

NLQ

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nla



PEOPLE PRACTICES

The new teams: CGL and JRA at 30 | Succession! | Emily Gee | Amy Lamé | Max Farrell | Rory Olcayto | Yolande Barnes | EPR | The Outernet



Taking a creative approach to the conservation and re-use of existing buildings, as well as designing the listed buildings of the future

We take a creative approach to restoring, remodelling and extending historic properties in both town and country settings. Our designs and interventions are the result of a well-considered research process, driving thought leadership and employing a keen eye on the dynamics between preservation of our existing buildings and maximising energy efficiency of our built environment. The design of our new buildings employs the most

appropriate principles of traditional and classical architecture, reflecting the local context and client requirements, while providing sustainable solutions for modern living. Often adopting the latest advancements in technology, fully integrated and complementing our design led approach. Our aim is to deliver the listed buildings of the future, with timelessness and carbon neutrality at the heart of everything we do.



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Jennifer Moyes; Grant Smith



LIFE BEGINS AT 30

Turning 30 can be a tricky affair. Leaving the rock 'n roll years behind you, taking on more responsibility, but also feeling that you're still young and there's still just so much to learn.

The same could be said for architectural practices, two of which we feature in this edition of NLQ as they look to the future, to new work, and even to new locations as they embrace succession and life beyond their departing founders' inspirations, three decades earlier. We profile both Child Graddon Lewis and JRA as they seek to negotiate the next, key phases of their respective journeys in our New Teams at 30 features this time.

Louise Rodgers delves further into the subject of succession in another feature, with a room full of practice personalities each at the coalface of their own brands of organisational change, while Pat Brown talks to Nicky Gavron, a woman who has experienced—and influenced—decades of change in the capital, dispensing her acquired wisdom in these pages to selected mentees over lunch.

Rory Olcayto writes for us about the return of deck access. And then there is a mini theme of outer London with Greg Clark writing about London's Towns, and Letters from Boroughs as diverse as Bromley and Barnet. From outer London we travel to inner, despite its name, to The Outernet, inspired by music and the 1960s Tin Pan Alley, in our building review this time, Dan Burr writes about Sheppard Robson's transformation of a 1980s Farringdon Road car park opposite the famous Eagle pub, and EPR shows us around its new All Saints Home to the rear of the Imperial War Museum near Elephant and Castle.

Many of these items are about embracing transformational change and looking to the future. And some, it turns out, show that life can begin at 30, after all.

Enjoy the issue!

David Taylor, Editor



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The magazine of NLA —
London's built environment community



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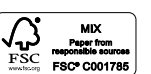
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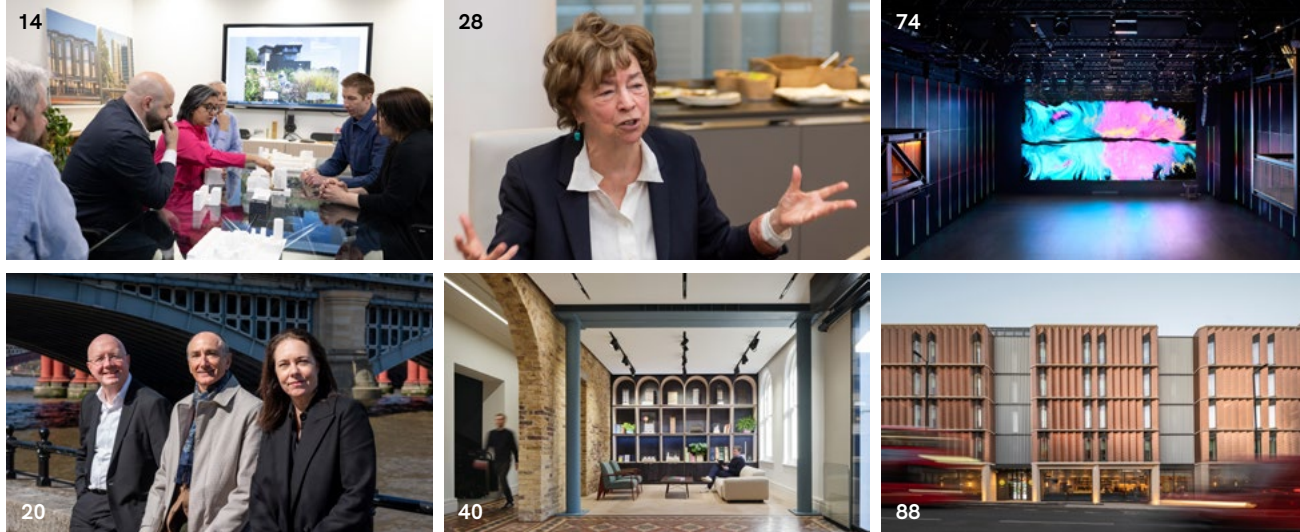
Cover
L-R: CGL's Simon Child, Maria Nearchou, Greg Jones, Arita Morris, Sean Collins and James Felstead.
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NLQ 55



FEATURES

The new teams at 30 14 | 20
David Taylor talks to Child Graddon Lewis, and Louise Rodgers profiles JRA

Succession! 26
Louise Rodgers talks to a number of firms about the thorny subject

In conversation 28
Pat Brown has lunch with Nicky Gavron and friends

How we work 40
EPR's Edward Wood writes about All Saints, the practice's new offices

Feature 48
Rory Olcayto on the return of deck access schemes

New London Agenda Special 56
Greg Clark looks at Outer London in the latest New London Agenda essay

Building reviews 74 | 88
The Outernet by Orms and Sheppard Robson's Farringdon Road hotel and offices scheme

REGULARS

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

Viewpoint 8
We ask: what needs to happen to allow London to move towards a circular economy?

Opinions 43 | 44 | 46
Opinions this time from Archio, Moore Kingston Smith, and Amy Lamé

Letters from the boroughs 50
Barnet's Cath Shaw and Bromley's Yvonne Bear offer a north and south perspective

Best of the web 52
Max Fordham talks to David Taylor about LDN

Columnist 60
Yolande Barnes looks at the impact artificial intelligence is having on academia and the built environment

Coffee break 94
Clare Goggin, partner at Jackson Coles answers the questions

My London 134
Stratford, by Leah Harrison Bailey of Thomas Matthews, part of the Useful Simple Trust

PLUS...

Portfolio 6
This year's *Don't Move, Improve!* winner, the Secret Garden Flat by Nic Howett Architect

From the team 34
Rosa Rogina on this year's London Festival of Architecture and its theme of shared London values

Q&A 36
Emily Gee of the Church Commissioners, on heritage, diversity, inclusion... and cycling

NEW Reimagining... 38
Olli Cranstone of Webb Yates Engineers, presents two radical, blue-sky ideas for improving the capital's infrastructure

Murray Mint 62
Peter Murray looks at four books which delve into what good housing looks like

Briefing notes 64
Our regular round-up of conferences and events at NLA

Technical explainer 92
Henry Pelly, principal sustainability consultant at Max Fordham, on the NABERS energy rating system

Market essay 98
Patrick Scanlon, director of Avison Young, on evolving London



SHAPE THE FUTURE OF LONDON

Our members are taking an active part in shaping the future of London and forming long-lasting connections with over 30,000 people. Join the conversation and make sure you are fully involved in debating and influencing change.

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“NLA provides the platform for people to come together and debate the issues that concern us – whether it is London’s infrastructure, the quality of new homes or confronting climate change.”

Thomas Bender, Associate, Montagu Evans, NLA Partners

THE QUARTER

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

BUILDINGS

The London Centre, NLA's new home, opened its doors at the Guildhall. RSHP's dog kennel **Poochchair** was shortlisted for the annual Barkitecture design contest at Goodwood 2023 with a scheme reminiscent of the HMV Nipper painting. Inspired by his childhood friend, a wired fox terrier, the practice's Simon Tonks designed it to the brief of a kennel suitable for the home or office: 'The Companion Piece—Dogs at Work'. **Brook House**, a women-only social housing estate in Acton, London, won planning permission from Ealing Council for a new 15-storey tower to replace the existing building. The scheme includes 102 100 per cent social rent affordable flats for single women, particularly those who face inequality, abuse and disadvantages, especially in the housing market. The project is supported by Women's Pioneer Housing and L&Q. PLP Architecture and PATRIZIA unveiled plans to transform **30 Minorities** in Aldgate in the City of London. The scheme—with a target of BREEAM outstanding, WiredScore Platinum, WELL Platinum and NABERS UK—will redevelop 30 Minorities with a new 16-storey office-led development and retain and substantially refurbish the neighbouring Writers House on Haydon Street. Woo Architects completed **BBC Earth Experience**, a 3,500 sqm contemporary exhibition building to house the BBC Earth immersive exhibition in Earl's Court, London. Appointed by main contractor ES Global and working with Mooneye Productions and Live Nation, the practice delivered the demountable design for the immersive exhibition which allows visitors to encounter original BBC Earth footage at scale. Using state-of-the-art digital screen technology, it is accompanied by bespoke narration from Sir David Attenborough. Yoo Capital unveiled a vision to bring a mixed-use neighbourhood and **world-class film quarter** to Camden, having acquired the Holmes Road Depot and Regis Road Recycling Centre in Kentish Town. The 22nd Serpentine Pavilion, **À Table** designed by French-Lebanese Paris-based architect Lina Ghotmeh, was unveiled to the public on 9 June 2023, with Goldman Sachs supporting the annual project for the ninth consecutive year. Gibson Thornley Architects and Purcell completed the final phase of the **Victoria & Albert Museum's Photography Centre**. The 570 sqm scheme includes a series of environmentally controlled galleries and a new dedicated space housing the Royal Photographic Society Library and a state-of-the-art gallery charting advancements in camera technology, including a walk-in camera obscura. **The University of Westminster** won planning permission to refurbish and extend its 29 Marylebone Road site to create an inclusive Centre for Employability and Enterprise, to designs by ADP Architecture. Native Land won planning approval for a new 110,000 sq ft (c.10,200 sqm) sustainable office at its **Bankside Yards** development. Designed by Stiff+Trevillon.

COMPANIES AND REPORTS

The **University of East London** unveiled Sugarcrete, a low-cost, low-carbon construction material upcycling sugarcane by-products. In a partnership with Grimshaw, the first technical application of the material, Sugarcrete Slab, has been prototyped. More than 73,600 business start-ups were launched in London over the first quarter of 2023, a rise of 13 per cent on last year, according to **R3**.

PRIZES AND COMPETITIONS

Yasmeen Lari won this year's Royal Gold Medal for Architecture. **Useful Studio** won the RIBA competition to reimagine the future of overhead gantries, beating John McAslan+Partners into second place.

PEOPLE

Argent and Related Argent announced they will become one company on 1 May 2024, with a number of people changes. **Robert Evans**, who has been with Argent for 23 years, has stepped down as joint managing partner and will leave the business at or around the transfer to Related Argent in May 2024. He will remain a partner until his departure. **Nick Searl** will continue as managing partner of Argent until the business transfer. **Tom Goodall**, partner and head of residential for Related Argent, has become the managing director of Related Argent Limited and will lead the combined business next year. HOK appointed **Eli Hoisington** and **Susan Klumpp Williams** as its new co-chief executive officers, succeeding **Bill Hellmuth** who died on 6 April, shortly after his scheduled retirement. Hoisington is design principal in St Louis, a member of HOK's executive committee and board of directors and leads the firm's global design board. **Klumpp Williams** is the managing principal of HOK's offices in Washington, DC, Atlanta, Tampa and Miami. **Charlie Green** stepped down from his role as president of the Office Group but will stay on as a special adviser to the group. Squire and Partners' **Michael Squire** died, aged 77. Michael James Squire was born on 3 May 1946 to Raglan and Raye Squire, and was the grandson of poet Sir John Squire, founder of the Architecture Club. He studied architecture at St John's College, Cambridge, under the tutelage of Sir Leslie Martin and Sir Colin St John Wilson. **Rafael Viñoly**, the Uruguayan-born architect who designed the 20 Fenchurch Street Walkie Talkie building died, aged 78. The profession also lost **Pam Alexander** aged 69. Alexander chaired Heritage Alliance and Commonplace and was a non-executive director of the London Legacy Development Corporation (LLDC) and of Connected Places Catapult. ●

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



Home sweet home — NLA's The London Centre opened at the Guildhall



Walkies! RSHP's Poochchair design



Brook House, Ealing — 100 per cent social rent affordable flats for single women



PLP Architecture and PATRIZIA's 30 Minorities in Aldgate



Out of this world — WOO Architects' BBC Earth Experience



'À Table' — architect Lina Ghotmeh's Serpentine Pavilion



What a picture! Gibson Thornley and Purcell's Photography Centre at the V&A



HOK new co-chief executive officers Susan Klumpp Williams and Eli Hoisington

Joe Howard; Lorena Burciu; PLP Architecture; Kevin Owens; Lina Ghotmeh Architecture/Serpentine; Thomas Adank

TOP SECRET

This year's winner of the *Don't Move, Improve!* Home of the Year prize is the Secret Garden Flat by Nic Howett Architect



It's a time-honoured problem: the need for more space for a family, mixed with unaffordable property prices, and a general reluctance to relocate. The answer? The Secret Garden Flat, self-built on a limited budget.

The project involved remodelling a small, awkward flat situated behind a shop in a Victorian terrace on the busy Camberwell Road in Southwark, and in so doing, shifting the emphasis of living away from a busy main road to the garden behind.

Using a palette of simple and modest materials that could be crafted with his own hands, the architect added a new bedroom and secluded garden studio, which now sit comfortably amongst the palimpsest of alterations and development to neighbouring buildings. The end result is a flexible home that the whole family can enjoy for years to come.

Both the bedroom extension and garden studio are enveloped by the garden, which is large for an inner-city location, and one of the reasons the homeowners were drawn to the flat in the first place. Having cultivated it over the decade the owners lived there, they have created an oasis from which they grow flowers for pollinators (and pleasure) and food for themselves.

Before the build, the garden and basement flat felt disconnected. Now, however, both the indoors and outdoors interact in a way that the owners feel makes them inseparable, providing outdoor family living space in the summer, a quiet and serene work space sheltered by neighbouring trees, and 'immersion in the changing seasons from the comfort and warmth of the house'.

The scheme represents extraordinary value for money, with the additional bedroom and a separate studio for two people to work in working out at £2,500/sqm. With the average cost of moving house in London of around £25,000 and with a build cost of £60,000, the architects point out that they have effectively bought an additional 25sqm of living space very cheaply.

The architect divided the space typically used for a full-width extension and shifted one half of this into the garden to create the studio. By doing this, two new timber structures, each with green roofs, were created with an intimate garden space in-between.

Ultimately, the sum of the parts is more than the whole, and what was a small, one bedroom flat with little relationship to the garden has now been transformed into an unexpected urban oasis.

See all the winners of this year's *Don't Move, Improve!* competition at dntmoveimprove.london

Judges' comments:

'Growth, self-creation and living sustainably. The Secret Garden Flat is beautifully conceived and made.'

Phil Coffey, Coffey Architects

'The Secret Garden is full of surprises. The architect demonstrates how a very high standard of craftsmanship can be achieved with a low budget, in this case through the intelligent use of recycled material and simplified and careful detailing. This beautiful home in a very busy and dense urban part of London feels like an oasis and has consolidated existing neighbourhood and family communities. The transformation process tells a story of vision, perseverance, collaboration and organic growth.'

Marie-Louise Schembri, Hilson Moran



'The winning project not only represented a huge feat in terms of vastly transforming an existing, tired flat that was no longer fit for purpose, tailoring it to the evolving needs of the family living in it, it also was an impressive self-build and the definition of the *Don't Move, Improve!* values, about sustainable-led home improvement and quality design that has the ability to change each residents' life—without moving. On top of this, it also looks great.'

Ellie Stathaki, Wallpaper* Magazine

'Hidden away behind a busy row of shops, the flat and garden surprised us all, but as a self-built extension providing an additional bedroom for a growing family, the Secret Garden Flat really embodies what *Don't Move, Improve!* is all about.'

Anna Beckett, Buro Happold

WHAT NEEDS TO HAPPEN TO ALLOW LONDON TO MOVE TOWARDS A CIRCULAR ECONOMY?



Laura Batty

Associate, technical research and sustainability, Heyne Tillett Steel

For London to move towards a circular economy, a number of issues need to be addressed and practices changed, but for me there are two that stand out: storage infrastructure and the balance of power.

Starting with storage infrastructure, a coordinated network of temporary sites for the storage and reprocessing of reclaimed building materials would make second-hand materials more visible and easily accessible. This is a physical problem on a city-wide scale, limited by the amount of available land at any one time, and requiring a city-wide solution. We could imagine a GLA-maintained database of temporarily unused land, which could be made available as storage and reprocessing areas for deconstructed materials nearby a site undergoing redevelopment.

The second is the balance of power. The way we currently design buildings and infrastructure has jumped beyond the ‘human’ scale in a quest for efficiency. If it’s not inherently obvious how a building is put together, then this makes it almost impossible for people to edit, adapt, refurbish and maintain spaces, which is critical for a move to circularity. Relinquishing control over the final product may unleash creativity in using second-hand materials, making them trendy and visible, and, importantly, telling a story.



Max Russell

Senior sustainability consultant, circular economy, Arup

Embedding circular economy principles across city landscapes—connecting industries, individual actors and networks—is now fundamental to the success of our global transition.

As well as overhauling systems and practices within the construction industry and built environment, London must prioritise circularity in sectors such as food, manufacturing and design to support behaviour change.

Innovation for circularity across sectors can be driven in various ways, including:

- Policy—setting conditions and furthering legislation to support and promote circularity, including retrofit, adaptive reuse and landfill limitations
- Partnerships—a new, more transparent way of collaborating between all city actors, including the GLA, boroughs and businesses, to develop solutions
- People—upskilling in related areas, including deconstruction and modular construction
- The possible—showcasing successful examples of circular economy in practice throughout the city, to highlight the art of the possible.

London is a global centre of innovation and has unique resources to realise an interconnected circular economy. Through the delivery of renowned projects such as Coal Drops Yard and 1 Triton Square, London continues to pave the way for other global cities, collaboratively realising what is needed to achieve a circular economy of scale.



Ruth Oates

Project director and NZC lead, Buro Four

Moving towards a circular economy in London is going to take all of us to act. And we should not wait until we all understand exactly what we have to do before we do it—we need to start with some steps in the right direction, now. It will be daunting having to design for disassembly in 100 years’ time. It will be tough for clients to eschew traditional approaches on their projects. And we’re also going to have to sort out the behemoth challenge of an integrated London (or wider) ‘materials library’, knocking down the hurdles of storage, cataloguing and materials certification. But we’re going to do it. Because we really need to.

I’m sure there will be a lot of us learning as we go, but there’s great guidance out there. And there are some incredible trailblazers at the forefront of it all trying to share the best practice. There’s a challenge in distilling all that guidance into the pithy bits that will really make the difference to the piece you play in the jigsaw on your project. But I’m sure if we think about it, there is something we could do as individuals today to make a first step to better embracing the six circular economy principles. Read-up on something (London Plan Policy SI 7 for a start), re-think a detail or a specification, or raise a challenging question. And then collaborate and share resulting best practice. Doing something takes us one step closer. And us all doing something takes us quite a few steps further in the right direction.



David Abrahams

Associate director, Robert Bird Group

The technical challenges of the circular economy (CE) should now be well known, with many contained in the circular economy statements required for planning. However, CE is seldom used to define project success.

Some CE examples:

- Building re-use rather than demolition
- Design that considers end-of-life deconstruction, rather than leaving it to chance
- Different concrete technologies over and above the use of GGBS, which has a limited supply
- Proposing areas on the project, especially temporary works, where novel concrete mixes/technologies can be tested with low risk.

I believe risk minimisation is the main upstream reason for poor adoption, so suggest that clients ask of their consultant teams how they can pursue these innovations while keeping all risks in sight and managed within the over-arching commercial goals of this project.

We consultants are professional problem-solvers, but the explicit problem of de-risking innovation often doesn’t reach us—it is given directly to the package managers to solve. We should make risk a technical, even design, challenge inherent in the carbon reduction challenge and watch as things start to happen—because as the IPCC says, we’re running out of time and have to act now.



Clare Harrall

Partner, Moore Kingston Smith

The obvious answer is regulation. The EU has recently announced its carbon border adjustment mechanism, which is effectively an import tax on carbon-intensive products including cement, iron, steel and aluminium. I imagine the UK will follow suit and, if correctly priced, this might force through a raft of changes that would fundamentally change how we design, use and reconstitute the built environment. Investment is another piece of the puzzle. We don’t have the technology to allow a transition to a circular economy. Recycling is limited to specific materials, and products are rarely designed for reuse. While this is changing, the pace is slow. Risk capital will accelerate the development of products and recycling practices, with Innovate UK’s competition in the circular economy being a good example. The adoption of circular models will undoubtedly follow the development of enabling technology.

Finally, there needs to be a cultural shift in how we value externalities. The cost of transitioning to a circular business model is often considered through a financial lens. This purely economic decision-making fails to price in the environmental or social benefits of the transition. As ESG frameworks are adopted more broadly and externalities are considered, we will naturally align ourselves to circular models.

In short, if we are to avoid costly regulation in the medium-to-long term, we need to be acting now and adopting more sustainable methods wherever we can. Where we can’t, the focus should be on developing solutions.





Ruth Marsh
Head of sustainability,
Sheppard Robson

There is no silver bullet to deliver this complex, interconnected and essential part of sustainability. However, it starts with relinquishing the grip that newness and a pervasive throwaway culture have on our society and way of life.

For designers, one of the many strands to this is how we are ‘feeding the stock’. Priority should be given to reusing our existing buildings and materials to their full potential. With new-build projects, we must ensure that our design decisions today result in buildings that can easily enter the circular economy tomorrow, thus feeding the cycle.

Key to this is examining the layers of construction, understanding the inherent qualities of materials, and factoring in maintenance, access and adaptability to avoid premature obsolescence. Designing in layers is an opportunity to celebrate honesty in materiality in the expression of the building, and also facilitate disassembly and reuse, allowing resources to be re-circulated.

Another piece in the puzzle is measurement. Recently I was part of a hackathon to develop a single metric for measuring circularity, as approaches warranties, material passports and much more also need to be part of the solution. Clients are already making progress adopting circular principles, but they will need more help if we are to make this pioneering spirit the norm.



Lien Geens
Associate,
MCW architects

The architectural mishmash of old and new is what makes London such a stimulating city to live in, and gives it its unique architectural identity. ‘Placemaking’ is a buzz word that’s bandied around a lot—but it is the essence of our profession. Part of this is thinking creatively about how we reuse and adapt old buildings, and working collaboratively with clients and stakeholders to breathe life into new sites.

Developing circular conversations, and getting client buy-in from the beginning, is one place to start. We must try to conceive every possible reuse option for buildings, and from a conceptual standpoint view sites as fit for an unlimited number of uses—which requires an equal dose of imagination and innovation.

It’s easier for some old buildings than others. We also need to apply some dynamic thinking to ‘newer’ historic buildings too, with 1980s office buildings deserving the same amount of TLC and consideration for retrofit as their more ‘traditional’ counterparts.



Claire Young
Sustainability lead,
Civic Engineers

Not taking no for an answer. So many behaviours we now see as minimum standards, like ensuring buildings are well insulated, were once not the norm. If we all choose to lead by example, the entire industry will be propelled forward. One of Civic Engineers’ current projects is a private residential redevelopment where we have been stubborn about our circularity aims, regardless of whether they were included in the brief. This was helpfully supported by the local planning department who wanted to reduce unnecessary demolition.

So far, we’ve been able to keep the existing masonry walls along three sides of the facade, leave many of the existing timber floors in-situ, demount and reuse timber joists on site and will hopefully reuse the demolished sections of brickwork in cavity wall build-ups. It’s taken some courage, and a big dose of creativity, but as a practice we’re inspired to apply these principles across the board, not just in niche cases.

Engineers are, however, just one piece of the puzzle. We should be challenging partners, suppliers and contractors on their sources of materials and encouraging them to embed circular economy principles into their work as well.



Kevin Owens
Founder,
Woo Architects

In a world of contradictions, architecture isn’t any different. In one corner we strive to design far longer life-spans for our buildings, while simultaneously building them for complete dismantlement and reuse in another lifetime. To lean on the old adage, flexibility is key.

Architects don’t have crystal balls, but we must build with the attitude that a site will be used differently in 15 or 20 years. In our collective psyche, buildings are rigid, immovable things. But when we incorporate temporary elements, the potential is huge. Woo Architects specialises in experiential architecture, often involving temporary overlay. When cities like London hold major events, venue capacities are temporarily increased—but what happens after that? Our current project in Earl’s Court is home to the BBC Earth Experience, but when it draws to a close the site will be dismantled and prepared for the next stage of ongoing development.

Meanwhile solutions provide opportunities to unlock the early potential of locations, and to glimpse future transformation, while providing immediate and tangible benefits for local communities. Within the life of a site our interventions are often fleeting, but their ability to transform perceptions and opportunity can be the catalyst for lasting change.



Romy Rawlings
Commercial director,
Vestre

In terms of the built environment, we must ensure every component is as durable as possible to minimise resource use. Then, when considering elements such as lighting or street furniture, it should be simple to disassemble and segregate materials, all of which will ideally be recyclable.

But what if a material has an almost indefinite life, or there’s a very long warranty on a product? What if requirements change, and an area might be redeveloped after only 10 or 20 years? Or there’s a meanwhile use for 3 to 5 years? What of post-COVID measures, including parklets and LTNs?

In those instances, an innovative approach is needed if we’re to shift radically towards a circular economy. What if it were possible to rent products for a period and return them to the supplier after just a few years, for ongoing use by others? What if you could send items back for refurbishment or exchange them for something better suited to changing needs?

This is all possible with forward-thinking suppliers, and traceable through blockchain technology, with information on a product’s prior life accessible to users via a QR code, for example. If we’re to make a dramatic difference to climate change, we need a dramatic rethink of our current procurement models.



Kevin Logan
Director urban studio,
Maccreeanor Lavington

The short answer is doughnuts. Much like Amsterdam, London needs to apply doughnut economic thinking and strategies to all its public services and systems across all scales. This would have to be deployed by the GLA, its family and all boroughs. It is arguable that further autonomy may be required for London as a political entity. Preston represents a good starting point within a UK context.

→



Trevor Morriss
Principal, SPPARC

A bird's eye view of London reveals a sprawling metropolis containing 3.7 million households and thousands of administrative, commercial, cultural, industrial and religious buildings. Steeped in history, most of the capital's built environment was designed to have a linear lifecycle and a single function.

To embed the circular economy within London therefore requires architects to radically alter the course of historic buildings' trajectory to match our evolving commercial, cultural and environmental needs. This is an exciting challenge for architects and developers alike—it is a fundamentally thrilling opportunity to contribute to the city.

At SPPARC, we're often tasked with unlocking the potential of buildings that at face value appear to be nearing the end of their lifecycle. These buildings may be important heritage assets, shopping centres, outmoded hospitals or warehouses which are increasingly redundant due to a multitude of reasons such as high-operational carbon, poor physical condition or declining local need.

Across the capital, from grand Victorian exhibition halls in the west to dilapidated industrial sites in the south and former theatres in the north, we're working with local authorities and developers to breathe fresh life and purpose into historic sites.

Weaving the circular economy into London's built environment hinges on architects' vision and skill in repurposing existing buildings' potential without compromise.



Gary Elliott
CEO, Elliott Wood

London, as a global leader in city design, will continue to grow, prosper, get better and almost certainly become greener. This needs an urgent and rapid shift towards true circular thinking which will require a concerted effort from the government, businesses and consumers and a collective recognition that a circular economy can not only be more sustainable, but also lucrative.

While policy may help promote a circular economy, the marketplace is more likely to deliver results quickly. Habits must change so that second-hand is not seen as second best. Smart second-hand markets need to emerge, and the already established waste and demolition sectors can help shape these new platforms. We don't need more and more initiatives, we must be output focused—it's time for impact, both at speed and scale.

This has already started with structural steel. A growing number of recycling specialists are seizing the opportunity to offer re-used steel sections extracted from demolition sites, effectively diverting material from recycling to re-use. Other construction materials and components must follow, such as masonry, timber and glass. Big challenges remain—for example, reinforced concrete is problematic—but we have the collective skills to embrace this challenge and enable London to become the exemplar for a 2035 city that has a real functioning circular economy.



Ashley Bateson
Director, Hoare Lea,
and chair, NLA Net Zero
Expert Panel

Many developers and building owners in London want to embrace circularity. The biggest challenge is not the lack of interest but the logistical challenge of sourcing suitable reusable materials when they are needed. Achieving a circular economy across London requires a mechanism to better enable the reuse and repurposing of materials between lots of stakeholders. The logistical challenge arises from being unable to link up supply and demand.

When building elements are removed in a demolition or refurbishment the construction sector normally sees this as waste, because there is no clear mechanism for finding a suitable user that might benefit from the material. Currently, waste is a resource in the wrong place. If we had a fully functioning material exchange system across London with suitable infrastructure, we could marry up materials being dismantled from one project with the needs of another project. Sometimes the materials or systems may need modification, cleaning and repair, but that can be managed. A materials exchange system could include everything from soil, bricks, steel, wood and glazing to building services equipment and furniture.

The construction sector has thousands of stakeholders so it's hard to get them to initiate a materials exchange system, but it could be facilitated by the Mayor of London. ●



Regent's Place, London



maylim

Creating places for people and nature to thrive



Team CGL — Greg Jones, James Felstead, Maria Nearchou, Arita Morris, Simon Child and Sean Collins

A PEOPLE-CENTRED PRACTICE

David Taylor meets Child Graddon Lewis, a firm that walks the walk when it comes to human-centred, popular, successful design

Sometimes, good things can come from adversity—and even from a round of golf.

Just ask Simon Child, founding director of Child Graddon Lewis.

‘Our first “Hello, we’re here: Child Graddon Lewis” was on 16 September 1992, which was Black Wednesday,’ he recounts. ‘We took some friends, male and female, for some golf. The interest rates were 10 per cent at breakfast, 12 per cent at lunchtime and 15 per cent when we finished the round of golf. That was a pretty dire moment in the country’s economic history.’

It was also hardly the best of starts for the three eponymous friends—Child, Paul Graddon and Mike Lewis—who had chosen just that point to set out on their own after leaving YRM. But, as the rest of history will account, this architecture practice is still here and flourishing, viewing its next period of growth with a plan for a new home, a wide and surprising portfolio of work, and a people-centred approach to design that extends right through to its happy staff.

I’m meeting Child—the last unretired founding director, who is moving towards more of a background role—and three of the younger brigade taking forward the practice into perhaps new, less ‘corporate’ premises than those we are sitting in currently, in Aldwych. They are, namely, James Felstead, NLA expert panellist Arita Morris, and Greg Jones, who are steering the practice across a surprisingly varied and impressive portfolio of projects, while retaining the founders’ genuinely human-centred approach, which we’ll come to later.

But back in that clubhouse in Henley, with the country in economic tatters, did Child and co think they’d done the wrong thing? ‘When you’re young, you’re optimistic and slightly naïve and think: “We will get through this,”’ says Child. ‘And with the support of family and friends, if you have got that desire, you do!’

They were lucky, he feels, to have a number of good, albeit small, clients that helped them through, including a glamorous-sounding hotel project, in 1994, in the Maldives. Also, some commentators were suggesting it could have been a good time, because the economy needed a reset by coming out of the exchange rate mechanism.

At the time, the practice was also getting involved in working with existing buildings. Primarily, Felstead points out, this was with a view to ultimately getting what was then seen as the more ‘glamorous’ new-build work, but now, on reflection, he views the firm’s oeuvre as having come full circle to adopting a retrofit philosophy, embedded from projects on day one.

Felstead himself worked on one of the first major projects for the practice in this regard, at Shepherdess Walk in Islington. This was a large retrofit of a bonded warehouse which, along with some other early schemes, gave CGL a clue to where its future lay, says Felstead. ‘I remember Mike Lewis having to go with the developers to the bank to persuade them to lend them money, essentially saying: “Yes, this is what it is now, but this is what it will be in five years’ time.” How the whole area was going to transform.’

The mixed residential and offices scheme—still home to Business in the Community—is one of the first of the warehouses along the section between Old Street and Angel, and was also interesting because the building was stripped

back to the frame and then subdivided, says Morris. ‘You could buy the shell and then fit it out yourself. That’s continued, so people have moved in, and over the years have refitted it to their own specifications. It’s a really interesting model, and a shame that it has not been replicated more because actually it’s a really successful model too, and still fully occupied.’

Another scheme of note is Triangle House in Kentish Town—not least since it is the transformation of the offices of Claudius Ash & Co, formerly the largest manufacturer of false teeth in Europe—into a three-storey house.

The thread leading from Shepherdess to CGL’s work today is also that the practice looks to how schemes will affect the larger areas they sit in, rather than just the individual buildings themselves, and not just in the present but in, say, 30 years’ time too. At the time, the Packington Estate on which Shepherdess sits was crime-ridden, and another project CGL got involved in was Lee Street in High Wycombe, with what they characterise as its ‘knife street’ and burnt-out cars. This was the former furniture district, where nothing was seemingly going to happen, not least because it was an employment zone where investing in turning around buildings was a long shot. So CGL helped the local authority to designate it as a conservation area, and Morris wrote a development plan brief to create a mix of uses, leading to the practice producing a mixed-use scheme for the area. ‘Again, it was looking at the wider area beyond the red line,’ says Child.

Public property

The other big shift in the firm’s development was probably at its halfway point, 15 years or so in, when the team realised it needed to engage more with the public sector. This was pivotal, since today a lot of its work involves partnerships with public and private sector clients. ‘And that’s what we really like because, in terms of who we are, I think urban regeneration is absolutely what sparks us,’ says Felstead. ‘With successful places, it’s not just down to the high-value stuff. It’s how the ground-floor experience works as well, how that kind of shop works, how that community facility works.’

They also enjoy getting to grips with what drives their often-long-standing clients, says Jones—whether that’s the private sector ‘inevitably driven more by financial gain’, or patient finance, looking to take returns over a longer period, like the Great Estates, or, ‘immediate financial gain’ clients interested in speculative office development. Or, indeed, community-added value for local authorities. The breadth of experience and length and depth of knowledge across a wide variety of client and project types, Jones goes on, is certainly not unique—but equally it is also ‘not common’.

An illustration of this is Peel Place, where CGL partnered Countryside to assist it in a bid for a JV opportunity. The final piece of the South Kilburn masterplan had a vision for housing, community centres, retail and town-centre public realm. But Morris looked at the outline hybrid scheme that was already consented and quickly realised it just couldn’t be any kind of town centre at all. ‘There just wasn’t enough stuff going on on the ground floor.’ It was a risk to go into a bidding competition process with this view, but CGL stuck to its guns, telling the council that it wouldn’t work and instead bringing in a creative hub, transforming a five-storey health centre

into a lateral one, creating a more genuine active ground floor. Phase one of the project has just completed.

It's about coming back to being people-centric, says Child. About putting yourself in those spaces and establishing what does and doesn't work. And although many people might claim they are people-centric, Morris jumps in, CGL really does appear to walk the walk as well as talk the talk, both externally and internally. First, it is a very diverse practice, and part of the DNA of CGL from day one, she adds, is what might today be called ESG—at the risk of too many initialisms in one sentence. 'Simon, Paul and Mike have always had a philosophy of doing a lot of work, either pro bono, or for charities like Crash or Kyros,' she goes on. Everyone gets a day doing volunteering work, and there's a lot of mentoring and social mobility work with schools. 'Once or twice, we have said: "Oh, why don't we try and calculate how much we've done over the years?,"' says Morris. 'And then you kind of forget about it—we've never really calculated it because it's just happened for 30 years.'

It is genuinely part of the everyday, she goes on. Child agrees: 'We don't want it to become a metric. It's just what we do'.

An extreme example of this is that the practice, now at around 35 staff, has had mentees who have gone from choosing their options at GCSE when CGL first started working there to going all the way through to qualification and working for the practice as architects. It has had the first graduate from the Stephen Lawrence Trust too, and this side of the practice's people-centred approach feeds in, they say, to how the firm thinks about urban regeneration at scale.



Hands on — CGL's model behaviour

'A lot of the people that work in the practice are from all sorts of different backgrounds, including me,' says Morris. 'And if they see me as one of the directors, that actually attracts a really interesting crowd applying to us. We don't really try that hard, but we do get lots of—particularly—women apply to us because they see someone like them as a leader in the practice.' While they never overtly tried to be diverse, it happened as a result of the way the team look and work, and the work that they do. 'So it's a kind of a virtuous circle for us, and it is incredibly important, that aspect, that when we say people-centric it is both those things. The way that we work, the mentoring, social value stuff, but also how that's reflected in the kind of work that we do.'

Morris grew up in Acton in the 1970s and 1980s, can count a stint as a waitress at the River Café (when Jamie Oliver was starting out there) on her CV, and now lives in Archway, a place she says will never look great because of the Holloway Road, but with an 'urban mess' she likes about the area. 'It's not pristine.' And similarly, when it comes to urban regeneration, it's really about a jigsaw, with pieces coming together. 'Some of those pieces need to be ordinary,

and other pieces need to sing. And then you curate the whole thing together.'

The practice's work on Leeds Dock represents another reversal of fortune for a place. These days it's known as the backdrop for *Steph's Packed Lunch* on Channel Four, and the setting for UKREiiF (where CGL is shortlisted for architect of the year), but it was formerly an area desperately in need of a new identity. CGL was invited there in 2013 to come up with a wayfinding solution to get from the station to the dock. But the real problem, says Jones, was not that people couldn't find it—there was simply nothing to do to entice them in the first place. CGL softened the public realm, making small interventions into an area with high-quality materials, but it was just 'completely dead'. For an instant, green 'hit' it installed artificial landscaping, some stadium seating, and a programme of events for the waterway, as well as luring in Google, Sky and Channel Four. Yorkshire Water and General Electric were already there, 'but everybody was eating sandwiches at their desks,' says Jones. And despite 1,800 flats in the vicinity, it sorely needed more of CGL's ideas—a pub with a quiz night, a pizza restaurant, café, gym, bank, local supermarket... all the things a community needs.

Originally the retail strategy for the ground floor was high-end boutique retail, trading off the success of people in the casino nearby. But that fundamentally misunderstands the business model of a casino, jokes Jones. 'The principle of a casino is that you go in with money, not out. You've lost it by the time you leave!' So the retail was repurposed, and a Pineapple award for their work here followed.

That kind of long-term transformation, again, is what drives the team, and was also in evidence in Morris's work with Child on the South Kensington estate, which also amply demonstrated the patience involved in working on such slow-burn schemes of small interventions over long time periods. The practice prepared a vision document for the estate to get RBKC's buy-in, which included a lot of public realm improvements that were geared towards the community rather than simply upgrading values. And that was made easier, says Child, by a client that has been around for 300 years and is interested in being around for 300 more. 'So, it's actually doing the right thing in the long term for an area.'

How has being an architect changed over the 30 years the practice has been in operation? Has it got harder, easier, or just different?

Child believes it has got harder, partly because the expectations are higher. 'We know with all of the information out that everything we do is much more highly scrutinised,' he says. 'Plus, the whole industry has become far more fragmented.' Where before you might have had two or three consultants on a project, now you might have 15. So, the



The wheel deal — the practice's offices-to-residential Triangle House project in Kentish Town



Affordable London — Dudley House in Paddington



Mixing it — the resi/retail Dalston Lane Terrace



Dock access — CGL's transformative work at Leeds Dock

processes are harder to control and to organise—and therefore to produce good buildings.

Having said that, though, the expertise is there, so the buildings that are being produced are better, Child believes, even if that fragmentation also means that the role of architect as the lead in the team has been ‘watered down’. And as a result, some of the responsibilities have gone too, the key ones being about how you deliver a building well. ‘When we talk to clients, they don’t talk to us about how we’re going to deliver a building, it’s how we can get planning or how we can add value to them, almost as if we’re not as good at delivering it as someone else’s,’ says Child. CGL can count large contractors as major clients, so clearly can deliver buildings in more of a design-build framework.

‘We’re not coming at architecture as an end object’

Felstead thinks the planning journey is ‘light-years different’, with a quantum leap in the complexity of planning application compared to 25 years ago, principally in terms of the sophistication of information and breadth of technical information required. ‘I think we’ve navigated that quite well. Architects generally, if you look across the profession, actually have handled that side really well. I think the challenges are more “post”, with the switch to a focus on design and build and, more recently, two-stage procurement.’

The insurance world has changed too, adds Morris, particularly over the past five or six years, with Grenfell having created a set of onerous liabilities without the consequential uplift in control architects can have on projects. ‘That’s a really difficult space to be in.’ The level of detail on schemes has decreased as the liability has increased, while the speed has gone up tenfold. ‘A package of information that used to take four months you’re now expected to do in probably about four weeks,’ she says.

On the bright side, the practice now enjoys doing work on policy and masterplanning that Morris hadn’t envisaged, so there are still opportunities to be in that leadership role. There are opportunities, too, she adds, for architects to be the ones

bringing together the threads of social, political, economic and physical environments. ‘There’s nobody else actually in the whole team that does that. But at the moment that’s not really recognised. We need to find a way to talk about that a bit more... nobody else can or will do this but we have knowledge of the whole thing.’

The architect is the person who understands all the languages and constraints involved in a project and is charged with threading it all together, adds Jones, although some of the authority has been ceded, if not the responsibility. ‘We’re still right in the middle when it goes wrong... the balance between authority and responsibility needs to be redressed.’

Which brings us back to the firm as a people-centric organisation. ‘We’re not coming at architecture as an end object,’ says Felstead. ‘It’s really understanding our clients as organisations, as people, and what they’re trying to do... you need to have that ability to see things from everybody’s perspective.’

State of the market

What of the London scene? How has that transformed over the past three decades from CGL’s standpoint? Felstead points to the influx of overseas money becoming more visually apparent, such as with large regeneration projects like Nine Elms. And although there has been some good work done by local authorities in partnership over the past five to 10 years, the economic winds have made that challenging. Those same headwinds are also making it hard for authorities to attend to high sustainable standards in their own developments, despite green finance driving change. Housing has become particularly difficult, with housing associations now curtailing some of their development plans for affordable, adds Morris. Commercial has gone up and now seems to be settling again, while retail, although it was hit hard in the pandemic, has evolved and changed, becoming mixed in with other uses now.

The next two or three years will be difficult for the market, Child sums up. ‘We are in a difficult financial space at the moment. But again, when you think of our 30 years, we know things will change.’

All of this recalls another step forward for the practice in 2008, when the world was tipping into recession, and it started doing a lot of mixed-use work with public and private sector clients. Schemes like Dudley House, where it was delivering towers, with schools and churches, in the centre of Paddington.

‘There was a whole wave of schemes that came out of that downturn. So who knows? Industry is endlessly innovative, isn’t it?’

Indeed, downsides also bring creativity, along with the knowledge that, given the time it takes to get planning permission, now is probably a good time to be devising the next burst of development. Areas like housing are, however, not helped by the government changing ministers seemingly every 10 minutes. If there is a change of government, Child suggests, the optimistic picture is that London might benefit from a better alignment between the capital and centre.

So, what next for the firm? For the past two years, and following a period in Spitalfields, it has been in its current premises in Aldgate—an area with an ‘amazing’ public realm transformation admired by CGL, along with the rest of the City’s shift towards creating a more ‘mixed’ place. But now it hankers for a move. Partially this is because it feels its offices are a little corporate, and partly because the lease end is approaching. But it’s also because the firm wants to put its own stamp on a property which better reflects its design approach. Characteristically, it is ‘in discussion’ with the staff about what an office might look like, and where. ‘I think we’d still like to be in a place that’s undergoing change; be a part of that,’ says Morris. ‘And to have that on our doorstep—that’s quite important to us.’

Ways of working have changed, of course—the practice adopts a ‘three days in the office, everyone in on Mondays’ approach. When lockdown happened, says Jones, he went home and had a little cry in the corner because he felt it was the end of the office, and that they wouldn’t get anything better than an 80 per cent productivity hit. He needn’t have worried, but the kind of ‘softer interactions’ of being in the office cannot be replicated just yet, he believes. That, and important mentoring. As he says: ‘Architecture fundamentally is a team sport.’ Ideas need to be bounced around. A couple of staff members said they had to move to Budapest, however, and rather than lose good people, CGL suggested as something of a trial that they just work remotely instead, with regular visits. The firm also pays attention to wellbeing, with study trips to places like Rotterdam, and there’s a strong cycling culture throughout the office—with regular trips on two wheels to places like Paris, Nice and Girona for many staff members—all helping the teamwork vibe.

So, the debate will involve what should be in the office and, as seems likely following a trend elsewhere, whether it should have a ground floor that is more accessible to the public, as a kind of shop window, as well as more space to flex and do more research projects. This might also help address issues of a lack of trust that the property profession faces, Child suggests.

‘I think it’s fair to say we’re an incredibly social practice,’ says Morris, pointing to some staff who joined and found



Water works — the Canal Building/Shepherdess Walk project in Islington

themselves still here 18 years later, and many others who have left and returned. ‘It’s a really great feeling to have that sense of social connectivity long-term with people that you work with,’ she says. ‘It’s not always the culture of every practice, but it is here.’ All the more reason to support who the practice is.

‘What hit me when I first walked through the door, 21 years ago, was that you were treated as a person,’ says Felstead. ‘You were understood and responded to as a human being, not just as a worker. And that always held true.’ This understanding of people and their life outside work feels like a key point. ‘I think that also feeds through into how we approach work, and clients, and stakeholders in the community,’ he continues. ‘If you start from that point, about people being human beings and having lives and having a respect for that, and seeking to understand it a bit, that feeds into how you respond in terms of a project.’ That is, it’s not all about the pretty pictures; it’s more about what a scheme means to a person, and how it’s going to change their lives.

But perhaps the best signal of all that the CGL approach is working comes from Morris, concerning a scheme the firm did just before lockdown for Hackney Council, in Hoxton, involving lots of landscape, roof terraces and a courtyard. ‘We started getting emails from the residents who’d taken the trouble to find out that we were the architects and writing about how much, through lockdown, being stuck in that development had meant to them in terms of the outside spaces in particular, but also the flats. So, what I take away most as: “You’ve done a really great job” are those emails from the people that lived there.’ ●

Commemorating COVID

Something of an outlier CGL project, yet still shouts ‘people first’ for the practice, is the National Memorial Arboretum near Stoke. The scheme for the Royal British Legion—intended to honour those we lost during the pandemic, and tell their story—was an invited tender. Landscape architecture and urban design outfit Fira is the lead consultant, and the scheme, on former industrial land, stems from CGL’s work with the RSPB in the north east. The project, something of a ‘narrative journey’ about isolation and coming back together, is set for a committee hearing shortly. ‘It’s trying to be architecture that isn’t really there,’ says Jones, ‘but without covering it in mirrors. ‘It’s about the trees.’



Jennifer Moyes; Anthony Coleman; Alan Williams; Elia Loupasaki; Seechi Smith



MANAGING THE FUTURE

Louise Rodgers meets the new team pushing JRA on into its next 30 years and beyond following a management buy-out



John Robertson already had 14 years of big practice experience under his belt when he decided to go it alone. He joined the Fitzroy Robinson Partnership in 1979, reaching the position of associate and partner but leaving to set up John Robertson Architects (JRA) in 1993. Now, after 30 years at the helm, he is officially stepping aside from its day-to-day management.

I meet the new team at the top in their Bankside Studios on one of the first balmy days of early spring. They are Festus Moffat, who has played a leading role in the practice's direction, development and output since becoming a director in 1996; David Magyar, appointed director in 2012; and Nathalie Bergvall, the newest recruit, appointed to the position of director in 2022. There is a fourth director, Smita Bhat, who looks after finance and HR.

'John has become a student again, at Central Saint Martin's, studying glass and ceramics, so he is busy,' says Moffat. 'But he lives nearby and will still be popping in' Although no longer a shareholder in the business, Robertson retains the title of senior advisor and will continue to consult on some of the practice's work.

'We are working on some buildings that John designed earlier in his career which are now being refurbished or replaced,' adds Moffat. A case in point is One Great St Helen's in London's Bishopsgate, a project completed by the practice in 1998 that contributed to the development of the British Council for Offices (BCO) specifications and went on to win a BCO award for best commercial office building in the region. JRA has now been appointed to refurbish it for new tenants.

There is a sense that Robertson created a strong legacy which lies behind, and is largely responsible for, the practice's success. 'John is very forward-thinking,' says Magyar. 'For example, he was pioneering in his approach to working with existing buildings. Sustainability, building reuse, adaptive reuse, call it what you will. It wasn't called that then, but it was the same thing.'

Although in more recent years JRA has spread its wings to some of the outer boroughs—and includes in its portfolio projects in Copenhagen, Beirut and Bratislava—it is for its canon of work in the capital that the practice is best known. 'John got to know his own backyard very well and there is

a lot to be said for that,' Magyar adds. 'Architects' minds can wander, we love to go here, there, and everywhere, but John was very focused and when he first started the practice, he said: "No, I'd really like to get to know London." It was a smart move.'

'If you're working with buildings in London,' chips in Moffat, 'there is a common context—some buildings constructed in the last century are just too big to be demolished. It doesn't make commercial sense. You've got to find a way to work with these buildings to get the maximum out of them.'

'They were also built during a period when there were some slightly odd planning rules, so there are buildings that don't really do justice to where they are, because they had to follow these,' he adds. 'As those rules eventually got

abandoned, it opened up the potential of those buildings. That was the interesting thing for us, from the beginning. There were no predetermined solutions. You had to go with this object, and see what was needed to make it better. We had to start every project from first principles and design individual solutions for individual buildings.'

'This also means that we don't have a style as such,' adds Bergvall. 'Because every building is a reaction to that context, to that building and to that client, it is completely bespoke.'

The practice's credits include masterplans such as those prepared

for Devonshire Square Estate, Blackstone or the Mercers' Company, for the regeneration of its Home Estate next to its livery hall at Frederick's Place in the heart of the City—as well as residential, educational and hospitality projects—but it is in designing workplace accommodation that the practice has really made its mark.

Alongside some notable new builds, such as Bloom Clerkenwell above Farringdon's Crossrail station and the striking design of a new office building in Monument Street, it is the refurbishment and 'repositioning' of some key London landmarks, such as those that make up Aldwych Quarter, that really stand out.

The four main buildings of Aldwych Quarter were originally constructed between 1929 and 1930 and include the iconic Bush House, home to the BBC World Service for 72 years. The project was one of London's largest-ever



Flower power — JRA's Bloom Clerkenwell



Doing the Strand — the practice’s Aldwych Quarter

refurbishment projects, creating a total of approximately 340,000 sq ft (c.32,000 sqm) of space and providing a stunning single educational campus for King’s College London.

The interior design and space planning of Aldwych Quarter was led by Bergvall, who studied first at Oxford and then at The Bartlett. She is now working on several other ‘adaptive reuse’ projects in Mayfair and the City of London and leads on the inevitable reflection and reappraisal that takes place when a long-standing founder steps away from a practice and it has a milestone birthday.

As JRA has made its name largely through using clever and respectful design to meet the changing needs of occupiers, it seems fitting to turn the conversation back to the topic of succession. How does a founder-led practice ensure it has a top team capable of meeting the challenges of its constantly changing operating context?

This was something that Robertson thought about from the start. ‘John and I spent quite a lot of time thinking what he might want to do and how we might manage it,’ says Moffat. ‘And when David joined us, he, John and I had a lot of conversations over a 10-year period about what succession might look like.

‘It eventually happened through an employee management initiative (EMI) that saw David and I granted share options. That meant that if the company was successful,

and we achieved our targets, then we would get those options. Effectively we got a heavy discount in return for helping John to grow the business. That happened quite a while ago.

‘We had some people in to advise us as to what the next step might look like,’ he continues. ‘And although we looked at all the different models available and debated the employee ownership trust (EOT) model quite heavily, we decided that, for us, it was not the right way to go.’

As the EOT route is one that many practices have gone down, how did they reach that decision? ‘As a practice moving away from a limited company model, changing to an EOT would have had some drawbacks,’ says Moffat. ‘Transitioning to become an EOT can mean that people left in the practice have to generate cash to pay people out, with the likelihood that they will never be able to generate similar value for themselves. So, we have done what is called a vendor-initiated management buy-out, or VIMBO.’

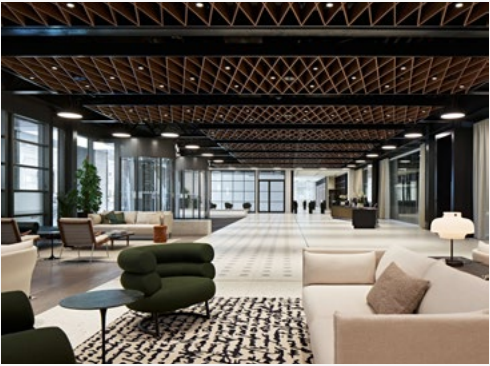
‘I think the future of architecture depends a lot on collaboration’

Essentially, this is a management buy-out where the owner puts together a sensible and well-structured deal for the business and offers it to the management team. It takes the pressure off the management team to come up with an offer and also leaves the business owners in control of the process. It does, however, depend on having the right management team in place. As Moffat explains: ‘It leaves us with the challenge of identifying the next leaders of the practice.’

‘Nathalie was someone we particularly wanted to lead the charge for that next generation,’ continues Magyar. ‘She had worked with us before, and then went away for a bit, and we asked her to come back. There are plenty of great designers in the practice, but we wanted somebody who really stands out. Nathalie is a very talented designer, so we wanted her to be part of the future leadership.’

What attracted Bergvall back into the fold? ‘There was a conversation about succession planning, and how the practice was looking at that,’ she says. ‘I have always admired the thoroughness and attention to detail and the quality of what JRA does. I wanted a role as a director, with the sense of ownership and autonomy that brings. And it helped that we already knew each other. It all came together as a very attractive offer.’

Thinking about the future of the business entails thinking about the other ‘top table’ skills that will be needed. ‘We are pretty confident that we have people who can do the job,’ says Magyar, who leads on mentoring for the practice. ‘But who are the people who are going to help us win the jobs? John was always so successful at bringing in work. When he is no longer here, how are we going to be able to continue as a sustainable practice and continue to win work? Who are the people who are going to convince the clients to employ us? We are working on identifying those people.’



Stop press — JRA’s repositioning of the former headquarters and print works of the Daily Mail newspaper, The Northcliffe

The Northcliffe

Now that technology has made it possible to work just about anywhere, and since the COVID pandemic for many of us this has meant from home, how are practices such as JRA adapting workplace environments to appeal to a generation unconvinced of their necessity? Unsurprisingly, JRA’s director team is unfazed by the challenge.

‘We have always approached the adaptive reuse of buildings with the mindset that we are preparing them for the next century,’ says Moffat. ‘And that hasn’t changed. The predicted demise of the office was extremely premature. What we have been doing is working out the things that we missed about the office during COVID and what being in an office does for us. I can see that people might want some of the functions of the office to change, so that it is a place focused on certain tasks such as collaboration, mentoring and socialising, but I think the requirement for the office is as strong as ever.’

The practice has been applying some of that thinking in London’s Fleet Street, home of some of the bravest and most optimistic architecture to come out of the ‘roaring twenties’. The area was the hub of the London printing trade from the 16th century, and by the 18th it was the location of most of London’s newspapers. By the 1920s and 30s it was the focus of an immensely profitable mass-circulation newspaper business.

JRA has previously ‘repositioned’ two of the buildings associated with the heyday of this era — the iconic Art Deco former Daily Express Building and the former offices of the *Financial Times*. The practice is now working on Northcliffe House, the Grade II-listed building on Tudor Street named for the early media mogul Lord Northcliffe, and first redeveloped in 2001. The Northcliffe, as it will henceforth be known, will be unveiled in time for the practice’s 30th anniversary celebrations.

My father was based at Northcliffe House from the early-1970s to the mid-1980s and the name of the building still resonates with me, associated as it is with oft-told stories of his time as a reporter for the *Daily Mail*, under the proprietorship of Lord Rothermere. Dad remembers a noisy and chaotic newsroom reverberating with ringing telephones and thick with cigarette smoke. As an occasional visitor, I recall the cigarette burn-studded parquet flooring of the reception area with its classic old elevator lift, with collapsible gate, and how the building shuddered slightly when the printing presses in the basement lumbered into action.

The Northcliffe’s listed Art Deco elevations have been retained, and the existing brick and stone façade on Tudor Street has been cleaned and repaired, but its exterior otherwise remains unaltered in design and appearance. It’s in the interiors that the most dramatic changes have taken place.

JRA’s designs have extended the office space on the upper three floors and reconfigured the atrium to provide amenity space including break-out areas and a café. About 200,000 sq ft (c.19,000 sqm) of office space has been retrofitted with a focus on sustainability, and the concept unified through references to the Northcliffe’s post-industrial heritage. Three new landscaped roof terraces with impressive views over the London skyline have been created on the upper levels, providing extensive external landscaped amenity space for future office tenants from the insurance, legal, fin-tech, social media and technology sectors.

Overall, the space has been designed to prioritise not just the changing requirements of future tenants, but their wellbeing. A far cry from the days of smoke-filled newsrooms. Although my Dad was pleased to hear that as another nod to the past, Lord Rothermere’s smoking room has been incorporated into the design of the internal terraced area.

Another skill identified as essential in JRA’s future leadership team is the ability to collaborate. ‘Right from the start of the practice, we collaborated with other architects. We did a lot of residential projects, where the other architect would typically get the planning, and then we would deliver it, often in collaboration with that architect,’ says Moffat.

One of these other architects was the Richard Rogers Partnership, now RSHP, with whom JRA collaborated to deliver Montevetro and NEO Bankside. They are now working with British Land and Oxford Properties to review and monitor the construction and quality standards of the RHSP-designed Leadenhall Building.

‘Collaboration is something we are very good at, and not all architects are,’ adds Magyar. ‘I think the future of architecture depends a lot on collaboration. We are familiar with this in other creative sectors, such as fashion and film, where there is a lot of working independently but coming together to create something different. It is inevitable that architecture will follow a similar route. Businesses evolve and change, and I think there are few practices that can fulfil all the criteria that clients would ideally like to have.’

For now, though, JRA is very much focused on how it will be celebrating its 30th milestone. ‘We have been thinking about what kind of legacy John has left,’ says Moffat, ‘and what we find very appealing is that many of the things that started with him are carrying on.’

It seems fitting that it has been Bergvall leading on the job of identifying how the practice’s trademark of adaptive reuse and repurposing will continue as a theme and find expression in the future. ‘I think it is just adding more layers,’ she says. ‘There are layers that were there before that are now not so significant, and things such as wellbeing and health that have become more important. Outside space, biophilia... those are considerations that are about so much more than density and square footage.’

The Northcliffe is our stand-out project for this year,’ she says. ‘I think our work on that building is representative of who we are, what we are doing, and what we will continue to do.’ ●



After the Beeb — Bush House at Aldwych Quarter



City fringe — Devonshire Square’s Building 9



Going for gold — Great Arthur House on the Golden Lane Estate

Grant Smith; Peter Cook; Guy Archard; Hufon+Crow

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SUCCESSION!

Louise Rodgers reports on a practitioners’ roundtable discussion on the thorny subject of succession, with thoughts on the best ways of managing change

There is no one-size-fits-all approach to succession. And if anyone thought there was, a seat at an ING Media-hosted recent roundtable on this topic would soon dispel the notion.

ING Media bought together representatives from 12 architectural practices and engineering consultancies to share their experience of, or plans for, succession. The event followed the publication of *The Practice of Succession*, ING’s research report on the same topic, bringing, with the exception of RSHP, new voices around the table, each with a unique perspective.

These included huge practices with in-built succession plans such as White Arkitekter, established as an employee-owned practice by Sidney White in 1951 and now several hundred strong; others who have completed the transition to employee ownership trust status (EOT) and now looking for the next generation of leaders from within their own ranks; and some who work within practices where they are finding the topic hard to broach at all.

‘How do you even start the conversation?’ asks ING Media’s founder and executive chair Leanne Tritton, who has recently led her own company through an EOT process.

For, as much as John McElgunn, who is part of the ‘third generation’ of succession at RSHP, would like to believe that ‘It’s actually quite a simple series of conversations’, it is clear that for some people the conversation is more difficult than for others. This is particularly the case if someone’s name is above the door, and you are also relying on them seeing the writing on the wall.

Dexter Moren’s strategy was to leave that particular decision up to his successors at Studio Moren, previously known as Dexter Moren Associates. ‘They saw the value of keeping at least part of the name, because it has a solid reputation that could be built on,’ he says.

ING’s Caz Facey reminds the group that one of the key learnings from ING’s research was that founders needed to have and maintain what she called a ‘succession mindset’, thinking about, and planning for, succession every day.

The most successful succession strategies, such as the one enacted by the late Max Fordham at his eponymous practice, seem to bear that out. Established as a co-operative partnership in 1973, Max Fordham, although now an LLP, retains a pretty flat structure, with 115 partners across all

roles and offices. ‘Everybody who is good enough to be an employee is good enough to be a partner,’ is a central part of the practice’s philosophy, says Max Fordham’s Alasdair Reid.

But what if they can’t afford to be? In practices that have established a share-holding structure, buying into the business is the only way to secure a stake. Yet, points out BoonBrown’s Abigail Baggley, the opportunity to do so often comes at a time of life when there are competing financial pressures, such as trying to secure a mortgage.

Linda Thiel of White agrees that this can be an obstacle. ‘We want to elect younger partners but that they sometimes struggle because they have to buy 400 shares. If you haven’t been slowly accumulating shares, that cost can be quite substantial,’ she acknowledges.

Melissa Dowler, a director along with Tim Bell and Hari Philips of Bell Phillips (‘I didn’t want my name above the door, because I think it adds to the patriarchal model of the practice which I don’t think is the future of our industry’) put forward some compelling points to do with the equation of length of service with loyalty, which is then rewarded by ownership, and whether this is as relevant to the generation coming through as it is to the ones looking to exit.

‘We have a tendency to think that people are only good employees, and are dedicated, if they want to stay a long time,’ she says. ‘Rather than it being a job for

life, would our industry benefit from people hop-scotching a little bit more?’

Dowler built on the point to question whether the architecture industry could be more agile, or fleet-footed, in how it thinks about both ownership and the benefits of hanging on to staff. ‘In the tech industry, no one worth anything stays more than three or four years,’ she points out, adding that collaboration with people who move on can be both fruitful and rewarding.

This may be the case, agrees Oliver Goodhall (from the relatively new kid on the block, We Made That), echoing the need for creative and perhaps more ‘disruptive structures’ for those who don’t have the means, or inclination, to buy into the established way of doing things.

As Steve Webb of Webb Yates observes, cueing up another discussion: ‘Is there a different model to nurture an invested leadership, rather than just through ownership?’ ●



LeadINg the way — Leanne Tritton of ING Media

What they said

‘It felt like it was difficult for the original partners/directors who were stepping back to understand how the business could run without a single figurehead.’

Kaye Stout, PTE

‘RHSP is owned by a charity. The charity glues us together more than anything else.’

John McElgunn, RSHP

‘My philosophy is to get rid of as much baggage and ownership along the way as possible so that when you exit, it is not a big deal.’

Dexter Moren, Studio Moren

‘The model of buying out for succession is changing. There is more benefit in the culture than in the brand or the profile of the practice.’

Simon Bayliss, HTA

‘A strong core vision and ethos. That’s the thing that’s worth passing on.’

Alasdair Reid, Max Fordham

‘The value of being at White for the younger generation is really in our research.’

Linda Thiel, White Arkitekter

‘Although too much churn isn’t healthy, there’s also a risk with too much retention. What you don’t want is a group of people just managing each other — it’s costly and inefficient.’

Steve Webb, Webb Yates

‘We run a robust business motivated by profit, but we have a participatory budgeting pot which invites entrepreneurial thinking among all employees.’

Oliver Goodhall, We Made That

‘The reality of it is, it can either continue or stop. It feels like there is something in all of us that wants it to continue.’

Jon Eaglesham, Barr Gazetas

‘We have two founders who are looking to retire in the next few years and who have their names above the door. We also have a new generation coming through. We need to make that make sense to them.’

Abigail Baggley, BoonBrown

‘I haven’t got a practice with my name above the door which makes it more valuable to other people.’

Andrew Whiting, HUT Architecture

‘Should your succession strategy be to help grow the careers of others so that they can start their own practice?’

Melissa Dowler, Bell Phillips





IN CONVERSATION WITH...

NICKY GAVRON

Pat Brown sits down with Nicky Gavron and invited guests from around the built environment profession to chart the impact of the New Londoner of the Year



Towards the end of his book *Greater Than Ever, New York's Big Comeback*, Dan Doctoroff—former New York deputy mayor for economic development—describes a 2006 meeting with his London counterpart, Nicky Gavron. Her ostensible, and ultimately successful, reason for the meeting was to ask if New York would join and then host the next meeting of the recently launched C20 (now C40).

This anecdote came back to me while listening to Nicky's excellent New Londoner of the Year acceptance speech, where she plotted the narrative arc of five decades of activism and change-making in the capital (see NLQ 54). Doctoroff's story was a reminder of Gavron's reach and the manoeuvring behind just one fragment of her speech. So I was keen to look deeper at aspects of her career, and pull out some lessons along the way.

Rather than keep this wise woman all to myself, we gathered over a delicious lunch, kindly hosted by Martyn Evans in U+I's offices, joined by three other women who could bring their own curiosity and questions to the discussion.

We were keen to hear both why this daughter of a Jewish refugee, who'd fled to London from Nazi persecution, had felt so driven to put her considerable energies into improving the quality of life of Londoners, and how she'd been able to make such a profound mark across so many areas.

Gavron moved to London in the 1960s to study, bringing with her, however subconsciously, a sense that contributing to London could repay the debt her mother felt to the city that first gave her refuge. While teaching, first at Camberwell and then St Martin's schools of art, she married Bob Gavron—a widowed father of two—thus acquiring an instant family of two children, with two further following. The phrase 'the personal is political' perfectly sums up her beginnings of campaigning for better, since it was her experience as a mother of young children that sparked her earliest community activism. Driven by a desire to see her stepsons safely cross the road, she joined forces with other mums to agitate for safe road crossings at a dangerous section of Archway Road.

It was a ferocious, successful campaign against government plans to turn Archway into a six-lane highway (which would partly raze another Gavron success,



Meeting the Mentor — Martyn Evans, Alice Brownfield, Patricia Brown, Nicky Gavron, Yemí Aládérún, and Abby Crisostomo

The guests

The guests were people who have already made their mark in their chosen field, as well as channelling their own brand of the can-do spirit of our special guest in pursuit of wider causes.



Martyn Evans, creative director of U+I, and co-founder of YADA



Yemí Aládérún, architect and development manager at LB Enfield’s Meridian Water, and co-founder of Part-W and Paradigm Network



Abby Crisostomo, head of green infrastructure at GLA, steeped in community projects from her native Chicago and beyond



Alice Brownfield, a director at Peter Barber Architects and co-founder of Part-W



Nicky Gavron: ‘It’s really important to find fellow travellers and make alliances’

Jackson Lane Community and Arts Centre) that later pushed her into a highly successful 15 years as a local politician. As chair of the influential London Planning Advisory Committee she already played on a regional stage before becoming an assembly member and deputy mayor in Livingtone’s mayoralty.

Over her 40-plus-year career she has moved seamlessly across these multiple platforms (inspiring Alice Brownfield to sketch a Venn diagram of Nicky’s ‘three tiers’). Along the way she translated many of the ideas she’d successfully incubated at borough or community level into London-wide policy and action, informed by her grassroots knowledge.

Decades after challenging how cars squeezed kids out of spaces, she got child-friendly policies into the London Plan. After her initial grassroots campaign at Archway she was able, as a Haringey councillor and chair of technical and environmental services, to work closely with transport engineers ‘to get them to think about changing all the killer junctions across the borough to all red phases’.

Some 15 years later, as Livingstone’s deputy, she convinced him to start rolling this out across London, a perfect example of how Nicky lays the ground and pathways that she and others frequently go on to leverage further, often decades later.

Similarly, after being galvanised by the 1992 Rio Earth Summit, Nicky stealthily set to work on creating policy and coalitions across all levels of government to cement climate action, spearheading the C40 that sparked her meeting with Doctoroff. This is still playing out in her work now, with bio-based materials just one area of focus.

Throughout, she has drawn on her skills laid down in her formative years as a galvaniser and a collaborator, true to her belief that ‘if you want to change mindsets you must collaborate’.

Our guests, fellow community builders, were interested in these tactics. How, in the early stages of her career, did she avoid getting bogged down by hierarchies? Or find the personal and financial resources to move projects forward? Alice Brownfield was keen to understand how to break the cycle where the people who are most impacted by inequality often have to do the labour and leg work, and securing funding, to change it.

For Gavron this is in part about making the case and drawing people in. ‘It’s really important to find fellow travellers and make alliances. This helps avoid burn-out, too’. Through the Jackson Lane community centre experience she learnt a lot about involving people in a project, using their



Breaking bread, learning lessons — the group chewing the fat with Gavron

aspirations to collective good. She cherishes how innovative people can be in their own communities, bringing their expert knowledge.

Always a tactician and holistic thinker, Gavron observes lives, places and experience, and how things work (or don't), drilling down and seeking evidence to understand issues, find solutions and challenge received wisdom. She had air-quality monitors installed along Haringey's roads, eventually lowered to buggy-level to startling results. She took planners out to experience negotiating town centres pushing double buggies and wheelchairs.

Whether in her early days as a councillor, working with Labour ministers or as the London Plan midwife, planning has always been central to Nicky and she is skilled at using planning policies to buttress wider issues, such as supporting cultural activity. 'Planning is holistic,' she says. 'All the other council departments had big budgets, but planning guides other people's budgets. Above all, I loved it as it goes to the heart of democracy as it arbitrates between conflicting freedoms. It is so democratic in its function. If it's done properly.'

Yet around the table there was a deep shared concern over the current ability of planning to truly enable the best results, either through the lack of resource in local planning authorities, or the right skills at committee level. There can be a considerable gap between creating a shared vision and achieving the best outcome, especially when you add in the 'power of the spreadsheet' in determining direction.

For Abby Crisostomo, part of the solution rests with letting process do the work. 'In big organisations at least,' she says, 'capturing the essentials within the right processes can help bring people along without having to convince them, as it's embedded.'

Time to think is also an increasingly scarce commodity. 'The bigger picture and time to think are so important;

designers can try to find creative solutions but it has to be tied to bigger thinking,' Brownfield felt. Evans referred back to CABE, a point when people could put significant time into translating vision into cross-cutting delivery.

Yemí Aláderun's experience at Meridian Water has shown that while 'it is really important for people to have a vision to buy into' good leadership is equally essential, especially in building consensus across disciplines, enabling collaboration, especially to solve issues that arise.

‘Planning is so democratic in its functions. If it’s done properly’

As such a leader, Gavron has inspired so many, including Evans and myself, and is now proving to do so for this generation of talented and generous change-makers. Aláderun was especially drawn to Gavron's use of both hard and soft power, depending on the task at hand. Brownfield agreed and, among other things, also relished Gavron's tactical approach. The altruism and the persistence of Gavron's long-term commitment to positive change are what Crisostomo found so very inspiring.

Before we disbanded, Gavron passed on a piece of advice given by her first employer at Camberwell School of Art: 'Nicky, the way you see a task determines how it will be'. She interpreted this to mean that if you see it as possible you will make it possible. And, clearly, that is how she has viewed so many things over the intervening decades. ●

Grant Smith



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IN COMMON

Rosa Rogina takes a look at this year's London Festival of Architecture and its central theme of shared London values



We have more in common than we know. But how do we create and shape the space we share—our city? Running across London from 1 to 30 June, the London Festival of Architecture once again brings together the public and the profession in a city-wide celebration of architecture and city-making. This year's programme features more than 400 diverse and engaging public events and installations, all exploring and interrogating how the experiences we do and do not have in common are central to the evolution and development of the city.

The concept of 'commons' as a space of gathering, activism and intervention, as well as meeting and exchange, has a long history in London. Tooting Commons, Clapham Common, Blackheath Common and Wimbledon Common were created to provide open green spaces for the public to access, use and collectively manage as pieces of land shared and managed for individual and collective benefit, with the concepts of connections and community at their heart.

Ever since the first edition of the London Festival of Architecture in 2004, then titled the Clerkenwell Architecture Biennale, the spirit of the festival has always been to celebrate London and the people and communities that make it, while

challenging what it is by providing an open framework for people to propose and test new ideas. Many of you will remember early LFA activations such as closing off and turfing St John's Street in Clerkenwell back in 2004 to recreate a grazing site for cattle, or the unusual star architect moment from 2006 when Renzo Piano and Lord Richard Rogers exercised their rights as Freeman of the City by confidently driving a flock of sheep across the Millennium Bridge in bright pink T-shirts with a slogan: 'Trust me, I'm an architect'.

And while the world we live in today is in many aspects very different from the world of 20 years ago, the public's right to shape the city and its future remains central to the LFA. I'm delighted that this year's programme invites us all to reflect on the extraordinary times we live in while addressing many of the common challenges with optimism, originality and curiosity. From the City of London to the Royal Docks, Clerkenwell and Holborn to Barnet, South Westminster to Brixton and Penge to Bromley Palace, this year's programme includes something for anyone interested in London's architecture and the spaces that surround us.

I'm so proud to spearhead a festival with activities ranging from reinterpreting traditional 'commons' through new interventions and public realm activations that tackle issues around access, diversity and equity in our city, to workshopping personal and shared histories to better understand an area and help preserve its culture, to talks and walks by grassroots organisations engaging in practices around greening, permaculture and farming. Such a platform and events are not only sensitive to people and location but can also generate ideas and test out scenarios which can be implemented in the future.

This year's programme is a testament to the talent, ideas and imagination held by communities across London. This gives me hope that we have a city full of thinkers, creators and activists ready to rethink how we design and develop our capital for the existing and future generations. I hope you will join us as we come together to celebrate and shape London as a place that is truly by and for us all. ●



Seen and herd — driving cattle down St John's Street in Clerkenwell as part of the Biennale in 2004



Exploring boundaries — the Between Life and Death Tour — three walks by Anthony Davis from 2019



Street garden — the competition-winning Somers Town Acts by NOOMA Studio from 2022

HERITAGE HERO

Emily Gee, director of cathedrals and church buildings at the Church Commissioners, on heritage, diversity and inclusion, asking for opportunities... and cycling

What is your proudest achievement and why?

While the heritage sector has traditional associations, there is really interesting and important work happening around increasing diversity and celebrating inclusive histories and places. The historic environment belongs to everyone, and wider access to it can help build social inclusion and shared narratives. My background in African American history and community preservation brought some of these perspectives to our work in this area. I am proudest of our listing work which tells the stories of under-represented groups with projects around Black history, Pride of Place (LGBTQ heritage), women’s history, disability, working-class heritage and many faiths. This work is one small way that we move towards a more inclusive and representative heritage.

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

For many years I thought I would go into social work or international development. Then, while working summer jobs as an apprentice labourer in my sister’s construction firm, I discovered buildings! I didn’t have the design talent to train as an architect, but realised that I could do architectural history and work in the field of heritage that combines understanding of buildings and landscapes, communities and people.

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

I am so lucky to have had—and still have—many great people in my life guiding me along the way, and a wonderful family and friends who lift me up. From my parents who gave me the opportunity to study African American studies and architectural history to my first mentor colleagues at English Heritage, now Historic England, all have taught me so much about how to understand and explain the significance of buildings and how to look after them. I regularly refer back to wisdom gleaned from my academic advisers at Smith College and the University of Virginia, and an honorary godparent has encouraged me to think about different approaches to history and inclusion.

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

It’s fine to do something tangential at first to get into the sector, to get paid and gain experience, and then make linkages across. I once applied for the role of head fruit and vegetable gardener at Monticello, in Virginia, by honestly saying I knew nothing

about it but really wanted to learn. This led to an opportunity to apprentice as a junior gardener in the historic vegetable garden. It was hard, hot, meaningful work in the red Virginia soil, and I learned a great deal at a time when this historic house museum was reflecting and working out how to share the historical reality of the enslaved community at Monticello. If I had been hesitant to ask because I wasn’t qualified for that particular role, I wouldn’t have had the chance to work there and further my professional interest in the full historic landscape. There is no harm in asking for an opportunity.

How do you reflect on your time at Historic England?

Just over two decades have spanned quite a lot of change and reform. When I first started as a listing inspector in 2001, a handful of us covered the whole country, visiting hundreds of buildings each a year with paper files, reporting confidentially to the government after an inspection, and hand-marking the listing maps. In time, we launched the online National Heritage List for England which created an accessible planning resource and tool to engage with public history. We introduced consultation with owners, and we developed our advice to more engaging and higher narrative standards. I am full of respect for the heroic early lists and inspectors, which established a precedent of protecting the special, and ensured that our cities, towns and villages retain their special character, but it is exciting that we have moved to a more consultative and thorough system to look after our heritage.

What were the chief highlights?

I really enjoyed working on post-war and other sometimes challenging areas of listing, demonstrating our reasonableness to the development community, making the case to ministers, and encouraging the thoughtful management of change. I worked out that I wrote the listing advice for about 1,100 buildings, and helped with many more. I was also proud to list the British Library, the Lloyd’s Building and Brixton Markets, some of my favourite listings, each testing what we think of as heritage. My work on women’s lodging houses, which I am currently finalising as a book, includes examples of buildings that helped a pioneering wave of working women navigate the city and are steeped in social interest. Some of these buildings have been listed. And our work on the bicentenary of the 1807 Abolition Act pioneered a way of thinking about difficult narratives on the list and telling a broader story of slavery and abolition in our buildings and landscapes.



What will be the main challenges and goals of your new role at the Church Commissioners?

There is really exciting work afoot in the Church of England around sustainability, supporting communities of worship to look after historic buildings, and ensuring they are accessible to their whole communities, including welcoming people with a disability and addressing questions of racial justice. The Church has committed to achieving net zero across its estate by 2030. This is a huge challenge, but an inspirational and galvanising one too—there is hard work under way to assess what each building needs and to develop action and funding plans. Managing a rich body of 16,000 churches, with the majority (12,500) listed, and 42 cathedrals is also a huge challenge with repair costs, changing congregational needs and crucial sustainability goals. We are working with incumbents and communities, as well as funders and other agencies and trusts, to look after this national architectural legacy. I bring experience and interest in helping to manage contested heritage in the built environment, which is an important priority of work in the Church of England too.

How important is community engagement in heritage more broadly?

Community engagement is essential for understanding this history of a place and what matters about it.

How can it be best harnessed?

We all had a sense of connection to places that matter to us—whether through our families being there for centuries, or a connection established when settling anew. Historic buildings, including churches, can be a great way for communities to connect around a place, and engagement from local people is essential in keeping places lively, sustainable and well looked after. Some of our most successful heritage projects have community engagement at their heart, such as the high streets heritage action zones, which bring a funding, cultural programming and practical funding focus to the heart of our communities, and the GLA’s London heritage strategy, which puts what Londoners think into practice and policy. When people feel connected to a place they take care of it, invest in it and change it for the better. Asking people what they think is crucial, and our planning work has become more genuinely consultative. So are provisions like ‘enrich the list’, which encourages people to add information to the National Heritage List.

How do you see churches and cathedrals adapting to today’s world?

Historic churches and cathedrals are wonderfully adaptive, having served our communities in different ways for many centuries. In rural areas where shops, pubs and post offices have disappeared, churches can be increasingly a vital hub, not just as worshipping communities but in helping to provide services and support to everyone. The big priority

at the moment is adapting to net zero carbon, which requires major investment, of course, but also thoughtful and creative approaches to balancing the significance of these really architecturally and historically important building with new technologies and approaches. But we know it must be done and we can learn lessons from the pioneering approaches under way at churches and cathedrals.

Finally, you’re aiming to cycle 325 miles across Zambia for World Bicycle Relief in July. How did this come about and what is the charity’s main aim?

I was very lucky to study in Zimbabwe in 1995 as part of my undergraduate degree, and I have long wanted to return to that part of the world. Before the pandemic I spotted a ride in Zambia which would raise funds for World Bicycle Relief, a brilliant charity that supplies robust bicycles on a sustainable model. These Buffalo Bicycles transform lives by helping girls stay in school (shortening a long and challenging walk to school and making time for their education to continue alongside domestic responsibilities), and women and men to deliver healthcare and produce. The ride has been postponed several times through COVID but is now happening, which is exciting and nervous-making in equal measure! I love my bicycle and the freedoms it brings, and I feel honoured to have this chance to see the work of World Bicycle Relief on the ground in Zambia while helping to provide the bicycles through my fundraising.

How is the training going?

To be honest, it has been hard to find the time with a new job and a busy family life, but I have been getting out for some rides on the country roads around Oxford and Virginia, as well as commuting by bike across London, and learning how to cycle without going anywhere on the rollers at home (such a weird concept!). Cross training is good too and I can’t wait for the lido to open as swimming in open-air pools (listed, if possible!) is my favourite pastime. ●

Sponsor Emily’s ride across Zambia via her Just Giving page



Gee whizz — Emily is taking part in a charity ride across Zambia for World Bicycle Relief this July

Leah Missbach Day

LONDON'S INFRASTRUCTURE

Olli Cranstone, mechanical design engineer at Webb Yates Engineers, presents two radical, blue-sky ideas for improving the capital's infrastructure



London's long and chequered history means our transport infrastructure is both a blessing and a curse. In many ways, our pioneering Victorian ancestors paved the way for the capital's success—creating the roads and rails that we still rely on so heavily to get from A to B. But now those same arteries are struggling to cope: exponential growth means the city's roads are choked with traffic and their pollution is (quite literally) choking its population. The congestion charge and ultra-low emission zone have gone some way to tackle the issue, but there is still a long way to go.

But what if we changed tack? Rather than persisting with our existing (somewhat flawed) system, what if we created new, clean infrastructure instead? Indulge me as I offer some more outside-of-the-box alternatives...

LonTrac

Many UK and European cities have successful tram systems, which are essentially networks of rails and power lines with buses on to ferry people around. Taking a more lateral approach, what if we repurposed these so our cars could connect to them too?

Think of London like one giant Scalextric track. You would drive your car to a mounting station on the outskirts of the city, connect to the rails and switch your engine off. Enter your destination into an app on your phone and away you go, hands-free—you wouldn't need to buy a driverless car to enjoy the benefits of such automation.

Cars would not emit any pollution, saving tonnes of poisonous gases entering the atmosphere. The network of rails would be linked to GPS and an intelligent traffic control system so that arrival times are more accurate, and congestion is kept to a minimum. Cars would be rerouted if certain roads become too busy, and speed would be limited to protect the safety of passengers, as well as pedestrians and cyclists.

Laying the rails and installing the power lines would inevitably cause

some disruption, but as this would predominantly be at surface level should be fairly quick and straightforward (especially when compared to the subterranean complexities of Crossrail).

Docking your energy

Bike hire schemes are now ubiquitous in London, with TfL's Santander cycles competing with those from Lime, Tier

and Human Forest (to name a few). New and improved cycle lanes are making the experience of getting around on two wheels more pleasant, and many more of us are now choosing to pedal rather than drive or take public transport. But what if you could generate energy while expending your own?

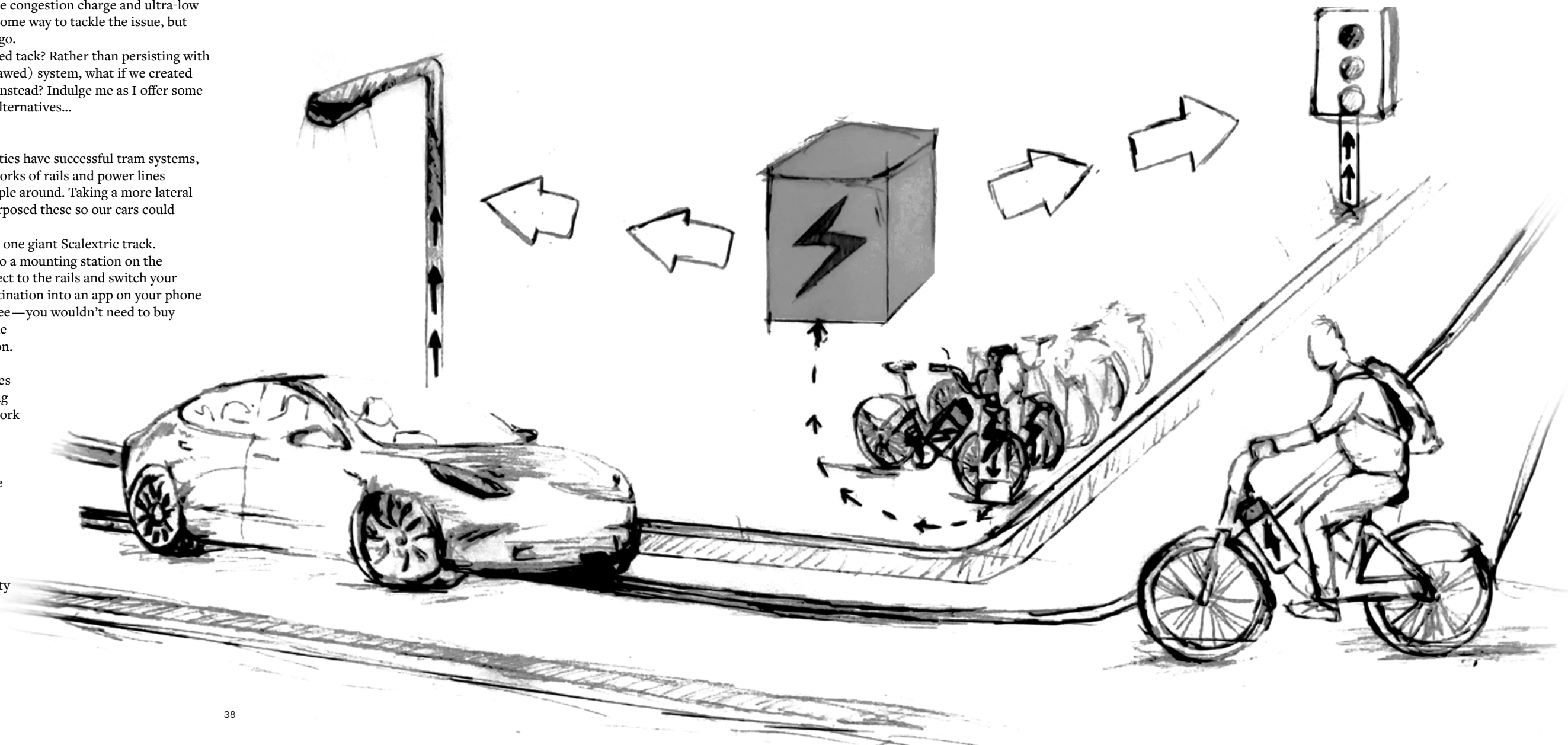
Bikes with kinetic transformers would create energy as you ride around town, which would be stored in small batteries mounted onto the frame. When you reach your destination, the energy would be transferred via the docking station to the grid—supplying free, clean energy that could be used for other valuable infrastructure such as street lighting.

Cycling would become a carbon-negative endeavour, as people would be generating energy without creating any emissions. People may be more inclined to take to their bikes if they feel they are positively contributing to London in an operational sense, in turn giving them a greater sense of

connection to the city. Plus, of course, there are the well-documented health benefits of choosing more active modes of travel.

'We need to be more radical in our thinking and our action now'

On first glance, these ideas might seem ludicrous, but much of the technology already exists. We are increasingly moving towards battery-powered devices and 'plug-in and play' systems, so why don't we push it a little further? If we want London to be an emission-free city and reach its net-zero target, we need to be more radical in our thinking and our action now—for the benefit of both people and planet. ●



PRACTISING WHAT IT PREACHES

Edward Wood, associate director at EPR Architects and lead on its studio project, describes how the firm created All Saints, a new office in a former orphanage next to the Imperial War Museum in Lambeth



The first time I stepped into what was to become EPR Architects' new studio in Elephant and Castle, the building's potential was clearly apparent.

I have been at the practice for over 12 years now, and throughout my time at the firm have been fortunate to have worked

on a range of high-profile schemes, witnessing first-hand the practice's growth and evolution over the years. Since its foundation in 1945, EPR has always fostered an open and collaborative culture, working in partnership with our clients, the design team and the construction team to deliver an exemplary portfolio of projects. Our new studio, All Saints, is an embodiment of this culture.

A long time in the making, it is the first home in 75 years of practice that EPR has owned and designed for itself, and it was hugely important that our new headquarters provided an exemplary workplace for our London staff in a way that showcased EPR's core values.

I was responsible for the project from the outset. When we acquired the building, it had been subject to decades of unsympathetic alterations. Originally built in the 1870s as an orphanage, it had also served as a hospital and, finally, as an archive facility for the nearby Imperial War Museum. Drawing on our heritage expertise and putting into practice many of the design principles we actively promote, the opportunity to restore this once fine but crumbling Victorian building to its former glory was one we couldn't miss.

The retrofit involved several key moves, including the demolition of unsympathetic post-war extensions. This peeling back of layers was essential to the design process, and it was only when we took elements away that we discovered the true beauty of the building's original features.

Wherever possible, we wanted to retain this rich existing character, celebrating the layers of history on display with complementary new artisan finishes.

Hand-painted signage denotes various meeting areas and zones within the building, while beautifully crafted custom-made joinery fits seamlessly throughout

the interiors. Works by the renowned ceramic artist Kate Malone—including bespoke tiling adorning our reception desk and re-used hand-glazed tiles from our project, 24 Savile Row, lining the splashback in the kitchen areas—stand to enhance the building's retained examples of craftsmanship.

We needed to make some substantial structural changes to the cellular plan to create a collaborative, open-plan workspace befitting our collegiate style of working. Two new studio infills bridge between the existing wings, creating a variety of interconnected, vibrant spaces to work and socialise. The Hub, a key gathering space at the heart of the building, also provides an uplifting area for lunch, informal meetings and events for staff, clients and industry partners.

Committed to providing

a healthy workplace, we incorporated many innovative wellness elements into the building design. Sustainable transportation is highly encouraged by high-quality end-of-journey facilities and ample bike storage. Our design also incorporates gender-neutral washrooms on every floor, as well as a wellbeing room which can be used by staff for prayer/meditation, when feeling unwell, or by nursing mothers.

Achieving a BREEAM

'Excellent' rating and embodying

many of the WELL standards, the carbon footprint of the building during its operational life has been significantly improved. A fabric-first approach was adopted to upgrade poor-performing existing building elements with new thermally efficient alternatives, and the use of embodied carbon was carefully monitored. This approach, combined with a mixed-mode ventilation strategy and an all-electric heating and cooling system, enables the building to be net zero carbon in operation.

Since moving in there has been a real buzz. It feels like there is a true collective spirit, and although it's a new studio, I've heard many of the team say it felt like coming home. I'm extremely proud to have been a part of this project. Not only does it create a welcoming and engaging working environment for staff and visitors alike, but it truly demonstrates we 'practise what we preach' and live the ethos. ●



All Saints — EPR's stylish new home



Helping the buzz — The Hub is a key gathering space at the heart of the building



The collaborative, open-plan workspace befits EPR's collegiate way of working

AFTER DARK

Night czar *Amy Lamé* says that a new vision, prepared with Publica and the Heart of London Business Alliance, will help London thrive at night

Across the capital, there are 1.4 million Londoners who work evenings and nights. They are employed in a variety of businesses and industries which generate billions for the economy and have the potential to drive our economic recovery.

Despite this impressive impact, for too long preparing and planning for the capital at night have been simply afterthoughts. If we want London’s life at night to be successful, we have to plan and consider how decisions and policies may affect our city at night.

That’s why at City Hall we have been working closely with boroughs across the capital to develop their night-time strategies, and why I’m so delighted that the Heart of London has stepped forward with its ground-breaking plan for the West End’s evening and night-time economy—the first to be produced by a business improvement district.

The West End is at the heart of London’s nightlife, attracting tourists from around the world. It generates £14 billion for the economy and employs more than 160,000 people through hospitality and entertainment alone. But sadly, businesses in the West End—and across the capital—are facing a range of challenges, including spiralling operating costs, rising rents and energy bills, and staff shortages.

Our tourism, hospitality, culture and entertainment sectors have not yet fully recovered to pre-pandemic levels, which is why a strategy and action plan to help night-time businesses is so important

The Heart of London Business Alliance has worked with Publica and partners across the capital to publish an innovative evening and night-time vision, strategy and action plan. The plan—designed to look in detail at all aspects of life in the district at night, including the vital role that night workers play in its success—includes more than 70 recommendations to help the night-time city thrive.

The plan includes diversifying the West End’s offer and creating new experiences to entice new audiences, from a range of live music performances to more family-friendly events.

It includes encouraging daytime premises and services such as retailers and cafés to experiment with opening hours and stay open later to encourage greater footfall, as we are doing across London with the mayor’s night-time enterprise zones.

The strategy and action plan will also examine the district’s activities to understand how it is used across 24 hours. This will help to identify potential unmet demand, make the area welcoming by improving the design of lighting in key streets and spaces, encourage active travel, and take steps to support a safe night out for everyone (such as signing our world-leading women’s night safety charter).

Helping our city to thrive at night also means supporting workers by promoting the London Living Wage, calling for free health checks for shift workers, and investing in the next generation by offering training and qualifications.

I am very encouraged that the Heart of London Business Alliance is showing leadership by publishing this innovative plan, and I look forward to working alongside the alliance, Westminster City Council, and other partners to drive it forward, improve the area for all Londoners and inspire other areas to do the same. ●



Getting London buzzing — Amy Lamé outlines the Publica/Heart of London Business Alliance vision



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KEEPING COMMUNITIES TOGETHER

Archio's *Kyle Buchanan* argues that its Citizens House scheme in Lewisham offers a potential new model of permanently affordable housing for Londoners



It's a grey day in late March and we're standing in front of Citizens House, a block of new homes in Lewisham. The soft grey tones of the brick building recede quietly into the low cloud, and we might perhaps have hoped for sunnier weather for opening a building that has been almost

a decade in the making.

But despite the sullen weather, the mood is bright. Many of the assembled group have spent considerable time together on this site, this building having been delivered from a deep collaboration between local campaigners, neighbouring residents, the council, and a community-led developer and design team.

The modest appearance of this four-storey block belies its importance to London. These 11 homes are in fact the first purpose-built community land trust (CLT) dwellings to be delivered in the capital. They represent proof-of-concept for a radical tenure that has its genesis in the American civil rights movement, and which recognises housing as essential community infrastructure rather than as vehicles for financial speculation. These are intermediate affordable homes—for sale, but at 65 per cent of the market rate—and will remain permanently affordable because the terms of the lease mean their value only rises in line with medium incomes, not with the property market.

The cost of homes in London has been spiralling out of control for two decades, and London average monthly rents reached a new record of £2,501 earlier this year. Given median household incomes are closer to £2,000 a month that leaves a substantial gap even before the rent has been paid. These CLT homes are a direct alternative to the runaway state of the housing market.

For the most vulnerable groups, housing insecurity can be catastrophic. But the impact of the housing crisis is

not only restricted to lower-income groups. Increasingly, middle-income professionals are leaving London due to the lack of housing options, something that can be seen, for example, in growing vacancy rates in primary schools. This displacement means that people are forced to move away from their support networks, shattering communities and creating myriad sub-issues from childcare to mental health.

In 2014, Lewisham Citizens—a local branch of the Citizens UK charity which campaigns for change for the common good—recognised the impact that the lack of affordable housing was having on the community. It saw the need for a landscape of housing options and decided to take matters into its own hands, partnering with community-led developer London CLT. Told by Lewisham Council there was

no available land, the charity nonetheless identified 43 potential sites. Although it transpired none of these were suitable, Lewisham Citizens' commitment did spur the council into action and the group was gifted a tricky infill site in March 2016.

This somewhat convoluted site-finding approach doesn't represent a lack of will on the part of Lewisham, whose housing team have been steadfast supporters of the project, but rather a lack of resource.

Seeing the commitment from Lewisham Citizens, the council felt able to act, demonstrating the potential for community groups to work in partnership with local authorities to take on some of the burden of bringing small sites forward.

Having secured a site, Lewisham Citizens and London CLT went about procuring an architect, via the unusual approach of inviting neighbours to choose their preferred practice at a 'pick an architect workshop'. That is where our studio, Archio, comes into the story. Our enthusiasm for what this project is trying to achieve saw us charged with co-designing these new homes. Our role in the project has been as 'facilitators', as well as architects, teasing out local people's priorities and issues through dialogue and workshops.



Citizens House in its Lewisham context

The building that we have co-produced is necessarily modest. From the beginning of the project, we have been asked to do a lot with a little, and our design approach has been one of efficient economy, prioritising resident experience. Flats are compact but made to feel bigger by judicious window placements that create long views. Balconies 'shuffle' across the facade enabling neighbours above and below to talk to each other, whilst giving the building a dynamic character and eliminating the need for canopies above ground-floor front doors.

Back at the opening, it is starting to rain, but I am struck again by the potential of what has been achieved here. Among the familiar faces with us today are also some new ones—residents who have just moved into their homes. Alex is one of them, and is talking about the stress that has been removed from his life by having a secure home. 'It just feels really, really good,' he says. 'Like I'm facing into a different future.'

While these 11 homes represent a drop in the ocean when it comes to providing homes for the capital, their impact could be to set the vision for a different future. Imagine if CLTs could become part of mainstream housing delivery, enabling more residents in the capital to be secure in the affordability of their homes, and secure that they could continue to live in proximity to their children, their parents, their friends and their community. Imagine what a collective stress that would lift. ●



The 11 homes are the first purpose built CLT dwellings in London



These are intermediate affordable homes — for sale, but at 65 per cent of the market rate — and will remain permanently affordable

EMBRACING THE EOT

Clare Harrall, partner at professional services firm Moore Kingston Smith (celebrating its centenary this year), says employee-owned trusts are one answer to succession planning

Challenges for those working in the built environment are seemingly endless and constantly changing: cash flow, environmental regulation, conversion rates, succession planning, staying ahead of the competition... the list goes on.

In our experience as specialist advisers to the built environment industry, the businesses that are proactively looking ahead and adapting are the ones that are thriving. They adjust their business plan to meet their new growth goals, base their decisions on up-to-date management information, know where they sit in the marketplace and are structured tax efficiently. We help them do all this, and more.

Architects, interior designers, surveyors, developers and construction companies, as well as investors, rely on us for our in-depth knowledge of the built environment and on-point advice. We work with businesses of all sizes every day to get them into their best shape, not only for today but for tomorrow too.

On top of advising on the whole business plan aspect, we are tax experts. We spend time understanding our clients and their tax strategies, helping mitigate direct and indirect taxes, and maximising spend in other areas such as capital allowances and R&D. Additionally, our dedicated employer services and HR consultancy advises on CIS, employment tax and employment law, talent management, global mobility, retention and recruitment. Furthermore, our ESG team provides guidance on best practice and legislation, key for today's ethically minded investors and employees.

For firms in the built environment, succession planning can be an issue. We are seeing an increasing number of businesses futureproofing via employee ownership trusts (EOTs). EOTs offer significant tax advantages for both transferring shareholders and eligible employees.

Shareholders enjoy relief from capital gains tax and inheritance tax, while employees receive tax-free bonuses, improving retention and recruitment. Not only do EOTs offer financial benefits to shareholders and employees, they also offer further commercial advantages, improved corporate social responsibility profiles and increased engagement from employees.

'An EOT is an ideal way of making hard-earned profits go further'

Conditions are complicated and restrictions apply but, if structured correctly on set-up, an EOT is an ideal way of making hard-earned profits go further. ●



Clare Harrall: 'The businesses that are proactively looking ahead and adapting are the ones that are thriving'

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ALL HANDS ON DECKS

Rory Olcayto reports on a revival in deck access housing in the capital, addressed by him and Andrew Beharrell of PTE in a new book on the subject



I've always been curious about the rules and laws that shape our built environment: the viewing corridors protecting St Paul's (that's why the Cheese grater leans back), or the various disability discrimination acts ensuring buildings provide access to everyone (which initially at least, led to some pretty awful balustraded ramps bolted on to the front of fine civic buildings).

You might think this is blindingly obvious: of course laws—more than the passions of developers, architects and civil engineers—shape our towns and cities. Yet sometimes we forget that this is how it is. We celebrate the Victorian engineer Joseph Bazalgette, for example, and his creation of a new sewer network and public spaces along the Thames, but the real driver of change was the 1848 Public Health Act which set out to improve sanitation and living standards in towns and cities across England and Wales.

So, when my colleague Andrew Beharrell said that some barely noticeable guidance in the 2009 draft of the London mayor's *London Housing Design Guide* was behind the slow-burning deck access housing revival currently under way, I was intrigued. The guide had just two mentions of 'deck access' in its 108 pages, yet both instances promoted dual-aspect homes, now compulsory under Sadiq Khan's new affordable homes policy.

Could this really be why this most pervasive and controversial of housing types, out of favour since the 1980s for all sorts of reasons—political, technical and plain prejudicial—was enjoying a design-led comeback with new schemes by the likes of RCKa, Matthew Lloyd, Pitman Tozer, Haworth Tompkins and Pollard Thomas Edwards cropping up in the twenty-teens across London and the south of England?

The answer, as we explain in our first-of-its-kind book *The Deck Access Housing Design Guide*, is 'yes—it really is as simple as that'. While post-war deck-access housing was implemented to enable the separation of pedestrians and cars, then the prevailing ideology defining urban design, today it is being built because they provide cross-ventilated, dual-aspect homes in high density housing

developments—with the added bonus of a front door for each dwelling. And as our research found, if deck design is kept simple, it can be done for pretty much the same cost as other mid-rise housing types, as consultant Martin Arnold confirms in the guide.

Deck access housing today remains, as Owen Hatherley writes in our book's foreword, 'comprehensively misunderstood'. He notes that, in the UK: 'Insurers and mortgage lenders regard [access decks] with suspicion; planning guides advise against them; they might be enclosed or removed entirely to deter criminal activity.'

Much of this animosity stems from both several high-profile structural failures in the prefabricated design of many 1960s and 1970s-built deck-access housing estates and Alice Coleman's skewed 1985 report *Utopia on Trial*, backed by prime minister Margaret Thatcher, which linked them to social unrest.

This misguided, pernicious thinking has a deep history and is linked to the British obsession with class and status. Even a former RIBA president Lancelot Keay, who pioneered stylish deck-access 'slum clearance' homes in Liverpool in the 1930s, shamefully called it 'housing for dirty people'.

At the same time, however, deck access housing yielded some of the best English Modernist architecture to emerge post-war. Park Hill, of course, springs to mind. But how about Darbourne and Darke's

confident, picturesque Lillington Gardens (1964–72) in Westminster? Or the film-set Brutalism of Lyons Israel Ellis' Wyndham Court (1966–69) in Southampton? Kate McIntosh's hilltop 'battlecruiser' at Dawson's Heights (1972) in East Dulwich is another that still astonishes today.

These contradictions—a housing type famed for both innovation and failure, once seen as a solution for the UK's post-war housing crisis and then, erroneously in our view, as the cause of the UK's growing social problems in the 1970s and 1980s—made deck-access housing ripe for comprehensive study. More so, given its tentative re-uptake in recent years. And even more so, given no-one else had undertaken this before.

We wanted to produce a useful book: one encompassing the history of deck-access housing but



Wide access galleries and shared gardens at Colby Lodge in Walthamstow by PTE have become popular gathering places



Tim Crocker, Philip Vile

Silchester Housing in west London for Peabody, by Haworth Tompkins

also one that provided case studies—of both the new wave of UK exemplars—as well as an overview of what's happening elsewhere in Europe, where regulations allow for more expressive architecture. The guide also provides practical guidance for architects designing contemporary deck access housing in a chapter edited by PTE's knowledge hub team. Hopefully, it will prove useful to architects, planners and developers as deck-access housing reasserts itself as the mode of choice for mid-rise residential development.

In the meantime, for the few, if any, who remain unconvinced, I'll leave you to ponder some obscure—but significant—guidance of the sort I mention above, chapter 3.1.3 from the Mayor of London's housing design standards consultation draft, February 2022, to be precise:

The layout, feel and length of the communal circulation arrangement has a significant impact on the quality of the journey that residents and their visitors experience when navigating from the communal entrance to the private front door. Developments should therefore avoid long narrow corridors. Covered outside decks are a healthier, safer, and more convivial solution and allow dwellings to be dual aspect. This has multiple benefits within the home and can also provide a second outside amenity space for residents. ●

The Deck Access Housing Design Guide is published by Routledge

CARING FOR COMMUNITIES

Barnet's deputy chief executive *Cath Shaw* explains how the council puts caring for people, places and the planet at the heart of its ambitious growth programme



Barnet is London's second-largest borough by population, home to 389,000 people. But despite its size, the borough retains a strong local community feel. We have 30 town centres, each with its own distinct identity and character. Nearly half our residents were born in another country, and more than 90 languages are spoken in our primary schools. Creating places that celebrate our proud, diverse heritage is therefore a real priority as we deliver one of the most ambitious growth agendas in the capital.

Our Plan for Barnet 2023–26 sets out an approach to regeneration and growth defined by our commitment to caring for people, our places, and the planet. There is no 'one size fits all' solution. Instead, we are embarking on a journey to ensure that communities are at the heart of shaping our plans.

In North Finchley, Edgware and Burnt Oak we have set up partnership boards to steer renewal, which across the three town centres will deliver thousands of new homes. These boards bring together elected members, local businesses, community groups and residents to protect what people love about their local area while transforming it to create a thriving new environment. There is a fine balance between preserving what is great about the present and meeting the needs of the future, and only community input will help us achieve that.

In 2022, the council declared a climate emergency and committed to becoming a net-zero carbon organisation by 2030, and borough no later than 2042.

As part of our ambitious Brent Cross Cricklewood regeneration scheme, we are creating a new net-zero park town. The £8 billion Brent Cross Town development will have an onsite energy centre and one of the largest air-source heat pump installations in Europe to provide low-carbon heating and cooling to the new town, including the planned

6,700 new homes. Set amongst 50 acres (20ha) of parks and playing fields, Brent Cross Town will also create 25,000 jobs and 3 million square feet (c. 280,000 sqm) of office space, new and improved schools, retail, leisure and community infrastructure.

The net-zero targets are also driving investment to improve public transport and active travel. In realising our aspiration to create a 'borough of fun', it will be essential to encourage more people to visit the area in a sustainable way. Our new train station Brent Cross West, the first mainline station to open in London in over a decade, is due to open in the autumn. It will provide access from central London to the new town in just 12 minutes, complementing the nearby existing Brent Cross tube station. New walking and cycle networks will connect the town with surrounding neighbourhoods.

In Colindale, the second-fastest growing ward in London after the Olympic Park, we are investing in the redevelopment of Colindale Tube station, supported by £29.5 million of levelling up funding. The new station will improve access for one of London's most deprived communities, as well as supporting the development of thousands of new homes. Work on the station is expected to start later this year.



Park life — Brent Cross Town, which will benefit from low-carbon heating and cooling

BUILDING BROMLEY

Yvonne Bear — executive councillor for renewal, recreation and housing at Bromley Council — puts the case for a borough that's closer than you think



London has always been a tale of two cities — inner and outer London. But if you're an investor, business or resident, it's an increasingly thin line — it's only 16 minutes from Victoria Station to Bromley South or 16 minutes from London Bridge to Orpington. This year the London Borough of

Bromley has been named the best place to live in London for our strong links into central London, our great schools and our abundance of green space.

The misperception that Bromley is far away is rooted in a view of London that starts with the TfL map. Emblazoned in the minds of Londoners are the tube stops in zones one to six. With Bromley served by rail, people miss that daily visual reminder on the commute of how close it is to central London.

Bromley town centre, an opportunity area in the London Plan and a night-time enterprise zone, serves a wide catchment area across South East London, the CAZ and North Kent. It is the cultural, civic and economic heart of the borough, recognised for its increasing leisure facilities, as well as its abundance of heritage assets. It is a prime location for developing heritage-led mixed-use neighbourhoods to continue thriving as the heartbeat of London's largest borough.



Green and pleasant land — Crystal Palace from the air

The London-Kent interchange: London's next industrial corridor

Our ambition is to positively influence the size, scale and growth of Bromley's economy. One of the most important factors in achieving this is our commercial property market, in particular the industrial market. We encourage development that supports the expansion, intensification and evolution of the Cray Valley industrial area.

There is significant potential to increase our industrial plot ratio and attract high-tech production and small-scale production activity. Legal and General proposing a new independent café at the gateway to the 22-acre (9ha) industrial park and recent industrial developments at Halo Orpington illustrate the strength of the area as a business location, enabled by connections into Central London and Kent via public transport from St Mary Cray station or the A20 intersection.

London's 'greenest' borough

The neighbourhoods of Bromley are distinctive and green, something we value with great pride. They range from the very urban in the north-west of the borough like Penge and Crystal Palace (LFA Destination 2023), served by the Victorian

heritage of Crystal Palace Park, to the suburban major town centres like Orpington served by the Arts and Crafts movement inspired Priory Gardens, through to the rural picturesque villages in the south with historic and existing links to Kent, surrounded by astounding views of the countryside.

Wherever you find yourself in Bromley you are a short distance from exceptional open space that promotes the environmental, social and economic wellbeing of our communities. We are open for investment that brings people closer to the environment, improves biodiversity and supports making Bromley a happier and healthier place to live, do business and have fun in. ●

THE RIGHT FORMULA

David Taylor caught up with the London Collective's Max Farrell to talk about Formula One possibly coming to the Royal Docks, and some major moves forward for urban rooms

David Taylor: Hi Max.

Max Farrell: Hi, David. How are you?

DT: Good, thank you. I wanted to ask you a little bit about the ongoing work of the London Collective. We talked to you a while back, and things have sort of moved on, particularly in East London and the Royal Docks. Can you tell me about the prospect of F1 coming to East London?

MF: Well, yes, you're right. A lot has moved on! I think it was three years ago when we last spoke. I had just set up the London Collective and it was a bit of a leap into the unknown, as nothing like it existed. At least, not in our industry, anyway. There are other creative industries that are more familiar with these sorts of bottom-up networks of people with different specialisms, like the film industry, for example, where you have cast and crew that come together, project by project. So it was a bit of an experiment. But equally, I thought it was worth trying it out. I always felt, because the built environment is so complex, that a network of people with different specialisms who also ran their own businesses, like an ecosystem, as it were, would be an interesting thing to try out. And I'm really delighted with how it's gone—it has sort of exceeded a lot of my expectations.

DT: Really? In terms of numbers, for example?

MF: Well, we have about 50 members now, in about 30 different specialisms. But I wouldn't necessarily judge it by that number, because I always thought that that would be about right. And, actually, we don't need many more than that, because it enables us to be a sort of one-stop-shop, if you like. You have the core disciplines of architecture, engineering and landscape; then the specialisms—things like social impact, environmental impact, cultural placemaking, and so on; and then the storytelling side, so branding, website, film... That enables us to be very flexible, and adapt to what stage a project's at, what the brief is, whether there are gaps in teams, and so on. So, from that point of view, it's working well!

DT: Yeah! So... East London. F1 cars. Tell me more!

MF: Well, this is an area that I've known for quite a long time. It dates all the way back to the Thames Gateway masterplan, where we zoomed in and looked at the Royal Docks. We actually did a piece of work for the GLA 10 years ago which

was aiming to attract inward investment. We came up with a vision of a water garden city. Since then, a lot has happened. We've got major investments coming in at Silvertown, the Foster masterplan, and Albert Island now. The thing about the Royal Docks which is hard to really appreciate until you go there and get to under the skin of it, is the sheer scale of the dock. I always felt like if you're going to do proper placemaking here, you can't do it in a piecemeal way, because of the scale, and because it needs a really bold and ambitious vision. That's been partly one of the things holding it back—not having that overarching identity and vision for the future. To give you an example, if you take the distance between the new City Hall, where the cable car lands at the western end of that Royal Dock, and the eastern end with Albert Island and the new proposal there for a shipyard and commercial space, there's a continuous piece of public waterside walkway that's four kilometres long. If you compare that to other parts of London,

that's an insane distance—Oxford Circus to Old Street. If you imagine walking from Oxford Circus to Old Street, think of the number of different shops, restaurants, libraries, playgrounds, hotels... just all sorts of stuff that you would find that makes the place, that give reasons for people to go there. At the moment, there are a lot of either residential-led or commercial-led schemes. What we were trying to do was find something that would be a catalyst and make it more of a destination.

The promenade at the moment along that northern dock with ExCeL and near the centre is quite narrow—only about 10 meters wide. At the time—four or five years ago—we were thinking about how the Olympics had really transformed Stratford and the Lea Valley with the catalyst of a big sporting event. A planner from Savills, Julian Carter, and I read that Bernie Ecclestone's greatest regret when he sold F1 to the American Liberty Media was that he couldn't bring a grand prix to London—you know, arguably the world's capital city. Neither of us knew much about Formula One, so we had to Google 'length of an F1 track'. And it fitted perfectly around the Royal Docks. And so we thought, well, if you could extend the promenade by 20 meters, for about half the distance that I talked about earlier, so more like two-and-a-half kilometres, then come back on yourself on the elevated road there, that would be the length of an F1 grand prix circuit. But the big issue became how we would fund all of the infrastructure



Max power — Farrell's high octane plan



Future of the Docks? Royal Embankment...



...and in race day mode

required—it became obvious that there’s a legacy of public money going into these *grands projets*, as it were—not mentioning any other sort of infrastructure or bridges, obvious examples... We knew it had to be privately financed. And this is when I started collaborating with DAR Group, which is doing a lot in the Middle East and elsewhere, where floating modules, and floating development is becoming much more commonplace. There are particularly good arguments for it in terms of being more cost-effective, sustainable and resilient to climate change and sea levels rising. Here at the dock you have a very large, still body of water, which is not really used at all. So, we felt that you could have floating units, some of which would be public realm for 50 weeks of the year, and the rest would be commercial units that would then help pay for all the infrastructure—revenue-generating commercial uses, like hotels or restaurants. Housing is tricky there, particularly with the changing London Plan policies around housing on water. So, we thought social and commercial uses would be a good way to go, and that would then help give a financial model to make it viable to invest in the infrastructure. The floating parklets would become grandstands for two weeks of the year. The public realm, the promenade for two weeks of the year, would disassemble, and on top of it would be a running and cycling track, with event space for all sorts of different events. We spoke to London and Partners about this a few times. We know that there are lots of event operators desperate to have new custom-made venues in London that we can tailor this towards. And then you take it all apart and there’s a grand prix track underneath. That’s the idea anyway!

DT: And the advance that’s come quite recently is that the Formula One chief, one Stefano Domenicali, has gone on record in the press saying that he’s keen to chat about it. So, it looks like it’s got legs, this idea?

MF: Well, that was great to hear. Because really, this initially was put out there as a piece of thought leadership and a voluntary idea to see whether...

DT: ...Yeah! Testing the water. So, in terms of a potential timeframe, what do you envisage as an earliest time we could be seeing a London Grand Prix?

MF: Well, if everything went perfectly—which as anyone in planning and built environment knows hardly ever happens—but if it did, then I think you could get planning within a year and build in two years. When I spoke to *The Times*, I said that that was feasible to have a Formula One grand prix in London in August 2026. Equally, that’s a big ask. But having said that, if the key stakeholders got behind it from the public sector point of view, this land is all owned by the GLA, which is freeholder for all of the Royal Docks. I’m sure the London Borough of Newham will be able to weigh up all the socio-economic benefits in terms of skills, training and new employment opportunities for what is one of the most deprived boroughs in the country. All of that is combined with the fact that F1 is moving in a direction that’s much more sustainable. By 2026, all their fuel will be biofuel—it will be 100 per cent zero carbon. Equally, this would be the most sustainable grand prix in terms of travel and transport, because you’ve got the Elizabeth Line there now. So, 100 per cent of people would come by public transport.

I think there are strong arguments for environmental and social impact that might be different to people’s preconceptions of Formula One as being noisy, polluting cars.

DT: Yeah. And lastly, have you approached Sadiq Khan or anybody else at the GLA about this idea?

MF: Well, we’ve had conversations with the GLA with the Royal Docks team. And also with Jules Pipe and some of Sadiq Khan’s advisors who have since left, but we are very keen to engage... We know there’s a lot to work through. But if there’s a will, there’s a way!

DT: Now, just moving on for a second, it’s a big week for urban rooms, as we both know, with NLA’s London Centre opening this month [April 2023], and up in Newcastle there’s the Farrell Centre too which has obvious connections to yourself. What are your thoughts on that?

MF: Well, I think it’s fantastic! When we did the Farrell Review, in collaboration with NLA—in fact, NLA was our events, printing and graphic design partner for that—one of our recommendations was that every town and city should have an urban room. And NLA was very much the model for that. But we thought, you know, not every city had a built environment community like London does that that would make a membership model work. So we felt there needed to be other ways of approaching it. In Newcastle, luckily, there’s a benefactor, and my dad [Sir Terry Farrell] has invested a million pounds in the capital cost of creating this urban room. Elsewhere—there are 20 of them around the country now—they are collaborations between universities, local councils, and local built environment professionals and community groups, to create a place where you can go that is neutral. Where you can understand the past and the present and debate the plans for the future. I think it’s very important for every place to have somewhere like that.

DT: And it also, I suppose, goes to prove that an idea that you can push out can gather momentum and become reality, rather like what we were talking about before? Well, one hopes!

MF: Yes, I think that’s absolutely right, David, and that’s where I think planners, urban designers and architects have a real opportunity to keep putting more and more ideas out there. Because, you know, if you put 10 ideas out, but only one lands, at least one of them has landed! I also think people need to stop being protective of ideas and proprietorial about ideas. I think these days it is better to be more open and connected and put ideas out there, let them germinate, and others to help make them happen. That’s essentially the whole London Collective model. And that’s why I think we’ve been successful, and won things like the Wolfson Prize, which is all about ideas for hospitals and the future and so on.

DT: Well, congratulations, Max. I suppose given all this Formula One stuff we could call you the ‘Max Verstappen for London’ in future, couldn’t we?

MF: Not sure about that! (laughs)

DT: Nice one. Thanks a lot, Max.

MF: Thanks a lot! Speak soon! ●

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London's towns face an intriguing decade of shifts and choices. The potential for population and job growth, new amenities, better connections, reduced carbon, better environment and enhanced vibrancy has never been greater.

The city's population continues to grow, and with many of the larger sites in inner London already regenerated, the majority of new redevelopment activity will now be in zones four to seven. This is where new housing will come, with ambitious schemes that combine mixed-use, mixed-income, medium-density and high-amenity locations with low-carbon systems, enhanced connectivity and richer design.

Universities, creative industries and innovative clusters are also spreading across London, creating new jobs and anchoring new district identities. The climate imperative requires Outer London to transform into a network of more vibrant and compact hubs, with new mobility patterns that are more attractive and responsive to residents in order to reduce dependence on cars.

So, with these for opportunities London's towns and gateways, what is necessary to optimise them in the decade ahead? How can they be magnets for investment, what do local place leaders need to do to optimise the new imperatives, and what are the risks? This was the quest that we sought to shape at a special NLA gathering of zone four-to-seven stakeholders, aiming to support the New London Agenda and Opportunity London.

One hundred villages and a concentric park

Unlike many cities, London's outer zones are not monotonous suburbs or dormitory towns. Our city has developed differently. London is housed in a river delta where historic ports and trading centres and 100 villages have evolved together to form a great city. Public transport has been used to shape a serviced and connected 'Metroland' which would otherwise not exist. These diverse locations have rich, complex, and overlapping relationships with other places.

We can observe the sharp differences between towns such as Croydon, Ealing, Barking, Bromley and Harrow with their distinctive populations, assets and orientations. They literally 'look' in different directions.

These boroughs are full of university towns (Lewisham, Uxbridge, Hendon, Roehampton, Kingston, and more). There are evolving industrial hubs (M4, M11 and A40 Corridors, Cray Valley, Dagenham and Merton, for example). Some are sports HQs (Twickenham, Wembley, Wimbledon, Putney and Crystal Palace) and many others are interchanges for railways, roads and routes to airports, ports, distribution centres and connect to much of the rest of the UK. Croydon, Hounslow, Ilford, Motspur Park, Upminster, Swanley and Edgware are gateways to destinations beyond London.

In 1944, London adopted a metropolitan green belt that reserved 1.25 million acres (c.600,000ga) of land for nature, recreation and agriculture. A spectacular policy innovation in its day, it has been copied by other intentional cities in search of a good growth model. That green belt is widely recognised for determining the character of the special relationship between Greater London and the surrounding Home Counties.

It creates a 'concentric park' between the metropolitan core of London and its inter-dependent neighbouring counties, fostering a 'leap-frog' effect, and both separates and connects them at the same time.

In the boroughs that neighbour the green belt, the sheer abundance of rivers, canals, waterfronts, parks, farms, commons and green spaces, traditional markets, village and maritime history, industrial heritage, former ports and docks come together to make this space rich. Add to that the fun that can be had from being in London, but close to places that are 'not London', and London life and county life can go hand in hand.

These days—with almost 9,000,000 people in the city, a severe housing crisis, and a sector mix that is less dependent on polluting industries—there are good reasons to review how this green land bank can work, and how small portions could be used to solve wider challenges, though no-one publicly advocates abolition of the green belt.

Two key relationships were highlighted in our discussion. First, many of the outer parts of London have more important relationships with those other towns in neighbouring counties for which people 'leave London' each day to do business, work, shop, recreate or visit friends (for example Watford, Chelmsford, Southend-on-Sea, Royal Tunbridge Wells, Reading and Maidstone, where many businesses in Bromley have key supplier and distributor relationships). Second, there are increasingly important working relationships with many other places in the UK through work, distribution, family ties and students. These parts of London do not simply serve central London, they serve a more complex web of flows and exchanges that are not much recognised. They need to always work beyond borders and boundaries.

New patterns and potential

Changes in demand patterns accelerated by the pandemic, the growth of digital platforms for hybrid work, online consumption and remote services mean that there has been an abrupt loss of office, retail and associated activity in many parts of our city.

More people working from home, more of the time, has potentially given London's towns and suburbs a new source of income and vitality. The old five-two, week-weekend sequence of our city is being replaced by new combinations of four-three, three-four and two-five, enabled by hybrid working. Inner and Outer London are both now increasingly hybrid locations with richer combinations and greater interdependence. The old daytime and night-time population patterns are in a new flux.

Organising for opportunity

Our group of leaders identified much scope in this revised context. The first big opportunity for all towns is to increase vitality through intentional reinvention. This will mean accepting the changes to shopping and working patterns and deciding to shape a transition rather than be victims of a shock, creating a leadership group to take charge of the town centre or high street and avoid the 'death by 1,000 cuts'.

Places that succeed seem to offer a compelling mix of cultural assets, independent traders, co-working and maker venues, fresh amenities, great connections and

TIME FOR TOWNS?

In the latest part of the New London Agenda essay series, *Professor Greg Clark* looks at the challenges and opportunities faced by London's towns



Areas can seize opportunities by attracting specialist functions, such as Stratford’s knowledge and creative economy play with Here East



Brent Cross Town — a new kind of town centre

unique experiences. This means tapping new opportunities for health, leisure, hospitality, culture, entertainment, co-working and enterprise, while helping to consolidate service provision that many residents need, but whose future viability is now uncertain.

This reinvention process needs to be underpinned by three key ingredients:

- A new, long-term place-making and public realm agenda that fosters design appeal, safety, curiosity, density and diversity of activity
- Enhanced connectivity and logistics/distribution services to reduce both car dependence and the amount of space allocated to parking to secure climate and public health outcomes
- The effective introduction of new amenities and activities that stimulate fresh demand while serving established communities within a more diverse population base than before.

These elements shape the potential to increase housing supply and grow population base, decouple people from car use and stimulate a new cycle of development that increases jobs, amenities, well-designed density and income.

The second option is to create a fresh generation of new towns within London’s outer boroughs. Focused on major shopping locations, changes in retail patterns can be a driver to redevelop whole towns into larger centres using commercial property development to underpin mixed-income housing developments, coupled with new amenities, enabled by infrastructure.

This is especially true in locations which are already interchanges between different transport modes, which have potential for faster development. In our discussion, Brent Cross, Morden, Croydon, Acton, Barking, Walthamstow, Tottenham Hale, Wood Green, Thamesmead and Uxbridge were each discussed as potential locations for this more intensive repurposing, with larger retail facilities being completely re-oriented to create town centres that don’t depend on visiting shoppers driving cars.

The third opportunity is attracting new specialist functions that can change the future potential of place. Whether that is a major office (like Lewisham with AMEX), a university (such as Hendon with Middlesex or Uxbridge with Brunel), a knowledge and creative economy play (such as Stratford with Here East) or a renewed or new sports/leisure facility (such as Tottenham or Wembley), these towns have the chance to use a new anchor to shift their trajectory towards being larger and more amenity-rich places which can serve a larger population.

Making it work

Getting all this right won’t just happen because it may be a good idea, but will require some specific capabilities, and it needs to resolve real tensions. Our NLA gathering was sharp on the issues that must be addressed.

Starting with people, the key issue here is that almost all these opportunities require or assume population growth that can drive reinvestment appetite, which in turn means additional housing and better connectivity. The well-understood risk is that existing residents may have limited appetite for changes if they can’t trust that their quality of life will improve with additional

neighbours. This would lead to push-back and rejections at planning committees.

At the heart of this are valid concerns about the nature of economic and demographic change, how well people are skilled-up for the new jobs created, and whether they can afford the new amenities provided. The demographic mix in many of the outer London boroughs has been shifting from an orientation towards working families with school-age children towards a much more diverse range of ages, backgrounds, orientations and occupations. This process of change will be accelerated by the new opportunities. That brings transition risks.

Can we imagine inclusive gentrification? We need to invent new forms of redevelopment that genuinely serve mixed-income populations. The issue of jobs and skills change looms large, with age mix and the digital divide in the discussion. The foundational economy must co-exist with an innovation economy, so that retirees on low incomes can live well in areas that are rapidly regenerating. We need to demonstrate revitalised towns to show what they can achieve. The discussion suggested that Barking, Brent Cross, Edgware, Acton, Northolt, Thamesmead and Croydon could demonstrate the combination that others can then adopt.

On the subject of planet, everyone in our discussion observed that the net-zero journey in buildings is hard without a new cycle of investment, and is impossible without expanded public transport. The transition requires both the expansion of bus and rail services and better offers in delivery and distribution. The issue here is not about the desirability of low-carbon buildings and transport modes, but more about how quickly we can get them. The transition in buildings needs a bold cycle of private investment which requires investor confidence in the vision and potential of each town.

Thirdly, on place, a key risk is that among our 100 London towns we end up with winners and losers. If we don’t want this to play out, we need to create a support framework for towns to aid the adjustment. In addition, we need to not only design better and more attractive places but also convene and coordinate them. This will require creating new public realm, attractive ground-floor mixes and much better streetscapes.

Boroughs outside the established Inner London regeneration areas have generally not acquired the same place leadership resources and capacity as those which have been shaping regenerative transformations for 30 years or more. With the new scope identified here, acquiring that ability quickly looks both necessary and challenging.

London’s future is not solely or primarily about what happens next in Central London. Our towns, suburbs and interchanges have the potential to accelerate London’s reinvention or retard it. We face a challenging sequencing problem: how to concentrate enough effort in a small number of places to demonstrate the benefits of this transition in a sufficiently timely way that it will trigger a whole wave of transformations across the metropolitan space. That’s no easy task, so let’s get going. ●

Visit [nla.london](#) for a companion piece by Greg Clark on re-sequencing the city: *Central London’s place leadership imperative*

REALLY SMART CITIES

Yolande Barnes looks at the impact artificial intelligence is having on academia, and how new technologies may come to influence the built environment



It is difficult to believe that the powerful, useful and freely available artificial intelligence (AI) that is ChatGPT has only been available for a few months. Its roll-out coincided with the first weeks of the university year in the autumn of 2022, and it is difficult to think of a new technology since the invention of printing press that has had such an impact on academic life, or so quickly. As you may imagine, AI's application as an essay-writing tool has exercised course tutors considerably. One colleague spent a very long time with library services trying to find a citation from a student's term paper only to find that the reference, though perfectly constructed and apparently authentic, had been completely invented by the robot. Such machine 'hallucinations', as they are called, may have been the only clue that the work she was reading was the product of a machine, not her student.

Very quickly, the academic community is pivoting to assessment methods that don't involve personal computers with access to AI apps. For some, the solution is a return to the analogue age: pens, paper, clock and closed exam rooms. For others, it is a move away from conventional essay-writing as a form of assessment. My MSc students' end-of-term assessment has been designed very specifically so that it can only be answered by a human being, not a robot.

One colleague, however, has gone in a completely different direction: he set an assessment question insisting that students use ChatGPT to answer it. By embracing the technology, he was able to check students' knowledge and skills by marking their ability to manipulate the algorithm,

then curate and augment the results. As with so many things in life, it appears that the quality and value of what you get out of AI is hugely dependent on what you put into it.

This experience illustrates for me the difference between digitisation, digitalisation and digital transformation. I have found the distinction between these different stages of the tech revolution very useful in trying to anticipate how new technologies might transform the built environment, our cities and real estate itself.

For some of us, we see new technologies as those tutors do, panicking about ChatGPT. If digital technology is only seen as a way of digitising a previously analogue process, in this case exams, then AI becomes highly disruptive and potentially even damaging. This is the digitisation mindset, the one that still thinks in terms of new technologies serving processes and procedures previously conceived in an analogue age. Artificial intelligence presents a threat to the 'digitise mindset' because it breaks the old rules.

Digitalisation arises from digitisation when it starts to change the nature of the digitised thing. The 'digitalisation' mindset is more progressive and acknowledges that technology has changed the nature of the game. In the case of assessing students, it has enabled us to set a wider variety of different tasks than just exams, enabling students to be tested in ways other than just regurgitating learnt facts in a certain amount of time. It has helped level the playing field for neurodivergent students and those who find exam rooms physically or mentally challenging. Digital technology has helped to uncover cheating, collusion and plagiarism. There have been benefits and new possibilities, as well as challenges.

In the same way that technology has changed the way we teach, learn and assess in education, digitalisation begins to change the nature of other things too, such as the way we buy and sell homes and the way we lease and rent space, for example. In so doing, it has changed the nature of the market. I no longer rely on intermediaries to show me details of, say, every three-bedroom flat in a particular London neighbourhood where I might want to buy or rent—a number of search engines will show me everything that's on the market in a few seconds. I may even now be able to view them in huge detail using 3D scanned images. This ability to instantly gauge supply levels and competitive pricing gives buyers an edge that was never available in the analogue age. It changes the nature of a housing transaction itself. This type of PropTech, the digitalisation rather than mere digitisation of all aspects of the built environment industry, extends way beyond just transactions. It has changed the way we design, construct, manage and maintain buildings, improving efficiency and productivity and enabling things to be done in new and different ways.

The application of similar technologies in virtually every other area of human activity has also changed the nature of demand for buildings and what we are asking our cities to do. Unfortunately, this element of digital disruption seems to have taken most of the real estate industry by surprise. Despite carrying out research on the real estate impacts of e-tailing as early as the 1990s, for example, investors were ill-equipped to deal with the fallout. We saw e-tailing's potential to significantly change demand for retail experiences, with implications for the use of buildings, but the bankruptcy of

high-profile retail brands nevertheless left investors reeling. Many hold obsolete stores in numerous locations, despite considering them core assets only months earlier.

The 'digitisation mindset' adopted by so many in the real estate industry created significant blind spots. It meant the industry was quick to take advantage of the positive, but it ignored the potentially negative. It enjoyed the new demand for logistics warehousing that went with e-tailing but was very slow to acknowledge the profound and potentially damaging consequences for shopping centres and high-street retail that went with it. Changing work practices and the nature of workplace demand due to new technologies were also in evidence well before the pandemic, but investors were still piling into the conventional office sector until very recently. We seem ill-equipped to foresee or acknowledge potential disruption, let alone think of ways to counteract it until it is too late.

It seems to me that adherence to past practices and an unwillingness to really embrace the full impacts of new technologies is behind this. The adoption of a 'digital transformation' mindset would involve a willingness to actively embrace not just new technology but also its implications, and to be ready to jettison old ways of doing things, repurposing the nature of our cities, economies and institutions to do so. The built environment industry could perhaps learn something from my colleague who met the challenges of ChatGPT head-on. Let's see what it can do for us next and how it will change and continue to change our cities further. A return to the analogue age is not possible for universities—and it will not work for property either. ●

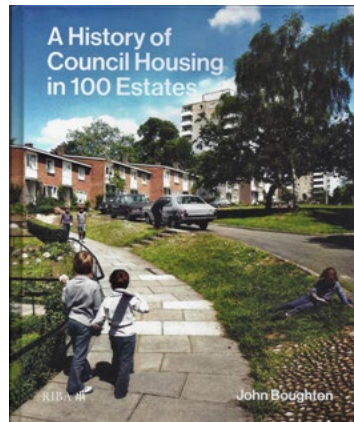
COUNCIL HOUSING, SOCIAL PURPOSE

Peter Murray looks at four books which delve into what good housing looks like, and what it can bring to cities like London



The GLA recently announced that London boroughs have reached the target of 20,000 council-built homes by 2024 a year early, with more council-built homes started in the capital in 2022 than any year since the 1970s.

This was encouraging news and rather appropriate, since it arrived as I started reading John Boughton's book *A History of Council Housing in 100 Estates*, a rich collection of public housing projects from Millbank Estate, completed by the LCC in 1902, through to the 2019 Stirling Prize-winning Goldsmith Street in Norwich by Mikhail Riches.

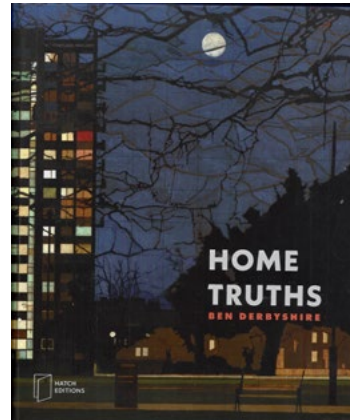


The book is packed with humdingers of housing schemes like the Old Oak Estate at Hammersmith, a fine example of Arts and Crafts architecture, with curving streetscapes, carefully designed intersections, and played butterfly corner housing, designed to open vistas and circulate air. Its controlled palette of red brick

and tile, set amid generous landscaping, survives to this day. One can only hope that the current developments at Old Oak will be of equivalent quality. Boughton includes the wonderful Nissen-Petren Houses in Yeovil, with the familiar barrel roof shape of the Nissen hut. Its designer thought it would solve the country's housing problem, but, like a lot of modern methods of construction, it was more expensive than a traditional brick-built house, and in the end only 24 were built in Yeovil and another 50 across the country.

As well as an interesting architectural survey, it also reinforces Boughton's case that in 2020/21 just 6,566 new social rent homes were completed in England, while at the same time 9,319 were lost to right-to-buy. With 1.2 million households on social housing waiting lists, there is a desperate need to build more social homes.

Ben Derbyshire, whose book *Home Truths* is a compendium of knowledge about housing and its delivery, cut his teeth as a young architect regenerating some of the estates that Boughton celebrates, and doing so in full collaboration with residents long before ballots became a thing.



Derbyshire went on to help build HTA into one of the most successful housing practices in the land, as well as becoming president of the RIBA. As president, he set up the institute's ethics and sustainable development commission, endorsed by RIBA council, which 'reasserted the institute's unequivocal commitment to placing public interest, social purpose, ethics, and sustainable development at the heart of its activities'. Although *Home Truths* ranges far and wide—with sections on post-war corruption, the diminishing influence of architects, and the impact of Grenfell, as well as sections on suburbs, semi-detached houses, long life, loose fit, standardised components and beauty—social purpose is the golden thread that ties the book together.

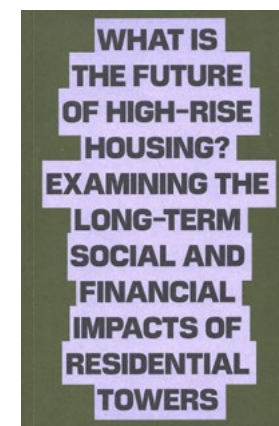
There's a helpful guide for practice, with sections on the metrics of sustainable design, working with developers and how to talk to clients. A must-read for anyone with an interest in housing design delivery.

Social purpose is not just a thread that runs through Flora Samuel's *Housing for Hope and Wellbeing*—it is its very essence. Although critical of our current problems with housing delivery, this is ultimately an optimistic book.



Shedkm's Strongbow Road social housing scheme in Greenwich

Samuel has a go at the politicians, asserting: 'The creation of a housing system for health and happiness can never be achieved under the prevailing discourse of neoliberalism.' This means both that there's not much hope with the present lot in power and, worse, we're rubbish at social cohesion. A dismal 11 per cent of the UK population will borrow things and exchange favours with neighbours—a number that sadly is steadily decreasing.



But Samuel is hopeful that with the 'right political breeze behind us, a new generation of ecologically minded young people working their way through the system and some community-based policies, we could just get there.' Listen up, Keir!

But what is the right sort of housing? *What is the Future of High Rise Housing? Examining the Long-Term Social and Financial Impacts of Residential Towers* is a long title, but it does what it says on the tin. While accepting that high-rise housing plays a prominent role in meeting housing demand, the authors highlight issues around the cost of managing and maintaining such homes. Post-Grenfell cladding problems have brought the perils of unknown and unprovided future

costs into sharp relief. Worryingly, there are no obligations on developers to ensure that buildings are specified and constructed to be easy to maintain and repair. The book proposes a raft of eminently sensible recommendations for actions by the government, local authorities and developers.

'Our buildings are not only assets but also liabilities'

Our buildings are not only assets but also liabilities—the quality of what we build and how we maintain those buildings is paramount to the long-term health and well-being of people and the planet. These books provide an essential guide to that heritage, what we can do to improve it, and reinforce that housing for everyone should be social, not just for those on the bottom rung. ●

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A History of Council Housing in 100 Estates, John Boughton, RIBA Publishing 2023

Home Truths, Ben Derbyshire, Hatch Editions 2023

Housing for Hope and Wellbeing, Flora Samuel, Routledge 2023

What is the Future of High Rise Housing? Examining the Long-Term Social and Financial Impacts of Residential Towers, June Barnes, Andrew Beharrell, Dickon Robinson, Kath Scanlon, self-published 2023

BRIEFING NOTES

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





NLA's Federico Ortiz and NLA staff at the London Centre

SUSTAINABILITY

Focusing on the future: The London Centre

Helen Parton reports on the supplier sustainability story behind the London Centre, NLA's new home



Specification for the London Centre, the new home of NLA, was concerned with providing a flexible space as well as satisfying sustainable credentials. Future Designs, a UK-based designer and manufacturer of bespoke lighting, worked with NLA to provide a reused lighting system as part of the company's carbon careful™ initiative. This involved repurposing its Stern light fixtures previously supplied by the company over a decade ago and adapting them from fluorescent to LED luminaires. They now provide general lighting across the space, via a Bluetooth-controlled, tuneable, white dimmable system, to allow the ambience to be altered according to the type of event being held. Future Designs also supplied its latest Naro track system and associated spot heads to illuminate the Central London, City of London and the Royal Docks models. The complete system has reduced the carbon used by the lighting by around 53 per cent, and the reuse of the Stern carcasses saves the use of around 0.5 tonnes of steel, also showing huge carbon savings.

Swiss furniture firm Vitra supplied a mix of classic designs and newer products from its circle store. Part of the manufacturer's commitment to sustainability, the store puts used items from, for example, sample collections, exhibitions and trade fairs back on to the market.

For the flooring, linoleum from Tarkett was chosen. The company's contribution towards climate change includes carbon-negative production and a recycling end-of-life scenario. The supplied linoleum is a PVC-free resilient flooring option, and Tarkett also took back 1.8 tonnes of loop-pile, nylon 6, bitumen-backed carpet tiles from the centre for recycling, which should save around 2.6 tonnes of CO2-eq by recycling the yarn with Aquafil. Tarkett took back 232kg of lino off-cuts and roll-ends for recycling, which should save 0.5 tonnes CO2-eq. The total CO2-eq savings are in line with Tarkett's 'climate benefits from recycling report'. The new flooring is also cradle-to-cradle certified, carbon negative (A1-A3 cradle to gate), and fully closed-loop recyclable.

A selection of KI furniture has also been used. The Zig table has been specified in a range of styles, including a poseur-height circular table, a rectangular poseur-height table, and standard-height tables. The manufacturer's Meet4 rectangular flip-top nesting tables also feature. Continuing the need for flexibility, KI's Grafton high four-leg stools have been paired with the poseur-height tables, while Grafton four-leg chairs on glides and the Maestro HD stacking chair provide comfortable seating for the standard-height tables.

Yorkshire-based Knightsbridge Furniture supplied its Tron chairs and circular coffee tables for breakout areas within the open plan space. Knightsbridge's GoGo mid-back armless chairs and trilobe coffee tables were also supplied, as well as the Slide three-seater upholstered benches. All three designs were specified in solid oak with charcoal upholstery, resulting in a seamless look and feel with a variety of seating options.

The end result is a thoroughly multifunctional space featuring manufacturers which have thoughtfully aligned their sustainable aims with those of NLA.



Cityscape — the famous models taking centre stage in the main London Centre space



The exhibition walls, including a selection of the KI furniture such as the 'poseur' circular tables and Grafton stools

SOUNDING BOARD

Sound advice

Sadie Morgan introduces the findings of the latest Sounding Board meeting—on positivity, long-termism and change across boundaries

It should be no surprise when you have such a diverse, stellar group of people around the table that a lively and passionate discussion will ensue. What I did find surprising was the level of agreement on the emerging themes highlighted by the NLA membership—plan for the long term, think beyond boundaries, embrace diversity, focus on health of people and planet, invest in innovation and prioritise partnership. Not always agreement on the semantics, I should add, but definitely on the direction of travel—‘legacy’, for example, as opposed to ‘long-term’ was an early challenge.

With brilliant provocations from Dame Alison Nimmo and Tony Travers, the group responded with equally robust reflections. A continual challenge from the group was to see things through the lens of people, place and the lived experience.

Chairing a group of such passionate and thoughtful Londoners is one thing, summarising quite another. Here goes.

We need immediate action, built on a socially based infrastructure that harnesses the community spirit of Londoners and is of sufficient quality to leave a positive legacy—as long as it’s still a bit messy.

No pressure then.



On a positive note — Sounding Board chair Sadie Morgan

NLA’s Sounding Board delivered a broadly upbeat verdict on London’s future, with the majority saying they were optimistic that the capital will flourish under a new UK political framework. But at the same time members offering a ‘sober’ or pessimistic view pointed to problems in housing, the economy, sustainability and perceptions of high levels of crime as evidence of London’s dented reputation on the world stage.

The votes came during a ‘temperature test’ ‘topic of the day’ session at the beginning of the second New London Agenda meeting chaired by Sadie Morgan, at which the board was asked to assess what recent devolution deals mean for London.

LCA’s Robert Gordon Clark was in the negative camp, largely due to a combination of Credit Suisse, delays to High Speed Two, the budget leading to a largely cool response from the investment market at MIPIM and the city’s image on safety having been damaged by the ‘disastrous’ report on the Metropolitan Police. But that mood was tempered by people like U+I’s Martyn Evans who said he was positive, not least about the way U+I is investing in building, that there are cranes all over the city, and his view that London may not be used as a political football over the next few years, with the prospect of a shared agenda between Keir Starmer and Sadiq Khan. ‘That is going to be transformational,’ he said.

Fletcher Priest’s Dipa Joshi also opted for positivity, ‘because crises are great for creativity, and it definitely feels like the city needs to reinvent itself’. The GLA’s Louise Duggan pointed to ‘shoots of positivity’ through things like the Growth Fund, with 40 projects delivered with, and in, communities, despite the pandemic. ‘And they are excellent,’ she said, also citing the work done by the architecture and urbanism panel. Arup’s Jo Negrini said she was ‘forever positive’, and that there was a new opportunity for people to come together. But LSE’s Tony Travers offered his view as a ‘natural pessimist’, seeing an economy which leaves governments and oppositions little room to manoeuvre and the UK becoming less attractive as a place to invest. ‘I just think the economy needs attention. Politically good, economy less so.’

‘Crises are great for creativity, and it definitely feels like the city needs to reinvent itself’

Dipa Joshi, Fletcher Priest

Binki Taylor of the Brixton Project said that although certain communities were finding London a difficult place to live in health and poverty terms, there is nevertheless a sense of transformation. NLA senior advisor Greg Clark, however, said he was ‘sober’ in his view that cities succeed and fail in long cycles, not short ones, that the rest of the world is still ‘curious’ about London, and that its success model has always contained the space for opposition, dissent and alternatives. ‘And I think with those seeds come change.’

TfL’s Graeme Craig suggested that there was a flight to quality and a critical mass of people ‘who get it, who aren’t waiting for government to come to the rescue, and who recognise that we just need to sort it out ourselves... Ultimately, for me, the bottom line is there’s nowhere else I’d rather be.’

Argent’s Robert Evans, moreover, suggested that out of adversity and economic hardship some of the best projects often emerge. ‘That’s when people come together and make things happen,’ he said.

The final score, Morgan summed up, was at least affirmative: three negatives, six ‘sobers’ and 11 positives.

This quick-fire assessment was followed by two presentations geared towards extracting more thoughts as NLA progresses with the New London Agenda—first on the notion of planning for the long-term, presented by Dame Alison Nimmo, and second on thinking beyond boundaries by Tony Travers.

Nimmo’s first provocation was in part founded on what ‘long-term’ means. The Great Estates, and the way that they have adapted and changed over time, are to do with long-term ownership and ‘stewardship’, she began, adding something and passing it on to the next generation. But it is also about future-proofing and adapting in an era where the pace of change is rapid, and particularly to do with infrastructure ‘allowing the arteries of the city to function better’. London had got it wrong in the past, including periods of declining population and the abolition of the GLC, largely due to a lack of strategic leadership and ambition. But the city rallies around, ‘I think not just in times of crisis, but when we’re given a big problem to solve like the Olympics, it’s extraordinary how people come together and do great things.’

One of the key points, though, is what the former governor of the Bank of England Mark Kearney called the ‘tragedy of the horizon’ and lack of incentives for the current generation of leaders to fix somebody else’s problem. London needs to think not just of being resilient but of turning big problems into opportunities—social, as well as economic.

Comments on this provocation ranged from Martyn Evans’s view that there needed to be a much greater understanding that quality of place creates long-term value to Avison Young’s Kat Hanna’s on social value. ‘No-one knows what the hell they’re doing,’ she said, ‘but they know they need to do something.’ However, the evidence of housing, said Robert Evans, suggests that people have often done the opposite to Evans’s model—invested in poor quality to make the highest returns—and perhaps the planning system encourages a short-termist approach.

There is no definition of what long-term is, said Network Rail’s Anthony Dewar, even though in the world of the civil engineer, it would be 120 years. We have significant changes to adopt before 2050, which is only 27 years away, so perhaps the reason we can’t say what is long-term is that it requires a co-ordinated, agreed plan.

We need to force the conversation, felt Publica’s Lucy Musgrave, in terms of the environment, perhaps as the Welsh government has sought to do through the use of its Commission for Future generations ‘speaking truth to power’. Often, though, long-term just means slow, quipped Cath Shaw—it’s better to think about the future and your legacy, and lessening your impact. ‘Planning for the long-term just sounds so turgid. I think we should reframe this as being a bit more “future-positive” and a bit less “planning”.’

Tony Travers proposed thinking beyond boundaries—be that borough, professional or even ‘invisible’

boundaries. If you think boundaries don’t matter, Travers began, go to Finsbury Park where three boroughs meet and where, consequently, management is an issue. There are good structural and electoral reasons why boroughs put certain things on the boundary, and others in the middle of their areas. But all professions are accused of being ‘conspiracies against the public good’, Travers suggested, and rarely think of things outside their own professions. That leads to professional defensiveness, where each discipline deliberately makes their language inaccessible to everybody else. The planning system is also a conspiracy against the public understanding, with long URLs stuck on lampposts for you to input into your computer before failing to open the huge file that results.

‘When we’re given a big problem to solve like the Olympics, it’s extraordinary how people come together and do great things’

Dame Alison Nimmo

Architects and developers do try, in fairness, but because developers have to convince local people and councillors to get permission, they have to make themselves more accessible than other parts of the system. Government operates in siloes, each department with its own assigned budgets, and the lack of voice that people have makes all of these things more problematic. The invisible barriers include universities (actually quite an alien place to go, Travers said), to cultural institutions, and even extremely expensive shops make people feel insignificant. There are also barriers faced by young men on the street, too, he added.

Discussion can help to reduce and smooth problems of this sort, while teams composed of people from different disciplines and backgrounds, working together around the table will be definitely helpful too, as will ‘finding ways of allowing people in carefully protected subsets of society to meet with each other in a reasonably friendly environment to discuss things of mutual interest’. The Sounding Board is a start, even if it is self-selected to a certain degree, and 8.8 million people never get any such opportunity. How to allow more people access to think about the barriers and then to gain expertise that allows barriers to be more permeable, Travers added, ‘is probably where we should be going’.

Negrini said the climate offered an opportunity to galvanise different voices around a common enemy, with a different kind of infrastructure that is socially conscious, replacing the ‘big kit’ type, and moving away from individual boundaries to a focus on 2030. ‘I’m so over plans and strategies and governments and steering groups and advisory boards, all of these kinds of things’, said Negrini, ‘because actually what changes places is action.’

For Graeme Craig, if we can’t have certainty, flexibility is the next best thing, since we can’t predict the future but at least should ensure that we don’t have to tear something down that can’t be adapted over time. ‘The other point is a crushing desire to avoid sterility,’ he said. ‘Messiness is good; flux and change are what makes London, London... And even if you never reach the right outcome, at least you’ve got a sense of what good looks like.’



Shop talk — Michael Gove’s crunch inquiry decision over Marks & Spencer on Oxford Street has been put back to July

RETROFIT

Rebuild or retrofit?

NLA held a debate on ‘rebuilding or retrofitting’, and asked speakers to present their cases for and against...



Fred Pilbrow
Senior founding partner, Pilbrow & Partners

The case for the replacing the existing collection of buildings at Marble Arch is clear.

The three unlisted and poorly connected buildings have long been excluded from the conservation areas that surround the site—an objective measure of their limited quality. Each has its own dense, irregular structural grid and low ceilings. Floors misalign and nine perimeter cores create a dark interior, both confusing for customers and inefficient for M&S. Outside, a dark undercroft on Orchard Street, a tunnel on Portman Mews and a service-dominated rear on Granville Place create a public realm of abject quality.

Neither our own refurbishment proposals, nor those tabled by SAVE at the public inquiry, come close to addressing these severe shortcomings. A high-quality replacement building, which reuses elements of the fabric of the previous structures, delivers exceptional embodied and operational carbon performance, placing it in the top 1 per cent of new offices. We secure M&S’s continued presence on Oxford Street and deliver employment space for 4,000 in a location of the highest accessibility. We transform the quality of the current public realm, restoring historic permeability and creating rich landscaping and vibrant public spaces.

Westminster and the GLA, which both prioritise sustainability, have endorsed our proposals. We have also had support from our neighbour, Selfridges, which regards the scheme as being critically important to Oxford Street’s future.



Mark Tillett
Director, Heyne Tillett Steel

Rebuild or retrofit? It’s not either/or, it’s about judgement and where we draw the line of demolition. Currently in the absence of prescriptive regulation, we

must self-govern.

The climate emergency poses the greatest challenge and opportunity of a generation, and in the built environment we have a far greater impact on the environment than almost any other profession. Clients want to make the right decisions, and it’s up to us to equip them with all the information they need to make those decisions.

The design process no longer begins with a blank sheet—our starting point is the existing building. We need to focus on minimising embodied carbon before whole-life carbon. Save the carbon for where we have to spend it. We need the right team with a curious mindset, experience and the passion to reuse, wear stuff out, fix it and make a great tapestry. If that doesn’t work, then we look at reconstruction.

Twentieth century framed construction—like that of M&S—is inherently flexible. We can re-core, remove troublesome columns, heal the scars of earlier poor work and strengthen the structure to support as much increased massing as planning rules allow.

Since 2018, when the M&S scheme was originally commissioned, our knowledge on the climate, carbon and construction have evolved significantly. We value and design buildings differently now, and this is the moment to review all demolition proposals with increased scrutiny.

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.

TALL BUILDINGS

Going tall... and green

NLA’s Tall Buildings Expert Panel discussed innovative and sustainable approaches for delivering tall buildings in London, Ender Ozkan of RWDI reports



It has been great to see a collective movement in the built environment community towards sustainable design and operation of our building stock in London. While low-rise dense schemes can be more sustainable than taller buildings, opportunities to create dense low-rise schemes in Central London can be limited, meaning that there will continue to be demand for high-quality sustainably designed tall buildings.

This position set the stage for the second meeting of the Expert Panel on Tall Buildings to discuss innovative and sustainable approaches to delivering tall buildings in London. These topics are very close to the hearts of all panel members and created very lively discussion and debate.

Members reviewed a short presentation about emerging technologies in tall building design, categorised into planning and early optimisation tools, embodied carbon reduction methods and tools to limit the operational carbon of tall buildings. While the planning and early design stages are critically important for setting ambitious sustainable design approaches, members agreed that this needed to be supported by robust planning requirements. The new London Plan places significant onus on local boroughs to drive the industry towards a more sustainable delivery approach, but many London local authorities may not be adequately funded and resourced to lead the way in the sustainable design of tall buildings. There needs to be a clear support mechanism in place for boroughs to set innovative ambitious goals for their boroughs, possibly supplemented by London-wide or national guidelines.

With respect to embodied carbon, members agreed that tall buildings need to be designed more rigorously than other building types, with adaptability, long lifetimes and the capability to easily re-use building components at the end of life being common requirements. Performance-based design methods also have a big role in minimising

embodied carbon, whereby the structural and mechanical components of a building are designed to meet sustainable performance objectives, instead of using conservative codified approaches.

On operational carbon minimisation, several technology firms are developing high-density sensor networks that allow the buildings to adapt to real-time data on user needs and external climate factors. While some recently designed office buildings incorporate some of these high-end technologies, there is a need to improve the industry uptake of such innovative operational carbon-reduction technologies, ideally from the outset of the design process for all types of tall buildings.

‘Having a consistent approach in all London boroughs would help create economies of scale needed for faster delivery of sustainable buildings’

Finally, members discussed the need to standardise the technical methodologies used to assess the sustainability of tall buildings, without limiting innovation or being overly prescriptive on how sustainability targets should be met. The panel reviewed a number of guidelines and sustainability quantification methods published by various bodies, and while the drive to create such publications is fantastic for the industry, having a consistent approach in all London boroughs would help create economies of scale needed for faster delivery of sustainable buildings. The Tall Buildings Expert Panel will liaise with the Net Zero Expert Panel to discuss how NLA can influence the industry in creating innovative and consistent approaches for the design of sustainable buildings across London and the UK.



Tall storeys — New Bermondsey phase one in Lewisham by Studio Egret West

INDUSTRIAL & LOGISTICS

Co-location—is it still stacking up?

Christopher Schiele, associate director, Turley looks at a key area for London—mixing industrial with residential



One year on from the publication of Turley’s first co-location report, the question remains as to whether this innovative mixed-use development model—combining industrial with residential uses—stacks up when it comes to addressing London’s housing and industrial land needs.

Building on the data gathered on strategic co-location schemes in the development pipeline since 2019, and referable to the GLA, we recently published our second report on a model which is still in its infancy, but subject to intense debate across the built environment industry, also featuring in the NLA report *Industrial & Logistics: Can London Deliver?*.

Since publishing our first report on co-location, we registered many discussion topics, opportunities and ongoing concerns associated with the model including, but not limited to, the compatibility between employment and residential uses, uncertainties in relation to delivery on the ground and the way the schemes operate in practice, and whether we really include or re-provide the ‘right’ industrial and logistics uses capable of addressing identified local needs.

What the headline figures of our research continue to show is that co-location schemes have the potential to become a significant contributor to London’s housing targets by delivering over 30,000 new homes across the capital. This is even more impressive when considering that we are talking about the introduction of residential uses on both designated and non-designated industrial sites.

At the same time, these schemes also provide about 372,000 sqm of new employment floorspace—about 100,000 sqm more than the existing provision on those sites—with more than two-thirds of schemes (c.71 per cent) increasing industrial floorspace on-site. This is evidence that the London Plan’s industrial (and co-location) policies—with their tough stance towards the re-provision of existing floorspace—are having the desired effect, at least in numerical terms.

However, we need to critically ask whether the much-needed and essential employment elements in co-location schemes truly cater to modern industrial and logistics occupiers’ requirement for fit-for-purpose, flexible spaces allowing for the fast flow of goods or accommodating our manufacturing needs. Although excelling in achieving a net intensification of floorspace, there is a consistent trend towards a reduction in more traditional industrial uses (ie B2, B8 and sui generis-type employment uses) across sites brought forward for co-location.

Making up almost 76 per cent of the land uses prior to planning, this reduces to only 46 per cent across all schemes in the pipeline — predominantly being replaced by light industrial workspace (ie use class E(g) (iii), former B1(c)).



While seemingly more compatible in a changing context with the introduction of residential elements, it is apparent that the market is divided on whether the loss of those traditional uses is an unintended coproduct of co-location and an issue that both the public and private sectors should focus on. If the evidence of schemes once built-out (and we positively register that 57 per cent of the developments we reviewed show signs of implementation) demonstrates that those light industrial workspace uses are attractive to the market and in demand across all locations, we may conclude that this apparent shift is indeed a success story, but until then the industry rightfully questions the perceived loss of heavier and/or 24/7-employment uses. This is particularly

Mixing it — the Morden Wharf development proposal in Greenwich integrates industrial and logistics with residential, workspaces, retail and community spaces

Joe Howard/Bar Productions; ink drop/stock.adobe.com; Pirellafakes

important where we are also confronted with often limited land availability to replace those ‘traditional’ uses and when considering that many local authorities (and private developers) continue to identify a significant need for such uses in their most recent evidence-based documents or needs assessments.

Encouragingly, we are registering an increased level of such up-to-date evidence as well as a trend towards the adoption of more—and clearer—policy guidance by local planning authorities, with an increasing number having adopted (or intending to adopt) dedicated co-location policies, or more detailed policy guidance concerning the release and intensification of industrial land. However, the

continued success of co-location as a concept still requires a lot of hard work from architects, developers, planners and other professionals in our sector, and their efforts to produce new and innovative design solutions to ensure that these two seemingly incompatible uses can co-exist in harmony.

Our report concludes that the year ahead could prove to be a testing one for co-location as a concept. The proposed changes to the fire regulations, for instance, are likely to have significant implications for building heights and layouts, and ultimately a scheme’s viability. The more that co-location is seen to work in practice, the more that confidence in the concept will grow—as will our understanding of what makes for a truly successful co-location scheme. ●

NEW WORLDS

We take a look at the multi-layered, immersive, music and entertainment district, The Outernet

Client: **Outernet Global**
Planning Consultant: **Iceni Projects**
Architect: **Orms**
Engineer: **Engenuiti**
Night Czar: **Amy Lamé**





Gold standard — history and modernity meet at the Outernet, building on its rich musical heritage



THE CLIENT'S ACCOUNT
Richard Metcalfe
Group COO, Outernet Global

A lot is made of the newness and innovation of Outernet, but I think that what Consolidated Developments and Outernet London have delivered here is the logical outcome of both the history and the future potential of this unique site. Consolidated has had a relationship with Soho for decades, so to create Outernet in this area was key for us. We were fortunate to have found within our team a group of people with the vision to recognise the inherent qualities of this place and realise its potential with a new district built around music and nightlife. We wanted to marry the modern with the historic, and I think we have achieved that.

We always wanted the history and the musical heritage of the site to be at the heart of the project. That meant reclaiming Denmark Street for music, first by ensuring all the shops remained music stores, then bringing in a high quality, 2,000-capacity venue, Here. We introduced a group of smaller, grassroots venues, and a pro-bono recording studio that complements the existing activity of the street, so that there was a whole creative ecosystem that can support the UK music industry.

We knew that the area had high footfall and some existing advertising, and saw an opportunity to build on that and improve it in tandem with creating the music side of things. We wanted to do more than just have static screens, so

Outernet was conceived as an immersive experience: we've brought in technology that works with the sheer scale of the screens to create an environment where brands and creatives can do things that hadn't been possible before.

We have multiple spaces around our flagship The Now Building that offer huge creative flexibility. The Now Building can open up hydraulically on two sides to create more of a connection to the street, and there are smaller pop-up spaces and the arcade with more wraparound screens leading to Denmark Street. No one has seen anything like this before and we do really believe that Outernet is pioneering.

Outernet is a district of contrasts, but ones which I think complement each other. The Now Building has great scale and impact in the way it looks and what it can do, but then if you look at Denmark Place, the alley that runs through our site, we were very keen to make sure that we kept the appearance of individual buildings. Outernet feels like the historical streets of London, with a new building bringing a twist to the story.

Delivering a new nightlife district was complicated, but we had a huge amount of support from Amy Lamé, Paul Broadhurst and the 24-hour London team at the mayor's office. Venues historically have been closing in the West End, so to bring several back was very important for the night-time economy. We were very confident that if we created a venue in central London for music fans and artists, people would come and people would enjoy seeing shows there. Our visitor numbers are already very encouraging, and I think that the possibilities are endless in the future.



The Outernet capitalises on — and hopes to improve — footfall in the area with new and improved public realm



A (geeky) planner's dream — the vast St Giles Circus site under construction, covering 40 separate addresses



In spirit — one of the scheme's intimate bar areas



THE PLANNING CONSULTANT'S ACCOUNT

Anna Snow

Director, Icen Projects

I was first introduced to St Giles Circus as a potential development site in 2008.

The sheer extent of the site—encompassing a parcel of land stretching from the south of Denmark Street up to Andrew Borde Street and from St Giles High Street to Charing Cross Road—was in itself exciting, bearing in mind the central London location. But when added to the vision of the client for a new music-led destination, capitalising on the music heritage of Tin Pan Alley it was a (geeky) planner's dream.

For the purposes of the planning application, the red line encompassed 40 separate addresses, eight of which were Grade II-listed. The proposals involved the demolition of a number of locally listed buildings, so a conservation area consent was required, as was an advertisement consent application to deliver digital screens within what is now known as Outernet.

Back in 2008, Outernet was still an unformed idea, but as our work with Orms progressed and pre-application discussions with officers at Camden Council gained momentum, the concept of the historic interest-led regeneration of this ailing area of Zone 1 took shape. It took four years of intensive pre-application discussions, designing, redesigning, consultation with Historic England, and more pre-application discussions around the Tin Pan Alley uses before a suite of 10 separate but concurrent applications was formally submitted in December 2012. As part of this process, the Music Venues Trust and the GLA's night czar were heavily involved in promoting the proposals, bringing a much broader perspective on the positives of development than would have otherwise been achieved.

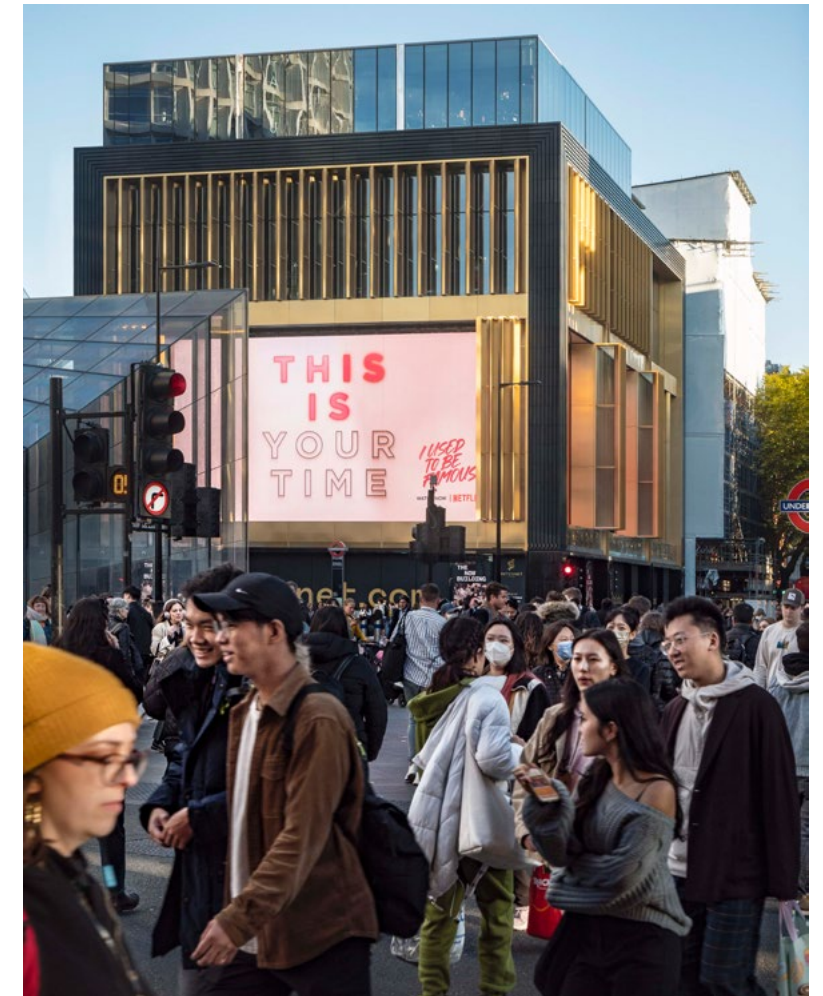
To add to the interest, I was at the time on maternity leave with my second child, but due to the complexities of the project I managed the preparation and submission of the applications with babe literally in arms. Special mention to the architect who changed said baby's nappy during an intense meeting with the client, pre-submission.

What followed was a long and intensive period of negotiation with Camden. The concept of Outernet was new and difficult to quantify, and there was a certain—understandable—reticence from Camden to commit to an openable building housing moving digital screens. The Tin Pan Alley uses continued to be a point of discussion throughout the application process, with the relevant use classes order not being nuanced enough to recognise the specialist uses that associated existing retail, office and bar uses were delivering.

This was resolved through the agreement of the Denmark Street retail area plan, designed to retain as many existing music uses within the street, post-development, as possible and to ensure music uses continued to dominate the street into the future. As a team, we worked extremely hard to convince officers and committee members of the applicability of 'third shelf retail' to what was already an evolving high street, and we were granted consent for all 10 applications (subject to S106) at planning committee. It took another 13 months of tough negotiations with Camden's legal team before the S106 was agreed and the consents were issued.

As with any scheme of this size there have been a number of amendments to the original consent. The most notable was the strapping, bracing and lifting of the Grade II smithy building (now home to the Lower Third) to facilitate the excavation of the 2,000-capacity music venue below. Achieving planning and listed building consent for that was no mean feat.

I have worked on the redevelopment of St Giles Circus for 15 years of my 22-year planning career. I pinch myself every time I come up those escalators from Tottenham Court Road to make sure I didn't dream it, that we really did achieve planning consent for what is truly a magical addition to this part of Central London.



Billboards on the city — the scheme's openable digital screens



THE ARCHITECT'S ACCOUNT

Andrew McEwan

Associate director, Orms

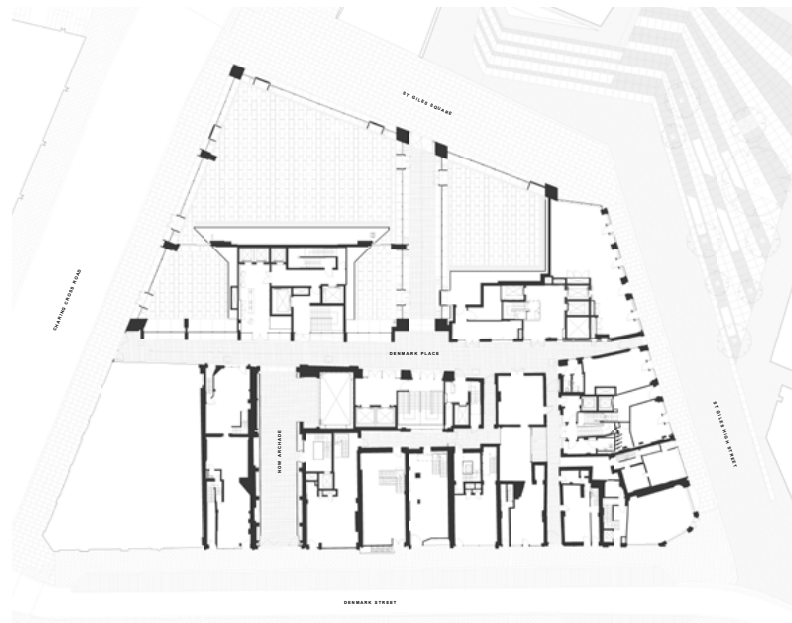
Hanging on the facade of Number 9 Denmark Street is a blue plaque. While these are commonplace on historic streets across

London, this particular plaque doesn't proclaim the passing of an individual but of a cultural movement: 1992—the year the music died. Tin Pan Alley's heyday had slipped into memory, with music shops and recording studios becoming bookmakers and print shops. Our brief was to reverse that stark decline, and to restore Denmark Street, once crowded with the hoi polloi of music publishers, songwriters, artists, and journalists, as the home of British Music.

The result is The Outernet: an ambitious project where London's musical heritage meets the future of live performance. This new musical ecosystem is a reimagined piece of city that provides space for the arts, leisure, retail and hospitality in the heart of London's historic nightlife quarter.

Orms's role as architect was to act as custodian for the city and ensure that we negotiate a complex variety of scales and characters across a dense, urban site. This is a development that showcases the unique character of London's music scene in a historic location touched by some of the great musicians and songwriters of the past 100 years. New buildings sit alongside old, big meets small, the popular rubs shoulders with the alternative, and all are welcome.

The project was approached as a series of deep assignments, with opportunities to innovate and embed R&D into all facets of the buildings and public realm. This is typified by The Urban Gallery, a new type of digitally enabled space in a four-storey-tall hall lined with the largest LED screen deployment in the world, by pixel density. This immersive, 8k screen surface covers the walls and ceiling and is paired with surround sound and screen interactivity.



A complex picture — the ground floor plan

The Urban Gallery sits behind a kinetic facade that has been created using a system of 18 four-storey louvres. These can be retracted to transform the space from a closed box to open on two sides in just 15 minutes, creating an unrivalled moment of spectacle.

The buildings are a highly crafted black and gold ode to the West End's cinematic and theatrical roots, recalling the sense of newness embodied by 1920s and 30s cinemas such as the nearby Odeon Leicester Square designed by Harry Weedon, which in their era were architectural emblems of a new media experience. This futuristic experience is delivered on a site where 69 per cent of the original buildings have been retained and enhanced.

The Urban Gallery is a space for branded events, advertising and participation, with revenues cross-subsidising music activity across the Outernet site. Cultural programming runs alongside commercial content, and during music performances the digital screens are used to enhance the experience of concertgoers and reveal the activity taking place in the 2,000-capacity performance space, Here at Outernet, beneath the feet of passers-by.

This demanded an ultrapractical approach to intensify and go beyond the practical to deliver a space that blends craft and technology, captures the imagination and creates a new commercial model for our client. At the same time, the design focuses on the pedestrian-scale urban grain that has evolved and been proven resilient over centuries, making a place that feels characteristically part of Soho and St Giles.

With such a large and complex project, we split the site into four zones—one and two to the north of Denmark Street and three and four to the south. The masterplan and planning application, covering all four zones, was led by Ian Chalk while he was at Orms. When he then founded Ian Chalk Architects he continued to develop and deliver the designs for zones three and four with contractor Cord.

This was one of a series of in-depth collaborations, bringing designers, thinkers, builders, craftspeople and technical experts together to deliver such an aspirational and diverse project. Alongside our client Consolidated Developments and project manager Gardiner and Theobald we built long-term partnerships with Brilliant Stages, which designed the kinetic LED screens alongside manufacturer Aoto, as well as specialists Frener & Reifer and Szerelmey which crafted the facades. These were all underpinned by the work of principal contractor Skanska which delivered the shell and core of zones one and two.

The Outernet is a demonstration that London's future is enriched by being connected to its past, and that both can co-exist to create a viable and inclusive city. In the past Denmark Street was the hangout of the Rolling Stones, David Bowie, Elton John, Sex Pistols, the Libertines and Adele. We are hopeful that the coming generations of memories and legends will once again be forged on Denmark Street.



The Heaven's Gate installation by Marco Brambilla utilised 23,000 square feet of floor-to-ceiling, 360-degree, 16K screens across four storeys



Turning the corner — new public realm to the east, to the rear of Centrepont





THE ENGINEER'S ACCOUNT

Clive Fussell

Director, Engenuiti

A lot could be written about the challenges of the superstructure, operable screens and revitalisation of Denmark Street, but from

an engineer's perspective the main challenges of the St Giles project are hidden below ground.

I first met Laurence Kirschell in a Soho basement office in about 2004. At that time LUL was developing plans to upgrade Tottenham Court Road station in preparation for Crossrail which would run under the site. Development in the area was stalled, because the station was at capacity.

As part of the upgrade, the inclined shaft for new escalators to the Northern Line would pass under Kirschell's properties on Charing Cross Road. The predicted ground movements would mean that the buildings immediately above the escalator would probably need to be demolished. Any new development built afterwards would rely on the escalator for support, so LUL would require the property rights so that it could maintain the infrastructure. Kirschell faced having his Charing Cross Road buildings demolished and the freehold compulsory purchased.

But this option presented a problem—the phased construction of the new ticket hall would partially close Charing Cross Road, allowing buses to only pass in one direction, causing congestion elsewhere. There were also concerns about constructing the inclined shafts on a congested site. So with Kirschell we developed an alternative proposal: demolish the buildings on Charing Cross Road that would be damaged by tunnelling, use a safer method of top-down construction for the new escalator, and use the slab that propped the escalator excavation to allow buses to avoid the works and re-join Charing Cross Road. As part of the piling package, LUL would install seven piles for Kirschell, up to 68m deep and only 1m clear of the Northern Line tunnels, thus maintaining his freehold development rights. The seven piles were installed in 2010, the same year that I became a founding director of Engenuiti.

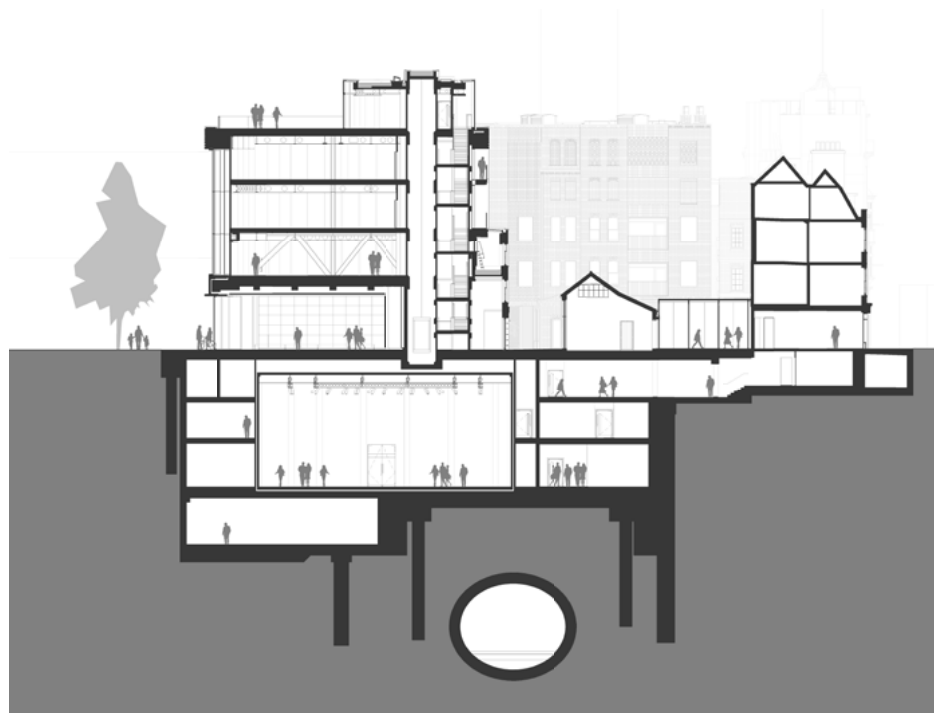
Orms won the competition for an oversite development, centred around a large basement music venue and a flexible 'urban gallery' at ground-floor level. The brief required the basement to accommodate at least 2,000 people, but the site is severely constrained by infrastructure and retained historic buildings.

Crossrail provided the biggest constraint, limiting the basement depth to 6m above the tunnel crown, leaving little room for the 9m clear-height venue that the client desired. The basement would have large, clear spans with relatively lightweight four- to six-storey buildings above, resulting in a net removal of overburden from the tunnel that would cause heave.

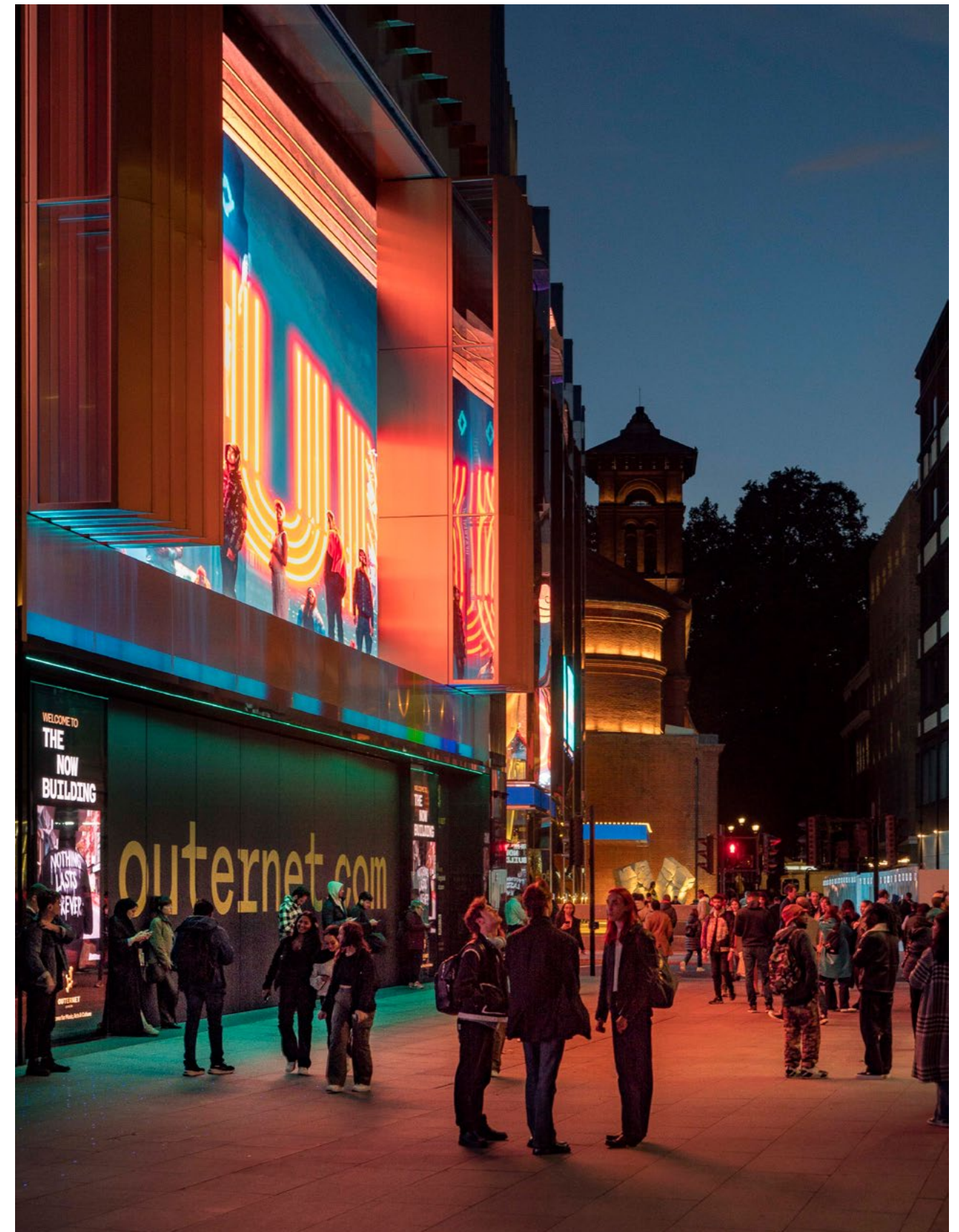
To achieve the client's aspiration for a large, column-free basement venue, we developed a 'top-down' construction method with heave-retention piles to 'staple' the ground down, limiting predicted movement of the escalator box to 3mm and differential movement of the Crossrail tunnel to less than 10mm, despite removing 11m of overburden from the tunnel. Skanska's appointment as main contractor enabled the scheme to be fully worked up with detailed construction logistics and programming linked to 3D modelling of the build sequence.

The predicted global movements were acceptable to LUL and Crossrail. However, the retention of a Grade II-listed 18th-century blacksmith's building which sat across the Crossrail tunnel resulted in local movements that were beyond the constraints. If that building could be removed, then less differential movement would result. However, demolishing it would be a major planning and programme risk. Our solution was to crane the entire 115-tonne building out of the way temporarily, install heave-retention piles, and return it to its original position while the new basement venue was constructed beneath it.

One of the many successes of the project is that when in the basement venue you're not aware of the Crossrail and Northern Line trains passing nearby, thanks to approximately 200 acoustic isolation bearings that turn the venue into a 'box in box'. Something to think about the next time you're in Here...



The challenges below ground — piling went 68m deep, only 1m clear of the Northern Line tunnels



Up in lights — a bright new addition to London's night-time economy



Playing a new tune — Denmark Street's musical heritage, retained and enhanced



Sound investment — the Lower Third grass-roots music venue

**THE NIGHT CZAR'S ACCOUNT****Amy Lamé**

London night czar

London is home to some of the world's most creative and vibrant nightlife and it is fantastic to add the Outernet to our list of globally outstanding destinations.

It has brought a new dimension to Soho, super-charged London's ever-evolving night-time cultural offer, protected the great musical heritage of Denmark Street and is breathing fresh life into a corner of London that I love.

Outernet is the result of many years of working together, with the involvement of City Hall's culture team dating back to 2009 when essential Crossrail development brought a lot of changes to the Tottenham Court Road area. As a result, the night-time offer declined, and it became clear that help was needed to ensure that the redevelopment of the area protected the music businesses, history and heritage of Denmark Street.

We met Laurence Kirschell and Richard Metcalfe from Consolidated Developments many times. The plans they outlined were ambitious and they had a genuine commitment to nurture the heritage and character of the area and to work with the local music industry. We were introduced to John McRae from Orms and his team as they grappled so deftly with this innovative project and the ambition to create a new home for music, creativity, hospitality, retail and cutting-edge technology.

It was a tricky and testing time — the plans seemed outlandish to many who had known the street for years. We spent a lot of time working with Camden Council and the

Save Tin Pan Alley Campaign Group, the music industry and the much-loved guitar shops in the street. It's so easy for developments to stray from their original ambition, so we were there as critical friends to Kirschell and Metcalfe throughout, to champion and keep a spotlight on what had made Denmark Street so crucial to London's music industry.

Over the course of nearly a decade we helped the team at Consolidated to understand the importance of grassroots live music venues and the wider music industry ecosystem. We helped broker some key relationships in the music industry that informed their planning, and I'd like to think played a part in encouraging them to go that extra mile in doing everything possible to create a thriving hub of music and nightlife.

I must pay three more tributes. Firstly, to the section 106 agreement that Camden Council and Consolidated Developments put in place. It ensured that any businesses that left Denmark Street had to be replaced with suitable 'Tin Pan Alley' uses. Secondly, to the incredible decision to wrap up the historic 12-bar venue in a huge metal frame and move it to safety while two floors were excavated to create the gorgeous Lower Third venue. And lastly to the creation of Here, the first dedicated live music venue to be built in the West End for decades — which happens to sit right on top of the Elizabeth Line!

Consolidated Developments has set the benchmark for development that is positively pro-nightlife, bold and innovative and at the same time sensitive and deeply considered. Denmark Street and Soho form one of London's most important musical neighbourhoods. They have not just been protected but honoured as well. ●

EAGLE EYED

*Dan Burr, partner at Sheppard Robson, on the practice's new car park replacement—
a hotel and offices scheme opposite Farringdon's famous Eagle pub*



From car park to people place — Sheppard Robson's hotel and offices scheme opposite the famous Eagle Pub



Amin Taha's Gazzano House; and, most recently, the playful brick patterns of AHMM's The Ray.

Our long, skinny site (68–86 Farringdon Road) had been an NCP car park (and before that a tenement block), perhaps most easily located by the design community by

Bordering one of London's design districts, Farringdon Road is lined with an eclectic mix of buildings. Embellished warehouses — pioneering expressions of corporate pride — sit next to characterful additions: a moment of postmodernism by Piers Gough; the Corten Steel of

its position directly opposite the legendary Eagle pub. Standing there today is a 180-key hotel with retail at street level, for Whitbread, and an office building anchoring the southern corner.

The design was, in part at least, shaped by constraints: the railway that runs underneath meant that the most practical and sustainable approach was to retain the foundations and build a lightweight structure above that mitigated the noise and vibrations for the hotel rooms above. The height of the final design respects both the surrounding Victorian terraces and neighbouring Lubetkin-designed Finsbury Health Centre.





The office building element is denoted in cooler zinc



Window on the world — looking onto Farringdon Road



Bronzed — the hotel's 'concertinaed facade of lapped shingles'



The 180-key hotel and office in plan

We did initially investigate elevations that were closer in language to the London brick vernacular, but not only would the weight have tested the foundations but it also seemed like a missed opportunity for a different approach.

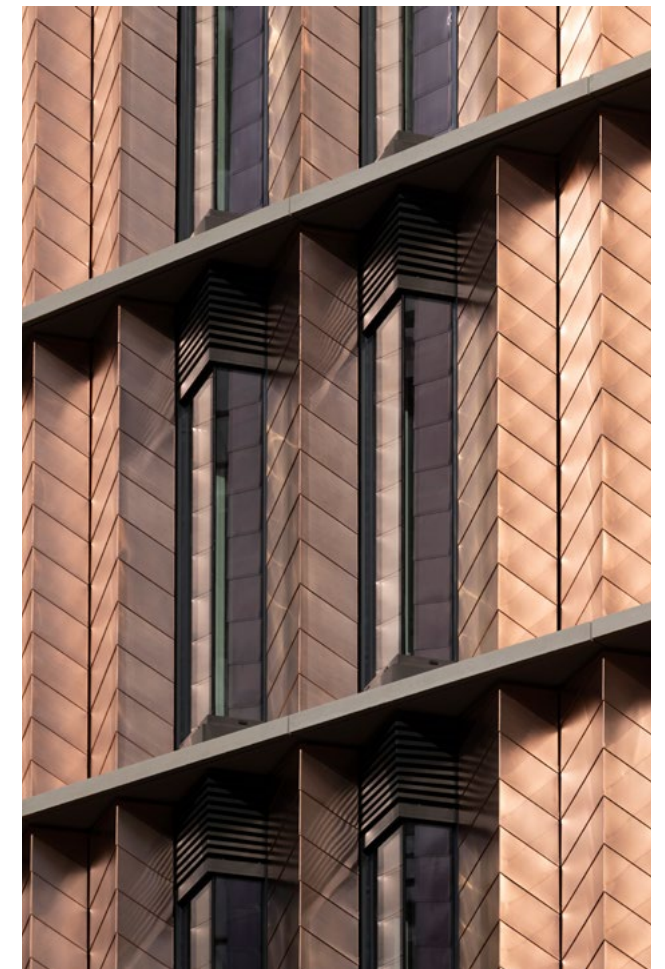
Out of the retained groundwork grew a light, steel-framed building characterised by a concertinaed facade of lapped shingles. For the hotel, we selected a bronze that would naturally soften over time and relate to the neighbouring red brick buildings. Denoting its own personality, the office building is articulated in a cooler zinc that acts as a counterpoint to the warmth of the bronze. The two distinct buildings, with a carefully choreographed series of connections and differences, come together to redefine the urban block.

The folded facades create depth and interest to the elevations, playing with the reflective quality of the material to create a shimmering surface that feels alive, particularly on a sunny day. We paced the rhythm of the Farringdon Road elevation by dividing the facade into four bays, with three recesses — reminiscent in scale of the previous tenement blocks — to break down the mass of the buildings.

This rhythm adds interest to the facade, especially when viewed from oblique angles along Farringdon Road, with the breaks in the building's stone base adding further articulation and helping give the linear site a pedestrian scale.

Of course, we made huge efforts to make the building 'fit', and be a good neighbour. Proportion, scale and rhythm all played their part, particularly on the western, more residential edge of the site. However, we also felt that respecting the context meant contributing to the area's adventurous spirit. We hope we have added more eclecticism into the mix. ●

Chris Dalton



Rhythm method — the folded facades create depth to the elevations

EVERYBODY NEEDS GOOD NABERS

Henry Pelly, principal sustainability consultant at Max Fordham, outlines the many benefits of the NABERS energy rating system



NABERS UK Design for Performance (DfP) is a process that enables developers and owners to achieve a rating for the energy efficiency of new office buildings. Anyone

planning on constructing a new office building, or undergoing a major refurbishment, should definitely consider implementing NABERS UK. Not only will it help you understand your building's performance compared to other similar buildings, but it will also provide a more accurate understanding of how much energy your office will really use in practice, making it a fantastic way to create and promote energy-efficient office buildings.

DfP is based on rigorous energy modelling and an independent design review of all aspects that affect energy use, making it much more accurate than an EPC as a guide to a building's likely energy performance. The process is based on the energy aspects of the National Australian Building Environmental Building Rating System (hence 'NABERS') which has been operating as Australia's sustainability rating system since 1999.

The UK version is managed and operated by the BRE, which also offers NABERS UK Energy for Offices. This certification, based on the measured performance of a base building and applied to any office currently in use, is the process for certifying a building's energy rating once fully occupied.

So, how can your building achieve the best possible score? There are three key things to focus on:

1. Minimise energy use and maximise on-site generation. Some of the highest impact strategies are simplifying the design as far as possible, making use of mixed-mode ventilation, and ensuring that the design has excellent fabric efficiency and sensible glazing ratios.
2. Carry out thorough energy performance modelling of the stage three design, identify the

areas that carry the highest energy-use risk and fine-tune the design to mitigate them.

3. Create a detailed plan for how the building will be commissioned, handed over and managed in use. Don't forget to include a tenant fit-out plan and detailed NABERS-specific employers' requirements to clearly tell the main contractor what they must do to mitigate key energy risks.

All the factors above were crucial in securing a 5.5-star rating for 11 Belgrave Road, our first NABERS UK project and the first to formally target a 5.5-star rating (the highest target rating achieved so far). There are now also two other projects with the same formal target, and I'm sure that we will soon see a project achieving the top rating of six stars.

Why go to all this effort? For starters, implementing DfP can increase the likelihood of achieving a net zero carbon development in operation. It's also a great way to attract high-quality tenants who have carbon reduction targets, help reduce capital costs by making sure that the MEP systems aren't oversized, and improve build quality and operational performance. There are also the marketing opportunities of excellent environmental credentials. As a bonus, the process includes an independent design review to highlight any risks and opportunities before construction starts.

Now, let's talk about cost. The price of implementing NABERS UK DfP can vary, but you should generally budget between £30,000 and £40,000 for modelling; production of a commissioning, training, and handover plan; and management of the DfP process. Around £10,000 to £12,000 will also be needed for an independent design review, and at least £30,000 for handover and aftercare support. So, in total you should budget for at least £70,000 to £85,000 for implementing NABERS UK DfP. While it may seem like a significant investment, the benefits of implementing NABERS UK are, we believe, well worth it. ●



Fordham's Eric Parry Architects-designed 11 Belgrave Road aims to be net zero carbon in construction and operation

AT THE COALFACE

Clare Goggin, partner at Jackson Coles

What is your proudest achievement and why?

On a personal level, my lovely daughters make me immensely proud. Teenagers have a great ability to cut through superficial ‘noise’, and we could all benefit from being more accountable to young people for the decisions we make. Professionally, being made a partner at Jackson Coles has been a career highlight and allowed me to help shape the direction and style of the business at what is a very exciting time in the property and construction sectors.

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

Most likely a healthcare professional. I was very interested in ophthalmology, but my physics grades just weren’t good enough!

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

Not one person or thing, but every project team I’ve worked with. I have so often sat around the table with a group of people discussing a project, and been wowed by individuals’ knowledge, intelligence and way of approaching challenges and tasks.

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

Listen and absorb! Do that, and you will gain new knowledge and skills with every project you work on—there is always something new to learn. Stay curious, and don’t be afraid to ask questions. Treat all those you encounter with equal respect and try to understand their drivers and what’s important to them. Finally, never be afraid to admit that you’ve made a mistake—we all make errors but it’s how you react that will differentiate you.

What would you say is the secret of the firm’s success over its 40+ year lifespan?

Two key elements—evolution and relationships. Without evolving, companies will wither, and it’s vital to continually look at what you’re offering, and how you deliver that service. I won’t deny that change is hard and always brings challenges, but Jackson Coles has been successful in adapting and trying to look ahead at what’s coming down the track, whether that be with the services we offer or the sectors we work in. With regard to relationships, it’s all about building then maintaining and nurturing them. We have a great mix of both long-standing and one-off clients, and part of the relationship-building is really understanding what they need from us—it should never be a ‘one size fits all’.

What are your perceptions of the London property market currently?

We are seeing that the London market is still thankfully buoyant, albeit with the impact of significant inflation-driven construction cost pressures on most projects and a very tight labour market. I am hearing about a ‘shallow’ recession in 2023 and think that’s a pretty good description—viability is more marginal, but projects are still proceeding, just more cautiously than we’ve seen in previous years.

Which are the strongest sectors, in terms of your firm’s activity?

We’ve always done very well as a business by working across an unusually diverse range of sectors. Over the years we’ve found that our team enjoys the variety and breadth of experience this gives them, and our clients in turn benefit from having a really well-rounded consultant working on their project. Traditionally, however, our two strongest sectors, in terms of income, have always been commercial office developments and private residential (prime and super-prime), and this continues to be the case.

And which are the emerging areas, would you say?

Life sciences is an exciting, emerging area for us, and one we hope will continue to grow. And of course, like everyone in the industry, we’re really focused on playing our part as we move towards net zero in construction. The groundswell of momentum for positive change is leading to rapid innovation, and quite rightly so. It’s vital that we stay ahead of this and ensure we continue to be a trusted advisor to our clients as new technology and best practice emerges.

What effect has COVID had on construction in London?

The construction industry dealt amazingly well with the pandemic and all the restrictions that it imposed and, after a short initial period of reviewing working practices, contractors and projects teams were back up and running very quickly. Output is now above pre-COVID levels, despite the tight labour market, so I see little in the way of lingering after-effects. Construction is a resilient industry!

What part does ESG play in your vision?

The need to create ‘positive impact’ informs everything we do and puts ESG at the heart of our activities. Externally, our goal is to leverage our expertise and passion to support and guide our clients and collaborators through their own ESG journeys. Our mission as a business is to have a genuinely positive impact on the built environment, while supporting our clients in achieving the best possible outcomes for them



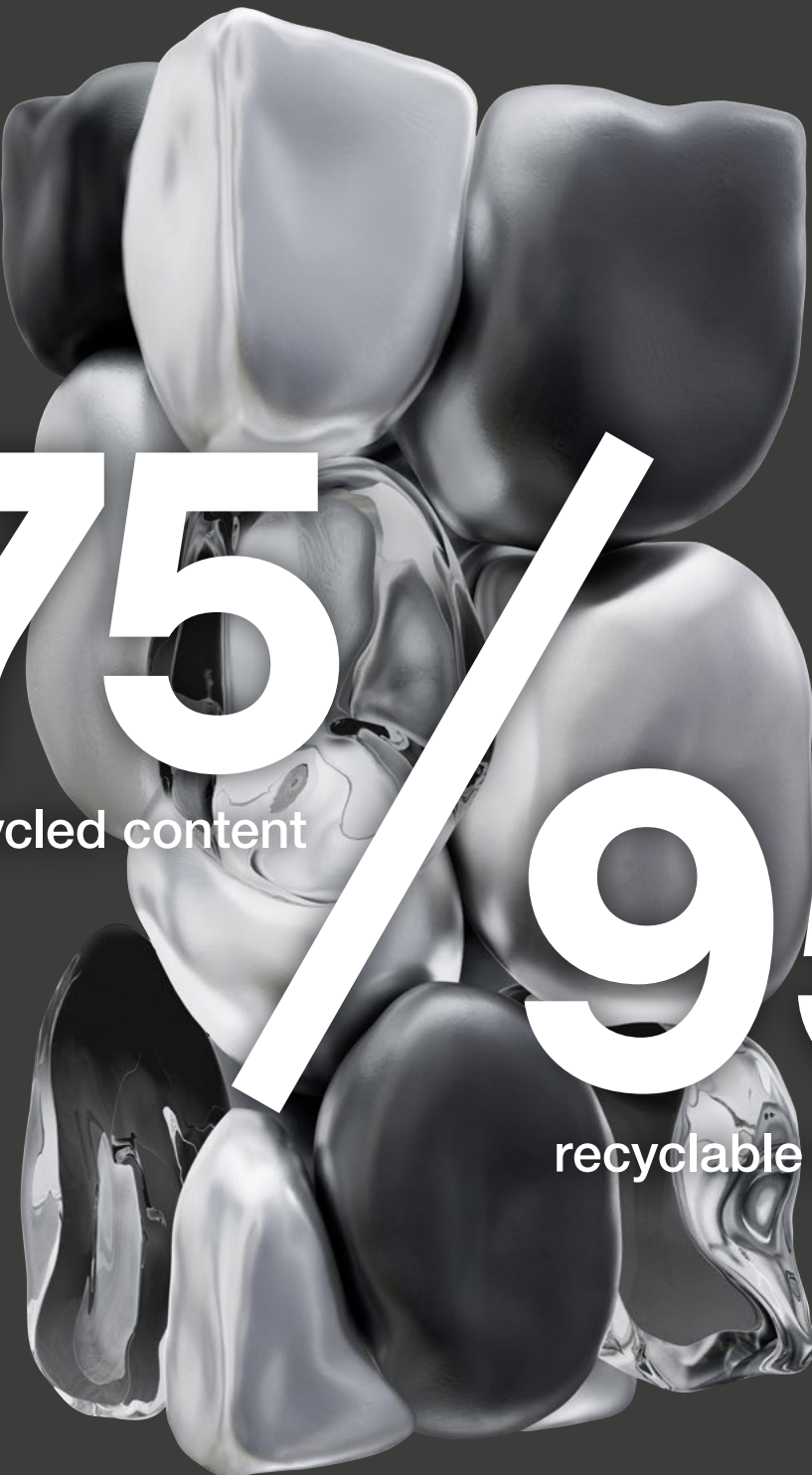
Clare Goggin: ‘I feel like we’ve emerged more confident than ever’

and their businesses. I’m really proud that Jackson Coles has recently become a certified carbon-neutral business and that our team is so engaged in working towards and beyond our targets.

How optimistic are you about the next five years, and why?

As with many of our peers, the unprecedented challenges of the past few years required all of us at Jackson Coles to dig

deep, to quickly adapt and change the way we work, and to focus more than ever on demonstrating the value we bring as construction consultants. It sounds like a cliché, but I feel like we’ve emerged more confident than ever about what’s possible when we all work together. We are very lucky to have amazing people in the Jackson Coles team—they are our strength, and because of them I feel incredibly optimistic about the next five years (and beyond). ●



75/
recycled content 95
recyclable content

OUR RESPONSIBILITY

As a global industry leader and part of the Hydro group, we take our responsibility and aim to cut our CO₂ emissions in half by 2025. We have the knowledge, the possibilities and resources to strive towards 100% circularity by using recycled and recyclable content* in our new products and working with our suppliers on new solutions for content which is not recycled nor recyclable today.



BUILD BEYOND TOMORROW

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 Hazel Webb on **020 7636 4044** or email **hazel.webb@nla.london**

EVOLVING LONDON

By *Patrick Scanlon*, director, Avison Young



The past three years have presented unprecedented challenges for London’s office market, from a pandemic and a war in Ukraine to spiralling inflation and a stagnant economy.

Despite this, London leasing activity regained momentum during 2022, with the final quarter of the year returning 2.7 million sq ft (251,000 sqm) of take-up, comfortably ahead of the five-year quarterly average. Levels have fallen back in the first quarter of this year, largely due to the effects of last year’s mini-budget and continued uncertainty in the global economy. However, on a 12-month rolling basis, London take-up remains above 9.2 m sq ft (855,000 sqm), which is encouraging given the headwinds it has faced.

Over previous cycles, we have seen that the London office market reacts to events in the wider economy on a three-to-six-month time lag, so it was no surprise that activity would be subdued in the first three months of 2023. However, one quarter does not make a trend, and the nature of leasing activity in the final half of 2022 indicated that businesses remain committed to London as a business location.

The transaction count is always a useful indicator of market strength, as it dampens the effect of single large transactions on a quarter’s total take-up. The final six months of 2022 recorded almost 280 leasing deals, levels unseen since before the onset of the pandemic. The first quarter of 2023 has also seen a strong transaction count, with levels equalling the 10-year average. Smaller occupiers tend to have a shorter decision-making timeframe and therefore often more accurately reflect sentiment. The fact that these occupiers were choosing to commit to new space on traditional leases rather than extend their leases is encouraging.

This is supported by our analysis which demonstrates that over the past two years around 70 per cent of tenants with lease expiries have engaged in an office move, with only 30 per cent deciding to renew.

It is also apparent that many of London’s office tenants are not wedded to a particular submarket and will consider options across the capital when it comes to their relocation. As London’s take-up profile becomes ever-more representative of businesses outside the traditional financial sector, historic submarket identities are becoming less relevant. More than half expiry-driven

relocations involved a move between submarkets. We have seen a growing trend of tenants widening their searches to secure high-quality space, which helps account for the increasing porosity of traditional geographical boundaries, but we have also observed a noticeable flight to value.

Flexibility is also important for these tenants, with 9 per cent of all expiry-driven relocations involving a move to flexible space, although these moves were more evenly spread through London.

London prime rents only fell briefly during the pandemic, returning to growth quickly as tenants competed for new, quality space. At the end of Q1 2023, the prime rent in Mayfair had reached £130 per sq ft, a record for the market and representing a growth rate of 11 per cent over the 12-month period. Other West End markets—including Soho, Fitzrovia and Marylebone—have also breached the £100 per sq ft mark, and continue to attract healthy demand, while similar levels have been achieved on trophy space in the City fringes.

‘The flight to quality is here to stay. However, it has been joined for now by the flight to value’

We have also seen tenants look east for quality space at a lower rental level. The City Core and Holborn — currently priced at £77.50 per sq ft and £75 per sq ft respectively for prime office space—have attracted just under one-third of all expiry-driven moves between submarkets in the last 24 months.

London’s office market is constantly evolving, and these evolutions represent opportunities. The flight to quality is here to stay, evidenced by the strength of prime rental growth. However, it has been joined for now by the flight to value, as occupiers are drawn to those markets where high-quality space can be acquired at a relative discount. ●

almacantar*

Developer

3 Quebec Mews, London W1H 7NX
almacantar.com

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

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 & Partners (One Southbank Place) / Kohn Pedersen Fox Associates (Two Southbank Place) | 572,327 sq ft | Commercial
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

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

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

‘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.

ONE KESKIDEE SQUARE



One Keskidee Square 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 June 2023.

AHMM | 195,000 sq ft | Mixed-use
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. Capella will complete in Q1 2024

Allies and Morrison
176 homes | Residential
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. Cadence will complete in summer 2023.

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

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. The homes will be complete in early 2024, with the office element opening in 2025.



Piercy&Company | 68,000 sq ft | Mixed-use | kingscross.co.uk/r8-handyside

BUILDING F1



Building F1 is the last piece of land to be developed on the edge of King’s Cross estate. The building will form the southern corner of the intersection between York Way and Goods Way and marks a significant gateway into the neighbourhood. The proposed mixed-use building creates a total of 37,400 sq ft NIA across six storeys, including commercial and retail space. Inspired by the industrial heritage of King’s Cross, the proposed building is composed of a glazed and pre-cast concrete facade. The building’s façade has been developed to reflect both the local heritage, the newer buildings and the surrounding area, while still forming a unique piece of architecture. Completion due in 2026.

Lee + Wilkinson Architecture | mixed-use | kingscross.co.uk



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.

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 across a variety of tenures, retail, sports and leisure facilities and around 50 acres of parks and playing fields. The regeneration will transform the area into an inclusive, accessible, net zero carbon town centre designed for the demands of modern working and living and where all can flourish.

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

PLOT 12—BRENT CROSS TOWN

Plot 12 will be the first building to complete at Brent Cross Town, offering 120 affordable homes as replacement homes for residents of the Whitefield Estate, as well as for new residents. The building consists of two blocks built around a new local park to the south, with the High Street to the north and three retail units on the ground floor. The homes have been designed by award-winning architects, Maccreanor Lavington and Whittam Cox. Once built, Plot 12 will be owned and managed by L&Q.



Maccreanor Lavington / Whittam Cox | 120 homes | Residential

PLOT 202—THE DELAMARRE, BRENT CROSS TOWN



The Delamarre, designed by Maccreanor Lavington architects, will offer 170 studio, one, two and three-bedroom apartments. A contemporary interpretation of Art Deco, the interiors of The Delamarre by Woods Bagot reflect the work of key North London figures such as Ernst Freud. The bay-fronted brick mansion building is inspired by the Edwardian mansion blocks of neighbouring Hampstead and Highgate, with full-height windows and balconies, wrap-around terraces for apartments on the upper floors and a residents’ podium garden at the centre of the building. Residents of The Delamarre and The Ashbee have access to amenity spaces of The Claremont Park Club.

Maccreanor Lavington | 170 homes | Residential

PLOT 203—THE ASHBEE, BRENT CROSS TOWN

The Ashbee, designed by award-winning architects Squire & Partners, offers 107 studio, one, two and three-bedroom apartments, including maisonettes, with balconies and terraces on the upper floors. The Ashbee is an elegant building with contemporary stepped brick facades. Its modern interiors by Woods Bagot draw on the design principles of the Arts & Crafts architecture of Hampstead Garden Suburb and Golders Green, associated with Ebenezer Howard and Harriet Bennett.



Squire & Partners | 107 homes | Residential

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

AUTHOR KING’S CROSS

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 | authorkingscross.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



35,000 sq ft | Commercial

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.

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 | 101oncleland.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 / 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 | Howells (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.’



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

WEMBLEY PARK GARDENS



Wembley Park Gardens is a landmark new development being built in the heart of Wembley Park, north-west London’s latest lifestyle hotspot by Barratt London and TTLP development. Designed by Tate Hindle, the scheme will bring a smart collection of 454 one and two-bedroom apartments to the market (including 40% affordable homes), private outdoor space and provision for a new workspace for TfL and retail units. The development sits adjacent to Wembley Park station, reaching central London in just 12 minutes.



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 cafés, 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, cafés, 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, cafés 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, cafés 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 commercial property is focused on London Campuses and Retail & London Urban Logistics assets throughout the UK. Valued at £13.0bn, with a share of £8.9bn (31 March 2023), making it one of Europe’s largest listed REITS. British Land creates Places People Prefer, delivering the best, most sustainable places for its customers and communities, with a strategy to leverage its best in class platform and proven expertise in development, repositioning and active management, investing behind two key themes: Campuses and Retail & London Urban Logistics. Further details can be found on the British Land website at www.britishland.com.

1 BROADGATE



1 Broadgate (544,000 sq ft) is on track to be both BREEAM Outstanding and NABERS 5* and will be the most energy efficient building British Land has ever delivered. The building comprises 47,000 sq ft of roof terraces and 48,000 sq ft of retail and leisure space. Right in the heart of one of London’s best-connected locations next to Liverpool Street station. The building will also prioritise

wellbeing, with embedded technology to enhance the user experience. The office space is fully pre-let or under option to JLL and Allen & Overy, four years ahead of practical completion.

AHMM | 544,000 sq ft NIA | Mixed-use

THE BOX, 5 KINGDOM STREET

This is British Land’s first London urban logistics development, an ultra-low carbon hub located at 5 Kingdom Street, Paddington Central. The scheme recently achieved planning consent with start on site expected in Q4 2023. The 121,000 sq ft facility will provide inbound access to HGVs with outbound deliveries via smaller electric vehicles and electric cargo bikes. With its excellent road and cycle connectivity, the former Crossrail works site will serve the whole of Westminster and will remove around 100 large vans from the Borough’s roads every day, reducing annual carbon emissions by up to 90%.



The Harris Partnership | 121,000 sq ft | Logistics

PETERHOUSE TECHNOLOGY PARK



The Peterhouse Western Expansion, adjacent to the Peterhouse Technology Park, has consent for 96,000 sq ft of innovation and lab enabled space and we expect to commence start on site in this year.

Scott Brownrigg | 95,000 sq ft Mixed-use

CANADA WATER MASTERPLAN

The Canada Water Masterplan is a 50:50 joint venture between British Land and AustralianSuper, working in partnership with Southwark Council to create a new town centre for London. The Masterplan is a 53-acre, mixed-use scheme that will deliver around two million sq. ft of workspace to accommodate approximately 20,000 jobs, around one million sq. ft of retail, leisure, entertainment, education and community space, and around 3,000 new homes, of which 35% will be affordable. With wellbeing embedded into the masterplan, and buildings to support low carbon living, the project will also create 12 acres of new open space, including a 3.5-acre park, a new Town Square, the first new high street in London for 100 years and 16 new streets.



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

NORTON FOLGATE



Norton Folgate will complete later this year, with 114,000 sq ft pre-let to law firm Reed Smith, which is one third of the total office space. Located next to Spitalfields, Norton Folgate is a mixed-use scheme made up of eight buildings and will include a mix of shops, bars and restaurants alongside offices. Through a combination of redevelopment and careful restoration of heritage warehouses, each building has been designed with the area’s history in mind, while delivering high-quality, sustainable workspace. Norton Folgate will be a net zero carbon development,

and the offices will be all electric, with smart technology built in to optimise energy use. The scheme has been designed with health and wellbeing in mind and will feature over 3,000 sq ft of green terraces and a courtyard with planting and outdoor seating.

AHMM / Stanton Williams / Morris+Company / DSDHA | 330,000 sq ft | Mixed-use | norton-folgate.co.uk

THE PRIESTLEY BUILDING

We are on site with an 83,000 sq ft development at The Priestley Building, a highly sustainable re-development of office and lab-enabled space at Surrey Research Park in Guildford. It will aim to achieve an EPC rating A as well as BREEAM Excellent, with efficient operation achieved through maximising photovoltaic solar roof panels, and retrofitting low carbon technology for the heating and cooling systems. Situated on a 7.8-acre site at the entrance to Surrey Research Park, neighbouring the University of Surrey’s Manor Park Campus and the School of Health Sciences.



AHMM / Stanton Williams / Morris+Company / DSDHA | 90,000 sq ft | Mixed-use thepriestleybuilding.com

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 opened 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. The generous bi-fold windows 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 | Hospitality

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 significant national landowner with an actively managed portfolio of high-quality assets across London. It has an active development pipeline in London and is exploring the curation of new districts to support the city’s renewal—helping the Capital continue to be locally relevant and globally distinctive. Its portfolio includes central London, where it holds almost the entire freehold to Regent Street and around 50 per cent of St James’s, alongside prime regional retail holdings across the UK.

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, c. 55,000 sq ft of flagship retail and restaurant accommodation, and half an acre of public realm, delivering a fantastic new destination for the West End.

St James’s Market Phase 2 is in the planning stages, which will deliver a further 195,000 sq ft of space to the area.

The Crown Estate / Oxford Properties with Hanover Cube as Development Manager | Make | 510,000 sq ft | Mixed-use

NEW ZEALAND HOUSE

New Zealand House was built as a symbol of New Zealand’s close relationship with the United Kingdom. The Grade II-listed building is currently being stripped out, ahead of its refurbishment and enhancement works, sensitively restoring the exterior and reconfiguring the internal spaces. Alongside improved office space and meeting the needs of the New Zealand Government and High Commission, significant sustainability improvements are being made to integrate up-to-date energy efficient solutions. These cutting-edge sustainability enhancements will reflect the building’s original status as a leading example of design innovation when it was constructed in 1963.



Lifschutz Davidson Sandilands | 140,000 sq ft | Mixed-use

10 SPRING GARDENS



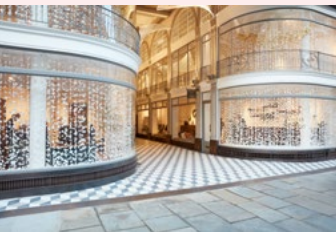
10 Spring Gardens was built in 1975 to house the British Council’s offices. Since the British Council vacated the building in 2021, The Crown Estate has stripped it out in readiness for full refurbishment works, due to commence in 2023. The scheduled works will deliver a fully refurbished new office space, while linking the intimate space between St James’s Park, The Mall and Trafalgar Square

to create a unique place in a prime location. The building is set to achieve a BREEAM ‘Excellent’ rating and is being assessed for a NABERS rating.

Orms | 79,000 sq ft | Mixed-use

QUADRANT ARCADE

The Grade II-listed Quadrant 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, low-reflective glazed curve and a bronze portal that frames a new opening, creating a seamless entrance. The building, which appeals to businesses from small start-ups to established brands, now links the area directly to Soho.



Barr Gazetas / IDL | 12,000 sq ft NIA | Retail

NO.6 BABMAES STREET



No.6 Babmaes Street was designed to offer customers of The Crown Estate a multi-functional hybrid of amenity, works and events space. Situated off bustling Jermyn Street in the heart of St James’s, the building boasts a combination of multifunctional spaces to provide the perfect setting for events and working. Flexibility across all floors cater to diverse events and dynamic working, while the bookable areas have multiple uses from all day workshops to drinks receptions and presentations.

Fathom | 3,759 sq ft | Mixed-use

11 WATERLOO PLACE

11 Waterloo Place forms part of the Grade II-listed Trafalgar House. The former bank has been sensitively converted into restaurant use with al fresco dining, offering an enviable position on a critical corner of St James’s close to Piccadilly Circus, St James’s Park and St James’s Market. A new flagship restaurant operator is set to open in 2024, further enriching the hospitality offer south of Piccadilly.



The Crown Estate / Oxford Properties | Morrow + Laine | 7,124 sq ft | Hospitality

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 5.5 million 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 Buro Happold, Dept Agency and Marshmallow.

The project has been awarded BREEAM Outstanding, achieved EPC A and WiredScore Platinum and is targeting LEED Platinum.

Morris+Company | 127,300 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 96% let or sold following office pre-lets to G-Research and Apollo Global Management, the pre-let of the theatre to Nimax, the letting of the flagship retail unit to Uniqlo 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 sensitivity restored and extended to provide 15,000 sq ft 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
fabrix.london/project-item/great-suffolk-streetse1**

RATHBONE STREET W1

The extensive refurbishment of an early twentieth century industrial-commercial building in the Charlotte West Conservation Area of Fitzrovia to provide contemporary, creative workspace across five floors. Generous floor-to-ceiling heights and double-aspect openable windows allow for natural ventilation, with air-conditioning removed and the installation of a highly-efficient LED lighting system. A future phase of works will bring the building up to EPC A through a hybrid VRF heating system, amongst other measures.



**Studio Fabrix | 9,500 sq ft | Commercial
fabrix.london/project-item/rathbone-street-w1**

EMPSON STREET, E3



This 6.1acre site, located just three miles from the City of London, is one of the capital’s last remaining Strategic Industrial Land development opportunities of scale. Sitting immediately south of Bromley-by-Bow tube station and adjacent to the core arterial A12 road, it also benefits from water-frontage onto the Limehouse Cut. Currently built to a very low density, with a mix of poor-quality warehouses and sheds, the redevelopment will deliver highly-sustainable, city-critical, final-mile industrial space, along with regreening and community space.

**Haworth Tompkins | 6.1 acres
Industrial & Logistics | fabrix.london/
project-item/bromley-by-bowe3**

GILLENDER STREET

The retention and refurbishment of a locally-Listed 170,000 sq ft part-Victorian and part 1930s modernist stacked warehouse, located in Bromley-by-Bow, to deliver a mix of flexible industrial and creative workspace. The building is arranged over four storeys, with floor-to-ceiling heights up to five metres, and benefits from a service yard, as well as a roof terrace with expansive views across Canary Wharf and The City. The site is bounded to the west by the A12 and the east by the River Lea.



JRA | 170,000 sq ft | Industrial | fabrix.london/project-item/gillender-streete3

THE BOTTLE FACTORY



The Bottle Factory is a former mineral water, lemonade and ginger beer bottling warehouse and ancillary building, built in the 1870s, located just off the rapidly-changing Old Kent Road. Formerly vacant and derelict, the building is being stripped back to restore it to its Victorian glory. Unsympathetic interventions are being removed and operational efficiency improvements made

to create a flexible and healthy environment for modern urban industry and creative businesses.

Whitepaper | 30,000 sq ft | Industrial & Commercial | thebottlefactory.london

‘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



FIVEFIELDS



In the heart of Victoria, Grosvenor has created a new flexible workspace called Fivefields, designed specifically for charities and social impact organisations in support of the Westminster Foundation’s mission to help vulnerable young people. Set across 30,000 sq ft, two thirds of the building has been earmarked for charities and the other

third will likely be occupied by funders, consultants and social enterprises. In reworking the Grade II listed building into a sustainable and high-quality shared workspace, the development is being refurbished with accessibility, inclusivity and sustainability front of mind.

Barr Gazetas | 30,000 sq ft | Commercial | fivefields.community

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 Howells. 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.

Howells | 256 homes | Residential
hubresidential.com/projects/wembley-link-phase2

WOOD LANE

Wood Lane will deliver exemplar affordable housing for women in need, together with a new office for charity Women’s Pioneer Housing, London’s largest specialist housing association for women. Designed by the Stirling prize-winning AHMM, the scheme also delivers co-living accommodation with shared amenities for Londoners, and a public garden, in the heart of White City.



AHMM | 269 homes | Residential
hubresidential.com/projects/wood-lane



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, BREEM 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) | Howells, 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

160 years after it was established, Peabody is one of the oldest not-for-profit housing associations in the UK. The Peabody Group is responsible for more than 104,000 homes, with around 220,000 residents across London and the Home Counties. We also have around 20,000 care and support customers. Our purpose is to help people flourish, and we are getting closer to residents by taking a local approach. We work with councils and communities to promote economic inclusion, tackle inequality and poverty, and prioritise wellbeing. We are committed to building much-needed affordable homes and aim to create great places that benefit our residents and the wider community. Our retrofit projects will make thousands of our homes more energy efficient.

FRIARY PARK



Friary Park is a joint venture partnership between Peabody and Mount Anvil that aims at improving the lives of residents. The regeneration will deliver around 1,228 new homes, of which 45% will be affordable. It will prioritise people over parking, with green open spaces, allotments, an exercise trail and play areas. The new homes will be spacious and well insulated, with economical heating, plenty of natural light and

private gardens, balconies or terraces.

Chapman Taylor | Mixed-use

PORTOBELLO SQUARE

The Portobello Square regeneration project on the Wornington Green estate in Kensington will deliver around 1,000 new homes with no loss of social housing. Replacing existing social housing that no longer met the needs of residents, the new development is being built in three phases. It will include shops and a community centre, as well as open green spaces. All the current residents will be offered homes in the new development at the same rent levels..

PRP / Conran and Partners | Mixed-use



HOLLOWAY PARK

Holloway Park is a three-phase development by Peabody and its construction partner London Square, on the former Holloway Prison site in Islington. Set in 10-acres, the scheme will deliver 985 high-quality new homes, including 415 at social rent. There will also be new commercial spaces, a Women’s Building, and a 1.4-acre public park.

AHMM (Concept & Guardian) / Veretec (Delivery) | Mixed-use



SOUTHMERE



Southmere, the civic heart of South Thamesmead, offers a mix of 1-to-4-bedroom homes; a new public square; state-of-the-art library with community facilities; commercial space for shops, services, food/drink and art gallery; and outstanding public realm — all in a lakeside setting. Part of a seven-phase masterplan for South Thamesmead, this first phase completed in 2022.

Construction of the second phase, offering a further 329 new homes (42% affordable) will begin in late 2023.

Proctor & Matthews (Phase 1) / Mecanoo
534 new homes (55% affordable) / 2,111 sqm of commercial space | Mixed-use | thamesmeadnow.org.uk

‘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’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 in Build to Rent in the UK and launched its own management platform, the award-winning Quintain Living, with 3,650 homes now under management and over 5,000 residents.

WEMBLEY PARK

Wembley Park is a leading 15-minute neighbourhood surrounding the National Stadium. Under Quintain’s stewardship for over 20 years, the site has benefitted from £2.7bn of investment and welcomes over 16 million visitors a year. The mixed-use masterplan currently includes the OVO Arena Wembley, London Designer Outlet, independent retailers, Troubadour Wembley Park Theatre and over 5,000 homes as well as Grade A office space and acres of attractive public realm. Once complete, Wembley Park will comprise 8,500 new homes including 6,000 for rent through best-in-class management team Quintain Living, making it the UK’s largest single site of Build to Rent.



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 & Partners.

Ryder Architecture / Squire & 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 SOUTHBANK

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



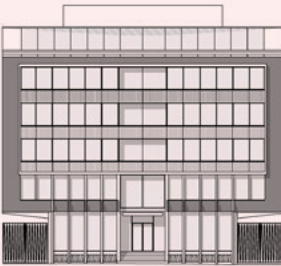
The scheme carefully blends into the local context through masonry façades which take their place amongst the robust structures avoiding the glassiness of many contemporary commercial buildings. A substantial seven-storey building offering 135,000 sq ft (NIA) of highly flexible office space combines 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 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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STRATFORD CALLING

By Leah Harrison Bailey, creative director of Thomas Matthews,
part of the Useful Simple Trust



I have worked in and around Stratford for over a decade and am always energised by its atmosphere. It is a true reflection of London: busy, diverse, gritty, and alive, and home to a beautiful park—grown on forgotten, industrial wasteland—at the centre of a shifting urban landscape.

In 2008, Thomas Matthews started work with the Olympic Delivery Authority on its ambitious stakeholder engagement process. We worked with consultancy Beyond Green to design and deliver a public roadshow which travelled out by bicycle to all four boroughs connecting to the Olympic site—making a strong statement about the ambitions of the 2012 Olympics to be the greenest ever. At the centre was an interactive planning game which allowed the public to try their hand at masterplanning the Legacy Olympic Park site. We connected with speakers of over 300 languages and dialects and eventually toured three times to update communities, showing them that their responses were being heard. This process set a precedent for LLDC community engagement for the next 20 years.

Once the London Olympics were over and the park had become Queen Elizabeth's, the focus shifted as the boundaries came down and all were invited in. Working with local children, artists and businesses we developed place-based works that ranged from directional signage to environmental interventions to encourage residents and visitors into the park and to Stratford, Leyton and Hackney beyond. What we saw then was a shifting place, where feelings about the opportunity presented by the park were facing the reality of the regeneration process.

With new communities beginning to inhabit the park and beyond, I've been interested to see how the old and new Stratford get along. I saw the challenge of change become real for the businesses housed in and around the 'original' well-used Stratford shopping centre with the arrival of the Westfield development. We worked with the BID to help raise the profile of original Stratford through public realm interventions and bright, colourful wayfinding, with colourful crossings visually leading

into the shoal-clad shopping centre, rather than around it. Our 50m mural inspired by Stratford's Victorian retail heritage gave the Broadway its own identity.

Most recently I have been in Stratford working on stakeholder engagement for an Urban Design Framework with LLDC, Newham, TfL, NR and partners for the station. What we have encountered here, in varying degrees, is 'change fatigue'. One of the challenges of regeneration on this scale is time—when it takes decades to deliver change, I can see how residents feel that they pay for the process of regeneration with the lived experience of perma-hoardings, site vehicles and roadworks. However, the long-term vision and ambition of the LLDC has undoubtedly brought international investment, infrastructure and thousands of new homes to the area.

The London Olympics is seen as a blueprint for positive Games legacy, and over the years I've watched the people of Stratford (and Leytonstone and Hackney) be a key part of building this. For all of us working in the built environment I think it's important to remember people. It may be that we will build the best places when we look around in the moment, when we listen to how people feel now as well as in an imagined future, and when we try to understand that developers work in decades and residents live day-to-day. In Stratford, as in London, change seems to be the only constant. Only time will tell if the plans set out by communities at our roadshow will build the future they imagined. ●



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