell-Baines ('GG'), but with many heads taking it into new areas?

In truth, BDP is many of those things, and more. It is a firm capable of creating gems like Leighton House, yet also schemes you wouldn't readily associate it with: public realm renewal from Regent Street to Oxford Street, collaborative projects with other firms, Google, stadia, as well as the hospitals, schools and housing that form its mainstay.

I meet a group of BDP's leading lights in the practice's Clerkenwell home, a tucked-away large, red-brick building, reached by a pedestrian bridge where we do our photoshoot. With me are Tessa O'Neill, town planning director and head of planning, south; Nick Edwards, principal and chair, landscape architecture; Garry Wilding, architect director, head of retail; Kathryn Tombling, principal, head of housing (architecture); and John Roycroft, principal and chair, civil and structural engineering.

So, six years on from being taken over by a 'light touch' Japanese engineering firm, Nippon Koei, what's BDP all about these days?

For Tombling, the practice represents inclusivity, and being a place that brings people together. 'I think our founding ethos was about the multidisciplinary offer that brings different disciplines together,' she says. 'Values, the people that we're working in business together, but also the communities that we serve. In housing that feels very relevant for me, because we are designing new communities and creating places for people to thrive. And internally within BDP we have that same ethos.'

Tombling points here to BDP Belonging, an equality, diversity and inclusion (EDI) group which the practice began two years ago as a way of strengthening and maintaining its core values while respecting and looking after its people.

Do perceptions of the firm match the reality inside? 'I think the perception of BDP outside is that we're a big behemoth,' says O'Neill. 'But actually, when you know us, we're small individual teams that work collectively together and collaboratively that make up this whole. In fact, some clients may only know that much of BDP and think of us as quite small.'

Perhaps factors like AJ rankings hinder that process, with some of the really big practices like Gensler's big staff numbers acting as a kind of barrier to flair? 'No, I don't think so,' O'Neill goes on. 'The point of BDP is that we can do some of the big, headline-grabbing projects. And we can do those because we've got such a skillset and a sector-wide depth of resource and expertise, meaning we can still do that and it's still important. But we can actually do smaller projects as well.'

Wilding sees this dual-headed quality as an advantage—to be able to pick from that pool of expertise,

take the best from each sector and become 'progressive and thought-provoking and drive things forward'. 'Sometimes people might not associate that with a big practice. But I think it's necessary to push that. We are big, but we have this huge amount of skill that we can draw on.'

The thinking is that a more diverse staff at BDP makes for a better representation of a more diverse community outside the studio door, which throws back to what BDP stood for at the very beginning of its life. That is, a socially progressive organisation, something that will become more prominent as social issues inform the work of most architects in London and the UK today. Or, as the group puts it, places and spaces that work for everyone.

'You could say it's an analogy with London,' says O'Neill. 'London is seen as a world city and a huge city but actually it's made up of 33 boroughs, each with town centres, all of which have completely different characters. BDP could be seen as similar—we are this big city, but we've got lots of different parts too.'

The framework is loose, with individuals allowed autonomy and to be flexible and entrepreneurial, says Tombling, but enabled to come together and challenge each other. As John Roycroft points out, this equal-status-for-all-professionals principle goes back to George Grenfell-Baines' principles when he formed the firm in 1962. 'It's as valid today as it was back then,' he says. 'There's a very round-table approach, which is certainly why it is attractive for all of these different disciplines to come here and collaborate.'

This is also helpful for peer review, or in finding help from diverse sources for problems that can then be workshopped. 'But I think it also makes you more

collaborative generalists and better able to engage with clients, their stakeholders, tenants, and all the other consultants they want to use,' adds Nick Edwards. This attitude allows collaboration with the whole range of stakeholders necessary to build a city, or a small part of a city.

So: does the firm actually chase the odd small gem of a scheme in order to reframe the perception of the practice? To recalibrate that 'bigness'? 'I think we do it with a sort of openness and keenness to do it, rather than to change people's perceptions,' Edwards goes on. 'It's also rewarding to do things quickly, which smaller schemes allow.' This seems a fair point to introduce Leighton House as a potentially perception-changing scheme. This £8 million transformation of the remarkable studio-house of Victorian artist and former president of the Royal Academy, Frederic, Lord Leighton, on the edge of Holland Park, opened in October last year. While probably not perceived as a BDP-type building, it is in fact very BDP in both the quality of the work and the number of professions that worked across it, says O'Neill. It's also small, very nicely delivered and exciting, she adds. Or there is the Senate House installation, a series of Spanish steps installed outside Senate House at the University of London, designed



Emblematic — BDP's London base





Light and life — the new, BDP-designed Senate House Steps



Holland Park gem — the Leighton House Museum



Flagship scheme — Oxford Street greening

as a new social space to bring a new feel to the area, a backdrop to mortar-board throwing on graduation day or simply a nice spot for lunch.

Producing such installations can be rewarding, says Edwards, citing one of his own favourite projects on Regent Street, which both helped one of the best streets in the world recover from COVID and tested how such streets might be reconfigured for the longer term. BDP became involved by building strong relationships with West End stakeholders and coming up with ideas that could be done cheaply and during a period of materials shortage. The solution included planters and anti-terrorism measures, working with Westminster to get something out on the street in quick time, along with tightening carriageways and creating more footway space. ‘It just felt nice to do something that within a few months would be there and making a real difference.’ This was another case where BDP’s scale could be an advantage, as it was with projects such as the Nightingale Hospitals, an initiative begun very quickly between BDP individuals and NHS trusts, ‘probably over a few drinks’. Work now is looking at how to accommodate healthcare infrastructure within retail, and at reallocating elements used in the Nightingale hospitals elsewhere.

This sense of demountability brings me to ask about the stadia that BDP designed for last year’s World Cup in Qatar. How does the practice view ethics when it comes to designing for countries with questionable human rights records? And how can such schemes ever be truly sustainable? Are these schemes in fact outliers from the firm’s wider published set of values?

**‘Places are for people. That’s the strapline we’ve had for many years, and it still holds’**

Such things form part of a healthy discussion internally, says John Roycroft. ‘Certainly, within my team, when we work anywhere where there’s that sort of discussion, I would let the team decide what our approach will be,’ he says. Each opportunity is weighed up, and Edwards adds that there has been a fair bit of such healthy debates recently. ‘Effectively, we were one of one, but we’ve chosen not to move forward.’ Could this be Saudi Arabia, by any chance? ‘Who knows?’ is the smiling response. ‘We’re as strong as our team and our team are really connected to the outer world and to ethics, and believe in doing the right thing,’ he adds.

Roycroft’s team is keen to talk about such issues, and particularly about how sustainability is high on the agenda of all projects, providing a lasting legacy to be proud of rather than simply building the tallest thing or spanning the furthest distance. ‘I do think that runs through the other professions,’ he says. ‘It’s about people. Places are for people. That’s the strapline we’ve had for many years, and it still holds.’

BDP also practises what it preaches, not least through having been an early adopter of retrofit in its Clerkenwell building, where it has been for 18 years now. ‘I think it’s important for us to be seen to be doing what our brand and our values say we do,’ says O’Neill. ‘This building is a classic example of that.’



Top to bottom: Garry Wilding, Kathryn Tombling, Nick Edwards, Tessa O’Neill and John Roycroft



The firm ‘goes the extra mile’, Roycroft goes on, unlocking buildings, advising on where money doesn’t need to be spent. The underlying principle is to not do anything you don’t need to, adds Wilding.

In terms of masterplanning, it is about what can be retained, benefiting character and a built form that is known to communities. This has come to the fore recently with the firm’s work on a site in Woolwich, which retained the local market hall structure. ‘That was the only thing that was going to pin it to Woolwich,’ says O’Neill. ‘And that was important.’

BDP also has a foreign dimension, having acquired a studio in Toronto, where 70 per cent of the work is residential. Prior to that, the practice was working on the Well project in the centre of the city, the largest construction site in North America, with the Toronto studio occupying a couple of floors in one of the office towers. BDP’s London office involvement was in placemaking, retail and how the project knits into the city, explains Tombling. ‘We have brought our sensibility to that project, and it really is adding something very exciting to the city,’ she says.

We can be complacent about London, says Edwards, as we move from cars to people and bikes. While there is an awful lot that needs to be done, there is also a lot that we take for granted, and Edwards feels America is a long way behind in this modal shift. Thus, there is a lot of expertise that can be drawn upon, and an ‘open door’ for landscape architects, urban designers, and those with an understanding of true mixed-use to apply. BDP has developed a ‘richness’ which it wants to keep developing as an ‘export’, enhanced by the arrival of former URBED director David Rudlin and his masterplanning background to BDP’s New York office, presumably?

‘Yes, there are huge opportunities in North America. We’ve built a strong expertise in urban design masterplanning, but we know we can enhance that further. Some of the moves we’re making are really going to help us in that regard.’

What is the archetypal BDP project? Many years ago, it might have been the firm’s work at Wimbledon across the estate. But in London now it could be its work on Victoria Street for Westminster City Council, suggests Roycroft, where BDP unlocked the potential of a ‘tired asset’ by extending it vertically. Moreover, though, it is about an approach, says Wilding, of making the most of places, creating moments of ‘joy’ and ‘interaction’.

Places like Liverpool One fit this too, says Edwards, a project that began with planning strategies in the 1990s, then working with North West Development Agency and English Partnerships involved a framework, public realm improvements, public engagement, communication with long-time collaborator Grosvenor and then a project completed with lots of other architects on board. The relationship with Grosvenor existed before, and carries

on today. ‘It comes back to that—it’s that attitude to working with others and taking pride in a place being used and loved.’

Once again it comes back to the ethos and the collaborative principles with myriad stakeholders the firm espouses. ‘That’s how that’s how you make a place amazing,’ says Wilding. ‘By having everything else support it and buy into it.’

Unlike some multidisciplinary practices, BDP’s departments work with other firms and disciplines. ‘Each discipline is very focused on being able to stand alone,’ says Roycroft. This ‘healthy’ arrangement means that work done by the engineering side, for example, will be split around 50:50 between internal partners and external. Without this progressive approach they will not get any better as engineers, Roycroft argues. This is perhaps one of the key differences from when GG started and ‘sold’ the practice, when he wanted everybody in-house. ‘It has evolved into a more introvert and successful model.’

For the past 10 years, Roycroft has watched architects bring engineers in-house, where the engineering is ‘enabling’ the architecture, rather than shaping it. ‘We’re not scared of having difficult conversations—we’re not passive.’

The National Army Museum in Chelsea was one scheme, however, where the interdisciplinary method prevailed, opening up its 1960s architecture, as is the new Children’s Cancer Centre for Great Ormond Street.

So what upcoming projects should we look out for? One is Oxford Street, with Westminster City Council, where the firm has won projects several times after many false starts. This will ‘significantly enhance’ the street, says Edwards, with an experiential

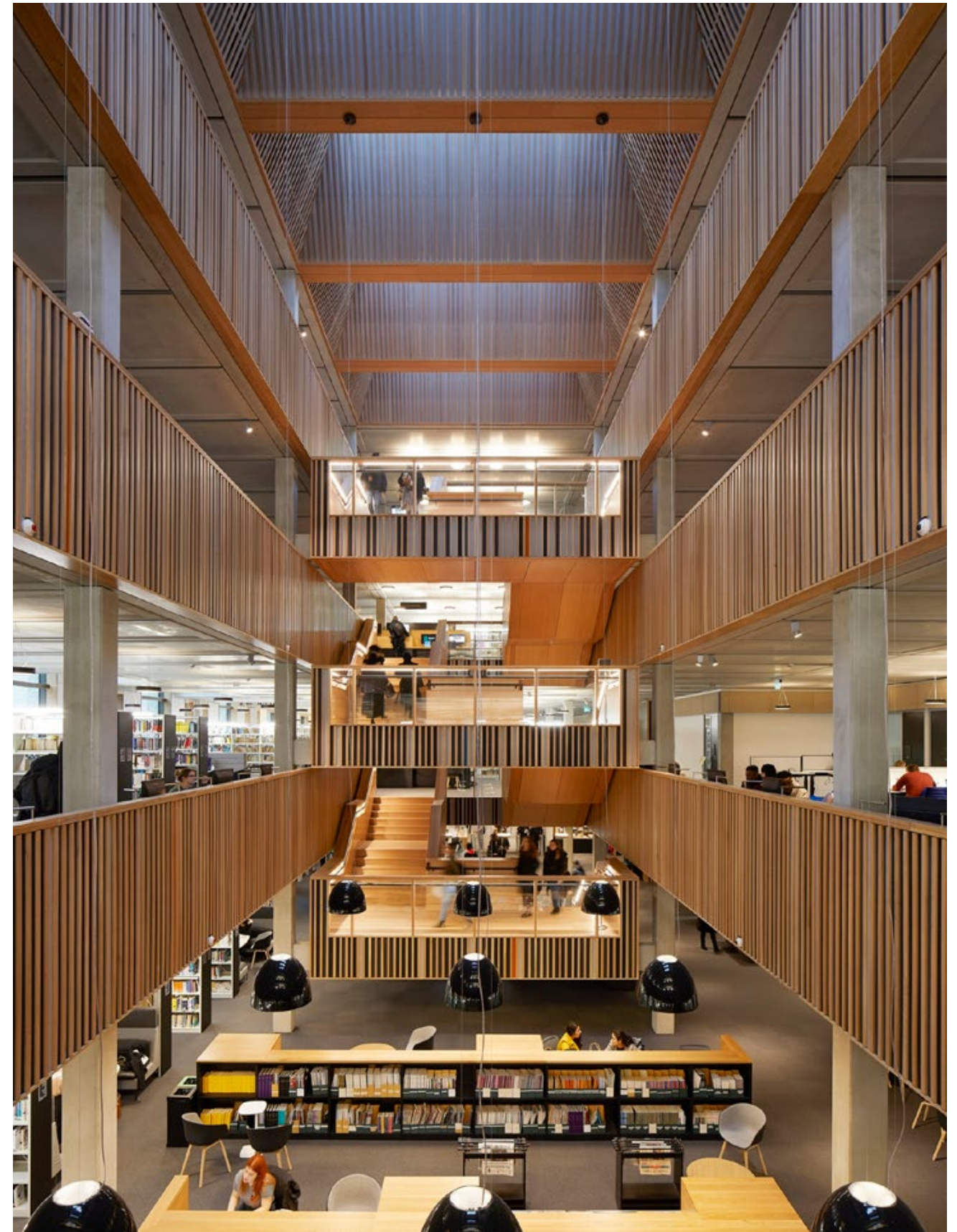
focus resulting in better pavement environments, improved ability to adapt to different events and a new attitude to engaging with the fast-changing buildings along the street’s length. The work will also look at how the public realm is shaped, too. ‘It will be cleaner, it will be much greener—there is a desire to get a lot more green infrastructure into the streets,’ adds Edwards. ‘The key is that it needs to be able to compete with the internet, with out-of-town. It needs to be far more connected to things beyond retail.’

Ideally, in Edwards’ view, the vision for the street will also have more residential accommodation for younger people, helping create ‘the sort of street it should be, and the sort of street London needs and deserves’.

The other big, arguably even higher-profile, project for BDP is the Palace of Westminster, an ‘amazing’ complex job at the heart of London, with multiple stakeholders. ‘It’s amazing to be involved,’ says Roycroft. ‘I mean, who wouldn’t want to be involved in such a project, and for BDP London it really is great to be acknowledged as the right people to take it forward. It does capture all our strengths and what we’re about’.



Making an entrance — Great Ormond Street Hospital



BDP’s engineering team worked on the Digby Stuart Library, University of Roehampton alongside Feilden Clegg Bradley Studios





Unlocking education — the Francis Holland School in Sloane Square



BDP’s Oak Cancer Centre in Sutton, opening later this year

The work is extensive, covering better use of space, how we should be governing and how the fabric can be made more sustainable. BDP is working on a similarly archetypal set of projects with a range of BIDs—Victoria, Westminster, Whitehall, CDA (Central District Alliance) and Northbank—on strategies for their areas. O’Neill mentions here more work on the Clerkenwell and Farringdon area, looking at the shift in its character from being a centre for clocks and watches, to when architects moved in, and now more based around visual arts and media. ‘It’s about creating a character for the BID area,’ she says. ‘That’s an important part of our work as well, about bringing the community together and creating a heart to the community. You know, let’s do it in our own backyard as well!’

The planning team works with its in-house architects but also external architects on masterplans or winning planning consent. ‘It’s back to learning from outside and learning from inside,’ says O’Neill. One scheme she’s keen to talk about is in Brixton for the London Borough of Lambeth, with 50 per cent affordable housing and community spaces, which demonstrates well how the firm is working on social value right through from the early stage of projects.

Although the firm has been practising social value and sustainability issues for decades, it is having a ‘refresh’ to make sure it is still leading the way, says Tombling, in line with the continuous development principles again espoused by GG. To this end, BDP has appointed a social value lead to get the principles embedded and—importantly—measured across all projects. In housing design this will be in terms of the social value of creating homes that work well, with good daylight, high-quality external space... things that good architects would naturally include. These values are attracting a flurry of new starters at the firm, says Tombling, and are the chief reason why people actively want to come and work at BDP. ‘That’s really encouraging.’

The board, too, has reached a turning point with new people with new ideas, says Roycroft. ‘It’s really exciting.’

What of the marketplace? Is there a nervousness about pipelines? And is the firm’s branching out to places like New York part of a general principle of putting more eggs in more baskets? From a retail perspective, says Wilding, there is an oversupply which is unlocking other pieces of land in primary locations in towns and cities. That, combined with COVID and the way we now live and work, will probably promote new projects. The decline in retail values also make other uses more viable from a developer perspective, Wilding adds. ‘I don’t think many people will do much for six months or so,’ he says. ‘I think there will some hand-sitting, and seeing where things go.’ Not much will be done in money terms, but lots will be done in terms of trying to find things, he adds, and many BDP clients have big cash reserves. ‘So they will swoop in and find those assets at lower prices. I’m feeling very optimistic, actually, for us, but also for London and other cities around the UK.’

The practice’s cross-sector nature presents something of a buffer too, of course, against economic woes affecting one market. Hospitals, for instance, are ongoing, with large projects, such as those in Brighton and Great Ormond Street, adding to the mix and helping robustness. In housing, the firm is involved with Berkeley Homes and Peabody in West Thamesmead, with the private element of the 1,950 homes scheme being encouraged to go faster, and with community

uses and landscape for families on course too. ‘We don’t particularly do easy projects, but they do vary in scale.’

Boxpark was another scheme, of course, to help change perceptions not only of place—notably in Croydon, but also with Wembley—but also about the kinds of projects BDP gets involved with.

The practice hopes any downturn will be shallow and short, but recessions tend not to hit firms like BDP as they do smaller practices. But, if it were in a built-environment casino, where would it be putting its chips? Offices? Resi? ‘Hedging our bets, probably,’ laughs O’Neill. But if the firm had a magic wand, health would be the sector it would like to see flourish, says Roycroft, both because of the crisis the NHS is in and because he can see what it means for families travelling down from the north of the country to Great Ormond Street, for example. ‘Those projects need to happen.’

Understanding where London is going to go is another matter, says O’Neill, in terms of who the next London mayor might be, if not Sadiq Khan, how that affects things like housing, and to what degree politics will shape the capital. This will play a significant part in the development industry for the coming years, O’Neill believes. How we respond to the climate emergency will of course be another big, challenging topic, says Tombling—it’s a passion to move ‘beyond net zero’, adds Roycroft.

The future may also be about further collaboration with BDP’s Japanese owners, Nippon Koei, says Edwards, not least when you look at the pound, international opportunities and the amount that could be secured through collaboration. ‘There are a lot of avenues to pursue.’ There’s also the Singapore office, and opportunity to grow into other regions. And it is not as if the ownership has imposed on it, or affected the way BDP is and operates. ‘That spirit of BDP, going back to the family ethos, is still there,’ says Roycroft. ‘It’s still carried on through, without any interruption.’ ●

### BDP at a glance

- Founded in Preston as Building Design Partnership in 1961 as a new kind of design practice by Professor Sir George Grenfell Baines and his partners at Bryn Mor in Anglesey
- The idea was for an ‘open, socially progressive organisation that removed narrow specialisation and barriers between professions’. Also, to have a strong sense of social purpose
- Grew to 500 people in the 1960s, adding links in Germany, France and Spain in the 1990s
- BDP combined forces with Japan’s leading engineering practice Nippon Koei in 2016
- Today the firm has studios across North and South America, the UK, Ireland, Netherlands, UAE, India, China and Singapore
- Former URBED director David Rudlin joined as urban design director in December 2022
- Ranked as the biggest fee earners and second biggest UK practice (behind Foster + Partners) in 2022 (in terms of qualified architects), with 536 architecture staff in the UK



# LONDON'S NEW CENTRE

NLA's Benjamin O'Connor sets out the plans to open a new centre for London in the City this spring



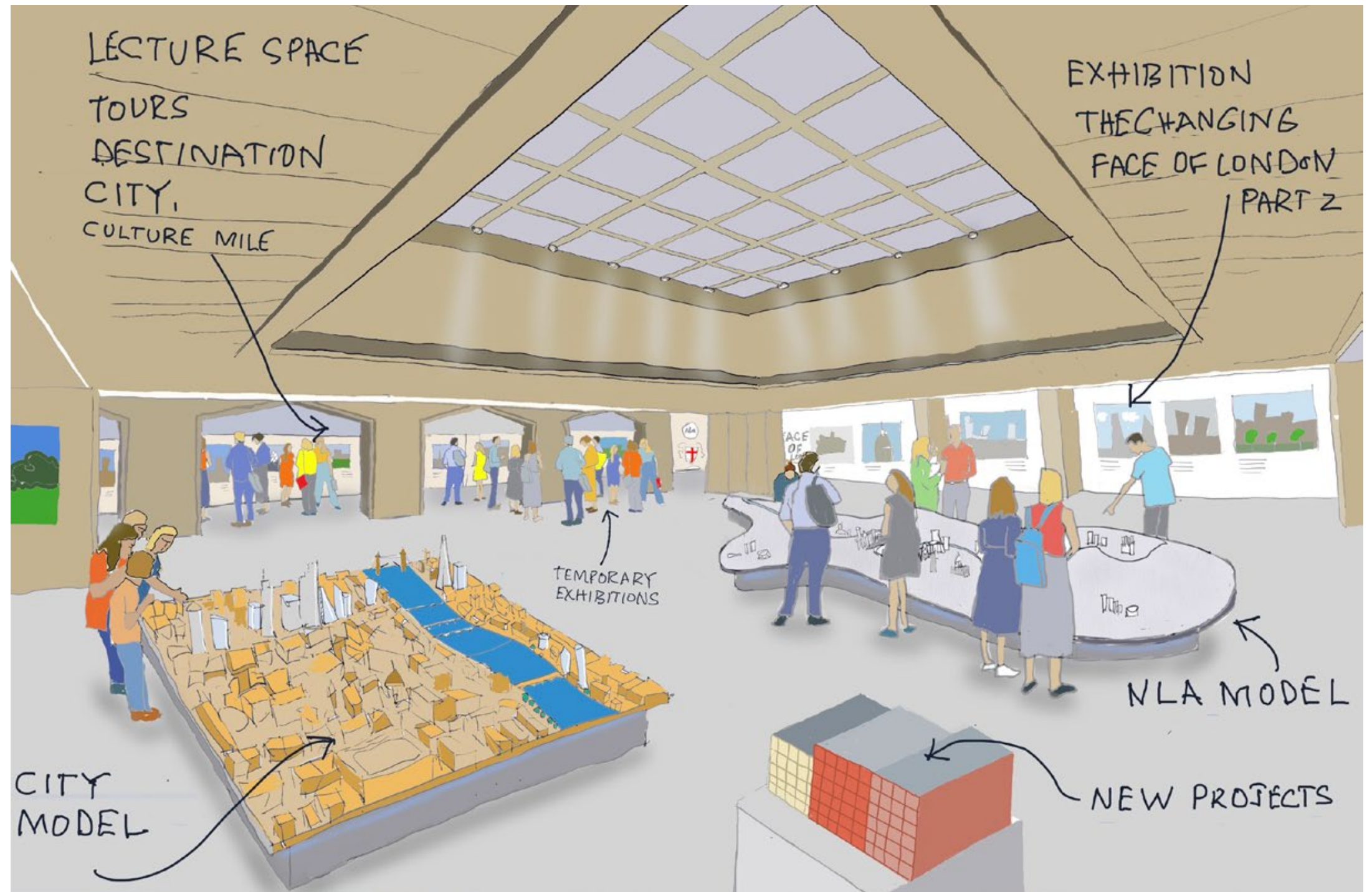
After two years of residencies across London, NLA will be opening a new home at Guildhall in spring 2023. London is one of the most dynamic and vibrant cities in the world, a place where people from all walks of life come together to live, work and thrive, and the built

environment is critical in maintaining this vibrancy, shaping the way we interact with one another and the world around us. Our new centre will be at the heart of NLA's built environment community, highlighting London's people, places and opportunities, and will invite London's stakeholders and senior decision-makers to bring international investors and civic leaders from all over the world, providing a new shopfront for London's development and an accessible space for everyone with an interest in the built environment.

**'The built environment has the power to shape the way we live, work and interact with one another'**

The London Centre will, for the first time, bring together the New London Model, City Model and Royal Docks Model to be displayed together. Plus, we'll be showcasing an updated *Changing Face of London* exhibition that will cover the transformation of London over the past two decades, from the iconic skyline of the city to the humble streets and neighbourhoods that make up its fabric. We will highlight the opportunities that have come from this transformation and our vision for the future of the capital.

Housed in the west wing of the Guildhall complex, the London Centre will showcase the sustainable retrofit of a Gilbert Scott Building, working with suppliers that prioritise green credentials and work with the existing fabric of the building. There will be opportunities for further showcases of materials, products and projects that are helping to shape a better city.



Capital idea — an early sketch of how the new centre at the Guildhall will look, showing models, exhibition spaces, and lecture spaces

The London Centre will not just focus on the fabric of our city. Through engagement with young people, professionals, politicians and the public, we will highlight the everyday experiences of people in this city. Across our programme, we will focus on a range of issues that affect the quality of the air we breathe, the water we drink, the spaces we inhabit, and the places where we come together to learn, play and connect with one another.

As a central hub for NLA, London's built environment community, the centre will create a range of opportunities for networking, private and public events, debates, think tanks and difficult discussions to ensure that we create momentum around the key issues facing London and cities nationally and internationally.

As we look to the future, it's clear that our sector has an important role to play. Whether through the creation of new

public spaces, the development of sustainable and resilient communities, or the fostering of a culture of innovation and creativity, the built environment has the power to shape the way we live, work and interact with one another.

Together, at the London Centre, let us continue to build a better, more inclusive and more vibrant London for all of us. Let us strive to create a city that reflects our values and aspirations, and brings us together as a community. ●





# FROM CITY TO SEED

*Louise Rodgers meets LDA Design, the practice behind many of London's impactful 'gallery' projects and spaces, including the pedestrianisation of the Strand at Aldwych*



'Someone once told me, "Don't ever go back to a project, because it is going to make you sad." And it's true, it can,' says Cannon Ivers, a director at LDA Design. He has been with the practice for 15 years and worked, most recently, on the Strand Aldwych project.

'Sometimes, the maintenance hasn't been done in a way that protects your work and that hurts,' he adds. 'But you need to go back and see how people are responding to a space. Things don't always work as they should have worked, and those lessons can be taken to the next project, and to the next conversation you have with your client. If you don't go back, you don't learn.'

'Designers can be quite protective of their work,' adds his colleague, fellow director Ben Walker. Ben joined LDA in 2010, is the director of LDA Design's London studio, and worked on most, if not all, of its major projects including the Olympic Park and Battersea Power Station. 'With architects, the building gets finished and that's it. There's an analogy that the landscape is the canvas upon which the architecture is built. But I don't think it is the canvas. That underplays the importance of what we do. We design the gallery.'

'When you go to the Tate or another gallery, you experience all the artwork in a space. What we are doing is designing that space, that gallery, and the gallery is the constant. It doesn't change when the artwork changes but your experience of it changes. How you move from space to space. And that's what I think we do in our work. We look at it and then we go back and look at it again.'

I am meeting Ivers, who hails from Colorado in the US and studied at Harvard, and Walker in the practice's London office on the south side of Blackfriars Bridge. We are joined by their colleagues Naomi Rosser, from the public realm team who worked with Ivers on Strand Aldwych, and Sarah Touzeau, who brings an architect's perspective on how LDA's multidisciplinary design approach enriches its work.

The team is still basking in the plaudits received for its work on Strand Aldwych, unveiled just before Christmas (one journalist said it is 'the best thing to happen to London for years'). But during our conversation it becomes clear just how many more transformational makeovers of London's land, and streetscapes, the practice is responsible for.

Take LDA's work with Camden Council. As part of a project that started pre-pandemic, LDA's Sophie Thompson and her team looked at how to transform some of the borough's streets and neglected public spaces from rat-runs and white van parking lots into parks for people. Known as

West End Project, this won a 'Public Spaces—Unbuilt' award from NLA in 2019. Alfred Square Gardens, a new public park in what was a quiet underused road next to Tottenham Court Road, was completed last year. Other interventions include the rejuvenation of nearby Whitfield Gardens and redesign of Princes Circus, improving the pedestrian route between Covent Garden and the British Museum.

'The impact of removing traffic from the streets and giving them back to people has a ripple effect,' says Walker. 'People start seeing their streets that they all grew up in—which used to be seen as things that cars use, with a pavement on the side to use to go to the shops—as a place where you can hang out, and hang out because you want to, not because you have to. So, it is people that make the difference.' The same thing is true of parks, he explains. Spaces that were designed for one purpose get used for another.

Ivers cites the example of Burgess Park in Southwark. Although its transformation was completed in 2012 (a big year for the practice, which also saw it deliver London's Olympic Park), LDA is still in dialogue with the local authority about making changes. 'Not because we got things wrong,' he explains, 'but because the landscape evolves. Self-seeding happens and people decide things are not very good and don't use them in the way we intended. We go back and observe what's happening and think, okay, how do we resolve this?'

What does this principle of continuous evolution mean for the way that London views its streets? 'I think there has been a shift in the way that we see and use both our public spaces and our streets,' reflects Walker. 'This pre-dates the pandemic, which of course accelerated trends that were happening already. We see the green spaces as the product, but what actually happens then is people. These historic spaces, that became so uninhabitable because of taxis and white vans, used to be spaces that we would walk around to find some peace, or a quiet place to chat.'

It is as designers of urban spaces rather than landscape architects that LDA would prefer to be known. The practice numbers over 190 of what it refers to as 'employee owners' (it became an employee ownership trust in 2019), split between landscape architects, urban designers and planners, environment impact assessor specialists and environmental planners, based across eight UK locations (this geographical reach means the practice can take advantages of opportunities to work across the country without being seen as 'consultants from London'). Walker explains: 'I have this view that it's not really important to know what somebody's title is





Community, created by landscape — Battersea Power Station



Playful city — Burgess Park, renewed



Gold standard — Queen Elizabeth Olympic Park



Leap of faith — LDA's Alfred Place Gardens scheme

because, whatever it is, that shouldn't constrain them from contributing something else.

'Fundamentally, we are talking about place. Regardless of our profession or professional training, we all have our experience of place, and therefore we can all contribute. It would be wrong to say, I'm sorry, you're an architect, you don't have a say here.'

Sarah Touzeau, an architect who grew up in Guernsey, expands on this. 'I am a classic pandemic cyclist,' she says. 'I had always been terrified of cycling in London. I cycled when I was in Guernsey on holiday, but not here. But I got into it during the pandemic, and it changed the way I look at masterplanning. I am more conscious of how the streets should be designed for cyclists. It also changes the way I think about spaces at night. Obviously, during winter, you are cycling home in the dark and you want to avoid busy roads, and that gives you a different perspective when it comes to how you approach your design of places.'

'There isn't one type of design, and we don't have a planning silo, or a landscape silo, within our masterplanning projects,' she adds. 'The kind of advice and collaboration you can get across projects, from everyone getting around a table, and everyone from every level getting a say, is a real benefit to the projects. You also know your ideas are going to get heard, which I think is a benefit of the employee ownership structure, because everyone gets the same sort of freedom to explore different ideas.'

LDA Design may have only been an EOT for a relatively short period of time, but it already seems to be deeply embedded. This is partly because of the value it places on collaboration, something that is mentioned several times as core to the LDA way of working, and which also has something to do with its history.

LDA has roots in the new town movement of the late 1970s. Founders John Dejardin and Chris Royffe established the practice in response to the winding down of the new town development corporations and the opportunities this created for start-ups. They were among the first generation of landscape professionals to establish the power of landscape to unlock potential at scale. Speaking at the practice's 40th birthday celebration in 2019, an early recruit, Andrew Harland (who is still a director in the London studio) said: 'There is meaning in a name and ours is no exception. The name Landscape Design Associates shows deliberate intent—to harness the value of everyone in the practice and give them voice. The practice was never to be about individual egos, but the brilliance of the collective.'

This approach puts 'place' right at the top of the hierarchy, Ivers explains. 'There is no one's name above the door, and we don't have any loyalty to the way things we did things before,' he says. 'This allows us to approach each one of our projects with the desire to uncover the "genius loci". What is that sense of place? What is the spirituality of the place?'

'We are trying to get under the skin of a place and discover what has made it what it is, whether that's through peeling back its layers of history to understand narratives that may have been lost, or understanding its contemporary uses and how they have come about. Because we don't have a house style we can approach every site like that. This gives everyone, every designer, the freedom to approach it in a different way.'



Green team: Naomi Rosser, Cannon Ivers, Ben Walker and Sarah Touzeau

'Cross-disciplinary working has also taught us to think across different scales—I like to say it is "from the city to the seed". In the case of Burgess Park, this is very literal. In Burgess Park there is a whole series of bespoke meadows, designed by seeds sown by seeds. But we also understand how that park knits into the city's structure. For example, how do we create safe cycle routes as part of the park, connecting different areas of the city? I think if you're siloed as the landscape practice that's how you are going to define the site. We are able to transcend those boundaries. We are part of a bigger, connected, interconnected urban fabric.'

## 'The urban environment needs to be greener, and it needs to be softer'

And, of course, we are all part of a bigger, connected, interconnected world, something that is far from lost on the LDA team. 'There are no red lines anymore,' says Ivers. 'Wherever we work, it's all part of the city's ecosystem. We are designing these individual projects, but we understand the wider networks. And when an individual project gets built, it shifts the needle and becomes part of a bigger network of change.'

'Whether we think on a city scale, or a global scale, we need our public roads to be more resilient,' he continues. 'The urban environment needs to be greener, and it needs to be softer, it needs to bring the temperature down. It needs to absorb water. There are all these things that public realm projects need to do, or to perform, beyond just how people sit and enjoy their sandwich. And they are doing things that we can see and measure: sequestering carbon, absorbing water, bringing out diversity. These are global opportunities that, as designers of urban spaces, we need to be proactively driving forward.'





## Reimagining Strand Aldwych

St Mary le Strand, at the eastern end of the Strand in Westminster, was once described by Sir John Betjeman as ‘a baroque paradise at the heart of the Strand’, but by the late 20th century was known by black cab drivers as the ‘Church in the way’.

You also had to risk your life to cross Strand Aldwych to the church, which was one of the fundamental drivers behind Westminster City Council’s development of a new vision for the area. This began as long ago as 2015, with the appointment of Publica, the public realm research and urban design practice, to carry out a 12-month research, observation and study of the operation of the Aldwych area.

Fast-forward to 2018 (the project has a complex timeline, as befits the challenges of reimagining the historic site of one of London’s major gyratory systems) and LDA Design was appointed landscape consultant through a competitive procurement process. This was the beginning of a prolonged and comprehensive stakeholder consultation, in which LDA’s Naomi Rosser, who had recently returned to the practice after two years of working in New Zealand, played a pivotal role. Her experience of working with the indigenous Māori community in New Zealand as a landscape architect gave her a fresh perspective on the importance of the spirituality of place—it’s ‘felt’, rather than experienced, sense.



A community for people and biodiversity

Stakeholders for Strand Aldwych included Somerset House, two universities (King’s College London and London School of Economics), the Courtauld Institute and, of course, the Strand Parishes Trust which safeguards St Mary le Strand itself.

‘It was really hard for people to envision how this new space might come about because it was such a busy four lanes of traffic, with this church sort of stuck in the middle,’ Rosser explains. ‘They couldn’t imagine it without the traffic, so we had to take them on a journey and really expose them to ideas of what it could be like. We also had to provide opportunities for them to express how lazy the place was—how little it did, not just for them as institutions, but for them as members of the public, going out to lunch or cycling to work. Understanding how little sense of connection there was between the people who used this space every day and the place itself opened conversations about how they wanted to feel about it. How it could contribute to their wellbeing.’

Ivers takes up the story. ‘We jointly produced three separate options,’ he says. ‘Two of those options had elements the client thought would make an amazing hybrid, so that’s what we eventually went for. Understanding where the sun lands was key. The north side of the street gets lots of sun. It was a big wide boulevard created in the 1900s through a slum clearing scheme. So that whole edge is where people will sit, like a series of moments that you could sit in the sun. And we’ve left areas that are open-ended, that could be anything. We came up with these dialectics: a place that is energetic but simultaneously tranquil; something that is temporary, but also permanent. We thought you could have installations and events that might move through it, to give it that ephemerality.’

‘There was also one about being social, but also individual,’ adds Rosser. ‘We wanted places where people can connect but also where they can get away from the hustle and bustle.’

‘There was an important moment in the consultation that came out of the creative energy of working with Somerset House and others such as the Courtauld,’ says Ivers. ‘We envisioned this to be a different kind of public space, in the sense that typical activation is about the food trucks and table tennis tables that have become ubiquitous and therefore generic. So we wondered whether this could be a novel type of public space where that activation is actually the creation of the art. So that, in a nice little catchphrase, it will be a place where art is made, not displayed; where dancers rehearse, not perform; and the last one, which came from the universities, is where knowledge is shared, not shelved.’

How people use the new Strand Aldwych is one thing, but the project’s ecological credentials are just as important. ‘There’s a lot more planting, there are a lot more permeable surfaces, there are more trees,’ says Ivers. ‘Yes, we are inviting people to stop and dwell in the space, but we are not just designing for the humans. Another community is going to come as a result of the diverse planting. There is going to be a whole biodiverse community, alongside that people system.’

Given its proximity, I wonder how often the team will wander over to the Strand Aldwych to see how it is being used. Do they think it will realise its potential to become the kind of gallery that Walker described as the true function of landscape design? ‘There are spaces there that have been left open-ended for life to happen,’ says Ivers. ‘And it’ll be interesting to see how Strand Aldwych is really brought to life.’ ●



Doing the Strand — a new, pedestrian- and cycle-friendly space for London



Grant Smith; Neil Speakman; Helena Smith

An ‘energetic but simultaneously tranquil place’



# PROS AND ICONS

Simon Green of Gerald Eve explains the long-awaited revaluation data, its impact on the business rates bill and how this will affect some of London's most iconic buildings



Not long after Chancellor Jeremy Hunt sat down after delivering the autumn statement, his Treasury department quietly slipped out the long-awaited revaluation data that affects the business rates bill for every commercial property in England and Wales from April 2023.

Many in the industry, including us at Gerald Eve, had expected to see the retail, leisure and hospitality sectors enjoy the biggest falls in rateable values—meaning lower rates bills—and warehouses and logistics sites with significant rises. That did indeed happen, but buried in the detail were stats and facts about some of London's most iconic buildings which showed a more mixed picture.

Iconic shopping destinations saw some of the biggest falls in rateable values, including Oxford Street's John Lewis and M&S, down 60.2 and 58.2 per cent respectively. After several years of rate rises, Selfridges saw a 44.9 per cent fall, while over in Knightsbridge Harrods saw a 45 per cent drop. This means the rates bills for these iconic department stores will be just under £9.6 million, compared to £17.4 million this year.

Hunt also scrapped plans for rates to go up in line with September's inflation figure of 10.1 per cent, and said businesses could enjoy any benefit from a downward revaluation immediately, rather than with the transition arrangements that had previously been in place.

This means that Harrods and Selfridges will see a combined fall in their bills of £15.1 million next year.

Away from retail, there were also welcome falls for some of the capital's best-known hotels, including the Savoy (down 48.2 per cent), the Ritz (40 per cent) and the Dorchester (55.3 per cent). Attractions like the London Eye and Tower of London will also be helped out by the revaluation, with falls of 26.3 per cent and 26.7 per cent respectively.

The falls are because the Valuation Office Agency (VOA), which calculates the new valuations for each commercial property, bases its assessments on the market in April 2021. This was at the height of the COVID pandemic, when many of London's key tourist attractions and iconic sites were unable to fully function. Unfortunately for many, the two-year lag between the valuation date and the actual introduction of the new bills meant a long wait before they can start paying what they truly owe.

But while many of London's iconic tourist hotspots and shopping destinations will see a fall in their rates bills, the same cannot be said for sporting venues. The stadiums at Wembley, Tottenham Hotspur and Arsenal saw their revaluations rise by 17.1 per cent, 43 per cent and 47.1 per cent respectively. This means the rates bill for those

three combined will hit £13.5 million next year, up from £10.7 million in 2022—despite all three facing almost a year without being able to host any fans during COVID. The rises were not constrained to football either. Wimbledon's tennis courts assessment is up 75.7 per cent, and Lords Cricket Ground went up 22.4 per cent.

The chancellor did provide some respite for those facing the bigger increases in their bills, meaning they rise by no more than 5 per cent for smaller properties, 15 per cent for medium and 30 per cent for large properties, with a rateable value over £100,000.

For offices there was a more mixed picture, as the switch to hybrid or home working affected rates. Canary Wharf's local authority, Tower Hamlets, will see the overall rates bill for its buildings fall 1.7 per cent, while in the City the Lloyd's Building fell 15.6 per cent, along with a 7 per cent fall at the Bank of England.

Any thought of favouritism by the government will be washed out when looking at the rates bills for Whitehall landmarks. The Treasury's office on Horseguard's Parade is up 33.5 per cent, the Houses of Parliament jumped 24.2 per cent and the Ministry of Defence's Whitehall headquarters rose 23.3 per cent.

Many businesses will welcome the chance to have their rates bills properly reflecting the impact COVID had on them, but others will want the VOA and government to do more to ensure future revaluation calculations are passed on to businesses faster than the current two-year lag allows. ●



Sale! Business rates fell in some of London's iconic shopping destinations

Alex Yeung / stock.adobe.com

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# GREENER, SAFER AND FAIRER

*Elizabeth Campbell*, leader of the Royal Borough of Kensington & Chelsea, explains how the challenge of ‘becoming the best council’ will be a meaningful legacy of the Grenfell tragedy



Kensington and Chelsea is an amazing place. People live, work and visit here because this borough is one of the most attractive and diverse in central London. With a population of almost 144,000, our residents include 50 different nationalities and speak over 80 languages. It is known

for its welcoming spaces, iconic markets, high-quality education and thriving cultural scene. This is down to many decades of hard work from proud residents, successful businesses and dedicated council staff.

For the past five years, the council has put residents at the heart of what we do and worked closely with communities to support a borough full of opportunity, with clean streets and low taxes. We have established

three business improvement districts, encouraged al fresco dining across the borough and enhanced our outdoor spaces.

Despite the challenges we face, the council has delivered £38 million of savings over the past four years, while keeping council tax low. We are also providing a 100 per cent council tax rebate for the most vulnerable, and investing £8 million in support, including funding to primary schools to help families with the rising cost of living. Increasing housing supply is a priority for residents, and while the council cannot tackle this challenge alone, we remain committed to increasing local provision. We have started construction of 600 new homes, of which at least 300 will be for social rent, and committed over £400 million to make our housing modern, safe and warm. We will also

## LETTER FROM THE BOROUGH

invest in our parks (while creating new ones) and keep our streets exceptionally clean.

Air pollution in Kensington and Chelsea has been reduced by half over the past 15 years, and we are making our community even more sustainable by investing £8 million in retrofitting our schools and £4 million in our council buildings. The borough now boasts 782 electric vehicle charging points, and we are working to make our council fleet as green as possible. The council was even the first in the country to give consent for solar panels on most grade II and grade II\* listed buildings without the need for individual permission.

At the heart of our vision is the commitment to ensure a meaningful legacy from the Grenfell tragedy, in which 72 of our residents lost their lives. With incredible strength, people who lost everything in the fire challenged this organisation to be better than before. Our commitment now is to ensure it is never forgotten and to play our part in ensuring nothing like it happens again. Since then, the council has changed its policies, practices and approach.

That means not just listening to our residents and communities but actually taking action. There is a wide range of income, employment and skill levels in our

community, so we will help people into education, jobs, and entrepreneurship. We will create the conditions for the borough to be a thriving place that attracts visitors and investment, which in turn creates job opportunities. People must feel safe in their neighbourhoods, and we will continue to work closely with the police to combat crime and anti-social behaviour.

## ‘At the heart of our vision is the commitment to ensure a meaningful legacy from the Grenfell tragedy’

We will do all of this with care and competence, making sure we take pride in our work every day, driven by a single mission—to become the best council for a borough that is greener, safer and fairer. ●



Chelsea set — Sloane Square



# GOING DUTCH

What is life like working as a part 1 architect in a new country? Elyza Yunus and Hazel Whittaker started their careers in Maccreeanor Lavington’s Rotterdam studio earlier last year. So how has it been adapting to work and life in the Netherlands? By *Sam Lopez*

**Where were you living before?**

**Elyza Yunus:** I grew up in Manchester, but spent the past three years in Liverpool completing my bachelors in architecture at the Liverpool School of Art and Design, LJMU.

**Hazel Whittaker:** I grew up in Sheffield, and was a student in Liverpool until the summer of 2022.

**Why Rotterdam?**

**EY:** I enjoy the idea of being somewhere completely new and different as it gives you the opportunity to explore and try new things. Rotterdam has a very unique urban vibe and is filled with art and many cultures, an aspect I wanted to immerse myself in.

**HW:** I have always thought of myself as European, not simply British, and despite some obvious differences, for example the Dutch language, I feel very much at home here. I spent three years in Liverpool which has some physical similarities to Rotterdam—it’s a large port city with lots of water, boats and traffic. Living here makes me realise how it is possible to create an exciting and functional urban environment which is often lacking in UK cities. For example, the cycling infrastructure promotes healthy lifestyles and means the commute is free!



At home on two wheels — Hazel Whittaker

**What have you been working on?**

**EY:** I am currently working on a residential project in London where I’m designing residential floor layouts and ensuring that units comply with Building Regulations and technical standards. I am also assisting with modelling topography and landscape, working with a wider design team. As a part 1, I feel well supported and value working with our experienced team.

**HW:** I started off working on the 30 years ML book which is under way, showcasing the practice’s work. More recently I have been working with a team on the early stages of a new project and enjoying getting to know people in the studio and learning about their projects.

**What is life like so far as a part 1 at ML Rotterdam?**

**EY:** It’s stimulating working with the international team. It has a vibrant atmosphere and I enjoy coming into work.

**What is different from the UK?**

**HW:** I have adapted quite well and quickly to the Dutch way of

life, so struggle to remember any obvious differences. Perhaps the fact that cars and bikes move in the other direction to the UK was something to get used to.

**Any challenges?**

**EY:** Although English is widely spoken here, being in a country where you don’t speak or understand the main language (Dutch) can sometimes be a challenge when you are out and about. However, in December I am starting a Dutch course, which I am looking forward to!

**HW:** Moving to a different country brings a lot of practical challenges. I had to be well organised to find accommodation.

The biggest challenge was navigating post-Brexit paperwork, but I am so grateful for all the help and support from Maccreeanor Lavington.

**Would you advise other architectural students to take the plunge in another country?**

**EY:** Definitely. The experience has made me more ambitious as to where I see myself in the future. I would encourage anyone given the opportunity to work abroad to take it on.

**What do you do here when not working?**

**HW:** I am very lucky to be living with a group of lovely girls from around Europe. We all really enjoy exploring other cities in the Netherlands and going to all the bars and cafés here.

I have a museum card which gives us access to the majority of museums and galleries for 67 euros a year. My favourite so far is the Fotomuseum in Rotterdam. I have also joined the Rotterdam netball club which has given me a taste of home.

**Cycling in Rotterdam or London?**

**EY:** Rotterdam for sure, despite a recent injury. I hardly cycle in the UK but in Rotterdam I cycle everywhere, every day, and in any weather. I am really looking forward to getting back on my bike and reliving my seven-minute commute to work.

**HW:** I have never cycled in London, but cycling in Sheffield there are no bike lanes, the hills are really steep and it is dangerous. Being in Rotterdam inspires me—it demonstrates the potential to create better urban environments by prioritising people not cars in cities. Rotterdam makes it happen! ●



Whittaker (left) and Elyza Yunus in Rotterdam



# STOPPING THE ERRORS

Gavin Pike, GIRI board member and associate director of Bennetts Associates, argues that the built environment needs to get its act together and stop its 'shameful' record on errors



The built environment has a problem with error, which is estimated to cost the sector £21 billion every year, according to research by the Get It Right Initiative (GIRI). In the context of efficiency and productivity, this is a startling figure, but when the impact of such errors on safety, quality, carbon and reputation is brought into the equation, it becomes shameful.

This research by GIRI—a not-for-profit organisation with the key aim of eliminating avoidable error in the construction industry—has indicated that many of the costliest errors are rooted in design, during the early stages of a project, the construction phase, or anywhere in between.

Establishing a robust design process and managing it effectively from concept to completion is critical to a project's success, and that's what the recently launched *GIRI Design Guide* is intended to do. This best-practice guidance outlines a series of recommendations for designing projects with minimum error.

It's important to emphasise that this is not aimed just at design companies—GIRI believes that everyone involved in construction needs a better understanding of how to manage the process successfully.

The key term here is 'process'. Design is a complex process, one that involves not just the individuals we typically think of as designers—architects or engineers—but a multitude of different stakeholders. It starts with the client, and it takes in the consultants, contractors and increasingly the supply chain specialists, who all have a role to play in bringing the design and the project to a successful conclusion.

By accepting that error is a joint responsibility, project teams can play a starring role in fostering change—and help the industry shift away from an environment where the acceptance of error has become entrenched. Tackling this problem requires committed cross-sector collaboration, and individual disciplines within the project team must each recognise their role.

The *GIRI Design Guide* focuses on providing guidance and structure from the early phases, to ensure that those who need to be involved are brought on board at the right time and at the right level, and that communication is open, honest, and efficient.

Early collaboration goes a long way to eliminating misunderstandings that can lead to error, but it isn't employed anywhere near enough. It is one of the key themes of the design guide, along with the culture and behaviours that flow from it. Collaborative working encourages all parties to focus on the success of the project as a whole, not just their own part in it. Logically, this joined-up approach is much more likely to deliver a satisfactory outcome.

Much of the guide is devoted to recommendations that give those involved in design the time, space, and resources to do it properly. The idea of investing appropriately in the early stages is addressed again and again, but this is not just about money. Design is iterative and needs the conceptual space to unfold and resolve—what we refer to as opening up and closing down—and it benefits from contractor input as early as possible.

More than anything, good design needs a solid, well-researched brief that captures the client's aspirations and can be understood by all. However, while these aspirations should guide the design process, it is incumbent on the project team to draw out and interrogate the client's wishes, ensuring they are realistic and clear.

We need to see a culture change that encourages closer engagement and communication across the project lifecycle. Our design guide sets out practical steps to support the establishment of the right culture—appointing the correct team, interrogating the brief, effective planning with realistic timescales and working collaboratively.

The bottom line is that eliminating error benefits everyone, and everyone has a role to play in getting it right. The design guide recommendations can help project teams to achieve this by implementing a robust approach from the outset. ●

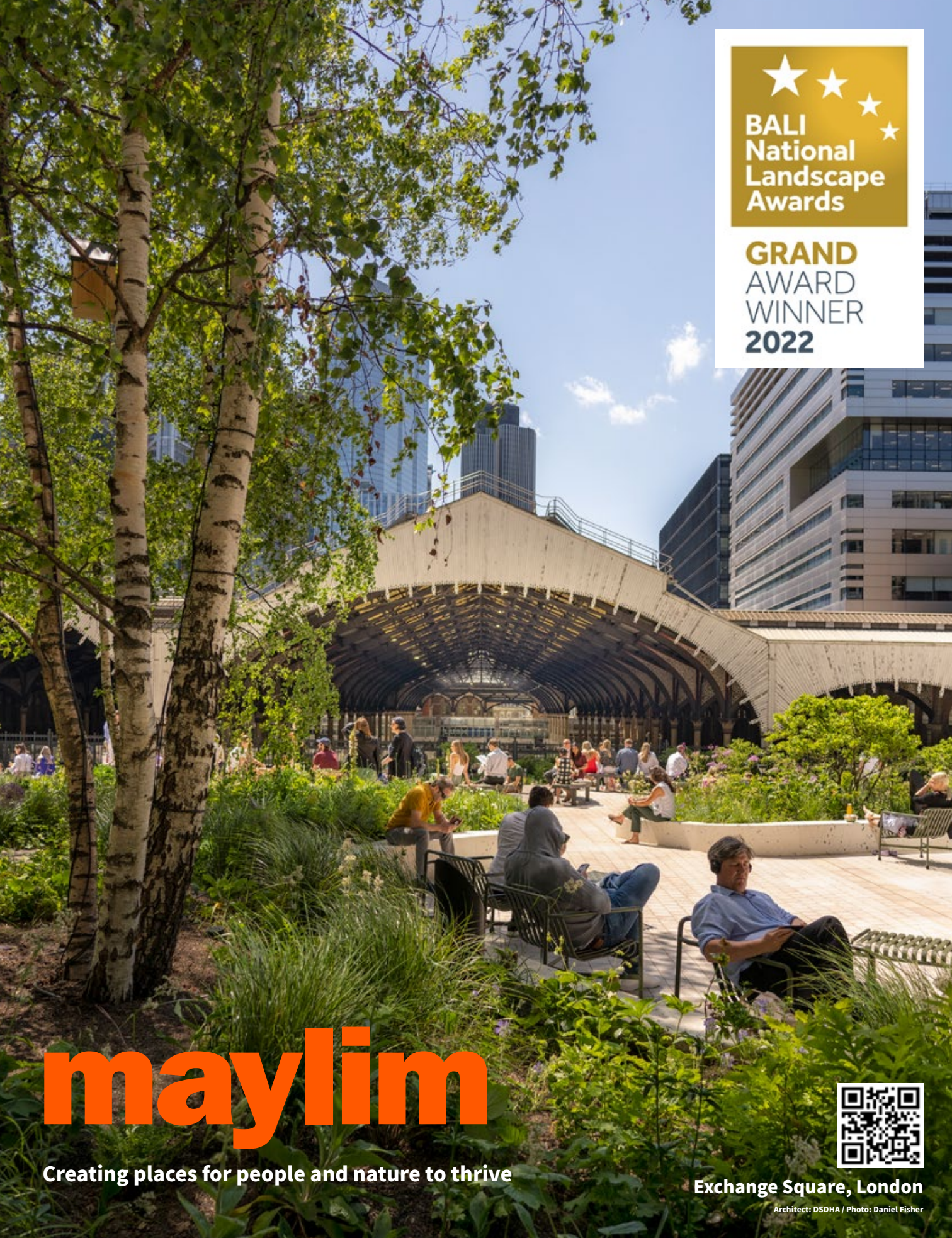
To see the design guide, visit [designguide.getitright.uk.com](https://designguide.getitright.uk.com)



Get it right! The GIRI Design Guide



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Architect: DSDHA / Photo: Daniel Fisher





# FROM RECOVERY TO OPPORTUNITY

In the second in our series of essays on the New London Agenda, *Professor Greg Clark CBE*, senior advisor at NLA, takes a look at Central London’s need for reinvention



Since the dim days of early 2020, the logic of city centre futures has been revised. The pandemic, and its attendant lockdowns, provided the catalyst for a big shift in working and consumption habits for people living in major cities with advanced economies, by accelerating, or indeed generating, the switch towards hybrid working and online retail. These lockdowns also forced a surge in distance learning and remote medicine, as well as prompting an almost complete temporary halt in international tourism, students and patterns of migration. The very things that fuel a place like Central London were either forcibly prevented, or rapidly digitised.

What became immediately clear was this shock, driven by a public health emergency rather than a conscious shift in urban policies, would disproportionately affect the city centres of developed nations by radically revising demand for the established platforms of offices, retail facilities, hotels and universities, and the amenities previously patronised by office workers, shoppers, international tourists, students and convention attendees. From sandwich bars and coffee shops to the city centre hairdressers, taxi drivers, and restaurateurs, the old CBD offer would not survive this change in demand profile and, for the owners of big real estate, a new, as yet unimagined, future would be required, with an unquantified repurposing and reinvestment bill attached.

Three years later, we can start to see what the new city centre might look like. NLA hosted an expert roundtable on the Future of Central London in late 2022, where the focus was not on the short-term recovery of the CAZ, but on the longer-term opportunity that this post-pandemic cycle presents. A rich combination of senior executives from London and CAZ-wide bodies participated, alongside place leaders from Central London’s local governments, business improvement districts (BIDs) and universities.

### Recovery to reinvention

We might summarise the path to the ‘new cycle’ as having five elements:

1. the degree of return to leisure/hospitality/entertainment/culture
2. the nature of return to office working
3. the scale of return of international tourists
4. the pattern of return of international students, and
5. the new patterns of (national and international) migration.

What is clear from our roundtable discussion is that the return to leisure and culture has been in full flow for many months, with the new working patterns also causing concentration of leisure activity on certain days and times, often now setting new records for Thursday night dining or Saturday shopping.

The return to the office remains partial — Tuesdays, Wednesdays and Thursdays are busy again and offices are being reconfigured for new working styles that incorporate and combine social interaction, fractional attendance and hybrid working. Mondays are now starting to pick up significantly, leading to what may look like a four-day week in the longer term. And there is now a new agenda to ‘reinvent Fridays’ in office districts to serve new patterns of demand for enrichment.

International tourists have returned in substantial numbers, aided by London’s compelling offer, a warm invitation, a weak pound and the incentive of royal events. Despite punitive taxes (such as no VAT refunds) London is busy in tourist spots. University student numbers have now bounced back to pre-pandemic levels, while more academic staff are now working flexibly, with about half the working week spent WFH.

Despite the impact of both Brexit and COVID, London’s population continues to grow, fuelled by migration, and there are expectations that thanks to wider drivers such as war in Ukraine, uncertainty in Hong Kong, and continued large numbers of asylum seekers, as well as set patterns of migration from commonwealth countries, this will continue, also due in some part to the pull of tight labour markets.

### Rediscovery

The word that therefore best describes the new realities and opportunities that are already visible in central London in early 2023 is ‘rediscovery’. After the pains and frustrations of lockdowns and controls, there has been a steady increase in people’s appetite for the arts, culture, leisure, hospitality and entertainment. Londoners and visitors still want the rich mix that the centre can offer, despite recent changes in the patterns of work, learning and shopping.

Indeed, it is already clear that some parts of Central London are benefiting from a ‘flight to quality’ dynamic that is driving demand for new offers, revised places, curated spaces, the treasures of the royal parks, free museums and galleries, and the deep DNA encoded in the very fabric of the city. The magic ingredient of city centres, the fear of missing out (FOMO), is back in play.

This surge sees the London Underground at near full capacity on certain evenings and at weekends. The Elizabeth Line has boosted the ridership that supports this new appetite, and Londoners are continuing a long-term shift away from car use in favour of active travel and public transport. With this revised demand has come an opportunity to remake places that better combine the city centre offer for the new hybrid lifestyles and the planetary imperative of decarbonisation. Helpful data from TfL makes the point:

Station	7/12/2019 Entry and exit	3/12/2022 Entry and exit	Comparison
Tottenham Court Road	120k	201k	167.1%
Bond Street	142k	153k	107.6%
Knightsbridge	58k	77k	133.8%
Marble Arch	51k	48k	94.6%
High Street Kensington	27k	26k	96.1%
Stratford	184k	164k	89.1%
Oxford Circus	238k	186k	78.3%

### The remaking of centre city

Indeed, a grand experiment is now in train to find ways of curating and animating key locations in Central London, despite the challenges of fragmented land and site ownership,



cross-border governance issues and a new sequencing of the city that needs distinctive services at different times of day and days of the week. This is all about re-equipping for the rich experience that people simply can't get online. It involves reconfiguration, new urban design, surprise and activation, as well as deliberate opening up of space and places that were previously closed. There is a new agility in London's built environment that encourages spontaneity. In all of this, local governments, BIDs, anchor institutions (such as universities, hospitals, stations and arts venues) and the great estates are to the fore. This reinvention process is not simply driving a recovery, but rather remaking what the city centre is for.

No space in the digital world can replicate the unique connections and experiences that a city centre offers. The deep social, commercial, professional, cultural, intellectual and territorial connections of a city centre provide that unique combination of complexity, proximity and possibility that make almost anything feasible, as long as the city is organised around what it can help make possible.

# 'No space in the digital world can replicate the unique connections and experiences that a city centre offers'

Central London is already thinking in the new paradigm. In other countries we hear about the shift from the central business district to the 'central social' or 'experience districts', but there is no reason why social connections and rich experience will not also fuel business success. Conversely, higher value-added sectors in the working economy fuel the culture, leisure, retail and hospitality sectors.

Central London Forward has recently set out a new vision for the CAZ in the post-pandemic cycle that has now begun. It sees that Central London can become a compelling and magnetic place and platform, based on three inter-dependent and reinforcing ideas:

- A unique habitat—an attractive place, where people want to visit, work and spend time, and where businesses want to locate. It will be clean and green, with a high-quality public realm and local environment, where people feel safe and where residents enjoy living.
- A place for unforgettable experiences—the CAZ will provide incredible experiences which are not available anywhere else and which draw people in. It will be a hive of creativity and culture, with a thriving visitor economy.
- A space for innovation and growth—the CAZ will be the best place in the world for people to come together to collaborate and innovate. The exemplar of a net-zero urban centre, the CAZ will have clusters in the industries of the future. It will generate wealth for the whole of the UK and provide high-quality employment opportunities accessible for all Londoners.

The shift towards this vision will shape and drive decarbonisation in buildings, transport and supply chains, underpinned by cohesive place-making and place animation.

## De-risking the cycle of reinvention

In the context of this positive wave, however, some deep threats and risks are revealed. There is the caustic challenge of the recession and industrial action now unfolding in the UK, the days of the week when some parts of the CAZ are still quiet, the costs of repurposing and repositioning buildings and places and the degree to which the collaborative place leadership now emerging can be fully effective in steering the future. Can the soft power of place-based collaborative leadership prevail against the hard drivers of institutional self-interests?

Beyond these immediate challenges lie five other critical concerns that must be addressed if this reinvention of central London is to succeed.

The first is the economic risks that hybrid work brings to our economy. One reason that city centres in advanced economies succeed is because they produce agglomeration advantages that can't be easily achieved elsewhere. The 'crowding in' of talent, investment, enterprise and innovation creates a competitive advantage that increases productivity by linking, matching and exchanging knowledge between the players in dynamic ways that goes back many centuries to the coffee houses that fomented modern London.

The ability of city centres to both host leading sectors and to facilitate the interactions between such sectors is the key reason that Central London has produced so many new jobs in the past 20 years. The interfaces and interactions between finance, professional services, media/information, creative industries, technology and R&D have produced completely new forms of enterprise and types of jobs and supported the exchequer with deep tax revenues.

The risk is that the wilful unbundling of these key interfaces would lead to deglomeration, threatening future productivity and investment. It may be that many workers feel they are more individually productive by working more from home, but whether they are collectively more productive is the larger question. Because some of the economic benefits of agglomeration are generated over and above the firm level, it will be incumbent on policy-makers to act as the long-term guardians of productivity growth. They can do this by pursuing policies to increase effective density further (for example by reducing journey times and associated costs such as overcrowding to and within Central London).

A second threat is competition. One version of this is to recognise that in this new cycle there are many more cities vying for primacy in the leading industries that Central London has hosted over the past 30 years. These cities are known competitors such as Paris, Berlin, Amsterdam, Frankfurt and Dublin, which have been encouraged by Brexit to compete for London's established niches in finance, services, media, tech, life sciences and creative industries. These regional competitors are augmented by established global rivals such as New York and Singapore. Then there are the faster growing cities with niche offers, such as Dubai, Tel Aviv, Shanghai, Sydney and Toronto. While no one of these might be in a position to overtake London, the risk is one of insidious

decline—firstly, an erosion of rates of growth followed by a corrosion of scale, density and capacity to innovate and compete. Worryingly, decline by a thousand cuts is harder to tackle than a one-off shock.

It is no surprise to learn that cities compete, but what is now clear is that this fresh cycle of competition is more fiercely aggressive than before Brexit and COVID, and the competitors are much better organised, resourced and financed than in the past.

What makes this threat sharper is the realisation that virtual or hybrid lifestyles may not only undercut our long-term productivity, but also represent another form of competition to our city centre amenities and clustered activity. As one of our leaders put it, the competition is both from other cities and from the appeal of staying at home.

A third risk is the gaps in our knowledge and intelligence. To both understand how our city is evolving and to better evidence and explain the rich nature of our value creation, our eco-systems of exchange and our population dynamics, we need better data gleaned from digitised systems in which we all share. There is a war for data as well as talent, and we are not yet organised.

The fourth issue is the national policy frameworks and public investment regimes in the UK, which are stuck in a zero-sum confusion where it is assumed the UK can succeed without London's success. Such binary formulations don't take into account the competitive challenge faced by London from other major cities. Unlike other European centres such as Paris, Berlin, Madrid or Amsterdam, London does not enjoy the unequivocal support of its national government.

# 'Housing stops being the amenity we need it to be once it becomes largely a tradable asset for global capital'

The fifth issue is inclusion. London's last cycle demonstrated that the city has not succeeded in addressing inclusion in housing, wages, health, education or opportunity. The housing challenge represents an especially clear requirement for more effective intervention and policy.

The more London succeeds economically, the worse the housing affordability challenge becomes—unless a better set of long-term interventions can be crafted. London has remarkably high volumes of social and council housing compared to many of its peers. It also has many areas where market-generated residential property is unaffordable to the vast majority. We know that the city centre will not work if those in the 'squeezed middle' cannot afford to live in it, and the acute challenges of key workers are made much worse by rampant house market inflation. Housing stops being the amenity we need it to be once it becomes largely a tradable asset for global capital. Better interventions are needed.

## Opportunity Central London

Central London is not just London's core. It also houses much of what makes Britain Britain. So, making the most of Central London is a quest for the whole nation.

These five risks represent an important matrix against which to enrich and deepen our commitment to Central London's future. Like all risks, we can either use them to shape our proactive approach to the new cycle, or wait for them to derail our shared endeavour. What they point to is this: the reconfiguration of Central London is not only a task of decarbonisation, place-making and citizen activation. Essential those these are, they must be accompanied by a deeper framework of initiatives and interventions that help to reinvent the city centre in ways that prioritise both long-term value creation and deeper economic inclusion, in ways that remake the contract with business and citizens and pioneer a new kind of world city centre. That is the opportunity that is now ours to grasp. ●

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# EVERYTHING, EVERYWHERE, ALL AT ONCE

Yolande Barnes argues that NLA's new agenda should be a role model for the planet



As I was cleaning before the arrival of Christmas visitors, I started contemplating how difficult composite objects are to maintain. Ordinarily, a metal object would be covered in metal polish and then buffed to a shine; glass objects go in soapy water, are rinsed

and dried; fabric is brushed; and wood gets a wax polish on a duster. Put all these materials together though, as in the photo frame I was struggling to clean, and each of these actions is either ineffective or actively damages its adjacent component. Blackened metal polish went all over the glass and threatened to stain the fabric lining, water damaged the wooden backing, and a stiff brush scratched the metal frame.

Housekeeping has never been my forte, but it did strike me that its problems are similar to those of the built environment. Yet how much more complex and multi-dimensional is the fabric of a city?

Cities are the ultimate in composite items: a mixture of buildings, streets and neighbourhoods, market forces, regulations, public and private management practices, ecosystems, social systems, static and dynamic engineering systems—the list goes on. In the same way as my attempt to clean a photo frame had negative impacts on other parts of the system and unintended consequences, so too do our attempts to manage or construct different parts of our cities.

Why then do we persist in trying to control each component separately when managing our urban fabric? It took me a lot of care and awareness of each part of my composite item to maintain it properly, but I couldn't optimise every component part without being simultaneously aware of my effect on the whole thing. It led me to wonder whether we focus too much on specialist areas of skills, knowledge and expertise and have lost sight of the whole when we think about the future of cities. The absence of a holistic support structure shows up when cost control trumps fire safety, when developer profits usurp building control, when economic growth displaces local communities, or when infrastructure engineering destroys natural habitats. None of the individual areas of interest is bad in and of itself, but systems of governance in all parts of society seem inadequate to the task of treating all parties equitably.

One reason for this may be that we have created silos of expertise which focus on just one aspect of a city's life, but not the mechanisms and systems for experts to see outcomes for the city as a whole, and unite around them. We talk about 'partnerships' but built environment professionals are notoriously bad at working in teams and in many areas are actively adversarial. Real-estate finance and town planning, for random examples, both have important parts to play in the life of a city, but how often do bankers and urban designers exchange information and understand each other in a meaningful way? The same is true of a whole host of other actors, stakeholders, movers, shapers and users of the built environment.

These are important considerations as NLA creates its agenda for the next 10 years. And leads me to my second lesson learned from my Christmas holiday break. Exhausted from all the cleaning and preparation, I rewarded myself by watching a film I had been wanting to see for a while. *Everything Everywhere All at Once*, apart from being thought-provoking and funny, was about a woman who, among other things, was struggling to focus on her 'to do' list. (I empathised...)

## “Everything, everywhere all at once’ should, I think, be an instruction for city mayors globally’

It made me wonder whether the notion of 'an agenda' (if it consists of a list of separate items to get through) isn't rather an outdated, 20th century way of thinking about the built environment. Doesn't deciding which items on that list to prioritise even compound this outdated thinking? Prioritising one thing over the other emphasises and reinforces a siloed and segregated way of acting. This has led to the unintended consequences and negative externalities of the past, in my view.

'Everything, everywhere all at once' should, I think, be an instruction for city mayors globally and might be a more appropriate way for NLA to think of its 'agenda' for London than a 'to-do' list of distinct and prioritise-able items.



Looking to the future — London's new 'architecture' is about more than just buildings

While city-makers do not have to contend with an infinite multiverse, as does the heroine of the film, they do need to be dealing with everything, across their city, all the time. This is because we all know, in our heart of hearts, there is really only one agenda for cities. We call it by all sorts of different names—sustainable cities, healthy cities, liveable cities, well-tempered cities, new urbanism etc etc—but at the heart of our concerns is the survival, at least, and flourishing, at best, of humans on this planet. Cities are where every aspect of human life, good and bad, is played out. The demands of the city have major impacts on just about every other area of life on earth.

So, if we want an agenda, we don't have to re-invent one. The United Nations has already set it out for us. Thousands of experts have already spent millions of hours compiling the agenda that would mean life for humans and

other living things on this planet can be sustained. The UN sustainable development goals are wide and far-reaching, but very few if any of them don't have some kind of implication or impact for the built environment, and hence the governance of cities.

Now that a large number of organisations controlling the supply of global capital have adopted the UN responsible investing principles, the interests of many parties are becoming increasingly aligned around the three pillars of sustainability: social, environmental and economic. The 'architecture' of business models, of public governance, of urban geographies, of ecosystems and of social inclusion are as important, if not more important than the design of buildings. This is the 'new' London architecture. The agenda for NLA is London as an 'everything, everywhere, all at once' role model for the planet. That is a worthy mission for the next 10 years. ●



# OPPORTUNITY LONDON? YOU BET!

NLA senior adviser *Robert Gordon Clark* reflects on the run-up to this year's MIPIM, the capital's status and a new concerted campaign to build on its strengths



MIPIM 2023 feels very different to last year. While COVID is not eradicated, time and the success of the vaccine programme mean many people are happy to converge again on the (hopefully) sun-drenched Croisette in Cannes.

So what else has changed in the past 12 months, and how might those changes inform discussions on the Riviera?

Well, at a national level we have seen the UK change prime minister not once but twice in a quite remarkable political year. Then at local government level there were some significant changes in the May 2022 elections, with new administrations now running areas of London well known to MIPIM delegates, such as Westminster and Wandsworth in the heart of London and Croydon to the south.

Meanwhile, the big infrastructure change is the completion of the Elizabeth Line (formerly known as Crossrail). This now connects the city and the wider region from west to east, dramatically reducing journey times while relieving pressure on other key routes. Opportunities are now being unlocked all along the line, as London continues to reinvent itself in the 21st century.

With all this in the background, it is fitting that the theme for London this year is reinvention and resilience. The Opportunity London campaign focuses on both, by inviting

capital investment to be part of the city's future. Soft-launched at MIPIM last year, Opportunity London is signposting investors towards opportunities to invest in real estate and infrastructure in all of London's 33 boroughs and communities.

Backed by the Mayor of London, the City of London Corporation and all the boroughs through London Councils, the campaign is supported by a rich mix from the private sector including Almacantar, Berkeley, the Earls Court Development Company, Mount Anvil and Related Argent, alongside a number of London's BIDs.

A single, pan-London delivery team is now set up, which through London & Partners will provide a trusted, credible concierge service to help investors navigate their way through what London has to offer.

What's changed here from previous initiatives for London? The answer is that this has cross-party support and, crucially, backing from both the public and private sectors.

At MIPIM this year will be Laura Citron, CEO of London & Partners; London's deputy mayor Jules Pipe; Darren Rodwell, leader of the London Borough of Barking & Dagenham; and Elizabeth Campbell, leader of the Royal Borough of Kensington & Chelsea.

But the campaign is not simply about attending MIPIM (important though that is). MIPIM is just one part of an annual programme of events and initiatives being delivered by NLA, working closely with London & Partners, which will see the Opportunity London campaign rolled out both at home and overseas.

Central to this campaign is a simple message. London remains a great place to invest, backed by a robust financial and legal framework, world-class culture and a track record of delivering healthy returns for international investors, especially those seeking secure long-term opportunities that put good growth at the top of their agenda.

Ultimately, by attracting responsible, long-term investment—using all of London's well-known strengths plus Opportunity London's savvy framework and programme—we can create prosperity for all Londoners and robust returns for investors. ●



London in the sun — capital opportunities on display at MIPIM

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# HEALTHY OUTLOOK

*David Taylor catches up with White Arkitekter partner Michael Woodford to chat through the practice’s civic and sustainable approach to healthcare projects*

**David Taylor:** Hi, Michael, how are you doing?

**Michael Woodford:** I’m great. Thank you.

**DT:** Good. I wanted to talk about White Arkitekter’s approach to healthcare projects in general, and in particular in reference to a couple of the schemes you’re involved with, one of which is called Velindre, a project in Wales that’s setting a standard for cancer care. Firstly, if you could explain a little bit about that project? Secondly, how it encapsulates—if it does—your approach to healthcare projects in general? And thirdly, what the difference is between the way you approach healthcare projects in this country and abroad? Sorry, three big questions there!

**MW:** (Laughs) That’s no problem. Well, I think, maybe if I start by talking about our approach to projects in general? White Arkitekter is a Scandinavian practice, established in 1951 in Gothenburg. We’ve been around now for 70 years. During that time, a lot of the projects that we’ve been working on have been health projects. White is an employee-owned firm, and we’re interested in social projects in general—the work of society... that includes housing, urban design, urbanism, schools, higher education and health, specifically in civic buildings. For some years now, we’ve been striving to reduce the carbon footprint of our buildings and projects. Our goal is for all of our projects to be carbon neutral by 2030. We have over 1,000 projects on the go at any one time in the practice, so that’s a big ask. Our approach is generally to look at a project from the outset—how can we really tackle this project from the point of view of reducing both its embodied carbon and its use of carbon operationally? That approach applies to all of our projects. We’ve been doing that in the UK in housing and urban design projects, and it’s the same for our health projects. So, healthcare buildings are large and complicated, and use a lot of energy and potentially a lot of high embodied-carbon materials, such as concrete and steel. We’re trying to be analytical when looking at the project from the outset. You know, how much do we need to meet the build? Do we need to build at the beginning—you know, a retro-first approach? Do we in fact need to build a new building? If the answer to that question is ‘yes’, how can we build it in the lowest embodied-carbon way possible, and still meet the



client’s brief? That involves challenging the brief. For example, do they need basements? All sorts of aspects of the client brief may point towards a high embodied-carbon building. And we challenge that, every step of the way.

**DT:** I suppose the question that immediately comes to mind is: to what degree is there a crossover between a green outlook and recovery rates for patients? If we’re going to be hugely analytical about this, is there a distinct correlation emerging?

**MW:** Well, we do a lot of work in research in our practice as well, and have particular connections with Chalmers University in Gothenburg. We’ve done a lot of internal research into the effects of natural light, access to outdoor space, fresh air, and natural materials, for example, on health and wellbeing. And there is proof and evidence to say that they have a positive impact on health outcomes. So, I think what’s perceived perhaps as the Scandinavian approach to using self-finished materials, natural materials, lots of wood... they are healthier buildings. We combine that with things like Passivhaus design, another way of reducing the energy that the building uses by passive means. All these approaches are common practice, I suppose, in Scandinavia, and I think they do lend themselves towards healthier buildings in general.

**DT:** Do you feel you’re making headway? Obviously, you’re working in Cambridge as well on the Children’s Hospital and Oriel, the Moorfields Eye Hospital, both of which seem to embody a low-energy approach and use natural materials, etc. But do you think you’re making headway in the British system?

**MW:** Absolutely, yeah. I think we’re going from strength to strength in the UK. We’ve just embarked on a new project with the Royal Free as well, so we’re working on a couple of projects in London, and then the Oriel. I think people come to us because of our approach, and track record. Obviously, we’re proven on a large number of projects across Scandinavia, delivering large-scale healthcare projects. Most notably, the new Karolinska Hospital in Stockholm, where things like the make-up of materials, the glues, the plastics have all been reduced. There are very strict requirements for the use of



A new approach to healthcare buildings — White’s Velindre Cancer Centre in South Wales

products and materials within that project. It’s all trying to reduce the amount of VOCs, the embodied carbon materials, but also the wider health impacts in materials. I think our approach in the UK in the London context, and in Cardiff with the Velindre project, is very much to build on all that—not on the knowledge that we have in the Scandinavian projects, but in a UK context. And actually, given the scale of the problem—the crisis facing the world—to go further, to really challenge the project team, the client team to push further. So, for example, in the Velindre project with Arup we really pushed the client on the use of timber in healthcare. Generally speaking, it’s quite difficult, particularly building over 11 metres (which it is not in this case, fortunately), but you have quite high criteria around vibration. Obviously, if you’re moving beds around the building, you want very low vibration rates, and all of these things conspire against the use of timber. But we’ve really pushed hard and got a quite high level of timber in the project. On top of that, we’ve been looking at alternative materials—hemp block and lime—as part of the breathable wall assembly. We’ve got recycled copper, reclaimed brick, and gabion walls formed of slate by-product from a local Welsh mine. That was all done through quite an extensive material mapping process, looking at what materials are available adjacent to the site. All of these techniques, I think, resulted in what will be a very low embodied-carbon building in that case. It’s more of an approach, if you like, to the design, but a different approach to the design process. Because you’re not designing from the point of view of aesthetics. But strangely, when you start looking at local material mapping, you are actually using the local materials. So, from a planning perspective, it’s a really positive thing.

Working with local materials that are readily available and locally sourced is the most contextual thing you can do.


**DT:** And lastly, because we’re just running up to time, I noticed from the Moorfields project that that that’s eye care, research and education all in one. Is that a trend you foresee becoming more popular?

**MW:** Yeah, absolutely. I think across all of the health projects we’re working on, the practical day-to-day healthcare services are alongside research. In the case of Moorfields, it is very much part of the city. It’s going to form part of a whole new neighbourhood in King’s Cross. Part of the work that we did around the central atrium area, in the Oriel was very much again, taken from our Scandinavian ethos, that a hospital building is a public civic building. The ground floor should be accessible—obviously it wants to be predominantly for the patients, their families and the staff, but also it is a civic building in the city. If you were to visit Karolinska, in Stockholm, you can walk inside and have lunch, go to a shop or there’s a bakery in the outside corner of the building. It’s like any other civic building. And I think that was the sort of approach that we brought, at least to that project. So, I think absolutely, that sort of multi-use building in healthcare is really important as well. At least in the projects we’re working on—we’re seeing that more and more.

**DT:** Brilliant. Well, good luck with all those projects. I hope not to be a patient in any of them anytime soon, but if I was, I think I’d make a quicker recovery because of your designs. So, thank you very much for your time.

**MW:** No problem. Cheers. Bye! ●





# BRIEFING NOTES

Our regular round-up pages of selected events at NLA. By *David Taylor*  
For full coverage visit [nla.london/news](https://nla.london/news)

Elizabeth Rapoport  
Times-Examiner

Birki Taylor  
Brixton Project





New London Agenda — Sadie Morgan chairs her first meeting of the New London Sounding Board

NEW LONDON SOUNDING BOARD

# Responsibility, clarity, trust—a new London Agenda

The built environment professions have a big job to do if they are to restore trust in the populations they serve. But a concerted effort to improve and respond to issues by taking responsibility, offering clarity and providing ‘purpose’ via the New London Agenda—rather than offering up yet another word-based ‘vision’—will be a key way forward.

Those were some of the conclusions to be drawn from the latest meeting of the New London Sounding Board last week, which was Sadie Morgan’s first as chair, where she pledged it would be ‘relevant, up-to-date and more than a talking shop’. Priorities for the group, said Morgan, will be in helping to force a ‘radical shift’ in London’s fiscal structure and the way its built environment is designed, built, financed and managed. ‘I’m generally an optimistic person,’ she said. ‘I’d like us to be realistic but ambitious, to be proactive and be able to offer pragmatic steps for the built environment to improve consistently.’

Three speakers outlined their thoughts on key principles for the New London Agenda to move to that position: Arup’s Jo Negrini on taking collective responsibility; Argent’s Robert Evans on providing clarity; and U+I’s Martyn Evans on building trust.

Negrini said she had visited 90 of Arup’s offices across the world in a six-month study to identify key drivers, and the single biggest issue across all was equity. With the rise of social movements across the world, people are pointing to inequalities in cities, and rising up and making demands,

she said. ‘There is a whole movement of people saying this cannot be the way their cities are run, and they want to have an impact on what happens,’ she said, adding that we need to build an inclusive city, engaging with communities all around London.

Robert Evans said there was an absence of clarity at the moment and a huge amount of investment required, despite the ongoing narrative of London as being ‘this unbreakable winner’. ‘We are at the crossroads,’ he said. ‘There are huge challenges, and the context is not as strong as it was,’ with potential investors being more questioning about London now. The capital has always had a history of messiness, of ‘fudge and nudge’, but now more clarity is needed. ‘Right now, I have never felt more like there is a paucity of vision.’

**‘The standing of the industry is very, very low’**

Robert Evans, Argent

Evans said that other key issues include affordable housing, where the public doesn’t understand why policies are not implemented, leading to a lack of trust, which also comes from poor quality housing provision. ‘The standing of the industry is very, very low,’ he said.

Finally, Martyn Evans said we all need to make more effort to trust each other, building on what has become a transformed relationship and collaborative working between the public and private sectors since the crash of 2008–10. This could deliver socio-economic change, but takes understanding, not least through cross-industry working, understanding and trust. Trust—which Evans agreed is as low as it has ever been—is also needed between the private sector and the general public, with companies working harder to create better buildings for people.

The sector does, however, also come up with solutions, as it did with Bazalgette’s sewerage system, driven by ideas,

collaborative working, ‘huge public will’ and money. Expertise is important across the industry, especially given all our lives happen in buildings or the spaces between them. ‘We are one of the most important industries in this world, and yet our reputation is terrible. How is that possible?’ Essentially, we need to understand more about people, how they live and work—and what they need.

The Sounding Board members responded to these presentations with observations. Kat Hanna of E&Y stressed the need for the agenda to embrace something genuinely new and framed around London, but also to talk about the money side of the industry. ‘Most of what we do is in Excel, rightly or wrongly,’ she said. Getting people to understand that and being honest about money, and indeed what the right type of money is for London, whether that be from Asia or Russia, are important questions too, she added. ‘Everything when it comes down to a breach of trust is generally due to decisions about money.’

TfL’s Graeme Craig agreed, saying he struggled to think of an industry to which people have been more hostile, with a particular lack of understanding about what constitutes affordable housing. ‘They feel like there are some alien monsters that comes and destroys, block by block, little bits of London.’ There is a tangible lack of confidence in London, but the answer does not lie in a spreadsheet but in a compelling narrative connecting stories about people rather than buildings, he added.

Other views included that from LSE’s Tony Travers, who felt the industry is ‘trapped in the middle of a culture war’ and that much of the problem lies in the political system, even if London is in a better position economically than the rest of the country. The downside there is that it will receive less policy help. And Binki Taylor of the Brixton Project said it

was important to embrace humility and communicate better, helping people understand the planning system and how they can ‘meaningfully and productively’ be involved. ‘There is knowledge in the community,’ said Taylor. ‘We can help you suck that up if you need to.’

**‘The answer does not lie in a spreadsheet but in a compelling narrative connecting stories about people rather than buildings’**

Graeme Craid, TfL

Dr Wei Yang, deputy chair of the Construction Industry Council, said despite planning being a highly political issue it was important to try and achieve a ‘universal common good’. ‘No matter which party you come from, we still have to think about human survival,’ she said. ‘Our real plan should be for the general public.’ Yang suggested we should define what good looks like and work out how to achieve that, Cath Shaw of Barnet adding that long-term stewardship should also be part of the picture, not least as an aid to restoring public trust.

Finally, Westminster’s Debbie Jackson suggested there was still a problem about inclusion in the higher levels of industry, and there was still a need for the development professions to take on and talk about key challenges like the thousands of families in temporary accommodation, or the primary schools losing pupils as families move out. ‘We need to align around an imperative, a common purpose, and we need to find that urgency,’ she said. ‘We all know it’s there when it is sustainability and social crisis, but it’s not urgent enough. The platform isn’t burning enough. We really need to think about how we do that in order to really drive action, to shift from recovery post-pandemic mode, to actually answer the question ‘what’s the ambition?’.



Power of three — Martyn Evans of U+I, Jo Negrini of Arup, and Debbie Jackson of Westminster





Young minds — NLA’s NextGen Christmas Party 2022

NEXTGEN

# NextGenners grapple with future London



*Yara Machnouk, Elementa Consulting, reflects on the last NextGen Sounding Board session of the year, discussing critical topics that must be highlighted when planning the future of London*

The NextGen Sounding board met for its last session of the year to discuss a number of critical topics that are important to consider when planning the future of London.

The session was kicked off with a yearly round up focusing on how local policy influences development planning and shapes what is in the pipeline. The local election in May, the current cost of living crisis, the increased focus on embodied carbon in development decision-making and the continuous changes in government positions being some main topics that formed part of our professional and personal shared experiences in London this year.

The Sounding Board spent the remainder of the session delving deeper into some of these issues and potential solutions to combat these.

## Does London still have the same attraction that it used to?

The Board agreed that there is an ever-growing detachment between people that work in London versus people that can afford to live in London, and enjoy what it has to offer as a vibrant cosmopolitan city. Changes in the current working model, such as hybrid and remote working, has had a significant impact on where people choose to live, with many deciding that living outside of London and only commuting when necessary is a more beneficial pattern. Many companies are experiencing a skill shortage with junior staff feeling more empowered to be vocal about their wants and needs within a workplace. This puts a strain on who the city is actually being designed for and poses the question of ‘is London still attracting talent?’. City university applications have seen a significant drop, largely due to the cost of living and how it is no longer feasible for students. London, as with many metropolitan cities, needs to adapt the way it is designed for work, play and residence to remain a resilient city.

With regards to employee wellbeing, mental health in the workplace was a large topic that was discussed amongst the Board, more specifically the importance of boundary setting amongst colleagues and ensuring there is a line drawn between personal time and work time, to reduce the ever-rising cases of ‘burnout’. Workplaces must reevaluate on what worked well for the business and employees pre-COVID and reverting back to these methods, rather than falling into a ‘new normal’.

## How will the additional focus on the embodied carbon impacts of the built environment industry shape the projects seen in the pipeline?

The Board weighed in on their different experiences with embodied carbon in the built environment industry, from planning stage through to technical design. Specifically debating the 92-year old Marks & Spencer structure on Oxford Street in which there was public concern with the decision to demolish this traditional building and the embodied carbon impacts of doing so. There was general consensus amongst the Board that all buildings should undertake in depth feasibility studies to determine the correct construction approach on a site-by-site basis, in most cases refurbishment is always the least carbon intensive and the most circular approach however, there were instances mentioned in which retention of the existing building requires a vast amount of rework, especially in the cases where additional floors are being added, and the reinforcement required still results in a very high embodied carbon building.

A main theme behind circular design is that buildings should be designed to be adaptable and to be reused, and this can be limited when working with traditional buildings that have severe site constraints. A key takeaway was that all new builds should be designed for reuse and adaptability and this should form a key part of the design process.

General education around embodied carbon is a must. Not just expertise in the industry but ensuring that decision-makers have general understanding around the definitions behind embodied carbon as this affects more than just the built environment industry but can be applied to infrastructure, transport, technology, fashion and any other physical assets.

Concluding what felt like one of the most productive sessions of the year, the board agreed how valuable and insightful it is to be in a room with a cross-functional group to be discussing solutions of working towards a unified goal!

DIVERSE LEADERS

# Embracing diversity



*By Julian Jarrett, associate at Trowers & Hamlins*

As part of NLA’s Diverse Leaders programme, a meeting was held over lunch at the law firm Trowers & Hamlins’ offices in London.

Leaders from all areas within the built environment sector were present, including representatives from Women in Property, Real Estate Balance, Building People, Urbanist, BAME Planners Network, Future of London, BAME in Property, London Borough of Lambeth, Civic Engineers, NLA, Fletcher Priest and Trowers & Hamlins.

The discussion was primarily around collaboration on ED&I in the sector and the importance of convening representatives that can speak to the experience of diverse people in different roles and professions. These key areas for convening discussions drive coordinated actions ‘back at the ranch’. It was encouraging to see shoots of collaboration elsewhere within the sector, exemplified in the recent publication of the *Action Plan, Creating a More Diverse, Equitable and Inclusive Built Environment Sector* published jointly by the CIOB, ICE, Landscape Institute, RICS and RTPI, and convened with the help of the Greater London Authority.

The action plan serves as a useful barometer for the appetite within the sector to drive understanding of some of the foundations of EDI and make some progress against three key objectives: data (standardising member data collection); pipeline (understanding the transition between education and employment); and standards (raising the sector’s standards of EDI knowledge, behaviours and practice).

Attendees at the meeting shared the aims and objectives of the action plan, and it was acknowledged that the diverse leaders programme and organisations represented in the meeting could signpost to standard approaches and benchmarks within the sector that may achieve some of the action plan’s success criteria. Attendees were keen to contact Action Plan signatories to seek a joined-up approach to these objectives—harnessing existing resources, avoiding duplication and stretching the success criteria for the whole sector.



PLANNING

# The Green Belt: tighten or loosen?



*By Ben Derbyshire, chair of HTA Design, Historic England commissioner, and president of the London Forum of Amenity & Civic Societies*

The green belt was first mooted in the 19th century by Octavia Hill, social housing reformer, founder of the National Trust and saviour of Hampstead Heath, who wrote in her pamphlet *More Air for London*: ‘There are indeed many good things in life which may be unequally apportioned and no serious loss arise; but the need of quiet, the need of air, and I believe the sight of sky and of things growing, seem human needs common to all men.’

In 1921, the London Society published *London of the Future* under the editorship of the architect Sir Aston Webb. This paper proposed: ‘The preservation (and where necessary the clearing) of a continuous Green Belt completely encircling London and providing a chain of parks, gardens, playing fields, allotments within reasonable reach of the citizens.’

The Greater London Regional Planning Committee first formally proposed in 1935: ‘...to provide a reserve supply of public open spaces and of recreational areas and to establish a green belt.’

Thus the Green Belt (London and Home Counties) Act was passed in 1938.

So, my starting point in this debate is the assertion that the origins of the green belt lie in the need to provide for wellbeing, you might say biophilic wellbeing, available for and accessible to Londoners.

In these terms, the green belt falls massively short of the vision of its progenitors, and its full potential. I cite mile after mile of inaccessible monocultural agri-business, scruffy fields of rusty containers and tethered nags, failing golf courses—all examples of rural degradation that fail to meet human need or address the climate emergency.



The March of Bricks & Mortar by George Cruikshank, 1829

But green belt land designated around our cities is arguably the UK’s oldest national spatial planning measure, pre-dating the 1947 Town and Country Planning Act, and unquestionably its most popular and, seemingly, politically unchallengeable.

So yes, it is time for a re-think, but I’ll say from the outset, emphatically NOT to open it up to suburban sprawl, nor to the piecemeal nibbling at its boundary with low-grade urban extensions, nor to poorly performing, low-density development with current standards of access and parking for cars.

Instead, we should return to the motivation of its founders, Octavia Hill and Aston Webb, that is, to foster wellbeing rather than the requirement, per se to act as a constraint on development. The re-think should be driven overwhelmingly from the standpoint of the challenge for London of achieving net zero carbon by 2050 while delivering for its citizens meaningful opportunity for biophilic symbiosis with the natural world.

To plan for a biodiverse and zero-carbon future in this wider area requires for all the negatives within the existing built footprint to be offset by positives in the rest—mostly in the green belt.

For such a relationship to operate effectively, there is another division to be overcome—the division of political ambition and governance between the Greater London Authority and the home counties.

How can we plan effectively for a zero-carbon economy for London since the demise of regional planning (the South East Regional Plan, SERPLAN, was abandoned by the coalition government) and now that even the duty to co-operate between local planning authorities has been torn up?

How much better would it be if the whole of London’s travel-to-work area (defined as the area within which three-quarters of the population travel to work within London) was treated as one entity.

The Surrey branch of the Campaign to Protect Rural England’s 10-point manifesto for the last general election had as its top two priorities:

1. Protect the green belt and other countryside and green spaces in Surrey from inappropriate development.
2. Oppose excessive and unsustainable house building—especially where demand arises from outside the county.

There is no argument from me on the first point, but as for the second is it reasonable to exclude the demand for housing from outsiders when unquestionably the 56,000 residents of Surrey rely heavily on London for other aspects of their lives, and not least for employment?

The latest London Plan is based on the principle of sustainable intensification within the GLA boundary, while by its own admission (confirmed by examination in public) failing to satisfy the capital’s need for increased housing supply and improved affordability. Yet any review of green belt policy has again been deferred.

So, for me, the time has come to abandon the notion of the green belt as a cincture—the simplistic demarcation of a binary distinction between space on which to build, or not to build.

Might we consider new criteria for building within the green belt? I’d say yes, but only as part of a new plan to bring people into closer contact with nature, with a network of sustainable movement—and of green, blue and grey infrastructure—to reduce carbon and increase wellbeing.

Building regulation in such a plan would need to deliver much higher environmental performance than net zero. Looked at holistically, we need to define policies for areas outside the existing built footprint that are significantly regenerative of embodied carbon, energy use and biodiversity—of health, wellbeing, pleasure and enjoyment—that more than makes up for how they are depleted and cannot be restored within the existing boundary of London.

- Some important facts:
- Only 9 per cent of land in England is developed.
  - 13 per cent of England is designated green belt.
  - One million new homes would take up just 3.7 per cent of the intensively farmed agricultural land within the green belt.

PLANNING

# Planning experts call for investment



*The first of our three meetings in the 2022/23 cycle was a really lively and fun face-to-face meeting and a great kick-off to the year ahead, says Jonny Popper of the London Communications Agency*

Given how fresh the political debate was around housing targets and other elements of the government’s levelling up and regeneration bill, we started with a debate about what was going on—but quickly agreed that would be a giant waste of time right now given how much uncertainty still remained. Although many of the technical changes are largely understood, how an infrastructure levy would function remains deeply unclear, as does how the matter of street votes would be handled in practice.

We did however note one potentially very positive outcome, which are reports that Michael Gove does fully understand that no meaningful progress can be made without additional funding for planning departments, and that he seeking to deal with this matter with some urgency. We shall wait and see what materialises from this, beyond higher fees for applicants.

Many from the public sector around the table commented on how the more strategically important sites and matters simply cannot be prioritised at the moment because of the difficulty of recruiting, and the time taken up by more routine day-to-day matters. Even those in the private sector agreed about the difficulty of currently recruiting planners—something which may be helped in the longer term by the GLA’s fantastic sounding ‘Minecraft for London’ schools initiative which launched in January 2023.

- That would meet the difference between housing supply demand and what can be built within the GLA area for decades to come. All of those homes could be built within a 10-minute walk of an existing train station. No need to panic then.

London has a duty to offset the environmental impact of its growing population and should not tolerate poor environmental quality in its hinterland. We must invest to bring back the stag beetles, hawk moths, hedgehogs and other species whose populations have collapsed during my lifetime. At the same time, we should harness the opportunity for human wellbeing by improving access to, and appreciation of, the natural environment by bringing nature home and enabling Londoners to access it.

There should be no question of loosening the requirements for development within the green belt. Rather, requirements should be tightened to create a new relationship between the built and unbuilt footprint of the capital in such a way as to simultaneously enhance the sustainable wellbeing of humankind and the natural environment.

We, therefore, spent most of the meeting discussing social value—the first of our three key priorities for the year ahead.

We started by recognising the importance of this topic, and that even if the phrase is relatively new, the concept certainly is not—brilliantly summed up by one-panel member who stated: ‘We’ve been planning since 1947. If we haven’t been delivering social value, then what have we been doing?’

There was agreement that true social value goes beyond what is typically captured in a section 106 agreement, and that both councillors and developers need educating in how to approach this in a long-term way. In response, some local authorities are now starting to develop guidance for applicants about what areas would add social value, but they are mostly at fairly embryonic stage.

This led to a debate on whether there should be some overall policy—for example in the London Plan—to address this, and there was strong consensus that this would be the wrong approach, and that it has to be considered on a site by site and bespoke basis. We discussed how this needs to be truly embedded from outside the design and community engagement process, to genuinely understand the needs of the area and plan for how development could have long-term positive impact beyond the headlines number of homes, jobs, and economic activity.

It was felt therefore that some collation of best practice or examples from across the public and private sectors could be helpful, especially to avoid social value becoming the equivalent of ‘greenwashing’. NLA’s Laura Bernard confirmed there would be dedicated event on ‘social value in the planning system’ in early 2023. The panel agreed to discuss this again at our next meeting, after NLA’s social value event, and to focus that meeting on the second of our three priority areas—community engagement in planning—which we didn’t even attempt to discuss given how much there was to cover already on the other matters.

I can see this is going be a great year ahead for the panel, and thanks to everyone for their fabulous expertise.





Leading the way — Rodwell, Travers, Jan and Bond at the State of the Market event

## STATE OF THE MARKET

# ‘Mutedly optimistic’ forecast for 2023



*By Jenna Goldberg, managing director of Insight at the LCA*

On a sunny Friday morning in January 2023, a crowd gathered to hear four sages of London forecast the year ahead.

Professor Tony Travers, in his usual pithy way, set the context. We are now ‘at the end of a 15-year period of once-in-a-lifetime events’, he said, referring to the financial crash, Brexit, the pandemic, the war on Ukraine and ensuing energy crisis. Where we go from here was the question of the day and the panel were... mutedly optimistic, or perhaps optimistically muted.

Both Travers and Alex Jan, chair of the Central District Alliance, noted that with things approaching a seemingly more settled state, the UK could at least begin to address the question of how we move on from all these ‘events’.

Travers hoped that this would include a rethink on the impacts of Brexit, especially those that are most important to London’s future, namely migration and taxation. Meanwhile, Anna Bond, executive director of developments at Grosvenor, emphasised the importance of a stable tax regime to capital investors.

Leader of Barking and Dagenham Council, Darren Rodwell, also picked up this point, reminding the audience that ‘we can’t wait on any government to give London what it needs,’ and that ‘any real investment in London’s growth has always been funded by the private sector’. This was in all the context of GLA economics forecasts which have London’s economy

shrinking by 0.4 per cent this year (but still outperforming the rest of the UK).

Indeed, Opportunity London, a new campaign to invite sustainable investment into London (led by Rodwell and his counterpart in the Royal Borough of Kensington & Chelsea, Elizabeth Campbell), was a major talking point. As a cross-party, public and private sector partnership it can perhaps be seen as a compelling response to, as Travers put it, ‘the slight sense that other cities are chipping away’ at London’s prime position as a world city.

Through all this, Travers did however express some optimism that, given the dire economic picture, the government probably couldn’t ignore London and the South East for much longer, while Bond and Jan both raised concerns about the challenges to come. Bond, from a built environment perspective, noted the need for speed and certainty (arguably two things the sector is not very good at) while Jan sounded a warning about the impacts of hybrid working—‘we will find out soon that lots of working from home means low wages’.

## ‘Any real investment in London’s growth has always been funded by the private sector’

Darren Rodwell, Barking and Dagenham Council

If London’s position relative to other major world cities is looking a bit shakier than we would like, there were at least positive noises about its position within the UK. Jan explored the view that ‘London’s relationship with UK not as politically fraught as it once was’, and Rodwell, commenting on a better-than-expected local government finance settlement, wondered why ‘you wouldn’t give us a bit more food, as we’ve been starving for quite a while’.

Perhaps that sums up the tone of morning very well. This year, 2023, could be the year that London gets a proper meal—possibly not haute cuisine but better than the slop we’ve been served recently. ●

Kes-Tchaas Eccleston; Juliana Vasquez; The Trustees of the British Museum

# HayesDavidson



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and curiosity in young people. In collaboration with leading design practices, pupils imagined a London of the Future, creating 3D models to explore ideas around community and sustainability.

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# WATER MUSIC

We take a look at the canalside Gramophone Works project designed by Studio RHE

Planner: **Royal Borough of Kensington and Chelsea**

Architect: **Studio RHE**

Structural engineer: **HTS**

Environmental engineer: **Atelier Ten**

Contractor: **Graham Construction**







Changing the record — the project sits on Kensal Road in an area characterised by former warehouses and industrial buildings



#### THE PLANNER'S ACCOUNT

##### Cheryl Saverus

Principal planning officer,  
Royal Borough of Kensington and Chelsea

In 2015, Resolution Property and Studio RHE approached the council for planning pre-application advice on their proposals for the redevelopment of the complex of former general industrial buildings used for offices, workshops and self-storage facilities on Kensal Road.

The area is characterised by former warehouses and industrial sheds, interspersed with post-war social housing blocks and Victorian terraces. It is one of the few areas in the borough not within a conservation area, though is still glimpsed in the backdrop of surrounding heritage assets.

The council's granting of planning permission in 2016 for a commercial-led development featuring residential use was superseded by further planning permissions granted in 2017 and 2018 for a two-phase approach for an entirely commercial development that re-used more of the existing built form. The use of planning conditions carefully controlled the appearance of the development and its design quality.

From the outset, we supported the commercial development of a creative hub in the Kensal Employment Zone. We recognised that a significant increase in business floorspace had the potential to generate a much-needed commercial vibrancy in an otherwise muted street scene. We considered the scheme appropriate for its local context, which already featured small business clusters. We welcomed the design of the floorplates to facilitate flexibility for small and medium-sized businesses.

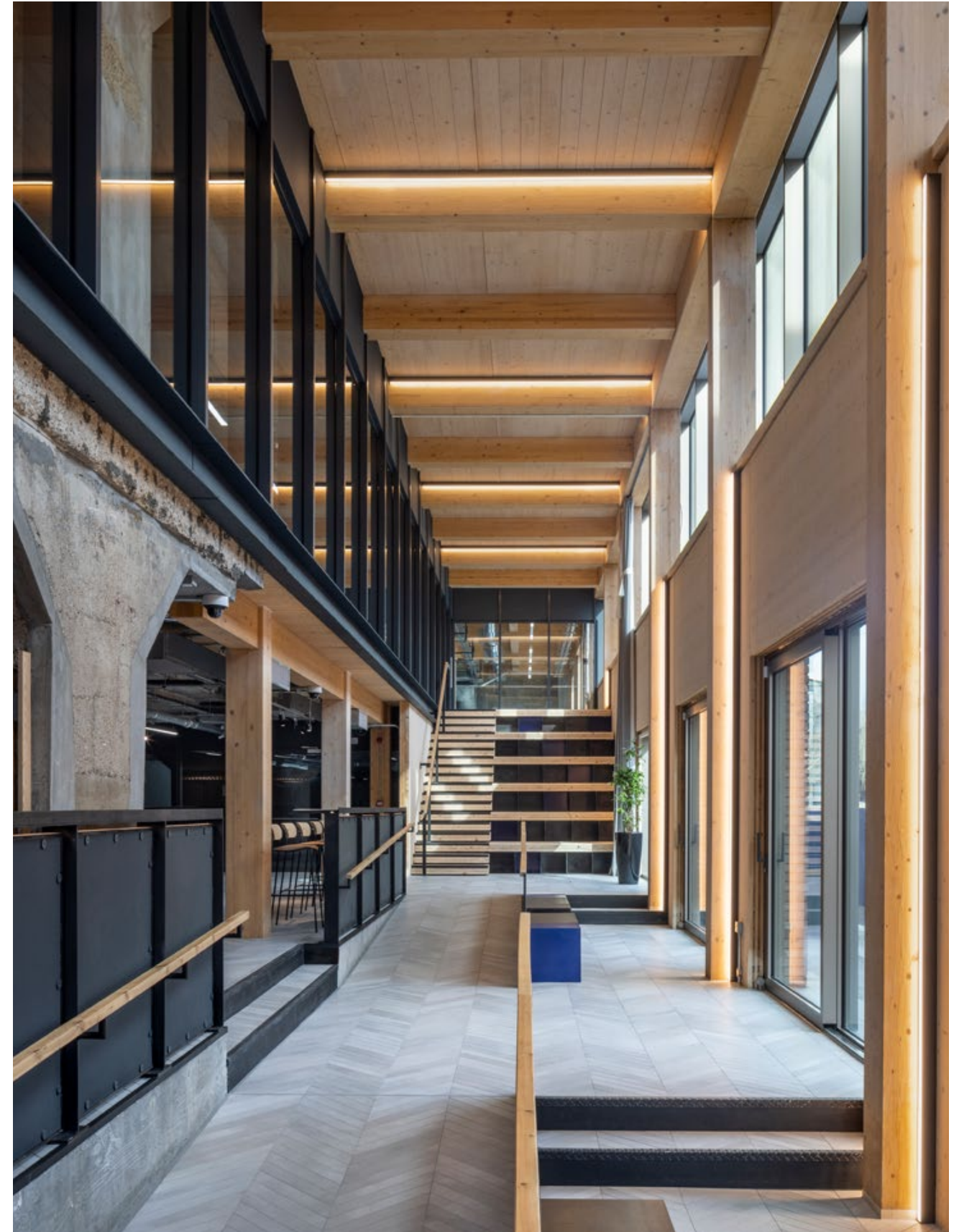
Discussions about making this a comfortable and attractive place to work—for example through ample natural light to the floorplates, access to outdoor terraces overlooking the Grand Union Canal, and convenient cycle parking and showering/changing facilities—have resulted in a functional quality even more important in a post-COVID 19 world.

We supported the ancillary café/bar which offers an informal meeting space for the office users as well as amenity for the general public. Its corner location fronting the canal animates this quiet stretch of public towpath and bookends a new route across the site which links the canal to Kensal Road via a new courtyard and passageway.

We encouraged the retention and refurbishment of the existing Saga Centre building fronting Kensal Road. This painted brick building from the 1920s with a distinct saw-tooth roof form had a robust, quasi-industrial aesthetic and sense of history that was adapted to provide a great sense of place.

The original Old Gramophone Works building was a heavily engineered concrete structure intended to accommodate further expansion, as evidenced by the column stubs on the roof and the circulation towers. We supported the realisation of this original intent through the re-use of the building to support additional storeys created from a new structural timber frame. The solid, dark-toned brick plinth with punched hole openings, expressing an industrial character, is now topped by a contrasting lightweight contemporary extension of glazed curtainwall and anodised gold-coloured fins. The additional storey to the circulation towers in coloured glass provides a distinctive meeting room.

The re-use, refurbishment and extension of the existing buildings is an excellent example in the borough of a sustainable, contemporary commercial hub which reflects its industrial heritage and historic links to the music industry.



Industrial chic — inside the Gramophone Works building





The building retains the existing structure — some 655 tonnes of embedded carbon



Key to the identity of the building are its two circulation towers, which are capped with glass meeting rooms



#### THE ARCHITECT'S ACCOUNT

**Richard Hywel Evans**

Director, Studio RHE

A successful collaboration with Resolution Property on its Alphabeta building led to us being asked to first visit the site in 2015.

At the time, the collection of buildings was a still functioning but dilapidated series of creative spaces and storage units. They were in a bad state of repair, with the surrounding spaces either overgrown with vegetation or overused as parking spaces for a fleet of delivery vehicles. The site was enclosed by defensive walls, metal fencing and barbed wire, with limited access to or relationship with the canal. Following a highly collaborative dialogue with RBKC we secured approval for a largely new-build mixed-use scheme, on the eve of the Brexit referendum in 2016. However, the loss of confidence in the market following the referendum result saw us being asked to reconsider the scheme as purely commercial, retaining and re-inventing the existing buildings in a more sustainable and commercially viable way.

Our proposal was to phase the development, allowing light-touch refurbishment of the Saga buildings while planning approval was re-sought for the larger, more complicated canal warehouse building.

This two-storey 1930s building was originally designed to be extended upwards as the owner's wallpaper business expanded. It was therefore a heavily engineered structure, with column stubs protruding from the roof, and two five-storey circulation towers. This provided us with a robust platform to extend above and around, with an innovative structural timber frame sitting on a steel transfer structure. The reduction in weight from the use of timber allowed an additional storey to be added to the building than would have been achievable from a more traditional approach.

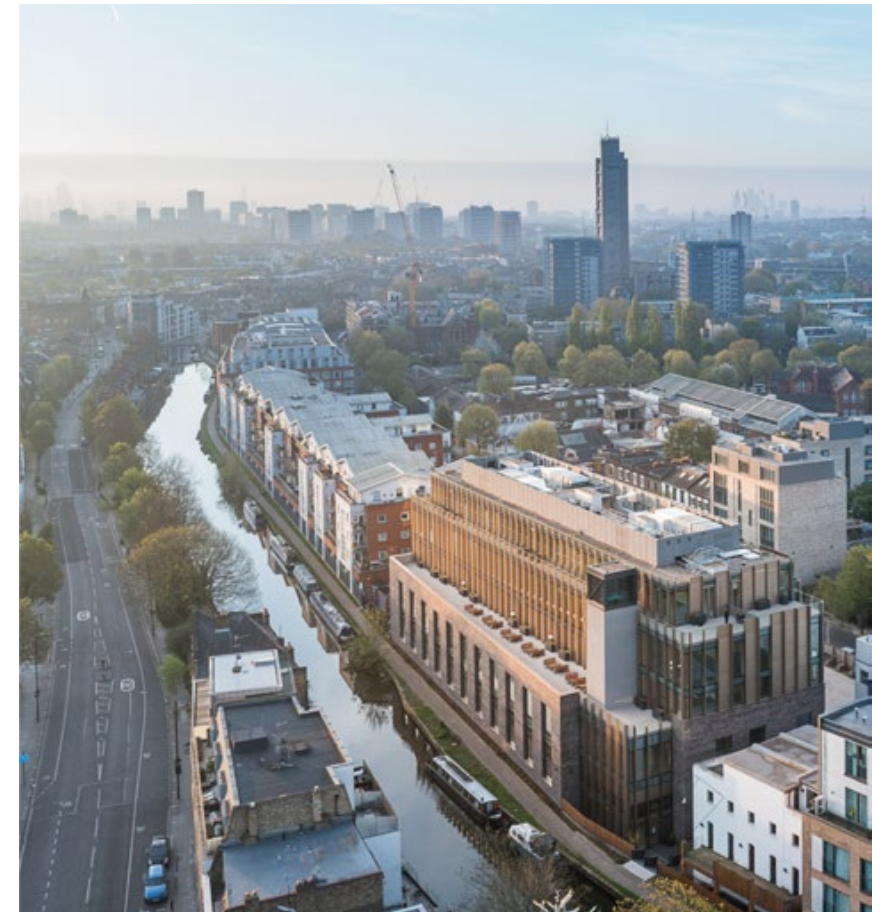
The new building fulfils the ambition of the original design by retaining the existing structure (655 tonnes of embedded carbon) and extending upwards and outwards to maximise the site's potential. The structural timber extensions trap 1,066 tonnes of embedded carbon.

Key to the identity of the building are the two circulation towers, which had become something of a landmark along the canal corridor. Both have been retained and seamlessly raised to the height of the extended building to provide a link to the building's heritage. They are capped with glass meeting rooms to provide further character and identity. A new landscaped public realm links Kensal Road with the canal and adds a towpath café.

The complexity of reusing the existing structure while extending it vertically and horizontally in structural timber presented numerous technical and organisational challenges. These were overcome by the design team's professionalism among the shifting economic, logistical and legislative environment resulting from Brexit, COVID and Grenfell, and the use of structural timber during a time of evolving compliance legislation.

## 'The reduction in weight from the use of timber allowed an additional storey to be added'

The office spaces are energised by the materiality and character of the existing buildings and new construction methods. The timber creates a healthy working environment, complimented by the large external terraces accessible from all office spaces. Diverse ecological planting, as well as bird and bat habitats, encourage wildlife to share the architecture with the users. Combined, the building and workspace, which completed in 2022, are modern, inclusive and healthy.



From the air — a new landscaped public realm links Kensal Road with the canal and adds a towpath café





### THE STRUCTURAL ENGINEER'S ACCOUNT

**Andy Heyne**

Director, HTS

Built in the early 20th century as a wallpaper and paint storage warehouse and later adapted into a recording studio,

The Gramophone Works has now been transformed into a landmark commercial development—refurbished and extended from two to six storeys, adding 60,000 sq ft (c.5,575 sqm) of contemporary office spaces.

The original structure is an early example of reinforced concrete construction, with columns over a metre in diameter on a 9m x 8m grid, and rendered non-insulated RC external walls that were in poor condition and no longer serviceable. Large pad foundations projecting above the basement slab, due to high groundwater beneath the surface, severely compromised both existing and proposed basement layouts, yet were proven to have significant excess capacity.

A lightweight CLT and glulam structure was used to extend the existing concrete frame, for two principal reasons. Firstly, the use of glulam framing with CLT floor slabs above the original second-floor roof helped justify adding four additional floors while ensuring that no strengthening of the main building was necessary. Using heavier building materials such as steel or concrete would have meant at least two fewer new floors. Secondly, engineered timber offers the lowest embodied carbon expenditure for a new framed office building, even storing ‘sequestered’ carbon during its lifetime, so could be said to be ‘carbon negative’ during this period.

HTS was responsible for the total permanent design of the structure, including the exposed timber connections which needed to meet strict fire requirements while remaining aesthetically pure. We developed a series of bespoke parametric design and drawing tools which allowed us to model hundreds of subtle variations and communicate them to the manufacturer efficiently. The most challenging connections were those relating to the CLT shear walls over the top four storeys, providing stability within three isolated

cores, which needed to achieve an enhanced fire rating of 120 minutes.

Due to long-term creep deflections in timber frames, combined with ultra-tight deflection limits on cladding lines, to ensure a consistent beam depth throughout a limited selection of perimeter transfer beams needed to be steelwork, subsequently clad in timber.

At second-floor level, where the new timber structure springs from the existing RC warehouse, we introduced a new steel frame, to transfer between the original industrial grid and a more open-plan column arrangement, balancing clear spans with additional carbon.

The use of timber, and indeed retention of the existing structure, resulted in significant programme savings compared with a traditional redevelopment.

The building champions low-carbon design, with around 70 per cent of the original structure retained, and new 100 per cent PEFC accredited timber extensions resulting in only 129 kgCO<sub>2</sub>e/sqm for the overall embodied carbon of the structure, which is more than 30 per cent lower than typical LETI 2030 targets for commercial buildings. The responsible management of European forests ensures that timber used within the building was replaced by new growth in just 6 minutes, 18 seconds.

As well as using low-carbon materials during construction, the building has also been designed to promote reuse within a circular economy through the dry construction and design of connections, facilitating future disassembly, and allowing for members and floorplates to be recycled for future developments.

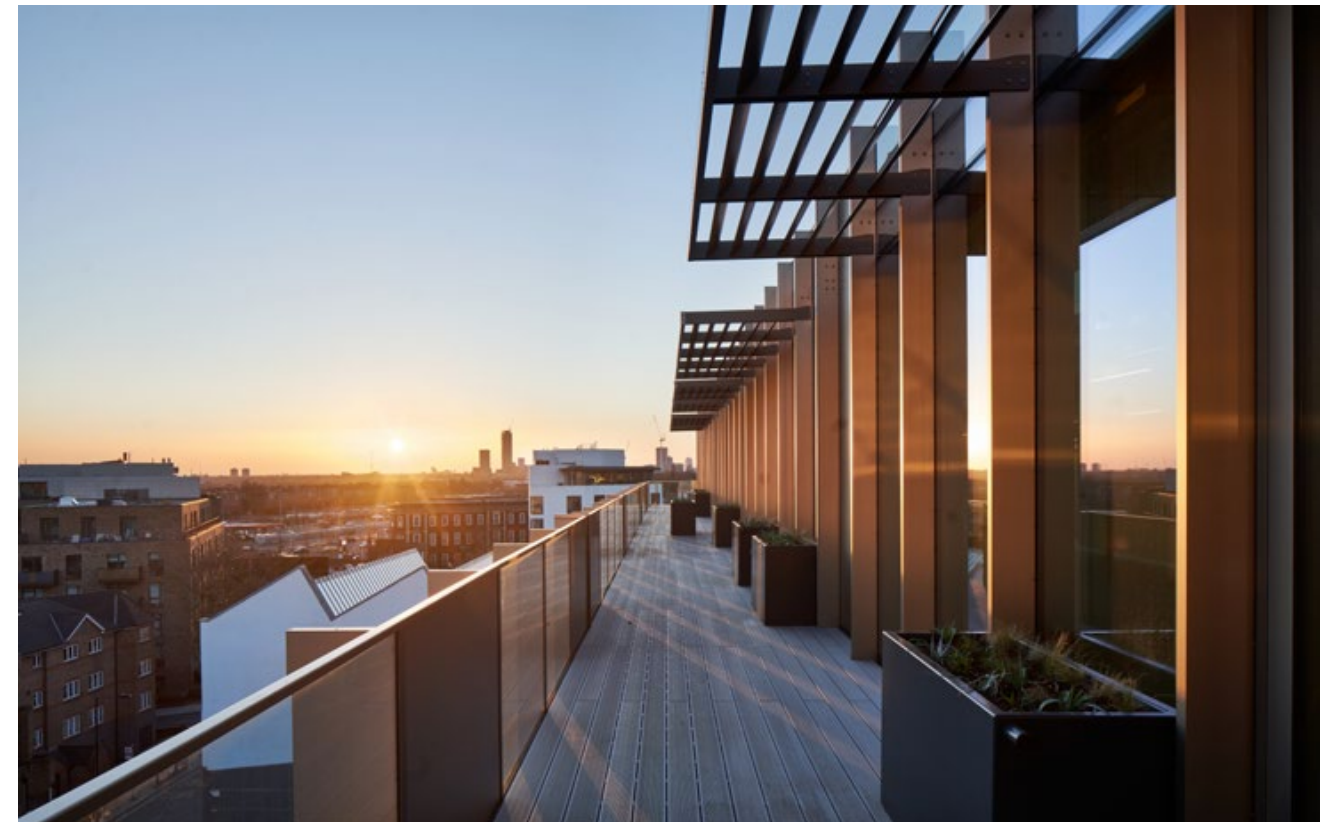
As a practice we are continuously refining and developing our approach to exposed-mass timber offices and consider this project a step along an evolutionary path through optimisation towards mainstream recognition and adoption. With its sustainable approach to design, construction and operation, The Gramophone Works is an exemplar of low-carbon development, successfully refurbishing an existing building and extending it in low-carbon engineered timber. As far as we are aware, this is the biggest mass timber office structure constructed in the UK.



The building champions low-carbon design, with around 70 per cent of the original structure retained



The original structure features columns over a metre in diameter



Timber creates a healthy working environment, complemented by large external terraces accessible from all office spaces









## THE ENVIRONMENTAL ENGINEER'S ACCOUNT

**Piers Watts-Jones**

Technical director, Atelier Ten

The Gramophone Works is a unique project that combines the history and heritage of a culturally significant building with the functional requirements and environmental ambitions of a contemporary commercial workplace.

As environmental design and sustainability consultants, our job at Atelier Ten is to work in the spaces between architecture and engineering, providing design solutions that harness the architectural character of the building, and enable it to meet—and often exceed—the environmental standards of the day.

We provided consultancy on environmental design, building services, lighting design, fire engineering, energy analysis, benchmarking and facade optimisation. Working collaboratively with Studio RHE at every turn, we were able to ensure that the visual aspirations of the architect were achieved, while still providing the technical requirements of a building that is highly economical in its operational energy.

As an adaptive reuse project, much of the design of The Gramophone Works was necessarily dictated by the existing structure. Originally just two storeys tall with a basement, the old reinforced concrete frame required a creative approach if it were to maintain its functionality. Cross-laminated timber (CLT) was chosen as the core structural material in the refurbishment, and this now carries the building up to six storeys, dramatically improving the building's environmental impact by minimising construction waste, materials and embodied carbon.

These two building elements—the floorplates of the existing structure and material character of the CLT—guided our approach in finding environmental design solutions. From a technical perspective, we realised that ensuring the building functions on minimal operational energy would depend on the systematic zoning of the floor plates. This meant that we could modulate equipment to match the load occupancy of the building—through heat pumps which simultaneously manage heating and cooling, low-energy lighting which responds to occupancy, and spatial differences between perimeter and internal zones, depending on their relative exposure to sunlight.

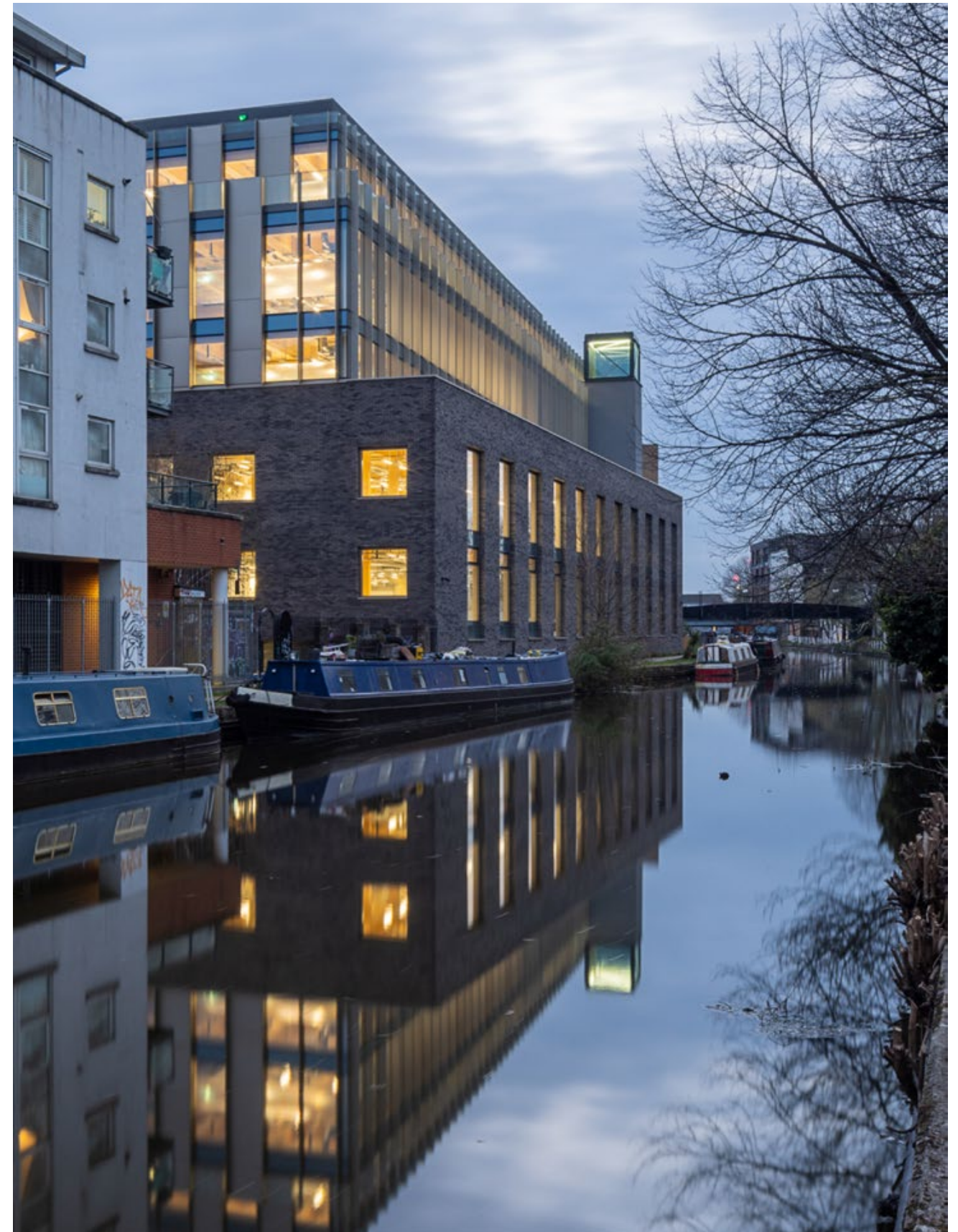
This strategic zoning was key to minimising the building's operational energy, but it was also influential in the architectural form of the building: coordinating the zoning through the down-stand beams of the original concrete structure allowed us to maintain the pared-back structural aesthetic that the CLT was rightly championing in the upper floors.

This was particularly important when implementing the building services, which were designed to match and emphasise the exposed, industrial nature of the timber. Doing so in a way that maintained a sense of cohesion and coordination required their design and routing to be considered from the outset, so that they integrated with the zoning of the floor plates, and overall architectural form.

Synthesising the technical requirements of a high-performance building with architectural uniqueness, this project required a collaborative, creative approach to design, and strategy and construction. We're grateful to have played our part, and look forward to seeing The Gramophone Works enjoyed by occupants, and the planet, for years to come.

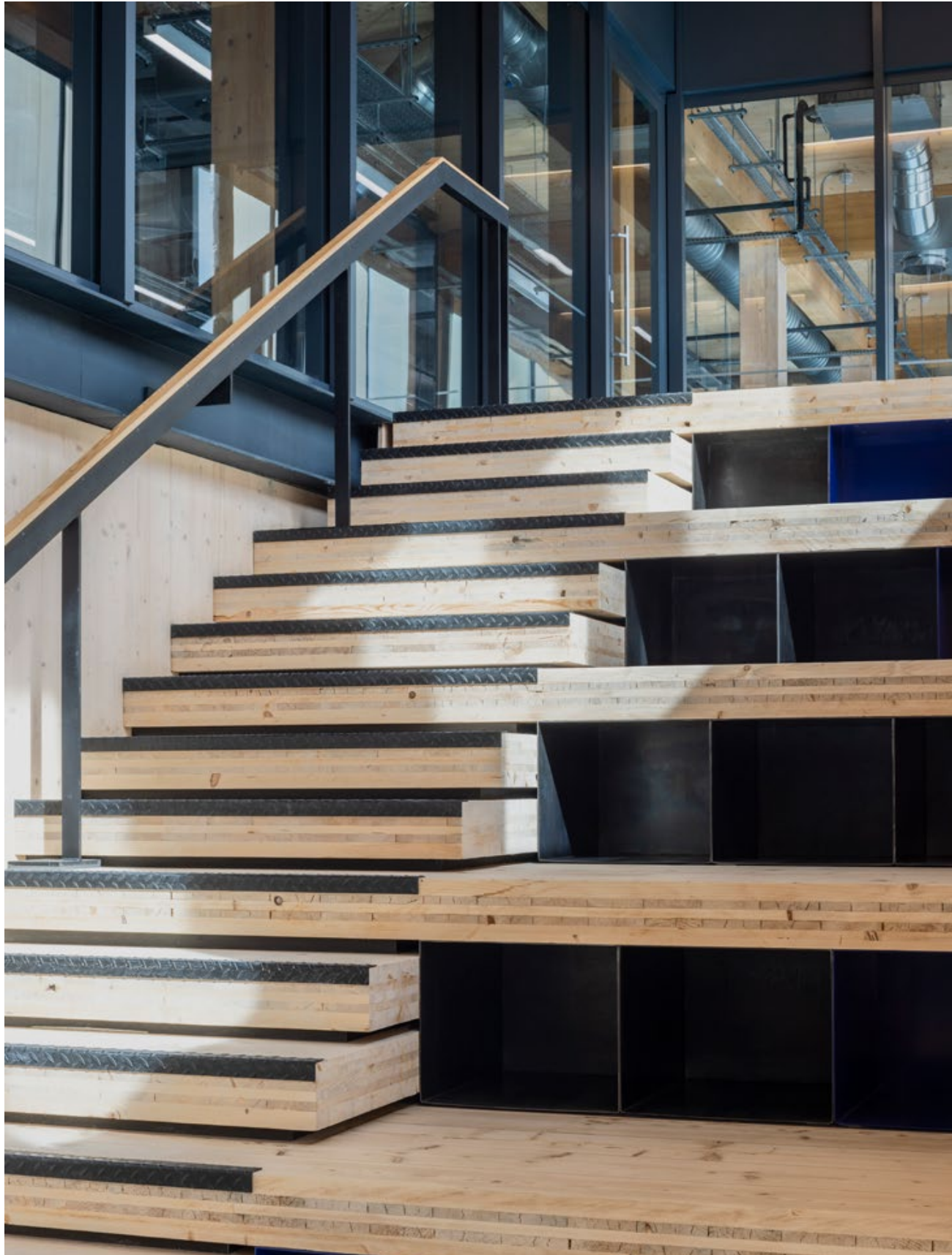


The building services were designed to match and emphasise the exposed, industrial nature of the timber



Light touch — the building viewed from the Grand Union Canal





Step change — the structural timber contributes to a 'bold and well-crafted piece of architecture'



The design celebrates materials to highlight the change from old to new



#### THE CONTRACTOR'S ACCOUNT

**David Huxley**

Regional director for England south,  
Graham Construction

Through our initial involvement with this project in a competitive two stage tender process, it was immediately clear that this was an exciting opportunity for us to expand into structural timber construction—through a bold and well-crafted piece of architecture.

Very early on we identified the importance of the structural philosophy within the wider design, how Heyne Tillett Steel and Studio RHE had specifically chosen lightweight timber to allow for additional height over a heavyweight material, and how the design celebrated the materials to highlight the change from old to new. This made the task more daunting—as all our work would be on show. The highly sustainable design was also expected to achieve a BREEAM 'excellent' rating, with an aspiration to meet a net-zero CO2 emission target.

We selected our key supply chain members for early involvement in the pre-construction services agreement. Upon our successful appointment in early 2018, we set to work with our specialist sub-contractors on the timber frame, steelwork and facade and with the incumbent design team on developing solutions that would achieve the architect's and client's vision.

The need for speed in the construction of the main frame was a key driver for an efficient programme, and the offsite manufacture of components allowed us to substantially improve on the more traditional approaches available to us. These were quickly craned into place as they were delivered, thus also reducing the need for storage on an extremely constricted site. With the good fortune of timing, the off-site construction also helped overcome the restrictions introduced during COVID lockdowns, as the small team needed for installation could work in isolation in a controllable 'bubble'.

The key construction challenges primarily came from integrating the new build with the existing concrete frame. This demanded many bespoke details and made maintaining the fire strategy and design

challenging. The reinforced concrete frame required extensive temporary works during demolition, and the exposed soffits had to be sprayed with additional concrete cover for fire protection. The Grenfell tragedy had recently highlighted the potential hazards posed by many construction materials. Due consideration was given to this, ultimately resulting in a complete change in insulation specification and wall thickness at a time when very few products had been fire tested with timber structures. This was overcome efficiently by the design team in conjunction with specialist fire consultants, who completed independent reviews throughout the build.

The site's position adjacent to the Regents Canal had to be considered, due to the risk of rupturing the embankment wall when demolishing part of the existing frame and casting the new RC retaining structure against it.

The project was handed over in February 2022. The outcome is a fantastic building that our construction team are rightly proud of and that has realised our client's and novated design team's ambitions. ●



# A CHANGING WORKPLACE FOR CHANGING TIMES

*Joe Morris, Founding director, Morris + Company*



We live in a world experiencing rapid and continuous transformation. From climate to COVID to technology, the forces which shape our world influence how we conceive a workplace building and what it should offer to the city, demanding new approaches to design, and new ideas

of what feels coherent—not just for the present, but for the future too.

On the face of it, the Featherstone Building is an unassuming, background building. The sort of building which might not get a second glance. Certainly, it plays a subservient role to the many other bolder buildings which share its environs. But for its plain demeanour, the Featherstone Building stands confidently back from the dramatic transformation of the Old Street roundabout, and peers in rather than preens.

And it is in this inconspicuousness that its beauty and identity are to be found. In place of overt form-making and engineering gymnastics there is logic and regularity;

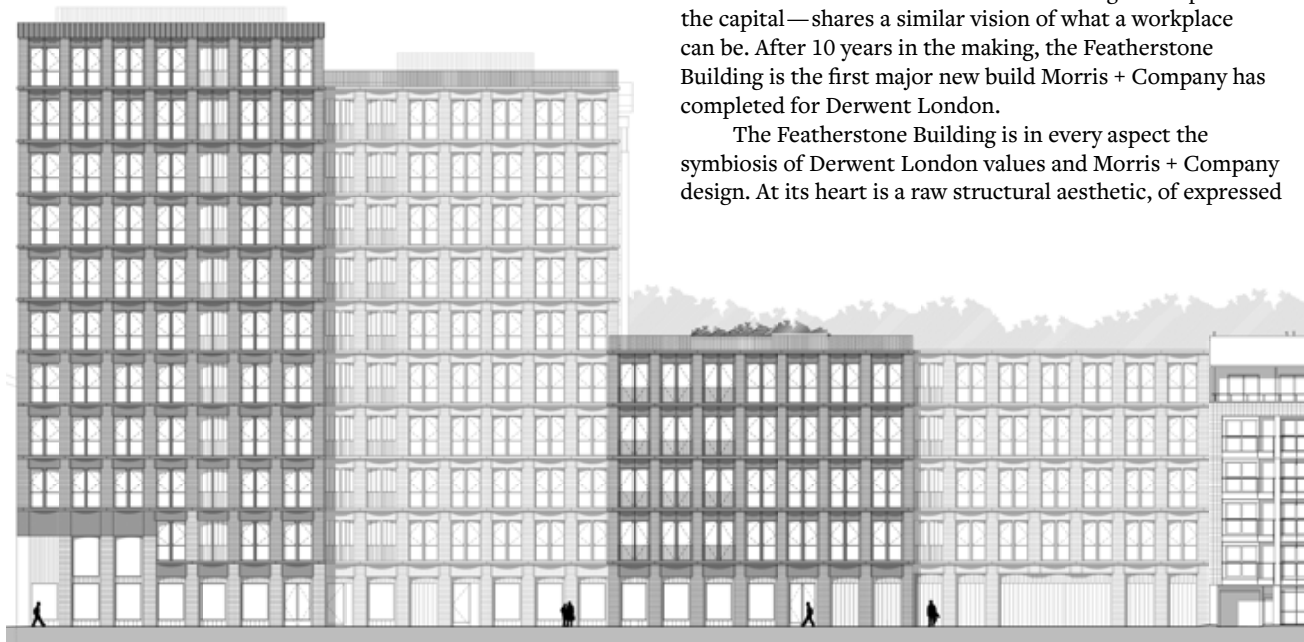
in place of short-life materials, there is robustness and durability; in place of standing out, there is nestling in.

The objective here was not for the architecture to control the life of the building, and its impact on the city, but to provide a pared-back vessel that ebbs and flows with the transforming urban life around it. In accordance with the local vernacular, it was this essence of adaptability embodied by the Victorian industrial warehouse that we wanted to harness—as well as its timeless visual character.

Today, that means forging better connections between the workplace and wider community to prioritise sustainability and resilience, work with and enhance natural capital, build in spatial generosity and promote casual encounters, and to integrate technologies for dynamic patterns and modes of work—all of which are key values for the future of the workplace.

Applied to Featherstone, this philosophy created a framework for thinking about the design, construction and management of workplace buildings, in a way that ensures maximum social and environmental value over time. We're proud that our client, Derwent London—one of the most illustrious and forward-thinking developers in the capital—shares a similar vision of what a workplace can be. After 10 years in the making, the Featherstone Building is the first major new build Morris + Company has completed for Derwent London.

The Featherstone Building is in every aspect the symbiosis of Derwent London values and Morris + Company design. At its heart is a raw structural aesthetic, of expressed



Playing a subservient role — the Featherstone Building displays its 'logic and regularity'



The scheme in its Old Street context — 'a pared back vessel that ebbs and flows with the transforming urban life around it'





The building includes a café, retail units and affordable workspaces



The project features floor-to-ceiling openings and balconies to encourage 'participation with the city'



The Featherstone Building — a 'symbiosis of Derwent London values and Morris + Company design'

mechanics, simplicity and flexibility, abundant natural light and generous internal volumes. There is also a truth to the materials in their raw state—brick, timber, concrete, metalwork. The Featherstone Building is not a soulless glass box, but a finely crafted, heavy and robust edifice—built to last, but adaptable to change through its design and detail. A retrofit of the future.

As such, in the Featherstone Building, we see a manifestation of the critical ideas which underpin our practice ethos, fusing site-specific contextual references with modern engineering and cutting-edge construction techniques to build upon East and Central London's rich history of making and innovation. It is a confluence of interpretation and radical innovation at every level, layering intelligent building performance over bass notes of Clerkenwell's architectural heritage. Look closely, and what appears to be a facade of hand-laid brick is actually a meticulously detailed kit of prefabricated components built in highly controlled factory conditions, eliminating material waste and prolonged construction operations.

Beyond this, it is a building which encourages participation with the city—through landscaped areas, floor-to-ceiling openings and balconies, digital connectivity (being Derwent London's first intelligent building) and of course its public offer at street level, with multiple points of entrance for cyclist, café-goer, entrepreneur and office-user.

This is why I describe the Featherstone Building as standing confidently back from the dramatic transformation of the Old Street roundabout. It is a material response to our changing societal perspectives, as we look to shift away from positions of imposition and grandiosity to ones of facilitation and stewardship—of health, wellbeing and balance.

The Featherstone Building has been designed to accommodate change, transformation and adaptation. A result of—and response to—the needs of a changing city, it will continue to express optimism, inspire investment and house London's most creative and innovative minds for many generations. ●



# DECARBONISATION

*Bill Watts, director and decarbonisation leader at Max Fordham, provides the lowdown on decarbonisation in the latest in our explainer series*



Carbon creativity — the decarbonisation exemplar, Manchester Science and Industry Museum project



Decarbonisation is a catch-all phrase covering anything that reduces, or stops altogether, the carbon emissions produced by our daily activities. These activities are, for the most part, hardwired to the burning of fossil fuels, such as driving a car and heating our homes, which are mainly powered by oil and gas, respectively. In the past, electricity was generated by predominantly coal-fired power stations emitting a high proportion of CO<sub>2</sub> per unit of electricity produced. The UK's 'dash for gas' in the 1990s, together with increased investment in renewables, has since reduced the amount of CO<sub>2</sub> released in electricity production, making electricity the preferred energy source when working towards decarbonising a building.

The government has made a commitment to fully decarbonise the electricity grid over the next 30 years or so, but it is unclear how that will be achieved. There are several mature technologies available, such as wind, solar and nuclear. Whatever the technology, it will not be without financial or environmental impact, so we should be looking to reduce our energy consumption whatever its source.

The most efficient way to heat a building with electricity is by using a heat pump, which takes heat from a cold heat source (for example the outside air, or the ground) and boosts

it to a temperature high enough to heat a building. Using this technology, the heat generated will be two to four times greater than the amount of electricity used. The closer the temperature the cold heat source is to the heating temperature, the more efficient the heat pump but the bigger the heat emitter (i.e., a radiator). Any building can be heated in this way, but the bigger the heat loss, the bigger the heat pump.

New builds should be well enough insulated to be easily heated with a heat pump. However, improving the fabric of an existing building to reduce heat loss is often seen as an expensive process. This can be off-putting, but there are some inexpensive improvements that can be made, such as loft insulation and draft stripping. More expensive interventions, such as solid wall insulation and upgraded windows, are desirable, and such improvements can be done at any time and will save energy and reduce the running costs of a building.

Of course, turning down the thermostat and switching off the lights will reduce the energy usage, with no expenditure at all!

Exemplar decarbonisation projects include Wolfson College at the University of Oxford, Harper Adams University and Manchester Science and Industry Museum. ●

An exhibition on the life and legacy of Max Fordham will take place at The Building Centre from 6–24 March

## Vroom

**Designers**  
Espen Voll, Tore Borgersen  
& Michael Olofsson

Elephant park is enhanced with accessible Vroom benches in many configurations and finished in RAL7016 30% gloss. Comprising only Nordic materials and manufactured in the world's most environmentally friendly furniture factory, this modular system provides infinite configurations for every seating need. The series also includes complementary cycle stands, litter bins and planters.



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# AGENDA SETTER

Sadie Morgan OBE, architect, founder of dRMM and new chair of the New London Sounding Board

**What is your proudest achievement and why?**

Aside from my amazing daughters, my proudest achievement has been as founding director of dRMM. We have been in business for nearly 30 years and have managed to evolve without losing our values. We are about to become a B-Corp, a culmination of all the things that matter to us. If I'm allowed another, I would add the Quality of Life Foundation, which has recently received charitable status and is going from strength to strength.

**What would you have been if you hadn't chosen the path you did?**

A famous actress—at least that's what I thought at the tender age of eight. By my teens, and after a good talking to by my grandfather, I toed the family line and studied to become a doctor.

**What or who has been the biggest influence on your career thus far?**

The dRMM team—the perfect mix of challenging and inspiring.

**What would your advice be to those starting out in your profession?**

The downs make the ups even better.

**You've just been appointed as chair of the New London Sounding Board. What do you hope to achieve?**

NLA is currently embarking on the New London Agenda—'together, we shape a better city'—which will present a future vision for London. I hope that the sounding board will help shape that, driving its direction, and taking soundings on ideas and evidence for inclusion.

**What will your style be like as chair?**

My chairing style is inclusive and focused. I'm not one for a 'talking shop', so I tend to keep to time, with a clear set of actions.

**What do you think are the top three most pressing concerns facing London?**

I would change the question slightly and say the top three priorities are equity, climate resilience, economic sustainability.

**How optimistic are you that they can be addressed?**

They can all be addressed, but are unlikely to be solved. My new mantra is about continuous improvement—benchmarking where you're at, working out where gains can be made, regularly measuring impact.

**What else is on your to-do list for the rest of this year?**

I am starting a female-only agency who will act as 'Charlie's Angels', or should I say Sadie's Angels! The Bureau will be the 'go to' place for businesses and organisations who need cost-effective help with a difficult strategic problem. For a fixed fee, it offers an exceptional team of women, with the experience and expertise to look at the problem from a different perspective. We will be a critical friend, able to explore an issue in a positive and empathetic environment.

**How do you find the time?**

Assume that one's rhetorical! ●



Taking soundings — Sadie Morgan

Celine Gurout



Useful studio



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# DEVELOPMENT DIRECTORY

Showcasing major development projects, along with profiles of key companies active across London.  
The directory is supported by a market essay by leading property agents who have a wealth of market knowledge reporting on current trends and statistics.

To have your projects included in the next issue of NLQ or to find out about NLA membership, please contact Hannah Nottridge on **020 7636 4044** or email [hannah.nottridge@nla.london](mailto:hannah.nottridge@nla.london)



# A LONG-TERM VIEW

By Gerald Eve partner *Lloyd Davies* and associate *Oliver Al-Rehani*



On the rollercoaster ride of society and the economy, a year can feel like a lifetime in commercial

property. At the beginning of 2022, the outlook for London offices was positive—COVID restrictions had all but ended, and the economy was growing. However, an economic inflection point sparked by dubious government policy ultimately put paid to this positivity. The move into a new monetary and debt cycle, compounded by the upcoming recession, means more downside risk for London office investors, developers and occupiers in 2023.

September’s fiscal event triggered a tumultuous reaction in financial markets and caused a repricing across all commercial property sectors. MSCI data shows that City and West End yields shifted out 70bps (basis points) and 45bps to 6.1 per cent and 4.9 per cent respectively between August and November. This translates to a fall in capital value in both segments of around 10 per cent over those three months. In the direct investment market, previously marketed sale prices have been chipped by 15–20 per cent, and some sale campaigns withdrawn. Buyers in the market are now more selective, and all investment opportunities are being heavily scrutinised.

The need for increased scrutiny is justified. Debt costs have quadrupled from this time last year—based on five-year SONIA (Sterling Overnight Index Average) swaps—and occupier demand is yet to settle post-pandemic. These costs have bled through into the development market, with financing terms for new schemes well above where they were six months ago. With debt margins at 150bps over SONIA, borrowing rates for development are now over 6 per cent, making ground-up developments financially unviable for many. However, for those with a longer-term outlook, financing solutions are more available, especially for sustainability-linked building upgrades.

This significant shift in the debt and investment markets will dovetail into a recession in the real economy this year and present further risks and uncertainties for occupiers. There are

pressures on occupiers from multiple directions, not just from assessing the impact of flexible working but also from increased costs of utilities, labour, currency and potential increases in business rates. Leasing activity has broadly slowed as occupiers have paused to take stock of market conditions and determine their office space requirements. Barclays and Facebook’s unloading of space typifies these pressures. Half a million sq ft (50,000 sqm) was vacated in Canary Wharf by Barclays, and 312,000 sq ft (c. 29,000 sqm) of (never actually occupied) space in King’s Cross is now up for sub-let by Facebook.

The London office market will undoubtedly face hurdles this year, but there are always opportunities to be had in the capital. During previous downturns, prime and secondary pricing has almost always diverged, with secondary properties taking the brunt of value drops. This year is expected to be no different. In fact, it’s likely to be even more pronounced, given the upcoming MEES regulations and the structural shift to hybrid working.

**‘The London office market will undoubtedly face hurdles this year, but there are always opportunities’**

This polarisation could present investors with opportunities to selectively deploy their pent-up capital in value-add space. With the first bout of EPC regulation coming in April 2023 and occupiers crying out for prime accommodation, sustainability-driven refurbishments in the right locations could prove attractive. This could especially appeal to those overseas and equity investors benefiting from recent repricing and willing to take a longer-term view on such space. Stock selection will be a key theme for 2023. ●

## almacantar\*

### Developer

3 Quebec Mews, London W1H 7NX  
[almacantar.com](http://almacantar.com)

**Almacantar is a property investment company specialising in large-scale, complex developments in Central London. Known for its design-led approach, the company focuses on creating long-term value through development, repositioning or active asset management.**

### ONE AND TWO SOUTHBANK PLACE



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

Shell International, and Two Southbank Place has been let to WeWork, the world’s fastest growing serviced office provider, and both buildings also feature 25,000 sq ft of retail.

**Squire and Partners (One Southbank Place) / Kohn Pedersen Fox Associates (Two Southbank Place) | 572,327 sq ft | Commercial**  
[almacantar.com/properties/one-and-two-southbank-place](http://almacantar.com/properties/one-and-two-southbank-place)

### CENTRE POINT

A landmark seen from every corner of the capital, this is a building that justifies its name and embodies the spirit of the sixties style. Linking Soho, Covent Garden, Fitzrovia and Bloomsbury, the development offers 82 expansive private apartments by Conran & Partners and a new public square surrounded by 39,000 sq ft of retail and 13 affordable homes by MICA. The opening of Crossrail at Tottenham Court Road will reaffirm Centre Point’s geographical and symbolic position at the heart of London and creating London’s newest destination.



**MICA (previously Rick Mather Architects) | 184,000 sq ft NIA | Residential**  
[almacantar.com/property/centre-point](http://almacantar.com/property/centre-point)

### MARBLE ARCH PLACE

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



**Rafael Viñoly Architects | 486,000 sq ft | Mixed-use**  
[almacantar.com/property/marble-arch-place](http://almacantar.com/property/marble-arch-place)

### LYONS PLACE



Curated by architect and local resident Sir Terry Farrell, Lyons Place is a collection of finely crafted, high-quality apartments and townhouses, set at the meeting point of Maida Vale, Little Venice and St John’s Wood. This boutique development features 22 apartments, two duplex penthouses and five three-storey townhouses. Surrounded by ample green space and some

of the city’s most famous parks, canals and high-streets, Lyons Place allows for a quiet village-style living in a coveted Zone 1 location, moments from the heart of the city.

**Farrells | 73,400 sq ft NIA | Residential | [almacantar.com/property/lyons-place](http://almacantar.com/property/lyons-place)**

**‘Almacantar’s underlying premise is to create value by transforming properties into places that make a sustained contribution to people, and become destinations where they choose to work, live, gather and connect.’**





**Developer**  
4 Stable Street, King’s Cross, London N1C 4AB  
argentllp.co.uk

Argent delivers some of the best mixed-use developments in the UK: major commercial, residential, education, cultural and community developments in the country’s largest cities. It is involved in the full development process from identifying and assembling sites to financing, project management of the construction process, letting and asset management. It also manages and maintains buildings and estate. In 2015, Argent entered into a joint venture partnership with US developer Related, forming Related Argent, to pursue future opportunities for urban development, with a focus on the build-to-rent sector.

S3



S3 is an 11-storey office building with retail units and a restaurant at ground floor. It is one of the final pieces of the King’s Cross masterplan and is set to complete in late 2023.  
**AHMM | 195,000 sq ft | Mixed-use**  
[kingscross.co.uk/workspace](http://kingscross.co.uk/workspace)

CAPELLA

Capella offers 120 market sale apartments and 56 affordable homes. The spacious studios, one to three-bedroom apartments and townhouses benefit from private balconies or terraces. The building also offers a residents’ lounge, private dining room, communal working space and communal roof terrace.  
**Allies and Morrison**  
**176 homes | Residential**  
[capellakingscross.co.uk](http://capellakingscross.co.uk)



CADENCE



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

**Alison Brooks Architects | 103 private sale units and 60 Pocket Living units Residential | cadencekingscross.co.uk**

KING’S CROSS SPORTS HALL

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



**Bennetts Associates | 21,872 sq ft | Mixed-use | kingscross.co.uk/q2-sports-hall**

R8



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

‘Outstanding’ and will be linked to the site-wide district heating network.  
**Piercy&Company | 68,000 sq ft | Mixed-use | kingscross.co.uk/r8-handyside**

SIX HANDYSIDE STREET

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

**Mossessian Architecture | 180,000 sq ft | Commercial**  
[kingscross.co.uk/s2-handyside](http://kingscross.co.uk/s2-handyside)



**Developer**  
4 Stable Street, King’s Cross, London N1C 4AB  
argentllp.co.uk

Related Argent 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 Related Argent partnership brings together an extraordinary blend of development skills, access to global capital, and unrivalled technical and delivery experience. Related Argent’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.

1 ASHLEY ROAD



1 Ashley Road is the first building to launch in the new centre for Tottenham Hale, offering 183 studios, one-, two- and three-bedroom apartments architecturally designed by Alison Brooks Architects (RIBA Stirling Prize-winner) with interior design by Conran and Partners. Located next to Tottenham Hale station and at the gateway to new residential

street Ashley Road, the building has a warm brick facade, street-level colonnades around three new retail units, and two generous garden terraces created by Andy Sturgeon Design.

**Alison Brooks Architects | 183 apartments | Residential | heartofhale.co.uk**

2 ASHLEY ROAD

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



**Pollard Thomas Edwards | 54 apartments | Residential | heartofhale.co.uk**

180 YORK WAY



This is first BtR development in King’s Cross and the first UK BtR development for Related Argent. It will comprise 218 rental homes across three buildings, with apartments ranging from one to three-bedrooms. The scheme will include a compelling mix of amenities including a residents’ fitness centre, screening room and dining area. The scheme will also include street level retail and a publicly accessible creche.

**David Morley Architects / Feilden Clegg Bradley / Haptic / Conran and Partners**  
**218 rental and affordable homes | Mixed-use**  
[argentllp.co.uk/places/build-to-rent-kings-cross](http://argentllp.co.uk/places/build-to-rent-kings-cross)

BRENT CROSS TOWN



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

**180 acre | Mixed-use | brentcrosstown.co.uk**

TOTTENHAM HALE

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



**AHMM (Ferry Island & North Island) / Pollard Thomas Edwards (2 Ashley Road and Welbourne) / Alison Brooks Architects (1 Ashley Road)**  
**1,030 new homes / c.1.2m sq ft GEA gross development | Mixed-use**  
[heartofhale.co.uk](http://heartofhale.co.uk)





**Developer / Asset Manager**  
1 Red Place, Mayfair, London W1K 6PL  
art-invest.de/en

**Art-Invest Real Estate is an experienced investor, developer and asset manager operating across key gateway cities in Germany, Austria and the United Kingdom. Established in 2010 and headquartered in Cologne, the business operates as a private partnership with the Zech Group and the managing partners as shareholders.**

**CANADA WATER DOCKSIDE**

Canada Water Dockside is the new commercial quarter at the heart of the wider Canada Water regeneration area. It is a 4.5-acre site adjacent to British Land’s Canada Water masterplan area that will bring forward plans for 1.5m sq ft GEA of workspace, alongside community spaces, and new places to eat and drink across the ground floor. The scheme is strategically located in Zone 2, extremely well connected to the City, central and east London, and set within an established local community with easy access to a mix of green open spaces with frontage onto the water. Its design is inspired by the area’s unique surroundings and a response to a post-pandemic paradigm change in aspirations for workplaces. It knits together three buildings, all with the highest environmental, sustainability and healthiest workspace credentials set within high-quality public realm.



**BIG—Bjarke Ingels Group (masterplan) | 4.5-acre site delivering 1.5m sq ft GEA Commercial-led mixed use | canadawaterdockside.co.uk**

**‘Canada Water Dockside showcases Art-Invest Real Estate UK’s commitment beyond bricks and mortar: thinking deeply about what buildings can and should deliver to a place. Balancing new density with significant urban greening to create a world class, sustainable workplace hub for London that promotes health and wellbeing in its offices and public spaces.’**

**SACKVILLE HOUSE**



Located in the popular West End, Sackville House is a Grade II-listed commercial building and a stunning example of typical London architecture. Magnificent Portland stone and timeless red brick produce an attractive corner frontage spanning 45 metres of Mayfair’s prestigious streets. A trophy assets in its UK portfolio, Art-Invest will refurbish the building to provide a best-in-class West End office space.

35,000 sq ft | Commercial

**101 ON CLEVELAND**

101 on Cleveland is a boutique collection of 103 stylish apartments in the heart of Fitzrovia, one of London’s “golden” postcodes. The development completed in 2021 with all homes sold in 2022. Each apartment has been thoughtfully designed to perfectly harmonise with contemporary life in one of London’s most sought-after neighbourhoods. 101 on Cleveland benefits from a full range of private hotel-style amenities, elegantly curated to make life more enjoyable. British fashion retailer, Ted Baker, relocated its Global Headquarters from King’s Cross in 2022, occupying ground and lower ground floors.



**Art-Invest Real Estate, ECE and Dukelease joint venture | Assael 103 apartments (88 private sale, 15 affordable) | Prime residential with office at ground level | 101oncleveland.com**



**Developer**  
161 Marsh Wall, London E14 9SJ  
ballymoregroup.com

**Ballymore is a developer with vast and varied experience, acknowledged as pioneers of some of Europe’s largest regeneration projects. With ambitious mixed-use transformational developments and sensitive modernisation in established, historic cityscapes, Ballymore take its responsibility as a place maker very seriously, putting quality of life and a connection to arts and culture at the core of their work. Founded in Ireland in 1980, Ballymore remains 100 per cent owned and managed by founder Sean Mulryan and his family.**

**BISHOPSGATE GOODSYARD**

The development will compromise 500 residential units (with 50 per cent affordable homes), as well as 1.5m sq ft of office space including one of the largest single contribution of affordable workspace to London. The development also includes 2 cultural facilities, alongside pedestrianised streets and a large public park on top of the restored historic railway arches. These will become home to new retail tenants with the opportunity within the scheme for emerging and independent businesses. On completion, the Goodsyrd will become a place where people want to live, work and enjoy themselves.



**Ballymore / Hammerson UK | Faulkner Browns (masterplan) / HAL Architects, Coffey Architects (residential) / Chris Dyson Architects (historic building) / Gensler, Buckley Gray Yeoman, Eric Parry Architects (office) / Spacehub (landscape) | 4.5 ha | Mixed-use**

**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.  
**AHMM / Glenn Howells / Maccreanor Lavington | 4.79 ha | Mixed-use**

**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.

**Allies and Morrison | 2.7 ha | Mixed-use | goodluckhope.com**

**CUBA STREET**

Located on the Isle of Dogs, Cuba Street will provide 421 homes within a single distinctly designed building , boasting a dynamic, sculptural look and metallic facade. The development will feature a gym, cycle storage and communal spaces, including a sky lounge for residents, as well as 100 sqm of flexible public retail space on the ground floor and a new 1,680 sqm public park; the largest open public space since the Jubilee Park was built 20 years ago.



**Morris+Company | 0.35 ha | Mixed-use**

**RIVERSCAPE**



Riverscape 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, Riverscape 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.

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

**‘Ballymore’s bold vision for its Goodluck Hope community has embraced its setting on the Leamouth Peninsula, celebrating maritime heritage with new industrially inspired buildings, homes, and world-class amenities.’**



BARKING RIVERSIDE

**Developer**  
Project Road, Barking, London IG11 0YP  
barkingriverside.london

**Master developer Barking Riverside Limited (BRL) is a joint venture between housing association L&Q and the Mayor of London. Leading one of the most exciting new developments in Europe, it oversees design, planning, placemaking and infrastructure projects to transform a 443-acre former industrial site into a new London district that everyone can be proud of. Co-created in close partnership with existing residents, the area is growing to become an exciting and vibrant neighbourhood of over 10,000 homes, commercial and leisure space, new schools and facilities, public open spaces and riverside walks. Two major transport assets, a pier and Overground station, opened in 2022.**

BARKING RIVERSIDE TRANSPORT INTERCHANGE



In 2022 a major transport interchange was unveiled at Barking Riverside. This is comprised of a London Overground station and an Uber Boat by Thames Clippers pier, which are located less than 300m apart, accompanied by new cycling infrastructure and bus routes. The interchange has an important social impact in transforming access to employment, leisure

and culture for residents. As well as simplifying journeys into London, the interchange enables visitor journeys to Barking Riverside, enhancing viability and footfall for the neighbourhood.

**Weston Williamson + Partners (Uber Boat by Thames Clippers pier) / Antony Carlisle Architects (Overground station) | Transport infrastructure**

THE WILDS

The Wilds at Barking Riverside is an award winning multi-purpose community, ecology and event space. With social impact and community benefit at its core, the building provides a hybrid of uses to facilitate co-working, events and exhibition amenity for residents. The building also houses GROUNDED, a cooperative café led by residents, as well as the waste collection centre for Envac, the largest single vacuum system in Europe, which serves the new homes at Barking Riverside.



**Jestico + Whiles | 1,300sqm | Placemaking and social impact**  
thewildsbarkingriverside.london

THAMES FUTURES

Thames Futures is an award-winning social impact assessment framework, setting a resident-led vision for social impact outcomes and ensuring transparent monitoring. The project was delivered in collaboration with the Young Foundation. For a year, a team of Community Researchers, who were paid London Living Wage for their contributions, spoke to 400 residents about their expectations for the area. This led to the creation of a Community Vision, a quantitative and qualitative baseline dataset, and a series of commitments and projects designed to improve outcomes.



**Placemaking and social impact | barkingriverside.london/social-impact**

BARKING RIVERSIDE COMMUNITY INTEREST COMPANY



The Barking Riverside Community Interest Company (CIC) is a bespoke, not-for-profit social enterprise. As the legacy vehicle for Barking Riverside, it will eventually be responsible for holding, managing and maintaining the Barking Riverside estate. Designed by a resident “Learning Forum”, which was independently facilitated to empower resident decision making, the eventual

Board structure will be led by Resident Directors, enabling a much higher level of resident leadership across the neighbourhood.

**Placemaking and social impact**

BARRATT — LONDON —

**Developer**  
3rd Floor Press Centre, Here East, Queen Elizabeth Olympic Park, London E15 2GW  
barrattlondon.com

**Barratt London is a market-leading residential developer with over 30 years’ experience in the Capital, delivering over 2,000 new homes in London each year. Barratt London is committed to providing an unbeatable customer experience and developing exceptional homes for all Londoners—with a vision to make London an even better place to live. Barratt London’s portfolio includes residential developments, from state-of-the-art penthouses in the City of London to complex, mixed-use regeneration projects in Hendon.**

HAYES VILLAGE



Once home to the iconic Nestlé Factory, Hayes Village is an exciting new community forming in west London. A site of historical significance, the original Nestlé Factory began with the Sandow building in 1914 and has been sensitively restored by dMFK Architects. It will bring over 1,500 homes (including 338 shared ownership homes) and nine acres of open space to Hayes, including

a new canal-side realm and expansive new green space, as well as a walking trail, running track and outdoor exercise equipment. It will also benefit from close proximity to the Elizabeth Line’s Hayes & Harlington station.

**dMFK Architects | 12.3 ha | Mixed-use**  
barratthomes.co.uk/new-homes/dev002062-hayes-village

EASTMAN VILLAGE

Picture perfect Eastman Village is located on the site of the former Kodak Factory in Harrow. As part of a regeneration programme by Harrow Council it will provide over 2000 new homes, including 41% affordable homes. The buildings and landscaping have been designed in partnership with Pollard Thomas Edwards. It includes the retention of the factory’s iconic chimney, which will be refurbished and incorporated into a new energy centre, serving the entire development. The development will consist of a series of buildings reaching a maximum height of 20 storeys.



**Pollard Thomas Edwards | 55 ha | Residential**  
barratthomes.co.uk/new-homes/dev002159-eastman-village

HENDON WATERSIDE

You’ll find plenty of blue and green space at Hendon Waterside, where Barratt London is building over 2,000 one-, two- and three-bedroom new homes (including 25% of affordable homes). Buyers will benefit from views of the Welsh Harp Reservoir and 421 acres of green space. Designed by Allies and Morrison, the regeneration will also provide over 3,500 sqm of commercial space, a new community facility, a health centre, a new park and environmental improvements to provide access to the Welsh Harp.



**Makower Architects | 170 ha | Residential**  
barratthomes.co.uk/new-homes/greater-london/h441801-hendon-waterside

SPRINGFIELD PLACE



The enviable south west London lifestyle can be found at popular development Springfield Place—here residents will be able to enjoy a new 32-acre park—the largest created in the city since the 2012 Olympics. Designed by ATP, Springfield Place will eventually feature 232 one-, two- and three-bedroom apartments, and two- and three-bedroom houses, forming part of the wider

82-acre Springfield Village. This will include 20% of affordable homes. The new urban village will include a 32-acre park, retail and café space and public plaza—Chapel Square—as well as provision for a new primary school.

**ATP | 82 acres | Residential**  
barratthomes.co.uk/new-homes/dev001958-springfield-place

RIDGEWAY VIEWS

History and scientific innovations were made at Ridgeway Views, formerly known as the National Institute for Medical Research. Barratt’s redevelopment of the area, designed by well-known architect Hawkins\Brown, opens onto stunning views of the Totteridge Valley set within 47 acres of open space. There are 460 residential units ranging from one-bedroom apartments through to five-bedroom family homes—including 40% of affordable homes. The development also includes over 20,000 sq ft of commercial space.



**Hawkins\Brown | 47 ha | Mixed-use**  
barratthomes.co.uk/new-homes/dev002239-ridgeway-views

BLACKHORSE VIEW



In 2019 Walthamstow was named London’s Borough of Culture and in 2023 the area is still full of creatives. Blackhorse View is a new development with Europe’s largest urban wetland on the doorstep. It has been designed by RMA Architects and will feature 350 homes across six buildings—50% of these will be affordable.

**RMA Architects | 1.82 acres | Residential-led mixed-use**  
barratthomes.co.uk/new-homes/greater-london/h782701-blackhorse-view





**Developer**  
No.1, Village Courtyard, Circus West Village,  
Nine Elms, London SW11 8AH  
batterseapowerstation.co.uk

**Battersea Power Station Development Company is responsible for one of central London’s largest, most visionary and eagerly anticipated new developments, centred around the restoration and transformation of the iconic Grade II\* listed Power Station. The 42-acre, former industrial brownfield site is being regenerated with a new community of homes, shops, cafes, offices and over 19 acres of public space. Major milestones have been achieved including the public opening of the Power Station in October 2022 and the Northern Line Extension in September 2021, with much more to come.**

**BATTERSEA POWER STATION**

Opened in October 2022, the Grade II\*-listed Battersea Power Station has undergone a transformational restoration to house 254 apartments and over 100 shops, restaurants and cafes, office space, an events venue and leisure offering, including LIFT 109, the chimney lift experience offering 360-degree panoramic views of London’s skyline from a height of over 109m. The Power Station sits at the heart of the 42-acre site, which forms a new town centre for Wandsworth and will welcome 25,000 people living and working on site once complete.



**WilkinsonEyre | 2.5m sq ft | Mixed-use**

**CIRCUS WEST VILLAGE**



Circus West Village is the first completed phase of the Battersea Power Station project, offering 865 apartments and an eclectic mix of independent and design-led bars, restaurants, shops, fitness and leisure facilities, a cinema, a theatre and an ongoing events programme. Completed in 2017, Circus West Village is now home to over 1,800 residents.

**SimpsonHaugh | 865 apartments, and restaurants, bars, gym, theatre, retail and office space | Mixed-use**

**‘Battersea Power Station is excited to welcome visitors from the local community, London and further afield in 2023 to enjoy over 100 shops, bars, restaurants, a busy events calendar and much more still to come.’**

**NEW MANSION SQUARE**



Delivered in partnership between Battersea Power Station Development Company and Peabody, New Mansion Square comprises 386 high quality affordable homes, public open space, 12,000 sq ft of incubator units for small local businesses, and a 17,000 sq ft NHS centre. The one to four bedroom homes echo the style of London’s grand red brick mansion blocks found in Battersea, with 90% of homes either dual or triple aspect.

**Battersea Power Station Development Company and Peabody | Patel Taylor 386 homes, 12,000 sq ft of flexible business space and 17,000 sq ft NHS centre | Mixed-use**

**BATTERSEA ROOF GARDENS**

Battersea Roof Gardens is a new development by Foster + Partners at Battersea Power Station, comprising 436 residences and a rich mix of amenities, including one of London’s largest residential rooftop gardens, a 8,350 sq ft Sky Lounge, a 164-room art’otel and two floors of retail and leisure space on Electric Boulevard. The building’s unique undulations complement the twists of Gehry’s Prospect Place, working in tandem to frame the Power Station.



**Foster + Partners | 436 homes | Mixed-use**

**PROSPECT PLACE**



Prospect Place is globally renowned architect Frank Gehry’s first residential buildings in the UK. It comprises two buildings with 308 uniquely designed homes, double-height retail units at street level, and Prospect Park which includes a children’s playground. No two apartments are the same, making the experience of buying an apartment at Prospect Place similar to purchasing a work of art.

The unique shape of the development is designed to offer as many residents as possible a view of the Power Station.

**Gehry Partners, LLP | 308 homes | Mixed-use**



**Developer**  
Berkeley House, 19 Portsmouth Road, Cobham KT11 1JG  
berkeleygroup.co.uk

**We work in partnership with councils and communities to build 10% of London’s new private and affordable homes. We specialise in complex brownfield regeneration, reviving the capital’s most challenging sites to create unique, sustainable and nature-rich neighbourhoods where communities enjoy a great quality of life. Our business includes St George, St James, Berkeley, St Edward, St William and St Joseph.**

**GRAND UNION**

This previously derelict industrial estate is being transformed into a welcoming new part of Alperton, centred around a beautiful Canal-side piazza and landscaped open spaces. A network of walking and cycle routes are reconnecting the neighbourhood with its surrounding community, along with a riverside meadow, shops, cafes, restaurants, flexible office space, a health centre, nursery and 5,000 sq ft community hub.



**St George | BDP | 22 acres / 3,350 homes (1,170 affordable) / 261,000 sq ft commercial space | Mixed-use | grandunion.uk**

**LONDON DOCK**



This historic dockland became the infamous “Fortress Wapping” headquarters of News International in the 1980s. Today, it is being transformed into a welcoming neighbourhood with 1,800 mixed-tenure homes and 6 acres of landscaped public spaces and gardens, including a civic square and pedestrian street. The Grade II-listed Pennington Street Warehouse is being sensitively restored to become the commercial and cultural heart of the community. The project will deliver a 436% biodiversity net gain, a health care facility, retail, restaurants and business space.

**St George | Patel Taylor | 15-acre brownfield site / 1,800 homes (486 affordable) Mixed-use | londondock.co.uk**

**‘Berkeley Group builds 10% of London’s new private and affordable homes. We specialise in complex brownfield regeneration, reviving challenging sites to create unique, sustainable and nature-rich neighbourhoods where communities enjoy a great quality of life.’**

**POPLAR RIVERSIDE**



Poplar Riverside is set to transform a previously derelict gasworks into a low-carbon neighbourhood with a mix of public open space and natural habitats designed in partnership with the London Wildlife Trust. The regeneration will reopen the banks of the River Lea to the community, with a 2.5-acre riverside park, meadow and play space for locals to enjoy. There will be a new school,

play space, gym, pub, restaurants, cafes and 200 new trees as part of a 55% biodiversity net gain.

**St William | EPR | 20-acre former gasworks / 2,800 homes (795 affordable) / 90,000 sq ft commercial space | Mixed-use | poplar-riverside.co.uk**

**THE GREEN QUARTER**

The 88-acre former Southall Gasworks is being transformed into a nature-rich neighbourhood, characterised by 13 acres of beautiful parks, meadows and wetlands. Close to half of the site will be public space, including a mix of natural habitats, fitness trails, public squares, outdoor event space and children’s play and recreation space. The neighbourhood will also bring new public amenities to Southall, including a health centre, primary school, community centre and a mix of shops, cafes and other commercial spaces.



**St George | JTP | 88 acres / 3,750 homes (1,125 affordable) | Mixed-use the-green-quarter.com**

**TWELVETREES PARK**



A former derelict Parcelforce depot is becoming a new part of West Ham, including a mix of homes, amenities, commercial space and 12 acres high quality open space. The new landscape includes a mix of open parkland, sunken gardens and intimate greens; providing several community uses, including a community garden, performance spaces, cafes and restaurants. There will be a new

home for the East London Science School with adjacent Science Gardens. Two pedestrian bridges and a new entrance to West Ham Tube Station will connect the neighbourhood with its surroundings.

**Berkeley | Patel Taylor | 26 acres / 3,847 homes / 177,000 sq ft commercial and community space | Mixed-use | twelvetreespark.london**

**WHITE CITY LIVING**

This isolated warehousing site is making way for new homes, amenities and parkland, while new bridges and pedestrian decks have been built over the Central Line to connect the new neighbourhood to Wood Lane. A new five-acre park sits at the heart of White City Living, bordered by restored railway arches, shops and restaurants. Over 50% of the neighbourhood is public space, including water features, public gardens and an outdoor events space. The landscape is on course to deliver an 86% biodiversity net gain.



**St James | Patel Taylor | 11 acres / 2,372 homes (612 affordable) / 98,000 sq ft commercial space | Mixed-use | whitecityliving.co.uk**





Developer

York House, 45 Seymour Street, London W1H 7LX  
britishland.com

**British Land’s portfolio of high-quality property focused on London Offices and Retail around the UK is valued at £16.2bn, with a share of £12.3bn, making it one of Europe’s largest listed REITS. The company’s strategy is to provide places which meet customer needs and respond to changing lifestyles—Places People Prefer. Sustainability is embedded throughout the business and in 2016 British Land received the Queen’s Award for Enterprise: Sustainable Development, the UK’s highest accolade for business success over a period of five years.**

1 BROADGATE



1 Broadgate is a landmark mixed-use development that offers flexible accommodation for office, retail, leisure and food and beverage businesses. The building is a diverse, world-class development right in the heart of one of London’s best-connected locations, next to Liverpool Street Station and an important hub on Crossrail. Lower levels will offer c. 50,000 sq ft of retail space,

with c. 490,000 sq ft of new office space arranged over the upper levels, each with access to private terrace space. The building prioritises wellbeing and sustainability, with embedded technology to enhance the user experience.

**AHMM | c. 540,000 sq ft NIA | Mixed-use**

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.

**Arup Associates | 310,000 sq ft Commercial**



100 LIVERPOOL STREET



100 Liverpool Street has been designed to the highest sustainability standards by Hopkins architects. The mixed-use development comprises 437,000 sq ft workspace, 79,000 sq ft retail, F&B and leisure space, with 26,000 sq ft of terraces. Three entrances from Liverpool Street, Broadgate Circle and the Octagon Mall connect social space with restaurants, retail

and impressive architecture. 100 Liverpool Street is British Land’s first ultra-low carbon development and with all electricity from renewable sources it has sustainability and connectivity built in. Certified BREEAM ‘Outstanding’, Wired ‘Platinum’, WELL ‘Gold’.

**Hopkins Architects | 523,000 sq ft | Mixed-use**

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.

**Fletcher Priest Architects  
Mixed-use**



CANADA WATER MASTERPLAN



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

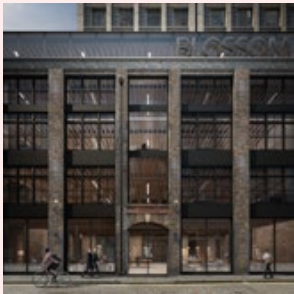
entertainment and community space including health and social infrastructure, and educational uses for all ages.

**Allies and Morrison (masterplan) | 53 acres / 5m sq ft | Mixed-use  
canadawatermasterplan.com**

NORTON FOLGATE

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

**City of London Corporation / British Land | AHMM / Stanton Williams / Morris+Company / DSDHA  
2.2 acres | Mixed-use**



Brookfield Properties

Owner / Developer / Asset Manager

Citypoint, 1 Ropemaker Street, London EC2Y 9AW  
brookfieldproperties.com

**Brookfield Properties is a premier real estate operating company that provides integrated services across the real estate investment strategies of Brookfield Asset Management (‘Brookfield’)—a globalised alternative asset manager with over \$330bn in AUM. Our vertically integrated real estate capabilities are established in each of Brookfield’s target sectors and regions around the globe, ensuring that our assets are managed to maximize the tenant experience, with a focus on integrating new real estate technologies that keep us at the forefront of innovation and sustainability.**

100 BISHOPSGATE



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

**Allies and Morrison / Arney Fender Katsalidis | 900,000 sq ft | Commercial  
100bishopsgate.com**

THE GILBERT & ONE LACKINGTON

The Gilbert and One Lackington have been developed as all encompassing work and social spaces on 40 Finsbury Square. A major refurbishment of the buildings was completed in 2021 with real consideration around sustainability. The buildings celebrate their original 20th century construction, whilst creating a uniquely modern environment where people want to work as they want to live. The buildings are close to both Moorgate and Liverpool Street Stations, both of which benefit from the delivery of the Elizabeth line.

**Stiff + Trevillion. Originally developed in 1930 as a private ‘Members Club’ by Frederick Gould and Giles Gilbert Scott | 151,411 sq ft | Commercial  
thegilbert.co.uk**



ONE LEADENHALL

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

**Make | 430,000 sq ft | Commercial | oneleadenhall.co.uk**



PRINCIPAL PLACE



Principal Place is where the City meets Shoreditch. Developed by Brookfield and designed by Foster + Partners, the 630,000 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 hosting Black Sheep Coffee, Little Farm and Camino. Boutique fitness start up BLOK is housed in the development along with Beechwood Sports Pub & Kitchen, Vagabond wine bar and The Light Bar.

**Brookfield Properties / Antirion | Foster + Partners | 630,000 sq ft | Commercial  
principalplace.co.uk**

ALDGATE TOWER

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

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



99 BISHOPSGATE



99 Bishopsgate provides 26 floors of high specification office accommodation totalling 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 was extensively reconstructed in 1995, with further refurbishment in 2006. In 2012, 143,000 sq ft of vacant office space received a new CAT-A finish and in 2013, a stunning, new entrance façade and reception were completed.

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





CADOGAN

**Developer / Investor / Asset Manager**  
10 Duke of York Square, London SW3 4LY  
cadogan.co.uk

Cadogan is a property manager, investor and developer—with a 300-year history that informs its modern and dynamic estate management approach today. As proud custodians of Chelsea, their long-term stewardship aims to safeguard the area’s vitality and ensure that it remains one of the capital’s most thriving and fashionable districts. The Estate’s 93 acres span a vibrant neighbourhood renowned for its unique mix of cultural attractions, stunning homes, international flagship stores, independent boutiques and lively cafés, bars and restaurants.

4 HARRIET STREET

Set within a period corner building just off Sloane Street, this recently completed restaurant will open in spring 2023 as the first Cantinetta Antinori restaurant in the UK. Set across three floors and benefitting from dual-aspect windows, the restaurant overlooks Sloane Street’s luxury brands, including Gucci and Louis Vuitton. Subject to licensing, the generous bi-fold windows will also allow for al fresco dining, a further draw for shoppers, locals and tourists alike.



**PDP London | 3,789 sq ft | Commercial**

196–222 KING’S ROAD



Due for completion in 2024, 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.

**PDP London | 203,330 sq ft | Mixed-use | 196-222kingsroad.co.uk**

ONE SLOANE GARDENS

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

**ReardonSmith Architects | 14,635 sq ft GIA | Hotel | sloanegardens.uk.com**



SLOANE STREET PUBLIC REALM



Sloane Street will be transformed with a £45m investment into the public realm. Following extensive community consultation, Cadogan, in partnership with the Royal Borough of Kensington & Chelsea, is enhancing the entirety of 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.

**John McAslan + Partners | Public realm | sloanestreetfuture.co.uk**

127–128 SLOANE STREET

With completion due in 2023, this unique restaurant offers over 7,300 sq ft of stunning flagship restaurant space in an award-winning building at the south end of Sloane Street. A vibrant new destination includes external seating spanning the length of the 16.7m frontage and generous 4.5m floor-to-ceiling windows, flooding the dual aspect space with natural light. The restaurant will sit alongside the world’s finest brands and world-class cultural offering, further adding to the area that defines international luxury.



**The Trevor Patrick Partnership | Two restaurant units / 7,093 sq ft NIA and 3,046 sq ft NIA | Commercial**

51–52 SLOANE STREET



With completion due in Q3 2024, the proposal is to convert the former embassy and neighbouring doctors’ surgery into a ground floor and lower ground floor restaurant, retail store and four floors of office space, amalgamated between both buildings with a plant room at the fifth-floor level. The restaurant will sit alongside the world’s finest brands and a world- class cultural offering, further adding to a neighbourhood that defines global luxury.

**PDP London | 11,000 sq ft | Mixed-use**

‘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.’



**Land Owner / Developer / Asset Manager**  
1 St James’s Market, London SW1Y 4AH  
thecrownestate.co.uk

The Crown Estate is a specialist real estate business with an actively managed portfolio of high-quality assets in great locations. By combining scale and expertise in our chosen sectors with a customer-focused approach we deliver strong returns for the nation’s finances. Our portfolio includes central London—where we hold almost the entire freehold to Regent Street and around 50 per cent of the buildings in St James’s—as well as prime regional retail holdings across the UK.

12 LITTLE PORTLAND STREET



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

**Tate Hindle | 9,376 sq ft | Commercial thecrownestate.co.uk/ 12littleportlandstreet**

2 BESSBOROUGH STREET

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

**Stiff + Trevillion | 36,553 sq ft Commercial twobessboroughst.co.uk**



MORLEY HOUSE



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

**MSMR Architects | 45,500 sq ft | Mixed-use**

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.

**AHMM | 48 apartments | Residential**

QUADRANT ARCADE

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



**Barr Gazetas | 12,000 sq ft NIA | Retail**

ST JAMES’S MARKET



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

realm has been created with a new pedestrian square in a world-class business, shopping and dining environment.

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



# DERWENT LONDON

**Investor / Developer**  
25 Savile Row, London W1S 2ER  
derwentlondon.com

Derwent London is the largest central London focussed REIT with a portfolio of 5.6m sq ft. We create value by developing, refurbishing and managing our assets well. We typically acquire properties off-market with low capital values and modest rents in improving locations. We take a fresh approach to the regeneration of each property with a focus on tenants and an emphasis on design. A strong balance sheet with modest leverage and flexible financing supports these activities.

## 25 BAKER STREET W1



Our 298,000 sq ft 25 Baker Street scheme commenced in October 2021 and includes 218,000 sq ft of offices, 28,000 sq ft of retail, 45,000 sq ft of private residential for sale and 7,000 sq ft of affordable housing. As well as joining our long-life, loose-fit high quality portfolio, the building will be net zero carbon and will be our first NABERS UK certified scheme with a BREEAM ‘Excellent’ target.

Completion is due in H1 2025.

**Hopkins Architects | 298,000 sq ft | Mixed-use | 25bakerstw1.london**

## 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 with tenants including Sony Pictures, Splunk, Paymentsense, Premier League, Hellman & Friedman, Coach and Alpha FX. The restaurant unit was let to Bondi Green. This is a prime location adjacent to Paddington station where a Crossrail interchange now joins the mainline and underground links. The scheme was delivered in H1 2019.



**Fletcher Priest Architects | 243,400 sq ft | Commercial | brunelbuilding.com**

## NETWORK BUILDING



Construction is now underway at our 137,000 sq ft Network scheme located on the corner of Tottenham Court Road and Howland Street. The office-led project will comprise 132,000 sq ft of offices, 5,000 sq ft of retail and 23 affordable homes in Tottenham Mews W1. It has been designed as a low carbon building and targeting BREEAM

‘Outstanding’ and NABERS 4 Star ratings. Completion is due in H2 2025.

**Piercy&Company | 137,000 sq ft | Mixed-use**

## THE FEATHERSTONE BUILDING, 66 CITY ROAD EC1

The Featherstone Building is an architecturally-rich scheme, complementing the surrounding buildings and area. It contains generous floor-to-ceiling heights, concrete core cooling, fully openable windows and a variety of external spaces and terraces. The scheme completed in April 2022 with new office tenants including Marshmallow and Dept Agency. The project has been awarded BREEAM Outstanding, achieved EPC A and WiredScore Platinum and is targeting LEED Platinum.



**Morris+Company | 125,000 sq ft | Commercial | thefeatherstonebuilding.london**

## 80 CHARLOTTE STREET W1



This 377,000 sq ft mixed-use development completed in June 2020 and provides 322,000 sq ft of offices, 43,000 sq ft of private residential, 10,000 sq ft of affordable housing, 12,000 sq ft of retail and a new public park. Three years prior to completion, 133,600 sq ft of offices was pre-let to Arup and 164,150 sq ft was pre-let to Boston Consulting Group. The scheme is a major step forward in the wider regeneration of the area and is our first all-electric net zero carbon building. The scheme achieved BREEAM Excellent, LEED Gold and EPC B.

**Make | 377,000 sq ft | Mixed-use 80charlottestreet.com**

## SOHO PLACE W1

Derwent London recently completed its 285,000 sq ft mixed-use scheme above Tottenham Court Road station. This includes 209,000 sq ft of offices, 36,000 sq ft of retail, a 40,000 sq ft theatre and new public realm. The scheme is 88 per cent let or sold following office pre-lets to G-Research and Apollo Global Management, the pre-let of the theatre to Nimax and the forward sale of the offices above the theatre at 2 & 4 Soho Place. This scheme, along with the arrival of the Elizabeth line is providing a much needed regeneration boost to the area.



**AHMM | 285,000 sq ft | Mixed-use**

# Fabrix

51.517885 | -0.134967

**Investor / Developer**  
15 Rathbone Street, London W1T 1NB  
fabrix.london

Fabrix is a vertically integrated property investment and development company, striving to shape a more sustainable and equitable world through the intelligent application of finance, technology and architecture. Nature, society, and culture are at the heart of its projects and actions, with a commitment to make meaningful positive impact alongside strong financial returns. Fabrix specialises in bringing value to underutilised and overlooked urban spaces, focusing on complex asset transformations and turnarounds.

## ROOTS IN THE SKY

Roots in the Sky is a pioneering, inclusive, highly-sustainable HQ office development and UK-first 1.4acre rooftop urban forest on London’s Southbank, with unprecedented access for the public and local community. The net zero, BREEAM Outstanding building will deliver over 400,000 sqft of next-gen HQ workspace, alongside one of the largest roof gardens in Europe, with a rooftop restaurant, bar, swimming pool and extensive community space. The building will make a significant contribution to London’s ambitious targets for biodiversity and sustainability.



**430,000 sq ft | Commercial | rootsinthesky.london**

## 55 GREAT SUFFOLK STREET



One of the last surviving Victorian warehouses in Southwark, 55 Great Suffolk Street is being sensitively restored and extended to provide 15,000sqft of characterful creative workspace. The net zero project will see a new, distinctly-contemporary, external core structure built alongside the Grade II-listed building. The project utilises reclaimed steel salvaged from a demolished building and breathes life back into a derelict but much-loved building, currently on the Heritage at Risk register, offering a sensitive mix of the old and new.

**Hawkins\Brown | 15,000 sq ft | Commercial**

## SYMES MEWS

Symes Mews is a 100-year-old, three-storey, former furniture warehouse in Camden, that has undergone an extensive refurbishment to transform a disjointed and overlooked building into a BREEAM ‘Very Good’ design-led workspace. The retrofit approach strips back the building to expose heritage features, with modern interventions including new extensions, structural floor glazing and new lighting to deliver volume, light and height. Two private courtyards inject nature to promote the wellbeing of all who use the building.



**pH+ Architects | 10,500 sq ft | Commercial**

## THE BINARY



A former policy training facility in Bankside converted into bright, modern, creative workspace. New feature glazing has been introduced across the entire perimeter to deliver light, height and volume and electric boilers installed to improve operational energy efficiency. A striking mural covers the west facade and what was the service yard is now an external community events

space—The Yard—demonstrating that every building, no matter how big or small, can deliver community value.

**SODA | 16,000 sq ft | Commercial**

‘Roots in the Sky represents a step-change for the future of the office market — a building that works not just for a progressive occupier but also for the local community and natural environment.’



# GREYSTAR®

**Developer / Property Manager / Investment Manager**  
Finsbury Circus House, 15 Finsbury Circus, London EC2M 7EB  
greystar.com

Greystar is the global rental housing leader, offering expertise in investment, development and property management. In bringing our ‘multifamily’ Build to Rent model to the UK, Greystar draws on over 25 years experience—we currently manage over 400,000 homes globally. In the UK we have more than 5,000 BTR homes in active development and a student housing portfolio exceeding 6,000 bedspaces. We focus on the quality of our residents’ experience as well as the broader long-term placemaking of our developments.

## CHAPTER LONDON BRIDGE

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

KPF | 31,510 sqm (GIA) | Mixed-use



## EQUIPMENT WORKS



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

Greystar / Henderson Park / Telford Homes | DLA Architecture  
185,000 sq ft | Residential | equipmentworks.co.uk

## THE BERMONDSEY PROJECT

The Bermondsey Project, at the former Peek Freans biscuit factory site, will feature 1,548 homes, extensive public spaces, including a large public roof terrace and pedestrian walkways. It will include 150,000 sq ft of flexible employment space, driving additional footfall for local businesses. The site will incorporate new homes for a range of rents, a new secondary school and employment, cultural and retail spaces, interwoven into the neighbourhood. The site was acquired by Greystar from Grosvenor, with a masterplan consent in place.

Greystar / Grosvenor | KPF | 1,548 units | Mixed-use  
greystar-bermondseyproject.com



## CROWN TRADING CENTRE, HAYES



407 purpose-designed apartments (318 build to rent and 89 affordable) for young professionals in West London. Practical completion is expected in Q3 2025 with 12,500 sq ft of commercial space delivered alongside the mix of one, two and three-bedroom apartments. Residents will enjoy around 9,500 sq ft of Greystar’s market leading amenity space at the

scheme and be supported by an onsite management team once it is operational.  
407 units | Mixed-use

## GREENFORD QUAY

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



HTA | 27 acres / 2,118 units / 173,000 sq ft commercial and retail | Mixed-use

## BLOOM NINE ELMS



A new rental community at Nine Elms Parkside, close to Battersea Power Station. Bloom provides a mix of studios, one-, two- and three-bedroom apartments- 641,000 sq ft of residential space across two distinct buildings. Residents have access to 25,000 sq ft of amenities including rooftop terraces, two swimming pools, gyms and a pet spa. There’s also 25,000 sq ft of retail space, set amongst landscaped gardens.

Greystar / Henderson Park | Allies and Morrison / Camlins (Landscape Architect)  
894 units | Residential | bloom-nineelms.co.uk

‘Following a successful 2022, we look forward to progressing our pipeline to delivery and will continue to target similar value add opportunities across London.’

# GROSVENOR

**Developer**  
70 Grosvenor Street, London W1K 3JP  
grosvenor.com

Grosvenor’s UK property business supports c. 1,000 businesses and tens of thousands of residents and workers across London’s West End. We also invest in, create and manage sustainable neighbourhoods in Liverpool and across England. As a 1.5°C aligned company, pioneering change and new ways of thinking about property we aim to ensure our places benefit both people and the planet over the long term.

## THE ICE FACTORY



27 Eccleston Place was built in 1830 for Shingleton’s Ice Company Ltd. It sits within the Belgravia Conservation Area close to Grade II-listed Regency and the larger scale buildings of Eccleston Yards. A major retrofit programme is transforming the former industrial building to provide new office, restaurant and retail space. The office element of the proposals have been designed to achieve

BREEAM ‘Excellent’ and the retail to ‘Very Good’ reflecting the refurbishment nature of the proposals.

Buckley Gray Yeoman | 30,000 sq ft | Mixed-use | icefactorysw1.co.uk

## 65 DAVIES STREET

Set above the new Bond Street Elizabeth Line station, 65 Davies St offers 67,568 sq ft of stunning design over six floors. A landmark building in Mayfair, it combines premium amenities and unparalleled connectivity with beautiful contemporary detail, respecting the traditional architecture of the neighbouring Mayfair buildings with its terracotta facade. Delivered by Multiplex, their appointment is Grosvenor’s first large construction contract award to take in to account a supplier’s commitment to a Science Based Target.

PLP Architecture | 67,000 sq ft  
Commercial | 65davies-street.co.uk



## CUNDY STREET QUARTER



This is a rare opportunity to deliver much-needed housing in Westminster, including 93 affordable homes, almost doubling the number on site, alongside senior living and open market homes. There would be additional local amenities including a food store, cinema and community space with an uplift in local spend of up to £2m. The environment would

be also be improved with better public spaces, 65 additional trees and energy-efficient buildings that produce 90% less carbon emissions when they are being used.

DSDHA | 2.4 acres | Mixed-use | cundystreetquarter.co.uk

## GROSVENOR SQUARE GARDEN

Together with local communities and people across London, Grosvenor has developed plans to transform this square into an extraordinary urban garden with ground-breaking environmental credentials. This will enable Grosvenor to not only enhance local biodiversity and air quality but better reflect the capital’s character and help Grosvenor Square once again become one of its most outstanding green spaces.

Tonkin Liu | 3,000 sqm | Public realm | grosvenorsquare.org



## HOLBEIN GARDENS



Holbein Gardens is a redevelopment and one storey transformation of a 1980s office building off Sloane Square, creating a 25,000 sq ft modern workplace which will be net zero in construction and operation. By focussing on innovation day one the team retained the existing four-storey structure, re-used of materials including salvaged steel, and expect to achieve a 200% biodiversity net gain.

Barr Gazetas | 2,363 sqm | Commercial | holbeingardens.london

## SOUTH MOLTON TRIANGLE

Set in a major Conservation Area, this project will transform a forgotten part of Mayfair adjacent to Oxford Street and the new Elizabeth Line Station into a landmark destination. Combining retrofit, and innovative development practices Grosvenor will deliver greener streets and sustainable homes alongside new offices, shops and restaurants support over 900 jobs once complete as well as an estimated additional annual spend of £6m.

Hopkins Architects | 2 acres | Mixed-use | southmoltontriangle.com



‘Holbein Gardens proves the huge potential for transforming outdated offices into exemplary zero carbon workspaces through retrofit and design and materials innovation.’





**Developer**  
16 Garrick Street, London WC2E 9BA  
hadleypropertygroup.com

**Hadley Property Group is a privately-owned residential-led property developer, specialising in progressive, sustainable approaches to the delivery of much-needed housing in Central and Greater London. With more than 1500 homes in the pipeline, the company is currently developing mixed-use schemes (c. 150-500 homes), large scale regeneration projects delivered in partnership with local authorities and the GLA, and luxury developments in central London.**

**BLACKWALL YARD**

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



**GHA | 898 homes / 1,985 sqm commercial | Mixed-use**  
hadleypropertygroup.com/properties/blackwall-yard-tower-hamlets

**IQL NORTH**



Proposals for IQL North include the provision of 950+ residential and student homes, of which 50% will be affordable. A new public square, play spaces, a community hub and workspace offering will also be delivered. Aiming to transform International Way into a more walkable, cycle-friendly route, a sustainable transport hub will also be provided. A unique approach to meanwhile uses

has also been adopted. The site currently hosts a community wellbeing hub, a garden and an ex-offender’s skills and training academy.

**Mecanoo | 3.18 acres | Mixed-use**  
hadleypropertygroup.com/properties/iql-north-stratford

**‘Dedicated to creating lasting social value, Hadley’s meanwhile initiatives for IQL North include a garden, training facility plus a community centre and sustainable transport hub, which will both be re-provided in the finished development.’**

**BLenheim SQUARE, PENGE HIGH STREET**



The redevelopment of the existing Blenheim shopping centre will provide much-needed new and high-quality homes for Penge, a new public square and play space, green links and public improvements to the existing Arpley and Empire Squares. In addition to c. 2,600 sqm of commercial uses, providing opportunities for local businesses, approximately

250 new one-, two-, and three-bedroom homes will be delivered, 35 per cent of which will be affordable, with a 60/40 split between Social Rent and Shared Ownership respectively.

**Feilden Clegg Bradley Studios | 250 homes | Mixed-use**  
hadleypropertygroup.com/properties/the-blenheim-centre-penge

**GOODMAYES**

This mixed-use development will deliver 568 new homes for Redbridge, 35 per cent of which will be affordable, and 2,582 sqm of commercial and community uses on the ground floor. Proposals incorporate a new public square at the site’s heart, a performance space, joint co-working and childcare facilities, a digital music academy, a gym, and a pavement café with outdoor seating. Landscaped green spaces and a community grow garden will also be included, as well as a sustainable shared transport hub for pedestrians and cyclists.



**Stockwool | 568 homes | Mixed-use**  
hadleypropertygroup.com/properties/high-road-goodmayes

**GREEN LANES**



A stand-out mixed-use development on Haringey’s lively Green Lanes high street, this landmark PTE-designed scheme stands on a previously 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.

**Pollard Thomas Edwards | Mixed-use**

**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.



**Pollard Thomas Edwards**  
**473 new homes | Mixed-use**  
hadleypropertygroup.com/properties/south-grove-waltham-forest



**Developer**  
6 Duke Street St James’s, London SW1Y 6BN  
hubresidential.com

**HUB is a leading Build to Rent developer taking a progressive approach to creating living places across the UK. HUB builds strong relationships with its partners to create distinctive places where people and communities can flourish. Now over 10 years old, HUB has completed £760m funding deals and has 5,500+ homes completed or under development in lifestyle cities including London, Leeds, Birmingham and Edinburgh.**

**ABBEY PLACE**



Abbey Place will deliver 245 new mixed-tenure homes across two buildings, linked by a shared residents’ garden which sits above retail at the ground-level. The homes have exceptional insulation and will be an affordable way to buy or rent good quality housing in this area that is now connected to central London and beyond via the Elizabeth Line. Designed by shedkm, the development will create a striking gateway to the Thamesmead regeneration area, where major improvements to the

existing housing stock are well underway.

**shedkm | 245 homes | Residential | hubresidential.com/projects/abbey-place**

**QUEEN’S QUARTER**

Queen’s Quarter is a 513-home development in the heart of Croydon. The landmark scheme comprises four blocks of 35, 21, 19 and 13 storeys, which were designed by the Stirling prize-winning AHMM. It is centred around The Queen’s Gardens, a transformed, community-designed public park by renowned landscape architecture practice Grant Associates. The development includes a range of housing for sale and rent, of which 51 per cent is affordable.

**AHMM | 513 homes | Residential**  
hubresidential.com/projects/queens-quarter



**WEMBLEY LINK PHASE 1**

Wembley Link Phase 1 is a 239-home build-to-rent development designed by award-winning architects Maccreeanor Lavington. The landmark scheme, comprises two buildings of 21 and 26-storeys, framing a new public square. The square features seating, paved areas as well as new planting to provide a thoughtfully designed new space in the heart of Wembley. A public walkway through the link building also provides access to future phases of development behind the High Road.

**Maccreeanor Lavington**  
**239 homes | Residential**  
hubresidential.com/projects/wembley-link-phase1



**WEMBLEY LINK PHASE 2**



Wembley Link Phase 2 will deliver 256 high quality one- to three-bedroom homes for private rent in two 17- and 19-storey brick buildings, designed by Glenn Howells Architects. The development is designed to complement and enhance the Wembley Opportunity Area and delivers on the vision for the Wembley Housing Zone. Wembley Link includes an extensive new public garden, accessed from the public square that has been delivered as part of UNCLE Wembley. Together, the two developments connect Wembley Central with Wembley Stadium, redefining the importance of Wembley’s town centre.

**Glenn Howells Architects | 256 homes | Residential**  
hubresidential.com/projects/wembley-link-phase2





Developer

Level 7, 33 King William Street, London EC4R 9AS  
hbreavis.com

**HB Reavis is an international workspace provider that designs, builds and manages places that enhance wellbeing and productivity. With nearly 30 years’ working across several European markets, including the UK, Poland, Czechia, Slovakia, Hungary and Germany, we have delivered 12.3m sq ft (£3bn GDV) creating workspaces for over 65,000 people. As a team of around 700 people, we have a 13.7m sq ft pipeline to continue delivering more than just ‘bricks and mortar’. So whether a company is looking for their first co-working space, scaling up or looking for their flagship HQ, we can accommodate any business through our ‘workspace as a service’ approach, to create exceptional places for people to work.**

BLOOM CLERKENWELL



Roots in the Sky is a pioneering, Bloom Clerkenwell was acquired by HB Reavis in 2018 and completed in 2021, providing seven storeys of workspace, substantial terraces, retail, fitness studio and cycling facilities. It sits in the heart of Clerkenwell, adjacent to Farringdon Station, at the only London interchange of three Underground lines, Thameslink and the Elizabeth line. Wellbeing,

sustainability, and digital connectivity are key as Bloom became first commercial building in the UK to achieve the highest accreditations: WELL Certified Platinum, BREEAM Outstanding and WiredScore Platinum.

John Robertson Architects | 145,000 sq ft | Mixed-use | bloomclerkenwell.com

REDEVELOPMENT OF ELIZABETH HOUSE

The redevelopment of Elizabeth House, known as One Waterloo is one of Central London’s most significant schemes. A multi-purpose destination, next to Waterloo Station, it will replace Elizabeth House with state-of-the-art, sustainable workplaces, three acres of outdoor space and a transformed public realm. HB Reavis are reimagining the area at one of the UK’s busiest transport hubs.



AHMM | 1.3m sq ft | Mixed-use | elizabethhousewaterloo.co.uk

WORSHIP SQUARE



A fully net zero carbon, Worship Square is a forward-thinking project set at the intersection of Shoreditch, Old Street and The City of London, providing 140,000 sq ft of workspace, where people can wind-down, work-out, collaborate and get happy. Its pledge to sustainability is ingrained through every phase of its lifecycle—from design and construction to operation of the building.

Make | 140,000 sq ft | Commercial | worshipsquare.co.uk



Housing Association / Developer

3 Maidstone Road, Sidcup DA14 5HU  
lqgroup.org.uk

**L&Q is a leading residential developer and housing association. L&Q creates high quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. L&Q leads major residential and mixed-use developments and provides rented homes that are genuinely affordable and help people onto the housing ladder through options such as shared ownership. We also rent and sell homes on the open market. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.**

BREAM STREET WHARF



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

was designed by Allford Hall Monaghan Morris.

AHMM | Mixed-use | lqhomes.com/lockno19

THE CHAIN, WALTHAM FOREST

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



Pollard Thomas Edwards | 518 residential homes and 1 commercial unit  
Mixed-use | lqhomes.com/thechain

WHITECHAPEL CENTRAL



Whitechapel Central is a mixed-use scheme, which goes by the marketing name “Silk District”. It is being delivered via a 50/50 joint venture between LQHT and Mount Anvil to transform the former Safestore self-storage premises into an exciting place to live, work and enjoy, creating a positive legacy in the very heart of Whitechapel. The development will include the delivery of 648 high quality, thoughtfully

designed family homes of which 35 per cent will be affordable (based on habitable room calculations). The development also includes 38,650 sq ft of new commercial and employment space with circa one acre of enhanced public open spaces, with pedestrianised streets and a new central square for the local community to enjoy.

Stockwool | 698 units and 38,650 sq ft of commercial space | Mixed-use  
whitechapelcentral.mountainvil.com



London Legacy Development Corporation (LLDC)

Mayoral Development Company

Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ  
queenelizabetholympicpark.co.uk

Formed in April 2012, the London Legacy Development Corporation’s purpose is to use the once-in-a-lifetime opportunity of the London 2012 Games and the creation of Queen Elizabeth Olympic Park to develop a dynamic new heart for east London, creating opportunities for local people and driving innovation and growth in London and the UK. This includes creating East Bank, the most ambitious cultural and education district in a generation.

CHOBHAM MANOR

Chobham Manor is a family friendly neighbourhood built on tried and tested urban design principles borrowing from the London vernacular. The masterplan was developed around three shared ‘greens’ incorporating play space, with a wide choice of houses and apartments set within tree-lined avenues and intimate streets. It is also home to a new nursery, community centre and shops to serve local residents. The fourth and final phase of the 880 home neighbourhood completed in May 2022.



Taylor Wimpey and L&Q | PRP Architects / Karakusevic Carson Architects / NORD Architects / Muf / Make / Haworth Tompkins / AHMM | 880 residential units / 10 commercial units / 855 sqm nursery and community facilities  
Mixed-use | chobhammanor.co.uk

EAST WICK + SWEETWATER



East Wick will have up to 1,087 homes, including family and private rented housing. Facilities include a nearby primary school and vibrant community and business spaces. Sweetwater will have up to 772 homes including apartments and family homes with private gardens and communal green space. Phase 1 of East Wick, comprised of 302 homes with commercial space and

landscaping, is now complete and occupied. Works on Phase 2 will begin in the spring with completion due in 2025.

Places for People and Balfour Beatty | shedkm / Studio Egret West / Piercy&Company / Sheppard Robson / astudio / fabrik/ LUC  
1,859 residential units | Mixed-use | eastwickandsweetwater.co.uk

**‘Your Park, our planet, LLDC’s climate emergency response, is designed to reduce carbon and improve climate resilience — supporting the Mayor of London’s target to achieve net zero carbon by 2030.’**

EAST BANK



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

LLDC (SWFT), UCL (PSW & Marshgate) and V&A (V&A East Storehouse) | Allies and Morrison, with O’Donnell + Tuomey and Camps Felip Arquitecturia / LDA Design (Stratford Waterfront) / Stanton Williams, Lifschutz Davidson Sandilands

(UCL East) / Diller Scofidio + Renfro, supported by Austin-Smith:Lord (Here East)  
67,000 sq ft | Mixed-use | queenelizabetholympicpark.co.uk/east-bank

PUDDING MILL LANE

Pudding Mill Lane will be a new neighbourhood centre with 948 homes, 45% affordable. It will include c. 30,000 sqm of office and associated retail and community uses. The 5.1 ha site is located next to Pudding Mill DLR station and close to Stratford Station with 10 different lines and two bus stations. A network of walking and cycle routes links the development to world-class venues including London Stadium, London Aquatics Centre, the ArcelorMittal Orbit and East Bank culture quarter.



Gort Scott / 5th Studio / JCLA / ZCD Architects | c. 948 homes  
Mixed-use | queenelizabetholympicpark.co.uk/puddingmill

RICK ROBERTS WAY



Rick Roberts Way will be a new, zero-carbon neighbourhood of 450 homes (78% affordable) on the southern edge of Queen Elizabeth Olympic Park. The homes form part of a mixed-use development with high quality public realm, new and improved cycle and pedestrian connections and activated ground floors along the Stratford High Street frontage. The 4.6-acre site is bounded by Stratford

High Street, the Greenway, modern mid-rise residential developments and a LB Newham development site which will deliver a new school.

4.6 acres | Mixed-use

STRATFORD WATERFRONT AND BRIDGEWATER TRIANGLE

LLDC and Ballymore have formed a 50/50 joint venture to deliver up to 1,200 homes across two sites on Queen Elizabeth Olympic Park. Stratford Waterfront will deliver 600 homes (35% affordable) and 2,200sqm of retail space next to the East Bank cultural and education district. Bridgewater Triangle will provide c575 homes (50% affordable) and 433 sqm of retail/F&B space, up to 213 sqm of community uses and links to the local neighbourhood centre at the adjacent Pudding Mill Lane development.



LLDC/Ballymore (50/50 joint venture) | Glen Howells Architects and O’Donnell and Tuomey (Stratford Waterfront) / Allies and Morrison with Mikhail Riches, Archio, BBUK (Bridgewater Triangle) | Stratford Waterfront: 2.4 acres / Bridgewater Triangle: c. 5.9 acres | Mixed-use | buildthelegacy.co.uk





**Developer**  
20 Triton Street, Regent’s Place, London NW1 3BF  
lendlease.com

Founded in Australia in the 1950s and listed on the Australian Securities Exchange, Lendlease is a world leader in delivering end-to-end property solutions. Our fully integrated model is built on our core strengths in development, construction, infrastructure, fund management and asset management. Our vision is to create the best places. We specialise in developing large, complex, mixed-use regeneration schemes and have particular strengths in partnering with the public and private sector, naturally targeting projects with long term duration.

DEPTFORD LANDINGS



Deptford Landings will create 1,132 new homes across 11.6 acres, as well as flexible studio space, a range of shops and cafés and an incubator hub that will give smaller, independent businesses the chance to prosper. Each home and building is designed in a contemporary architectural style that reflects and adds to the area’s rich industrial heritage, offering buildings of excellent design quality that will suit all tastes. The first release, Cedarwood Square, is almost sold out.

**Hawkins\Brown | 11.6 acres | Mixed-use | deptfordlandings.co.uk**

ELEPHANT PARK

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

**9.7 ha | Mixed-use | elephantpark.co.uk**



INTERNATIONAL QUARTER LONDON (IQL)



Lendlease are delivering International Quarter London (IQL), a £2.8bn development situated at the heart of Stratford. At completion in 2029, 2.6m sqft of quality office space, c.680 homes and new community facilities will have been built. IQL is also part of the 560-acre inclusive innovation district, SHIFT, based at Queen Elizabeth Olympic Park, and neighbours East Bank a collection of world-leading cultural institutions. The development benefits from excellent transport connections and a diverse retail offering.

**Rogers Stirk Harbour + Partners | 22 acres | Mixed-use internationalquarter.london**



**Developer**  
15 Stratford Place, London W1C 1BE  
middlecap.com

MiddleCap Group, S.A., is an established investment holding registered in Luxembourg, with offices in London, Bratislava, Prague, Dubai, Berlin and Monaco. In addition to providing a full range of advisory services in the areas of M&A, restructuring, acquisitions and corporate finance, the group acts as a long-term investor focusing on real estate market, private equity investment, intergenerational ownership changes, start-ups and capital markets investments.

SEAL HOUSE

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

**Eric Parry Architects | 131,000 sq ft offices / 10,000 sq ft restaurants Commercial**



SOUTHWORKS



Southworks, the seven storey 70,000 sq ft office scheme has state-of-the-art facilities, bringing together technological and natural features to create the optimum space for its occupiers. It is a landmark smart building with safety measures inherent in the technology to a safe and pleasant working environment—making Southworks an ideal post-pandemic space.

The building’s design is inspired by a warehouse aesthetic, which is achieved through several high-quality design and specification details, including a double height entrance formed from handcrafted Italian glass bricks.

**SPPARC Architects | 70,000 sq ft | Mixed-use**



**Housing Association**  
45 Westminster Bridge Road, London SE1 7JB  
peabody.org.uk

Peabody owns and manages over 66,000 homes across London and the South East. Our mission is to help people make the most of their lives. We prioritise building genuinely affordable homes and aim to create great places that benefit our residents and the wider community. As well as bricks and mortar, we provide a wide range of community programmes in our neighbourhoods, including help with employment and training, health and wellbeing projects, family support programmes and a dedicated care and support service.

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.

**BPTW | Mixed-use**

THE REACH

The Reach is a new 66-home development in West Thamesmead which offers a mix of 1, 2 and 3 bedroom homes, a spacious communal garden and ground floor commercial space. This 100 per cent affordable scheme is part of the Abbey Wood, Plumstead and West Thamesmead Housing Zone, one of two Housing Zones being delivered in Thamesmead by Peabody with £47.5m investment from the Greater London Authority. These are the first new homes to be completed by Peabody in Thamesmead.

**Pitman Tozer | 6,620 sqm | Mixed-use thamesmeadnow.org.uk/image-statement-items/the-reach**



TOYNBEE HALL

The masterplan for the Toynbee Hall estate regeneration includes the internal restoration of the Grade 2 listed Toynbee Hall building; a new building on the site of the existing 28 Commercial Street (Profumo House). It will also deliver major public realm improvements to the front of Toynbee Hall where the landscaped public square will be raised up to street level. Peabody will deliver 14 affordable homes as part of this scheme.

**Platform 5 Architects | 63 new homes Residential**



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.

**Peabody and London Square | Coffey Architects / AHMM 406 homes, including 84 affordable new build apartments / 19,468 sqm of commercial, retail, art gallery and storage floorspace | Mixed-use**

‘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.’



# Precis Advisory

**Developer**  
93 Park Lane, London, W1K 7TB  
accessstorage.com  
themontcalm.com  
shaftesburyhotels.com  
inhabithotels.com

A London-focused property company with 25 years of experience in hotels and self-storage. The Group owns and operate more than 20 Montcalm, Shaftesbury and Inhabit hotels mostly in Westminster and Kensington and Chelsea, as well as more than 60 Access Self Storage stores, two thirds of which are in London. Precis has embarked on the development of a new residential-led mixed use portfolio that will deliver 2,500 purpose-built rental homes and over a million square feet of workspace and storage in eight different boroughs including Merton, Hounslow, Hillingdon, Hackney, Brent, Ealing and Redbridge. The Group also invests in knowledge—data and life science projects the flagship of which is in King’s Cross.

## DEPTFORD LANDINGS

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

AHMM | 25,000 sqm | Mixed-use | deptfordlandings.co.uk



# Q U I N T A I N

**Developer**  
180 Great Portland Street, London W1W 5QZ  
quintain.co.uk

Quintain is one of the UK and Ireland’s leading vertically-integrated developers and is the owner and operator of the world-renowned mixed use Wembley Park estate. Quintain was an early pioneer of Build to Rent in the UK and launched its own management platform, now called Quintain Living, with 2,000 homes already under management. On completion, Wembley Park will have 8,500 homes, with 6,044 under the management of Quintain Living making it the UK’s largest single site of Build to Rent.

## WEMBLEY PARK

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

Flanagan Lawrence (masterplan) | 85 acres | Mixed-use  
quintain.co.uk/wembley-park



# R E G A L

L O N D O N

**Developer**  
4-5 Coleridge Gardens, London NW6 3QH  
regal-london.co.uk

Regal London is one of the capital’s leading privately owned mixed-use developers; delivering successful projects across London over the last 25 years. Our developments reflect the vibrancy, diversity, and history of one of the most inspiring cities in the world, characterised by bespoke design and exceptional quality. We deliver high quality, beautiful buildings for people to live and work in at all stages of their lives.

## ONE ST JOHN’S WOOD AND DORA HOUSE

We worked in collaboration with the Not-for-Profit Housing Trust Central and Cecil Housing Trust (C&C) to bring forward the redevelopment of Dora House providing 170 specialised homes for those 55 years and older (153 of which affordable), designed by Ryder Architecture to accommodate specialised needs in modern, comfortable homes. We have also delivered 112 world-class apartments and facilities on St John’s Wood Road, designed by Squire and Partners.

Ryder Architecture / Squire and Partners  
282 units | Residential  
regal-london.co.uk/development/  
one-st-johns-wood



## CHALK FARM ROAD



Regal London are preparing a planning application to be submitted in 2023 for a mixed-use scheme including employment floorspace, student accommodation and new public realm in an iconic location next to the Grade II\* listed Roundhouse entertainment venue and within the Regents Canal Conservation Area. We’ve entered a long-term corporate partnership with our neighbour, the Roundhouse, one of London’s iconic music venues, to support our continued close working relationship to realise the venue, the site and Regal’s potential.

DSHDA | 0.28 ha | Mixed-use

## FULTON AND FIFTH

Fulton Road is a mixed-use development comprising 759 residential units split over five buildings of varying heights ranging from ground plus 14 to 23 storeys arranged around a central podium level. The scheme will also provide a range of flexible commercial and ground floor retails units which will activate this part of the Wembley Opportunity Area, together with delivering significant ecological enhancements to the protected Wealdstone Brook to the north and creation of new accessible routes across the wider site.

Ryder Architecture | 1.29 ha | Mixed-use  
fultonandfifth.regal-london.co.uk



## HIGH ROAD PHASE 1



High Road Phase 1 will comprise of a 349-bed Purpose Built Student Accommodation (PBSA) development. The landmark scheme is arranged around one building split over part 13 and part 17 storeys including a range of studio and cluster beds across various floors, together with the reprovision of employment floorspace at ground floor level and ancillary student amenity facilities. These latest proposals will actively enhance this part of Wembley High Road through delivering a new landscaped public realm around the wider site.

JTP | 0.13 ha | Student accommodation

## THE HAYDON

Regal London are acting as the Development Partner, in partnership with 4C Hotels, to bring forward 87 residential units split over 16 floors, together with a new landscaped garden and park adjacent as part of the wider Haydon Gardens masterplan aspirations within the City of London. Works are currently underway on site with completion expected for 2024.

ACME | 0.57 ha | Residential



## THE LAUNDRY



The Laundry development is situated within the London Borough of Hackney and is currently under construction to bring forward 58 residential homes split over part 6 and 8 storeys, together with the reprovision of commercial floorspace at ground floor/basement level.

Alan Camp Architects  
0.14 ha | Mixed-use



# STANHOPE

**Developer**

2nd Floor, 100 New Oxford Street, London WC1A 1HB  
stanhopeplc.com

**Stanhope are trusted partners creating sustainable buildings and urban places. We have 30+ years’ experience and more than £30bn of real estate delivered and under construction. Our successful track-record includes landmark projects such as 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.**

**RUSKIN SQUARE, CRO**

Mixed use scheme comprising offices, residential, retail and external areas of new public realm along East Croydon Station. This site is at the centre of Croydon’s Central Business District regeneration. The first residential phase, developed in joint venture with Places for People, provided 170 units including affordable housing. The first office building of c. 200,000 sq ft net (designed by Shed KM) is fully occupied by HMRC and completed in 2016. A second office building of 330,000 sq ft designed by AHMM was pre-let to the Home Office in summer 2020. As part of the sustainability initiatives, this building has an all-electric energy strategy include a Shared Mobility Hub and a new pier and river bus service at the site.



**Croydon Gateway Limited Partnership (Stanhope PLC and Schroders Exempt Property Unit Trust) | Foster + Partners (masterplan) / AHMM / Shed KM / Make 2.2m sq ft | Mixed-use | ruskinsquare.com**

**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.

**Stirk Harbour + Partners 2.8 acres | Mixed-use**

**8 BISHOPSGATE**



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

**Stanhope / Mitsubishi Estate London | Wilkinson Eyre 913,000 sq ft | Mixed-use | 8bishopsgate.com**

**TELEVISION CENTRE, W12**

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



**Stanhope / Mitsui Fudosan / AIMCo / BBC | AHMM / Maccreanor Lavington / Morris+Company / Gillespies / DRMM 2.3m sq ft | Mixed-use | 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.

**Stanhope / The Baupost Group / Guy’s and St Thomas’ Charity | AHMM 2.2m sq ft | Mixed-use**

**76 UPPER GROUND**

The refurbishment and extension of the Grade II-listed IBM Building, designed by Sir Denys Lasdun, will boost the South Bank’s status as one of London’s most important cultural and employment hubs. The design, whilst respecting the buildings heritage and historic fabric, will deliver highly efficient and flexible modern day commercial office space of the highest sustainable standards and provide a long-term future for the listed building, significantly improving its setting within the local conservation area and river frontage.

**Wolfe Commercial Properties Southbank Limited / Stanhope PLC | AHMM 420,000 sq ft | Commercial**



**Regeneration Developer / Investor**

7A Howick Place, Victoria, London SW1P 1DZ  
uandiplc.com

**U+I is a specialist regeneration developer and investor. With a >£10.8bn portfolio of complex, mixed-use, community-focused regeneration projects including a £130.6 million investment portfolio, we are unlocking urban sites bristling with potential in the London City Region (within one hour’s commute from Central London), Manchester and Dublin. We exist to create long-term socio-economic benefit for the communities in which we work, delivering sustainable returns to our shareholders. To find out more, visit uandiplc.com or follow us @uandiplc.**

**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.

**Fred Pilbrow and Partners | 2.5 acres | Mixed-use | 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, bars and a new market space.



**Ash Sakula Architects / Pollard Thomas Edwards / Farrer Huxley Associates 2 acres | Mixed-use | deptfordmarketyard.com**

**THE OLD VINYL FACTORY**

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

**Studio Egret West / AHMM / Duggan Morris Architects / ShedKM / Woods Bagot | 17 acres | Mixed-use theoldvinylfactory.com**



**THE LIBERTY OF SOUTHWARK**



The Liberty of Southwark is a mixed-use scheme with a rich heritage that will revitalise a lost part of Bankside close to Borough Market. It will deliver 141,000 sq ft of high-quality office space including affordable, flexible workspace, 1,850 jobs, 36 new homes, a retail and leisure quarter and the restoration of Crossbones Graveyard, a significant post-medieval burial ground.

**U+I / Landsec | Allies and Morrison | 1.7 acres | Mixed-use thelibertyofsouthwark.com**

**‘We exist to create long-term socio-economic benefit for the communities in which we work, delivering sustainable returns to our shareholders.’**



# W•R•E

**Developer / Asset Manager**  
8 Richmond Mews, London W1D 3DH  
wre.london

W.RE is a London-based real estate developer and asset management firm, with a focus on underperforming real estate to drive strong social, environmental, and financial outcomes. For W.RE, good design is sustainable design. The company adopts a re-use first approach to development wherever possible. Notable development projects include 75 Grosvenor Street, a repositioning of three Grade II-listed buildings to create a best-in-class commercial space, and the redevelopment of Clapham Junction’s renowned historic department store, Arding & Hobbs.

## 75 GROSVENOR STREET



75 Grosvenor Street brings together three Grade II-listed buildings to create a new single Mayfair office complex. The sensitive restoration of the 18th-century town houses are pulled together by an elegant, modern extension positioned around a new lift core and a feature helical staircase, extending the property upwards to six floors and towards the back onto Grosvenor Hill. The offices provide refined luxury combined with the latest technology and discerning tenant

amenities including five terraces, a rarity in Mayfair.

**Cowie Montgomery Architects | 37,500 sq ft | Commercial**  
**75grosvenorstreet.london**

## ARDING & HOBBS

Arding and Hobbs building has been part of Battersea’s heritage since 1910, and is an important local landmark featured in films, television, and books. The refurbishment plan seeks to create flexible retail and leisure uses across the ground and basement floors and introduce modern office space to the upper floors with a new roof top extension. This will bring new life to the building and an economic boost to Clapham Junction town centre while restoring the heritage of this iconic landmark.



**Stiff + Trevillion | 97,000 sq ft | Mixed-use | ardingandhobbs.london**

## ST PANCRAS CAMPUS



The scheme carefully blends into the local context through masonry façades which take their place amongst the robust structures avoiding the glassiness of many contemporary commercial buildings. A substantial seven-storey building offering 135,000 sq ft (NIA) of highly flexible office space combines effortlessly with re-imagined

light industrial spaces situated across parts of the ground floor and basement. Two separate residential buildings provide a total of thirty-three apartments, fourteen of which are designated as affordable housing.

**Caruso St John | 250,000 sq ft | Mixed-use**

## THE TYPEWRITER BUILDING

The Typewriter Building takes its new name from its heritage as the headquarters of a leading office machinery business for whom it was built in 1957 by Richard Seifert and Wilem Frischman. The project realises the development potential of the site by increasing the massing at the main roof and the rear whilst being sensitive to the Conservation Area and neighbouring park and school. This low carbon, BREEAM excellent refurbishment and extension will create a new ecologically beneficial environment with bio-solar green roofs.



**Cowie Montgomery Architects | 22,000 sq ft | Commercial**

# WHITBREAD

**Developer**  
Whitbread Court, Houghton Hall Business Park, Porz Avenue, Dunstable LU5 5XE  
whitbread.co.uk  
premierinn.com

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.

## HUB BY PREMIER INN LONDON SOHO

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



**PMB Holdings / Whitbread PLC | Latitude Architects | 110-bedroom hotel**

## 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.

**Sheppard Robson / Axiom Architects | 294-bedroom flagship hotel**

## HUB BY PREMIER INN SNOW HILL



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

**Axiom Architects | 219-bedroom hotel**

## HUB BY PREMIER INN SHOREDITCH

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



Whitbread’s second hub by Premier Inn hotel in Shoreditch and 10th in London.  
**Whitbread PLC / Pace Trustees Ltd | Allies and Morrison (planning architect) / Axiom Architects (delivery architect) | 258-bedroom hotel / 6,393 sqm GIA**

‘For W.RE, good design is sustainable design. The company adopts a re-use first approach to development wherever possible, working with up-and-coming consultants to unlock each building’s potential.’



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- 6,000+ Event Attendees
- 1,500+ Fringe Event Attendees
- 500+ Speakers Across 20+ Stages
- 150+ Exhibitors
- 75+ Fringe Events
- 250+ Local Authorities Attending
- 750+ Investors Attending
- 500+ Occupiers Attending
- 750+ Developers Attending

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# OLD AND NEW

*Dan Burr, partner at Sheppard Robson, sings the praises of Spitalfields and the memories the place stirs*



Taking a habitual stroll from Brick Lane to Spitalfields, I'm reminded of how this area has been a backdrop to a number of chapters in my life. It's somewhere I'm drawn back to, both professionally and personally.

On my walk, there is evidence of constant change sitting cheek-by-jowl with permanent fixtures. I pass the 24-hour bagel place, with its gaggle of tourists, hipsters and seasoned locals. Vintage clothing stores currently proliferate on the main drag, interspersed with Instagram-ready graffiti. Despite the adornment, the built fabric remains largely unchanged. I divert through the Old Truman Brewery and the redeveloped and repositioned market, ending up meandering down the narrow Artillery Lane where recollections start to cascade back.



Spitalfields scene — Dan Burr's sketch of the area

My dad's office was here in Spitalfields in the late 1970s. Occasionally, I would escape my suburban Essex home and come with him for the day. He ran a small QS firm, and I would be sent out on the 'bun run' via Petticoat Lane (then an extensive, noisy street market) to a Polish bakery at the foot of a still fresh Brutalist podium block.

As a graduate I did a spell at MacCormac Jamieson Prichard (MJP), which had ingeniously repurposed an old storage shed as a shared workspace. (It's such a shame to hear the practice won't be there anymore.) At that point, Spitalfields Market had been vacated and debate raged over its future and the potential encroachment of the City into Spitalfields. This was happening as the cavernous Liverpool Street Station was being subsumed by air rights development.

I returned to Spitalfields in 2000, renting in a partially converted flat-roofed industrial block at the 'wrong' end of Princelet Street. Beyond the immediate ramshackle roofscape, spectacular sunsets gilded the shining objects of the city skyline. In the other direction, an old LCC housing block, surrounded by tarmac and the odd forlorn tree, was thrown into shadow. The Huguenot terraces at the other end have since been burnished to perfection. They stand restored and now frozen in time as a museum piece surrounded by messy change—which is one of the area's many contradictions.

A few years ago, I got to design the small coffee pavilion, Crispin, off Artillery Lane. It's strange to encounter something you envisioned in sketches appearing in a street you know so well.

Over a coffee, the Smiths' lyrics spring to mind: 'Has the world changed or have I changed?' Perhaps it's a bit of both. It's hard to deny there is still tension between old and new, between dirty stock brick and glass curtainwalling. There seems to be a weird lottery where some things survive untouched, and others disappear without trace.

After watching Spitalfields change over the past 40 years, I'm hooked on the multiplicity of experiences and visual juxtapositions, and the way it evades being pigeon-holed. I have a hunch that the area's contradictions, its volatility and its brilliance will endure for another four decades. ●

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