

# NLQ

NEW LONDON QUARTERLY  
ISSUE 56 | Q4 2023 | £10

nla



## BREAKING BOUNDARIES

Top of their game: WilkinsonEyre | Heyne Tillett Steel | Wembley Park | Lucy French | Minna Arve | Graham Stirk | Tower Hamlets Town Hall





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London is one of the great world cities when it comes to sport.

While the Lionesses were excelling in their football journey on the other side of the world, the UK capital was putting the finishing touches to an extraordinary summer when it hosted not just the Wimbledon Championships but two stirring men's cricket test matches, NFL, Major League Baseball, the Boat Race, Formula E, athletics and a whole host of top-tier football, hockey and rugby matches in packed-out, world-class stadia.

And it was at one of those world-class venues, Lord's, that NLQ interviewed three of the directors of WilkinsonEyre about their plans to design two more stands at the peerless architectural ensemble, but also to reflect on life after loss—one of their key players, Chris Wilkinson, two years ago.

Which isn't to say sport in the capital is what happens on the pitch alone, of course. The revitalisation of Wembley, 100 years on from the stadium's original manifestation, is testament to that. At Wembley Park, Quintain has created a place around the 'anchor' venue that functions as efficiently on match days as it does when sport or music come to town. Quintain boss James Saunders leads our walk about the BtR-rich estate this issue. Another team on the up is Heyne Tillett Steel, whose winning brand of engineering is profiled by Louise Rodgers.

We travel to Knightsbridge to see how Fletcher Priest has reimaged a very high-profile quarter of the city, juggling the needs of heritage, conservation, new build, retail, residential and tube lines with aplomb. And we move to Whitechapel to review team AHMM's transformation of an old hospital into the new home for Tower Hamlets Borough Council.

There is plenty more besides: Yolande Barnes asks if it's time for 'hypermixity', ushering in an intense form of mixed use. Tom Goodall, the new boss of Related Argent—no stranger itself to balancing uses across a large site at King's Cross, for example, answers our questions in Coffee Break. And we journey further afield to Finland to talk to Turku mayor Minna Arve about her bid to build on the city's Capital of Culture in 2011 with a new vision for health and wellbeing at its core.

In an age where serious issues such as housing and homelessness, the cost-of-living crisis and global warming fill our news outlets, sport offers a release and an unpredictable boost to the soul. But it also brings a viable economic boost and draw to investment, with developments which can help the regeneration push to bind communities together and offer a sense of urban cohesion. Game on.

Enjoy the issue!

David Taylor, Editor



## NLQ 56



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# THE QUARTER

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

## BUILDINGS

FaulknerBrowns’ **Lee Valley Ice Centre** opened in Waltham Forest. A twin-pad facility, it replaced and doubled the capacity of its precursor, and includes a gym, dance studios, community space and café, plus a £1.5 million landscape transformation within the wider Lee Valley Regional Park. Schrodgers won planning permission for the redevelopment of **55 Bishopsgate**—which includes a potential future home for NLA, including a ‘place lab’, exhibition and event spaces, and a 250-seat auditorium. A report into **HS2** found the line was officially ‘unachievable’, with problems in the first two phases from London to Birmingham and then Crewe ‘unresolvable’. Secretary of state Michael Gove rejected plans by Pilbrow and Partners to demolish and rebuild **M&S’s Oxford Street store**, citing heritage and environmental grounds, against the recommendations of Westminster planners and planning inspector. The Twentieth Century Society claimed it was a landmark decision for the future of UK construction and the built environment. M&S CEO Stuart Machin, moreover, branded it a ‘short-sighted act of self-sabotage by the secretary of state’. ‘Towns and cities up and down the country will feel the full effects of this chilling decision,’ he went on, ‘with decaying buildings and brownfield sites now destined to remain empty as developers retreat.’ Read Fred Pilbrow in *Five Minutes With...* on [nla.london/news](#). The City of London approved a £25 million plan to start the **Barbican Renewal Programme**, including transforming underused spaces in the centre for creative use and investing in existing venues and spaces, improving welcome and wayfinding. British Land unveiled plans to transform the **Euston Tower** into an ‘ultra-low carbon’ life sciences and innovation hub. The scheme is designed by Danish architecture practice 3XN, which worked with British Land on Broadgate’s **2FA**, supported by DSDHA, which re-designed much of Broadgate’s public realm, including Exchange Square. Get Living won approval for the final development plots at **East Village**, including delivery of 848 rental homes, over 500 student beds and improved public spaces at Victory Park & Belvedere. Related Argent won planning from Brent Council to develop a nine-storey office block at **Brent Cross Town**. **Paddington Central** unveiled a new large-scale public art installation by artist and designer Adam Nathaniel Furman. The 50-metre curving art wall made from metal sheets, entitled ‘Abundance’, celebrates inclusivity, promotes wellbeing and is a new permanent structure.

## COMPANIES AND REPORTS

**Gatwick Airport** submitted an application to the planning inspectorate for a second runway in a bid to double annual

passenger numbers to 75 million by the late 2030s. **Centre for London** published the *Homes fit for Londoners: London’s Homes Today* report, which sets out a bleak picture of 50 per cent more people sleeping rough in London compared to a decade ago, and more than 300,000 people on council waiting lists for social housing.

## PRIZES AND COMPETITIONS

The RIBA named OMA partner Ellen van Loon as chair of the **Stirling Prize jury**, who will be joined by last year’s winner, Niall McLaughlin, Foster + Partners’ Armstrong Yakubu, writer Mona Chalabi and Marek Suchoki of Autodesk. The **Royal Academy Architecture Prize 2023** has been awarded to Shane de Blacam. The jury was impressed by his commitment to creating communal spaces, remarkable craftsmanship and the pleasure he takes in joinery and detail. De Blacam formed the architectural practice de Blacam and Meagher with John Meagher in 1976.

## PEOPLE

The Royal Academy elected two new academicians: ‘polemical architectural designer and theoretician’ **Nigel Coates** and Ghanaian-British specialist conservation architect and urban designer **Elsie Owusu**. The RA is governed by up to 100 academicians—once they reach 75 years old they free up new openings. Celebrated architect **Sir David Adjaye** was accused of sexual misconduct after an investigation by the *FT* involved three former female employees. HOK added two senior leaders to its London studio, appointing **Alia Centofanti** as new director of design in its Interiors team and **Robyn Gilmour** as marketing principal. Ramboll hired **Kosh Kar** as director of regenerative cities. Kar is an Infrastructure Expert Panel Member for NLA and joins from the Greater London Authority where he led the infrastructure coordination development service, working on projects including Thames Tideway and Liverpool Street Crossrail. Hill+Knowlton Strategies hired **Jenna Goldberg** as director, energy and industrials (E+I), in London. Goldberg was previously managing director of insight at London Communications Agency. **Steve Halsey** was appointed Tower Hamlets new permanent chief executive. **Susan Hall** was announced as the Conservative Party’s mayoral candidate to face Labour’s Sadiq Khan and others next May. Avison Young appointed **Andy Ingram** as director of its London markets team. ●

For more news, interviews and features, sign up to our New London Weekly newsletter at [nla.london](#)



This sporting life — FaulknerBrowns’ new Lee Valley Ice Centre in its Waltham Forest marshlands setting...



...the scheme’s ice halls are wrapped in a dynamic copper-hued band



NLA’s future home? 55 Bishopsgate by AFK Studios wins planning



British Land’s plans for a new-look Euston Tower by 3XN



Paddington’s 50m curving art wall, ‘Abundance’ by Adam Nathaniel Furman



New faces. In at HOK — Alia Kentofanti and Robyn Gilmour. Ramboll’s Kosh Kar. Hill+Knowlton’s Jenna Goldberg



# TBC.LONDON SCORES FIRST IN RECYCLED STEEL

Fore Partnership project featured in NLA's *Circular London: Building a renewable city* report sets material re-use precedent

The TBC.London project on Tower Bridge Road, one of a number of key exemplars presented in NLA's *Circular London: Building a renewable city* report, has scored a notable coup in the use of steel recycled from a previous project.

Designed by Stiff + Trevillion with engineer Webb Yates for client FORE Partnership, the scheme reuses some 60 per cent of the existing building's structure, with a low 265kg CO<sub>2</sub>e/sqm GIA, below the LETI guidelines. 'We are saving 6,365 tonnes of embodied carbon, equivalent to 32 years of operational energy,' say the project backers.

The 1930s steel beams, salvaged from House of Fraser on Oxford Street, make up 10 per cent of the framing at TBC.London, and is the first time steel of this age has been reused in a UK construction project. The remaining 'new' steel contains more than 56 per cent of recycled content. And, say the project backers, 99 per cent of waste from construction has so far been recycled or reused, while the project floor tiles are either re-claimed or made from waste materials.

'We have been able to overcome many false assumptions and perceived barriers to re-using the steel,' said Basil Demeroutis, managing partner of FORE, referring to the steel being riveted and encased in concrete—an outdated method of fireproofing. 'We think it will represent the largest percentage of a London office development made using reclaimed steel, and we are unaware of any other commercial project where the structure is made reusing 100-year-old steel.'

Innovation and collaboration are critical to FORE's journey to net-zero carbon by 2025, Demeroutis added, and indeed to transforming the built environment more broadly. 'We need to think creatively and systemically.'

Civic Engineers liaised with McLaren, contractor on the House of Fraser refurbishment, to support the proposal. Webb Yates, the engineer appointed to TBC.London, ensured there was a smooth transition for using the recycled materials in the Thames-side design, and will work with TBC.London contractor Willmott Dixon to incorporate the beams. A key point in the story, however, was that the idea was brokered on the back of a bike, from a conversation between Civic Engineers' Gareth Atkinson and fellow keen cyclist Demeroutis.

'It's exciting working with clients and collaborators with this much vision,' said Atkinson. 'We've proved it isn't "too difficult". These types of deals can and should be brokered time and time again.'

*Circular London: Building a renewable city* is available to download at [nla.london](https://nla.london)



# HOW CAN LONDON DELIVER NEW HOUSING AT PACE AND PRICE?



**Claire Bennie**  
Director, Municipal,  
and author of  
*Housing Innovation*

Right now in London, we need good-quality, long-term rental homes at all price points, which requires political will, money, land, materials, labour and skills. The first two are the hardest nuts to crack.

Patient capital is looking for opportunities to invest in rental homes, but public policy is still obsessed with home ownership and needs to be re-aligned. If we targeted a 30 per cent increase in the number of homes for rent, that would mean building more than 500,000 homes. At an average of 100 dwellings per hectare (a mix of flats and houses), we would need to find 5,000 hectares, or one sixth of the green belt within London. That sounds OK to me, but I wonder whether areas around stations on good lines out of London also need to pull more weight?

I think new homes should be made of mass timber, which requires a concerted effort to sort out testing, warranties and building skills. A vastly expanded and skilled workforce would deliver those half a million homes, as well as retrofitting the ones we have. Time to re-join the EU, as well as upskilling the members of our homegrown workforce whose jobs are being dumbed down by AI. Finally, our existing stock should be a priority: it is a scandal that London's private rental homes are in such poor repair. We need stiff sanctions for the owners of this stock, including the threat of compulsory purchase by a good quality institution if it is not brought up to standard in time. Draconian? Housing associations are regulated this way. Enough is enough.

Download NLA's new report  
*Housing Londoners: Innovation in  
Delivery and Design* at [nla.london](https://nla.london)



**Graeme Craig**  
Director and chief  
executive, TTLP

We are fortunate to be in a position where we have thousands of acres of public land, and we have a major role to play in providing the homes—especially the affordable homes—that Londoners need. But we can't do it alone.

As well as partnering with the private sector, we will be increasingly working with public sector organisations. Our collaboration agreement with Network Rail is just the start. We and Network Rail will not only be building thousands of homes across dozens of sites, but also bringing forward transport improvements and other infrastructure that London needs.

As an industry, we need to stop working in silos. We are talking to boroughs, the GLA, adjacent landowners, delivery partners and, most importantly, local people to really understand what is needed. We all need to be flexible to ensure delivery.

We cannot solve every problem at every site, but with public and private sectors working together—focusing on both environmental impact and social value—we can build affordable homes that people want to live in at the same time as ensuring that London remains the pre-eminent world city, providing jobs and growth that support the rest of the UK.



**Josie Parsons**  
Chief executive,  
Local Space

In order to truly solve the housing challenge in London, we must also tackle hidden homelessness, which is one of the UK's biggest social and economic challenges. The number of people living in temporary accommodation in England has reached a 25-year high of 105,000 (as of 31 March 2023) and is only set to increase. Therefore, when looking at the housing crisis, we need to look at the bigger picture and provide more safe and secure longer-term temporary accommodation, which will alleviate homelessness.

There are other innovative solutions involving the public and private sector working together. An example is our recent deal with Newham Council and Barratt London, where we leased unsold market sale units for conversion into settled accommodation. This model can be replicated and is a double benefit: it provides sales certainty for housebuilders and enables an increase in settled accommodation supply through conversion of units originally for open market sale to a more socially purposed use.

Above all, to really improve the lives of people at risk of homelessness for the long-term, this country needs to re-prioritise the delivery of significant new quantities of social housing at a scale to really start to tackle the huge numbers of people currently housed in temporary accommodation.







**Rick de Blaby**  
CEO, Get Living

Build-to-rent can continue to be part of the solution, with the long-term investment and capability to provide housing that an increasingly wide demographic demands.

We urge the GLA to refresh a compelling, holistic vision and strategy around which public and private sectors and communities can align and believe to be executable. Reinforcing trust is an essential of making this work. Not just between developer and community through exceptional consultation, but with the boroughs and investors so public private partnerships can achieve the right outcomes for all. ‘Borough champions’ should be identified that are empowered to lead these collaborations, secure consents and drive delivery.

Don’t be afraid of height: land in London is scarce, so quality dense development with high ESG credentials must feature. Consider more graduations of affordable tenures, so that viability can be lifted from unfeasible to feasible, thereby supplying homes to a wider demographic.

For the rental sector, we need fair regulation that protects residents and their rights, but still incentivises investment, which means talk of rent control must be reconsidered.

Draw in the world of art, culture and music to inject life, character and catalyse the sense of ‘place’, which we can all celebrate.

London is the greatest city in the world. We can do this.



**Lizzie Sears**  
Director, development consultancy and affordable housing lead, Newsteer

It’s no secret that the challenges for development delivery are complex right now. Ever-changing building regulations and shifting net-zero targets set the tone for an uncertain planning system and political backdrop. Factor in remedial work diverting funding from affordable housing delivery, and seemingly inflexible grant funding routes, and the task only becomes more daunting. That’s before considering soaring build costs, the highest interest rates since 2007, not to mention the paucity and cost of land.

Delivering new housing at pace and price may seem like an impossible task. But this is also an opportunity to think innovatively. We’re looking at more flexibility in funding, including structures where LAs and for-profit RPs can harness third-party delivery models and capital without needing procurement. What about delivering quality temporary accommodation at an affordable cost to the public sector using under-utilised public buildings? Or converting vacant commercial units, with the spin-off benefit of re-invigorating town centres? Here, though, we must learn from failures in permitted development. Incorporating a mix of C2/C3 uses for build-to-rent schemes may also bake in flexibility.

Finding a way to make housing more accessible, flexible and affordable is a pressing issue. A fresh perspective is a must.



**Marcus Dixon**  
Director, UK residential research, JLL

There is no short-term fix to delivering the number of homes needed in London. Rather than looking at individual solutions we need to ensure we are looking holistically at housing need across the capital. One example being the lack of student housing, putting additional pressure on the private rented sector. JLL analysis of London student beds showed that just one new bed was provided for every 39 new students in the past two years. Rising waiting lists also mean more social housing tenants are being pushed into an already overstretched PRS. It is clear we need more homes, but unless we have the people to build, adapt and maintain them we’ll continue to undersupply.

To enable delivery, we need to look at capacity within the sector. Planning teams need to be better resourced, even if this requires higher fees from those looking to develop. We need to invest in construction jobs too. Government figures show a 13 per cent reduction in the size of London’s construction workforce over the past five years, with one in five construction workers aged 55 or over. At a time when new homes, decarbonisation and remediation works are all demanding more skilled labour we need to do more to train up the construction workforce of the future.



**Kathryn Tombling**  
Architect principal, BDP

London needs scalable, innovative housing solutions.

There is no panacea or single solution to London’s housing delivery problem. Instead, we need to look at a range of scalable innovations that increase the rate of construction and come with clear, supportive cost and environmental data.

It is important that we come together to look at the bigger picture and consider how propositions can be shared and replicated across boroughs to speed up delivery. It is only by putting more emphasis on good design with creative thinking about how to overcome the challenges of London’s constrained sites that we will start to make the progress we need.

As an example, BDP’s ‘gap house’ concept—which proposes the building of affordable, eco-homes on disused garage sites—has the potential to revitalise neighbourhoods and provide more homes, quickly. This kind of solution, alongside flexible designs using DfMA tactics, means we can also adapt housing typologies depending on the diverse and ever-changing needs of the local community or occupants.

While we do this, we must also design in longevity. We must strive to create a regenerative and circular economy. We need to reuse, adapt and decarbonise to ensure our homes and neighbourhoods are future-fit and support happy, healthy communities that thrive.



**Ian Gow**  
Director, Hoare Lea

Interest rates continue to affect the affordability of home ownership, so the rental market needs to be the short-term focus for new housing in London.

If we can supercharge the buy-to-rent sector by using more modern methods of construction (MMC) this will enable us to build good-quality and more sustainable homes more quickly. Although this is not the full answer it could be part of the solution. Design teams need to challenge each other and clients more so that MMC solutions are considered much earlier in the process. In my experience this conversation starts too late, and opportunities to save time and reduce waste while improving build quality are missed.

But new housing is only part of the answer to quite a complex problem of solving the housing crisis in London. We should also reuse our existing stock, especially where long-empty buildings have negatively affected communities. Upgrading or reusing existing buildings is often cheaper, quicker and more sustainable than building new. New-build and retrofit options can both deliver much needed homes and improve community living.



**Katy Warrick**  
Head of London residential research, Savills

There are many reasons we’re not delivering enough homes—planning, viability and the wider economic landscape, to name just a few.

Our analysis shows the greatest shortfall of supply against demand is in the mainstream market. To solve this problem, we need to see both scale and price points that most Londoners can afford—sub-£700/sq ft. This means outer London, which is where most of market capacity is. To unlock sites here requires investment in infrastructure and place, and an element of planning reform to get to the density required to make schemes viable.

We don’t need new policies, rather a degree of flexibility so planning officers have the ability to make sensible compromises (where appropriate) rather than adhering to a set of strict non-negotiable rules which are proving to stifle delivery.

The key issue which needs resolving is land availability. The majority of big sites are in the hands of public-sector landowners. This isn’t a new idea, but we have identified sites that would lend themselves to densification and for use as housing. Through public-private partnerships, with creative solutions to de-risk and deliver what’s needed for each party, more homes can be delivered at prices Londoners can afford. ●



# CREATIVE GENIUS OR MASTER BUILDER?

Following two discussion events earlier this year, *Peter Murray* ponders a fascinating question, not least in the era of the retrofit, namely: ‘What is an architect?’



‘We need to commit to architecture!’ cried Patrik Schumacher of Zaha Hadid Architects (ZHA) at the Venice Biennale this year, chairing a discussion with Reinier de Graaf of Office of Metropolitan

Architecture (OMA) about the latter’s latest book *architect, verb: The New Language of Building*.

De Graaf’s book looks at a profession which he says ‘is progressively expected to comply to standards imposed by others, a besieged profession forced to adopt ever more extreme positions of virtue’, by which he means things like sustainability, wellbeing, liveability, placemaking, beauty and innovation. Not that the architect should ignore them. ‘Which architect in their right mind would not wish people to be happy, want to design unliveable buildings, or oppose a sense of wellbeing?’ says de Graaf. He suggests that by ridding the profession of ‘unsolicited baggage’ it might one day re-emerge as an independent and critical discipline.

Does the Building Safety Act rank as unsolicited baggage? I wonder. What de Graaf makes of the role of the principal designer is to ‘plan, manage and monitor design work to ensure compliance with building regulations—and maintain a “golden thread” of data on design decisions for fire and structural safety.’

Adrian Dobson, director of professional services at the RIBA, has written that this could be seen as an ‘opportunity’ for practice. So, if partners from two of the most successful architecture practices in the world see the increasing bureaucratisation of the profession as a constraint, and the RIBA sees it as an opportunity, where does the architect lie?

I recently organised a discussion at Temple Bar with past RIBA president Ben Derbyshire and Eleanor Jolliffe, author of *Architect—the Evolving Story of a Profession*, on the topic of whether the architect should be viewed as a creative genius or as a master builder.

Derbyshire’s short answer was that they should be both. Is that possible in today’s practice? Unless you’re able to walk away from a job, pragmatic demands can outweigh pure design. These include the ‘positions of virtue’, as well as increasing pressures for public consultation. The late Jan Kaplicky, founder of Future Systems and Stirling Prize winner, used to insist that public consultation was wrong and unnecessary. ‘If you’re about to have an operation on your brain, the surgeon doesn’t ask you what he should do!’

Jolliffe’s was very useful in tracking the relationship between architecture, craft and building. In medieval

times, master builders arose from the rank of stone masons, stone being the most prestigious building material of the time. Apprenticeship and on-site training with the Mason’s Guild were the paths to becoming a master. During the Renaissance, the role moved away from the ill-educated and often illiterate mason to becoming an art form for the educated and wealthy.

The intellectualisation of the profession spurred by the Renaissance increased the emphasis on completing a design before construction started, shifting the work of architecture further away from the building site.

In 19th century Britain, the profession was formalised with the founding of the RIBA. The general contractor took over the architect’s construction management role; consequently, architects’ drawings and specifications became more prescriptive. Detailed design became a dictatorial rather than a collaborative process.

In the mid-20th century, the Oxford Conference of 1958 produced a report on the future of architectural education recommending that architecture should be taught in universities or

comparable institutions. This turned architecture from a vocational to an intellectual education, with architects as the intellectual and theoretical branch of construction. A new member of the team—the architectural technologist—was to provide the more mundane matters of detailing and process that did not require the same level of academic rigour as the architect.

The technologist moved the architect even further from the coal face of construction, but it was the rise and rise of design-build that finally disengaged the architect from the process—at least on larger projects.

## ‘Architects should be master builders, not colour pickers’

This divide was to reach its nadir in the revelations of the architect’s role in the enquiry into the Grenfell fire.

What is the architect’s job in a period when the development of new buildings becomes less common than retrofit and re-use? Danish architect Anders Lendager designed the Resource Rows housing scheme in Copenhagen—described as the world’s first circular economy building. To deliver his projects, Lendager has set up several building materials companies re-making plastic, bricks, wood and windows. He talks of a new aesthetic that celebrates upcycling and how the narratives of rescued materials connect with the occupiers and believes that architects should be master builders, not ‘colour pickers’. ●



Le maître maçon et le starchitecte à l'ère de l'icône — with apologies to Leon Krier





# HOWZAT!

*David Taylor meets three WilkinsonEyre directors leading the team hitting new heights, with projects at Lord’s and beyond, two years on from losing the practice’s co-founder, Chris Wilkinson*

When any business loses a key partner, and its popular, characterful driving force, it’s a tricky job to retain identity, keep moving forward and encourage different players to guide the team on into its next phase.

But WilkinsonEyre, whose eponymous joint founder Chris Wilkinson died two years ago, has seamlessly progressed, like a cricket team pulling together under a new captain, coach and backroom staff.

‘Bazball’ it isn’t, but the cricket analogy is pertinent, given the practice’s commission to design the new Tavern and Allen stands at Lord’s, having already completed the Compton and Edrich stands at the famous St John’s Wood venue. It’s also pertinent given the way that, just before Wilkinson’s death, the practice held a directors’ awayday where even more of the company—now an employee-owned trust—was driven up to the next tier in a push for more geographical growth in accordance with Wilkinson’s own, very clear, long-term wishes.

I meet three of that new tier’s number—Sam Wright, Yasmin Al-Ani Spence and Stafford Critchlow—at Lord’s, that most enlightened of patrons of excellent contemporary architecture, to talk through the firm’s work in progress, and the way it has bounced back from that shocking time.

It was mid-way through lockdown, explains Al-Ani Spence, when the practice got the news about Wilkinson, who died aged 76, made all the more difficult because, she says, they couldn’t get into the office to give staff a consoling embrace. It perhaps hit the younger staff harder, if anything, because Wilkinson had been a major mentor—he was a big fan of leading by being present and sticking his nose in. ‘It was management by walking around,’ remembers Critchlow, who leads on education work. ‘Just wandering around and calling things out and being at people’s shoulders. It’s quite important, and really hard to do on Teams in a virtual environment.’

Indeed, Al-Ani Spence adds, Wilkinson was such a lover of his work and the firm he helped create with Jim Eyre that he found it hard to stay away from projects like the Wellcome Genome Campus in south Cambridgeshire. ‘It was an emotional thing with Chris, and to be honest he kept saying that he was going to step back and do less time and then he would get excited,’ she says. ‘I was doing the Wellcome Genome campus with him, and he was meant to be not really doing it, but he was just enjoying it too much.’

That enthusiasm still pervades with the management team, using his ideas as a starting point. ‘We’re taking forward the vision that he established, if you like, but it’s not a vision that he imposed on us. This is a vision that we’re all part of creating. And while he was our leading leader,

if you like, I think we all united around that vision and formed it with him.’

That vision was also formed partly through the process of compiling two previous monographs on the practice. WilkinsonEyre staff had engaged in what the trio call a ‘painful if cathartic’ process with those books, partly because it lent focus to evolving that journey and asking just what they’re actually about. But the great thing about Wilkinson’s part in that, Ani-Spence goes on, was that he was so full of ambition, right to the end—trying new things, opening new markets. As a result, the practice got into education projects and later into life sciences. It has also ventured into new countries, creating offices in Hong Kong and in Australia, the latter of which is led by director Ed Daines, with new work in Melbourne building on its tower at One Barangaroo, Sydney. Just as Chris was, it is always looking to what is coming next.

WilkinsonEyre can claim scale now too, says sports and leisure leader at the firm Sam Wright, pointing out that the staff of 50 or so they had in 2000 has now grown to over 200, with bigger projects like Battersea Power Station mirroring—and needing—that growth. While this ‘operational’ figure enables them to do larger projects, such as some in the transport field, it is also, of course, a slight cause of anxiety whenever a major project completes and there are still those mouths to feed. All of which made it natural for more ownership among the 11 directors, alongside a healthy collaboration and even more cross-pollination across the leadership group.

For many, WilkinsonEyre exudes a sense of being engineering-led, with early bridge projects such as the Gateshead Millennium Bridge or the more bijou Bridge of Aspiration from the Royal Ballet School to the Royal Opera House. This leads to a phrase cropping up more than once in our conversation—that the firm’s oeuvre ‘bridges art and science’. While they apply rigour in whatever field they are working in, there is also an advantage in being so active in fields from offices to leisure, labs to sport. Indeed, adds Stafford Critchlow, they often argue that it is this cross-fertilisation across the practice that is their USP, given the broad range of projects that they now do.

‘Believe it or not, there are relevant things in a bridge project, or the sociability kinds of things that we manage in a stadium stand here that crosses over to a higher education or to a life sciences project or a conference venue,’ Critchlow says. ‘There are things like that where we can bring insight across projects, and that gives us just a different angle on it sometimes.’





Adding to the Lord's pantheon — the Tavern stand design

Al-Ani Spence came later to the practice than her fellow interviewees, joining in 2014 following roles at RSHP, KPF, Grimshaw and Spence Associates. But she remembers being ‘very much empowered to find her own voice’ from the start, and the variety of projects appealed. She worked a lot on the Dyson projects—the two Chrisses: Wilkinson and Dyson were great friends and contemporaries—and it is a mark of that continuity and a job well done that the practice still works on projects for the business today.

One of the key projects that both exemplifies that continuity from a satisfied client, but also the engineering-led, art-meets-science approach that WilkinsonEyre is famous for is the new pair of stands at Lord's. Wright is leading on these, and says that as with all sports projects, they are highly complex, and tread a fine financial line, leaving aside all the technical, heritage and consultation considerations that accompany any project at what is considered the best cricket ground in the world. The firm had already completed the multi-award-winning Compton and Edrich stands which

sit either side of—and form harmony with—Future Systems' renowned 1999 media centre where our interview takes place. And, of course, there is the illustrious history of the ground's gradually acquired architectural pieces, presented primarily by Hopkins' 1987 Mound Stand, with its famous canopies echoing the romantic image of the village cricket green. The Grand Stand was Grimshaw's 100m-long addition to this collection of stands, which have to serve both the spectators looking forward at the field of play, and also to the rear, with the facilities and circulation that is so key to match-day comfort levels. Wright explains this notion as a kind of ‘backpack’, which will be fitted too to the new stands.

Like Compton and Edrich, the job to do the Tavern and Allen stands scheme came about through a competition, against ‘the usual suspects’ including Hopkins, Grimshaw, Populous and BDP, the latter of which had acquired new sporting experience by buying stadia-design specialist Pattern in 2021. But there is a different dynamic here: the Compton and Edrich were new stands for the general public.



Good innings — WilkinsonEyre's Compton and Edrich stands, either side of the Media Centre

The member's club has 18,000 members and the ground a capacity of just over 30,000. The Tavern and Allen are very much members' areas, with some people who have sat in the same seats for much of their lives.

Rejuvenating these stands figures as the last pieces in the ground's jigsaw. The brief was to look at their enhancement, WilkinsonEyre deciding ultimately to demolish and rebuild the Allen Stand, updating the ‘tired’ Tavern stand to increase capacity and provide an enhanced experience for members. Then there is the need to comply with the London Plan, particularly on sustainability targets, which led to a design retaining the lower, mid and upper tiers and essentially building that ‘backpack’ to allow the creation of an additional tier to align with the Mound Stand.

One of the many tricky challenges here though, is to build it ‘smartly,’ says Wright, such that it remains operational to not affect revenue. Retaining the existing structure fixes the 15,000 seats, and the smart, prefabricated ‘backpack’ also helps with the need to avoid encroaching on the pitch

or affecting the highly constrained St John's Wood Road site. After all, Wright goes on, this is not a stadium in the round, but a series of individual buildings, each of which will retain a ‘duality’ between the pitch-facing and street-facing public side. This sensitive setting is particularly acute with the listed Grace Gates, both an iconic signature of Lord's and the arrival gate for members. Further sensitivity surrounds a bridge between the Allen stand and the pavilion which passes behind the player's changing rooms, which is a problem for the MCC, with implications for gambling and betting. So the designers shifted it up to connect with the member's bar, and added a further link on the other side to create new ‘dynamics’ and permeability.

‘This is not football, it's a whole day of spectating,’ says Wright. ‘And it's very much a social occasion.’ Integral in this is the acoustic—the sound of champagne corks popping even at 10.30 in the morning (the biggest earner per hour of the F&B), and the general hubbub of people talking, often combining to create a convivial atmosphere. Thus, spectators



need amenities on all levels to avoid further congestion and spectators missing out on the action.

The roofscape is the other aspect. Compton and Edrich provided a stern challenge here, either side of the Media Centre and across from Hopkins’ canopies. At the other end, WilkinsonEyre has created for the Allen stand what Wright calls a beautiful, lightweight, glulam timber roof structure, allowing transparency through to the ‘charming’ Harris Garden behind, where many members enjoy their picnics.

The proposals were presented to members at a recent test match, with further consultations with residents to follow, and a planning application expected by the end of this year. The aim is to get to site following the 2025 season.

Cricket itself is changing fast, too, with the advent of the T20, the Hundred, the women’s game and an ‘explosion’ in popularity in these different forms, not to mention the Ashes, which took place to great acclaim earlier this summer. Each form presents different technical issues—even different coloured balls—meaning one design solution is sightscreens with ‘Toblerone-shaped’ elements which allow quick switching between different coloured screens as they are rotated. ‘These are the kinds of idiosyncrasies of the game that you’ve got to absorb,’ says Wright.

‘Their brand is very important to them, as the home of cricket’

Happily, Lord’s is an excellent client that is not afraid to embrace modern architecture and one that is ‘passionate about quality and good design’—without, as he puts it, ‘BS’. ‘Their brand is very important to them, as the home of cricket. You know, they are the best venue in the world and so I think it very much filters through their procurement and how we’re developing the designs.’

Wright began his venue design journey with the Liverpool Arena and Convention Centre, conceived for the city’s 2008 European Capital of Culture celebrations. Wright had come from Liverpool University, so that was a special project for him, and its completion coincided with procurement of venues for London 2012. WilkinsonEyre pitched in on the stadium, the velodrome and basketball arena, winning the commission for that latter project with KSS Design Group for a 12,000-seater, temporary affair, which was dismantled and reused in 2013. Then AECOM invited the practice to submit designs for a masterplan for the Olympic Park in Rio, moving on to design the main venue there. And then came Compton and Edrich. It’s been one at a time, but sport is tough, because the practice is not strictly a sports specialist with a back catalogue of 50,000-seater venues, for instance. It takes time and investment to get ahead here, and these are fragile economies, particularly post-COVID. Sport also spills over into hospitality and entertainment work—again, the crossovers are king.

Other work on the books is equally interesting. Battersea Power Station has done much to re-energise the Thames and

knit that part of London back together, says Wright, and it will soon be getting its food halls to add the ‘full customer experience’ to that extraordinary project. ‘We were so careful not to just strip it out,’ he says of the scheme. The practice had 30 people on site on it for five years, adding their energy, rigour and dedication.

The practice is also working on 8 Bishopsgate, as part of an ongoing relationship with Mitsubishi Estate London, with whom it designed another number 8—this time at Finsbury Circus. The 50-storey 8 Bishopsgate tower is another office-led scheme which was conceived before Grenfell and thus received ‘intense scrutiny’ on the fire engineering side. ‘The world of timber is gone,’ says Wright. It is, however, he believes, a ‘real tour de force’ in terms of its environmental engineering, energy in use, and is also ‘remarkable’ in terms of its composition and how it addresses the rest of the City’s tall buildings cluster. Al-Ani Spence adds that the scheme is also an oversite development that anchors itself to the tube station, harnessing the knowledge of the practice to overcome challenges, and pointing back to WilkinsonEyre’s transport roots with schemes like Liverpool Street Elizabeth line station, or Bank station upgrade.

There’s also Citibank, a project to rework the iconic Canary Wharf tower, which came about in part through a drive ‘to take workplace more seriously,’ says Al-Ani Spence. The work is to retrofit the company’s 20-year-old tower, with wellbeing a key driver in the design. ‘Citibank really bought into this “how do their staff or others use the building best”,’ she adds. WilkinsonEyre created a series of ‘villages’, pushing the client to have amenities not on the ground floor but at the centre levels, also creating winter gardens and upgrading some of the facades. It worked with TP Bennetts, opening up the ground floor to the public, something which is rare in Canary Wharf, in a bid to make it more permeable and friendly. Having gone through various iterations on tenancy plans since COVID—Citibank now intends to take much of the space—it is on track to complete in 2026.

In essence, the project was to do something different and elevate the user experience, certainly in comparison with other banks, Al-Ani Spence adds. The practice is also doing a large workplace retrofit job for a German outfit it can’t name. In workplace work generally, Al-Ani Spence adds, one should not just follow the trends, since it is not always the end user who benefits. But the workplace is far from dead. ‘I think there is a real reason for offices,’ she says. ‘Most people are back, and we are social animals.’

Offices need to be healthy environments, with different and appropriate work settings, but without the frivolousness or ‘bean bag’ ideas that sometimes crop up. Even lawyers don’t mind sharing an office these days, says Critchlow, because they acknowledge they’re not in all of the time. And higher education staff who had previously demanded academic offices for tutorials are now prepared to share space. There is a shift, but we need to be less greedy too, less opulent, says Al-Ani Spence, in a more sustainable future.

WilkinsonEyre itself asks for four days a week in the office, but many do five, and this has been good for the younger staff who learn by overhearing conversations. The office can also be, in a sense, part of their home. Which brings us back to Chris Wilkinson, says Al-Ani Spence, and how they learned



Tour de Force — Battersea Power Station



City slicker — 8 Bishopsgate



Transport of delight — Liverpool Street Elizabeth line station





Banking on the future — Bank station capacity upgrade and over site development

to appreciate people again: ‘how privileged you are to work with people, and to see people.’ The work is so collaborative too, adds Wright, with everyone empowered to contribute, from modelmakers to CGI people, environmental modellers to interior designers. ‘There’s a real kind of buzz. And it’s a healthy environment.’

So: what’s next? Critchlow says the practice is trying to be as diverse and nimble as it can, working across the UK and across most sectors. But it is also ‘insulating’ itself against local economic lulls by being more international, another one of Chris’s ideals. It has taken a long time to get a foothold in Europe, but now it has work in Germany and France, as well as a life sciences project in Scotland. It has an eye to the future with another tier of associate directors to be given their space. And the general belief is that if a UK general election pans out the way it looks currently, there may possibly be more investment in things like further education, particularly in accommodation in London, and perhaps in levelling up and transport. In any eventuality, however, WilkinsonEyre thinks it is well placed for London generally, and that there will be much more work to come for it and most other architects in reusing existing fabric and in moving towards ‘smarter’ ways of building.

Ultimately, it’s a bit like the practice itself: moving into a new phase of the game, with new batters to come and more deliveries to negotiate, whatever the capital throws at it.

‘London has the ability to evolve and regenerate itself,’ says Al-Ani Spence. ‘I don’t think we’ve seen the end of that yet.’



Passing the Test — the trio in the commentary box

Grant Smith; Andrew Fosker; John Sturrock; Dirk Lindner



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# FLEET-FOOTED

*Louise Rodgers meets up with the ‘pirates’ of Heyne Tillett Steel, the engineers now charting a steady course to continued organic growth*



If the word ‘pirate’ conjures up images of dirty, eye-patch wearing, rum-soaked renegades, a visit to the offices of Heyne Tillett Steel (HTS) will make you think again. Sixteen years ago, the three founders, Andy Heyne, Mark Tillett and Tom Steel, who met while working together for Price and Myers, adopted a disruptive pirate mindset by taking a risk on themselves, in the middle of a recession, and jumping ship to set up on their own. HTS is now 160-strong, works with some of the UK’s leading developers and architects, and is sailing smoothly towards a growth horizon.

Pirates are also thought of as rebellious, innovative and daring, and HTS’s offices in Hoxton’s Chart Street certainly reflect those qualities. Winner of this year’s RIBA London Regional Award, Chart Street Studios makes serendipitous reuse of an abandoned, four-storey 1930s former masonry warehouse, tucked away behind the somewhat overwhelming Old Street Roundabout in an area of London once synonymous with the avant garde.

The refurbishment retains 86 per cent of the original structure, reflecting the practice’s approach to low-carbon structural design and commitment to retrofit and reuse. The design team (HTS worked with Ian Chalk Architects) has created calm and well-thought-out flexible studio and work spaces on the lower floors, complete with cycle storage, showers and ‘pods’ for online or focused working. But it is the vaulted extension on the top floor that is the jewel in the crown.

A paean to the consultancy’s love of timber, it is an airy, light-filled space, as useful for yoga and parties as it is for seminars and other more traditional work-related activities. There is a kitchen (a chef comes in twice a week to prepare lunch for the team) and a working bar. ‘It is a space where we can all come together,’ explains Elliott Furminger, one of the four new directors I am here to meet. ‘This is especially important now that we are an employee ownership trust (EOT). The focus is now on letting people know what’s going

on in the business so that they have a better picture of what’s happening outside the projects they are working on.’

Furminger, who leads HTS’s London team of engineers, and his three colleagues—Carmel Lennon, Susan Mantle and David Miller, who have also recently been promoted—chat with me in the board room, located on the new top floor. All four are aged 40 or thereabouts, but in truth none of HTS’s 10-strong director team (including the founders and three others—James Morgan, Tom Watson and Neil Cameron—who were promoted in 2018) is anywhere close to retirement, making this less about succession, and more about ambition.

The deep-rooted entrepreneurial approach of HTS’s

founders over the past 16 years has led to remarkable growth, which shows no sign of slowing down. Entrepreneurship is clearly a core value of the business and, along with stories of HTS’s response to opportunities as they have arisen, a recurring theme of our conversation.

Take the practice’s civils team. Under the leadership of Lennon, who joined HTS five years ago, it has grown from four to a specialist team of 20 engineers and technicians and provides a wide range of services from flood-risk assessments and below-ground drainage design, to sustainable transport planning, public realm and highway improvement works. Lennon’s appointment was also instrumental to HTS securing

work on much larger schemes such as Digbeth Masterplan, integrating an interdisciplinary approach to civil and structural engineering to their schemes, right from the start. ‘The growth has been organic,’ says Lennon. ‘It has never felt intentional. It was a response to winning work and then finding the way, and the people, to deliver it.’

It hasn’t always been plain sailing. ‘At one stage we had a quite significant staff churn,’ she adds. ‘A lot of the feedback from the exit interviews was that people felt that HTS was all about the structures, and civils was just an afterthought and not on an equal footing. I worked closely with the director group at the time to make a bit of a cultural shift in terms of the integration of the civils’ team.



HTS HQ: Chart Street



‘I’ve always felt that my ideas would be listened to,’ she adds. ‘One of the first things I noticed at HTS is that openness to change. People here are always up for trying something new, and if it doesn’t work, trying something else. In my experience, that isn’t always the case. We don’t have that old school way of thinking—you know, that “we’ve always done it this way so why would we change” mentality. It is one of the things I genuinely love about HTS, that we are open to doing things differently.’

‘Manchester is another example of that,’ chips in Miller, who heads the Manchester office. ‘There were no plans to expand beyond London, but an opportunity came up. I think the practice has benefitted from having three directors who were all ambitious,’ he explains. ‘They worked independently of each other, but they all had a growth mindset which fuelled the development of three successful and distinct work streams, each led by one of them. That showed everyone that there is the opportunity to grow something.’

But has this also led to a siloed approach, which is potentially divisive? ‘It has its pros and cons,’ says Furminger. ‘We have done a lot of soul-searching around that, particularly as the practice has grown. The way that it has worked is that each founder has put their trust in key individuals. That gives those individuals a sense of responsibility and autonomy. The directors liked to play to that tightness because it helped them to achieve the growth. But being an EOT means having a broader, full-practice approach to some things, and that’s just as important.’

‘I also think that each of the founding directors has different strengths and weakness and different ways of approaching things,’ says Lennon. ‘And that has resulted in a broad client base, because one client might not necessarily work as well with a different director group. Each founder has trained up some of their staff to work in their exact way, which is the way that certain clients know, and that means to some extent that silos are inevitable.’

‘But I don’t think that it’s really important,’ adds Miller. ‘We constantly share information. Directors meet weekly, all 10 of us now. There is a constant dialogue between groups.’

The amount and quality of this dialogue is particularly important to Miller, who now spends much of his time in Manchester. He first joined HTS in 2011, becoming, as he recalls, ‘employee number 18’. But he left in 2016 to move back to Manchester. ‘By then I was an associate and being made an associate had given me a real spring in my step,’ he says. ‘I wanted to change the way I worked with the team. I became more ambitious. I needed to move back to Manchester for family reasons. You could say I was a reluctant leaver. But we always kept in touch.’

In 2021, the opportunity came to set up a Manchester office, and Miller was invited back to take the helm. He now leads on projects including St Helen’s Town Centre, a major regeneration in the North-west, and is gradually becoming a familiar face in the region, building positive relationships, and facilitating knowledge-sharing through initiatives such as a recent series of sustainability focused events.

‘We are really sowing the seeds of something brilliant outside London,’ says Miller. ‘Establishing relationships with some good clients and building a reputation for the good work that we are doing. Looking back at the way HTS evolved

in London, I think we are following the same path now in Manchester, but with fresh minds and new people.’

Mantle came to HTS from AKT on the back of the financial crash, where she had found herself working on more and more extraordinary projects, in far-flung places, that would probably never be built. ‘I was looking for something that was the antithesis of that’ she explains. ‘At HTS we often say we do a lot of stuff, and we do. A lot of refurbishments and a lot of projects in London. HTS had just started out, which was interesting, and I wanted to work in a smaller team.’ She is now HTS’s technical director, managing the practice’s in-house innovation and research team as well as various CSR projects, which include supporting Save the Children on the design of buildings in Yemen and Syria and helping out in the community garden adjacent to the office. She also leads a project delivery team in London, championing sustainable and low-carbon design.

When Furminger joined HTS around nine years ago he reported to Mantle. He was keen to get back into designing after a short diversion into project management. ‘On my first day Susan dropped a project on me,’ he recalls, ‘And then she gave me another. I had a terrifying first six months, just trying to get back up to speed.’ ‘They were easier and more fun projects,’ quips Mantle. ‘Elliott was perfectly capable of picking them up.’

# ‘Almost every decision, such as where a column goes, is backed up with carbon data’

Since then, Furminger has applied both his engineering and project management skills to some challenging new-build and refurbishment projects. He singles out 33–35 Piccadilly, for the Crown Estate, as one of the most satisfying. ‘I am certain it is going to be a phenomenal project,’ he says. ‘It is a demolition and rebuild, which is becoming harder and harder to justify, but our client is pushing us to make it an exemplar. Almost every decision, such as where a column goes, is backed up with carbon data, for which we were given a budget. They said, we have this much carbon to spend, how are you going to use it? They are pushing us to be better at every stage and we are learning from everything that is currently happening in our industry elsewhere and applying that knowledge.’

HTS is clearly a practice determined to be on the front foot, both technically and in how it nurtures and develops talent. Lennon and Mantle are the first women on the board, but a slew of other promotions made when these four became directors, several of them women, indicates they won’t be the last. ‘We’re not perfect. We still lose some of our senior female staff and we are very conscious of it,’ says Lennon. ‘We have tried to keep in touch with women across the practice and shine a light on certain things. But it’s not just about women,’ she adds, ‘It’s about all diversity. Through the EOT council we are trying to listen and trying to see what we can do to



Merseybeat — a new heart for St Helen’s town centre



Brum job — Digbeth’s masterplan



33–35 Piccadilly



The Wellington Hotel in Covent Garden



Battersea Arts Centre’s Grand Hall





## Steel-clad future

Pirates’ willingness to set off for the unexplored areas marked ‘here be dragons’, because that’s where the opportunity lies, is the kind of approach needed to make headway in the increasingly important area of sustainability. Relevant across the practice, sustainability has also helped to break down the barriers between the Heyne, Tillett and Steel groups at HTS. The work in this area takes place under the banner of HTS+ and is led by Mantle.

‘It started as a commitment to research,’ explains Mantle. ‘The directors had this idea that everyone had to spend 10 per cent of their time working on research projects. But 10 per cent is actually a very small amount of time. If you are doing a 35-hour week, it’s only half a day a week. Juggling project deadlines and client demands meant that, no matter how passionate everyone was about it, it inevitably got squashed out. We changed the model around five years ago and decided to bolster that with some full-time people who weren’t being pulled in different directions.’ HTS+ now has one dedicated associate, Laura Batty, who leads a small team, including a coder.

HTS+ allows the practice to test and develop new structural techniques and technologies that can then be linked to practice. Recent projects and areas of research include HTS+ carbon counter, the concept tool, timber dynamics and vibration testing. Work with clients includes HTS+ reuse of steel with the Grosvenor Estate, which refurbished and extended an existing 1980s office building in Holbein Gardens (formerly known as 7 Holbein Place, pictured above), retaining 93 per cent of the existing building fabric and creating a new two-storey extension which is a hybrid construction of engineered timber and reused steel.

‘Our HTS+ work gets talked about in the industry and we can use it at events and put it in our pitches when we present to clients, particularly around our carbon counter,’ says Mantle. ‘It all comes down to using less, and better, materials. And obviously in the last few years clients care about this at a deeper level than they did before, and we can talk knowledgeably about it.’

‘The best thing about it is that it is now centralised,’ Adds Miller. ‘It’s no longer every team muddling through doing a little bit here and there. A disjointed approach is unlikely to get the right answers. HTS+ is slick, and it is something that we can talk about with authority and can share with the industry.’

A recent initiative is HTS ‘stockmatcher’, a selection tool built to assist procurement of reclaimed steel for use in new construction projects. Launched at Footprint+ 2023, it was developed in-house by a team of structural engineers and researchers and made available to the wider industry free of charge. By comparing two lists of information, a list of reclaimed steel available and a list of design steel required, it aims to facilitate the wider adoption of reused steel, thereby accelerating the practical application of circular economy principles and reducing the industry’s carbon footprint.

‘It’s an amazing piece of software and we developed it in-house,’ says a visibly proud Miller. ‘I can remember the conversation about issuing it as an open resource. We thought, why not? It’s about emerging technologies in a fast-moving environment and there is a shared imperative in our industry to respond to the challenges posed by climate change. It has also opened doors for us in Manchester by demonstrating our collaborative approach, so it’s good for business.’

improve things. We recently learned through our review process that one of the engineers on my team was unable to attend a regular company meeting because it was on a Friday lunchtime, which is a compulsory prayer time for people of the Muslim faith. The meeting was immediately moved to a Thursday.’

Mantle, who alongside her technical role is also the director who leads on the promotion of EDI in the office, represents HTS as part of the Mayor’s Fund for London’s Firm Foundations programme and co-leads its schools outreach programme, supporting and raising awareness of more accessible routes into the profession. Three HTS apprentices, training to be engineers and technicians, recently passed their institute assessments and are now EngTech ICE members. Both Furminger and Mantle are mentors for the Social Mobility Foundation. ‘The people we mentor may not go into engineering, but it is just about giving them a different outlook,’ explains Mantle. ‘The talks we do in schools around here are about doing what we can to support the next generation.’

It seems that HTS’s new board appointees never switch their gaze away from the horizon for very long. ‘We all fell in love with this place. This practice,’ says Furminger. ‘We wouldn’t have stayed so long if we hadn’t. It has a certain vibe. It has always felt good to go to work every day. We are still growing. We are not necessarily intending to grow, but it is happening. We are becoming less of a pirate ship and more of a navy, but we need to keep the pirate mentality. We don’t know what is going to happen next year, or the year after that, whether we will grow, or shrink, or stay the same. Whether we will outgrow this office, or not. We love what we have been able to do with this building, but it has always been the relationships within it that matter most.’ ●



Raising the Standard — HTS work on the King’s Cross hotel



‘We all fell in love with this place. This practice,’ says Furminger. ‘We wouldn’t have stayed so long if we hadn’t.’



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FROM THE TEAM

## ADDING VALUE

NLA director *Benjamin O'Connor* previews the upcoming LREF, whose theme of 'value' is a pertinent one given myriad challenges facing the built environment



Over the past 10 years the London Real Estate Forum (LREF) has emerged as a pivotal event within the built environment sector, convening key stakeholders from London and cities around the world to address their shared challenges and foster collaborative solutions. LREF plays a crucial role in shaping the future of real estate by facilitating dialogue, fostering innovation, and forging stronger partnerships.

The theme of value this year has meant we are focusing more than ever on the value we add as an organisation by championing voices from across London. By bringing together diverse perspectives, we can facilitate an inclusive dialogue that acknowledges the ever-evolving needs of a diverse urban population.

By engaging with professionals from London and beyond, the forum encapsulates the rich tapestry of the global real estate industry. By embracing diversity in gender, ethnicity, age and backgrounds, we can begin to reflect the diverse communities we serve, enabling better decision-making and ensuring that the built environment sector considers the needs of all.

We believe advocacy is a key part of helping to diversify the sector. That being said, we are aware that the built environment sector does not represent London's rich diversity, and while we can advocate from panels and think tanks, real

action must be taken to ensure that our sector represents those that live and work in London.

We are facing critical challenges around a widening skills gap, supply chains, the cost of living, the race to net zero and a widening socio-economic gap in our capital city. In September we will focus on some of these key challenges and hear from the decision-makers, strategists and thought leaders from across the sector, from London, UK cities and internationally on how we meet these challenges head on.

Our national and international reach amplifies the forum's impact, providing a platform for innovative ideas and solutions to be shared and adopted locally. The convergence of thought leaders, city leaders and industry pioneers enables the forum to address complex urban challenges, such as affordable housing, sustainable development and placemaking, from a holistic perspective.

LREF acts as a catalyst for innovation by showcasing ground-breaking ideas, sustainable development practices and disruptive business models. This allows participants to explore new solutions, engage in meaningful conversations, and challenge traditional approaches. By demonstrating pioneering projects and highlighting best practices, we can inspire the industry to embrace change, driving the transition towards a greener, more resilient built environment.

The forum encourages collaboration between public and private sectors which is vital for creating sustainable developments, enhancing the built environment and generating inclusive growth, while also fostering economic prosperity for London.

The London Real Estate Forum's value in nurturing a better and stronger built environment sector cannot be overstated. By promoting diversity, inclusivity and collaboration, it serves as a launching pad for innovation and a breeding ground for sustainable solutions. Through the convergence of key stakeholders from London and major cities, LREF reinforces the belief that by working together we can shape a future where our urban environments are vibrant, inclusive and resilient. ●



Joe Howard

Thinking beyond — last year's LREF at the Barbican Centre



# THE WEMBLEY WAY

*David Taylor enjoys a walkabout on the Wembley Park estate with developer Quintain's James Saunders and Jason Margrave, 100 years on from the stadium's creation*

Say happy birthday to Wembley Stadium.

It's 100 years old this year. In that century it has played host to some key moments including, in its old format, the Olympics in 1948, that World Cup in 1966, Live Aid in 1985, and the women's Euros in 2022, by which time the new-look design had swapped the famous old twin towers for a shiny new arch.

But what has happened around the stadium in recent years is almost more impressive, as Quintain has ushered in a new place, based around culture, public realm, retail and, importantly, mostly rental housing.

On a pleasant afternoon earlier this summer, the day after Blur played at the stadium, I spent an hour or so looking around the wider Wembley Park with the developer's James Saunders and Jason Margrave. And what I witnessed was a quarter of London which has grown to the extent where what was a cluster of buildings can now call itself a mature, lived-in and popular place for some 15,000 residents—and growing.

Saunders starts with the area's 'pre-history' before the stadium was built in 1923, with Humphry Repton's 1792 vision for a Victorian pleasure park to attract those from central London. This included what was to have been an Eiffel Tower-type attraction, Watkins Folly, at 350m tall even bigger than its Parisian cousin and named after Sir Edward Watkin, who bought the place in the 1880s. This structure was started but never finished, however, and no, Saunders hasn't been tempted to find a site for a rebirth of that idea, preferring to create a few viewing platforms in the residential blocks across the site instead.

Other iconic structures have also littered the area's past, including the Empire Pool, created first for the Empire Games and thereafter a music venue as Wembley Arena. Originally this 1934 building had a wave-making machine—the first in Europe—and was the host of two Olympics, transforming itself to cope with gymnastics in 1948 and badminton in 2012.

A key move was the pedestrianisation of the road leading up to the main stadium—Olympic Way, which most football fans still call Wembley Way—40 years ago. Then Quintain

refurbished it, ushering in new steps up to the stadium, new paving, banners, lighting and of course Boxpark, which immediately added perception-changing energy and footfall to the area on matchdays and beyond. The boulevard has been created to cope with the crowds arriving by public transport—yes, there are 3,000 parking spaces, but it's not meant to be a place where the car is king. And that is clear from the rest of the estate, too, which adds to a pleasant street feel and relaxed atmosphere, away from the hubbub of the road network beyond.

Wembley Park station got upgraded when the stadium was built to designs by Populous and Foster + Partners in 2007, but the road network around hasn't had the same attention, Saunders laments. So Quintain has built huge multi-storey car parks on the north circular as a way of both dealing with that and freeing up lots of land.

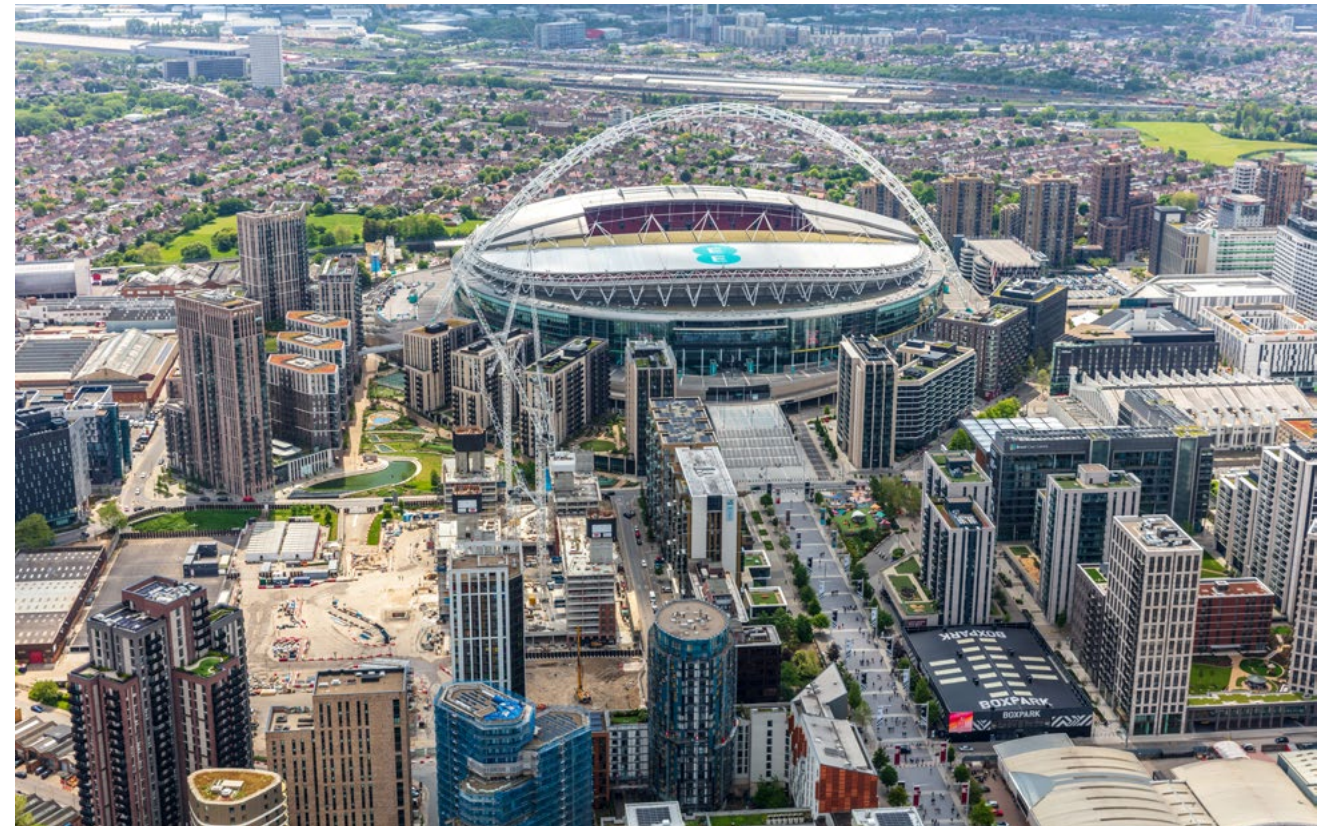
We walk along up towards the stadium, Saunders noting that the cleaning programme on the estate is exemplary, even after 90,000 Blur fans were there the night before, in stark contrast to how it was in the 1980s, when fans had to 'suffer' walking past an industrial park with no restaurants or bars and maybe just a few hot-dog vans. Today, we pass Boxpark, coffee bars and student accommodation, as well as new entries such as Bread Ahead, twice-Michelin-starred chef Atul Kochhar's Masalchi restaurant and an Amazon Fresh store, where you can walk in and leave with your goods, your account being automatically debited.

But Saunders points to the area's London Designer Outlet as having been something of a turning point for the Wembley Park estate. Opened in 2013, it plays host to brands like Nike, Adidas and Puma as well as Superdry, Levi's, North Face, Tommy Hilfiger and New Balance, offering shoppers discounts on its wares. 'For me, this was the thing that really triggered a big change,' says Saunders. 'It's actually the biggest footfall driver on the estate.'

It also inspired Brent council to relocate its own offices to Wembley Park, with an award-winning building designed by Hopkins Architects. An outlet centre is a planning designation, which has to guarantee a discount price from the last



Top: James Saunders; above: Jason Margrave



Sport as the anchor: Wembley Stadium sits amidst the largest concentration of build to rent property in the UK



Quintain is developing its extensive public realm across the site, including Union Park, designed by LDA Design



recommended retail price. Quintain is the landlord, leasing space to retailers which are using it as part of a clearance strategy or as a dedicated channel. Quintain wanted to go this way rather than create a full-price shopping centre because Brent Cross and Westfield are reasonably close, as is Harrow Town Centre. This was anyway never going to be a Bicester Village, and the challenge has been to deliver better and better high street—not luxury—brands. There is a loose sports connection with these brands, of course, and they are supplemented by a range of restaurants aimed at catering for both matchday and everyday crowds, although personal experience is that even this level of covers is not nearly enough.

Boxpark is another example of a key footfall generator and a successful ‘interim use’ for that site under a 10-year joint venture and a residential consent. So, at some point Quintain has an option, but at the moment it lends animation to the area. ‘It will be there for at least another five years, maybe longer, so it’s in our hands as to how long it stays,’ says Saunders. ‘But we like it.’

In terms of broader culture, Quintain also converted an old studio building into a theatre, the Troubadour, which will stay until it redevelops that part of the site, which again has a residential consent. Further up the way are different experiences the developer has sought to bring in, including Bread Ahead—a three-in-one offer that is a bakery, baking school and restaurant. They could have flooded this area with pubs, Saunders says, but felt there were plenty beyond the estate already.

And then there’s the housing: from 2016 onwards the developer decided to really extend its BTR portfolio.

### Building to rent

This began with 240 units. ‘And now it has become 100 per cent of everything we do on the resi side,’ says Saunders, following the change in ownership in the company from public to private. ‘That’s been incredibly successful for us.’ This is not least because it allows them to build faster without worrying about the ‘vagaries’ of the ‘for sale’ marketplace. ‘The rental market has been incredibly strong,’ he continues. ‘Much more predictable. It attracts people from London but also from new to London.’ Indeed, some 60 per cent of residents on the estate are new to London, and this represents an ‘incredibly easy option’. The developers provide furniture in 80 per cent of the apartments, for example, and Saunders points to great community spaces and nicely proportioned flats. ‘There’s lots of added value space as well,’ he says. ‘So, you don’t just live in a flat, you live in the building and its areas. That’s worked incredibly well.’ Even to the extent that a new reality TV show is being filmed about residents of the apartments, set to be announced soon...

There are 5,000 student beds in the area, too, including from other providers. There are 3,600 active rented living apartments and another 720 being built, with another 2,500 after that to be built. And another 5,000 student beds adding more animation to the area. In Quintain’s buildings, Saunders says, there are perhaps 20 to 25 per cent students, largely from overseas, who prefer new build. And to service these apartment blocks, currently under construction on the ‘eastern lands’ side of the estate, is the new seven-acre (2.8ha) Union Park designed by Gross Max.

On the day I visited it was noticeable how many families were on the site—an indication of the success of some of the play areas, including a temporary public space that is part of a pilot project Quintain did with the LSE, says Jason Margrave. This was ‘seen and heard’, and the idea, says Margrave was to empower young people in the area as to what space they want. ‘We’re very good at masterplanning projects and deciding what the public realm in our view, or the architect’s view, should be. But how much of that space is actually useable? How much do young people think those spaces could be for them?’ So, Quintain found five spaces around the estate and asked a group to come up with a programme for what those spaces should be and how they would like them to be. One won a European award earlier this year. ‘It’s us letting go of control a bit and letting the local community—especially the young community—decided what this space could be.’

### Becoming a place

Was there a tipping point for a place becoming a place? Saunders thinks the critical mass of the number of homes on the estate is part of that, along with the parks and green spaces. ‘We would say that it’s the nicest neighbourhood in the area. And I think people recognise that by the quality of the cleaning and the maintenance and the lighting and the things that we do, given the security levels of being in London. It’s got that reputation so mothers and families, young kids gravitate towards the area.’ Most people are between 25 and 40 with an average household income of £70,000, with a growing number (around 250) of families. It’s also a broadly pedestrianised environment, with lots of bicycles around, Saunders notes in a very walkable area. Even the apartments are all ‘pet-friendly’, with dog runs another feature, which were also incredibly important during lockdown. ‘We’ve been doing 15-minute neighbourhoods for about 20 years,’ he says. ‘It’s not a new thing for us.’

The critical mass of housing in this picture of a place has been added to since 2008, but really the big acceleration was between 2018 and 2020, and during lockdown. ‘We actually had a pretty decent COVID period, in the sense that we managed to maintain our construction pace,’ says Saunders. This was partly through creating digital tools that allowed Quintain to continue leasing virtually. Even today a large proportion are leased this way, with fly-throughs and the like being enough for people, along with enough of a reputation of the place for them to feel confident. Service charges and advertising monies brought in from panels along Wembley Way contribute to maintenance cost. And if one looks at the retail scene, post-COVID, even that is now ahead, says Saunders, even if that is partly to do with price inflation.

How do they keep the estate from feeling too sanitised? Saunders says they execute very close to the masterplan, which is albeit on its fifth or sixth iteration. But there is a ‘huge attention’ paid to greenery, with 1,000s of trees planted, and big focus on ground-floor across the site. But there is also a philosophy in place that seeks to avoid too much control—to have a reasonably laissez-faire approach on non-event days. It has also tapped into its musical heritage, creating a busking sound shell with natural acoustics designed by Jason Flanagan, as well as an arts programme that includes graffiti by Mr Doodle and art installations in phone boxes. ‘We think



After dark — Wembley Park has concentrated on its leisure offer to support the night-time economy and local residents on non-event days too

interesting places need culture, and depth of culture,’ says Saunders. ‘So, we’ve had sport, we’ve had music, but we thought we had to add more community space and art space. It’s great fun to do and very engaging for people.’ The estate also has Second Floor Studios & Arts, with around 30 studios on site and adding another 30 in an area that remains ‘massively in demand’ in the capital.

The marketing suite promises a slick video of the estate, emphasising that Wembley Park ‘has it all’, offering ‘convenience and comfort in one of the world’s greatest cities’, just 12 minutes from Central London. And its model shows how the 85-acre (34ha) site also includes affordable blocks, hotels—a Hilton, Premier Inn, Ibis, Holiday Inn and Novotel, and four office buildings—all from a 2016 planning permission that came from a masterplan envisaged by Richard Rogers. A first-of-its-kind experiential concept based around e-sports is to come too, he adds as well as a lab-enabled office scheme AHMM is working on. Rogers’ big masterstroke, says Margrave, was the connection of a strong north-south axis to the Chiltern Line and the Wembley Stadium station in the south-west corner, a diagonal connector.

In all, there will be around 8,500 units of residential, with around 6,500 of that being BTR, amid the total picture of development, with 45 per cent of it public realm. ‘That’s 10.5 million square feet over 85 acres,’ Margrave says of the entire Wembley Park. ‘And we’re about 60 per cent of the way through, I would say.’

As he says, it hasn’t arrived like a UFO in Brent, with many of the surrounding residents coming in and enjoying the spaces too. So, what is the USP of the estate? First of all, it’s

about its global reputation, says Saunders. People know the area, and where it is. But the other thing is the concentration of BTR—the highest amount on a single site—which has allowed it to build a community rapidly. There’s also the fixation on ground-floor uses, getting an interesting mix that is a ‘destination’. If road congestion is a downside reported by residents, people like the ‘campus nature’ of the area, too, and its ‘walkability’, as well as the cleanliness and links to Central London. ‘But the final thing is public realm,’ he says, pointing not just to the ground-floor parks and spaces but also the roof terraces, balconies and gardens within the residential blocks that have been purpose-built with thought and character to the fore. ‘It sets the tone of the place.’ Quintain spent a lot of time, indeed, dealing with historic perceptions of the place as having nothing to do and being run down, grey and difficult to get to. ‘We track this stuff carefully,’ says Saunders. ‘And we turned it around five or six years ago. So, we’re just building on that.’

Boxpark pulled in a new audience, changing perceptions as it did in Croydon, and coinciding with when Quintain finished Olympic Way. The next big change will come, predicts Saunders, on completion of Union Park. It points right back to Wembley’s roots, when this area was planned as a park, and before event space took over. ‘This is the first big green space to come back.’

All of which points to the main success of the new Wembley. ‘The ground floor is really important,’ says Saunders. ‘People live at this level. Yes, a few people get to live up there, but we’ve got to make this stuff as good as possible, and make it really work’. ●



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OPINION

## BREAKING NEWS — FLEET STREET EMBRACES ESG

Fleet Street Quarter CEO *Lady Lucy French* looks at how it is seeking to curate mixed-use destinations ‘built for post-pandemic purpose’

‘What a difference a day makes,’ to echo Dinah Washington, let alone two years of an unprecedented pandemic. As we continue our journey into the new life after the pandemic, there has been a significant increase in demand for mixed-use destinations. In terms of societal experiment, the pandemic certainly pushed boundaries, ones far beyond the imagination of even a 21st-century world. The fallout of working from home versus a thriving office environment continues to present challenges, yet offers an important opportunity to create a workplace renaissance for commercial centres around the world, and force urban environments to be reimaged to cater to the evolving needs of a new society.

Right now, we’re seeing a focus on the best ways to create mixed-use developments that have strong sustainability and ESG credentials, as investor attitude changes. The Fleet Street Quarter Business Improvement District (BID) is pioneering this approach and driving change in the city by curating a destination with strong environmental, social and governance (ESG) credentials. As we see increased importance placed on sustainable practices and responsible development in the market, the Fleet Street Quarter BID stands as a notable example of how urban areas can be transformed into vibrant, eco-friendly and socially inclusive spaces.

One way the Fleet Street Quarter BID is addressing this demand is through cultivating pioneering alternative approaches in ‘meanwhile’ use for ground-floor retail spaces.

During June we launched a pop-up ‘urban farm’. Partnering with Square Mile Farms, we transformed an otherwise redundant space to become a sustainably focused community hub. Using self-watering hydroponic towers and walls, the urban farm was able to produce around 1,000 supermarket-sized salad bags of ultra-fresh greens to be enjoyed by the local community and used by local cafes. As we rethink the crisis of the high street, innovation is paramount. Managing agents, occupiers and the wider community were enthused and excited at what can be achieved on the high street... a green economy, sowing the seeds of the future.

A core strategic theme of the BID is focused on the creation of outstanding external environments to remedy the area’s deficit of green and open spaces. Although spatially compromised, we are working hard to encourage and create new outdoor spaces in the form of pockets parks, vertical and rooftop gardens and, while we are up there,

rooftop urban agriculture. These spaces will work to improve the quality of the area and offer respite for residents, workers and visitors who pass through. Furthermore, by investing in cycling infrastructure, pedestrian-friendly pathways, and encouraging the use of public transit, the BID works to decrease the reliance on single-occupancy vehicles and foster greener modes of transport.

A strong emphasis on social inclusivity and community engagement lies at the heart of the Fleet Street Quarter BID’s vision. The district enhances the sense of community through interactive spaces and workshops, such as those held at the pop-up urban farm. These experience-led opportunities are created with all members of the community in mind, encouraging people’s engagement in a post-pandemic world.

By embracing sustainability, promoting social inclusivity, and supporting local businesses, we are not only driving change in the Fleet Street Quarter but also paving the way for other urban areas nationwide. As more cities and districts embrace ESG principles, the future of urban development will undoubtedly become greener, more resilient and socially equitable for generations to come.

The Fleet Street Quarter is at the forefront of a revolutionary transformation, taking the lead in creating a destination fit for a post-pandemic future through the combination of ground-breaking developments and the re-shaping of a historic location. It will take more than Dinah’s 24 little hours, but we are well on the way to the dawn of an exciting new day for urban centres. ●



Fleet of foot — Fleet Street Quarter CEO Lady Lucy French



# STRONG FINNISH

*David Taylor takes a trip to the Finnish city of Turku to meet its go-getting, ambitious mayor Minna Arve and see what London can learn from its approach to city-making*

You probably haven't heard of Minna Arve, and possibly not of Turku, the Finnish city she runs as mayor.

But Arve is making waves by building on Turku's decade since winning the European City of Culture with a 'punching above its weight' plan for culture-led regeneration, mixed with sensitive additions to this liveable city's walking and cycling infrastructure.

Arve is a confident leader with clear ambitions to create a place that builds on its health and wellness credentials, underpinned with investment in facilities, including a striking new home for the Turku Philharmonic Orchestra and an upcoming international architectural competition for a Museum of History and the Future near the historic castle on a rejuvenated city waterfront.

We meet in a quiet backwater café in the city to talk through her plans, and her hopes for the place in the coming decade to make the city climate neutral, environmentally friendly and socially just.

'I'm really passionate about this city,' she declares.

Born in 1974, Arve trained as a nurse before working in a hospital for a couple of years and realising that she wanted to do something else. So, she studied economics, before working in life sciences in a diagnostic company. 'And then somehow I started to become more and more involved in politics,' she says. She was elected on to the city council in 2004, delighting in how she could effect change at the municipal level. Arve became general secretary of her party—the National Coalition Party—in Helsinki, became pregnant, and returned to her home town of Turku to work in the chamber of commerce before being asked to become mayor, for which she was elected in 2017 and again in 2021.

There were and are three main elements to what she wants in her city, around which the city burghers have created a strategy. 'We wanted to be open, active and an international city, taking responsibility for our people, for nature and for the climate.'

They were ambitious in all three. In 2018 they set a goal to be a carbon-neutral city by 2029, when the city will be celebrating its 800-year anniversary. 'It's not only to look at climate change as reducing emissions but see that it's also how we take care of our biodiversity and our globe, and how we translate our economic system from the linear to the circular.'

Finland has been declared the happiest nation in the world six times in a row, and part of this is because of trust, says Arve. It is that open, transparent society where the people can trust that the institutions are working for them, and not vice versa, she says. The Nordic countries have something of

a head start on achieving happiness through having wellbeing at their heart, but also, Arve claims, a belief that the politics and politicians are working for them. The citizens also get a lot of services for their taxes, including high-quality daycare for the very young, starting at 10 months old, and free of charge from five years old in Turku.

Which isn't to say there aren't problems, Arve noting that immigration is causing segregation, with areas of the city not sufficiently integrated into society. 'In the long run,' she says, 'that's not very helpful.' The city is attempting to break this problem down from the grassroots, in part through education, and by making school catchment areas big enough to allow more children from different backgrounds to mix.

Culture is another key plank in the city's future. It is integral to everything the city does, Arve adds, making music, the arts and other forms of culture available for everyone, and building on its year as European Capital of Culture in 2011.

'That was a game changer in our city,' says Arve of the accolade. 'It changed the atmosphere in the city. It used to be considered a bit of an old-fashioned city that was living with this 800-year-old history and thinking about how we used to be the capital of Finland, and not kind of getting over it. But that year really changed that.'

A new self-confidence duly emerged in its citizens, followed by two years in which a new culinary culture was formed, such that Michelin awards were forthcoming in restaurants such as Kaskis and Smör. The city also began looking, in partnership with its university, at the wellbeing that culture could promote and combine, even taking the innovative step of looking at doctors 'prescribing' culture as an answer to problems such as high blood pressure. Specifically, they investigated a choir's blood pressure readings, which improved while they were singing and practising their songs together. In turn, this kind of approach—cultural policy generally—could have a distinct, positive impact on spending on health, they reason.

Indeed, when it comes to the city's financial equilibrium, the total amount of money it spent on the year of culture resulted in four times that amount coming the other way. This led to more investment in things like the Art House project in Turku's old town, where exhibition and workspaces for artists have been created, with cafés, restaurants and music venues planned around it.

Other building legacies of this regime will include a new 'Music Hall Fuuga' home for Turku's Philharmonic Orchestra designed by PES-Architects, plus the Museum of History and the Future—a scheme which will emerge on the riverside near the







Turku's new competition-winning ferry terminal design 'Origami' by PES-Architects



Sound investment — Turku's new Music Hall Fuuga, with its 1,300-seat auditorium, also by PES-Architects. Set for completion in 2026



Archipelago architecture — the riverside site for the Museum of History and the Future competition

Turku Castle, a new park and reworked ferry terminal following a single-stage, open international architectural competition. The museum competition will be launched this September, with Arve as chair. 'This is something I am so thrilled about,' she says. The building should be sustainable and easily accessible, she suggests, open for everyone, but the way it handles the future beyond 'digitalisation' is less clear at present.

What are Arve's tips for London? Regardless of the marked difference in size — Turku's population is 180,000 compared to London's 8.9 million — there are a lot of similarities, including such things as segregation, wellbeing, climate, economy, and culture. But a whole city approach is key, Arve says, especially to avoid some of the problems relating to crime that, for instance, Stockholm is experiencing in some parts of the city. Turku is looking to emulate London's success in business, meanwhile, working with the Harvard Business School to improve its business services — Arve is part of the Bloomberg Harvard City initiative, a one-year course for the city. The programme also extends to other US cities like San Diego, Atlanta and Boston, along with one city from Mexico, others from Africa, Glasgow, and Helsinki.

Climate, though, is a big push, along with sustainability. Turku was selected as the best mid-sized climate city in 2020, is part of a European mission of 100 climate-smart cities, and is starting a pilot project with the Department of Psychology at Turku University to find new ways to encourage people to take sustainable choices in their daily lives. This could be small actions, the city's director of climate Risto Veivo explains, such as having salads and vegetarian options first in line at restaurants, with perhaps meat pushed to the rear in terms of visibility. 'In a similar way, the city is a platform of choices,' he says. 'And if public transport is easily available, if there are comfortable clean places where you can hang around and

spend your time, all these affect your choices. And walking is more tempting in a nice environment, cycling is certainly more tempting if it is safe, if it is green, and if it is a nice experience to cycle.'

## 'Being European Capital of Culture in 2011 was a game changer in our city. It changed the atmosphere'

Air quality is also in focus — the city's plan to move from diesel buses to electric also has the benefits of reducing noise levels and particulates — helping alongside the push to renewables to reduce emissions by 56 per cent since 1990 and getting to very low levels of emissions per capita (under three tonnes per person) on the international stage. Certainly, this is the case in comparison with cities like, say, Helsinki. Even the city's shipyard is aiming to become carbon-neutral in its operations by 2030, decarbonising the cruise ships — no mean feat, and helped by hydrogen as a potential power solution and by changes to the hull shapes.

Ultimately, it is clear that Turku has big ambitions. They figure on issues from climate and carbon neutrality to energy; from ongoing celebrations of culture to becoming the official food capital of Finland; and as a happy, healthy and safe place for both citizens and visitors alike. And in mayor Minna Arve, it appears to be in good hands. ●





Branching out — St James', the historic quarter HOLBA hopes to help

# A BIGGER HEART

Heart of London Business Alliance chief executive *Ros Morgan* makes the case for the BID's proposed expansion into St James's



Since 2012, Heart of London Business Alliance has been operational in Jermyn Street and the north part of St James's. It works closely with members, and tailors its services to this distinct area, aiming to respect and cherish its heritage. This year, following requests from businesses and the

wider community, we are hoping to lead the business improvement district's (BID) expansion further south into St James's.

***St James's is at the heart of London***—A former royal estate, the historical heart of the West End, and today a thriving area combining the old and the new, St James's has always had an identity like no other. As a magnet for high-quality national and international residents, visitors, occupiers and investors, St James's plays a critical role in London's global success.

As a BID formed to improve the trading environment of the Heart of London area, and having been the catalyst for positive change in London's West End for over two decades, we are delighted at the prospect of expanding into St James's. The expansion will secure £17 million of ring-fenced direct investment and deliver tangible improvements for the district that will not otherwise be made.

***The challenge for this historic district***—There are currently almost 20 BIDs across Westminster, all raising

funds for the areas in which they operate. Despite St James's many strengths, there is a risk of the area falling behind its neighbouring areas in terms of investment.

The area is not immune to the challenges seen throughout other central London districts. There is a threat of poor air quality and climate change impacts. The growing conflict between the conservation of buildings, energy efficiency and the suitability of business space poses concerns, as does the increasing costs of operating a business in the district. The infrastructure and streetscape have long exceeded their lifecycle, with poor navigation and a lack of cycle routes and secure cycle parking. It suffers from anti-social behaviour and crime, excessive waste and clutter on the streets.

As the district currently relies solely on statutory services, St James's unique and distinctive character, environment and proposition need preservation.

***The opportunity for the future of St James's***—Following a successful vote in November, our proposition is to represent the St James's business community and invest £17 million directly into the area with an ambitious, effective and coherent plan that has been developed in direct response to the wider community's shared priorities.

We aim to address these challenges, drive prosperity and garner pride in the community, to ensure the historic St James's remains the jewel in London's crown. ●

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# THE RIPPLE EFFECT

In a special extended edition of *Five Minutes With...*, David Taylor talked to RSHP's Graham Stirk about its 22 Hanover Square project, tricky market conditions and the Elizabeth line 'pebble' causing ripples of long-term regeneration to Mayfair and beyond

**David Taylor: Hi, Graham. How are you doing?**

**Graham Stirk:** Oh, I'm very well, thanks; very well. I hope! I don't know. It's been a period of incredible change... changing times.

**DT: Yeah. For the practice, generally, or do you mean 'out there'?**

**GS:** The past 10 years... Well, it's interesting: context and opportunities have become quite rarefied. Well, not rarefied, but variable. It's quite interesting trying to work with many different building types in parallel. So obviously, with Hanover, I was working on the Macallan distillery and on the British Library extension. I was also working on Merano, which is down in Vauxhall, and an airport in Geneva, and an airport in Lyon, and a conservation and archive for the Louvre near Lille. So, you're trying to hold together many, many different directional opportunities at the same time...

**DT: As a designer, do you find you cross-pollinate across sectors? Push some ideas through to others?**

**GS:** Yeah, it's interesting, I do enjoy working between the private and public sectors. You know, public areas where the experience that you've picked up in the commercial world is sometimes of assistance to people who may be developing buildings for the first time. It's quite interesting to somehow manage to cross-pollinate between them, not that we have a commercial division and special projects division. It's the same people doing each! And they need to at least intellectually be able to adapt to that.

**DT: So, coming to 22 Hanover Square and the Mandarin Oriental project. Could you describe it in general terms, first of all, please?**

**GS:** Yes. There was an article on the Hanover Square building which I was reacquainting myself with, but what it doesn't necessarily cover is why we ended up in this direction, and the context of working in particularly historic areas of London. It comes with physical, aesthetic and political drivers, which have to be negotiated. So many of the products that one tends to achieve in these areas are subject to incredibly long and intensive scrutiny by bodies.

When we first started to look at this, there was an existing office building, which had been failing for a number of years. It was poorly arranged, I have to say—even for an office building. We were given a particular briefing. It began as a competition, which we won. Its uses have changed over time, and so has the actual physical fabric of the building. We were working in what is essentially a Georgian square. What's left of that square is one small area to the south-west—we were adjacent to that corner of this changing street line, which actually defines the square itself.

So, in essence, as you look around Hanover Square, there are obviously powerful drivers of scale, mass and rhythm, but most of it for us is almost applying a vocabulary to

a relatively business-as-usual system structure behind. It tends to be done in facade terms. Sometimes those are intellectually a struggle for us, because we're obviously very interested in architecture, not necessarily the veneers of that. It's the expression of the full organism—you're aware of what holds the building, and each of those components, celebrated into an architectural ensemble. So that was our first challenge, I think: how do we bring something?

As you know, it's two square pavilions. They're arranged that way because of the nature of the brief, which was residential with a potential for a hotel. We never knew who the operator was; we never knew what the rooms would be. Also, the apartments shifted scale many times during the

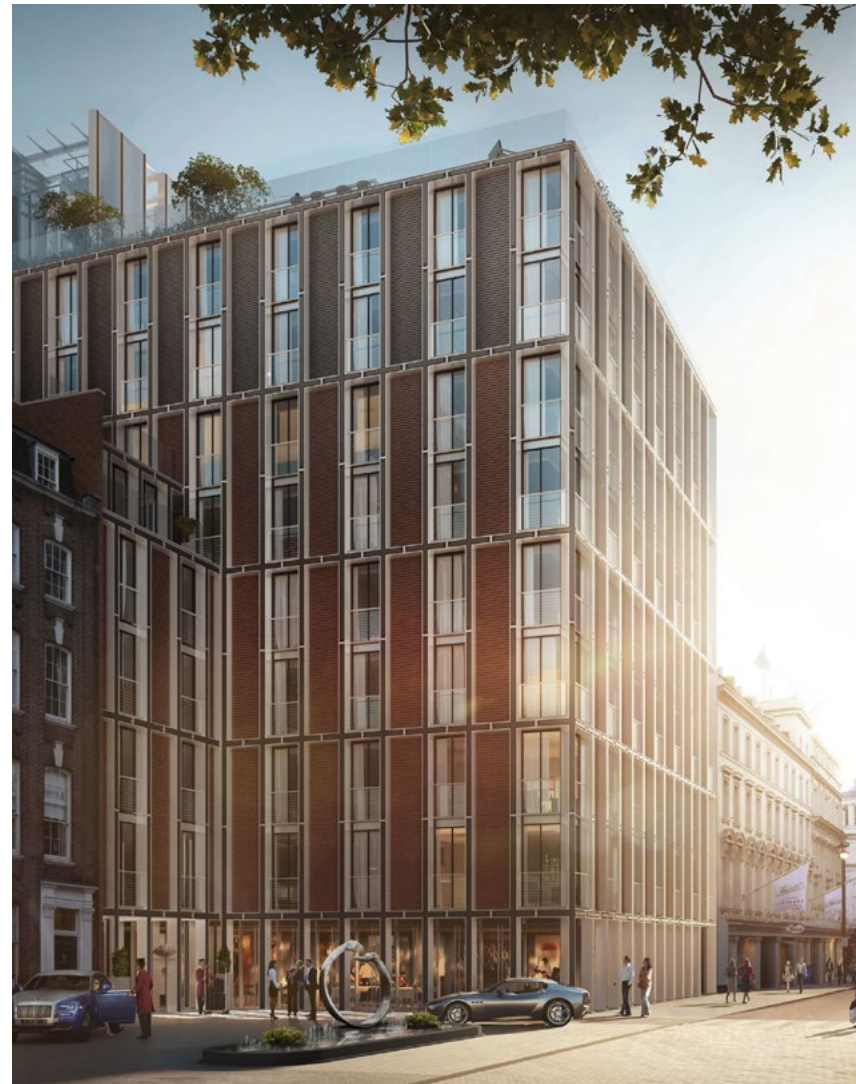
early design development, testing market conditions. So, it evolved into these two boxes, with no services within them; basically, there are a few riser positions. Each, basically, is a big floorplate with four columns inside. That allowed many, many different variables of organising partitioning around the building. We also, in terms of how that might manifest itself, were considering how one circulated through these.

Because the cores were different potential uses, we never had sufficient mass for a traditional concrete core. You know, you pack everything together, and then use that to stabilise the building. We didn't have that, because it was decentralised.

As you know, the hotel occupies all the lower level and partially half the level of the rear block. So, we have one section and a half section above the hotel which is the



Stirk future — Graham on what's ahead



Light touch — RSHP's 22 Hanover Square

residential component. The principle of how you service those takes place in soft spots within these big trampolines of floor. To avoid then hitting all the partitioning, we decentralised into a simple, small, low-rise core which sits in the floor, and glazed lifts and a staircase which occupy the lightwell between the two buildings.

It is treated almost with two party walls between the buildings, which basically contains a glazed array of elevators, staircases and bridges. The whole reason for those all being in glass is that it's like a Victorian lightwell. You're trying to bounce light as much as possible into the heart of the building, which is between the two buildings.

In essence, the actual fabric needed to be flexible enough to take all of these variable lines of partitions, as apartments and hotel rooms. The Mandarin has a very different specification to many other hotels. The ranges of room sizes vary between hotel groups. So, we had to find a way to deal with whoever would be the final occupier by providing rooms which can be subdivided and hitting logical points around the boundary.

**DT: What? You didn't even know then that it was the Mandarin, do you mean?**

**GS:** No, no. The Mandarin came in quite late. It wasn't there during planning. You know, the apartment sizes have changed. Everything does, which is why we didn't customise structure to deal with a particular room size. We knew we had these big areas below ground that could be offered to a hotel. But the actual specifics of pools and all of the various other support areas, restaurants, etc... we knew we had to kind of find a way of dropping down into that space, which is the atrium that sits literally in a lightwell where we can't build. So, it sits against a solid wall. It's one storey high, and you enter the hotel through that small building which links it to the existing. It's literally the crank in the corner of the square. And when you enter that, you enter into this space that then drops down below and brings light into all of the main key public rooms below ground.

We had been looking at the grid in terms of studying Georgian proportions. So, we did a number of studies of the buildings in that area, and especially into the square of the 'on/off'. You know, the glazing of Georgian homes is glass, solid, glass, solid. It's a thing that was run out over Georgian London—acres of it. And it's always proved to be incredibly flexible to adaptation and possibilities, which is why they're still so relevant today. It is that they have the ability to shift around inside.

You can even knock two of them into one and create another kind of residential offer. They're very interesting. It helped us go through the historic negotiations with what was then English Heritage, and Westminster, and it was a useful model for us to begin to develop the principles of organisation of the building, so it didn't appear as a series of horizontal slabs. It was something that had that verticality, which would help it to actually fit within the square.

**DT: Is there any relationship between the residences and the hotel? Do they share any facilities at all?**

**GS:** Well, they can share, because it's an identical model to One Hyde Park, which I was also involved with. And basically, there is a certain sharing of facilities. As you know, we built the Mandarin Hotel and Spa and everything within One Hyde Park's basement. And they now manage the whole building. In terms of its upkeep, they do keep it beautifully. And it's a similar principle, but we didn't know that at the time. What was then interesting was obviously the evolution of the structure. We did test that many times. But these four columns, rather than then taking this large grid to the



perimeter, was the exploration of this Vierendeel structure, which actually the defining part of how the building is read.

**DT: Could you explain that for our readers—and for me! (laughs)**

**GS:** A Vierendeel is a rigid frame, which doesn’t employ cross-bracing. Normally they’re quite thick. If you imagine a vertical ladder, the force pushing it sideways. If you fix each leg to the ground, there’s a resistance to that. And it relies on the connection of the horizontal to the vertical. So, it has to be rigid. It’s not a pin. But what happens is that there’s a point in the middle (it’s called the neutral axis) which is a point of contraflexure—it means that is receiving the least energy. So that’s where the connections are made on it. You see that there’s always a pin connection on the centre of what look like beams. That relates to these cruciform columns, which are basically rigid crosses. They don’t bend, you can’t twist them around, they’re not flexible. And then they’re pinned together.

**‘It is an incredibly important pebble, and I think the ripples will continue for a number of years’**

What was interesting about its evolution—which we did with Ramboll, the engineer—was that it allowed us to be able to structure an expression of that Georgian grid. Because they tend to be very close centres you can’t do very big. Vierendeels are not things that you can do on an eight or 10 metre span, as it ends up being of massive walls. We’ve done it in a fine light, sectional grid. I mean, it’s an incredibly light structure, considering it stabilises the building as well. We engineered the depth so it’s a composite of concrete and steel. You’ll see it: it’s almost like a very light grey, actually, on the sides, and then the infill is dark. The reason we did it dark was that I think most of London’s Georgian buildings have been permanently changed in colour by the Industrial Revolution pollution. It’s very difficult to get certain aspects of them back to their original form. We always describe the bricks, which are almost a chestnut colour, like a burnt red, that run in vertical slices... it meant we could always get rooms and a window, we could always get hit and miss around the whole thing. It could deal with the variable sizes of bedrooms, for a hotel, and for apartments, and deal with the flexibility.

We treated the bricks because they are set quite deeply recessed. We always thought that because it’s a linear brick, it’s nearly one and a half metres long—that’s held, you know, it’s not load bearing—and we wanted to treat it almost like a blind. You know, it’s something which is non-structural, it’s a blind. The principle of this organisation was trying to wrestle with the juxtaposition of Fenwick on Brook Street. This is the white-painted Regency type of building that you get in that part of Mayfair. When you viewed this narrow street, it’s white. The street is white. But obviously then the square shifts

colour. When you view it from Fenwick all you see is the big reveals of the white-ish Vierendeel, so it just goes into almost like a slightly dappled vertical white building. And then, as you move towards it, and you start to go to the broader areas of Hanover Square, you’ll see that chestnut—you know, this burnt red brick, which is actually obviously picking up the colour of the original buildings to the north of it. So, it was a way of being able to address the approach into the square as one of whiteness, and then to open up, and change completely, rather than changing the colour of the facade. Because whatever happened, whatever colour you chose, it would look wrong against either of those—if that makes sense.

**DT: Um... We’re now into our 20th minute of the *Five Minutes With...* (laughs). So just a last couple of questions, if you wouldn’t mind! Firstly, I wanted to just ask you really about the impact of the Elizabeth line to this particular area, and that extra footfall? Has that been an influence on the project? And secondly, how are you finding London as a market generally for architecture? Or are more projects coming from abroad currently?**  
**GS:** Okay. I’m sorry, I apologise!

**DT: I’m only joking!**

**GS:** I mean, if you’d like me to speak in edited terms...

**DT: No, no, no, carry on. We’ll do a special. I’ll call it something different...**

**GS:** If I was going to answer your first question about the Elizabeth line... I mean, it was fundamental in the Mandarin wishing to be there. And these are things which are incredibly important in terms of the connectivity and internationalism of that location. I think it is having a huge impact in terms of people and investors wishing to be part of that part of Mayfair, so was such a fundamental part of the equation of being in a historic square in Mayfair, about having this incredible connection to everywhere. It’s an incredibly important pebble, and I think the ripples will continue for a number of years.

Your second question in terms of the market. After my Chelsea Barracks experience, which is the low point of my career, I have to say, and following One Hyde Park, I swore I’d never work in London again, anyway. Which is what took me out to work on the Louvre and Geneva airport and all these things. I ended up in New York and Toronto where we won a huge tower out there. And I suppose slowly I’ve come back into this over a number of years. And it’s been interesting. Because we have now started for us, we’ve started to get this sense that we still work internationally. But I’ve always found what is possible in the UK. You know, I don’t think you can pull off Leadenhall in any other country in the world, and I have worked in a few systems to know they are not set up to go to work at that pitch. So, I enjoy the UK for that.

It’s sometimes the restrictions of the UK and the planning envelopes define a project—it’s like wriggling out of its Houdini box. Something comes out of it that takes you places that you wouldn’t have started in. It’s a way of having your preconceptions challenged. The opportunities I’ve found myself now in include working on the British Library extension, which we obtained planning for. We’ve won another large project in the City which I can’t mention. And we’re



The view from New Bond Street

working on the conversion of two listed gas holders in Bethnal Green—555 homes—which we took on because it generates another form of urbanism (laughs). These are just things I’m involved in: you know, Ivan (Harbour) has been involved in LSE and is working on a number of areas.

In a sense, from a personal point, I think it is getting more difficult. Most of the projects I’ve mentioned usually have a significant amount of international investment. It’s not necessarily coming from clients within London. I’m talking about London, not the UK, because I don’t have massive experience in that. But we’ve found that most of the investment is managed by British companies, but the actual money is coming from other places. I suppose that is a shift. It is getting tougher in the UK, I think. We’ve tended never to throw everything at one country—we have obviously opened up an office in Paris, and currently are in the early stages of New York. So, we’re just trying to actually balance out, you know, anywhere that’ll have us! (laughs)

**DT: Well, congratulations on 22 Hanover Square. I think**

**it completes later this year, doesn’t it? I’ll be very keen to have a look around when it does.**

**GS:** Yes. I think it has some key components related to some of the core concepts and theories that we’d been evolving alongside Richard and are now continuing. It’s interesting that it is showing a range of adaptation of how that can be applied in many different political or aesthetic contexts. So, for our part, I think it’s a beautifully honest building. And I respect it a great deal for that!

**DT: Brilliant. Thank you very much for your time, Graham, and for taking part in ‘25 minutes with...’ it’s really great! (laughs)**

**GS:** (laughs)

**DT: I’m only joking. Thank you very much. It’s gold. Thank you.**

**GS:** It’s really nice to talk to you.

**DT: And you. Bye. ●**



# COOKING UP A NEW FUTURE

Ergonomics and ageing expert at Blum UK *Amanda Hughes*, also a professional chef, argues that kitchen design needs to move with the times



Kitchens through the ages — from the 1960s to today



A lot changes with the passing of time. We age, grow wiser and continue to progress, seeing new wonders around us every day. With the ever-increasing pace of technology, medical science and other discoveries, nothing stays in one place for long. Yet, amid this progress, certain steady constants in our lives seem to remain untouched, frozen in time. One such realm is the kitchen.

As I sat sipping tea at the table of a dear friend who was about to celebrate her 80th birthday, it struck me that the kitchen we were in hadn't changed much at all. While many inventions have appeared and disappeared and grown and shrunk and multiplied in and around it as the decades have passed, the kitchen cabinet has remained surprisingly similar.

The kitchens of yesterday only needed to have simple functionality at their core, as they were nothing more than practical spaces where food was prepared and meals were shared. From the turn of the 20th century, the work of revolutionary thinkers like Christine Frederick and Margarete Schütte-Lihotzky began to change those perceptions.

While Frederick focused on increasing efficiency and strove to make kitchens more ergonomic for the housewives of America and beyond, Schütte-Lihotzky introduced the concept of the fitted kitchen. This is where the design principles that persist to this day began to take root.

Winding forward to 2023, inclusive design and ageing in place are emerging trends that are reshaping kitchens to better serve all individuals, regardless of age or physical abilities. Today's designers are integrating universal features

into kitchens, considering factors like accessible counter heights, ample manoeuvring space and easy-to-reach storage options, all to ensure that individuals can comfortably and safely navigate the kitchen, promoting independence and longevity in the home.

Furthermore, the kitchen has become a canvas for style and self-expression. Modern kitchens blend functionality with aesthetics, boasting sleek cabinetry, durable materials like granite countertops, and a diverse variety of design options. Smart devices have also made tasks much more convenient through voice-activated assistants and connected appliances.

As we continue to innovate, explore and step into new possibilities, the image of a truly transformative space emerges. Imagine a kitchen that anticipates your needs, and where appliances seamlessly communicate with one another, promoting an inclusive and user-friendly environment.

Moreover, the kitchen of the future could embrace sustainable practices, promoting eco-friendly cooking methods and reducing waste, with smart appliances adjusting energy consumption based on need and usage patterns.

With advancements in virtual reality and teleconferencing technologies, imagine cooking and sharing meals with loved ones from around the world, breaking down physical barriers and creating shared experiences despite the distance.

While its core purpose of nourishing and drawing family and friends together remains unchanged, in the wake of visionaries like Frederick and Schütte-Lihotzky the kitchen of tomorrow holds exciting possibilities. So, let's embrace the changes that lie ahead, as like them we take bold steps into a better future. ●

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# MAKING PLACE FOR PLANET

In the latest essay in our series towards creating the New London Agenda, *Professor Greg Clark* discusses London's just transition and the built environment



## Place and a just transition

Climate justice is a compelling subject. Not solely because decarbonisation, the imperative to slow and ultimately reverse the heating of the planet, is urgent, both for the near-term survival of many species, and the long-term thriving of humanity, but also because global warming has precise spatial impacts that make some places much more vulnerable than others. At the global scale, the most vulnerable places are not the highest emitters. Accumulated carbon emitted in one country can render other countries unliveable.

There is a profound mismatch in the great cycles of industrialisation and development that shape our world because they are not in a synchronised pattern. Effectively the industrialised and post-industrialised world has already emitted all the carbon that the planet can accommodate without disastrous impacts, but that carbon has been largely spent in the economies of nations with only 15 per cent of the global population.

For these reasons, all inter-governmental discussions on climate change are rife with the core challenges of global inequality. The claim for reparations on behalf of poor island nations, low-lying countries in the global south and those that host the world's most vital natural forests, reefs and glaciers is much larger than any previous war or disaster. This startling challenge is the backdrop to any conversation about how we can arrest climate change in ways that also promote justice and leave no one, or no place, behind.

We know that deindustrialisation was badly managed in the UK. No planned adjustment or reinvestment process was provided. The consequence was that certain regions, communities, and neighbourhoods were devastated in ways that left lasting scars, some for more than 50 years. Decarbonisation must not be mismanaged in the ways deindustrialisation was. If it is, it will hit most harshly those on the lowest incomes with the most vulnerable jobs, the less habitable homes, the most remote locations, and least freedom of choice about how they work, travel, live and consume.

## London's pioneer opportunity

We know that cities account for about 70 per cent of all carbon emissions worldwide, and more than half of those emissions come from the built environment. The net-zero path involves both an energy switch and an urban transition, where carbon is driven out of the built environment, transport and logistics, utilities and consumption.

Our third New London Agenda gathering sought to address this head-on. We gathered in Poplar as the guests of EcoWorld at Oxbow with 20 leaders to debate this interaction between climate and place. Could we find ways to shape places that will motivate and inspire climate justice?

We know decarbonisation requires large-scale actions to retrofit buildings and infrastructures, an issue well set out in the *Our Vision for the Built Environment* prospectus. We know in broad terms that a net-zero city must be clean (in its energy, air, water, waste, construction and mobility systems), connected (offer mobility choices that do not use fossil fuels and use connected digital systems, platforms and twins to optimise communication and drive out waste) and compact (in the way it uses land, space, place, design and building management to integrate and mix uses and minimise the need for travel between places).

We also know that 'place' can be an active ingredient in the decarbonisation process. Places, and their assets, can be led or shaped in ways that help to integrate otherwise separate and disjointed efforts (eg transport with built environment, or health with housing). They can also encourage innovation and behaviour change through experiments and nudge behaviour, sometimes through publicly resonant topics like air quality or health. They can make it easier to reduce carbon and foster larger-scale changes using planning and transport systems. How a place is led and shaped makes decarbonisation either more possible, or not possible at all.

London aims to be a world-leading city on decarbonisation and a just transition. This is clear in the current direction of transport policies designed to improve air quality, essential both to reach our climate targets, and to remake our city to be habitable and productive. Decarbonisation is potentially rich with wide-ranging co-benefits such as multiple cost savings, healthier buildings





The Thames Barrier — protecting London for its low-carbon future?

and lifestyles, cleaner air, new jobs and enterprises, tradeable innovations AND opportunities to renew, revitalise and improve the resilience of our neighbourhoods, communities and districts. But there is limited public confidence in whether these co-benefits will accrue, and how certainly they can be secured.

Making the big switches and accelerating the transition is also rife with risk. Firstly, the financial cost of the transition should be borne by all who benefit, but we have no obvious means to finance it fairly, especially during a cost-of-living crisis. Secondly, the loss of old jobs and the creation of new jobs may produce stark groups of ‘winners’ and ‘losers.’ Thirdly, the places that are most ready and able to benefit may be those that are already the most prosperous and attractive, well-connected or agile. And finally, these big switches require the trust and confidence of citizens, families and communities who bring diverse preferences and attitudes and may respond to different kinds of communication and incentives. Getting it right is not straightforward.

So, the key question is not whether we have the technologies required, or can build the business case, but whether we can create the conditions for everyone to commit to the path, the financial models and the timetables required. That can only be achieved if the transition is ‘just’ and recognised as fair for all. That is the only way to gain a working consensus to drive momentum.

What role can the built environment play in stimulating and sustaining the commitment to make London the world leader in decarbonisation it needs to be? This was the big question that led 20 of us into a debate that was rich, stark, sober and challenging.

We began by asking what about London in environmental terms is already just. Is there something to build upon? The answers came loud and clear: London has open-access parks and green spaces, restored river frontage, a vast number of social homes and landlords, public squares, amenities and commons, increased cycling and walking facilities, the great estates and historic trusts that steward land and buildings with ‘cathedral thinking’, and a transport network that works,

providing alternatives to cars in many locations. London’s focus on its poor air quality shows real intent. London’s mix of alternative lifestyles show how many people already creatively live more aligned with the planet. London can be a host of more collaborative and frugal lifestyles.

So, from this helpful backdrop, how can we forge a leading role for the built environment in London’s decarbonisation? Three rather different kinds of strategy emerged in the conversation. The first, how we make the built environment cleaner and greener and take the carbon out safely. Second, how we can build a new partnership with citizens to foster trust and accelerate change using the built environment as a driver. Third, the larger reforms that could be taken to change the power dynamics in the property system.

### An accelerated deep clean

Let start with the first strategy, focused on decarbonisation of the current built environment. There was clear agreement that while some progress is being made, this approach feels very incremental. Our group identified ways to accelerate

decarbonisation in the built environment by taking bolder steps at the industry and city policy level. These included seven key points:

Better use of new forms of data to model lower-carbon life, increase transparency and visibility and ultimately greater accountability and responsibility for building owners, operators and tenants/users. We should all know how much carbon is being emitted by each building we use, and what its embedded carbon is, and be able to use our purchasing power and tougher enforcement to curb carbon. Much wider use of certification, citizen-focused apps and real-time data will be required to achieve radical visibility.

A renewed focus on the industrial supply chain of the built environment, and ‘in construction’ emissions, with a drive to increase the use of low-carbon methods of manufacture of buildings including wider use of wood, alternatives to concrete, 3D printing and modern methods of (off-site) construction. Driving scope-three emission analysis through new supply chain strategies is key to acceleration now, and London’s Real Estate uniting over a ‘whole of London’ approach is key to successfully empowering the supply chain to bring forward the much-needed solutions.

As part of this, a retrofit revolution is needed to support the adjustments required in existing buildings, especially relating to their power, heating, water, insulation and wider energy efficiency. This retrofit revolution requires coordination, especially in the residential sector, so that the necessary changes are planned in an integrated, informed and effective manner, and coordination failure is avoided.

This retrofit revolution, in turn, requires a massive investment in reskilling a population for the new methods and technologies required. There is a deep mismatch between what is required to implement decarbonised buildings and the skillsets available. It needs a jump start with a campaign of investment to retrain people for future work.

The acceleration of circularity in the built environment through enhanced incentives and better use of digital platforms and twins to drive the market in upcycled building components, and to demonstrate the greater residual values that can be achieved through circularity.

Social landlords and SME landlords have special roles to play in London. With social landlords owning/ operating almost 420,000 homes in London and London’s SME landlords hosting almost 1,000,000 small firms, there are substantial opportunities to create new collaborations between occupiers and landlords to work together to drive out carbon. From pooling the purchasing of clean power and energy-efficiency methods, to investment partnerships to install cleaner equipment, to shared solutions to reduced carbon in supply and distribution chains, a new set of proactive endeavours is possible.

Better aligning the financial system with decarbonisation looks like an easy win. Why should VAT be paid on retrofit but not on new build? We could reorientate roof taxes, CILs, levies and section 106 agreements to be better tilted towards greening of buildings. We could begin to see charges for polluting buildings, similar to those we now have for cars and vehicles such as CC, LEZ, and ULEZ.



## Citizen-centred leadership

The second part of our discussion looked more closely at the role of citizens in the transition to a low-carbon future. Remembering how badly deindustrialisation had scarred certain regions, neighbourhoods and communities, we recognised this must be done differently, and with the active consent of communities.

The first observation concerned how we communicate with citizens and empower people about our planet. Many of the built environment advisory firms in the room talked about how to engage citizens in new ways—three ideas stood out.

Firstly, the need for much better and simpler modelling and communication of the differences between carbon-intensive versus carbon-frugal living, with all the co-benefits that can be achieved, set out clearly so that choices are clarified, and citizens see the choices they are making. There was a powerful call to make these choices the focus of sustained widespread communication and public education campaigns so that there is no doubt that decarbonisation is both necessary and good for all of us.

Secondly, more committed community organising and empowerment is needed to train local people as ‘climate ambassadors and advocates’ to help deliver the message and make it real. This is one place where social and SME landlords can help to activate tenants and small businesses.

Thirdly, a much clearer focus on the quality of places and local amenities that can be achieved if we invest differently, seeing decarbonisation as route to better places. This requires some places to take a lead and become pathfinders for others, in ways which inspire.

The second discussion focused not just how to organise demonstrators that garner local support and put citizen ideas and innovations at the heart of the transition but on creating situations where the balance of initiative comes from citizens, who act together rather than having decarbonisation done to them. The ‘BedZed effect’ creates a ‘seeing is believing’ process.

## Reforming the environment that is built

A final strand of our discussion imagined a much deeper process of change. If the core problem with our built environment is that it has become over-financialised and is therefore now serving solely the need to drive capital values and profits rather than to support planet and communities, we should adopt a much more rigorous reform.

In this phase of the discussion, much more radical ideas emerged. It is often said that London has enough bedrooms, but not enough homes. Starting with new ways of using space such as in co-ops, shared housing, co-living and co-working, we could reduce the carbon footprint per capita of our built environment by increasing the numbers of people using the same spaces. We should make much more of what we have, and the carbon embedded in it. This would mean strengthening the incentives for ways to better use space by ‘crowding in’ more people through agile platforms and better rules that optimise the match between people and places, so that building usage is less unequal.

A second idea concerned the power dynamics inherent in land and property ownership structures. We must find better ways to transfer ownership of land to communities through a new generation of community development trusts, public land trusts and other common ownership vehicles. The idea

here was that land and buildings that served civic rather than corporate objectives would much more easily adopt new low-carbon business models. Therefore, the aim was to radically reduce climate impact through changed ownership and shared usage structures.

There may be many ways to achieve this, but one idea in this vein was to take a different approach to the development of public land and buildings in London. London has many acres of publicly owned land that is not available for commercial development because it has sensitive interfaces with public services and infrastructures. Building up a shared and skilled capability to deploy public land in the interests of planet and to optimise climate returns rather than financial returns would be the way to go.

Two other ideas were debated in this discussion. First, we should use digital platforms to model carbon accounts for buildings and occupiers. If we can set notional carbon accounts for each building and monitor them publicly, we may be able to shift more quickly to an accountable property system that is responsive to customer and stakeholder opinion. The second idea was to look at ways to designate zones or districts for more rapid decarbonisation by trialling new ways of funding the deep retrofit. This could involve new financial models and investments supported by guarantees, co-benefits and long-term returns.

In commercial districts, this could involve using a levy to drive the investment through something like a climate improvement district (using the same model as business improvement districts). This could also include a mutual guarantee mechanism between major property companies that helps to pay for accelerated retrofit (the London Bond idea). In residential areas this could be a net-zero neighbourhood model where homes are bundled together for a portfolio approach that attracts a patient institutional investor.

## Acceleration

The problem of time loomed large over the discussion. The key issue is not the actual time required to decarbonise, but the inability to garner either sufficient consensus or resources to implement quickly. So, what could speed things up? Three key insights were reiterated.

Firstly, we must communicate better. This means a much sharper strategy that identifies the benefits and costs, including the co-benefits, and sets them out clearly and persuasively. Reliable data, modelling, and scenarios will clearly help. We need to help people see and feel what a net-zero home, building or district will feel like.

Secondly, we must derisk decarbonisation of the built environment. It is perceived risk that slows us down. That means we must protect people from transition risks by investing in skills and new sectors/opportunities. Equally we must find the means to align and collectivise costs and benefits using new financial and operational models, including mutual guarantees that would not require government support.

Lastly, we need to unleash more radical experiments on how to change the way whole urban districts and clusters of buildings work. Local governments and business associations can pioneer new solutions and approaches if we create a cycle of pioneering experiments that see decarbonisation as a driver of value creation and innovation.

# RE-SEQUENCING THE CITY

In a special essay for Primera and NLA, *Professor Greg Clark* looks at a revised business model for districts and a new era of place leadership



Helicopter view — Central London seeks new post-pandemic place leadership

Reinventing Central London, post-pandemic, requires a fresh cycle of intentional collaborative place leadership. This is the conclusion of three dinner debates hosted by Primera Corporation, Central London BIDs and NLA. It is already in train.

Post-pandemic, commercial areas need to be more agile and self-reliant and must convene local government, business leaders, property owners, cultural venues, infrastructure providers and educational institutions. In London, the BID platform enables place leadership alliances with an approved and sustainable form. Now they have a big new mandate to pursue.

All parties must adopt an additional task beyond the remit of their sectors, institutions, venues, asset base, balance sheets, boundaries or formal responsibilities. They must all also embrace and champion ‘place’. Place is a shared asset and an active ingredient which helps shape whether businesses, ventures, assets, services, experiences or policies succeed in attracting demand, investment, confidence or advantage. The quality and agility of place are the source and catalyst of the co-benefits of a location. It we want places that are rich in

opportunity, flexibility and surprise, rather than just efficient, we must work together to consciously build them.

The clear risk is that without organised place leadership, districts will suffer from rigidities and coordination failures that are costly for all stakeholders involved. Failures in safety, sustainability, cleanliness, design consistency, identity, communication, coherence, flow management, sequencing of public works or promotional events are expensive. They lead to disappointment and loss of confidence and value. Avoiding such place leadership failures is a critical task. Post-pandemic, the key risk is to fail to meet the imperative for change and the opportunities it brings.

## Action stations

Our first dinner heard from leaders at Victoria and King’s Cross. The inspiring successes of the King’s Cross regeneration sets a high bar for all to follow. Recent achievements at Paddington, London Bridge and Bank underscore the importance of station-led opportunity. Station districts play a unique and special combination of roles in our London lives. They are interchanges that bring a sea of



humanity into and out of our city each day. With the power to concentrate people in such large numbers, they ‘funnel’ opportunities for footfall, engagement, experience and exchange, in exponential ways. This produces a remarkable ability to host activities for captured audiences and to resonate value into adjacent land and buildings in ways that are impossible elsewhere.

Major stations are therefore magnets for bold investment and confident co-locations, if we get them right. The ambitious plans evolving at Victoria are not just important in their own right. They also demonstrate how we can use more of what we already have to get what we need, leveraging the power of people flows. Our major stations are a hidden asset, ripe with value yet to be optimised.

### Re-sequencing the London week — and reinventing Friday?

Our second dinner focused on the major changes in work and lifestyle patterns that are now shaping demand for city-centre locations, especially within the City of London and environs. The new sequence of the city in terms of ‘in office’ days, ‘work from home’ days and ‘in between’ days was hotly debated, including the intriguing question: do we need to reinvent Friday? The underpinning transport data showed us that Tuesdays, Wednesdays and Thursdays were now at a stable pattern of about 85 per cent of previous ridership and Monday is still rising back from a low 20 per cent towards 70 per cent and increasing. But the mix is now different: more leisure travel and less commuting. Friday is many peoples’ favourite day to work from home and can be eerily quiet in the City, especially during grey weather.

The debate began with a simple poll. Who thought the new post-pandemic patterns of working and office use were now ‘settled’ and who thought that more change would come? The approximate vote was 25:75, with many people expecting more change, mostly anticipating a greater return to office working. Wishful thinking, or on the money? Those in the 25 per cent who thought the pattern was now settled took the view that workers (especially young workers) would now refuse to work if office attendance was compulsory and would rather ‘shop around’ for employers with more flexible approaches. The logic was that greater flexibility allows younger workers to live in a cheaper housing market, while their job is in an expensive labour market, if work is decoupled from the requirement for a daily commute. So, housing affordability, and associated commuting times, are driving working pattern preferences, at least in part. There was no consensus here. Many sector specificities and variations were cited.

At the other end of spectrum were voices that viewed the WFH phenomenon as potentially ‘sleepwalking’ into a permanent productivity deficit, reduced job security, eroded tax revenues, suppressed investment and damaged long-term competitiveness of London. This debate was spiky at times and rich in ideas. A key angle on both sides was the need to enrich the office district environments around the City, to attract people back to offices and also to make the City a seven-day-a-week destination.

What about Friday? We should make the most of Friday’s new ambiguous identity. It is now a hybrid day in many senses,

with some people working full-time in offices, or at home, and others treating it as an extra weekend day. Friday can serve all these preferences if places are agile.

### Making place for value in London’s conscious quarter

Our third debate was hosted by the Central District Alliance, which includes the richly endowed Bloomsbury, Holborn, Clerkenwell, Farringdon and Hatton Garden. These historic London locales have been the centres of publishing, jewellery, insurance, media, advertising, universities, specialised medicine and museums. This district hosts global icons such as the British Museum, Great Ormond Street Hospital and the London School of Economics. Culture, knowledge, medicine, charity and education give this district an underlying resilience and psychological confidence. The ability to learn, interpret, imagine, remember and heal are permanent requirements for human flourishing. This is London’s ‘conscious quarter’.

This central district is equidistant between the cities of London and Westminster, giving it a special role as both a connector and server of two major business hubs (hence its established roles in education, publishing, media, insurance and jewellery). It has a deep ability to host the new economic activities that arise from the interplay of sectors between the two hubs (fintech, medtech, proptech and social and digital media, to name but a few).

Two imperatives were agreed. First, this district must remain attractive to diverse talent. It needs to be affordable for students, healthcare workers and young employees, as well as early-stage entrepreneurs and innovators. It requires successful interventions in housing and workspace and must maintain a diverse set of amenities to avoid becoming elite and unaffordable. Second, to do that it must increase density in locations where it is possible to provide that extra capacity and mix at different price points. This may be possible especially those that are close to transport hubs.

### Place leadership and the London opportunity

These dinner debates revealed much about that new art of place leadership. Firstly, we uncovered the need for optimisation of what we already have by reinventing places in the context of dynamic changes. Secondly, we learned that coordination is essential for agility. Faced with the need to reposition locations, we must work together if the response to changed demand is to be coherent. Thirdly, the curation of place must be attuned to the new sequencing that our city now has, with the ability to blend different roles at distinctive times of day, days of week and seasons of the year. And finally, all of this requires new means of navigating our city so that changes are comprehensible to diverse users, residents and visitors. The BIDs that use digital platforms and real-time data will make the districts both more legible and responsive.

To support our businesses, workers, investors, residents and customers we need to improve the way our city embraces these new dynamics of change. Place leadership alliances will now evolve to become more like ‘city improvement districts’ to renew the compelling logic for commercial and civic success that is London’s promise. The aim here is not just to recover our city, but to re-sequence its magic in our new cycle. ●

Mandy Kaylin; Aileen Yousof; City of London Corporation

**blum**

**4** **Visor**  
Work over the graphics and landscapes, the visor is designed to restrict the field of vision. While the yellow plunger screen simulates the clouding and discoloration that can affect the lens of the eye over time.

**5** **Headphones**  
Hearing is another of our senses that can diminish over time. So to mimic the impact hearing loss can have those wearing the suit must also put on a pair of noise reducing headphones.

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Levelling up Lewisham — the Gateway's progress so far

# GROWING FROM THE GATEWAY

*Jennifer Daothong*, acting chief executive of Lewisham Council, says the borough has been transformed by the Lewisham Gateway, a testament to true partnership



Reading about the woes of HS2 I'm sure I'm not the only one recently who has been left with a sinking feeling as project summary sheets showing green lights have cycled through amber to red as we attempt to navigate the choppy waters left in the wake of the seemingly

never-ending increases to interest rates build costs. Too often our contingencies to mitigate against risk have not foreseen the seismic and systemic challenges brought about by macro-level forces.

It's for this reason that I would like to reflect on the quiet success of the decade-long public-private partnership in Lewisham that has achieved something remarkable,

but is all too often overlooked. Lewisham Gateway—a consortium of Lewisham Council, MUSE, the GLA and TfL—has delivered major transformation to road and rail infrastructure and withstood the slings and arrows of economic recession, a pandemic and a cost-of-living crisis to keep delivering throughout. When the development reaches completion next year, it will have delivered over 1,000 homes, 50,000 sq ft (c. 4,645 sqm) of commercial, retail, leisure and business workspace and laid the ground for the restoration of Lewisham town centre as a regional gateway into the South-east.

A forward-thinking approach to accessibility means that crucially, at a time when we all understand the benefits of active travel, Lewisham Gateway has unlocked new pedestrian routes into the town centre, making it easier for people to access local shops and amenities and boosting footfall for local businesses. Visitors alighting at the Docklands Light Railway station no longer need to navigate a multiplicity of crossings to make their way into the town centre—there now is a hard-fought-for single crossing that prioritises the pedestrian experience. All of our surrounding development in the town centre has been designed ready for the Bakerloo Line Extension, another casualty of the broader economic outlook, but one where the economic business case continues to speak for itself. At a fraction of the cost of other rail upgrades mooted for London, the BLE would unlock 100,000 new homes and 130,000 new jobs across the capital.

## 'It's an example of things to come'

From a local authority perspective, Lewisham Gateway has been a tremendous test of our ability to work in partnership to deliver transformational projects. Our recent £19 million Levelling Up Fund award will enhance the public realm and civic uses in the heart of the town centre while we work with Landsec to bring forward ambitious plans for mixed-use redevelopment of the shopping centre.

It's an example of things to come. Work is under way to deliver our Catford town centre framework, which will transform the town centre, supporting the delivery of 2,700 homes, additional business workspace and new retail opportunities. The re-routing of the South Circular road to create a largely car-free town centre is a key enabler for this vision. Following TfL's public consultation earlier this year we expect work to begin in 2025. Our draft local plan sets out our vision for inclusive growth right across the borough, identifying key sites for housing delivery and establishing our commitment to high-quality, sustainable development throughout Lewisham.

With strong political leadership and an ambition to drive inclusive growth, we are ready to work with developers, businesses and investors to replicate this approach across the borough, ensuring that we attract the investment we need to make Lewisham an even better place to live, work and visit. ●



# TIME FOR ‘HYPERMIXITY’

*Professor Yolande Barnes argues that London should move with the times, that planning use classes are outdated and that ‘living’ should be the only asset class*



As London’s housing affordability problems worsen in the face of rising inflation and rising interest rates, the search for quick wins and easy solutions increases. Many of the measures so far have been ineffective, and some of those suggested may be counterproductive because they do not take into account complex variations and multiple systems operating on both demand and supply. London’s prosperity and economy is intimately tied up with the quality, cost and availability of the accommodation it offers not only its residents but also its visitors, workers and investors.

Not unreasonably, calls are made to increase the supply of social housing which, as this column has shown previously, varies very substantially between boroughs. In Redbridge, Harrow, Sutton and Merton, social housing comprises less than 10 per cent of all housing stock but in Tower Hamlets, Islington and Barking & Dagenham it comprises over 35 per cent.

The housing supply picture is therefore very varied across London and not directly related to property prices. The ultra-expensive boroughs of Kensington & Chelsea, Westminster, Hammersmith & Fulham, Camden and Islington also have among the highest social housing provision in the capital, at 28 per cent or more. In these boroughs, it is those on average wages who are squeezed out of the private rental and ownership markets.

Affordability is neither a single nor well-defined problem. There is huge disparity just within London as to what the affordability problem actually is, and how it affects different household types, age groups and income groups. For some, it is displacement to other areas and long commutes. For others, it is compromised space or housing conditions, and other

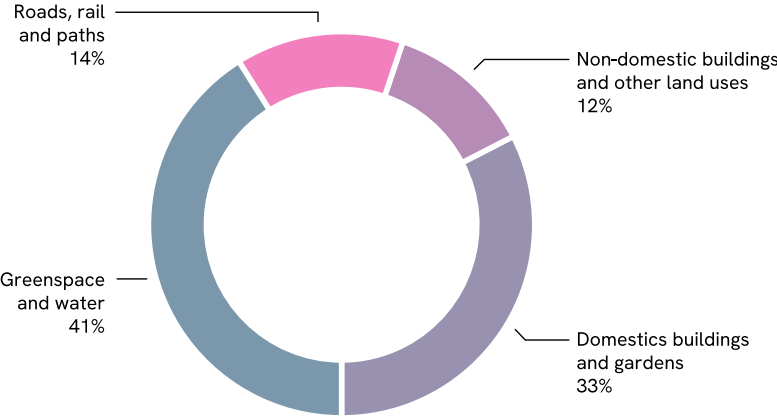
people are being trapped in private renting or other unsuitable tenures and housing types. With rising repair and maintenance costs, an increasing number of occupants in all tenures find themselves in poorly insulated, even unhealthy living conditions and fuel poverty. It is not unreasonable to call this situation a crisis, with significant consequences for London’s economy and people, but it is clearly not as simple as the simple supple of housing ‘units’ alone.

The supply of housing and the impact of new development on prices has to be viewed in relation to demand and, in particular, in relation to the quality of that demand. Expensive land and construction costs mean that, in common with almost every global city I have visited (including those in the global south), new development is predominantly in the form of ‘luxury’ apartments. Most new build is affordable to only a small proportion of the local population. In London, this means supply is provided at £1,000 per square foot (£10,000 per square metre) while the bulk of demand is for homes at under £500/sq ft.

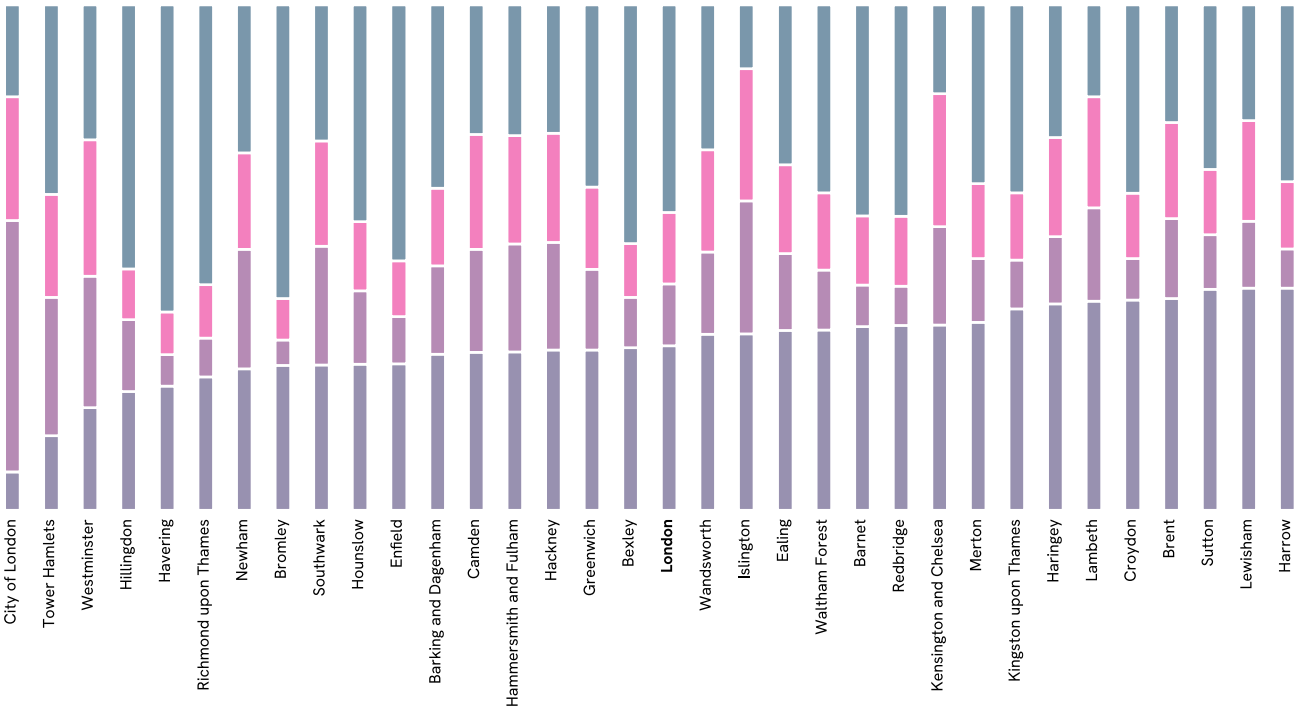
Most of London’s housing demand is supplied by second-hand housing stock, not new build. In the 40 years that I have been observing the London market, I have seen households seek affordable housing by moving to low-value, sometimes derelict and run-down neighbourhoods and gentrifying them. Prime London in the 1970s used to include only a few select areas of Mayfair, Knightsbridge and Belgravia. Places like Notting Hill, Wandsworth and Docklands, even in the 1980s, were not expensive areas, while Shoreditch, Hackney and the East End, even King’s Cross, were considered less desirable, even dangerous for many would-be residents.

Now, around 10 million people live in the urban area of London (15 million in the metro area). In addition, every night a ‘visitor city’ the size of Manchester of domestic and overseas visitors needing bed spaces and a similar sized ‘student city’ swells the population by nearly 800,000. On most workdays, another 1.1 million commuters occupy workspace in the city and 5.8 million Londoners also need space to work. London’s land has to work hard to accommodate all these people as well as day visitors, shoppers and the like.

In theory, each person in London has an average of 90 square metres available to them but, according to the ONS, 41 per cent of London’s land is green space and water and 14 per cent is roads, rail and paths. The space for buildings and other land uses is less than half of London’s land.



Overall London land use (source: Generalised Land Use Database)



Land use by Borough (source: Generalised Land Use Database)

So, every day London hosts upwards of 17 million people on built land equivalent to just over 40 square metres (roughly 400 sq ft) per person. This land contains houses, gardens and flats in all tenures, hotels, guest houses, lodgings, student accommodation, hospitals, care homes, schools, universities, colleges, shops, offices, theatres, restaurants, churches, synagogues, mosques, art galleries, museums, bars, clubs, cafes, industrial land and warehouses, retail warehouses, food-growing facilities, entertaining space, sports facilities, leisure centres, spas, football stadia... and the list goes on.

It is perhaps not surprising that four decades of ‘urban renaissance’ leaves home prices on a high plateau, affordability stretched and competition for land fierce. The search for affordable housing has led people well beyond London’s periphery. Even before the pandemic, the lack of affordability had become a push factor out of many world cities, meaning that outlying small cities and towns were seeing an influx of affordability migrants. In my view, the experience of COVID lockdowns has, on top of this, changed the quality of demand for real estate, not just housing, permanently. The mass experience of doing everything in what was previously domestic space has blurred the boundaries of leisure, retail, learning environments, healthcare environments as well as living and working environments. We have learnt that ‘home’ is not just a dormitory and as much about what happens when you step outside your front door in a local neighbourhood, and at the same time we expect much more of the city and our workplaces when we use our precious time to travel there. The ‘domesticisation of the workplace’ is the other side of the working-at-home phenomena.

Acceptance of the new demand for this whole ‘living’ space is key to understanding cities and how problems of affordability issues might be solved. A broader, polycentric,

dispersed view of what London is and the continued demand for a more geographically scattered range of living options should relieve some demand pressures in the centre of the capital (though it may also exacerbate them elsewhere if supply does not adapt there as well). But on a broader level, demand for ‘everything everywhere all at once’ rather than segmented into rigid and outdated 20th century notions of economic use is also potentially useful for the city.

Individuals and households need space to do all sorts of things: sleep, eat, play, stay, make, work, trade—all the things they have been doing in cities for centuries, nay, millennia. We have learnt that in order to accommodate all these activities, cities cannot sprawl for ever. Land availability is not infinite and the environmental impacts of physically unchecked growth are too high. City land has to work harder and do more than the ‘either/or’ system of investment, development and planning of the last 60 years. Post-COVID demand has made the case not just for mixed-use but ‘hypermixity’. Hypermixity is what will make London’s land work harder and deliver more for its people. It is the art of layering uses in clever and more efficient ways, enabled by technology. By accepting that life doesn’t fall neatly into real estate asset classes all the time, we start using a single space as a daytime cafe, evening restaurant and night time club or other accommodation for students in the term-time and tourists in the holidays. We learn that buildings can simultaneously generate power on the roof, have multiple hour-by-hour uses of upper floors and grow food hydroponically in the basement.

What doesn’t work, and won’t work for London’s land-use intensification, are outdated planning use classes and regulations which see homes as bedrooms and offices only as workplaces. Let’s redefine what it means to be ‘Living in London’. ●



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## FIGHTING BACK

Whitbread's senior acquisitions manager *Jonathan Langdon* argues that post-COVID bright times are ahead for branded hotels



As you read this in September 2023, cast your mind back three years. It is six months into the first wave of the COVID pandemic. The long hot summer of 2020 is starting to cool and the 'rule of six' is in effect. As the month progresses, the national news is of further COVID restrictions and a possible 'tier' system being introduced across England.

Walking around London this summer the pandemic feels like a distant memory. But the impact of that strange time remains with us today.

It's no secret that hospitality was among the hardest-hit sectors of the pandemic. At the height of the infection, nearly all our 800-strong network of hotels and restaurants across the UK, Ireland and Germany were closed—save a handful we kept open to support key workers.

Our employees—both those at work and on furlough—and their wellbeing remained central to our thinking, and we had to work in an even more agile way. Initiatives included raising money from our shareholders, introducing rigorous 'clean protect' safety processes across our estate for our guests, and creating new room rates with added flexibility to account for a new world with ever-changing plans.

When it was safe to re-open, we did so quickly, capitalising on the desire of our customers for travel, get-togethers, and experiences—trends that are still prevalent today—and giving us a head start in the new post-COVID hospitality marketplace.

Our Premier Inn and Hub by Premier Inn hotels in Central London, where I focus, took a little longer to get back to their pre-COVID occupancy levels compared to our hotels in leisure and regional locations. But they are there now—indeed all our hotels are trading ahead of our

own pre-pandemic occupancy levels as well as those of our competitors in the mid-scale and economy hotel market.

What is driving this performance is interesting and is a combination of factors.

Summarising greatly, our domestic customer base continues to have a strong appetite for UK travel. Whitbread's unique 'direct distribution' business model is giving us a competitive advantage in attracting those guests to stay with us and ensuring high standards when they do.

Leisure demand continues to remain strong in London and elsewhere, and the broad appeal of our brands to professional and trades-based business customers, as well as our value-led customer proposition, is creating strong demand from business guests despite changes in working habits.

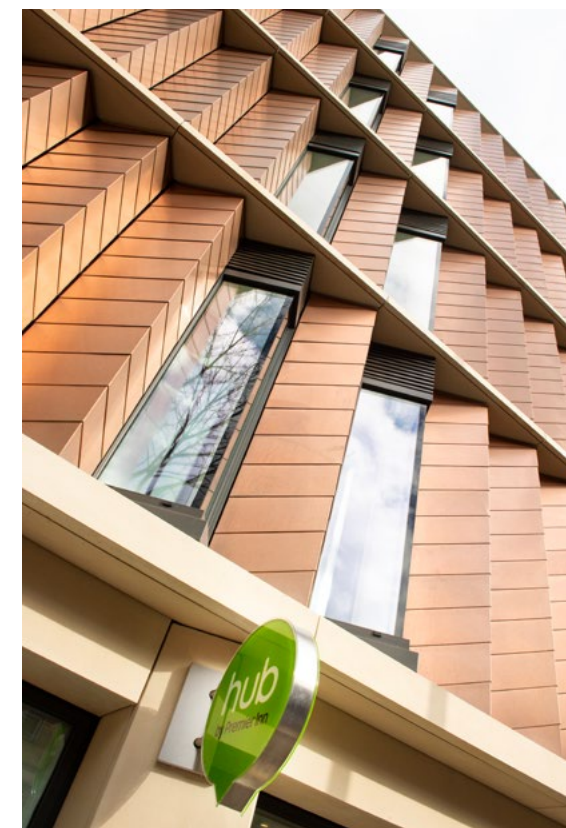
This positive trading environment is combined with a market going through structural supply-side changes. Independent hotels—currently 45 per cent of the total hotel supply in the UK—are closing their doors and leaving the sector, with this demand being taken up by branded operators such as Premier Inn.

Together, it means that we have strong trading momentum and are very optimistic about the long-term growth prospects for our brands in Central London and across the UK.

The capital will always be a focus for our expansion plans, and I would argue that budget hotels like Premier Inn are

well-placed to repurpose vacant office buildings in the city—a type of development we have been doing successfully for more than a decade—and make a positive and long-lasting economic and social contribution to the CAZ and micro-markets across the capital.

Exciting new London openings this year include new Hub by Premier Inns at Camden High Street and Marylebone Road. We can't wait to check in. ●



Checking out — demand for bed space is up for brands like Hub



# WORK/LIFE BALANCE

We take a look at St George and SEGRO's canalside plans at Alpertion in Brent, effectively mixing industry and residential



Grand vision — the development includes 14 acres of open space



**Piers Clanford**

Chair, St George (a Berkeley Group company)

London is in the grip of a deep and damaging housing crisis, yet across the city many ambitious regeneration and homebuilding plans struggle to get up and running.

Grand Union, in Alpertion, Brent, is an exception. This 22-acre (9ha) brownfield site moved swiftly through the planning system and is now delivering homes and jobs at real pace.

The timeline is impressive. St George purchased the site in April 2017, a planning application was submitted in January 2018, work started on site in January 2019 and the first homes (100 per cent affordable) were secured by and handed over to Brent Council for their residents in December 2021. That's four years from site purchase to first completion.

What makes this even more impressive is the sheer scale and complexity of the site. Previously home to the derelict

Northfields Industrial Estate, this vast space was cut off and contaminated by generations of industrial use. Below ground was a maze of water mains and sewers and above were steep changes in levels, multiple site ownerships to work through and close residential neighbours to connect with and consider.

Another huge challenge was re-providing the derelict estate's industrial floorspace and making it work harmoniously as part of a mixed-use neighbourhood. However, perhaps the most complex task was engaging the surrounding community in the site revival, and reassuring them that positive change was coming.

So how were all these complexities overcome? A big part of the answer is Brent Council, which takes a strikingly hands-on approach to regeneration. From day one it invited us in and set a crystal-clear vision and priorities for the site. Key priorities included meaningful community engagement, high-quality affordable homes and first-class open spaces and amenities for the whole of Alpertion to enjoy.

The whole Brent team worked as focused and determined partners, with regular meetings to drive progress and an 'open door' to discuss and resolve challenges in real time. This meant every planning deadline was met and St George had the certainty to make an upfront capital investment of £170 million to unlock the site and drive delivery.

Another key to Grand Union's success is the community's influence and support. Trust was built up gradually, one conversation at a time. This was achieved through a wide-ranging engagement programme, including an on-site visitors' centre, exhibitions, community festivals, door-knocking and taking every chance to meet the local people, groups, schools and businesses. A community steering group was established, which has since evolved into the fantastic Grand Union Community Development Trust, which now runs the 5,000 sq ft (465 sqm) community centre.

Re-providing on-site industrial floor space required another form of innovation. The St George team designed a multi-storey light-industrial building, which will deliver around 130,000 sq. ft (c 12,00 sqm) of workspace on just a 1.7-acre (0.7ha) footprint. This was the key which unlocked the rest of the site and will create up to 250 jobs once it opens as SEGRO V-Park Grand Union next year.

Another stand-out feature of Grand Union is the quality of the design, which is both finely detailed and functional, yet full of thoughtful, fun and locally inspired features. There will be 13 acres (5 hectares) of public open space, including a canal-side piazza, featuring locally inspired public art, landscaped gardens, waterside meadows, community centre and children's play areas. The new neighbourhood is being brought to life with shops, cafes, pubs, health centre and nursery.

In total, Grand Union will create 3,350 high-quality homes, 1,170 (35 per cent) of which will be affordable. Other benefits include a £93 million contribution to improving Brent's wider community infrastructure and amenities, a 240 per cent on-site biodiversity net gain and bringing 400 permanent jobs and 200 apprenticeships to the heart of Alpertion.

To sum up, Grand Union is doing a huge amount of good. It exemplifies positive partnership working and proves that we can, with a truly collaborative approach, deliver hugely positive outcomes at the scale and pace London needs.



**Jules Pipe**

Deputy mayor of London, planning, regeneration and skills

Grand Union by St George is an example of how a developer is responding to the Mayor of London's Good Growth agenda through an

integrated, cleverly thought through masterplan that delivers homes and jobs for Londoners. By that I mean growth that:

- delivers the affordable homes that Londoners need
- supports positive change through the transformation of a derelict industrial estate, making the best use of land in a compact city, and
- is inclusive and that delivers new community facilities and enables healthier ways of living through the provision of quality public realm.

I also welcome SEGRO's input through an innovative industrial development included as part of St George's masterplan.

With a clear need for high-quality, sustainable homes and suitable industrial workspace in London, Grand Union delivers all this and more. This development creates jobs and it delivers on the mayor's 35 per cent affordable housing target, providing over 1,000 affordable mixed-tenure homes.

I welcome that this scheme, which showcases consolidation, intensification and modernisation of industrial floorspace as part of a masterplan approach in line with the London Plan.

Grand Union shows how innovative multi-storey industrial premises can fit well into London's urban landscape. The joint venture between St George, which secured consent for the multi-storey industrial element, and SEGRO is an exemplar of industrial intensification and co-located schemes that can be developed in suitable locations across London.

Industrial land is crucial to the running of the capital and its loss across London is a real concern for me. Our recently published industrial land supply study shows that since 2001 London's industrial land stock has declined by 18 per cent, or 1,500 hectares.

The Greater London Authority is working with boroughs and the industrial and logistics sector to modernise and make the best use of existing land.

We are also developing London Plan guidance on industrial land to provide clarity and consistency when assessing industrial land requirements and opportunities. We anticipate publishing this draft guidance for consultation towards the end of this year.

In many parts of the world, multi-storey schemes like Grand Union are already the norm, and following the London Plan approach, this development demonstrates that we can also achieve this here in London, a global city, where land is scarce.

However, we need to be realistic and acknowledge that multi-storey schemes will not work everywhere, nor will they be suitable for all industrial operations such as heavy logistics or waste management.

Developers like St George and SEGRO recognise the growth pressures that London faces, and taking a partnership approach have responded innovatively by creating an exemplar development at Grand Union.





The scheme will feature 3,550 homes on the canal — Wembley’s arch is visible in the distance



**Shama Tatler**  
Cabinet member for regeneration, planning and growth, London Borough of Brent

The new development at Grand Union is providing a new lease of life for Alperton.

Located in the Alperton growth area and housing zone, the development is transforming the under-utilised former Northfields industrial site into a thriving mixed-use neighbourhood bursting with opportunity.

It is an ambitious vision brought to life as a result of our strong and longstanding partnership with St. George.

The new canalside neighbourhood will have 3,350 homes, a piazza overlooking the water, a community centre, a health centre, workspaces, shops and a range of on-site amenities.

It also promises 14 acres (5.6ha) of green space, bringing a 240 per cent boost in biodiversity, taking us crucial steps closer towards our target of becoming a carbon-neutral borough by 2030.

To date, 400 homes (including 115 council homes) and a new community centre have been delivered, creating almost 150 new jobs for the local community. New routes have also been introduced along the Grand Union Canal, opening new and unexplored parts of the canal for the first time to the public.

This summer, we marked the topping out of SEGRO V-Park Grand Union. Alperton has a rich industrial history,

and we are delighted that it will soon be home to one of the country’s first multi-storey industrial developments, providing room for up to 20 industrial units and promising to create up to 250 jobs.

Grand Union is a fantastic example of our ambitious plans for the future of Brent. By 2041 Brent is expected to be home to around 65,000 more people. This development, and others in places like South Kilburn, is part of our long-term vision for the borough, set out in planning documents and the Brent Local Plan.

## ‘Grand Union is a fantastic example of our ambitious plans for the future of Brent’

The plan encourages good growth and determines what can be built and where, to ensure all of Brent’s diverse communities benefit. It allows us to plan ahead and prepare for the future with the homes, facilities, jobs and infrastructure needed to support the local people of today and tomorrow.



The scheme opens up new routes and public spaces for the community



To date, 400 homes and a new community centre have been delivered





Making it work — the pioneering, six-storey, SEGRO V-Park Grand Union light industrial space



**Ben Gomez-Baldwin**  
Director, Greater London, SEGRO

Industrial space in London has reduced dramatically in recent years, with swathes of warehouses and estates swept away in the regeneration of Stratford, White City and other areas.

At the same time, the continued growth of the digital economy and increased focus on resilient supply chains post-pandemic, alongside the growth of urban populations, has driven demand for warehousing in and around London and major cities.

While it is crucial to build new homes in the capital, SEGRO believes that a balance is needed and that we need to find new solutions for delivering warehouse space that supports a range of employment types.

So, we are excited to team up with St George for the regeneration of Grand Union. Here, alongside 3,350 homes to be delivered by St George, we are bringing forward SEGRO V-Park Grand Union, a pioneering 134,500 sq ft (c.12,495 sqm), six storey development providing modern light-industrial space. This is an innovative concept for delivering such space in areas where land is constrained.

It fully supports the aspirations of the new London Plan in intensifying industrial land and maximising employment space, with the scheme set to support 250 jobs and apprenticeships once it is fully let.

The industrial space is equipped with cargo lifts and

arranged over four upper levels offering a range of sizes, supported by shared meeting rooms, breakout areas and wellness spaces, including a green roof terrace.

The development is targeting an ‘excellent’ BREEM rating and incorporates electric charging points, photovoltaic cells and an internal green wall, which aligns with our ‘responsible SEGRO’ commitment to championing low-carbon growth.

It is also ideally located in the heart of Park Royal, one of London’s most sought-after industrial areas due to its excellent access to central London, the M25 and M1.

Warehouse space is now a microcosm of the UK economy—encompassing deliveries to restaurants in the West End, high-tech start-ups or last mile deliveries for retailers—and it is developments like SEGRO V-Park Grand Union that help attract businesses and talent, and show how jobs and homes can grow together. ●



Topping out — the project is a key example of the London Plan aim at intensifying industrial land

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# GOING UNDERGROUND

*Peter Murray reviews London Tube Stations 1924–1961, a new book on a high point in transport architecture and design — for Londonistas everywhere*



Circular London — Holden's Southgate tube today

This is a wonderful and heartwarming book and an essential addition to any Londonist's and Londonista's library. It describes in photographs and brief, perceptive texts 'a high point of transport architecture and design in Britain.'

Charles Holden's collaboration with Frank Pick, the Chief Executive of London Transport, writes Abbott, 'brought about a marriage of form and function, civic service and commerce that revolutionised both the Underground brand and services offered by it.'

What is so good about this book is that it shows that it is not just the Underground brand that was enhanced, but London's as a whole.

The clarity of the chapters shows how the different architectural styles connect the dots on the map. There's a full-sized mock-up for the stations on the Northern Line Extension to Morden which you see repeated in the photos of Clapham South, Balham, Tooting Bec and Colliers Wood. The highpoints are Holden's circular buildings—Chiswick Park—which pre dates the Piccadilly Line stations, Arnos Grove, and Southgate. Hanger Lane references Holden but is by Brian Lewis, FCC Curtis and Peter McIver (Abbott is very good with designer credits).

The evocative photos are often taken at dusk or in the dark which works well in an Edward Hopper-ish way. They reinforce the image of the Tube as a place of welcome refuge and allow the viewer to focus on the buildings instead of all the crap that makes up much of today's streetscape. Note by contrast the pristine landscaping of Southgate pictured in 1935.

This is a book for Londonists based on the eponymous website's description that 'a Londoner sits on the tube, playing with their phone. A Londonist sits on the tube, trying to identify the landmarks in the seat moquette.' For those aficionados of moquette, this is the book for you. ●

*London Tube Stations 1924–1961*  
Philip Butler and Joshua Abbott  
Fuel, 2023



Model railway — a full scale timber and paper mockup of the proposed Northern Line Stations design concept, 1925



History in the making — Southgate Station in 1935





# BRIEFING NOTES

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





From left to right: Dipa Joshi, Vinesh Pomal, Lucy Hales, and Tahera Rouf

HOUSING

# Later living in south Asian communities

*Priya Aggarwal-Shah of BAME in Property and Bhavini Shah of Montagu Evans look at why multigenerational living has remained the preferred option in South Asian communities, and why there is such a taboo surrounding the issue*



This August, BAME in Property and NLA ran a panel discussion as part of South Asian Heritage Month. The panel of thought leaders included: Priya Aggarwal-Shah,

founder and director of BAME in Property (chair); Vinesh Pomal, senior architect at Butcher Bayley Architects; Tahera Rouf, project leader at RCKa; Lucy Hales, head of co-housing at Housing 21; and Dipa Joshi, partner (residential lead) at Fletcher Priest Architects.

The need for a broader range of later-living options for South Asian communities is becoming increasingly apparent.

In the UK, we have an ageing population, and an increasingly ethnically diverse one. In some towns and cities, the South Asian population is in the majority, including in places like Leicester and Kirklees, and in London areas like Harrow, Hounslow, Ealing and Brent.

However, current later-living options are not always culturally appropriate, with fewer vegetarian or halal catering options, language barriers between residents and carers, and little to no religious and cultural amenities near developments.

With limited later-living options for the South Asian community, multigenerational living has remained the

preferred option. However, with new developments generally being smaller in size, and younger generations assimilating to western cultures, the need for a broader range of later-living options for South Asian communities is becoming increasingly apparent. The discussion explored the following themes.

**Multigenerational living**

It's no secret that multigenerational living is the preferred option in many South Asian communities. Pomal shared his experience of co-caring for his late grandfather, a decision that was a no-brainer in his family, despite his deteriorating health. He explained how having his late grandfather in the family home was not only an important part of Gujarati culture, but it was also essential to prevent loneliness and provide a sense of familiarity for him.

**'Having my grandfather in the family home was not only an important part of Gujarati culture, but it was also essential to prevent loneliness'**

Vinesh Pomal

Rouf talked of the exchange of knowledge, skills and languages across generations within multigenerational families, sharing how her nieces and nephews have picked up the Bangla language through regular communication with their grandparents, who live with them. There was also the added benefit of grandparents helping with childcare, which is a necessity as much as it is a blessing. This can often determine where grandparents live, either within a multigenerational arrangement itself or where they move to in the future, if considering a later-living option.

Joshi continued by also sharing her experience of looking after her late grandmother. When the council refused to provide a lift within her home to help with mobility challenges, Joshi used her architectural background to retrofit the home herself, providing a chair lift and extending the time her

BRIEFING NOTES

grandmother could remain in her own home. During this time, she had a Gujarati carer to provide home care in a familiar language and cook authentic Gujarati food, which was essential for her wellbeing.

She later moved to a care home for South Asian older people, meaning specific social and religious activities were planned around the residents' needs.

Although Pomal, Rouf and Joshi shared different experiences, there was a consensus that 'you just don't put your grandparents into a care home'. With many enthusiastic nods in the audience, this was clearly a sentiment felt by many.

**The importance of listening and codesigning with communities**

Hales talked about the development of cohousing, a concept by Housing21 in Birmingham, where homes are designed in conjunction with the local South Asian community for social rent. The consultation with the community flagged up the need for independence and a community feeling, leading to the design of spaces such as gardens to be maintained by residents and communal cooking. This highlights the importance of engagement and design in creating spaces people can, and want to, live in.

Pomal also talked about specific design features which are common within many South Asian homes, including a porch as you enter to remove shoes and any other outdoor clothing, alongside a toilet and/or washbasin to immediately wash hands. While these design features may seem specific to South Asian communities, they are clearly beneficial and usable by many others.

**Location, location, location**

While there is often this romanticised idea of where later-living homes should be, usually in the suburbs or countryside, there was agreement amongst the panellists about options within town centres. On the one hand, a central location is key to reducing feelings of loneliness and isolation and maintaining a link to community and culture (such as proximity to a gurdwara, temple or mosque). On the other, it's about remembering the spending power of this group, often referred to as 'the grey pound', and the impact they can have on the local economy, particularly if later-living schemes are located in town centres to diversify housing options.

**Ensuring affordable options to reflect a diversity of wealth**

Finally, we talked about the importance of planning policy in reflecting the needs of those requiring affordable later-living options and not just luxury offers. There was an acknowledgement that many ethnic minority communities are outpriced from later-living options for this very reason, forcing them into overcrowded homes, rather than a positive multigenerational experience.

**Networking and follow up**

The discussion continued well into the evening over networking, where it was clear that we'd only scratched the surface on this topic. Over the coming months, we'll be sharing more content about later living in ethnic minority communities, so look out for this on our social media channels.

Thanks to everyone who joined us and shared their experiences.



Tahera Rouf: the exchange of knowledge, skills and languages across generations within multigenerational families is key





Is Active Travel in London on track? The summit panel discuss

TOPIC

# Pedalling in the wrong direction?

*Peter Murray reflects on this year’s Active Travel Summit at NLA, amid changing times for transport in the capital*



For the last decade, NLA’s Active Travel Summits have exhibited a feeling of optimism that London’s roads were changing for the better. In the past, NLA supported mayor Johnson’s Mini Holland programmes. We liked the idea of a walking and cycling commissioner as part of the Good Growth agenda and cheered when Will Norman took on that post on the election of Sadiq Khan.

High points in the summits’ programmes came with the government’s Gear Change and Active Travel Fund in 2020 to facilitate the rapid implementation of LTNs during the pandemic. Then, in 2022, the setting up of Active Travel England.

So far so good. But a sense of concern was tangible at this year’s event in the aftermath of the Uxbridge by-election when the prime minister confirmed he had ordered a review into LTNs in England, saying he wanted to support people to ‘use their cars to do all the things that matter to them. I just want to make sure people know that I’m on their side in supporting them to use their cars to do all the things that matter to them.’

Although Labour condemned the comments as ‘pure hypocrisy’ for accelerating and funding LTNs before

the audience. Alice Pleasant, Lime’s public affairs manager, lived up to her name, providing a polite but robust defence of the bikes’ problems while announcing that improvements to security were on their way to reduce the number of stolen bikes (recognisable by the clicking sound they make as they race by).

Perhaps the most positive part of the summit was the presentation by Bruce McVean of the City of London on progress at Bank Junction, where wider pavements have improved conditions for pedestrians, and better-designed junctions have made cycling safer. All this in the face of robust criticism from the taxi lobby.

Such is the cut and trust of the politics that surround the radical changes that need to take place in our streets to make them healthier and more sustainable. I remember speaking to Mia Birk, who led Portland’s bicycle revolution in the 1990s. Mia said that progress sometimes faltered with political changes but then got back on track. Right now, the Oregon city is going through a bad patch. Blogger Johnathan Maus writes: ‘Right now our traffic culture is so toxic and dysfunctional that it’s erasing all of Portland Bureau of Transportation’s infrastructure investments, overwhelming their educational campaigns, scaring away bike riders and lowering the standards for behaviour on our streets.’

But it’s not all bad in London, as I said to the delegates at the end of the Summit. Go out and see the improvements to Bank Junction, go up to Aldwych and see the fantastic pedestrianisation scheme and on down the Strand to Trafalgar Square, redesigned 20 years ago. It started a revolution of creating places for people, a change which will not be stopped, even if every now and then weak politicians take backward steps.

‘denouncing’ the policy, Keir Starmer seemed to blame the ULEZ for the Tory win and urged Khan to ‘reflect’ on the expansion. ‘We’ve got to look at the result. The mayor needs to reflect. And it’s too early to say what should happen next.’

Even Leo Murray of the climate action group Possible was in a sombre mood when he spoke to the summit. He had proposed a fleet of lightweight autonomous electric shuttles to ferry people across Hammersmith Bridge, currently closed for repairs. Leo’s solution would cost less than £10 million, a twentieth of the cost of repairs, which are likely to take up to a decade to complete. But Murray’s plans were recently kiboshed by Hammersmith leader Steve Cowan when he refused to support a grant application for further research into the proposal.

During question time, there was expected criticism of electric hire bikes and their users’ poor parking from a local councillor in

SOUNDING BOARD

# Getting London’s mojo working

*David Taylor reflects on the key issues debated in the latest New London Sounding Board meeting, held at The London Centre and chaired by Sadie Morgan.*



London can be a world leader in innovation and climate but needs to attend to its housing and affordability crises—and get its ‘mojo’ back. It could take a leaf out of Manchester’s book in terms of the energy, confidence and clear identity that city is showing. But London can also move into its next phase by tackling ‘big ticket’ items, building on its strong history of integration and continuing to harness the growing powers of partnerships between public, private and citizen sectors.

Those were some of the key issues debated in the latest New London Sounding Board, held at The London Centre and chaired by Sadie Morgan. The first provocations were whether London is still a world leader, where we should take a lead, and the location of its biggest rivals.

NLA senior advisor Greg Clark said London is still a world leader in climate innovation and diversity, and that very few other cities can boast its assets. ‘But London has lost one of its assets, which is the support of national government,’ he said. ‘And that’s made a big difference to where we are. The global map of cities is changing.’ There are now perhaps more than 20 leading cities in the world, with New York, Paris and Singapore being the key ones, alongside a ‘strange kind of competition’ within the UK taking London’s assets away, along with competition from ‘non-cities’ such as digital platforms, small nations and European wannabes like Amsterdam, Frankfurt and Dublin.

Perkins & Will principal Sunand Prasad agreed about the lack of support from the national government but added that there has been a fall in the status of the UK generally around the world. Is it a useful question, he asked, about leading the world? There may be competition between cities with respect to particular offers such as financial services, but overall great cities have more to gain through sharing and collaboration than by identifying competitors. London wasn’t a leader anyway until the 1990s, said LSE London’s Tony Travers, but the city has a very different brand to the UK, and Levelling Up is ‘slowly sinking into the sand’. London is also a 43 per cent overseas-born city, of which 40 per cent are of colour, and has managed rapid immigration and integration at least no worse than most other large cities of the same kind. ‘I think we need to think about the capacity to adapt and become a much more international city of people with different heritage, which has happened quickly.’ One of the weird

consequences of Brexit, Travers added, is that we have a much more international version of London and a much less European one.

Perhaps it is the smaller cities in the UK and across Europe that will chip away at London, suggested the GLA’s Louise Duggan, offering quality of life, efficient public services and a social contract. We are still one of only two Alpha ++ cities, said ‘optimist’ Nabeel Khan of LB Lambeth, along with New York. But we should be taking the lead on climate matters, and AI is another real opportunity. But yes, few cities in the world have done integration as well as London, he agreed. ‘We should celebrate that fact.’

London is leading, but it is a ‘fragile’ situation, said British Land’s Emma Cariaga, and it risks being usurped if it doesn’t get to grips with what makes it special. Housing should be its key focus, not least to attract and retain talent. ‘Whatever form you want to enjoy London I think it starts with having a good housing stock that is fit for purpose, suitable for a range of different sorts of people and different affordability,’ she said.

Martyn Evans of U+I pointed to Manchester, where his company is building 2 million square feet of office space in the next eight years, as an example of a city that knows its direction. ‘I am constantly amazed at the force of confidence that comes from the people in that city, about their place in the world, and their relationship to London,’ he said. This is not bluster, but is based on the universities, the students and an increasingly large footprint of big companies servicing Europe from Manchester. How is London progressing in its relationship with other UK cities?

**‘Whatever form you want to enjoy London I think it starts with having a good housing stock that is fit for purpose’**

Emma Cariaga, British Land

Other points made included London’s strength of social mobility, made by Fletcher Priest’s Dipa Joshi, but also its reliance on the credit bubble, while Publica’s Lucy Musgrave pointed to the young demographic and the need to allow talent to flourish—which is about housing and building spaces to create. Perhaps though we should focus less on competition, and more on getting it right, added NLA senior adviser Robert Gordon Clark, SAY Property’s Kemi Oguntoye suggesting that although London’s cultural and sporting offer remains impressive, our standing in the world is temporarily diminished. Affordability in London is a ‘disaster,’ said Homes England’s Elizabeth Rapoport, with a ‘horrific’ number of families in temporary accommodation. ‘I think the bottom is falling out, and there’s not enough attention to that,’ she said. ‘I think that is a massive crisis brewing.’

London has something of an identity crisis too, said Arup’s Jo Negrini, and is lacking confidence, not least about funding and attention from the central government. ‘It feels a bit fractured—it doesn’t feel broken. But it gives us a huge opportunity to realign



relationships.’ Instead, Negrini said, we should be tackling ‘big ticket issues’ that cities all around the world are finding challenging too. Manchester’s advantage, Negrini added, is clear political leadership.

The Sounding Board also heard from British Land’s Emma Cariaga, presenting on the need to invest in innovation, and drawing on the Canada Water ‘new town centre’ project to back up her points, against a background of what she branded a ‘permanent state of uncertainty’ in London today. The project—in the first few years of a 10–15-year venture—covers a ‘super flexible’ permission for around 40 buildings and 5 million square feet, including 2,000–4,000 new homes, and half a million to two and a half million square feet of commercial space. British Land is creating an innovation campus with modular buildings including an existing project that is home to a new university joint venture between Arizona State University, University of New South Wales and King’s College London that is totally challenging the way engineering is taught in the UK. The inherently flexible structure has allowed it to grow and expand and the developer to test whether buildings can genuinely grow with organisations and their occupiers as their needs change. Modular allows the developer to test demand for life sciences space in a ‘short, sharp pilot’.

Finally, Greg Clark presented his paper on prioritising partnerships, again as part of the move towards producing the New London Agenda, suggesting first that the new urban economy is more distributed than what we have been used to for the last 30 years when finance, media and professional services responded to ‘super concentration’. Today, more places have more opportunities to have more of the jobs in question with particular concentrations of sectors across London. London is not a planned nor institutional city but a negotiated city, Clark said. ‘London is actually a bit of a world champion in partnerships, in a way.’ It has been so good in this area through necessity because London is a kind of ‘organised chaos’ where things are negotiated, and then get done. Any new chapter in the city will require us to act together, pooling risks, returns, resources, capabilities, assets and other things to create co-benefits and employing levels of trust. It will require the provision of clarity, giving certainty, building trust, planning for future generations beyond boundaries, embracing, celebrating and prioritising diversity and investing in innovation, all with partnership at heart.

There are new priorities and demand patterns. Population growth has been faster than housing supply growth, for example, or digitisation arising from the pandemic is changing demand patterns for our streets and buildings.

We also need to make the most of what we have, Clark went on, capitalising on the fact that the Treasury has ‘remembered’ that London is important to the national exchequer, optimising our existing infrastructure and reinventing our town centres. And it should look to increasing and encouraging investment

through new platforms such as investment partnerships, mutual funds or guarantees, as well as ‘optimising adjacencies’—working across boundaries.

Area partnerships are showing an evolution of BIDs, reactivating places through place leadership, and pooling interests, while area-based investment partnerships are also demonstrating new ways for big international investors to become involved, and net-zero neighbourhoods looking to arrive at a consensus for reconfiguring residential areas. ‘What you’re seeing is various ways of thinking anew about place-based partnerships, where there’s a much stronger co-investment of assets and capital and talent in the same place. In the New London Agenda we must talk about this.’

Finally, Clark outlined new city-wide partnerships, and Opportunity London, as well as investment partnerships being worked on at Arup towards how we might finance decarbonisation or affordable housing. ‘These are all examples of what we can do with what we’ve already got if we create a different way of configuring it all.’

**‘London is actually a bit of a world champion in partnerships, in a way’**

Professor Greg Clark, NLA

Responses to this last presentation included from Jo Negrini, whose observation was that you have to look at the whole place ‘system’, that we should note the role of the citizens in solving problems and learn from other cities. Robert Gordon Clark wondered whether there were too many partnerships. Should we be more robust at winding some of the failing ones up? The more interesting thing is to support partnership as a concept, said Evans, and understand what others need. ‘It’s a human cultural thing.’ The issue about partnerships and the new social contract is about power, said Musgrave, and how in a climate emergency we all transition to a completely different way of operating and supporting each other.

The LSE’s Tony Travers said that the partnership landscape is part of an incredibly powerful civil society networking arrangement that is very important to cities, and that London has a greater scale than anywhere else in the UK. This is both a weakness and a strength. The abolition of the GLC created enormous pressure to fill its gap, but partnerships can be a talking shop—some of which can be good—or can be about networking, and can lead to joint action partnerships formalised to deliver projects, buildings, masterplans and so on. So different types can be valuable, and how they all interact and who the players are would be a very important mapping exercise to undertake, if possible. Finally, the community brings a different new perspective with a new paradigm, bringing different information and new perspectives, said Brixton Project’s Binki Taylor. ‘The formation of those partnerships and how they are replenished is super important,’ she said.



British Land’s consented £3.5bn Printworks scheme at Canada Water includes 3,000 net zero homes

**CIRCULAR LONDON**

# Squaring the circle—Circular London

*Colin Rose, ReLondon’s strategic advisor and partnership lead—built environment reflects on the launch of NLA’s report Circular London: building a renewable city*



At the launch of the NLA’s new report, Circular London: building a renewable city, we heard about the urgency for more circular, resourceful ways of building, and the great projects and initiatives that are working towards that goal. London, with its 9 million residents, needs to

lead the way, as one of the world’s largest metropolitan economies and the largest city in Europe.

ReLondon’s CEO, Wayne Hubbard, joined the panel discussion at the NLA’s report launch event. He spoke about ReLondon’s work in this area and our next steps. ReLondon helped draft the London Plan policy on circular economy, bringing circular economy statements into planning. We lead the London part of Circular Construction in Regenerative Cities (CIRCuiT), an EU-funded project, alongside partners in Copenhagen, Hamburg and Helsinki.

Acknowledging that there is no panacea to creating a circular economy, CIRCuiT has executed a range of systemic interventions. There are 36 demonstrator projects across the four cities—some featured in the NLA report—under the headings of urban mining, extending building life cycles, and design for flexibility and disassembly. We’ve developed a proof-of-concept material reuse portal that will provide a single go-to place to search for reused materials. We have a growing cross-authority collaboration group that shares knowledge between local authorities on circularity and reuse.

We see real energy and enthusiasm in this group. We felt it at the NLA’s event. ReLondon’s next built environment programme will provide somewhere to put that energy: a much-needed framework for structured collaboration, knowledge sharing and capacity building. We envisage a London circular construction coalition, focused on key actions that local authorities can take, and delivered in collaboration with industry players. The coalition’s ambition is to accelerate system change through three main levers available to local authorities:

- Planning policy – working out how best to introduce the circular economy statement policy at local plan level
- Procurement policy – driving the market through local authorities’ own construction spending, representing 14 per cent of London renovation and construction projects
- Infrastructure – co-delivering the physical and digital infrastructure to facilitate circular supply chains.

A series of working groups will draw together public and private stakeholders to reach consensus on topics like circularity indicators, and carry initiatives through to practical implementation.

There is political ambition to tackle the climate crisis. Alongside the mayor’s commitments to net zero, 28 of London’s 33 local authorities have declared a climate emergency and most have set a target of reaching net zero or carbon neutral in their own estate and operations by 2030. Local government has a key role to play in enabling circular construction to extend beyond the leading edge of progressive clients and designers and into the mainstream—the London circular construction coalition will be crucial in driving the transformation needed at the pace and scale required.

ReLondon is seeking funders from across the construction sector who are passionate about driving circularity. The coalition is scheduled to start in January 2024. Please get in touch if you wish to join us in making London a world-leading city for circular construction, and a blueprint for positive action at city-level.



## CIRCULAR LONDON

## Reuse or recycle?

*Peter Murray reflects on the Circular London: building a renewable city report, and on how the capital is doing in conforming to the London Plan 2021.*



A few days before Michael Gove's rejection of Marks & Spencer's plans to demolish its Oxford Street store earlier this summer, NLA published its report on circular London—an update on how the capital is doing in conforming to the London Plan 2021—which calls for materials to be 'retained in use at their highest value for as long as possible and then reused or recycled, leaving a minimum of residual waste'.

While the secretary of state's decision will have far-reaching consequences, one suspects a level of political grandstanding and anti-London sentiment because, the NLA recommends, there are more basic political actions he could take to limit the construction sector's sizeable carbon footprint with perhaps greater effect.

The report highlights the lack of incentives for retrofit, encouraging reused materials or design for deconstruction.

The first thing Gove could do is to reduce VAT for retrofit to the same level as for new buildings. This is something industry lobbyists have been pressing for for more than 30 years and is supported by UKGBC, ACAN and the AJ, but governments have ignored a lot of them. It would, at a stroke, increase the viability of retrofit and help not only the high-profile projects but the desperate plight we are in regarding the improvement in the efficiency of millions of homes.

Other recommendations from the NLA report that Gove could promote is an insistence on a pre-demolition audit in planning documents for existing buildings to identify what can be reused on site and elsewhere. He could change Building Regulations to ensure mandatory assessments and reporting of whole-life carbon and ask that publicly funded projects commit to using circular principles.

As far as the mayor is concerned, the report asks for a London-wide strategy for material storage and logistics with hubs for reuse of materials. Currently, a lot of reuse involves identifying materials on one building that can be used directly on another. In the longer term, if we are to make use of materials on a wider scale, there will have to be mechanisms for identifying the available materials and for upgrading and exchanging them.

Gove could do worse than read the section of the report on Danish architect Anders Lendager's Resource Rows housing scheme in Ørestad (AJ 8/8/2019), described as the world's first circular economy building. It uses upcycled bricks and waste wood, recycled concrete beams, old windows, and rooftop community garden huts, which started life as

crates used for transporting precast concrete elements for the Copenhagen Metro expansion.

To deliver his circular projects, Lendager has set up several building materials companies re-making plastic, bricks, wood, and windows. Resource Rows cost no more to build than traditional construction and is one of the most popular rental projects in Ørestad. In fact, people rather like it: Lendager talks of a new aesthetic that celebrates upcycling and how the narratives of rescued materials connect with the occupiers. He believes architects should be master builders, not 'colour-pickers'.

While designers and contractors must consider how demolition materials can be reused or recycled and how components and products can be disassembled and reused at the end of their useful life, the circular economy does not mean the end of the new building. It means a rethink of the materials we build them with and how we design them so they can adapt to new uses.

The concept of long life and loose fit was first promoted by RIBA president Alex Gordon back in 1974. If you Google architects who use flexibility and adaptability in their lexicon, you get BIG, Renzo Piano, Foster + Partners, Diller Scofidio, AHMM, Make and Lifschutz Davidson. However, it is still challenging to deliver unless developers, too, have bought into the concept.

More needs to be done on the repurposing of materials. Interestingly, M&S's architect Fred Pilbrow had been working with Arup on the possibilities of reusing concrete—slicing concrete columns into panels to create elegant domed ceilings. Arup has been working on turning second-hand concrete into various products for some time. Kate Jackson, who leads Arup's circular economy team, says in the NLA report: 'We need to see our cities as manufacturing and re-manufacturing centres, taking elements mined from buildings and repurposing them for use elsewhere. If we are to move beyond hero projects, we are going to need exchange mechanisms.'

Unfortunately for Fred, the message did not get to Gove in time. ●

This article was first published by the Architects' Journal



Glazed expression: the retrofit of the UNESCO building in Paris, by Patriarche, recycling glass

JRA



The Northcliffe © Peter Cook

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Sustainable By Nature  
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# TOWER POWER

We take a look at AHMM's work to rejuvenate and extend Tower Hamlets Town Hall for the local authority

Local authority: **Tower Hamlets**  
Architect: **AHMM**

Engineer: **Atelier-Ten**

Facade engineer: **Eckersley O'Callaghan**





Intensive care — the scheme encompasses the restoration of the Grade II-listed former Royal London Hospital building



#### THE LOCAL AUTHORITY'S ACCOUNT

**Yasmin Ali**

Project director, Tower Hamlets Town Hall

The existing Tower Hamlets Town Hall was at the very edge of the borough and was inaccessible to many of our residents. We recognised the importance of being in the geographical heart of the borough, in a building that could serve the community better and support the council to be more efficient operationally.

The former Royal London Hospital building is in the perfect location. Whitechapel High Street is a vibrant area, with the market, shops and cafés and excellent public transport links. The Royal London was also an important building for the community in terms of the services it provided, and many residents would have been to the hospital personally or to visit others.

I was born and raised in Tower Hamlets myself, and I have had my own personal experiences with the building. One of my earliest memories was when my father passed away in the hospital in 1987, then in 2002 I had my first child there. Like so many others in the borough, I have a deep, personal connection to the building, and I understand the important role it has played in the life of the community.

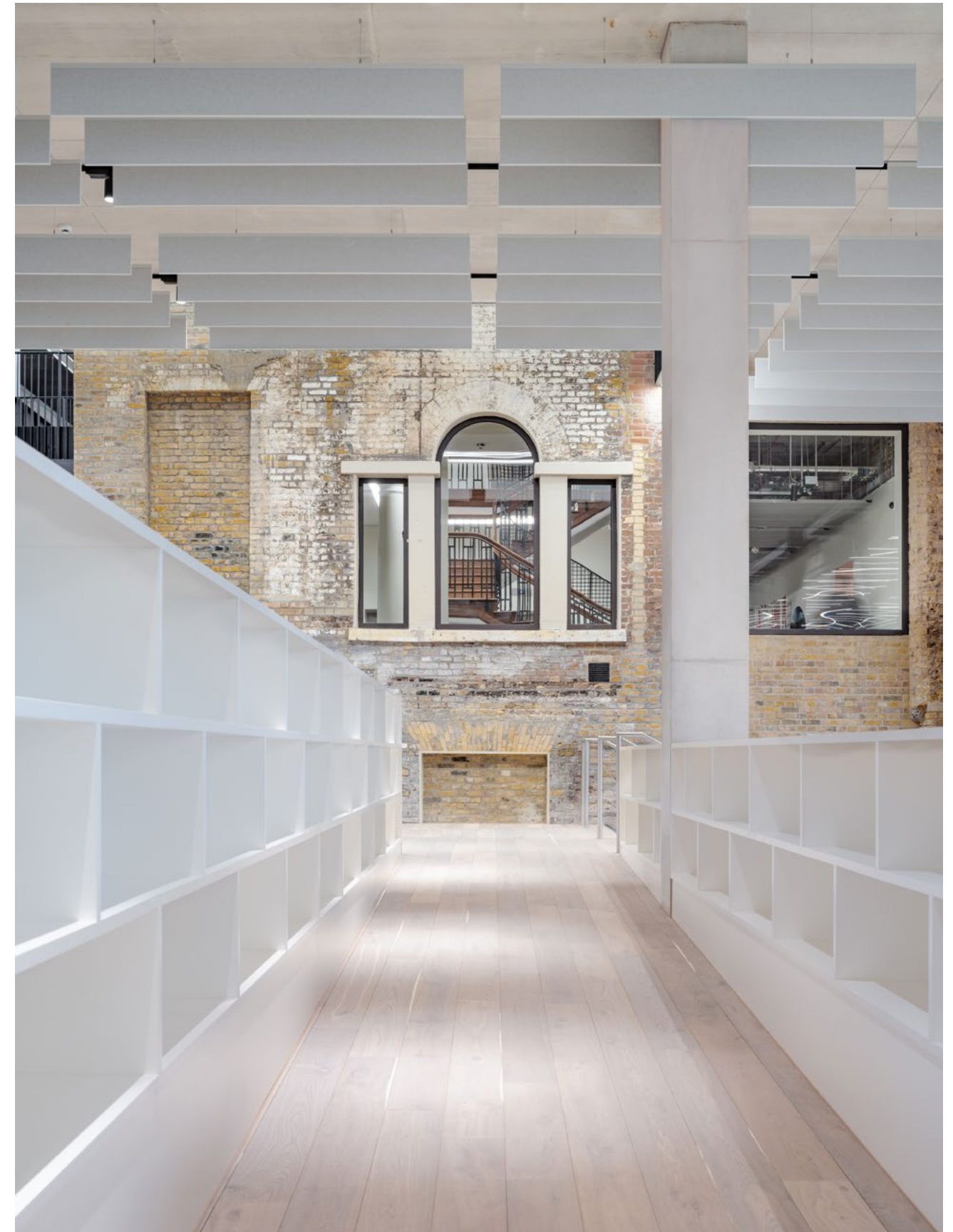
It was a great shame when the building then became derelict. But it has now been brought back to life, repurposed, and become part of the community again. It has been a great joy to see this realised and be part of the team that delivered the new town hall.

The success of the project was a result of close collaboration between the council and the architecture and construction team, and every single person played an important role. However, I think it says a lot about the council's commitment to truly representing the communities we serve that this project was led by a team with such strong female and Black and minority ethnic representation.

There were, of course, complexities with the project, not least refurbishing a grade II-listed building and working through the pandemic. But from start to finish, the team strived to find solutions, focus on the detail, and keep the project on track. It is a privilege to help the council achieve its objective and better serve the community from our new home.

Now our residents can find council services in one accessible building in the centre of Tower Hamlets. We have already received fantastic feedback. The building looks brilliant, and is a focal point for the high street, and the refreshed facade and new-build elements are improving the look and feel of the area. The internal spaces are aesthetically pleasing but also easy to use and perfect for our unique user requirements. Not only are the residents welcoming the new facilities, but I have seen first-hand how our own staff are also benefiting from the new location and high-quality environment.

The new Tower Hamlets Town Hall knits together the rich history of the hospital with a new architecture, to support Londoners long into the future. It has a sense of uniqueness that can't be replicated anywhere else across the city.



'The new Tower Hamlets Town Hall knits together the rich history of the hospital with a new architecture'





Whitechapel wonder — the rejuvenated hospital building



Flights of fancy — the designers revealed each era of development



The ground floor's expansive public realm

**THE ARCHITECT'S ACCOUNT****Sam Scott**

Associate director, AHMM

In late 2015, AHMM won the competition to design Tower Hamlets council's new town hall, having purchased the empty former Royal London Hospital building in spring of that year. It was conceived as the centrepiece of the borough's 'Whitechapel vision', a bold proposal to breathe life into an underdeveloped inner-city neighbourhood.

The development of the empty grade-II listed former hospital presented the opportunity to centralise its activities into the heart of the borough. The decision to buy and convert this iconic east London landmark was bold and not without risk. However, the opportunity to prolong the building's life, and to continue to serve the community of the East End, was grasped by the council. As the site consisted of a significant heritage structure and an area of empty land, in equal proportions, potential to enhance the existing building and use this as the backdrop for a new extension formed the concept for the project.

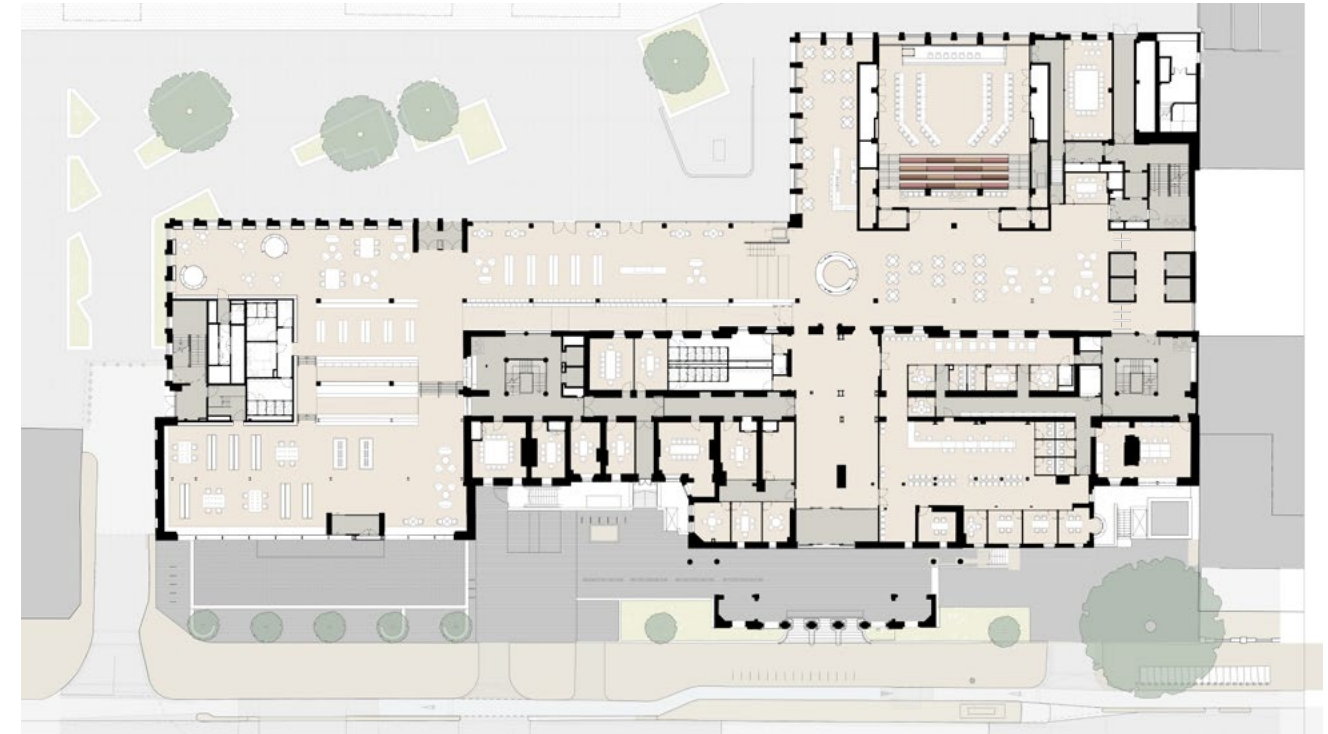
A rich history was uncovered by Richard Griffiths Architects. The original purpose-built hospital, completed in 1757, had expanded rapidly during the 19th century. The addition of the Alexandra and Grocers' Wings in the first half of the 19th century continued the poise of the Georgian architecture. A more bombastic portico was added in the late 19th century, increasing the hospital's presence on Whitechapel Road. Two final storeys of operating theatres and ancillary space were added at the beginning of the 20th century, which all but subsumed the Georgian structure beneath.

The design team focused on peeling back and revealing the character of each era of development. The Georgian building's cellular nature dictated its use for smaller spaces, such as meeting rooms and executive offices, while the Arts and Crafts operating theatres offered lofty, bright environments for break-out space and collaborative working. The new floorplates, added to the southern side of the existing building, provide flexible workspace for the council's 2,400 staff.

Old and new unite on the ground floor to create an expansive public realm which includes engagement space for the council's social services and housing departments and a new council chamber. This flexible, column-free space is spanned by a dramatic coffered ceiling which confers its importance as the centre of democracy for the borough. The free-flowing space surrounding it provides a platform for a rolling programme of educational, cultural and community activity with enhanced ceiling heights, plentiful daylight and views out to the surrounding neighbourhood.

The project was not without its challenges. Building modifications, once concealed, were uncovered regularly. Steelwork incorporated within the Georgian building during the 1906 works was found unexpectedly and is now exposed and celebrated within the town hall's main entrance. The terrazzo associated with the operating theatre floors remains too, having been preserved beneath layers of NHS vinyl flooring. This informed the project's colour scheme and its wayfinding, which unites all spaces.

The town hall has been eight years in the making and now serves the East End again. There is a rawness and vitality to the finished project which feels appropriate in this part of London.



The project includes engagement space for the council's social services and housing departments and a new council chamber









### THE ENGINEER'S ACCOUNT

**Patrick Bellew**

Founding director, Atelier Ten

Atelier Ten was appointed in 2016 following a design competition we entered with AHMM and Elliott Wood on the back of a concept proposal for the adaptive reuse and extension of the former Royal London Hospital as the new home for the London Borough of Tower Hamlets (LBTH).

The brief was to consolidate the LBTH council facilities into one accessible, public-facing hub in the heart of the community, providing exemplary facilities for public services and local government, while being welcoming for visitors and staff alike. The brief challenged the team to deliver a highly sustainable, BREEAM 'excellent-rated low-carbon masterplan which respected the grade II-listed status of the retained elements, parts of which date to 1757.

With extensive experience in working with listed buildings in the capital and beyond, including UAL's Central Saint Martins in King's Cross and the Ashmolean Museum in Oxford, both of which involved stitching old and new together, we were excited by the challenges and opportunities that the project presented.

With the council's ambitious sustainability goals, it was essential that the transformed building would embody contemporary principles of sustainability and balance the competing demands of function, comfort and energy use. We drew on the experience of our many collaborations with AHMM and Elliott Wood to develop approaches that optimise passive performance through the massing, structure and facade design, followed by the selection and integration of systems that were effective and efficient.

From the outset, we championed a zero-emission building through an all-electric approach that was somewhat

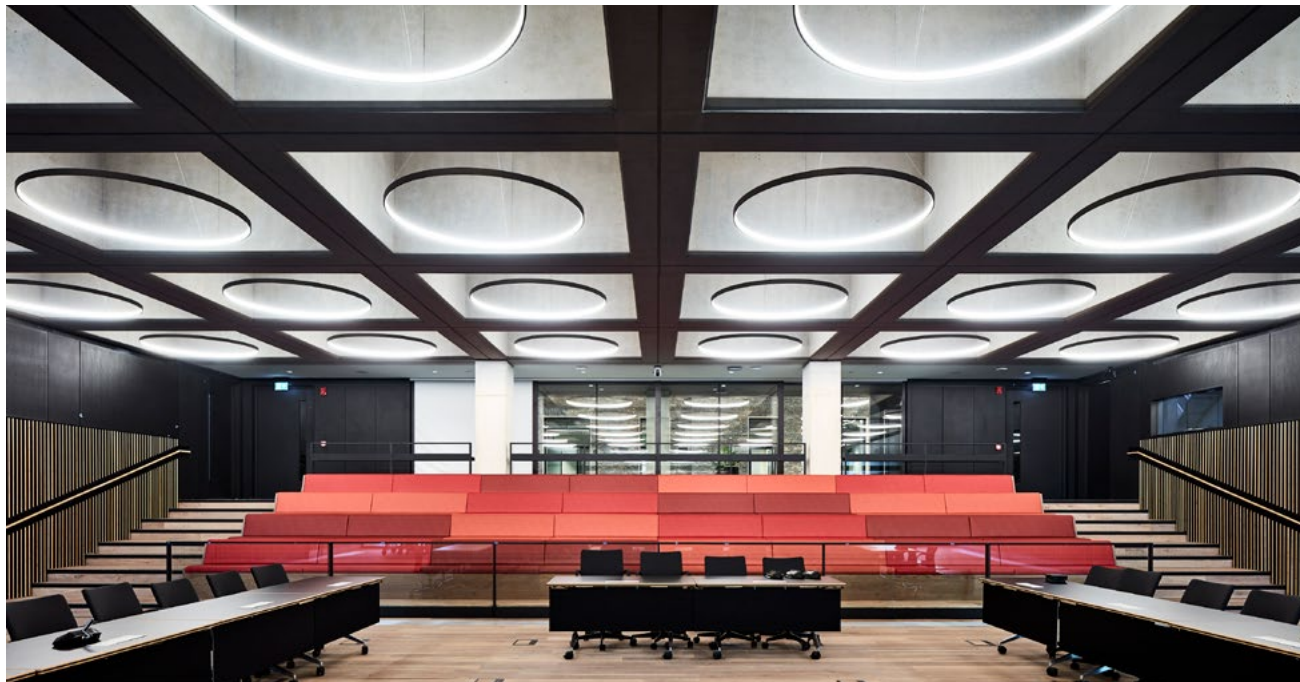
ahead of the grid de-carbonisation curve. This anticipated the exclusion of fossil fuel-burning appliances that is now becoming the new norm, enabling the council to communicate to its stakeholders the significant commitment being made to improve air quality within the borough.

Upgrading the existing building fabric without affecting the external appearance was a significant challenge. Where possible, the building's thermal efficiency was enhanced through the addition of insulation, and the design team selected high-performance glazing that provided minimal visual impact. The new build elements were all constructed to meet the low-energy goals with a high-performance facade designed to balance daylight with solar gain.

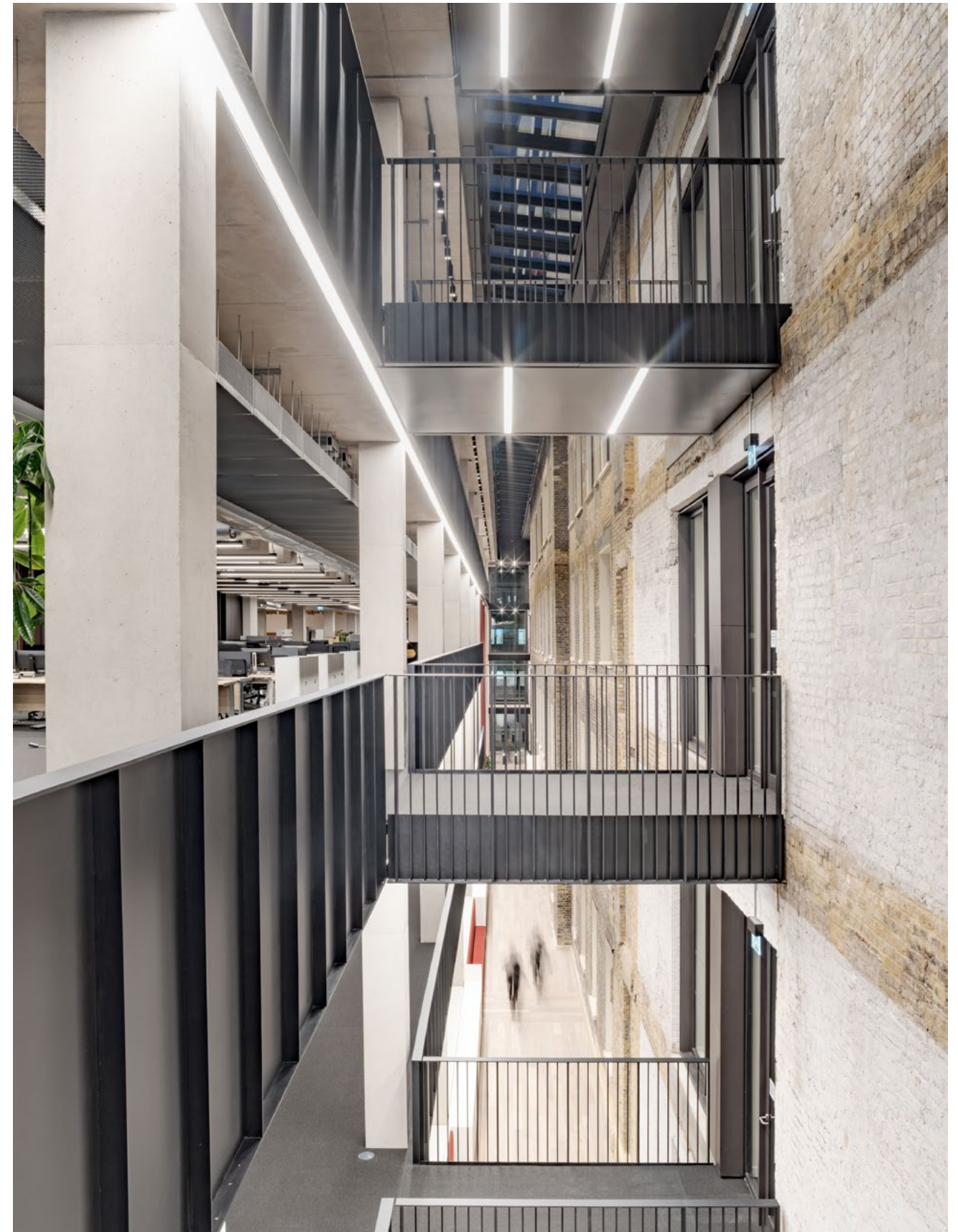
We were able to make significant embodied carbon reductions through the retention and restoration of original elements while ensuring that new build elements were constructed in-situ using concrete that had a significant proportion of GGBS cement replacement. Although the building design pre-dates the detailed embodied carbon calculations that have become the new norm in 2023, great care and thought was given to driving the 'upfront carbon' out in our design process.

Overall, the building is targeted for operational energy use at 80 per cent below the 2013 Building Regulations baseline. In terms of efficient heating and cooling, and to avoid peak loads, we avoided suspended ceilings to activate the thermal mass of the building. Mechanical ventilation with heat recovery was necessary throughout, and air source heat pumps are located at roof level. The space is lit exclusively using LED sources, and new solar PV panels provide renewable energy across all the building's systems.

We hope that the LTBH's new home will be future-facing, fulfil its purpose of bringing the community together and continue to reflect the council's culture and ambitions.



Chamber music — Tower Hamlets distinctive new chamber



Linking old and new





Heart of glass — the front facade includes a continuous band of full-height glazing at ground floor

**THE FACADE ENGINEER'S ACCOUNT****Simone Miriana**

Associate director, Eckersley O'Callaghan

As anticipated with the refurbishment and extension of a 1757 historic building, this project presented multiple challenges and complexities, both in rejuvenating and enhancing the existing elevations and inserting sympathetic new facades to the extensions.

My involvement in the project started in early 2018, during RIBA stage 4, when the need for a facade specialist became clear. Our contribution was to assist in the final design and coordination of the envelope details prior to tender, and then to monitor the execution of the design by the contractor and its specialists.

While the design proposals called for the listed Whitechapel Road elevation to remain largely untouched, a key intervention was the insertion of a continuous band of full-height glazing at the ground floor. This new feature needed to be designed and constructed in a way that preserves the upper levels' historical bricks and windows. This was achieved by introducing large panels of two-sided supported glass with frameless vertical joints, and modifying the structural support with the introduction of a continuous steel beam spanning the full length of the block, supported by minimal steel posts, with the effect that the heavy masonry facade above appears to float.

The rear extension is composed of two brick-clad east and west blocks, joined by a link block clad in a colourful stick system curtainwall with shading fins, visually linking with the pastel tints of the adjacent new hospital.

On joining the project, main contractor Bouygues UK proposed an alternative method of construction for the east and west block brick facades, replacing the proposed stud backing wall with concrete blade walls behind each brick pier. On the one hand, this change brought efficiency into the structural design and to the number of trades involved, removing the stud wall package entirely; on the other, it required a reassessment of the U-values and thermal bridging. This was satisfactorily resolved through adjusting insulation build-ups and resulted in no loss of net internal area to the client.

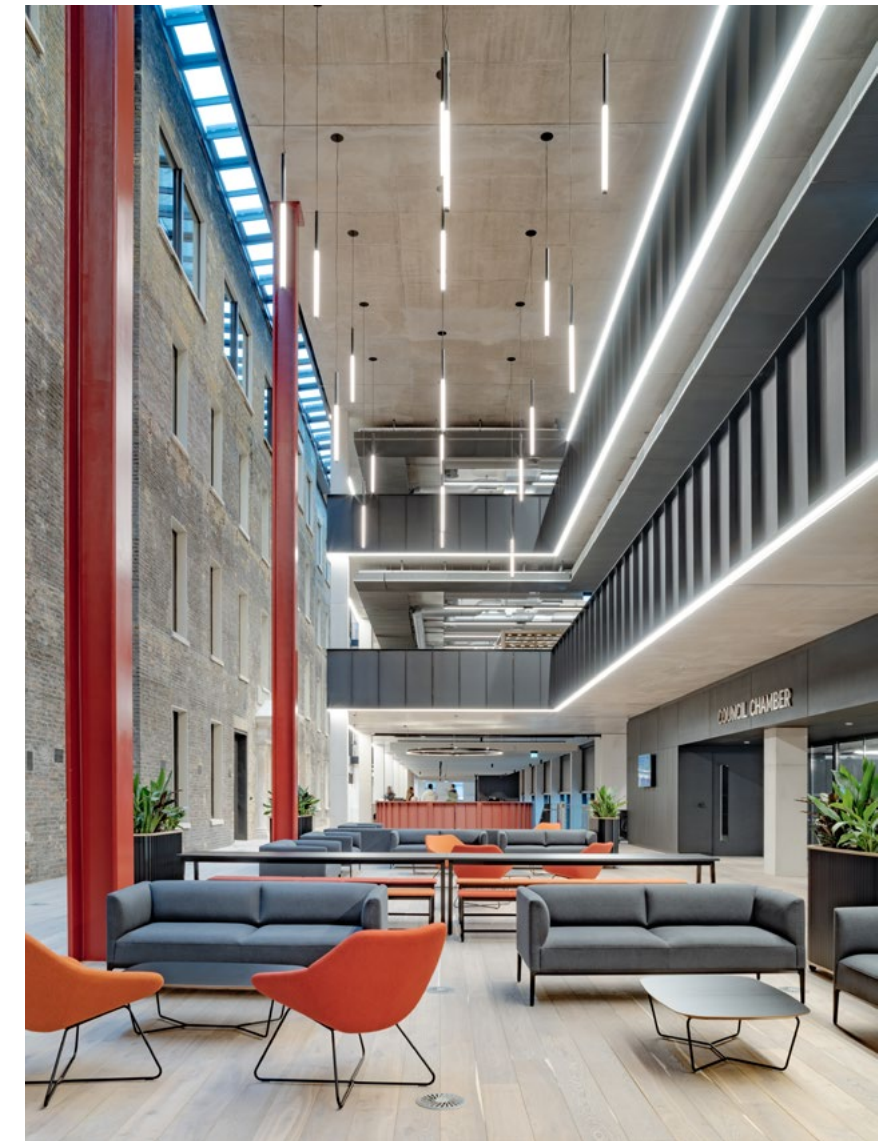
The west block ground floor facade interfaces with the council chamber, posing challenging acoustic requirements for the glass facade. To address this, a glass and coating

sampling process was undertaken, with the aim of minimising the visual difference between typical glass bays and the council chamber and providing a uniform appearance.

At the interface between the historical and new portions of the building, a continuous full-height internal space was created, topped by a continuous glazed skylight designed to bring light to the deep floorplate. However, this brought new challenges as the skylight is positioned at the movement joint between the two independent structures.

This required the skylight to be engineered as connected structurally solely to the new building, with restraint to the existing facade through bespoke brackets that allow movement, transferring limited loads to the historical existing structure.

This project, alongside its challenges and complexities, was globally a success, with the skylight becoming one of the main highlights of the interior, as it maximises natural light within the space, amplifying comfort, and making the building a welcoming public space to the residents of Tower Hamlets. ●

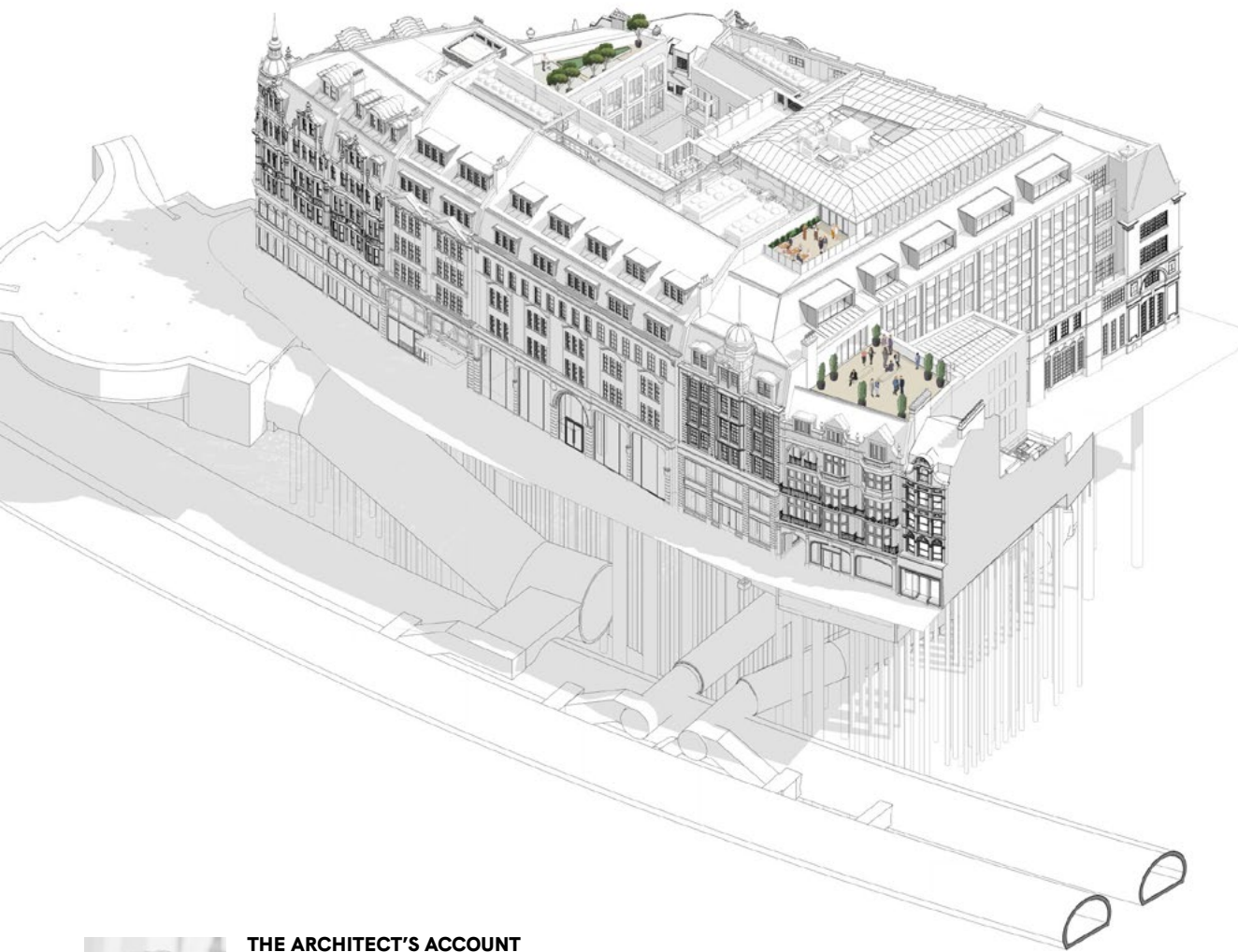


A glazed skylight brings light into the deep floorplate



# NEW KNIGHTSBRIDGE

Fletcher Priest has delivered a reworking of The Knightsbridge Estate, creating a mixed-use block — offices, homes, retail and public realm — between Harrods and Harvey Nichols



## THE ARCHITECT'S ACCOUNT

**Pero Maticcivic**  
Partner, Fletcher Priest

This highly visible London location at the intersection of Brompton Road and Sloane Street is the 'front door' to the world-famous shopping streets of Knightsbridge and its many attractive surrounding neighbourhoods.

With numerous individual buildings extending across the site, including Knightsbridge Station, the mixed-use

redevelopment had challenges. We were attracted by the opportunity to provide an elegant solution to a matrix of issues and protect the amazing heritage.

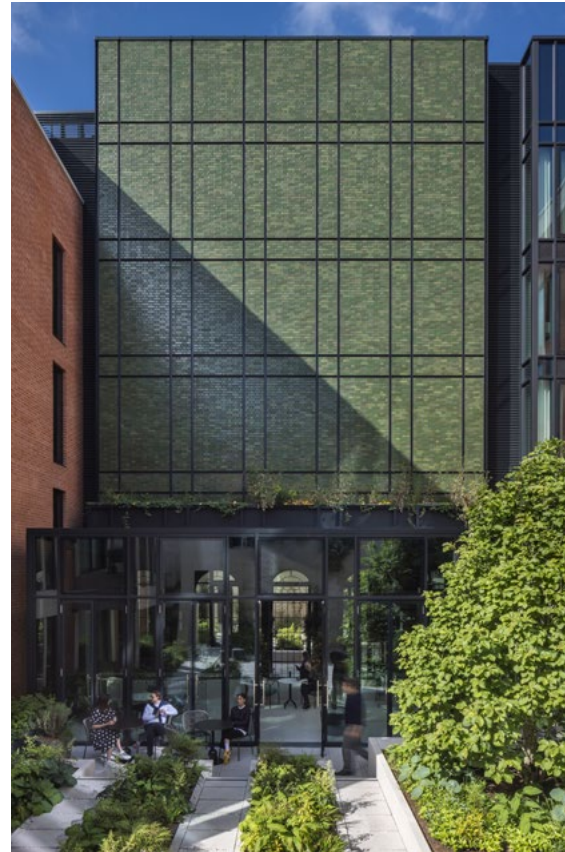
This led us to an approach that is both a sensitive restoration and a daring redesign. Working with Donald Insall Associates' historical research, we reimagined a total of nine buildings, dating back to the early years of







The architects shifted the tube entrance, creating a new Burberry store



Knight life — the residential external spaces



Making an entrance — the workplace reception



Secret garden — one of the internal courtyards for residents

the 20th century. In some cases, we worked from original drawings and architectural records to bring back some elements that had been designed but never realised.

We aspired to restore the neighbourhood beyond the site boundaries by building on and enhancing its defining qualities. Working with the site's heritage by restoring the individual buildings' architecture coherently from ground to roof, and visually connecting the shopfronts with the building above, we encourage people to look up, reinforcing their sense of this unique location.

A section of Edwardian terracing destroyed by WW2 bombing and insensitively rebuilt in the 1950s was reinstated as part of the project. The 300m-long stretch of gable-ended facade has now been restored to its original splendour, and the seven flagship stores connecting Sloane Street with Brompton Road into a single district have attracted brands such as Burberry and Apple.

To bring more daylight to Hoopers Court pedestrian passage, we designed a contemporary, reflective, vitreous enamel facade for the new 67,000 sq ft (c 6,225 sqm) state-of-the-art workspace overlooking it. A digitally printed illustration of climbing plants is a reference to the plant nursery that once occupied the site.

A new rooftop restaurant gave us another opportunity for a contemporary architectural intervention, its operable perforated metal envelope framing the city-wide views, screening the interiors and protecting the privacy of neighbours.

The residential entrance is off Basil Street, a quiet location lined with other dwellings. We created a light-filled, tranquil garden courtyard two floors up, above the retail, which unlocked the potential for the community of 33 desirable residences in Knightsbridge Gardens. Garden elevations reflect the diverse street frontages, enhancing the sense of location. Like the shops below, individually designed apartments respect dividing party walls.

Chelsfield and the Olayan Group's commitment to the area includes the relocation of Knightsbridge Station's primary entrance further along Brompton Road, where the widened pavements provide more pedestrian space, a new step-free entrance on friendly Hooper's Court and additional technical spaces to provide for Piccadilly Line futureproofing.

As challenging as it was, it was delightful working on this spectacular project. The resulting development breathes new life into buildings that have been a key part of the Knightsbridge area for more than a century and look to bring delight and joy to its residents, visitors and the wider community for years to come.





One Hooper's Court is topped by a new restaurant covered in a perforated metal structure



#### THE CLIENT'S ACCOUNT

**Jonathan Shelton**

Managing director and head of real estate for Europe, Olayan Group

The Knightsbridge Estate we acquired in 2010 was not living up to its considerable potential. Our vision was to preserve and celebrate the estate's heritage while modernising it to provide an exceptional place to live and work.

To achieve this vision, we assembled a team of leading designers, consultants and asset managers. To the north of the 3.5-acre (1.4ha) estate we've now completed the first phase of our ambitious development. The repositioning of the 1.5-acre (0.6ha) block has brought forward seven retail stores that are home to internationally renowned brands, 67,000 sq ft (c. 6,225 sqm) of prime offices, 33 of London's first super prime residences to rent, and a rooftop restaurant.

As long-term stewards, we were driven by a desire to create a sustainable legacy through buildings that endure while contributing to the community in which they exist. Much of our work on the Knightsbridge Estate, from improvements to the public realm to careful building restoration, has sought to work alongside local residents and businesses to add value. With Fletcher Priest Architects, we were able to revive the original architectural identity of the buildings while retaining 75 per cent of the original facades. We also became founding members of the Knightsbridge BID partnership, an alliance of local businesses all committed to investing in and maintaining the iconic area for all who live, work and visit here.

Making a thoughtful, long-lasting contribution to the neighbourhood has been and will continue to be very important to us as we move into the next stages of our plans for the estate: redeveloping and repositioning the wider estate and further cementing our ESG and placemaking strategies. ●



Quiet idyll — another of the scheme's internal courtyards

Dirk Lindner ; Fletcher Priest Architects

# CIAT CPDs

Reflective Learning • Self-Directed Learning • Active Learning



**AIR HANDLING UNITS  
DESIGN & APPLICATION**

**AIR HANDLING UNITS LEGISLATION**

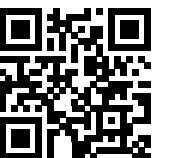
**ROOFTOP UNITS DESIGN  
APPLICATION**

**ROOFTOP UNITS LEGISLATION**

**INDOOR AIR QUALITY  
(IAQ)**



A Carrier Company



Elite House, Leatherhead, KT22 9UT

01372 220151

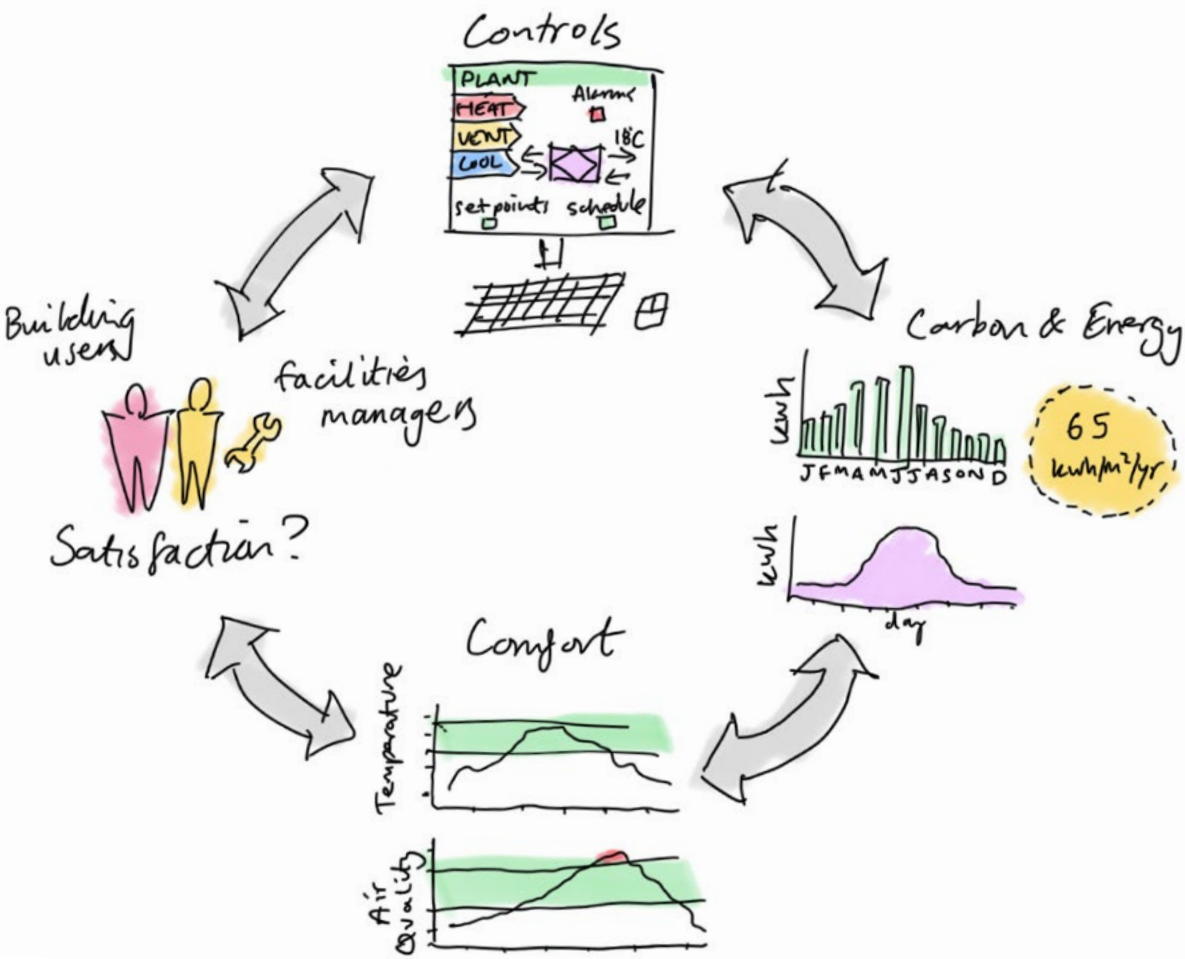
marketing.uk.ciat@carrier.com

[www.ciat.com/en/uk/](http://www.ciat.com/en/uk/)



# WHAT A PERFORMANCE!

Tom McNeil, chartered engineer and principal building performance engineer at Max Fordham, unpacks a commonly used phrase — ‘building performance’



Buildings that work for their occupants — true performance



‘Building performance’ is a broad term, covering a variety of aspects which can have different meanings, depending on who you ask.

When I talk about building performance, I’m thinking about a building which really works for the occupants, offers spaces

which allow them to thrive in terms of their comfort, health and wellbeing, and uses the least amount of energy possible. Just as important is how the building and its facilities meet the occupants’ needs, whether that is playing sport, working and collaborating with colleagues, watching a play, or simply having a good night’s sleep. Given the necessary drive towards net zero carbon, it is unquestionably vital to deliver buildings

which touch lightly, emitting as little carbon as possible during their operation.

The question is, how do we really know if a building performs well? To find this out, we need to visit the building and collect information on building performance metrics. This is a process often known as post-occupancy evaluation (POE), which means understanding buildings and how people use them. Measurement techniques include collecting energy consumption data, gathering feedback from the building users, and ideally gathering information on internal environmental conditions.

In practice, it’s certainly possible for an energy-efficient building, and one which uses almost no energy for heating in winter, to be an unenjoyable space for occupants. There can

be several reasons why a building might not be a comfortable environment. For example, it might be significantly under-ventilated, evident from elevated internal CO2 levels, indicating poor air quality. If this were the case, revealed by air-quality analysis, the next step would be to try and rectify the situation. This is not always straightforward as it often requires an understanding of the design intent, what has been delivered on site, and how the building is being run and operated.

One key driver of building performance that should not be underestimated is how the building is being run and managed. Facilities management teams are often instrumental in achieving high performance. Of course, in a domestic setting, the facilities team is essentially the home occupier! Things can go awry if the controls within the building don’t allow users to operate the building as intended. In a commercial setting this is often the building management system, which requires careful specification, commissioning and user training to get the most out of it. I think we’ve all had experiences of homes with heating thermostats that are far too complex to understand. Scale this up to large estates where the energy consumption is vast and there’s potential for a lot of energy to be wasted. Keeping the controls simple and intuitive is always important, no matter what the building type.

It’s really positive to see the industry moving towards adopting measurable operational energy targets on projects with measured outcomes being much more of a focus. This work has been championed by LETI and RIBA and is moving forward as part of the Zero Carbon Buildings standard. Soft Landings is a useful process to help increase the likelihood of achieving these operational energy targets. This places increased emphasis on setting up the building to achieve low energy outcomes right from the inception and ensures key members of the design and contractor teams stay involved during a 2–3 year aftercare period of POE and building optimisation.

Staffordshire University Catalyst Building is a good example of a project that is currently on track to achieve ambitious energy targets after the first year of operation. We have been reviewing the building performance during its first year, with the contractor team engaged as part of the Soft Landings aftercare process. This project has benefited from an excellent and engaged building controls specialist, together with an energy management software package, allowing in-depth insights into when and where energy is being used. This data has helped justify decisions around how to manage and control the building, ensuring occupant satisfaction is balanced while keeping energy consumption as low as possible. ●

Tom McNeil/Max Fordham; Daniel Hopkinson



Staffordshire University’s Catalyst Building in Stoke-on-Trent, whose colonnade provides shading in summer but allows solar gain in winter



# RELATIVE VALUES

*Tom Goodall, managing director, Related Argent*

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

OK. Starting with an easy one then! I will assume your audience is not particularly interested in the achievements of my wife and three children, so will focus on professional achievements. I joined the business 11 years ago and I am proud of everything we have achieved in that time—we really have transformed the areas in which we have worked. From day one I found a real affinity with this business: not just what we do and the amazing impact our work creates for current and future generations to enjoy, but also how we go about it. For that reason, I am proud to be asked to lead the Related Argent business into the next generation.

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

Growing up I was very interested in advertising and loved watching the ad breaks on TV. In my defence they were better in those days, and without on-demand TV you had no choice but to watch them! It was not until I was undertaking some work experience at Saatchi & Saatchi that I discovered there were, at the time, no specific undergraduate degrees in advertising and was advised to ‘do something creative, like architecture’. With hindsight, architecture and development have some similarities to the ad industry—our job as developers is to create new pieces of city that attract a wide audience.

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

I have been lucky enough to have many people who have helped guide and mentor me over the years, but none more so than all 10 of my fellow Argent Partners. They are an amazing group of people who continue to share their collective wealth of experience with me every day.

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

At the start of your career, it can be tempting to fall into the trap of looking too far ahead. My advice would be that if you are working in a business where you agree with the corporate values and mission, are learning and, most importantly, are surrounded by passionate people who enjoy what they are doing, then you should not be too concerned about where you are on your ‘five-year plan’. Indeed, long-term career plans can, in my view, limit career growth and potential—there is a temptation to resist opportunities that don’t accord but that might open new avenues which you hadn’t before considered.

**What is your ambition for Related Argent?**

I have several, but just one would be to demonstrate that creating the vibrant and sustainable urban development

at King’s Cross was not a one-off. Sure, you need a bit of luck along the way, but the success of King’s Cross was not just a fluke. It was the manifestation of our approach to city-building as a fully integrated developer, owner and operator—an approach centred around people. At Brent Cross Town I think we are already well on the way to going one better and learning from the lessons of King’s Cross over the past 20 years. The new station will open in autumn this year and the new parks and spaces are already alive with the local community.

**How has the process of succession been so far?**

I was very honoured to be asked to lead the Related Argent business, but I am also very lucky to have decades of experience remaining around me. The current Argent partners who I have worked with for over 10 years—along with David Partridge, chair of Related Argent—continue with the business and are around to offer their support, expertise and guidance, along with our team of close to 200 people, some of the brightest minds in our industry, who I continually learn from.

**What do you think is the most important change that COVID has brought to property development?**

The biggest change is customers have become more demanding, which is a good thing! Whether they are commercial occupiers or potential homebuyers, they want more—quality, connectivity, a thriving neighbourhood on their doorstep, affordability, service and green credentials. And the opportunity to provide these has increased. Proximity to work is no longer the main governing factor in residential choice, opening up more opportunities to choose from. Developers need to do more and think harder on creating amazing places. It has to be more than just putting a picture of an artisan bakery on a hoarding or a great local café in the CGIs. The ground floor community, the bakery, the café, the local services... they have to be there from the very beginning. That is not to say we have always got this right, but I welcome the challenge.

**How would you characterise the sector’s main challenge?**

The obvious challenges of increased costs of finance and softening yields are huge. But I would argue these are only exacerbating the challenges that already existed and essentially are adding petrol to the fire. I read last week that housing starts across the UK are down around 50 per cent from 12 months ago, almost 80 per cent in London! This is from a position of already not delivering anywhere near the quantum of new housing that the UK (and London) needs, according to most analysts. As an industry, we must find a way to turn this around. We also need to ensure that we can

deliver this without reducing the quality or meeting the non-negotiable ESG targets.

**And how do you think London will respond?**

London is incredibly resilient and will always be a global city for investment. Our view is that the best way to deliver at the scale and quality needed is through public and private partnerships. Our joint venture with Barnet Council is a good example of this. Here, we are unlocking one of Europe’s largest net-zero regeneration projects in London at Brent Cross Town which will deliver around 6,700 much-needed homes, as well as the social infrastructure to support them and 3 million sq ft of commercial space to create a thriving new piece of city.

**King’s Cross has been held up as an exemplar for mixed use regeneration. What is the main reason for its success, would you say?**

We often get asked this question. King’s Cross is, of course, the result of a unique set of circumstances. It is not, in my view, one or two key things that made it the well-loved piece of London you see today—that is what makes it hard to replicate. Its success is down to the sum of its parts. We set out to make every part the best it could be, that doesn’t mean the most expensive, just considered and joyful. Another key ingredient is a long-term investment horizon that allowed us to focus on exceeding expectations. But perhaps the main reason it is hard to replicate comes down to the culture and ethos of the team involved over almost two decades. There are many thousands of people who have helped create King’s Cross over the years, and I am yet to find one who doesn’t talk fondly of how much they enjoyed the journey, no matter what their respective part. I think this enthusiasm, passion and, ultimately, enjoyment for what we have been trying to achieve at King’s Cross is evident in the physical manifestation of the piece of city we have collectively created. You can’t fake that.

**What principles do you take on to different projects?**

We are often involved in large mixed-use urban regeneration projects which are 15-years plus, as well as some smaller projects, but even they can often take the best part of a decade to complete. Picking up on my point about the places you create being a physical manifestation of the teams who make it all happen, you have to try and create a culture that embraces the challenges that these projects bring to bear. It is a long journey and, as I said before, it’s about bringing joy, passion and long-term commitment to the project.



‘There is no other global city better than London’ — Related Argent MD Tom Goodall

**How is Brent Cross Town progressing?**

There is an incredible amount of excitement and momentum on site at Brent Cross Town. It reminds us of the early days at King’s Cross where the team are working with the same level of passion and creativity. We now have five buildings under construction. By the end of next year that will be 10, and Brent Cross Town’s train station which connects to King’s Cross in 12 minutes will open in the autumn. Similar to King’s Cross, where our first commercial anchor was the University of the Arts London, Sheffield Hallam University will open its first campus outside Yorkshire at Brent Cross Town.

**How do you see the development scene moving over the next decade with regards to, say, residential?**

The fact our customers are becoming more demanding is a positive. Take the build-to-rent market for example. As a sector, BtR can assist in accelerating housing delivery on large-scale multi-phase sites, delivering quality homes and challenging private landlords to improve the quality of product and experience across the rental sector. This greater level of competition and supply will change the renting experience for the better and, I believe, is a key component in improving the supply of new homes and tackling the housing crisis.

**How confident are you in London’s enduring appeal?**

Very confident. As a born-and-bred Londoner, maybe I am slightly biased as I think there is no other global city better than London. All of the fundamentals are right for long-term investment. As developers we must, however, ensure we make the city attractive and sustainable for families with children, as they are the future of London. ●



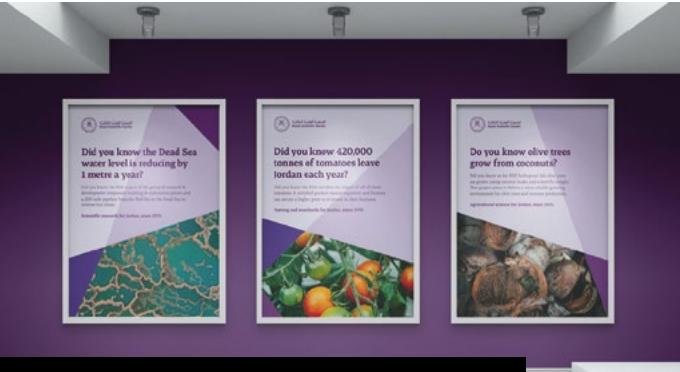
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# DEVELOPMENT DIRECTORY

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

To have your projects included in the next issue of NLQ or to find out about NLA membership, please contact Hazel Webb on **020 7636 4044** or email **hazel.webb@nla.london**



# EVOLUTION AND CHALLENGES

By *Sophie Rosier*, head of mixed-use development, and *David Williams*, executive director, Savills UK



London, a city known for its rich history and iconic landmarks, keeps delivering remarkable transformations as its real estate landscape continually evolves to

enable residential, commercial, and cultural spaces to coexist harmoniously. This generates an intangible premium for outstanding adjacent and interdependent mixes of uses.

Our involvement in schemes such as King’s Cross, Canada Water, Battersea Power Station and Brent Cross Town has given us a ringside seat into how urban planning and architectural innovation can revitalise neighbourhoods, creating vibrant and sustainable communities. We only expect the mixed-use trend to continue, but it’s not without its challenges.

From conception to development and execution, mixed-use schemes invariably take decades to deliver, with returns far in the distance making the investment sometimes difficult for all parties. Planning laws, both national and local, are also major challenges in getting these schemes on site. Together as an industry we need to do everything possible to encourage collegiate engagement with all stakeholders to de-risk the planning process up front.

In terms of designing the components of any mixed-use scheme, those that excel often go out of their way to retain London’s heritage and deliver low-density new places. But probably 70 per cent of any London masterplan’s preparation is absorbed by ‘what lies beneath’: tubes, trains, power and drains can all disrupt ‘what stands above’.

King’s Cross is probably most special in remaining true to its heritage, a far cry from the office and residential towers symptomatic of some other developments. The estate is genuinely low-density, encourages discovery and has become a ‘meeting place for London’, catering for all through exceptional place creation.

So, what shape are today’s mixed-use projects taking to reflect current thinking and challenges? Related Argent is under way with the delivery of a new ‘park’ town in North-west London. Bolstered by the imminent opening of London’s newest station at Brent Cross West, offering access to central London in 12 minutes via Midland Main Line and Thameslink services, Brent Cross Town’s transformation is pushing forward at pace. Uniting North London by delivering London’s first new town for decades, Claremont Park adjacent to the new station is open, and 50 acres (20ha) of transformative

playing fields will be delivered for Barnet and Brent. Already a major retail destination, Brent Cross Town is creating a world-leading sustainable urban quarter combining retail, residential and offices with state-of-the-art infrastructure.

Canada Water is another area undergoing a placemaking revolution—metamorphosising from former docklands to a thriving mixed-use community. The radial effects can be seen in Southwark as the UK’s most sustainable town centre takes dramatic shape, delivering a vibrant waterside that encourages birding via London’s Wildlife Trust and access to two great underexplored parks, Russia Dock Woodland and Southwark Park.

The transformation of Canada Water highlights the importance of placemaking and community engagement—essential when thinking of a mixed-use project and its social structure. Its new homes, offices, retail outlets and cultural facilities are designed with careful consideration of the area’s history and context. The planned cultural centre, for instance, will provide spaces for exhibitions, performances and community events, fostering a sense of belonging and enrichment.

As London’s evolution continues, it’s key to learn from these examples and apply the principles of mixed-use development elsewhere, while not underestimating what goes into creating these hubs of excellence. The schemes of the future that will prove successful will incorporate all the learnings of King’s Cross, Canada Water and Brent Cross Town.

These new districts of our city are met with ever increasing challenges: never has there been more debate on what we want from our real estate long-term, whether how we work, how we live, or how we spend our leisure time. Sharing global knowledge is essential in staying ahead of these trends, but it’s also necessary to be more granular than ever in the interrogation of major projects.

We therefore must embrace an integrated approach that combines heritage preservation, environmental consciousness and community-centred design to shape a city that thrives in both functionality and aesthetics, but also delivers new destinations for us all to explore. The future of London’s mixed-use developments holds the promise of dynamic and sustainable urban landscapes which cater to the needs of a diverse and interconnected society. We are confident that this trend will only continue to evolve to enable London to remain one of the world’s most appealing capital cities, and a major player on the global stage. ●

## 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 estates. 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



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 was completed 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 late 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 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, Maccreeanor Lavington and Whittam Cox. Once built, Plot 12 will be owned and managed by L&Q.

**Maccreeanor Lavington / Whittam Cox | 120 homes | Residential**



PLOT 202—THE DELAMARRE, BRENT CROSS TOWN



The Delamarre, designed by Maccreeanor 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.

**Maccreeanor 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, the scheme will deliver Haringey’s vision of a new district centre. It will deliver 1,032 new homes with 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)**  
**1,032 new homes / c.1.2m sq ft GEA gross development | Mixed-use**  
**heartofhale.co.uk**

AUTHOR KING’S CROSS

This is the 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, such as 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**



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

35,000 sq ft | Commercial

**101 ON CLEVELAND**

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



**Art-Invest Real Estate, ECE and Dukelease joint venture | Assael 103 apartments (88 private sale, 15 affordable) | Prime residential with office at ground level | 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 takes its responsibility as a place maker very seriously, putting quality of life and a connection to arts and culture at the core of its work. Founded in Ireland in 1982, Ballymore remains 100 per cent owned and managed by founder Sean Mulryan and his family.**

**BISHOPSGATE GOODSYARD**

Bishopsgate Goodsyards will comprise 500 residential units (with 50 per cent affordable homes), as well as 1.5m sq ft of office space, offering one of London’s largest single contribution of affordable workspace. The development is also set to include two cultural facilities, alongside pedestrianised streets and a large public park on top of the restored historic railway arches. On completion, Bishopsgate Goodsyards will become a thriving neighbourhood, where people come to live, work and play.



**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**



Spanning 11.8 acres, The Brentford Project aims to create a new social and cultural hub and reconnect the town centre with the water. The development will comprise 11 buildings, delivering 876 residential homes, alongside much-needed local amenity, including a major supermarket, 40+ retailers, restaurants, bars, cafés and leisure facilities. 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 thebrentfordproject.com**

**GOODLUCK HOPE**



Goodluck Hope is a unique residential development surrounded by water on three sides, offering a range of apartments, lofts and townhouses set between a series of landscaped courtyards and slipways. Adjacent to Ballymore’s London City Island, the development is a short walk from Canning Town station and comprises 804 homes, 2,000 sq m of commercial space, as well as

one of only four remaining dry docks in the capital.

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

**CUBA STREET**

Located on the Isle of Dogs, Cuba Street will provide 421 new 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, as well as 100 sqm of retail space and a new 1,680 sqm public park; the largest local open public space since the Jubilee Park was built 20 years ago.



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

**RIVERSCAPE**



Riverscape is the most significant new riverfront development in the Royal Docks, at the point where the River Thames meets Lyle Park. From developers Ballymore and Oxley, the development will comprise 769 homes in six residential blocks across 2.17 hectares and features an exclusive resident amenity space, the Sky Lounge, overlooking the surrounding parkland

and river views.

**Ballymore / Oxley | Howells (masterplan) / Dan Pearson Studio (landscape) 2.17 ha | Mixed-use | riverscape.com**

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



BARKING RIVERSIDE

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

**Barking Riverside is the master developer behind the delivery of Barking Riverside, one of Europe’s most exciting residential developments, providing East London with thousands of new homes. Benefitting from a unique location directly on the River Thames, Barking Riverside is comprised of 443 hectares of brownfield land - an area as large as Hyde Park. Already home to a diverse and active community of over 7,500 residents, this new neighbourhood is connected to central London via the recently extended Overground and River bus services. Barking Riverside Limited is a JV between the Mayor of London and L&Q housing association. This 15-year project will ultimately deliver over 10,000 homes for a community of 30,000 people.**

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 | whitectyliving.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](http://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, PADDINGTON

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 WESTERN EXPANSION



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](http://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](http://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](http://thepriestleybuilding.com)**

Brookfield Properties

**Owner / Developer / Asset Manager**  
Citypoint, 1 Ropemaker Street, London EC2Y 9AW  
[brookfieldproperties.com](http://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](http://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](http://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](http://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](http://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](http://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](http://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 benefiting 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

One Sloane is an elegant Edwardian apartment block overlooking Sloane Square, recently converted into a luxury boutique hotel with thirty rooms to be operated by Jean-Louis Costes as his first project outside Paris. The external façade has been retained and sensitively restored, while the structure behind was demolished and interiors reconstructed. One Sloane 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 | onesloane.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 Q2 2025, 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



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 McAsian + Partners | Public realm | sloanestreetfuture.co.uk

‘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.’

CO–RE

**Developer**  
8 Frederick’s Pl, London EC2R 8AB  
co-re.co.uk

We are central London developers specialising in large-scale complex assets. Working with clients across the sector, our insight into the occupier mindset informs every project. We work collaboratively, champion great design and deliver value for the long term. Founded in 2000, we have worked on over 15 million sq ft of high quality schemes, many of them pre let during construction.

20/22 ROPEMAKER



This landmark 25-storey office and retail project secured the largest ever planning consent in the borough of Islington in 2017. The project was awarded BREEM 2018 Outstanding at design stage and is targeting WELL Platinum. Linklaters signed for over 300,000 sq ft, the largest Central London letting in 2020, and further expanded their space take in 2022 to 360,000 sq ft. In 2023 the offices became 100% pre-let with the Pension Insurance Corporation taking the final top six floors.

Make | 425,000 sq ft offices / 10,000 sq ft retail / 20,000 sq ft terraces | Mixed-use 22ropemaker.com

LANSDOWNE HOUSE

In the heart of Mayfair, Lansdowne House will occupy the entire southern end of London’s historic Berkeley Square. The development will make significant improvements to the surrounding public realm and reinstate the site’s historic connection to Berkeley Square. With accessible balconies on every floor, rooftop terraces incorporating greening, biodiversity and well-being, the building will aspire to attain the highest possible sustainability standards and achieve an “Outstanding” BREEAM rating. The scheme was fully pre-let to asset managers Blackstone in 2022.



AHMM | 225,000 sq ft offices / 14,000 sq ft retail | Mixed-use

STONECUTTER COURT



Stonecutter Court comprises a new 13-storey office building with retail units, cafe and a new public park, located close to Fleet Street and Farringdon. The scheme has been designed in alignment with a carbon reduction pathway as outlined by the Paris Climate Agreement’s 1.5°C scenario. The building will benefit from the latest energy conservation methods including a highly efficient

air sourced cooling system, enhanced insulation, and solar panels. Law firm Travers Smith has pre-let 158,000 sq ft for their new headquarters.

TP Bennett | 236,000 sq ft offices / 9,000 sq ft retail | Mixed-use

THE FITZROVIA



Set to benefit from its proximity to the new Tottenham Court Road Elizabeth Line Station, the six-storey mixed-use scheme will provide 65,000 sq ft of Grade A office space and 11,500 sq ft of prime retail space, and eight premium residential units. The Fitzrovia is designed to the highest environmental standards, achieving BREEM Outstanding in Design, and has been rigorously

appraised in terms of energy use resulting in it being awarded a 5 Star Design for Performance NABERS rating.

Stiff + Trevillion | 85,000 sq ft | Mixed-use

72 UPPER GROUND

72 Upper Ground will transform 40% of the site into public realm, opening up a currently closed-off site on the popular South Bank and adding two new public squares, an active ground floor and several public walkways. The design also includes a new public rooftop restaurant and terraces overlooking Thames. The scheme will bring investment, 4,000 new jobs, and affordable workspace for Lambeth’s emerging creative industries. The all-electric scheme is targeting net zero carbon in operation along with the highest BREEM, WELL and NABERs certifications.



640,000 sq ft | Mixed-use

120 FLEET STREET



Skilfully designed into its setting with cascading south facing terraces affording outstanding panoramic views across London, 120 Fleet Street will provide highly sustainable state of the art commercial accommodation and form a new retail and cultural destination for the City of London. The scheme will also restore the Grade II\* listed Daily Express Building, one of the finest Art

Deco buildings in the country, beyond its former glory to become a standalone building offering space for cultural occupiers and a new public rooftop park.

BIG | 595,000 sq ft | Mixed-use



# THE CROWN ESTATE

**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



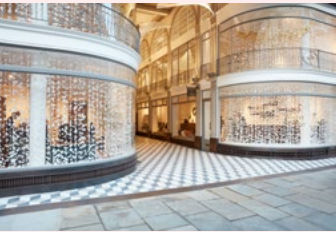
10 Spring Gardens was built in 1975 to house the British Council’s offices. Since the British Council vacated the building in 2021, The Crown Estate has stripped it out in readiness for full refurbishment works, due to commence in 2023. The scheduled works will deliver a fully refurbished new office 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.



**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 office focused REIT with a portfolio of 5.4 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.

In 2023 we announced that PIMCO and Moelis had pre-let 106,100 sq ft and 49,200 sq ft of office space respectively. The commercial element is now 76% pre-let/sold. 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**

## NETWORK, 95–100 TOTTENHAM COURT ROAD W1



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, Marshmallow and Tide. 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**

## SOHO PLACE W1

This 285,000 sq ft mixed-use scheme, above Tottenham Court Road station, completed in H1 2022. 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 | 1oxfordstreet.london**





**Developer**  
25 Victoria Street, London SW1H 0EX  
ecoworldlondon.com

EcoWorld London creates outstanding and sustainable developments that will stand the test of time. We create places that enhance the lives of our residents and communities. We don't leave when the building work finishes — we're here for the long haul, working with local business and people to help foster strong, flourishing neighbourhoods where everyone's well-being is considered. We strive for excellence in all aspects of our operations, developing projects that always have liveability and lifestyle at their hearts.

KEW BRIDGE GATE



Kew Bridge Gate has delivered nearly 1,000 new homes both for sale and for rent, a new 17,250-seater community stadium for Brentford Football Club, a new space for the BFC Community Sports Trust, retail spaces and a new public realm in Brentford. Work officially began in 2017 and three years later, the first football match at the stadium took place in September 2020.

JTP | Mixed-use | [ecoworldlondon.com/places-to-live/current/verdo-kew-bridge](https://ecoworldlondon.com/places-to-live/current/verdo-kew-bridge)

THE CLAVES

The Claves is part of the Millbrook Park consortium, with 2,240 properties developed in 15 phases by a number of developers. Millbrook Park development delivers a range of community facilities, including the new Millbrook Park Primary School, which is now open, as well as almost six hectares of parks and open space. Work at the Claves started in 2017 and was EWL's first self-delivery project.



Broadway Malyan | Residential | [ecoworldlondon.com/places-to-live/current/the-claves](https://ecoworldlondon.com/places-to-live/current/the-claves)

OXBOW



Levitt Bernstein | Mixed-use  
[ecoworldlondon.com/places-to-live/current/oxbow-east-london](https://ecoworldlondon.com/places-to-live/current/oxbow-east-london)

In 2009, the decision was made to regenerate the Aberfeldy estate and in 2012 Poplar HARCA formed the Aberfeldy LLP with Wilmott Dixon Regen (later EcoWorld London). To date, the project has delivered 678 homes of all tenures, a residents' gym and lounge, a new public park called East India Green and a range of public art. A future masterplan is in place ahead of being given the green light.

THIRD & CAIRD



Third and Caird is a mixed-use development in Maida Hill on the site of the Jubilee Leisure Centre adjacent to Queens Park Gardens in London W10. The development consists of 56 new homes (17 OMS apartments, 20 townhouses and 19 homes for social rent) and the new Jubilee Leisure Centre, comprising of a multi-use three-court sports hall and community suite.

Roberts Limbrick Architects (sports centre) / BM3 Architects (residential)  
Mixed-use

BARKING WHARF

Barking Wharf is EWL's first Build to Rent development, on the site of the former Abbey Retail Park. The development is let and managed by Apo Group Ltd. In 2018, Invesco Real Estate acquired over 1,000 Build-to-Rent homes in Kew Bridge and Barking Wharf in a deal worth £389m. The development consists of 595 BtR homes with residents' amenities including concierge, gym, residents social and work lounge (The Local).



Broadway Malyan | Residential | [a-part-of.com/places/barking](https://a-part-of.com/places/barking)

The Earls Court Development Company

**Developer**  
Earls Court Project Rooms,  
16-18 Empress Place, London SW6 1TT  
[theearlscourtdevelopmentcompany.com](https://theearlscourtdevelopmentcompany.com)

The Earls Court Development Company (ECDC) is an Earl's Court based business, responsible for driving the regeneration of the 40 acre-site, former Earls Court Exhibition Centre site on behalf of the Earls Court Partnership Limited – a joint venture between Delancey (on behalf of its client funds and the Dutch pension fund manager, APG) and Transport for London (TfL) that was formed in December 2019.

THE EARLS COURT DEVELOPMENT



Our vision is 'to bring the wonder back to Earls Court' with a masterplan which opens up the site to the local community, celebrates the legacy of world-class ingenuity, creates a better piece of city, and responds to the climate emergency. In February 2022 we published our draft masterplan which revealed plans to deliver up to 4,500 homes, all set within a landscape-led development which aims to go beyond net zero and become a climate-positive neighbourhood. We are creating a place which puts people at its heart; a new neighbourhood where everyone will feel welcome. Phase one is 2 million sq ft and includes: the new park at the heart of the site; other public spaces including the entrance square opposite Earl's Court tube station; new routes east to west and south including the start of the Creative Boulevard; the first 1,300 new homes with a third targeted to be affordable; at least one office building; New shops, cafes, bars and restaurants; early cultural uses and community spaces. The mix of uses on site will include new homes, workspace, cultural venues and community facilities to keep the area active in the day as well as in the evening.

Hawkins\Brown and Studio Egret West (masterplan) / SLA (landscape) / Sheppard Robson with Serie Architects and dRMM, ACME and Haworth Tompkins and Maccreanor Lavington (phase 1)

'Like a London jigsaw missing its final piece, this 40-acre site is perhaps central London's most significant redevelopment opportunity. We want to create a place which reinstates "wonder" in this incredible part of London.'



**Developer**  
95 Cromwell Rd, South Kensington, London SW7 4DL  
[frasersproperty.com/uk](https://frasersproperty.com/uk)

Frasers Property UK is a fully integrated developer, investor and asset manager of residential and commercial property in the UK. The commercial portfolio includes 5.8 million square feet of office and industrial business space in strategic UK-wide locations, home to over 450 companies. The Rowe is the company's first urban office development.

THE ROWE



The Rowe in bustling Whitechapel, London, provides 163,500 sq ft of high-quality, sustainable office space. Featuring over 17,000 sq ft of external space, private terraces on each floor and an 8,000 sq ft communal roof garden. The Rowe has a unique position on the Cycle Superhighway 2 and has London's highest transport rating. Aldgate East Station is on the doorstep and occupiers can access to nine stations within a ten-minute walk.

Allford Hall Monaghan Morris | 163,500 sq ft | Commercial | [therowe.london](https://therowe.london)

'The Rowe is a landmark site for Frasers Property UK where we strived to create a building that rethinks communal spaces to encourage and support social interaction and greater wellbeing.'



# 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**

Warehouses in Southwark, 55 Great Suffolk Street has been extended to provide 15,000 sq ft of new office space. The net zero project will see a new, sustainable structure built alongside the existing building, utilising reclaimed steel salvaged from the site and converted back into a derelict but much-loved building. Risk register, offering a sensitive mix of

Commercial | fabrix.london

On 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 B through a hybrid VRF heating system, amongst other measures.

Studio Fabrix | 9,500 sq ft | Commercial | fabrix.london



**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 greening and community space.

Haworth Tompkins | 6.1 acres  
Industrial & Logistics | fabrix.london

**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



**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

‘Underlying everything is our ability to identify where there are underserved needs and delivering them in a way that has a positive social and environmental impact as well as strong financial returns — whether that’s reuse or ground-up development.’

# 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)  
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.’





**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



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



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**

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

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



**Barr Gazetas | 2,363 sqm | Commercial | holbeingardens.london**

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.

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.’**



HADLEY PROPERTY GROUP

**Developer**  
Fourth Floor Shand House, 14-20 Shand Street, London SE1 2ES  
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 1600 residential and student homes. of which 42.5% 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 and food growing garden.

**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, PENGHigh 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.

**Faielden 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**





# HUB

**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 £1bn funding deals and has over 6,000 homes completed or under development in lifestyle cities including London, Leeds, Birmingham and Edinburgh.**

## ABBEY PLACE



Abbey Place comprises 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 creates 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 Maccleanor 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.

**Maccleanor 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**



**Housing Association / Developer**  
29-35 West Ham Lane, Stratford, London E15 4PH  
lqgroup.org.uk

**L&Q is one of the UK’s leading housing associations and developers. Our mission is to combine our social purpose and commercial drive to create homes and neighbourhoods everyone can be proud of. As a not-for-profit organisation, all the money L&Q make is reinvested into helping house those in greatest need. The 250,000 residents who make their homes with us are L&Q’s priority. Residents are at the heart of L&Q, and our governance structures ensure they have a powerful voice throughout the business.**

## BARKING RIVERSIDE



Barking Riverside is a joint venture between L&Q and the Mayor of London, delivering one of Europe’s most ambitious brownfield redevelopments. It is transforming 178 hectares of former industrial land into a vibrant new district of over 10,000 new homes, which will house over 30,000 people once completed. Alongside investment in housing and facilities, the partnership has

unlocked significant new transport connections, including a new Overground Station and a brand new pier for Uber Boats, which have been game changers for the entire area.

**10,000 homes masterplan | Mixed-use | barkingriverside.london**

## ADDISCOMBE OAKS

Addiscombe Road is L&Q’s latest award-winning 137 homes scheme recently completed in Croydon by our in-house construction team. The flats, 65% of which are affordable, are spread across two buildings, one of which towers 18 storeys, taking inspiration from the iconic No.1 Croydon building and boasting views that span across the capital, especially as most of the homes are dual or triple aspect, providing fantastic light and views. The development has also delivered attractive new public realm improvements to one of London’s busiest new hotspots, including landscaped planting, street furniture, and a communal private courtyard for residents.

**137 homes across 3 tenures | Residential | lqhomes.com/addiscombeoaks**



## KEW BRIDGE RISE



This ambitious development, delivered in partnership with The Hill Group, will see the former Citroen garage in Brentford transformed into a collection of five buildings up to 18 storeys, delivering 441 new homes, a gym and nursery. The site is located at the heart of the Brentford regeneration area and next to the new Brentford FC and London Irish stadium. The scheme will also

deliver employment, training and community focussed opportunities, alongside significant investment in local infrastructure improvements.

**441 homes | Mixed-use | lqhomes.com/kewbridgerise**





**London Legacy Development Corporation**  
Floor 9, 5 Endeavour Square, Stratford, London E20 1JN

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](http://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 commence in November 2022 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](http://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. Nature Positive/ Recovery is delivered through our estate-wide Biodiversity Action Plan and Landscape Management Plans.’**

**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](http://queenelizabetholympicpark.co.uk/east-bank)

**PUDDING MILL LANE**

Pudding Mill Lane will be a new neighbourhood centre with c.948 homes, 45% affordable. It will include c.30,000 sq m of commercial and associated retail and community uses. The 5.1 ha site is located next to Pudding Mill Lane DLR station and close to Stratford Station with 10 different lines and two bus stations. A network of walking and cycling routes link the development to world-class venues including the London Stadium, London Aquatics Centre, the ArcelorMittal Orbit and East Bank culture and education quarter. LLDC currently procuring a joint venture development partner, expected to sign contract in Spring 2024.



**Gort Scott / 5th Studio / JCLA / ZCD Architects | c. 948 homes**  
Mixed-use | [queenelizabetholympicpark.co.uk/puddingmill](http://queenelizabetholympicpark.co.uk/puddingmill)

**RICK ROBERTS WAY**



Rick Roberts Way will be a new, zero-carbon neighbourhood of c. 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, Rick Roberts Way, the Greenway, modern mid-rise residential developments and a LB Newham development site. Procurement launched for development partner, successful bidder to be announced in September 2023.

**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](http://buildthelegacy.co.uk)**



**Global real estate group**

Level 9, 5 Merchant Square, London W2 1BQ  
[lendlease.com/uk](http://lendlease.com/uk)

Lendlease is a globally integrated real estate company with core expertise in shaping cities and creating strong and connected communities. Founded in 1958, we’re listed on the Australian Securities Exchange and operate in Australia, Asia, Europe and the Americas. We manage funds and assets for some of the worlds largest real estate investors, and have a strong track record in creating award-winning urban precincts and delivering essential civic and social infrastructure. Our people and partners are the greatest contributors to our success as we work with purpose to create thriving communities.

**ELEPHANT PARK**

Lendlease is working in partnership with Southwark Council to deliver a £2.5bn transformation project in Elephant and Castle. The vision for Elephant Park is to create one of the world’s most sustainable inner-city urban regeneration projects and deliver long-term social value for existing communities. The development spans more than 10 hectares and is set around a new two-acre leafy park. It will include around 3,200 new homes, over 50 retail and leisure units, and flexible workspaces.



**Over 10 ha | Mixed-use | [elephantpark.co.uk](http://elephantpark.co.uk)**

**IQL STRATFORD**



Lendlease is delivering IQL Stratford, a flourishing 24-hour neighbourhood at the gateway to the Olympic Park. Once complete in 2030, it will include 239,000sqm of next generation workplace, 683 apartments, 8,000sqm of retail and new community facilities. Lendlease topped out its landmark office building, the Turing Building in 2023. The IQL development has already attracted

world-leading tenants including Transport for London, the Financial Conduct Authority, Cancer Research UK, the British Council and Unicef. IQL Stratford is part of the 560-acre inclusive innovation district, SHIFT, neighbours East Bank, and benefits from excellent transport connections and a diverse retail offering.

**22 acres | Mixed-use | [internationalquarter.london](http://internationalquarter.london)**

**SILVERTOWN**

Silvertown is a 25-hectare urban regeneration project in East London, creating a new destination for London and a vibrant heart for the Royal Docks. The transformation of Silvertown includes restoring the iconic Millennium Mills, and delivering extensive next-generation workspace, new spaces for cultural and community events, and over 6,500 new homes — with 50% affordable housing. The project has secured £233m in government infrastructure loans and The Guinness Partnership is responsible for the first phase of affordable housing. Work began on the first residential block in summer 2023.



**25 ha | Mixed-use | [silvertown.co.uk](http://silvertown.co.uk)**

**Precis Advisory**

**Developer**

93 Park Lane, London, W1K 7TB  
[accessstorage.com](http://accessstorage.com)  
[themontcalm.com](http://themontcalm.com)  
[shaftesburyhotels.com](http://shaftesburyhotels.com)  
[inhabithotels.com](http://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.

**BELGROVE HOUSE**

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



**AHMM | 25,000 sqm | Mixed-use | [belgroveacorn.co.uk](http://belgroveacorn.co.uk)**





Mayoral Development Corporation

Brent Civic Centre, Engineers Way, London HA9 0FJ  
london.gov.uk/opdc

Old Oak and Park Royal Development Corporation (OPDC) is a Mayoral Development Corporation (MDC), established by the Mayor of London to secure the regeneration of the Old Oak Opportunity area, spanning land in three London boroughs — Ealing, Brent, and Hammersmith & Fulham. OPDC’s Local Plan was adopted in June 2022, setting out the development framework the area. OPDC is now developing plans for Old Oak West on land surrounding Old Oak Common Station, Willesden Junction and North Acton, to create an urban district.

REGENCY HEIGHTS

Regency Heights is located in the heart of Park Royal, comprising 807 new studio, 1, 2 and 3 bedroom apartments with impressive city views. 40% of the homes are affordable. Every home has its own outdoor space, and the development also features an on-site nursery and convenience store.



Fairview New Homes / L&Q  
Allies and Morrison  
807 homes / 977 sqm retail/office use / 377 sqm nursery | Residential

OAKLANDS RISE



Oaklands Rise is an exciting new development in the heart of Willesden Junction. Comprising 605 new homes, 40% of which are affordable, this striking development features unique architecture and a breadth of outside space, including a green streetscape, generous balconies and roof terraces. The development was completed in 2021.

Notting Hill Genesis | CZWG  
605 homes / 3,500 sqm retail/office/ community uses  
Residential-led mixed-use

‘6,000 new homes have already been built and we’re now progressing plans for a further 9,000 homes at Old Oak West, a new urban district around the HS2’s Old Oak Common Station.’

NORTH KENSINGTON GATE



North Kensington Gate will be a landmark residential development that is set to redefine this area of the OPDC regeneration zone, delivering 208 homes which are a mix of private sale and affordable. Located on the Grand Union Canal, this will be one of the most dynamic and best connected new residential developments in the UK.

City & Docklands | Make Architects  
208 homes | Residential

ONE WEST POINT

One West Point features 701 1, 2 and 3 bedroom apartments in Acton. The development comprises a mix of private sale, affordable housing and Build to Rent homes. It also features a gym and fitness centre, doggy day-care centre and co-working space.

City & Docklands | BUJ Architects  
701 homes | Residential



MITRE YARD



Mitre Yard will deliver a collection of 241 1, 2 and 3 bedroom apartments in the heart of West London, positioned on the Grand Union Canal. The homes at Mitre Yard will be part of City & Docklands AWOL (A way of living) and will provide residents with opportunity to be part of a like-minded community, offering an exciting programme of events and activities. The development will also feature a new canal front bar and restaurant.

City & Docklands | Make Architects  
241 homes | Residential



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 107,000 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 by promoting economic inclusion, tackling inequality and poverty, and prioritising wellbeing. We are committed to providing affordable homes, investing in our existing homes, and making thousands of homes more energy efficient.

FRIARY PARK



The Friary Park regeneration is being carried out by Peabody and Mount Anvil and aims to improve the lives of residents. The regeneration will deliver around 1,228 new homes. It will prioritise people over parking, with green open spaces, a new and improved community facility, cycle hub, 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 provide 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

SOUTH THAMESMEAD

South Thamesmead is a seven-phase regeneration programme, providing up to 2,800 high quality homes within walking distance of the Abbey Wood Elizabeth Line Station. The first phase, Southmere, forms the civic heart of the neighbourhood. Completed in 2022, it offers 534 new homes, a new public square, community building and library, and 2,000+ square metres of commercial space – all in a lakeside setting. Construction for the second phase is due to begin in late 2023.

Proctor & Matthews, Mecanoo, Fourpoint (phase 1) / Karakusevic Carson Architects (phase 2) | Mixed-use



ST JOHN’S HILL



St John’s Hill is a three-phase regeneration of a 1930s Peabody estate in the heart of Clapham Junction. Phase two was completed in June 2023, when residents began moving into the new 163 social rent homes. Overall, the scheme will deliver 658 homes, 327 of which will be affordable, and its on-site extra care block will be home to 54 older people. There will also be a new

community centre, public art features, and a central public square.

Hawkins\Brown | Mixed-use

DAGENHAM GREEN

Dagenham Green is a 3,502 home mixed-use neighbourhood, transforming the old stamping plant in Dagenham. Overall, there will be 1,640 affordable homes (London Affordable Rent and Shared Ownership), extensive landscaping, new local shops and restaurants, and a school. New cycling, pedestrian and bus routes will link Dagenham Green to local towns and public transport. With a strong focus on sustainable placemaking, there will be an air-source heat pump energy centre, and a biodiverse five-acre park in the heart of the development.

PRP Architects (masterplan and phase 1) / Pitman Tozer Architects, Lyndon Good Architects (phase 1) / HTA Design (landscape) | Mixed-use



‘Our mission is to help people flourish. We aim to do this by providing great homes and housing services, making a positive impact in communities and creating an inspiring, inclusive place to work.’





**Developer / Investor / Asset Manager**  
Blythe Valley Park, Prologis House, Blythe Gate, Solihull B90 8AH  
prologis.co.uk

Prologis is a global leader in logistics real estate. Recognised as one of the most sustainable corporations and a provider of crucial infrastructure for commerce around the world, Prologis is a brand which the wider logistics industry traditionally looks to as a valued partner. As the arm of Prologis in the UK market, Prologis UK represents the wider corporation’s interests across the country and has similarly gained recognition as a trend setter in the UK’s own logistics real estate market.

**PROLOGIS PARK WEST LONDON DC5 / DC6**



Prologis Park West London is an established logistics park strategically positioned to access the major consumer markets of West and Central London, Heathrow Airport and Thames Valley. Fronting the Grand Union Canal, Prologis Park West London offers waterside walks and cycle routes. DC5 (195,720 sq ft) and DC6 (143,849 sq ft) achieved Practical Completion in Q2 2023. The new units offer high-quality warehouse space – targeting EPC “A” & BREEAM “Excellent” ratings, with 100% of demolition materials being recycled on site.

**Michael Sparks Associates (MSA) | 143,849 sq ft | Industrial**  
[prologis.co.uk/our-parks/prologis-park-west-london](https://prologis.co.uk/our-parks/prologis-park-west-london)



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](https://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](https://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](https://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 £40bn of real estate delivered and under construction. Our successful track-record includes landmark projects such as 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.

**The British Library/Stanhope/Mitsui Fudosan | RSHP | 2.8 acres | Mixed-use**

## 8 BISHOPSGATE



This completed 50-storey tower is a new development in the heart of the City, creating 913,000 sq ft gross area including workspace, street-level retail, and a public viewing gallery on the 50th floor. The skyscraper accents the nearby Leadenhall Building and adds 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 / Maccleanor Lavington / Morris+Company / Gillespies / DRMM 2.3m sq ft | Mixed-use | televisioncentre.com**

## ROYAL STREET



Stanhope and Baupost have been selected as Development Partners for Guy’s and St Thomas’ Foundation 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’ Foundation | 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**



A Landsec company

**Regeneration Developer / Investor**  
6th Floor, 100 Victoria Street, London SW1E 5JL  
uandiplc.com

We are LandsecU+I, a specialist mixed-use regeneration developer. Our purpose is to improve people’s lives, in the places we build, in the positive impact we have on communities, in everything we do. Asking the right questions about people, place and planet, we imagine, design, build, co-create and operate sustainable urban places that work for communities today and evolve and adapt for tomorrow.

## 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.

**Pilbrow & 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.

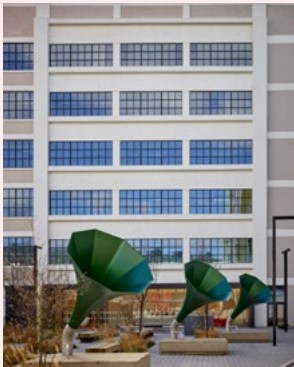


**Ash Sakula Architects / Pollard Thomas Edwards / Farrer Huxley Associates 2 acres | Mixed-use | deptfordmarketyard.com**

## 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.’



# 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



# NLA MEMBERS

NLA is a member-supported organisation with over 500 member organisations from across property, architecture, planning and construction.

To have your company 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](mailto:hazel.webb@nla.london)**

## ACADEMIA

**Imperial College London**  
020 7589 5111  
[imperial.ac.uk/white-city-campus](http://imperial.ac.uk/white-city-campus)

## AGENT/PROPERTY MANAGER

**Avison Young**  
020 7911 2500  
[avisonyoung.co.uk](http://avisonyoung.co.uk)

**Creative Places**  
[creativeplaces.com](http://creativeplaces.com)

**Gerald Eve**  
020 7493 3338  
[geraldeve.com](http://geraldeve.com)

**JLL**  
020 7493 6040  
[jll.com](http://jll.com)

**Knight Frank**  
020 7861 1328  
[knightfrank.co.uk](http://knightfrank.co.uk)

**Lambert Smith Hampton**  
+44 (0)20 7198 2000  
[lsh.co.uk](http://lsh.co.uk)

**Newsteer**  
020 3151 4850  
[newsteer.co.uk](http://newsteer.co.uk)

**Savills**  
020 7409 8834  
[savills.co.uk](http://savills.co.uk)

**SiteSales Property Group**  
020 8502 5758  
[site-sales.co.uk](http://site-sales.co.uk)

**Urban Space Management**  
020 7515 7153  
[urbanspace.com](http://urbanspace.com)

## ARCHITECTURE

**3equals1 design**  
0207 100 1849  
[3equals1design.co.uk](http://3equals1design.co.uk)

**31/44 Architects**  
020 3735 7820  
[3144architects.com](http://3144architects.com)

**A IS FOR...**  
[aisfor.co.uk](http://aisfor.co.uk)

**Adam Architecture**  
01962 843843  
[adamarchitecture.com](http://adamarchitecture.com)

**Adjaye Associates**  
020 7258 6140  
[adjaye.com](http://adjaye.com)

**AHR London**  
020 7837 9789  
[ahr.co.uk](http://ahr.co.uk)

**Alison Brooks Architects**  
020 7267 9777  
[alisonbrooksarchitects.com](http://alisonbrooksarchitects.com)

**Allford Hall Monaghan Morris**  
020 7251 5261  
[ahmm.co.uk](http://ahmm.co.uk)

**Allies and Morrison**  
020 7921 0100  
[alliesandmorrison.com](http://alliesandmorrison.com)

**APT**  
[apt.london](http://apt.london)

**AR Architecture**  
020 7209 2851  
[ar-arch.co.uk](http://ar-arch.co.uk)

**AR Urbanism**  
[ar-urbanism.com](http://ar-urbanism.com)

**Arcadis**  
020 7079 9900  
[arcadis.com](http://arcadis.com)

**Archio**  
020 7183 4048  
[archio.co.uk](http://archio.co.uk)

**Architecture for London**  
020 3637 4236  
[architectureforlondon.com](http://architectureforlondon.com)

**Arney Fender Katsalidis**  
020 3772 7820  
[afkstudios.com](http://afkstudios.com)

**Aros Architects**  
020 7928 2444  
[arosarchitects.com](http://arosarchitects.com)

**Assael Architecture**  
020 7736 7744  
[assael.co.uk](http://assael.co.uk)

**Assorted Skills + Talents\***  
020 3701 04033  
[assortedskillstalents.com](http://assortedskillstalents.com)

**Aukett Swanke**  
020 7843 3000  
[aukettswanke.com](http://aukettswanke.com)

**Axiom Architects**  
020 74218861  
[axiomarchitects.co.uk](http://axiomarchitects.co.uk)

**Barr Gazetas**  
020 7636 5581  
[barrgazetas.com](http://barrgazetas.com)

**BDP**  
020 7812 8000  
[bdp.com](http://bdp.com)

**Bell Phillips Architects**  
020 7234 9330  
[bellphillips.com](http://bellphillips.com)

**Belsize Architects**  
020 7482 4420  
[belsizearchitects.com](http://belsizearchitects.com)

**Ben Adams Architects**  
020 7633 0000  
[benadamsarchitects.co.uk](http://benadamsarchitects.co.uk)

**Bennetts Associates**  
020 7520 3300  
[bennettsassociates.com](http://bennettsassociates.com)

**BIG - Bjarke Ingels Group**  
020 7940 3456  
[big.dk](http://big.dk)

**BoonBrown Ltd**  
020 3924 5145  
[boonbrown.com](http://boonbrown.com)

**Buckley Gray Yeoman**  
020 7033 9913  
[bgry.co.uk](http://bgry.co.uk)

**Cartwright Pickard**  
020 7554 3830  
[cartwrightpickard.com](http://cartwrightpickard.com)

**Chetwoods**  
020 7490 2400  
[chetwoods.com](http://chetwoods.com)

**Child Graddon Lewis**  
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# HAYES DAVIDSON



Take another look...



# TALES FROM THE RIVERBANK

By *Antonio Moll*, director, Moll Architects



Riverbanks have been anchors for the creation of cities for as long as humans have chosen places to settle. I can imagine the Romans sailing up the Thames and finding the ideal place to go ashore and start the city we recognise today.

The Thames has been the gateway to trade, culture and talent from all parts of the world. It inspired the likes of Turner and Monet to leave their impressions on famous canvases.

I have been an SE1 resident for most of my time since I arrived in 2010, and the Thames bank, especially the stretch between Lambeth Bridge and Chelsea Bridge, has been my place of reflection, meditation and distraction, or simply where I can enjoy peace and space within the confines of a dense city. It reminds me of my homeland, Valencia, only there the Turia River was diverted around the south of the city following the big flood of 1957, and its original river bed turned into a park during the 1980s.

I remember my evening runs along the empty sidewalks along the river during the first lockdown in COVID times. I had just started Moll Architects, my own business, a couple of months before... who knew? Those moments of solitude helped me find the headspace and resilience to keep working despite the uncertainty of those times, and it still is the place I return to when I need time for myself to think or to train for the next triathlon race I signed up to.

The cityscape along this stretch of the Thames has changed drastically in the past few years. Towers have sprouted in Vauxhall, and a new neighbourhood has been developed around the American Embassy in Nine Elms. The first Foster

+ Partners Christmas party I attended during my period in the office happened in a tent in the middle of a derelict Battersea Power Station. Fast-forward 13 years and the area is buzzing with people eating at restaurant terraces, shopping, visiting art galleries and walking around the fountains and gardens.

But London is failing to develop in a cross-demographic way at all levels. The late Richard Rogers wanted it to be a place for all people. I agree with him. Recent growth is directed to the world's wealthiest. All these new areas are unaffordable for most, and they have been designed and built by the same old players that keep doing the same mediocre designs everywhere. That is boring and lacks character. We can do a lot better. Opportunities need to be given to the new generation of architects and designers with fresh ideas to shape the city's future. Change is happening at an incredible speed around us. Why are we still building with the same ideas from a century ago? We are aware that things need to change, but I remain optimistic—because 'my' London is intelligent. ●



The South Bank Show — Moll's Thames

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