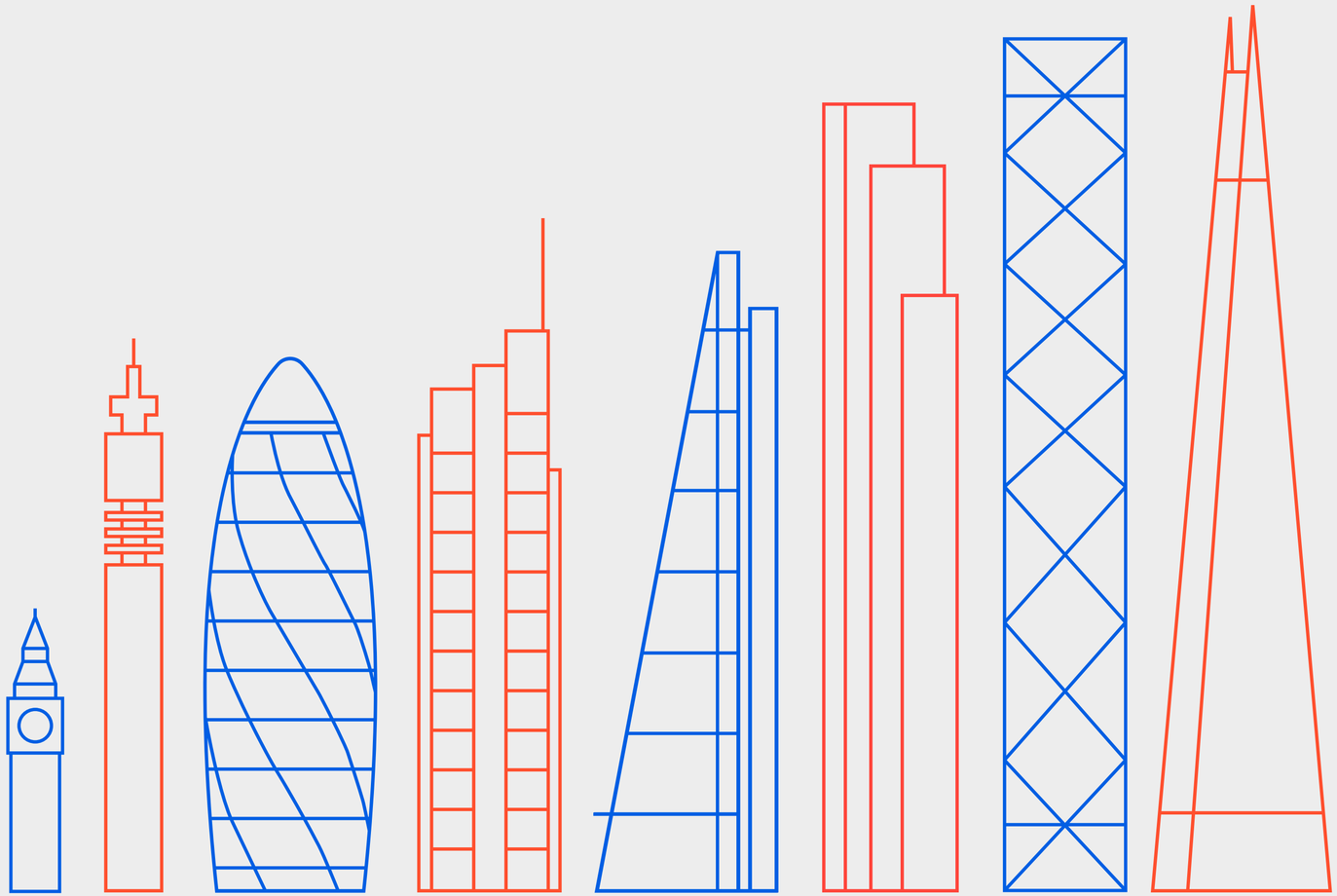

LONDON TALL BUILDINGS SURVEY 2020

This NLA Research Paper was published by New London Architecture (NLA) in April 2020. It is an annual publication, developed with research partner Knight Frank, delivering up-to-date figures and analysis of the London tall buildings pipeline and is part of the year-round NLA Tall Buildings programme, bringing together industry experts and the public to discuss one of the capital's most debated topics.

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FOREWORD

By Peter Murray, Curator-in-chief, New London Architecture

We saw a record level of tall building completions in 2019, underlining the realisation that London can no longer be described as a low rise city. Even if there is a drop in levels of construction as we face an uncertain economic future because of Brexit and Covid 19, the skyline has been forever changed in accommodating the significant growth that the capital has experienced over recent decades.

I was recently looking out across London from the tenth floor boardroom of Be First, Barking and Dagenham's regeneration delivery company, in east London. The horizon is sawtoothed with tall buildings: viewed from a distance clusters of towers overlap to form a regimented line; closer to, they break up into their local groups — Canary Wharf, the South Bank, Nine Elms, City of London, City Road, Stratford.

Nowhere illustrates the distribution of towers better than the NLA's model of London. Largely located in Opportunity Areas as set out in the London Plan they form mountainous clusters set among the foothills of more traditional housing. This form of development is likely to continue — more higher-density homes around areas of good public transport with large swathes of lower density homes left untouched, bar the view from their bedroom windows.

Other aspects are changing — the post-Grenfell fall out will alter the way towers are designed, built and maintained; the lack of skilled workers and the demand for numbers will mean more buildings will use modern methods of construction while the new London Plan expects buildings to show greater respect for local character. Decisions on their location will be taken by the boroughs rather than City Hall.

Two studies in the past month, by the LSE and by Tower Hamlets, have looked at high-density living. Both included tall buildings as well as mid-rise solutions. Both concluded that the majority of occupants were satisfied with this way of living; they naturally had criticisms of detailed issues like lack of storage and overheating but visual impact was low on the list of complaints.

Historic England has recently published its new draft of guidance on tall buildings. It accepts the idea of tall buildings in London, that towns and cities evolve, as do their skylines. It supports the proposals that Local Authorities should have a local plan-led approach to tall buildings in their area, that there should be early public engagement and the designs respond to the local context. Historic England also agrees with NLA that 3D computer modelling is an essential tool in planning for tall buildings as well as aiding consultation.

NLA has been calling for the Mayor to use a computer model ever since we published our first study in 2014, not only to assess their visual impact but also the quality of the ground level experience. The new London Plan says 'he will seek to utilise 3D digital modelling to assess tall building proposals

and aid public consultation and engagement'. How he will do this is shrouded in mystery but the sooner he, and all the boroughs have this vital tool at their fingertips, the better.

That being said we do not know when the new London Plan will be finally adopted given Robert Jenrick's scathing letter sent to Sadiq Khan at the beginning of March. This merely adds to the uncertainties we face in 2020. The closure of sites because of Covid 19 will reduce the numbers of completions and developers will hesitate to push the button on new projects. Add to that the impact the Grenfell Fire and new building controls, changes to the planning system and calls for 'gentle density' by Jenrick and this year may mark the first drop in the growth of the development of tall buildings in London for a decade — changes we will be monitoring closely during these difficult times.

EXECUTIVE SUMMARY - PIPELINE

Pre-Applications
3.7%
Down on last year

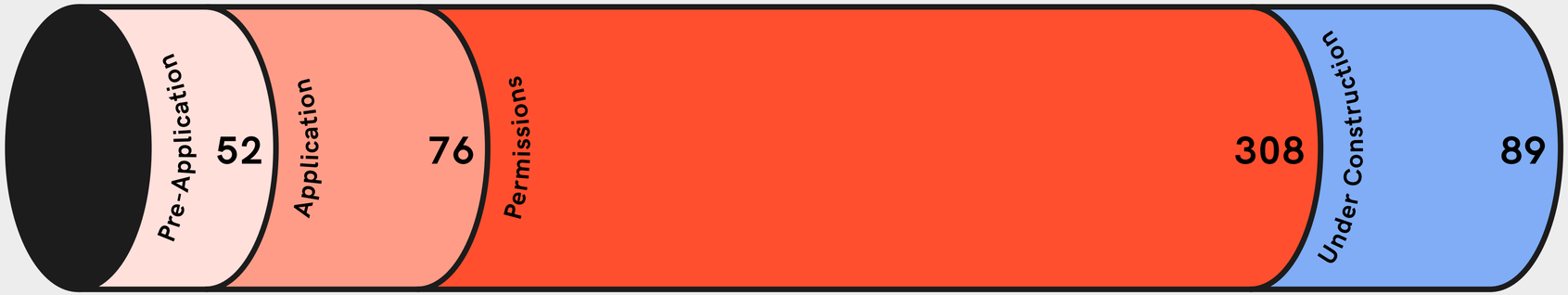
New Applications
1.3%
Up on last year

Permissions granted
7%
Up on last year

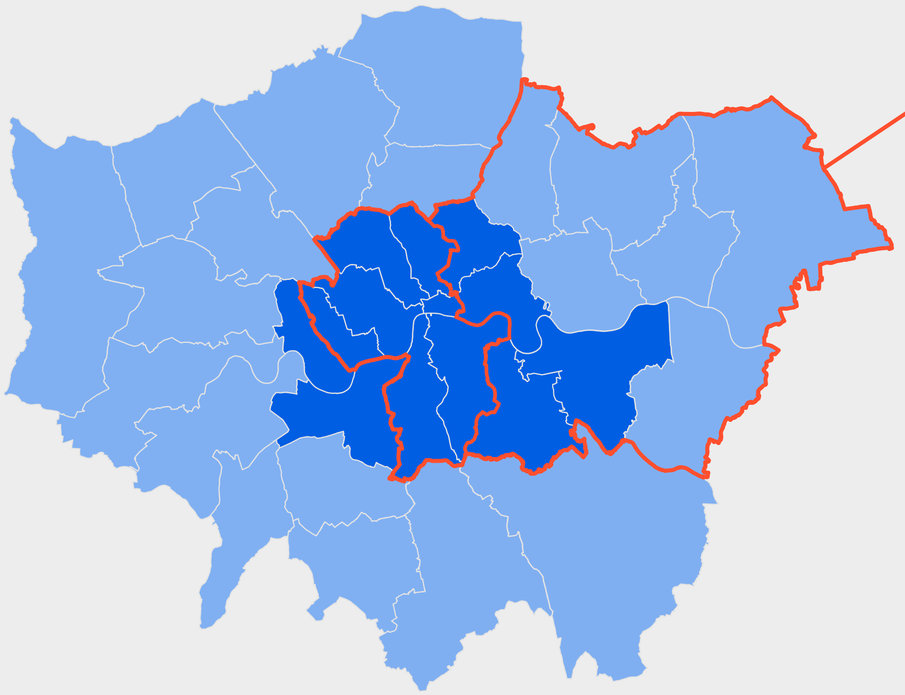
Starts on site
26%
Down on last year

525

Total projects in the pipeline
3% down on last year



EXECUTIVE SUMMARY – PIPELINE

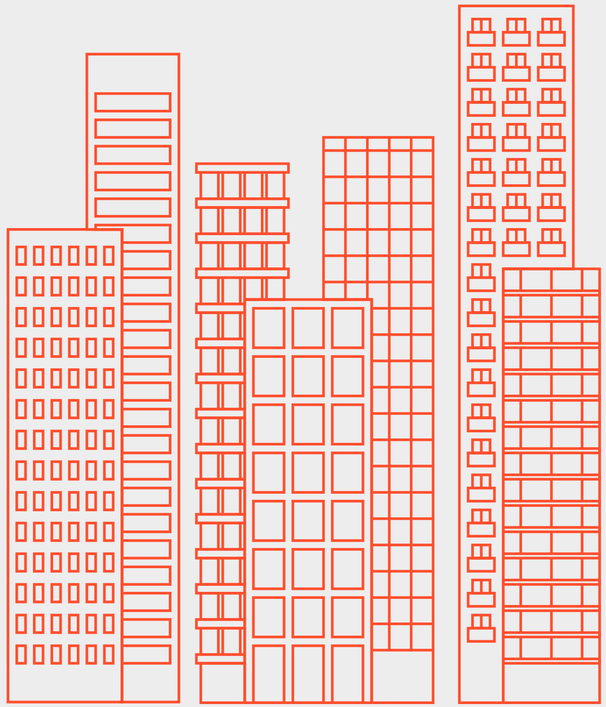


East and Central sub-regions remain the areas with the largest proportion of tall buildings in the pipeline

CENTRAL	EAST
20%	44%

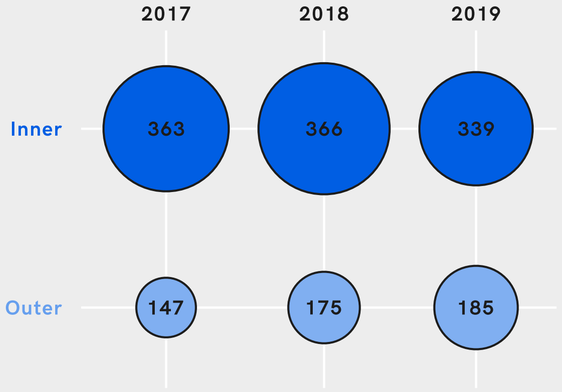
66%
of tall building pipeline located in London's Opportunity Areas

100,000
New homes in the pipeline



6% Increase in the number of tall buildings in the pipeline in outer London

OUTER	INNER
186	339



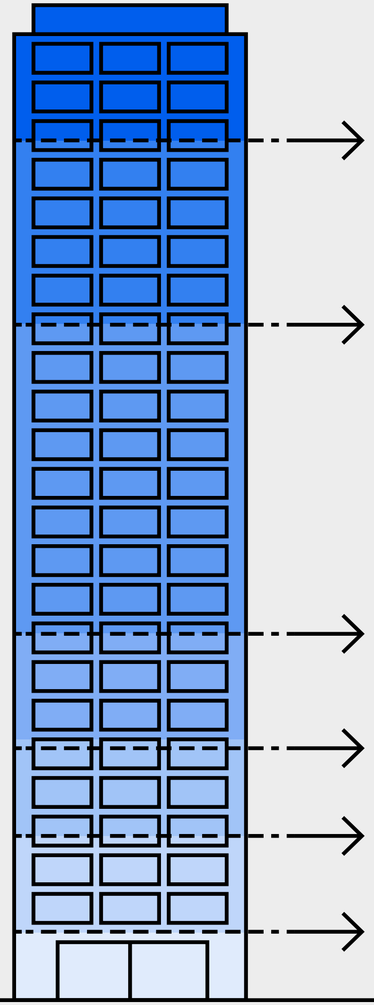
EXECUTIVE SUMMARY - 2019 COMPLETIONS

60

Completions in 2019

140%

Increase on last year



88%
Include Residential

70%
Include Retail

38%
Include Offices

27%
Include D1 Use

17%
Include Leisure

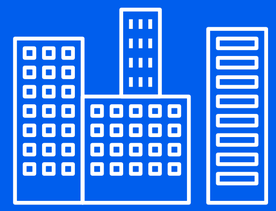
7%
Include Hotels

18,154
Cycle spaces

£300 million
Towards local communities and infrastructure

567,004
Sqm of office space

3,972
Affordable homes*



*Delivered in schemes with tall buildings completed in 2019

EXECUTIVE SUMMARY – POLICY AND REGULATION

Fire Safety: Grenfell changes everything

New rules and regulations are being introduced to make buildings safer in the wake of the Grenfell Tower fire, tackling building management, regulation and construction practices.

Planning: Power to the boroughs

The new London Plan puts the power to decide what defines a tall building in a given area, where they can be sited, in the hands of the local authority.

Design Quality: It's more than just good looks

With a strengthened commitment to 'exceptional' design quality; the new Plan encourages further use of design review panels and review of designs at long-range, mid, and immediate views.

Better Neighbours: Social and environmental responsibility

Towers should strive to be good neighbours, not just visually but also in the impact they have on the environment, and the physical and mental health of those who inhabit them.

Net Zero: There's a new agenda

Tough new environmental regulations and targets emerge, to boost thermal performance and set buildings on the path to achieving net zero.

PIPELINE ANALYSIS

Overview →

Location of Tall Buildings →

Planning, Construction & Completions Analysis →

Looking Ahead →

INTRODUCTION & KEY TRENDS

Analysis by Knight Frank Planning & Research

Overview

The backdrop to the 2019 Tall Buildings Survey has been one of uncertainty, largely political in nature. A lack of clarity surrounding the UK's future relationship with Europe, as well as the general election, were just two factors which contributed to a slowdown in the land market last year, with fewer sites coming forward and less desire for risk among developers.

Perhaps the most eye-catching statistic from this year's data comes when looking at the number of tall buildings that completed in 2019, with a record 60 tall buildings added to London's skyline over the course of the year

However, while this may be the case, the headline figures suggest that the appetite for tall buildings has been relatively undimmed. Some 76 planning applications and Environmental Impact Assessment (EIA) Scopings for tall buildings were submitted in 2019 compared with 75 in 2018, whilst planning permissions also rose year-on-year. The only hint of a more conservative approach came from a drop in new construction starts, though this is in line with the broader trend seen across the London development market.

Perhaps the most eye-catching statistic from this year's data comes when looking at the number of tall buildings that completed in 2019, with a record 60 tall buildings added to London's skyline over the course of the year. Whilst predicted in previous survey analysis, this was the highest annual completions rate on record, representing a 140% increase on 2018. However, with applications flat year-on-year and record completions, the total number of tall buildings in the pipeline witnessed a small decline last year. The pipeline now stands at 525 tall buildings at various stages of the planning process, down 3% from 541 in 2018.

For the purpose of this research, and consistent with previous years' London Tall Buildings Surveys, tall buildings have been defined as buildings of 20 storeys or above in height, that are at various stages from pre-planning to construction. The data refers to the period from 1st January 2019 until 31st December 2019.

Applications

The number of tall buildings with a planning application outstanding or with an Environmental Impact Assessment (EIA) Scoping submitted at the end of 2019 was in line with 2018 data, increasing marginally from 75 to 76. The number of applications and EIAs have hovered around this mark for

the last three years, with 78 outstanding at the end of 2017. Applications and EIAs remain around a third lower than the market peak in 2015.

Permissions & Refusals

The number of planning permissions granted in 2019 was 7% higher than in 2018, with 77 granted compared with 72 the previous year. This was the second consecutive year that permissions for tall buildings rose, suggesting an increasing willingness of Planning Committees to approve tall building proposals, either as standalone schemes, or as part of a larger masterplan. It is likely that the emerging new London Plan, and its increased housing targets for London Boroughs, has in part contributed to the increased number of approvals.

Some 10 planning applications, comprising 27 tall buildings were refused planning in 2019, compared to eight applications refused in 2018. Within the wider pipeline, there are 76 tall buildings which received a resolution to grant planning permission five or more years ago but have not yet started development, eight of these permissions lapsed in 2019.

Starts

In 2019, 30 tall buildings commenced construction, a decrease of eight from the previous year and the lowest number of new starts for tall buildings across London since 2015. A drop in new starts is consistent with the decline in planning applications submitted over the last couple of years.

In addition, a combination of the more uncertain political backdrop in 2019, rising build costs, as well as changes to policy — including increased affordable housing and viability obligations — will undoubtedly have contributed to a reduced appetite for risk among developers.

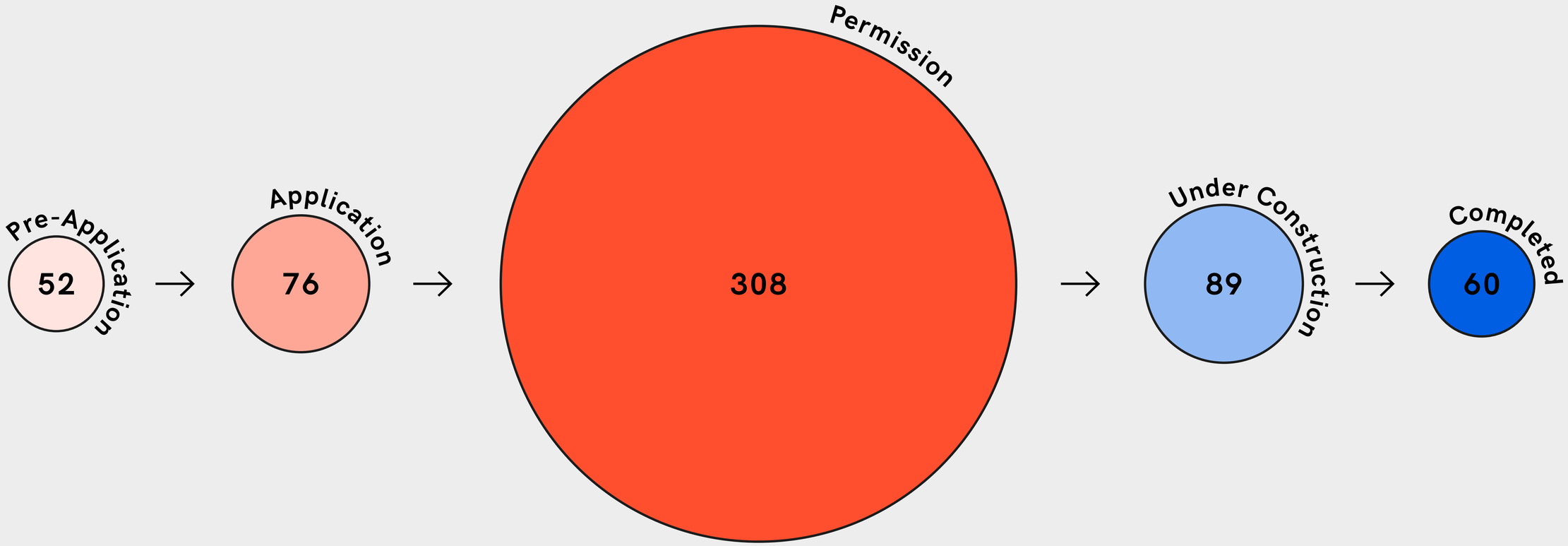
Completions

In total, 60 tall buildings were completed in 2019, more than double the 25 completions seen the previous year and the largest annual figure on record. The jump in completions in 2019 partly reflects the peak in starts in 2016 — itself an upshot of the spike in applications submitted and permissions granted in 2015 — as well as an overspill from schemes nearing completion at the end of 2018. Despite the 2019 Tall Buildings Survey predicted 76 completions to be expected by the end of the year, the 60 buildings that effectively reached completion still mark the highest number seen so far.

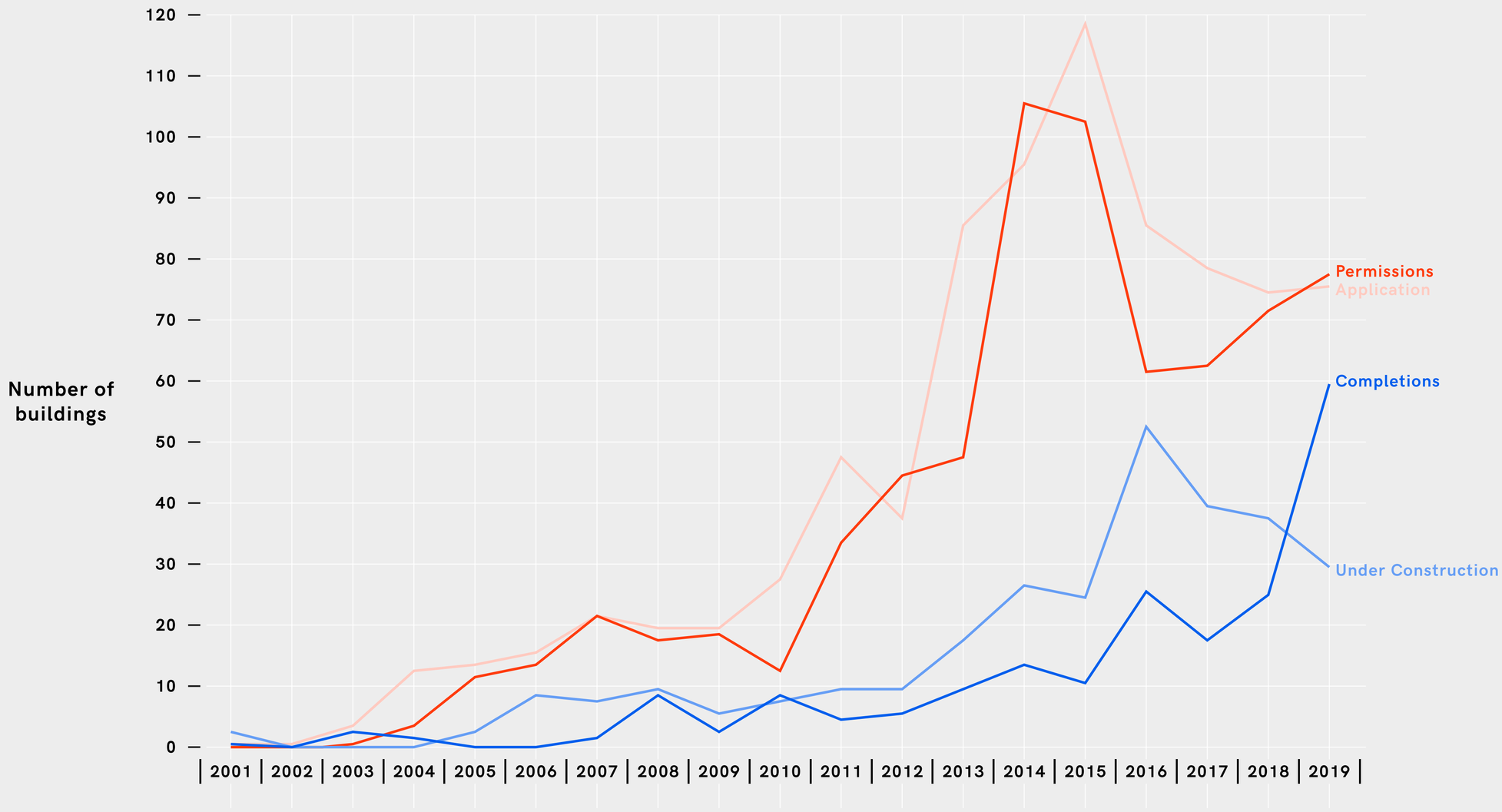
The data suggests that tall buildings are becoming an increasingly deliverable form of development outside of the historically prime areas, in line with recent trends. Some 11 schemes completed in outer London in 2019, up from six in 2018.

Such a bumper year in terms of completions was never likely to be repeated in 2020, however the even the 29 completions expected in 2020 now seems very optimistic amidst the Covid 19 restrictions.

THE TALL BUILDING PIPELINE BY PLANNING STATUS



APPLICATIONS, PERMISSIONS, STARTS AND COMPLETIONS BY YEAR



LOCATION OF TALL BUILDINGS

London sub-regions and borough analysis

The East London sub-region contains the largest number of tall buildings proposed, approved and under construction, accounting for almost half of the entire tall buildings pipeline at 44%, with 232 tall buildings. This was slightly down on 2018, when the East region accounted for 45% of the total pipeline. Compared with last year, the total number of tall buildings in the pipeline increased in the West (+8), North (+9) and Central (+9) sub-regions, with a drop in the East (-24) and the South (-11).

Greenwich and Tower Hamlets continue to be the boroughs with the greatest number of tall buildings in the pipeline. However, both boroughs have seen a decrease from 2018, with 68 (-1) and 78 (-6) tall buildings respectively. This is the third consecutive year that the number of tall buildings in the pipeline has fallen in Greenwich and Tower Hamlets, though this year the record number of completions goes some way towards explaining the drop. Across London's 33 Boroughs, seven saw an increase in the number of tall buildings, six of these boroughs are located in outer London. Some 13 boroughs saw a decrease in the number of tall buildings.

Overall the most significant increase in tall buildings was in Ealing (+8) followed by Barnet (+5), while the most notable decreases were in Tower Hamlets (-6) and Hackney (-6). Together these changes highlight the ongoing shift in the tall buildings pipeline with an increasing percentage of tall buildings coming forward in outer London.

Similarly to last year, seven boroughs; Bexley, Bromley, Havering, Hillingdon, Kingston, Merton and Richmond have no tall buildings in the pipeline.

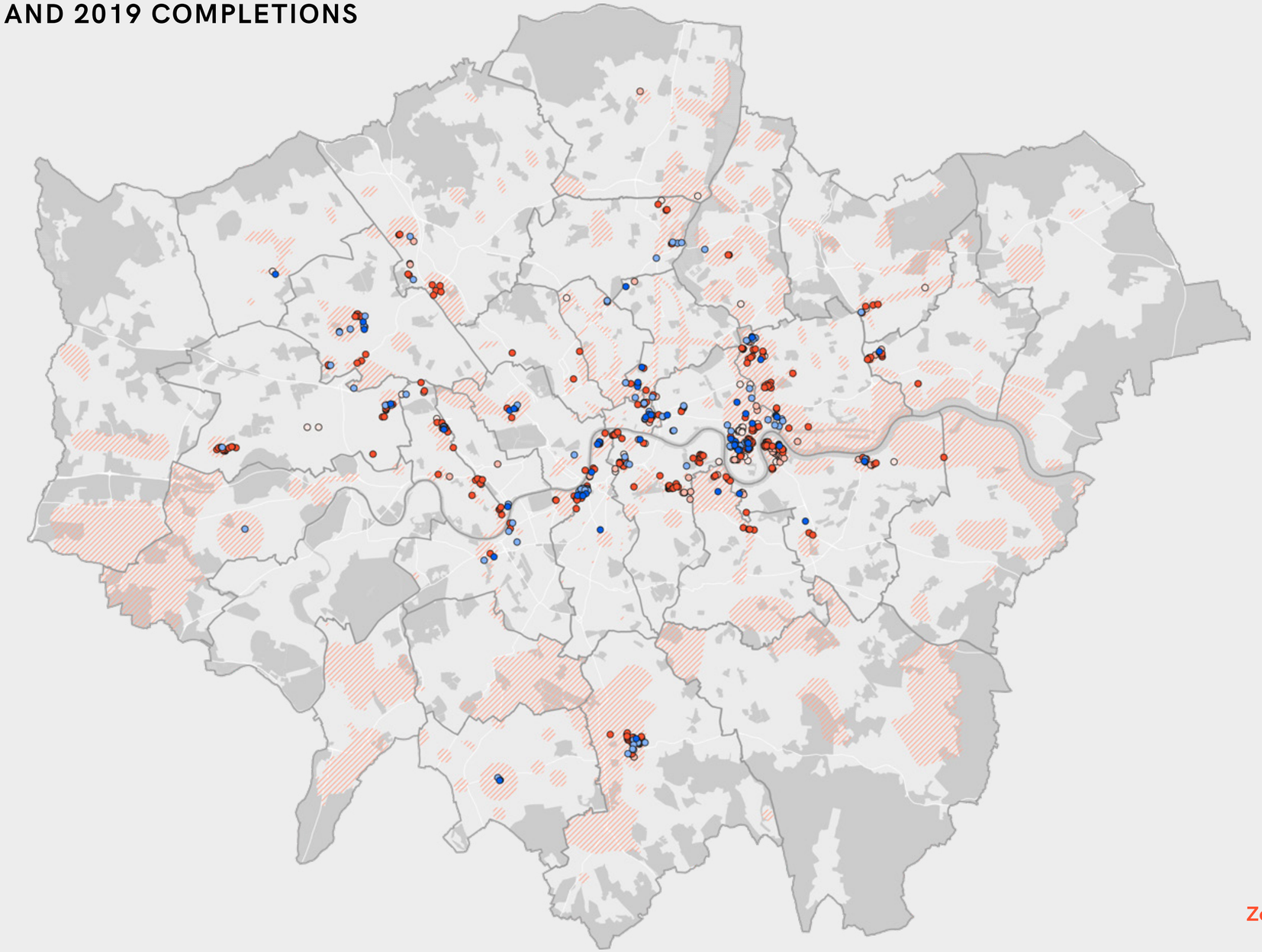
Greenwich and Tower Hamlets continue to be the boroughs with the greatest number of tall buildings in the pipeline

Opportunity Areas continue to play an important role, helping to support significant development and growth and it is no surprise to see they support several tall tower clusters. Just 34% of tall towers in the pipeline were located outside one of London's existing adopted Opportunity Areas. Tall building clusters in these areas can benefit from good access to public transport and other amenities, whilst also being a way to deliver more homes with an efficient use of land. The new London Plan identifies additional Opportunity Areas in the capital and it is possible that these locations will see an increase in tall building proposals once adopted.

For more detailed analysis of individual boroughs click here.

TALL BUILDINGS PIPELINE AND 2019 COMPLETIONS

- Completed
- Under Construction
- Permission
- Application
- Pre-Application
- Opportunity, Growth and Development Areas*



*Source: NLA Borough Report 2019 area map, data taken from local plans.

Zoom in to view detail

CENTRAL

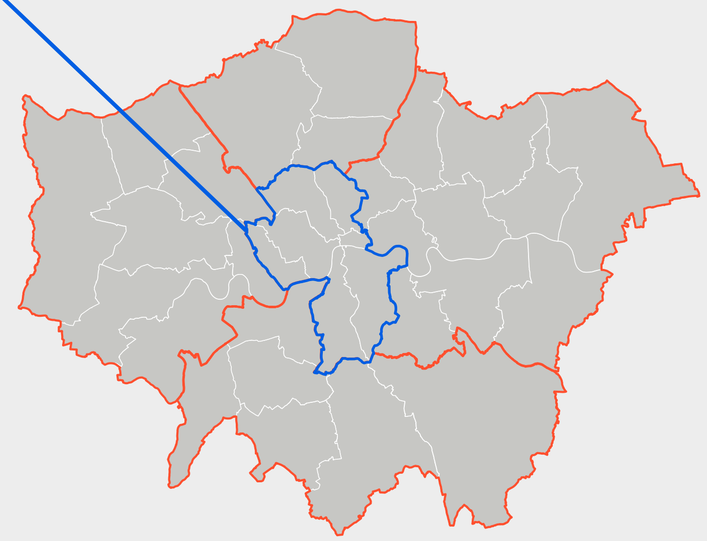
105 Tall Buildings | 20% of pipeline

Camden, City of London, Islington, Kensington and Chelsea, Lambeth, Southwark, Westminster

NORTH

39 Tall Buildings | 7% of pipeline

Barnet, Enfield, Haringey



WEST

98 Tall Buildings | 19% of pipeline

Brent, Ealing, Hammersmith & Fulham, Harrow, Hillingdon, Hounslow, Richmond-upon-Thames

EAST

232 Tall Buildings | 45% of pipeline

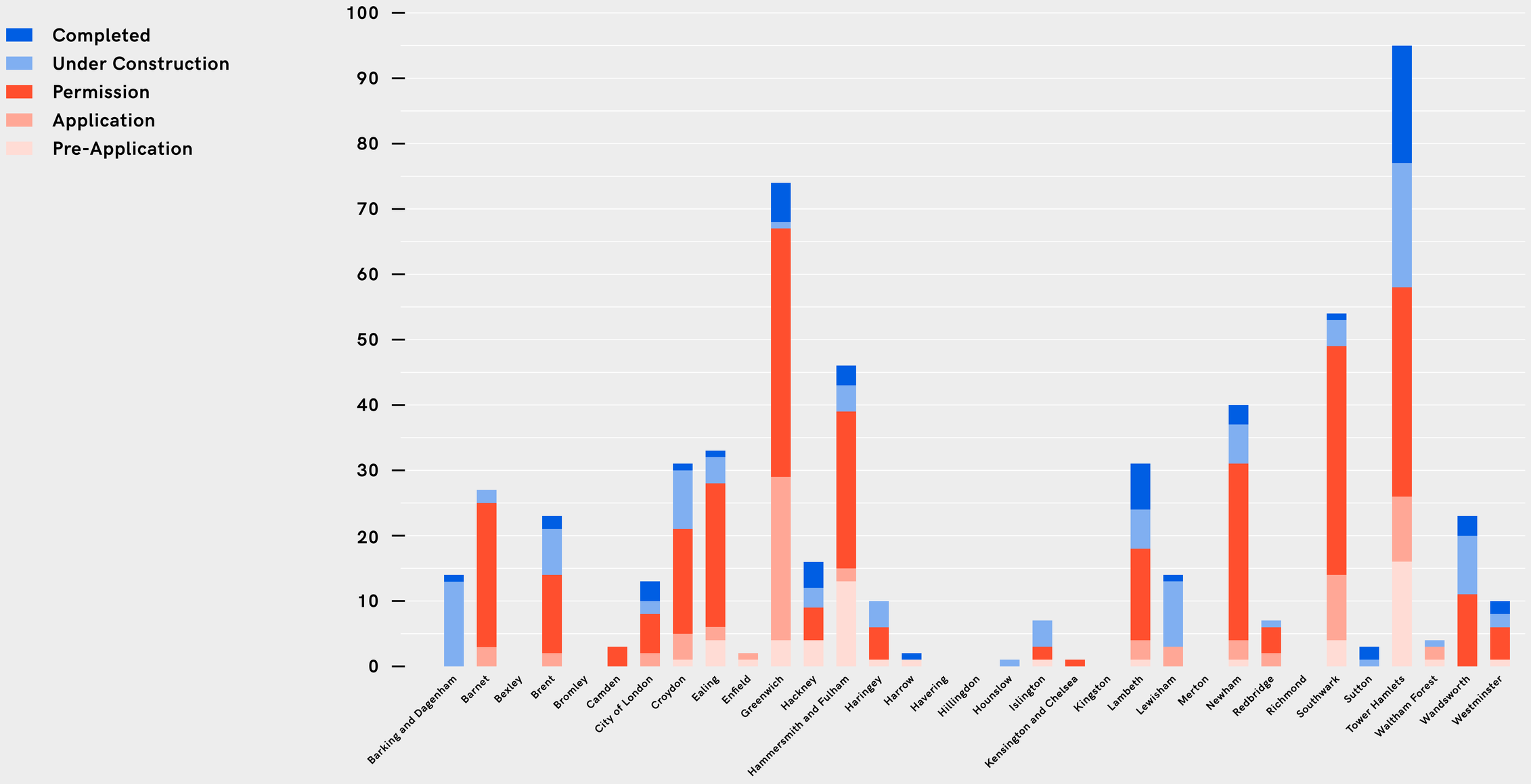
Barking & Dagenham, Bexley, Greenwich, Hackney, Havering, Lewisham, Redbridge, Tower Hamlets, Waltham Forest, Newham

SOUTH

51 Tall Buildings | 10% of pipeline

Bromley, Croydon, Kingston-upon-Thames, Merton, Sutton, Wandsworth

PIPELINE & 2019 COMPLETIONS BY BOROUGH



Inner and Outer London

The vast majority of tall building proposals are located within inner London. However, in line with a trend first identified in the 2017 survey, there has been a further shift towards the outer zones. In total, there are 186 tall buildings in the pipeline in outer London, up 6% from 175 last year and from 147 in 2017. By contrast, the pipeline in inner London fell 7% year-on-year from 366 to 339 tall buildings. As a result, outer London boroughs now account for 35% of the future tall building pipeline, a proportion which is steadily increasing.

The continuation of this trend suggests that tall buildings are becoming an increasingly deliverable form of development not limited to central postcodes and business districts. This is in line with expectations that London's outer boroughs will need to densify in order to accommodate the capital's continuing growth. Of the 20 outer London boroughs, 13 of them have tall buildings in the pipeline. Newham continues to be the outer London borough with the largest number of tall buildings in the pipeline (37) though other 'hotspots' have emerged including Ealing which has 32 tall buildings in the pipeline, up from 24 in 2018 and 15 in 2017.

A range of factors are underpinning this shift, including comparatively lower land values — which can make sites more viable to build, particularly given increased affordable housing requirements — and estate regeneration programmes in outer boroughs. Increased housing targets from the new London Plan are also likely to have contributed to the growing pipeline, encouraging developers and local authorities to consider higher density schemes.

Whilst the gap between the number of tall buildings in the pipeline in inner and outer London continues to narrow, central boroughs remain comfortably ahead in terms of completed and existing schemes. Of the existing tall buildings in London, 80% are in inner London.

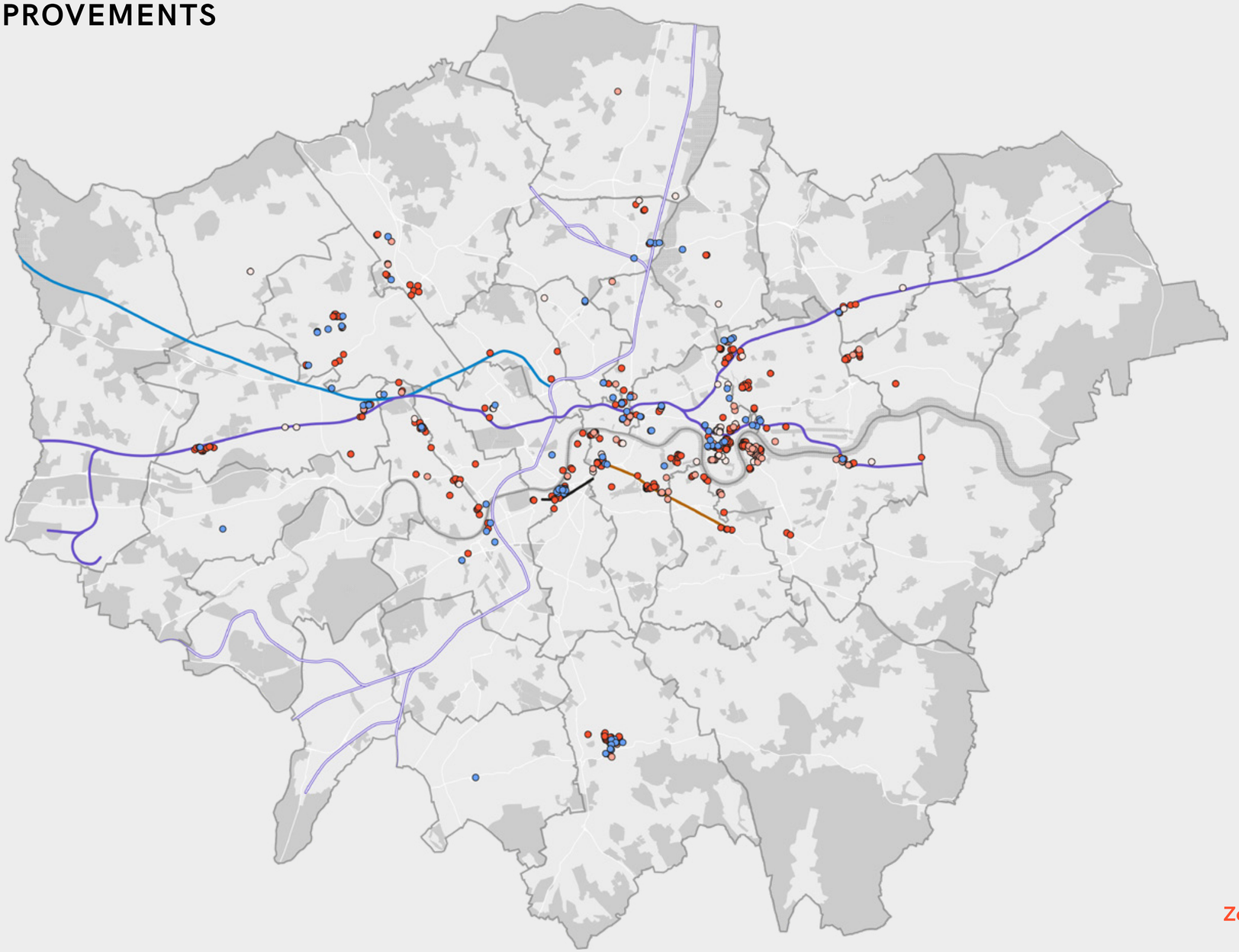
Transport

Transport links are key factors in the property market, especially in the capital. The increased demand for property close to transport links has a clear relationship with development volumes, something which can be seen within the tall buildings development pipeline. Our analysis, overlaying planned new infrastructure (including the Northern and Bakerloo line extensions as well the Elizabeth Line and Crossrail 2), shows that 21% of all buildings in the pipeline are located within a 10-minute walk zone of a planned new station.

PLANNED TRANSPORT IMPROVEMENTS

- Under Construction
- Permission
- Application
- Pre-Application

- Proposed Northern Line Extension
- Proposed Bakerloo Line Extension
- Elizabeth Line
- Crossrail 2
- HS2



Zoom in to view detail

Outer London Clusters

As highlighted, the increasing prevalence of tall buildings in outer London has led to the emergence of new tall building clusters. These are located in key strategic locations that are in most cases Opportunity Areas and close to existing and proposed public transport hubs:

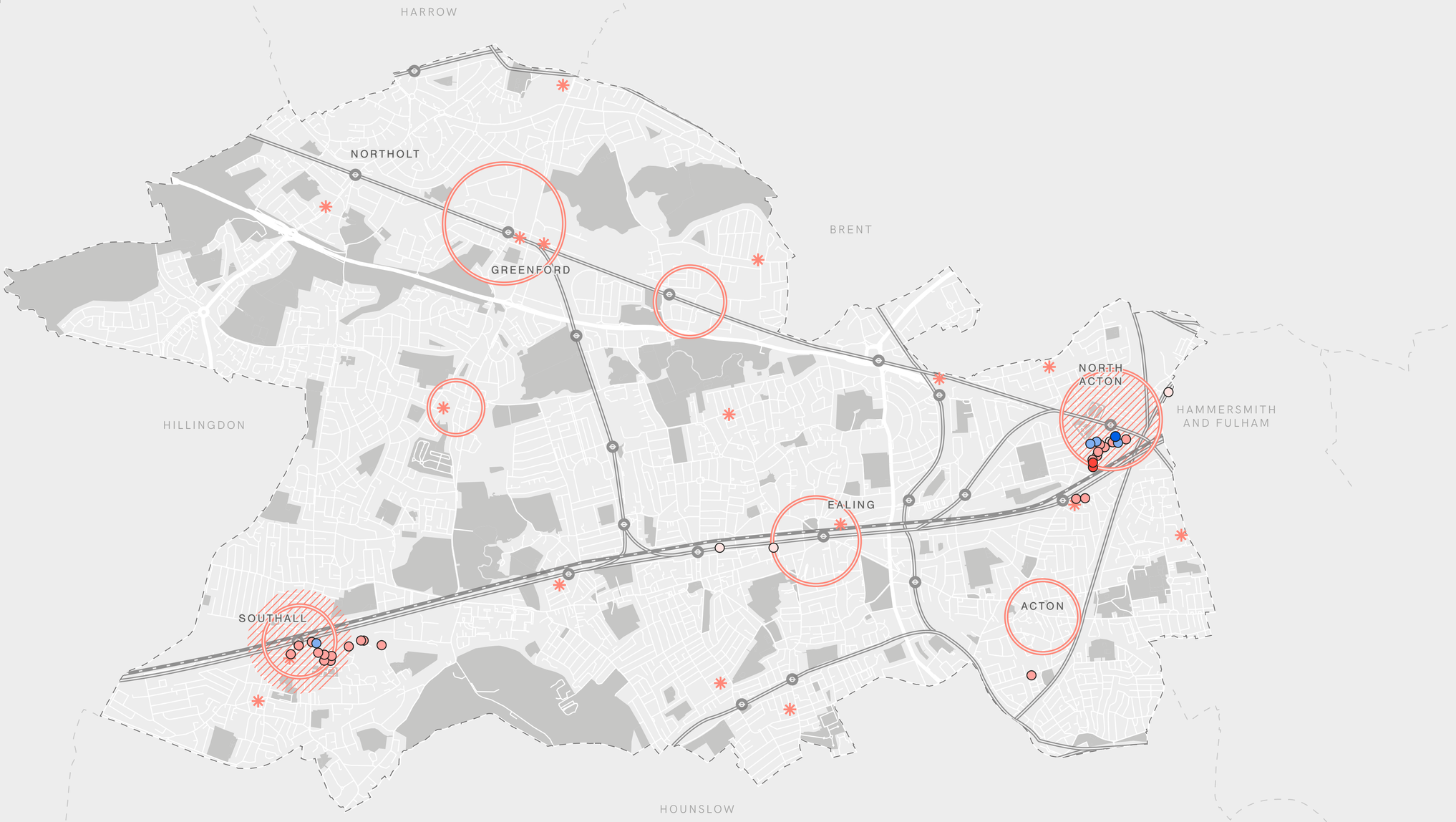
- North Acton, located within the London Borough of Ealing, has seen significant investment over the last decade, in recent years this has been spurred on by the establishment of the Old Oak and Park Royal Development Corporation, combined with construction beginning on the Old Oak Common HS2 and Elizabeth Line station, a number of tall building proposals have come forward. Last year saw the completion of the first tall building in the area, the 26-storey Holbrook House. Currently, there are a further three tall buildings under construction at 31, 36 and 52 storeys. There are an additional 14 tall buildings proposed in the area surrounding North Action underground station, the tallest of which is 55 storeys. If built it would be one of the tallest residential towers in London.

- The regeneration of Woolwich, in the London Borough of Greenwich, is another example of an emerging outer London tall building cluster. Under the London Plan, Woolwich is a designated Opportunity and Strategic Area for regeneration and is earmarked for the development of 5,000 new homes and 2,500 jobs. The regeneration of the Royal Arsenal alongside the development of the new Elizabeth Line station has led to a large-scale and high-density redevelopment of the area with over 2,500 new homes being developed at the Royal Arsenal alone. Within the wider town centre, three tall buildings have been completed and a further 11 are proposed or under construction, the tallest of which will be 25 storeys.

- Tottenham Hale, located in the London Borough of Haringey, has in recent years seen proposals come forward for a number of large-scale developments around the rail and bus station. Tottenham Hale is earmarked to become a new District Centre and falls within the Lee Valley Opportunity Area where 21,000 new homes and 13,000 jobs are expected to be delivered. The area already acts as a transport hub with connections to the Victoria Line, mainline rail network as well as extensive bus services. Tottenham Hale station is currently undergoing a £20 million upgrade to improve facilities and increase capacity. In the future the station is also expected to be served by Crossrail 2. Currently, there are three tall buildings under construction and a further two proposed, the tallest of which will be 38 storeys.

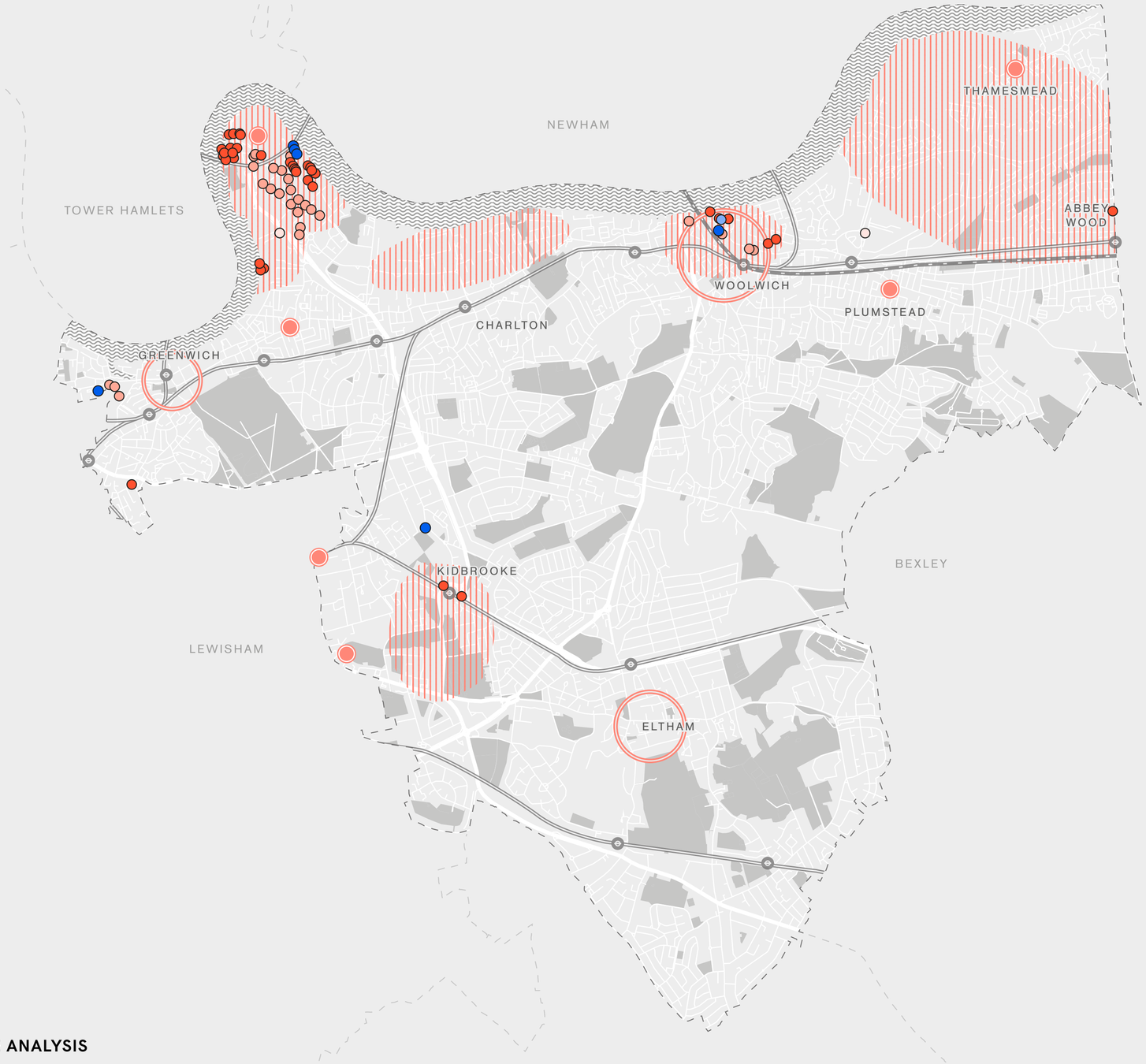
EALING PIPELINE MAP

- Completed
- Under Construction
- Permission
- Application
- Pre-Application
- Town Centres
- Opportunity Areas
- Neighbourhood Centres
- Rail
- Crossrail



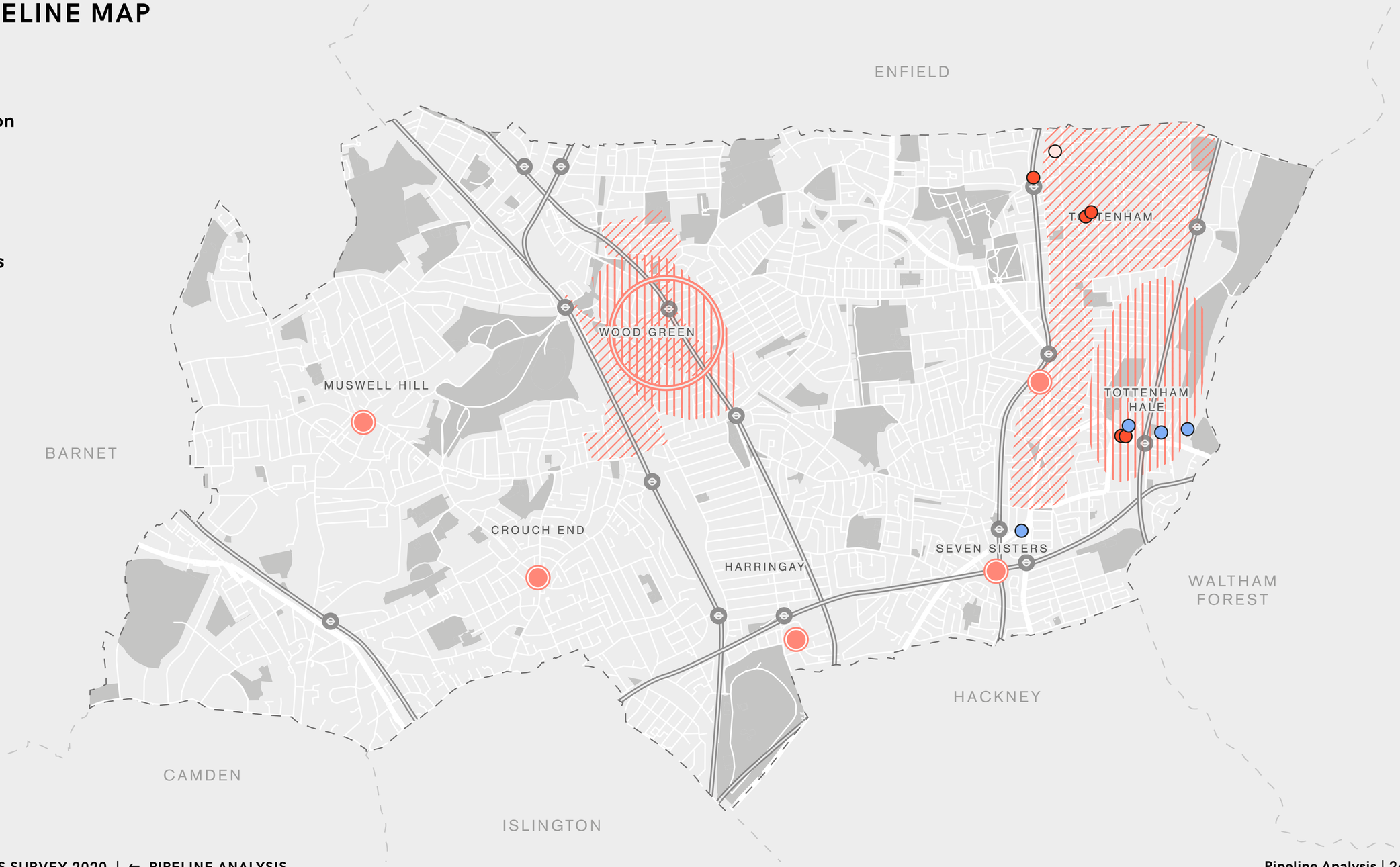
GREENWICH PIPELINE MAP

- Completed
- Under Construction
- Permission
- Application
- Pre-Application
- Town Centres
- Growth Area
- District Centres
- Rail
- Crossrail



HARINGEY PIPELINE MAP

- Completed
- Under Construction
- Permission
- Application
- Pre-Application
- Town Centres
- Opportunity Areas
- Growth Area
- District Centres
- Rail



PLANNING, CONSTRUCTION & COMPLETIONS ANALYSIS

Primary uses

The majority of tall buildings completed in 2019 were residential, accounting for 88% of the 60 completions. This is in line with the trend from previous surveys. Commercial, student accommodation and hotels were the other primary use classes for the completed buildings.

When looking at the overall pipeline, however, it is clear that residential remains the primary driver of tall buildings in London, accounting for 89% of all tall buildings in the pipeline

Of the applications submitted in 2019, 83% were residential, down from 91% of applications in 2019. Applications for commercial buildings rose from 3% in 2018 to 8% last year. These trends appear to represent a demand-driven resurgence in the new build office market but also a degree of contraction in the residential market as build costs and other viability considerations such as increased affordable housing requirements are applied.

When looking at the overall pipeline, however, it is clear that residential remains the primary driver of tall buildings in London, accounting for 89% of all tall buildings in the pipeline.

It is estimated that approximately 110,000 new homes could be provided by this pipeline, which is just shy of two years supply of the housing need for London based on the London Plan requirements of some 52,000 dwellings per annum.

Mixing uses

Instead of splitting use classes into different buildings, developers are starting to combine them. This approach can help unlock developments across London amid challenging conditions. Developers in London continued to operate in an uncertain environment during the turn of the year, with Britain's future relationship with the EU still unresolved, a new Prime Minister, and a challenging planning environment.

All of this has taken place as global working and living habits continue to evolve. In major cities across the world — including London, New York, Singapore and Hong Kong — flexible working, innovative office spaces, top-class amenities and socialising between residents have spawned a desire for more effective and diverse developments. As a result, we are seeing a more holistic approach to mixed-use schemes.

Tall buildings in particular are expensive to fund and take a long time to build. By combining an office or hotel with residential, for example, developers have the opportunity to forward-fund the commercial aspects of a building and benefit

from potential market growth on the residential element.

It is also a recognition from developers that they can attract a wider range of buyers and occupiers by offering a mix of uses. Of the 60 tall buildings that completed in 2019, some 77% were located within a scheme with multiple use classes. A combination of residential and retail (including food and drink) was the most prevalent mixed-use combination accounting for 22% of completed tall buildings, followed by a combination of residential, office and retail at 8%.

Private Rented Sector (PRS)

The draft New London Plan includes a recognition that planning system should take a positive approach to purpose-built rental stock to enable it to better contribute to the delivery of new homes. Some 23% of completed residential tall buildings last year contained an element of PRS. A further 62 schemes within the tall building pipeline, across 18 London boroughs, have been identified as being partially or totally rental in nature.

Tower Hamlets and Newham are home to the largest clusters of PRS schemes in the pipeline, followed by Brent, Ealing and Barking and Dagenham—these include plans for over 1,000 PRS units as part of the Westfield Stratford and Barking Riverside masterplans.

The appetite for build-to-rent operators and tower schemes, with the economies of scale they bring, means we expect they will form a larger proportion of the tall building development pipeline in the years to come.

22 Bishopsgate, City of London - Architect: PLP Architecture - ©Michel Denancé

Building heights

Looking at the height of tall buildings in the pipeline in more detail, 63% are for buildings of between 20 and 29 storeys, in line with 2018. A quarter were between 30 and 39 storeys and the remaining 13% were more than 40 storeys. The average height of all buildings in the pipeline is 29 storeys.

Commuted Payments

Developers of tall buildings completed in 2019 contributed more than £300m towards local communities and infrastructure, analysis of commuted payments data shows. By far the largest proportion of this total was paid via Community Infrastructure Levy (CIL) payments, including the Mayoral CIL, at 53%. A new, more expensive, charging regime for the Mayoral CIL was introduced in April 2019, with proceeds contributing towards Crossrail 2, the Mayor's stated next priority infrastructure project. Other significant contributions were made towards transport improvements, roads and education, at a combined £70m.

Looking at the pipeline, a further £2.95bn has been earmarked in commuted payments from standalone schemes or larger masterplans containing tall buildings with planning permission granted or currently under construction. CIL payments account for 35% of this total. Affordable housing, transport and employment were next and account for 18% of the total.

Aldgate Place, Tower Hamlets – Architect: Allies and Morrison – ©Stale Eriksen

Completed Schemes

In 2019, 60 tall buildings completed, which is up significantly from 25 in 2018 and 18 in 2017.

As the chart shows (pg51), the timeframes for developments from submission to completion varies significantly. For example, tall buildings as part of wider masterplan proposals generally take longer to deliver, as phasing timescales can mean that a reserved matters application can be submitted several years after the initial outline application gains permission.

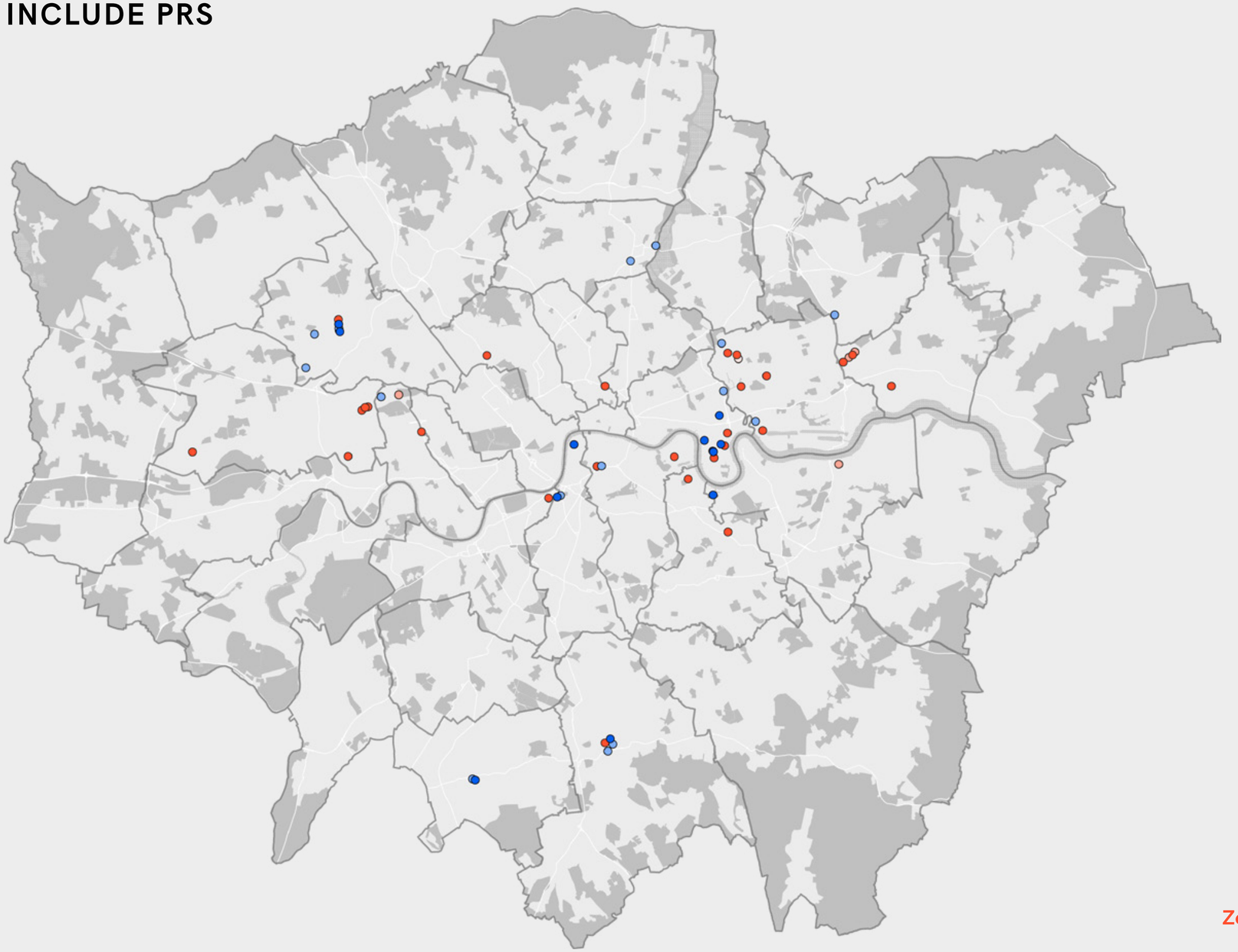
Carolyn House, in Croydon has the shortest development programme with its planning application submission in May 2016 and construction completion in August 2019. On the other hand, the Chelsea Waterfront scheme which lies within both Hammersmith & Fulham and Kensington and Chelsea had the longest programme, with the scheme submitted as a full application in December 2002, but with the tower not starting construction until February 2016 and completing in May 2019. It is taking on average 3 years for construction to complete on tall buildings schemes, this is an increase on the 2.5 years average for schemes completing the previous year.

The towers that completed in 2019, alongside the wider masterplans many fall within, delivered a total of 16,470 residential units to the market, alongside 935 student beds and 409 hotel rooms. The tall building completions also delivered, 449,000sqm of office space, 60,000sqm of retail and leisure space as well as 15,000sqm of community/ education space.

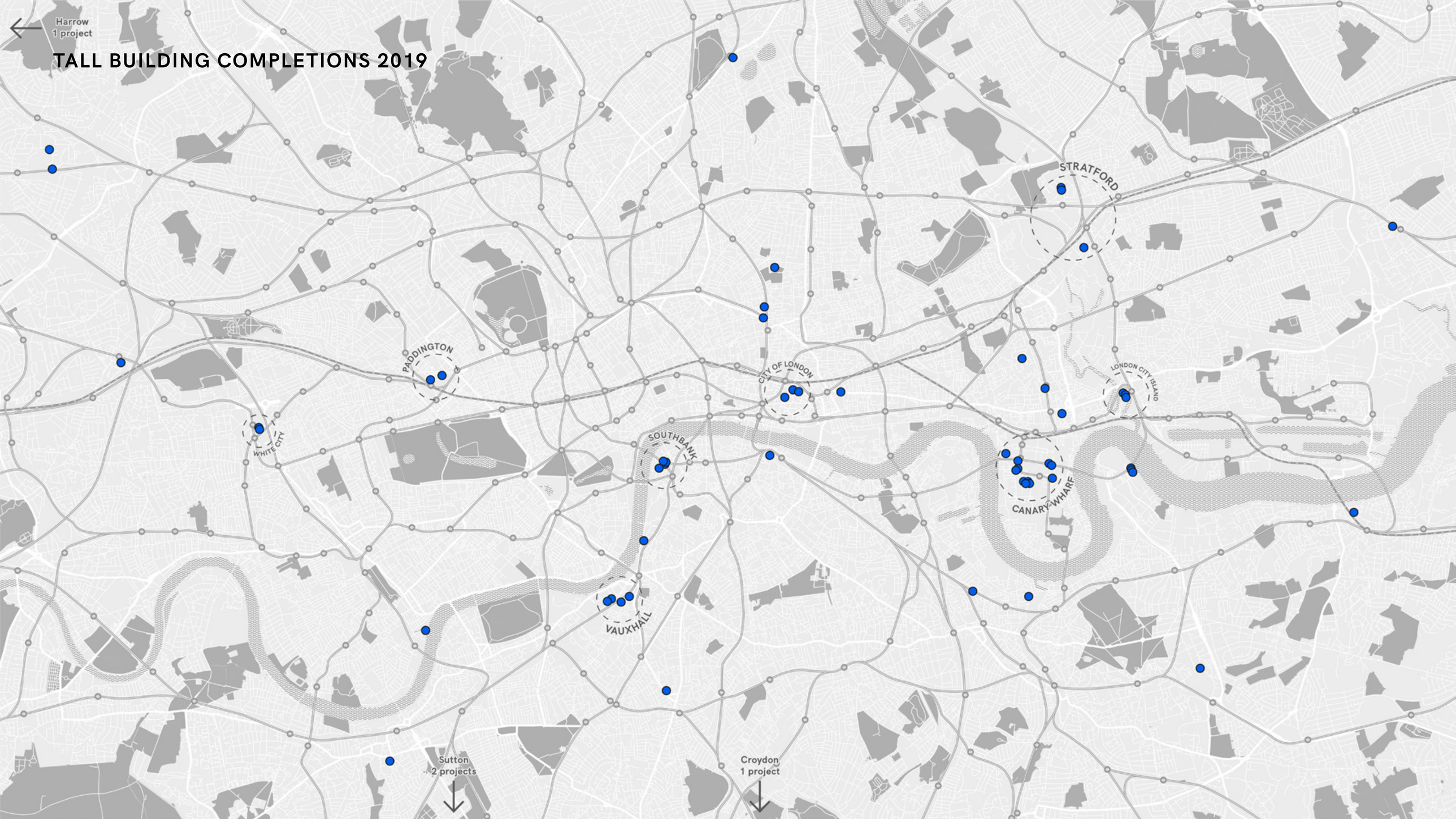
In terms of affordable housing, the completed residential schemes delivered, 3,972 affordable homes alongside a further £82 million of developer contributions for additional affordable housing delivery in London (NB affordable contributions counted to include the wider scheme where applicable and not just within the specific tall building unless the tall building is a stand alone planning application). In addition to this, the developments also provided community facilities, such as with the Keybridge Development in Lambeth which includes the provision of a new Primary School.

PIPELINE SCHEMES THAT INCLUDE PRS

- Completed
- Under Construction
- Permission
- Application
- Pre-Application

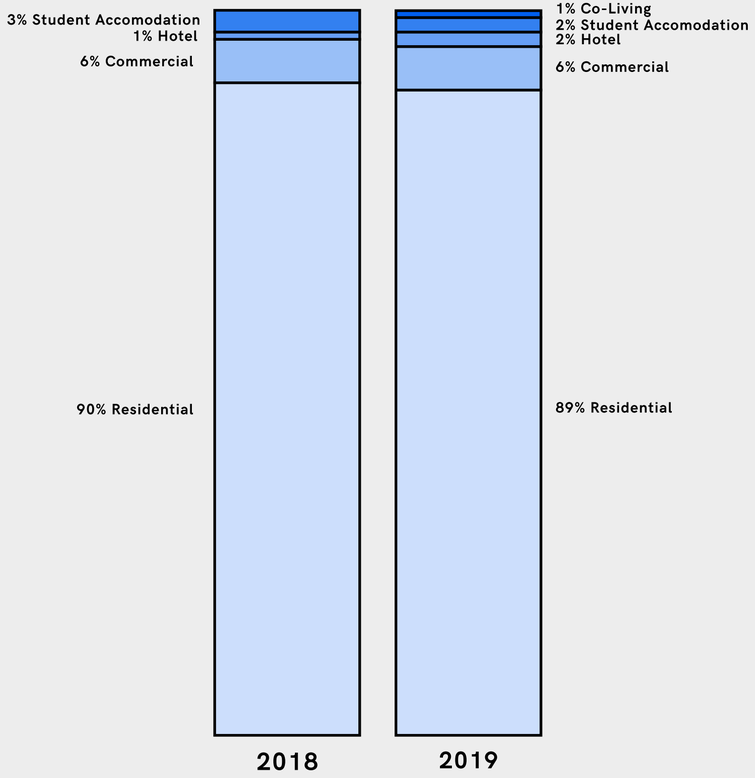


Zoom in to view detail

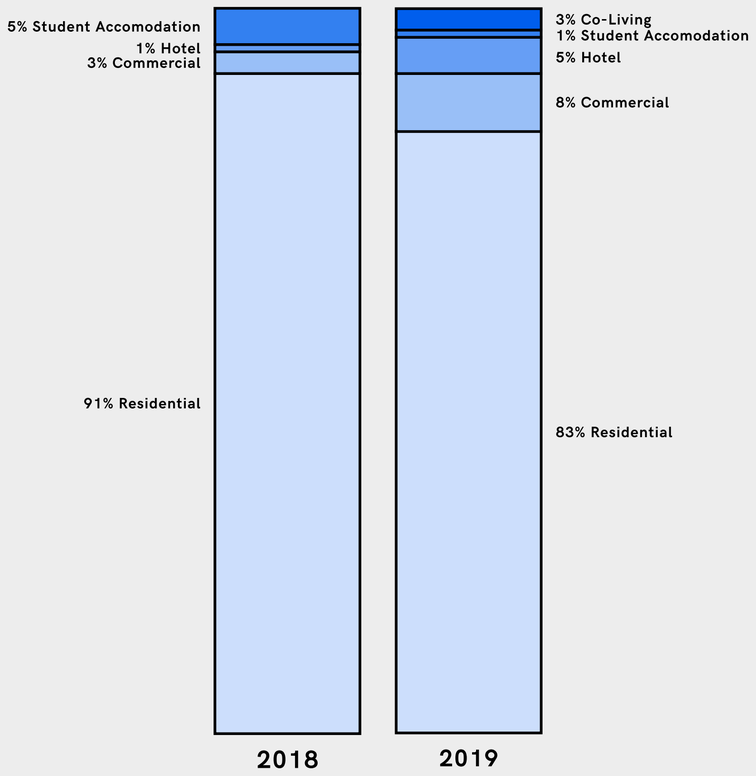

Harrow
1 project
TALL BUILDING COMPLETIONS 2019
STRATFORD
PADDINGTON
CITY OF LONDON
LONDON CITY ISLAND
WHITE CITY
SOUTHBANK
CANARY WHARF
VAUXHALL
Sutton
2 projects
Croydon
1 project

PRIMARY USE 2018 / 19 TREND CHARTS

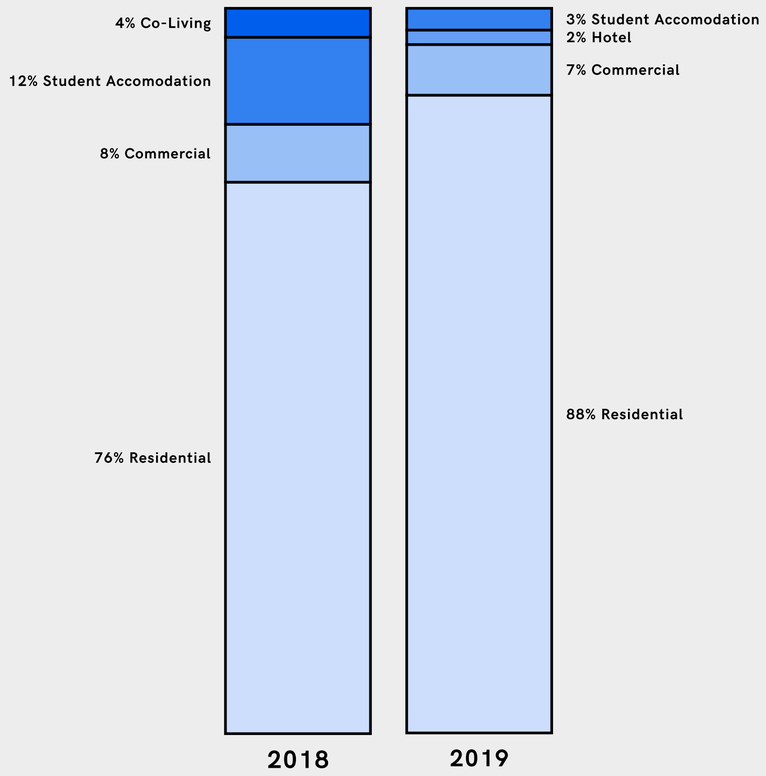
Pipeline



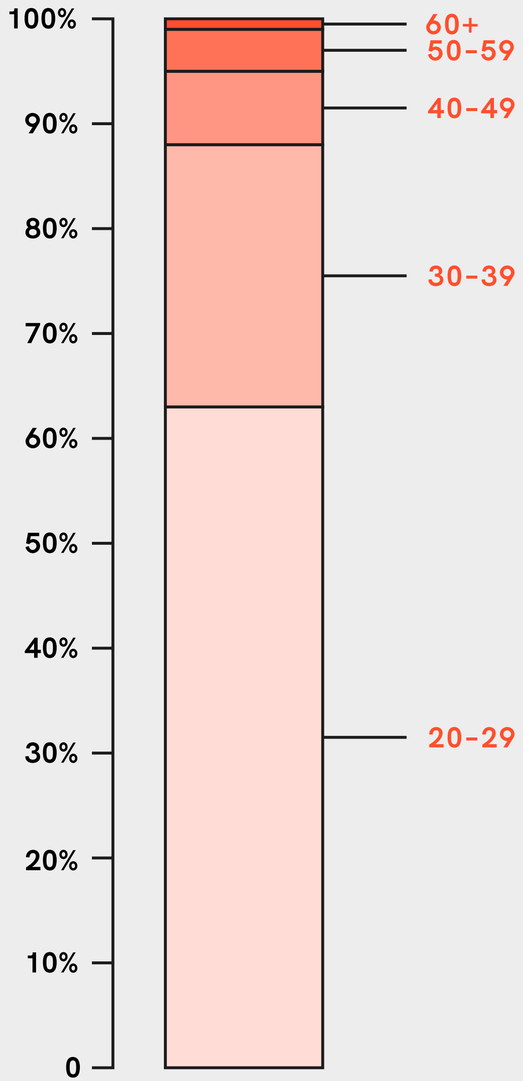
Applications 2019

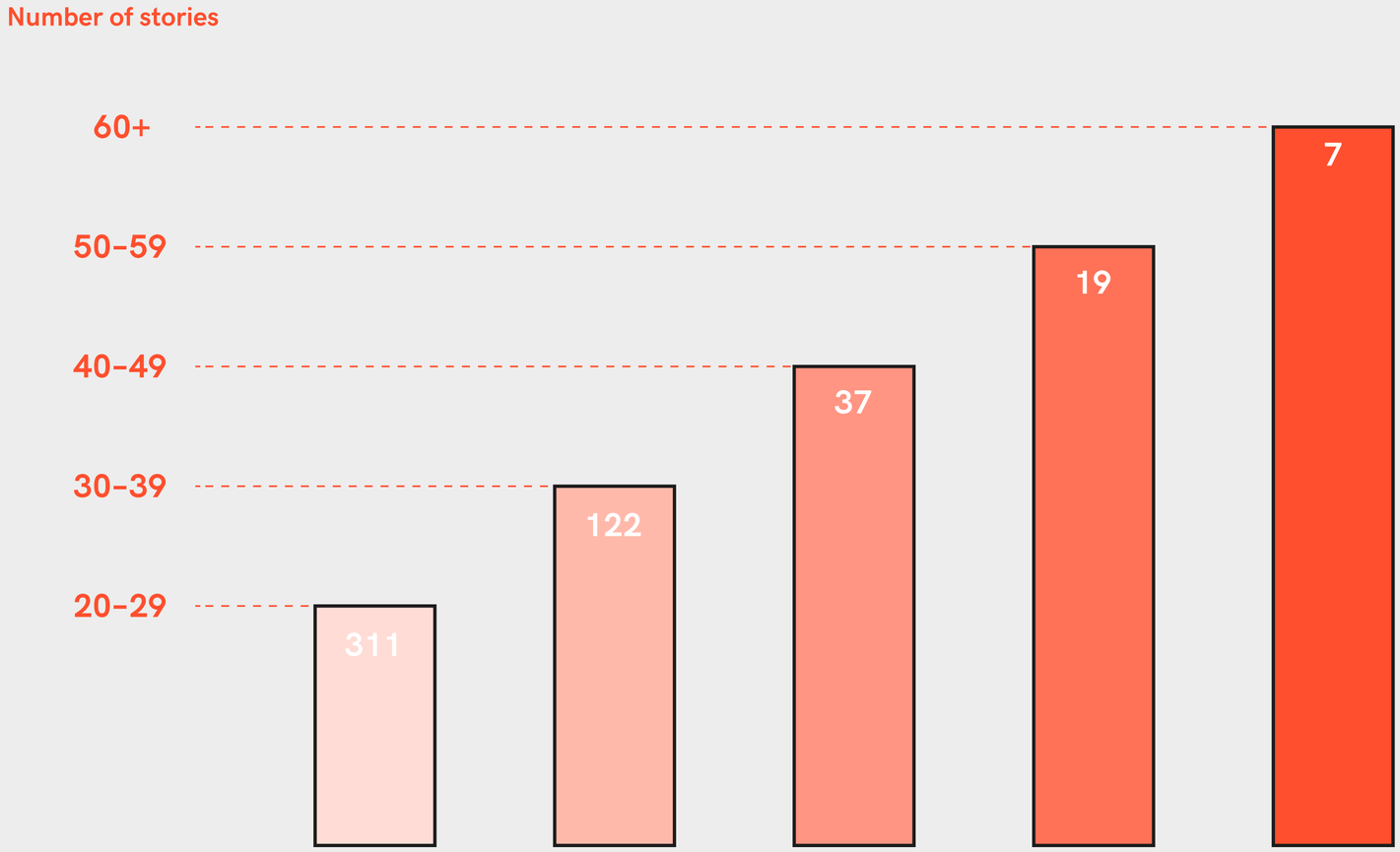


Completions



BUILDING HEIGHTS IN THE PIPELINE BY NUMBER OF STORIES





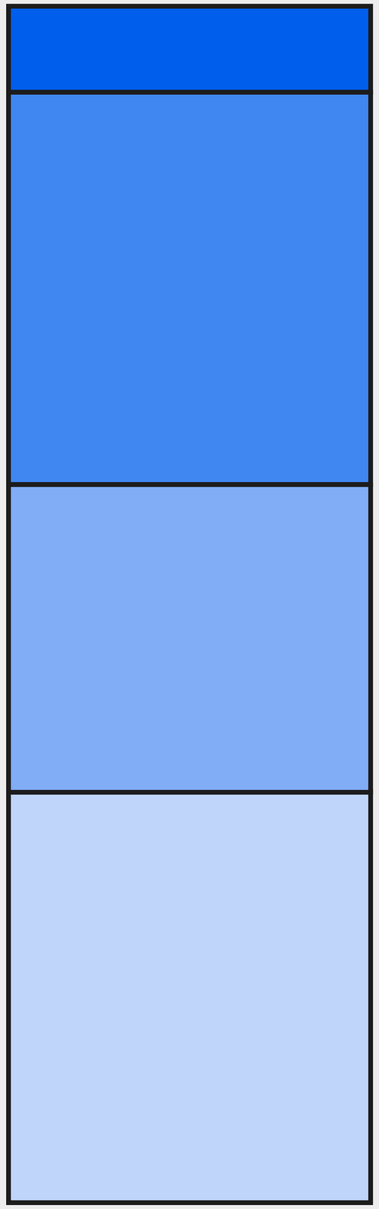
HOUSING PROVIDED BY SCHEMES WITH TALL BUILDINGS COMPLETED IN 2019

16,470

New Homes

3,972

Affordable Homes



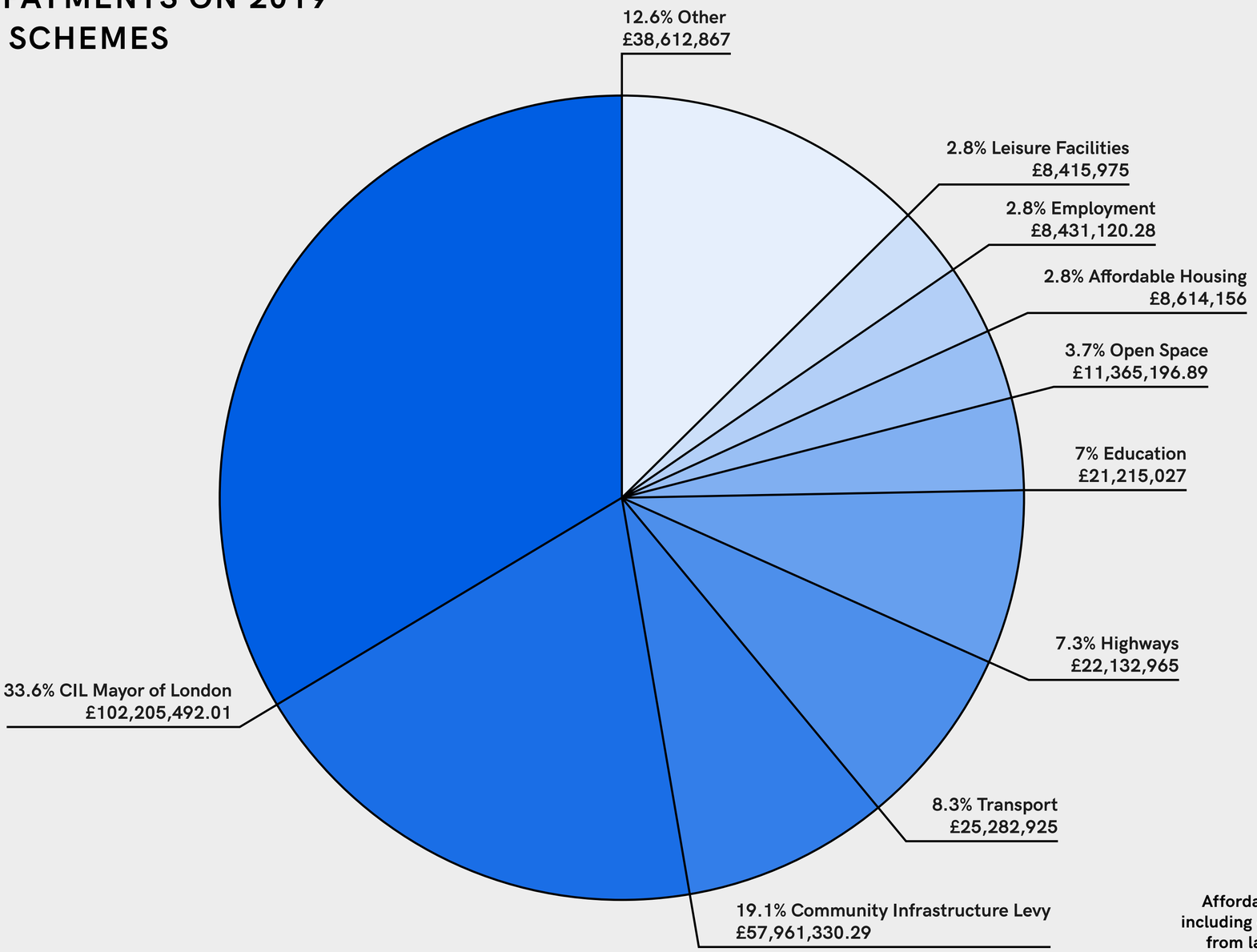
273 Shared ownership

1,293 Social rented

1,034 Affordable rent

1,372 Intermediate rent

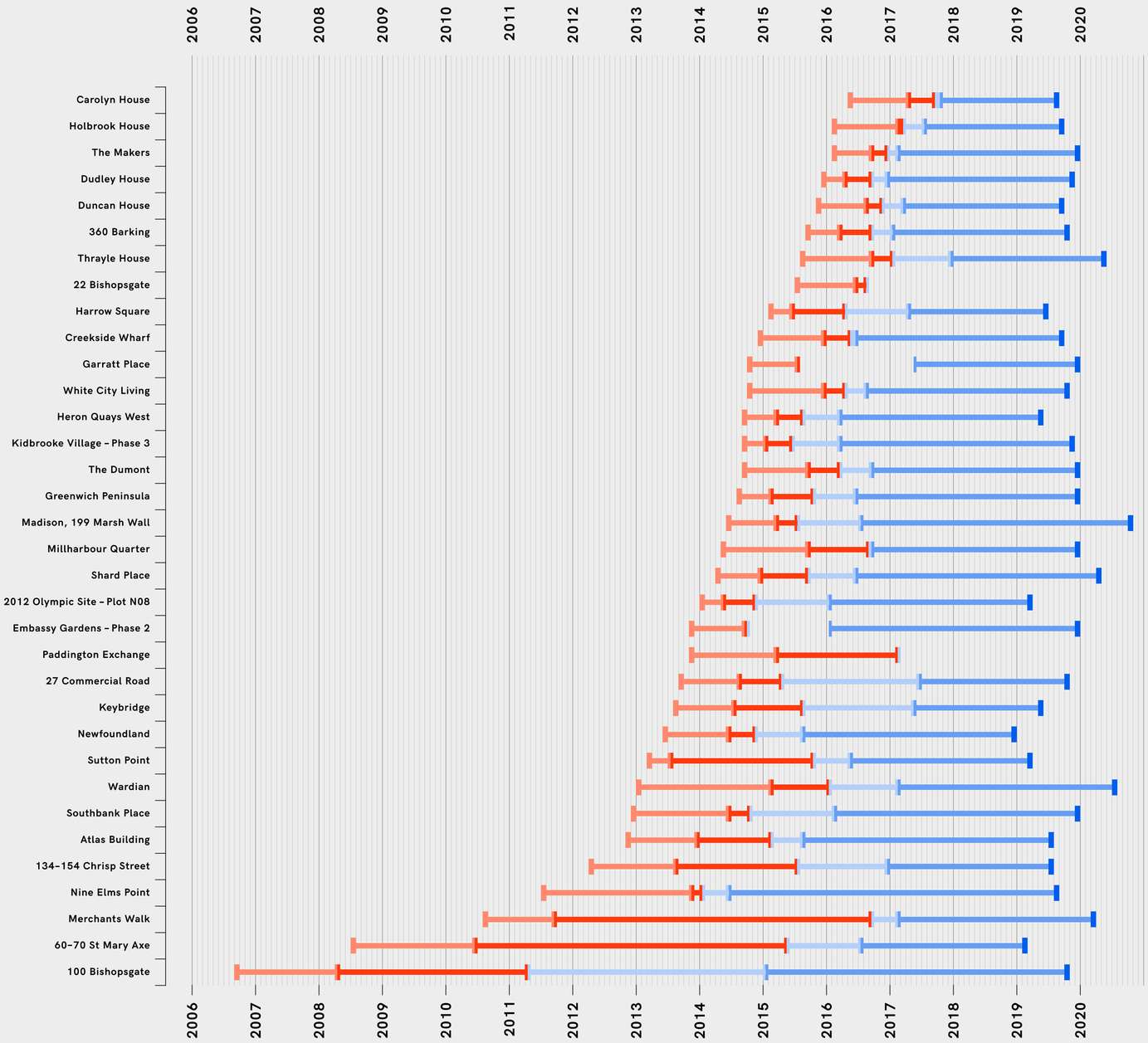
COMMUTED PAYMENTS ON 2019 COMPLETED SCHEMES



Affordable Housing commuted sum data drawn from EG and not including on-site affordable provision or wider affordable provision from larger masterplan within which some of these schemes sit.

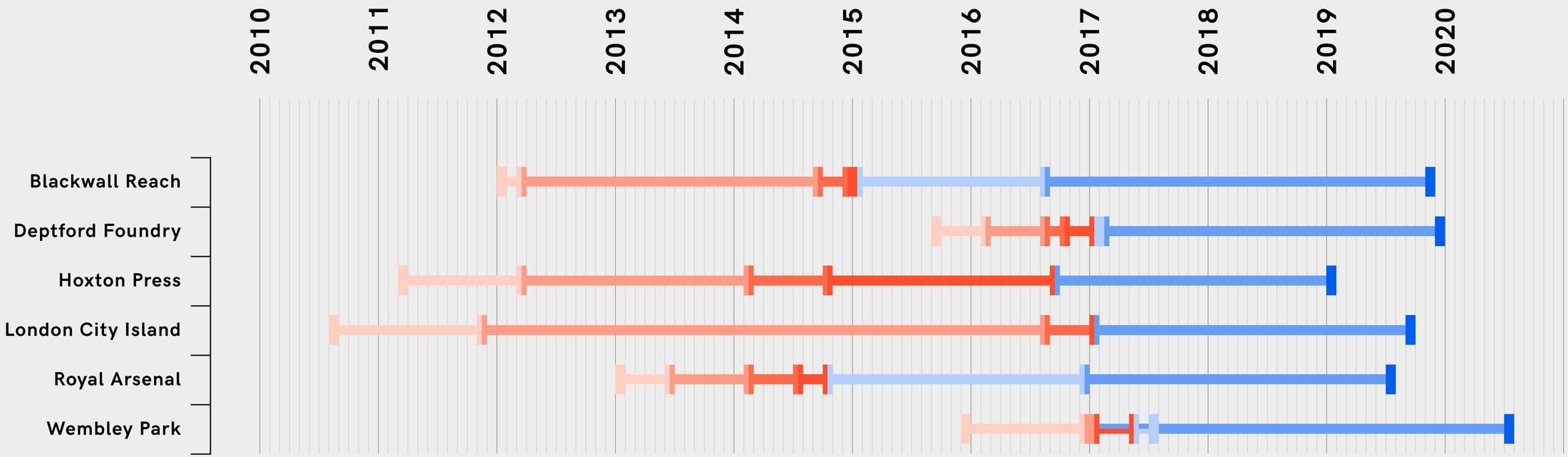
CONSTRUCTION TIMELINES FOR 2019 COMPLETED SCHEMES

- Completed
- Under Construction
- First Pre-commencement condition
- Permission
- Application



CONSTRUCTION TIMELINES FOR 2019 COMPLETED SCHEMES (OUTLINE AND RESERVED MATTERS)

- Completed
- Under Construction
- First Pre-commencement condition
- Reserved Matters Permission
- Reserved Matters Application Submission
- Outline Permission
- Outline Application Submission



LOOKING AHEAD

By Stuart Baillie, Partner, Head of Planning, Knight Frank

The high number of construction completions in 2019 meant there was always likely to be a shrinkage to the tall buildings pipeline for 2020. Yet a consistent year on year volume of new schemes emerging over the last three years and relative political certainty in both Westminster and City Hall was seeing confidence in all sectors of the market return in early 2020.

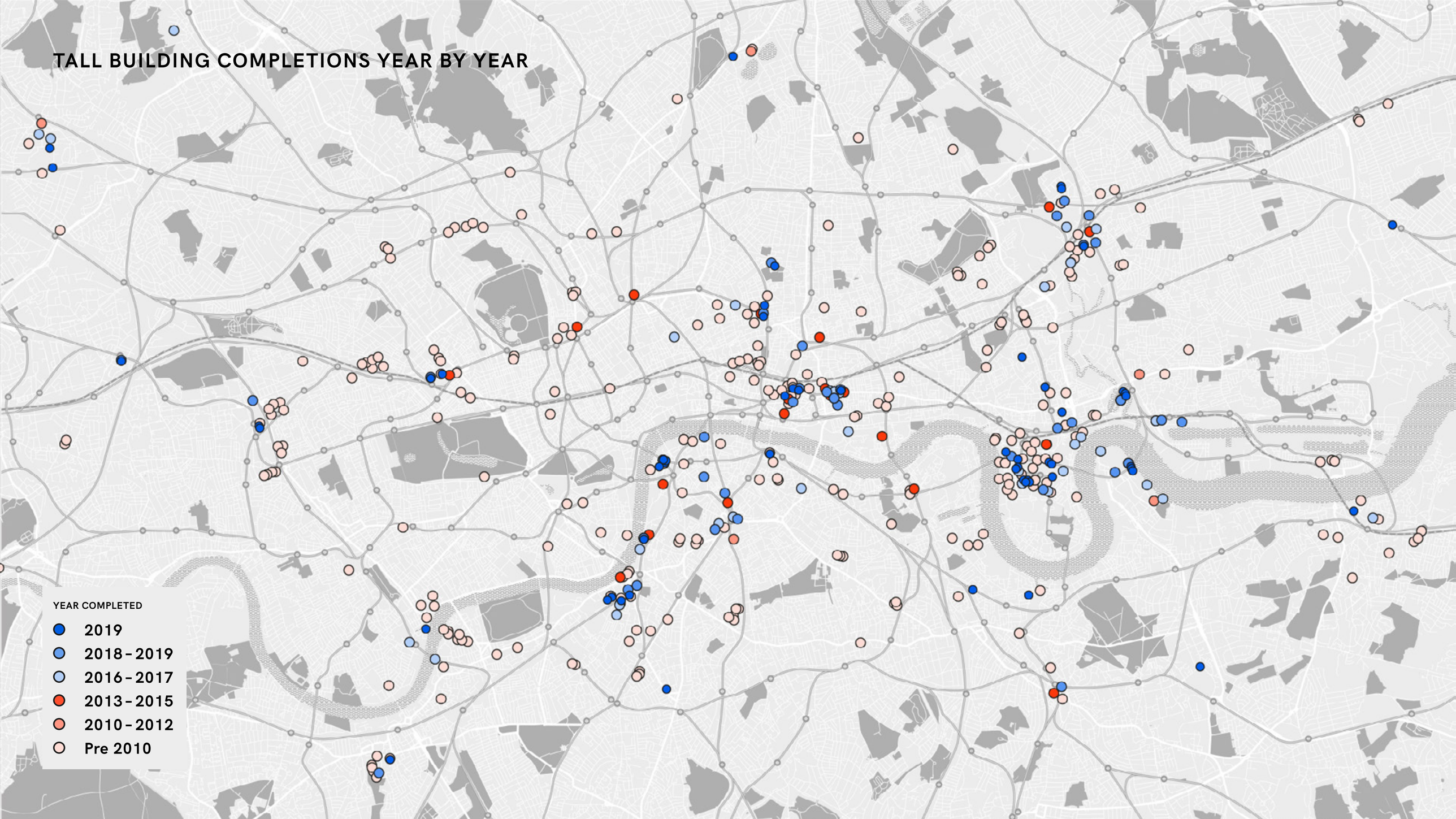
However, the impacts of the Covid19 crisis will have a significant impact upon development in 2020 and possibly beyond. Many design phase projects have been paused and the majority of construction projects have ground to a halt. Major infrastructure projects will also be delayed by construction pauses. Brexit uncertainty had already impacted labour and materials supply and this may be exacerbated by Covid19. There may also be a reaction to mixing uses with tall buildings as the national psyche adjusts following an extended period of social isolation.

A raft of Planning Policy developments are expected in 2020. The impending Planning White Paper is likely to focus heavily on housing delivery and is unlikely to significantly constrain tall building development. Similarly while the New London Plan is the subject of an arm-wrestle between the Mayor and Secretary of State, this is unlikely to suppress the acceptability of tall buildings per se. Indeed with new Opportunity Areas being added to the London Plan, this may facilitate further clustering of tall buildings as has been an emergent pattern in this year's Survey. There will however be a stronger emphasis on environmental performance and locally developed design standards which is likely to have an impact on development costs.

The significant contribution of PRS to the pipeline is a trend worth monitoring over future years as this product matures and provides longer term investment returns compared with the build-to-sell model.

For the reasons stated, the tall buildings pipeline is likely to contract significantly in 2020. However, continuing need for new housing, a latent requirement for new office floorspace and pent up investment funding is likely to see a strong return once the world is able to move on from Covid 19.

TALL BUILDING COMPLETIONS YEAR BY YEAR



POLICY & REGULATION:
A NEW LANDSCAPE IN LONDON


©James Burns

POLICY & REGULATION: A NEW LANDSCAPE IN LONDON

Introduction

Just a few weeks ago the future for developers looked set to change, in a way that they might find challenging, but within conventional business parameters. Two unexpected events, however, occurred — one a slight shock, the other cataclysmic. In an unprecedented step Robert Jenrick, the Secretary of State for Housing, Communities and Local Government threw back Sadiq Khan's new London Plan for revision. Then Coronavirus intervened and changed the world and potentially the outlook for development for the foreseeable future. Revising this essay a week into the Government's lockdown means it is too early to say with certainty what the medium and longer-term consequences will be on the economy — though things clearly look bad. Nor is it possible to know how Jenrick's key demands will impact on the Mayor's proposals more widely. These were to allow the release of more industrial land, provide more direction on density, and allow building on the Greenbelt 'where very special circumstances exist,' rather than not at all.

A combination of new safety measures, environmental regulations and the new planning and design rules set out by the Mayor will impose greater scrutiny on high-rise development

What we do know is that, for all manner of reasons, developers of tall buildings can expect big changes ahead. Even without these latest events, a combination of new safety measures, environmental regulations and the new planning and design rules set out by the mayor will impose greater scrutiny on high-rise development. This is particularly the case for residential and mixed use, which once again our survey shows makes up the bulk of tall buildings currently in the pipeline.

Grenfell is a key driver of the epoch-making changes. The horrific events of June 14, 2017, and the subsequent and still continuing revelations about wholly inadequate building management, regulations and construction practices, mean that tall, and potentially even mid-rise, buildings can never be built in the old ways again. A wide range of fire safety measures have been introduced or is being drawn up that will have many consequences for all those involved, not least significant cost implications.

Additionally to be factored in is a plethora of other new regulations from Whitehall which aim to improve comfort levels and green credentials. Updated Building Regulations covering thermal efficiency and ventilation will prove challenging for high rise buildings to meet. The new rules relating to fire safety and thermal performance will introduce necessary

new controls in design and construction processes and into building management — and in the words of one expert, add up to 'the biggest game changer in the industry in decades.'

Then, overlaying all this in the capital is the new London Plan, which in the 'Intend to Publish' version unveiled in December 2019 set out a road map to future development and a fresh approach to tall building development. Following the host of tall buildings approved by London planners in the past decade, many controversially, the GLA hopes its new approach will lead to greater circumspection, with more rigour and clarity on where tall buildings are sited and greater examination of their environmental and social impact.

As ever with a step-change of this nature, it's not exactly clear how the adjustments will play out, particularly in the light of Jenrick's scathing letter of March 13. His criticisms of the Plan included its 'over-restrictive stance' on industrial land and its focus on 'one-bed flats at the expense of all else' and directed the Mayor to make revisions, including the need for more family homes.[1]

Khan wants boroughs free to define a tall building based on context, as well as pinpoint sites where tall buildings would be appropriate and at what height.

The idea is that any tensions with local communities are confronted and dealt with when local plans are published, rather than fierce debates with developers and objectors around height at planning stage. Local authorities are to come to these decisions in local plans based on context and the 'character' of the borough — in essence, ensuring the proposed structure works with the local DNA.

For boroughs like Croydon, for example, which has had an Opportunity Area Planning Framework informing its tall building policy for several years, the shift requires new work but not the quantum leap that a tall building ingénue would find it.

The idea is that any tensions with local communities are confronted and dealt with when local plans are published, rather than fierce debates with developers and objectors around height at planning stage

Though the Secretary of State did not direct any changes specifically to the tall building aspect of the Mayor's policy (set out in D9) he has put a red pen through sections to do with density (Policy D3, Optimising site capacity through the design-led approach). This was set out in an annex accompanying the letter.[2] He wants the Mayor to be more directive in where high-density schemes should be sited and is pushing for expansion of Opportunity Areas, often created from old industrial land. The subtext is that more intense densification — and that would include tall buildings — should be concentrated in these former industrial sites (where often the fewest voters live) and not fan out into suburbia, which the Mayor has more appetite for.

It’s debateable to what extent these differing stances will actually lead to different outcomes, given boroughs are more likely anyway to direct their high-density schemes around transport hubs and town centres rather than in their leafier streets. That said, Jenrick has been about the need for ‘gentle densification’ in suburban areas, with a view for the boroughs to exceed their own housing targets.

Jenrick also criticised the Plan for adding unnecessary layers of complexity that will make development more difficult. And it’s fair to say when it comes to tall buildings, even for more experienced planners, the new Plan’s shift away from the prime considerations of heritage and views to a focus on micro-climates, cumulative effects, service and management and other impacts will lead to huge and complex planning applications being submitted.

Without any supplementary planning guidance or performance criteria to use as a yardstick, some observers question just how much weight these recommendations carry. Will tall building schemes be turned down on the basis of outside daylight or service levels being inadequate? Certainly in boroughs desperate for more affordable housing and contributions to the community infrastructure levy it would seem unlikely. Though that’s not to say results from the likes of wind tests can’t form a useful negotiating lever.

So, are we on course for a rise in quality, with fewer planning battles and local communities who feel more empowered? Will it slow the planning process making it difficult to get anything built? Or will it be business as usual with some controversial and questionable schemes getting the go-ahead?

101 George Street, Croydon - Architect: HTA Design LLP

We'll consider in a later section some of the new rules in detail and how Jenrick's directions to the Mayor, set out in an annex to the letter, might affect them. But first, Grenfell.

Fire safety: Grenfell changes everything

New rules to make buildings safer in the wake of the Grenfell Tower fire, coupled with new building regulations to boost thermal performance, EV and set buildings on the path to achieving net zero, amount to a welter of changes that must be absorbed in a relatively short space of time.

On the fire side, the shameful spectacle of having the industry's catalogue of failings exposed in the Grenfell Inquiry continues to reinforce the case for radical and systemic change. That, and the hundreds of Londoners stuck in flats they are fearful to live in or can't sell, while wrangles continue about who should pay for recladding. In the last budget, government pledged an extra £1 billion pounds, on top of the £600 million it has pledged earlier to help pay for remediation.

Yet while no one is disputing a major fire safety overhaul is absolutely necessary, there's a sense that the industry has still to grasp the scale of what is about to hit it. Estimates vary widely but it is inevitable that costs will go up.

On the technical front there has already been a ban on combustible materials for buildings over 18m — which impacts components involved in building elements like cladding, roof tops and balconies and shading — and the components used to fix them. But government has indicated that this could be lowered to 11m.

Earlier in April government announced that as part of revision to Approved Document B, it requires sprinkler systems and the provision of wayfinding signage in all new high rise flats over 11 metres tall.[3]

It doesn't seem to be on the cards at the moment, but demands for a second staircase to provide additional means of escape cannot be ruled out, though higher end developers may see this as a sales benefit anyway. There is certainly huge pressure from insurers and mortgage lenders to see risks reduced.

Client, principal designer and principal contractor, will have to sign off their work at three so-called 'gateways'

Alongside the hive of activity in Ministry of Housing Communities and Local Government, work is underway in the Home Office on clarifying the Regulatory Reform (Fire Safety) Order 2005 — which regulates fire safety in commercial premises (so it is meant to ensure, for example, councils renting a block of flats are obliged to keep communal areas safe). This was published as a new Fire Safety Bill towards the end of March 2020, which puts a legal requirement on residential building owners to inspect cladding and fire doors.

But the greatest process changes in the design and construction of tall residential buildings will come from having to comply with the new legislation that will come out of 'Building a safer future', the independent review conducted by Dame Judith Hackitt and published in May 2018. The Government published an initial response subsequently followed by an implementation plan which went even further, recommending that reforms be initially applied to multi-occupied residential buildings of 18m or more, which is approximately six storeys. Hackitt's report suggested the new rules should apply to residential buildings of 30m or more. The consultation to this closed last summer.

The next instalment, a further response from the Government, was published in early April and confirmed that the scope of the more stringent regulatory regime will apply to all multi-occupied residential buildings of 18 metres or more in height, or more than six storeys (whichever is reached first) from the outset but will, in due course, extend to include other premises, based on emerging risk evidence. The more stringent regime will apply throughout the lifecycle of new builds. It will also apply at the occupation stage to existing buildings in scope following a suitable transition period.

The Bill will follow, perhaps by early summer in what Government describes as the Government confirms the biggest changes to building safety in a generation.

The legislation is expected to create new duty holders to ensure buildings are constructed in the way they are designed, and a requirement for a so-called 'golden thread' of information that will give accountability in the decision-making process. The aim will be to prevent inappropriate product substitutions and other cost-cutting measures that might increase risk.

The new duty holders, which will include client, principal designer and principal contractor, will have to sign off their work at three so-called 'gateways' which place a hard stop on projects moving forward. These will prevent planning permission being granted, stop work starting on site, or a completed project being handed over unless these duty holders can vouch that due process has been followed. Once the building has been handed over, a building safety manager will take responsibility for the golden thread of information and keep the building safe to live in.

Oversight for these gateways and also buildings in occupation will come from a new Building Safety Regulator, which has already been given the go-ahead. Legislation for this will be included in the Building Safety Bill, though it might be 2021 before the legislation is enacted. But in the meantime, Dame Judith Hackitt has been appointed to chair a new shadow board to transition to the new arrangements. The Building Safety Regulator forms a new spur of the Health and Safety Executive (HSE) and therefore has teeth. The HSE has the power to punish non-compliance, as we've witnessed for safety breaches leading to construction and industrial accidents. This is in direct contrast to the current state of play for non-compliance with the building regulations, where prosecutions and penalties have been negligible. Building control departments report that even after Grenfell, some developers are still trying to push for the minimum in terms of escape distances and materials. So the short transition period likely to be imposed with new legislation is undoubtedly a smart move. On top of all of this will be a shake of Building Control, both

Dudley House, Paddington – Architect: Child Graddon Lewis – ©Alan Williams

in local authorities and the private sector, both of which will be regulated by the Building Safety Regulator and new rules that owners and managers of buildings of 18m or six storeys in multiple occupation will have to abide by.

Meanwhile, the new London Plan is already stipulating that planning applications for all major developments should come with a fire statement, which is an independent fire strategy, produced by a third party, suitably qualified, assessor. This would not have been required previously until the building control stage, again bringing a new layer of responsibility to busy planning departments. Proposals will face greater intervention from the fire services — with designs knocked back where they potentially increase the risk to residents, such as including play areas on the top floor of buildings.

Planning: Power to the boroughs

The new London Plan that Khan submitted to the Secretary of State includes a number of changes with the aim of improving design and location and forcing local authorities to confront tensions with communities long before proposals go in for planning. Boroughs will be able to decide what is a tall building within their neighbourhood, and exercise more control over where they can be sited. In theory, this should impose a greater sense of circumspection and provide a greater sense of control to local communities. Opinion is, however, divided on the degree of impact it will have in practice.

In previous tall building guidance, the policy stipulated that tall and large buildings should be part of a plan-led approach to changing or developing an area by the identification of 'appropriate', 'sensitive' and 'inappropriate' locations; and also, that tall and large buildings should not have an unacceptably harmful impact on their surroundings.

Now, with Policy D9 — Tall Buildings, local planners must identify where tall buildings are appropriate more specifically and what are the appropriate building heights, having conducted a series of 'characterisation studies' of the borough. It's certainly a big task, but the GLA sees this as effectively front-loading the work planners would have to do once an application was made. Other planners point to the fact that a number of boroughs, like Lambeth and Islington already have taken this approach anyway so it should not amount to that much of a challenge. Meanwhile, the GLA is producing draft guidance to help boroughs identify these areas, and later in the year more specific guidance of the design of tall buildings. It also wants to help ease the load by commissioning a publicly available 3D model for London, which has long-been called for by NLA.

Placing a responsibility on local boroughs define what a 'tall' building is, decide where they should go in local plans and their permissible height is seen by some as a major shift. It reduces the room for developers to perhaps haggle over adding a few more storeys to boost viability.

Others, though, say that in practice, appropriate places will still need to be built around urban centres and

transport nodes, so the siting will not be that different—and whether a planner will have the desire to turn down an application because it over reached by a few storeys is also questionable.

Though boroughs will decide on what they consider to be a tall building, only those of over 30m or developments of more than 150 units will need to be referred to the Mayor.

The GLA will argue that it intends to work closely with boroughs on characterisation studies and development plans, and so still has its hand firmly on the tiller. But many believe the new approach amounts to a derogation of duty. Seasoned planners would like to see the GLA offer greater strategic oversight, which would provide a coherent approach and reduce boundary level disputes.

As discussed earlier, the proposed new Plan does away with the density matrix, instead, stating that 'the appropriate density of a site should be arrived at through a design-led approach, taking account of site context and the capacity of supporting infrastructure.' While this might have triggered alarm bells in some quarters, the general view is that the densities suggested in the current Plan were outdated for today's London and many tall buildings already surpass them. And following the intervention anyway from the Secretary of State, the Mayor will have to be more directive on permitted densities

Design quality: It's more than just good looks

'Exceptional' quality design, as the London Plan refers to it, has become a given in tall building concepts, but the new Plan has strengthened this commitment. Though Jenrick directed the Mayor to be more explicit on density, rather than rely on a design-based approach, there was no further intervention on design quality, which potentially leads to conflicting yardsticks for developers and planners. The Mayor's new policy is recommending:

- The use of design review panels to provide more scrutiny of quality—including densities now that the density matrices have been lifted. The Mayor expects schemes that have to be referred to his office to have undergone review.

- That developers should retain the original architects to monitor and ensure the proposal granted planning approval is not watered down later in a value engineering/cynical cost cutting exercise.

- That the design should be viewed from different distances—long-range views, thus paying more attention to the top of the building; mid-range views from the surrounding neighbourhood; and immediate views from the surrounding streets, with renewed attention paid to the base of the building.

But again, the idea of design reviews is not without controversy. Boroughs with significant in-house design expertise to call on may think the process of design review unnecessary. There are also some planners who question privately how democratic it is to let unelected representatives make these judgements.

A number of boroughs already have a design review process in place. But certainly, if the boroughs uniformly pay heed

52 Lime Street, City of London – Architect: Kohn Pedersen Fox Associates – ©Hufton + Crow

Victory Plaza, Newham - Architect: Lifschutz Davidson Sandilands - ©Paul Riddle

to these policy recommendations in the London Plan, they amount to a fillip for architects and a route to provide a greater consistency in quality. The review process will not just be considering what a building looks like but at wider design issues, including daylight, outside space and how the building sits at street level, and whether it promotes better physical and mental wellbeing of its residents. All of these design elements are coming under greater focus, and rightly so. (These requirements are discussed in the next section)

Debate over the merits of design reviews aside, there are also calls for more fundamental discussion on the nature of 'exemplary quality' and the need for more granular guidance. Beauty to a large extent will remain in the eye of the beholder—often the planner.

The review process will not just be considering what a building looks like but at wider design issues, including daylight, outside space and how the building sits at street level, and whether it promotes better physical and mental wellbeing of its residents

The London Plan makes references to the fact that not all tall buildings need to be landmarks. But there is still a perceived need for a wider debate around this, and to what extent there needs to be a shift from tall buildings as beacons or to instead being seen as structures that knit into the urban fabric of the city. This will be a talking point that is likely to pick up volume as the planning departments begin to 'characterise' their boroughs.

Better neighbours: Social and environmental responsibility

There is a widely held view, enforced by the Plan's tall building's policy, that new towers should strive to be good neighbours, not just visually but also in the impact they have on the environment and the local community and the physical and mental health of those who inhabit them.

As one contributor remarked, 'It's not just about height and design. These are big intense machines that have wide-ranging impact on paving space, on vehicles, and on the microclimate, so we've trying to refine our understanding of how these machines can be negotiated to mitigate some of that.'

Aspects such as better public realm, wind effects, and comfort levels are being advanced, based on the successes and failures of how existing buildings have performed. We all remember the intense reflected glare from the cladding on the 'Walkie-Talkie' that melted parked cars. But just as problematic, though not as dramatic, are high rise flats that become stuffy, even stiflingly warm, from poor ventilation. Tower Hamlets has conducted extensive research into the livability of high density developments and their Supplementary Planning

Document is currently out for consultation.[4] There is a greater onus being placed on developers and planners to carry out more extensive modelling as well as working harder to give back more to the community. In the City of London, the opening up of viewing platforms to the public is a trend that will continue, for example.

Such a move is obviously not practical in residential buildings, but here we can expect an insistence on more mixed use or the provision of public amenities on the ground floor. While

The costs of maintenance are already a growing concern and one for which solutions are not evident

the 'Walkie Talkie' has given us the sky garden, 101 George Street, where two high rise towers for housing are rising with speed on the Croydon skyline, will provide a new civic space in the form of a 'woodland winter garden'.

Aspects like daylight, wind effects, glare, urban realm, and servicing are not new to the London Plan but have been given more emphasis. Taking a harder look at how a new tower — or the cumulative effect of a group of towers — might perform in terms of internal and external comfort is a growing focus leading to greater levels of complexity in the planning process. In response, the City of London has developed a sophisticated environmental modelling tool and the UK's first wind guidelines as it looks to mitigate the negative impacts these vast edifices springing up in the City may have. There's an accepted view that if we are to turn 'nice to haves' into 'must haves', performance criteria needs to be made more explicit for aspects like outdoor daylight levels, communal spaces and even 'neighbourhood space' — areas where groups of residents, occupying flats on the same floor can share neighbourhood space and make their living experience more personal.

There is certainly a recognised need to furnish the towers and their environs with more public/private spaces. But in doing so it raises the question of who pays for the upkeep. The costs of maintenance are already a growing concern and one for which solutions are not evident. When a block needs recladding 20 years down the line, will residents be able to pick up the tab? The London Plan says that buildings should be serviced, maintained and managed in a manner that will preserve their safety and quality. But as planners point out, the actual oversight of maintenance is not an enforceable planning issue. The problem is, if it's not given due weight at the planning stage, how can the boroughs prevent these problems being stored up for the future?

Net zero: There's a new agenda

As well as having to adjust to the new demands of the London Plan and new fire regulations, architects and contractors must soon also take on board tough new environmental edicts.

Tall buildings have never been natural bed fellows of lower carbon emissions. Some local boroughs operate carbon emission offset funds permitting developers to do their bit for

the environment by contributing to boroughwide heat networks.

Tightening building regulation requirements will bring tough technical challenges and design constraints as government rolls out the Future Homes Standard. This is intended to reduce emissions by 80 per cent from today's levels.

There's a staging post along the way with government consulting to tighten up both thermal (Part L) and ventilation requirements at the end of this year and impose shorter transition arrangements than there have been in the past.

From 2025 the Future Homes standards will ban gas heating so developers will need to switch to heat pumps or electric. By then all new homes will be expected to be fitted with charging infrastructure for EVs too.

More thought needs to go into how buildings can be recycled and adapted to suit changing demand, without having to knock them down and start again

Achieving higher energy efficiencies will also mean all-glass cladding is out of the question and a growing trend to use more brick likely to continue, to meet thermal requirements despite potentially higher embodied energy. Balancing an environmental agenda with improved fire safety may prove

The Stratford, Newham – Architect: Skidmore, Owings & Merrill – ©Hufton+Crow

problematic; for example, cross laminated timber provides lower embodied energy but no longer meets the new fire regulations for facades of high rise buildings — though it can still be used for other building elements.

The debate on embodied carbon in buildings is only going to intensify, with planners asking — as happens in the City of London — whether existing tall buildings should be demolished to make way for newer models, and in doing so waste the embodied carbon. Certainly, we can expect the dial to move so that more thought needs to go into how buildings can be recycled and adapted to suit changing demand, without having to knock them down and start again.

Going forward we can expect to see more onus too not just on promoting the health effects of greener environments. As air pollution in London hits alarming levels, how can the effects of servicing tall buildings be minimised? We've just seen the City of London grant planning permission to a Sheppard Robson mixed use scheme in Holborn with 'the largest living wall in Europe' wrapped around its facade. It's not a tall building in the City sense, but the controversial scheme, panned by some critics, could point the way forward.

Conclusions

It is unlikely that the introduction of the new London Plan, when it is eventually published, will mark a watershed moment itself in tall building development — or if in fact it needs to. There are plenty of voices in the planning world who would stand up for London's record for driving tall buildings of a higher quality than even North American cities or Paris.

The lack of a prescriptive process that's characteristic of somewhere like Berlin adds to London's vibrancy and innovation. Balancing a tightrope of the prescriptive against the laissez faire is always going to be difficult in a city looking to build 52,000 new homes each year for its burgeoning population. New towers are a palatable and practical solution to delivering increased number at density, but it is vital that the accommodation they provide enriches the lives of their residents and those of the local community.

New legislative frameworks emanating from Whitehall will lead to better workmanship, quality and safety, which should reward those who are more considered in their approach

As London progresses on what is always, to a certain extent, a living experiment, no one can be sure if planners and the GLA, and the Secretary of State, have struck the right balance.

We can be optimistic, though, that new legislative frameworks emanating from Whitehall will lead to better workmanship, quality and safety, which should reward those who are more considered in their approach. There is no more room for failure in this regard and the government is determined to drive forward the building safety agenda.

The emergence of tall buildings will still largely be driven by confidence and economics of course, and the prognosis on that front is not great. There will be more pressure on finances and viability of schemes and the worry has to be that many of the demands in the new London Plan will be pushed to one side by the boroughs as they look to get spades in the ground to meet housing targets.

For those that have the appetite in a post virus world, the drawing up of strategic or supplementary planning guidance to sit alongside local plans could well provide much needed benchmarks by which to judge quality and performance and planning applications. But in a world where resources were tight even before the recent catastrophic events and targets are high, nailing down these negotiating levers will continue to be a very big, nay possibly overwhelming, task.

The Waterman, Greenwich – ©Justin Piperger

SHOWCASE

A selection of submitted projects and case studies of tall building schemes from across London, completed in 2018 and after or in the current pipeline.

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CENTRAL

1 UNDERSHAFT

Undershaft, City of London | Status: **Planning Granted** | Date of completion: **TBC**
Height: **289.94m** | Number of storeys: **73** | Types of use: **Retail, Office, Public Space**

Client: **Aroland Holdings** | Architect: **Eric Parry Architects** | Planning Consultant: **DP9 Planning consultant** | Structural Engineer: **WSP** | Cost Consultant: **Aecom**

1 Undershaft is located at the heart of the 'Eastern Cluster'. When constructed it will be the tallest building in the City. The top of the 73-storey tower will be 289.94 m tall at a height of 304.94m AOD. The proposed building recognises the continued growth of the City of London with 1 Undershaft leading the next generation of buildings. It acknowledges the importance of culture and public realm for the people who live, visit or work in the City. As well as providing a new public space at street level, it will offer a generous space at the top of the building for a free public viewing gallery, education centre, exhibition space and London's highest public restaurant.

At 281.5m above ground, the public viewing gallery will be the highest in the City and the only one to offer an unobstructed 360 degree view of the capital. Alongside the public viewing gallery, there will be an education centre designed to help schools learn about the history of London. The public gallery and education centre will be occupied by Museum of London, with access to the public spaces free and available to all visitors.

New public space has been created to accommodate an increased number of pedestrians and cyclists, with the proposed public square extending beneath the building, opening up new public walkways. A large open landscape will lead down to an open court retail gallery of restaurants, cafes, amenities and shops.

The distinctive exterior gives the tower its rigidity. The external bracing made of weathering steel provides additional strength and draws its inspiration from the pragmatic beauty of our industrial heritage where economy of structure is coupled with bold form. Horizontal shades made of highly durable white vitreous enamel metal protect the glazed facades and give the tower a distinct white tone contrasting the green glazing of adjacent buildings. The tower is uni-directional, adding to the simplicity of the design its prominence in the central location in the City of London. The sides of the tower taper in slightly over the height of the building, designed to mirror the reduction of structural requirements as the building rises. If the lines were to be extended beyond the height of the tower they would eventually converge at a point ten times the height of the building.

1 Undershaft provides a variety of uses: offices, a public viewing gallery, education centre, restaurant, extensive public realm and retail spaces. The offset core enables uninterrupted office space whilst the sky lobbies and the high-quality internal environment support the health and wellbeing of its occupants. Raised planters and seating areas are incorporated within the edge of the elliptical opening leading down to the retail gallery at lower ground. The lower court provides the opportunity for events and seasonal activity and also contains the entry to the viewing gallery, education space and restaurant.

By shifting the core to the side and elevating the office reception off the ground a new space beneath the building will allow pedestrians to walk directly from Bishopsgate to Leadenhall Street. The new south facing public square and lower retail court will offer a new destination for people to meet and relax.

'A building's skin is incredibly important in terms of engagement with the external public realm. In our work, this realm extends well beyond the public square, incorporating the wider horizon of the City. The possibility that change brings to improve the public realm set against a balance of the appropriate massing and building scale is key to this future process. While the quality of building will continue improving, new voices can join the dialogue and offer a direction to its actual development'

Eric Parry, Founder & Principal, Eric Parry Architects


©DBOX for Eric Parry Architects

100 BISHOPSGATE

City of London EC2M 1GT | Status: **Built** | Date of completion: **October 2019**
Height: **181** | Number of storeys: **37** | Types of use: **Retail, Office, Public Space**

Client: **Brookfield Properties** | Architect: **Allies & Morrison with Arney Fender Katsaladis** | Contractor: **Multiplex**

100 Bishopsgate is located in the heart of the City of London. It accommodates 950,000 sq ft mixed-use development comprises 40 storeys of premium office and retail in the tower, together with a 55,000 sq ft, self-contained building in St Helen's Place.

The retail and amenity space will occupy part of the building's ground and mezzanine floors providing restaurants, bars and a 30,000 sq ft health and fitness club, Equinox.

100 Bishopsgate was designed by Allies and Morrison with Arney Fender Katsalidis. Multiplex acted as lead contractor. The focus was to deliver a high-rise building that was designed from the inside out to maximize efficient, high-quality and column-free office space to increase usable area for tenants.

Brookfield Properties leveraged its global experience of delivering best-in-class buildings and will continue to own and manage the building, setting the market standard for quality and consistency of service.

The building, which provides pedestrian access between Bishopsgate, St Mary Axe and Camomile Street is convenient for both commuters and visitors, benefiting from close access to rail connections, six Underground lines and Crossrail.

The SquareMile continues to evolve dynamically with a growing night-time and weekend economy, and meaningful investment in culture. By increasing the public realm and contributing new tenant and artist space to the area, 100 Bishopsgate expands the City's Cultural Mile east.

To coincide with the opening, a new public art installation The Spectacle by London-based artist Jonathan Trayte, will be unveiled as part of Sculpture in the City—the City of London's annual public art program. The Spectacle is an ambitious site-specific installation that combines seating, lighting and sculpture. Situated in a busy pedestrian thoroughfare, these striking visual devices perform collectively as a meeting place, or somewhere to pause.

'We are delighted to open 100 Bishopsgate, creating a modern, premier office development with tenant-led amenities in the City of London. The strength of our offering is illustrated by the record 790,000 sq ft of multi let pre-committed space, which is testament to the building's prime location and efficient tower floors. We look forward to welcoming our tenants and providing the world-class management services for which Brookfield is known.'

Karl Wambach, Executive Vice President of Brookfield Properties in Europe

52 LIME STREET

City of London EC3 7AS | Status: **Built** | Date of completion: **September 2018**
Height: **190m** | Number of storeys: **42** | Types of use: **Retail, Office**

Client: **WRBC Development UK Ltd** | Architect: **Kohn Pedersen Fox Associates** | Structural Engineer: **ARUP**

52 Lime Street, AKA 'The Scalpel', is a striking 190-metre office tower in the heart of the City of London, designed by Kohn Pedersen Fox Associates for W.R. Berkley as the location of their UK headquarters and to let to tenants. A considered addition to the skyline, it works in conversation with neighbouring buildings to complement the overall composition of the City Cluster and improves the public realm. Its simple geometric form is reinforced by partially-reflective glass and bright metallic fold lines and a new public plaza activates the base. 52 Lime Street has achieved BREEAM 'Excellent'.

The offset core provides large, virtually column-free floor plates that are efficient to plan for a variety of industries and sizes of tenancy, whilst floor-to-ceiling glass delivers daylight and spectacular views. Twin lifts (independent lifts in a single shaft) operate more efficiently, enabling swift movement and providing user flexibility.

A new plaza has been created, providing valuable public space between 52 Lime Street and its neighbours. This is activated by an independent coffee shop (opening later this year).

On the skyline, it respects protected views of St Paul's Cathedral and works in conversation with buildings in the City Cluster.

'At KPF our aspiration, from the earliest days, was to find a way for tall buildings to create a more 'social' interaction with the cities that they inhabit. The role of the building within the city is much like the role of an individual at a cocktail party. To have a good party, the individuals can't stand isolated from each other — they need to generate some form of conversation. Similarly, tall buildings need to find a way to be able to respond and gesture to their context. 52 Lime Street leans back, to respect the view corridor of St Paul's Cathedral, creating a paired, but mirrored, gesture to the Leadenhall Building and a theatrical urban conversation.'

Bill Pedersen, Founding Partner, Kohn Pedersen Fox Associates

WELLFIT+HARDESS, LOUGHBOROUGH JUNCTION

1 Hardess St, Brixton SE24 0HN | Status: **Proposed** | Date of completion: **2022**

Height: **101m** | Number of storeys: **29** | Types of use: **Residential, Public Space, Light Industrial**

Client: **Essee** | Architects / Development Management: **Metaphorm Architects** | Planning Consultants: **Interpolitan Ltd** | Townscape / Heritage: **Citydesigner** | Structural / Civil Engineers: **Robert Bird Group** | MEP / Sustainability / Acoustics Engineers: **Max Fordham** | Quantity Surveyors: **Gardiner & Theobald** | Culture / Creative Industrial Consultants: **BOP Consulting** | Market Advisory / Affordable Housing: **Jones Lang LaSalle** | Stakeholders Engagement: **BECG** | Daylight Consultants: **Waldrams** | Transport Engineers: **Markides Associates** | Fire Engineers: **Astute Fire** | Wind / Microclimate Engineers: **BMT** | Verified Visualisations: **Cityscape Digital** | Environmental Consultants: **Lustre Consulting** | Ecology Consultants: **MKA Ecology** | CDM Principal Designer: **Gardiner & Theobald**

Located at the crossing of Victorian railway viaducts at Loughborough Junction, this employment-led proposal seeks to complement and improve the light industrial space for craftspeople on site and in its surroundings, to contribute to the neighbourhood's evolving character as a centre for creativity and making, and to deliver housing of all tenures. A creative light industrial hub grounds the development, comprising large high ceiling shared workshops on the ground floor and flexible studios on two mezzanines. The scheme provides 170 market and affordable homes across two 29- and 20-storey blocks. New through routes, a widened viaduct passageway, and public open space create a vibrant public realm.

The differing needs of the co-located use types are addressed by front/back and top/bottom separations. The creative light industrial functions are vertically separated from the dwellings above by an open-air communal amenity floor, which positions the dwellings well above the adjacent railway viaducts. On the ground floor, the workspace is divided between front-of-house, publicly visible and accessible functions, and back-of-house light industrial space, affording their necessary operational freedom.

The scheme powerfully marks the viaduct junction. Through scale, proportions and expression, the two buildings add richness and interest rather than bulk to the skyline. Together with the emerging high-rise development to the north, they form a cohesive urban grouping. Café and meeting spaces complement existing boxing club, independent cinema and artists' studios in railway arches to activate a wide viaduct passageway with multiple routes opening up the site to its surroundings.

The proposal provides 35 per cent affordable housing on site with a 70/30 tenure split of social rented/intermediate dwellings.

'Artists, designers and makers across London are struggling to retain a foothold in the capital. Many existing studio and workshop spaces in inner London are under pressure of redevelopment, typically to meet high housing demand, resulting in employment land and jobs being taken away from these communities.

The design for Wellfit+Hardess addresses the pressing need for a new socio-economic, urbanistic, and architectural model for co-locating creative light industrial spaces with housing, providing a vision of a new kind of town planning for London that symbiotically places hubs of specialist production facilities for communities of designers and makers within residential neighbourhoods. Its architectural design principles seek to ensure a comfortable and unencumbered relationship between live and work areas and to carefully address their side-by-side location through the creation of successful interfaces. A new typological hybrid has emerged, with re-deployment potential across urban sites of similar character.'

Dr Joseph Watters, Director, Metaphorm Architects

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6 –12 VERNEY ROAD

Bermondsey SE16 3DH | Status: **Planning Granted** | Date of completion: **May 2024**
Height: **82m** | Number of storeys: **24** | Types of use: **Residential, Office**

Client: **CB Acquisition LDN Ltd** | Architect: **SPPARC** | Masterplan: **SPPARC**

Designed by SPPARC, the Vision for the scheme is to deliver a best in class development which will be an exemplar project and a catalyst for the regeneration of the Old Kent Road Opportunity Area.

The proposal replaces a series of outmoded and inefficient post war warehouse buildings to deliver flexible commercial floor space alongside 340 homes including 35 per cent on site affordable housing, community space & local retail facilities.

The proposal is a contextual response to the varied and changing scales of an area under transition, arranged over three buildings of 18 storeys, 23 storeys and 17 storeys layered behind a street building fronting Verney Road and significant open landscaped courtyards and play spaces.

The current site suffers from underutilisation in terms of land use but it is well positioned to capitalise on the potential extension to the Bakerloo Line with new stations proposed in close proximity to the development.

The opportunity for a comprehensive redevelopment of the site, allows Southwark to deliver on its housing and employment targets and to provide more affordable homes for Londoners plus the provision of Community spaces and local retail facilities.

Across the three towers, total of 340 residential units are proposed, 224 of the units will be private residential and 116 units will be affordable homes. Commercial employment floorspace is arranged at the lower levels to promote a sense of activity and a strong business community set around a series of new courtyards.

The ground floor has been carefully designed to maximise the conditions of the site and its context through the balance of activity and movement.

The proposals reflect the shape of the site whilst re-introducing the historic pattern of the now lost Surrey Canal to connect buildings together along its path through a series of courtyards and routes.

The scheme has been conceived as a series of street buildings layered with three varied height towers that ground within a generous planted public realm whilst the playfulness of the architecture punctuates the sky.

The commercial space at ground floor will provide an active and engaging frontage that will animate the street scene along Verney Road and the open courtyards with the interiors being designed thoughtfully to provide high quality flexible work spaces.

The proposal is for 340-unit residential development with 10 per cent DDA units.

The proposal meets the London Borough of Southwark's target of at least 60 per cent of units to be suitable for three or more occupants (i.e. containing two or more bedrooms).

The scheme also meets the higher target of 20 per cent of the units being three bedrooms or larger and responds to the need to create homes for families across London. The scheme also delivers 116 on site affordable homes, the equivalent of 35 per cent.

THEATRE SQUARE

100 Avenue Road NW3 3PF
Status: **Under Construction**
Date of completion: **July 2022**
Height: **81m**
Number of storeys: **24**
Types of use: **Residential, Retail, Public Space, Other**

A 24 storey PRS tower and a 5 to 7-storey mixed tenure, affordable housing building which contains ground floor retail and a 5-storey community centre. The top floor of the tower is communal amenity space with four pavilions. The lower massing addresses the public realm of the street and park.

Client: **Essential Living** | Architect: **GRID** | Structural Engineer: **Robert Bird Group**

FINSBURY TOWER

Bunhill Row EC1Y
Status: **Under Construction**
Date of completion: **July 2021**
Height: **124m**
Number of storeys: **28**
Types of use: **Retail, Office**

The extension of an existing 16-storey tower by 12 storeys and doubling the height of its 3-storey podium by reusing the existing basement and foundations. Upon completion the tower will provide increased office space including affordable workspace designed for small- and medium-sized businesses, retail space as well as 500 cycle parking spaces.

Client: **CIT Group** | Architect: **Horden Cherry Lee** | Structural Engineer: **AKT II**

DAMAC TOWER

67 Bondway, Oval SW8
Status: **Under Construction**
Date of completion: **December 2020**
Height: **180m**
Number of storeys: **50**
Types of use: **Residential, Retail, Office, Public Space**

DAMAC Tower is conceived as a vertical mixed-use community comprising of three main elements: a tall, slender tower of private residential units; a second, lower tower of intermediate and affordable housing; and a glazed, horizontal office element that bridges the two buildings at the 20th level, intersecting with the taller tower.

Client: **DAMAC Properties** | Architect: **Kohn Pedersen Fox Associates (KPF)** | Contractor: **Multiplex Construction Europe Ltd** | Planning Consultant: **DP9** | Structural & Civil Engineer: **WSP UK Ltd** | M&E Engineer: **WSP UK Ltd** | Fire Engineer: **WSP UK Ltd** | Cost & Project Management: **Turner & Townsend** | Building Control: **MLM Group**

KEYBRIDGE – BUILDING A

39 S Lambeth Rd, Oval SW8 1RH
Status: **Under Construction**
Date of completion: **2021**
Height: **125m**
Number of storeys: **37**
Types of use: **Residential, Public Space**

Keybridge builds on local vernacular while also introducing an innovative variety of forms and scales. Introducing four hundred and fifteen homes, a two-form-entry primary school, office spaces and retail units, Keybridge includes Britain's tallest brick building, building A. Almost a third of the development provides new open space.

Client: **Mount Anvil, FABRICA by A2Dominion** | Architect: **Allies and Morrison** | Other: **Fourpoint Architects**

MILES STREET

Miles St, Vauxhall SW8
Status: **Under Construction**
Date of completion: **2021**
Height: **115m**
Number of storeys: **37**
Types of use: **Student Housing, Retail, Office, Leisure**

In close proximity to some of London's leading Universities, Vauxhall has become a key area for student residential developments in London. Downing's striking tower has a varied configuration with 841 student rooms offering studios, three bed 'threedios', and en suite cluster room accommodation. The building will have an active frontage with a ground-floor café and reception area, as well as a sky garden at the 37th floor roof level. The 6-storey open-plan office building offers almost 40,000 sq ft of high-quality commercial space, with flexible floor layouts, external amenity areas and a multi-use games facility at roof level.

Client: **Downing Property Services** | Architect: **tp bennett** | Landscape Architect: **Optimised Environments Ltd** | Structural Engineer: **Walsh Associates** | M&E / Sustainability Engineer: **Hoare Lea** | Fire Consultant: **Omega Fire Engineering Limited**

REDEVELOPMENT OF ELIZABETH HOUSE, WATERLOO

26 York Rd, South Bank SE1 7NJ
Status: **Planning Granted**
Date of completion: **2025**
Height: **130m**
Number of storeys: **31**
Types of use: **Retail, Office, Public Space, Leisure**

The redevelopment of Elizabeth House will create around 1.2 million sq ft of workspace supporting up to 11,000 jobs, introducing brand new retail and a transformed public realm next to Waterloo Station.

Client: **HB Reavis** | Architect: **Allford Hall Monaghan Morris** | Acoustic Consultant: **Sandy Brown** | Contractor: **HB Reavis** | Cost Consultant: **Gardiner and Theobald** | Developer: **HB Reavis** | Ecology Consultant: **Sweco** | Structural Engineer: **Robert Bird Group** | Facade Engineer: **Ove Arup & Partners** | Fire Consultant: **Jeremy Gardner Associates** | Heritage Consultant: **Peter Stewart Consultancy** | Landscape Architect: **Exterior Architecture** | Light Consultant & Lighting Designer: **Studio Fractal** | M&E / Sustainability Engineer: **Sweco** | Masterplan: **Allford Hall Monaghan Morris** | Planning Consultant: **DP9** | Project Manager: **HB Reavis** | Quantity Surveyor: **Gardiner and Theobald** Services Engineer: **Sweco** | Structural Engineer: **Robert Bird Group** | Transport Consultant: **Momentum** Civil Engineer: **Ove Arup & Partners**

596–608 OLD KENT ROAD (FORMER CIVIC CENTRE)

SE15 1JB

Status: **Planning Granted**

Date of completion: **November 2019**

Height: **139m**

Number of storeys: **39**

Types of use: **Residential, Retail, Office**

A new urban block including a 390-storey residential tower comprising 372 new homes, a new church, 2,200 sqm flexible light industrial workspace, retail/ café space at ground floor and communal roof gardens. The scheme has full planning approval and is a key part of the Old Kent Road AAP Cantium proposals.

Architect: **Maccreanor Lavington** | Planning Consultant: **dp9** | Other: **Chris Horn Associates** | Structural Engineer: **AKT II** | M&E / Sustainability Engineer: **Max Fordham** | Landscape Architect: **Campbell Cadey**

79 – 161 ILDERTON ROAD

Bermondsey SE16 3JZ

Status: **Proposed**

Date of completion: **February 2024**

Height: **94m**

Number of storeys: **28**

Types of use: **Residential, Retail, Office, Public Space**

The scheme designed by SPPARC creates two buildings separated by a publicly accessible open square. The north building is a series of towers and interlocking terraces arranged over 28 storeys which acts as an urban marker for the station. The south building also comprises of a series of towers, interlocking terraces and commercial block. The articulated form breaks the scale of the long frontage to create an engaging street scene, a modern terrace with front gardens and welcome porosity.

Client: **CB Southberm 2 Ltd** | Architect: **SPPARC** | Masterplan: **SPPARC** | Planning Consultant: **Brunel Planning** | Structural Engineer: **Pell Frischmann** | Fire Consultant: **BB7** | Project Manager: **Meridian Project Management** | Transport Consultant: **Vectos**

8 BISHOPSGATE

City of London EC2N 4BQ
Status: **Under Construction**
Date of completion: **2022**
Height: **200m**
Number of storeys: **50**
Types of use: **Retail, Office, Public Space**

This 50-storey tower will be a new development in the heart of the City that will create 770,000 sq ft gross area including workspace, street-level retail, and a public viewing gallery on the 50th floor. The skyscraper will accent the nearby Leadenhall Building and add to the area's dramatic contemporary architecture.

Client: **Stanhope/Mitsubishi** | Architect: **Wilkinson Eyre** | Main Contractor: **Lend Lease** | Structural Engineer: **Arup** | Planning Consultant: **Gerald Eve** | M&E / Sustainability Engineer: **Arup** | Cost Consultant: **Alinea**

BLACKFRIARS CIRCUS

75 Blackfriars Rd, South Bank SE1 8JZ
Status: **Built**
Date of completion: **November 2018**
Height: **98m**
Number of storeys: **27**
Types of use: **Residential, Retail, Office, Public Space**

The scheme re-establishes this key route where streets meet with a 27-storey brick clad tower, four mansions blocks and neighbourhood public space. The masonry tower complete with distinctive crown steps as it rises, creating slender elegant proportions.

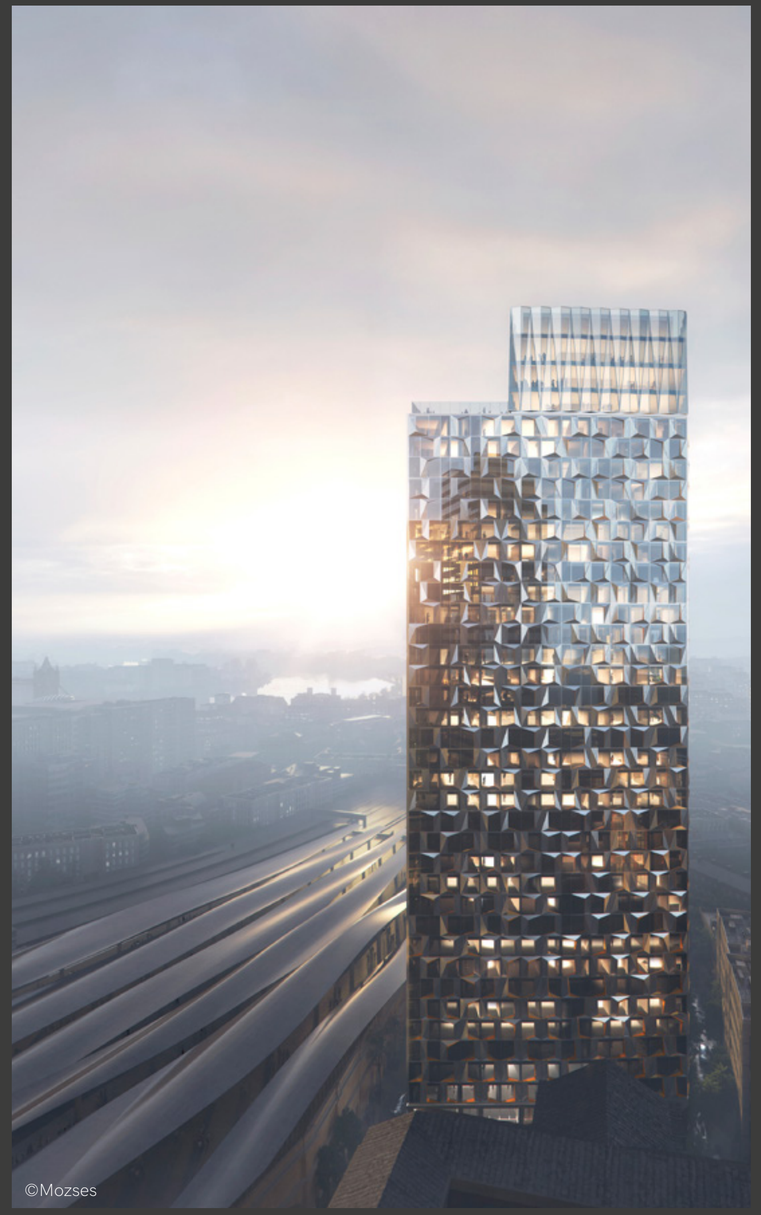
Client: **Barratt London** | Architect: **MACCREANOR LAVINGTON** | Contractor: **Barratt London**

CHAPTER LONDON BRIDGE

Weston St, Kipling Estate SE1
Status: **Proposed**
Date of completion: **2025**
Height: **133m**
Number of storeys: **39**
Types of use: **Student Housing, Retail**

A distinctive 39-storey building, providing: accommodation for up to 905 students; flexible, affordable start-up space; and public realm improvements. Windows are the principal architectural feature of each student room, these are expressed externally through an arrangement of three-dimensional bays, creating a faceted facade evoking the play of sunlight on water.

Client: **Greystar** | Architect: **Kohn Pedersen Fox Associates** | Structural Engineer: **AKT II** | M&E / Sustainability Engineer: **SWECO** | Cost Consultant: **Alinea** | CDM: **Total CDM** | Acoustic Engineer: **Sandy Brown** | BIM Coordinator: **Ibsecad** | Fire Engineer: **SWECO** | Landscape Architect: **Gillespies** | Vertical Transportation : **SWECO**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ELEPHANT AND CASTLE TOWN CENTRE – TOWERS

A3, Elephant and Castle SE1 6TG
Status: **Planning Granted**
Date of completion: **2028**
Height: **69m**
Number of storeys: **20**
Types of use: **Residential, Retail**

The redevelopment of the Elephant & Castle Shopping centre and London College of Communication sites forms part of a wider transformation. Plot W1 is located at the northwest of the West Site. Together with the adjacent pavilion, the development aims to provide a range of amenity and play spaces.

Client: **Delancey, University of the Arts London** | Architect: **Allies and Morrison** | Structural Engineer: **WSP**


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OFFICE BUILDING 18 BLACKFRIARS RD

Blackfriars Rd, South Bank, London SE1
Status: **Planning Granted**
Date of completion: **2018**
Height: **136m**
Number of storeys: **32**
Types of use: **Office**

The office building is designed as a slender grouping of rectilinear volumes in a simple formal arrangement where the volumes are offset from one another giving rise to a host of distinct silhouettes visible from different parts of London. The facades of two of the volumes are vertically pleated.

Structural Engineer: **Pell Frischmann** | Services Engineer: **Hoare Lea** | Planning Consultant: **DP9**

ONE BISHOPSGATE PLAZA

111 Bishopsgate EC2M 4JY
Status: **Under Construction**
Date of completion: **2020**
Height: **135m**
Number of storeys: **43**
Types of use: **Residential, Office, Hotel**

One Bishopsgate Plaza is an ambitious new 43-storey development in the City cluster. It will combine London's first Pan Pacific Hotel alongside private apartments, a new public plaza edged by a listed building, numerous retail and restaurants, and a double height subterranean ballroom.

Client: **UOL / Pan Pacific Hotel Group** | Architect: **PLP Architecture / MSMR Architects** | Main Contractor: **Lendlease**

RESIDENTIAL BUILDINGS

Old Kent Rd SE1
Status: **Built**
Date of completion: **2018**
Height: **149m**
Number of storeys: **46**
Types of use: **Residential**

The buildings are slender forms with a limited palette of architectural devices. The simple massing strategy is consistent with second generation tall buildings in London, where the design ambition is to create buildings that are elegant and unique, without succumbing to overtly expressive and complicated forms in search of novelty.

Structural Engineer: **Walsh** | Services Engineer: **Ridge** | Planning Consultant: **Savills**

RUBY TRIANGLE

Old Kent Rd SE15
Status: **Planning Granted**
Date of completion: **2025**
Height: **171m**
Number of storeys: **48**
Types of use: **Residential, Retail, Office, Public Space, Leisure**

The first residential-led, mixed-use scheme to gain consent within Southwark's AAP for Old Kent Road, Ruby Triangle utilises height with confident design. Farrells has achieved the AAP aspirations, by creating over 40 per cent affordable homes, re-providing for existing businesses and successfully incorporating a major green space that is accessible to all.

Architect: **Farrell London LLP**

SOUTHERNWOOD

Old Kent Rd SE1
Status: **Planning Granted**
Date of completion: **2025**
Height: **159m**
Number of storeys: **48**
Types of use: **Residential, Retail, Hotel, Leisure**

The Southernwood Site on Old Kent Road comprises 724 residential units across six buildings ranging from 9 to 48 storeys, as well as a 195-room hotel, retail and a cinema. The scheme creates a vibrant and inclusive urban quarter around a new public space which will act as the catalyst for the wider regeneration of the Old Kent Road.

Client: **DTZ, Strathclyde Pension Fund** | Architect: **Pilbrow & Partners** | Structural Engineer: **Walsh**

THE HIGHWOOD, WEST GROVE NORTH

35 Heygate St SE17 1AZ
Status: **Built**
Date of completion: **August 2019**
Height: **104m**
Number of storeys: **31**
Types of use: **Residential, Retail**

The Highwood is the tallest building on the Elephant Park masterplan. The facade is composed of anodised aluminium fins and bronze panels. A super order of horizontal bands is denser at the base and increasing in scale aligned with the Fibonacci sequence, culminating in an open framed crown.

Client: **Lendlease Residential** | Architect: **Allford Hall Monaghan Morris** | Acoustic Consultant: **Sandy Brown** | Approved Inspector: **London Borough of Southwark Building Control** | Contractor: **Lendlease Construction** | Facade Engineer: **Buro Happold Facades** | Fire Engineer: **Buro Happold Fire** | Landscape Architect: **Gillespies** | Planning Consultant: **DP9** | Services Engineer: **Tuv Sud**

THE KITE

Newington Causeway SE1
Status: **Under Construction**
Date of completion: **March 2021**
Height: **82m**
Number of storeys: **24**
Types of use: **Residential, Retail, Hotel**

The Kite in Newington Causeway, a 143,915 sq ft mixed-use scheme in the heart of Elephant and Castle designed by SPPARC. The transformation of the site will involve replacing disused garage buildings with a 24-storey tower comprising of a 140-room hotel, 48 one, two- and three-bedroom apartments. The site has a narrow principal frontage onto Newington Causeway of only 9m whilst expanding to a 49m frontage onto Tiverton Street. The triangular shape of the site presented the opportunity for SPPARC to create an interesting geometric object. The kite form of the tower is informed by the angle of the building's sharp point, and its relationship to Newington Causeway.

Client: **Neobrand 2** | Architect: **SPPARC** | Structural Engineer: **Pell Fischmann** | Transport Consultant: **Odyssey Markides** | Planning Consultant: **Brunel Planning**

DUDLEY HOUSE

6 Merchant Square, Paddington W2 1JZ
Status: **Built**
Date of completion: **October 2019**
Height: **101m**
Number of storeys: **22**
Types of use: **Residential, Retail**

Dudley House is a new mixed-use development in Paddington, delivering community infrastructure within a constrained and commercial urban location. The development comprises of 197 new affordable homes, premises for the Central Pentecostal Church, retail accommodation, and new permanent home for Marylebone Boys' School —the tallest secondary in the UK.

Client: **Westminster City Council** | Architect: **Child Graddon Lewis** | Contractor: **Willmott Dixon** | Quantity Surveyor: **Currie & Brown** | Structural Engineer: **Structa** | M&E / Sustainability Engineer: **TGA & Kane Group Building Services** | Planning Consultant: **WYG & Union 4 Planning** | Approved Inspector: **Westminster Building Control** | Ecology Consultant: **Middlemarch Environmental** | Acoustic Consultant: **Spectrum** | Transport Consultant: **Meyer Brown**

THE BROADWAY

Bressenden Pl, Westminster SW1
Status: **Under Construction**
Date of completion: **2021**
Height: **72m**
Number of storeys: **20**
Types of use: **Residential, Retail, Office, Public Space**

Cullinan is the tallest element of The Broadway in Westminster, a distinctive development mediating between historic St James's and Victoria Street with public space, office, apartments and retail.

Client: **Northacre PLC** | Architect: **Squire and Partners** | Planning Consultant: **Bilfinger / GVA**

WESTMARK

287 Edgware Rd W2 1BB
Status: **Under Construction**
Date of completion: **2020**
Height: **103m**
Number of storeys: **30**
Types of use: **Residential, Leisure**

Westmark is the landmark residential tower within the West End Gate development in Marylebone. The 30-storey tower uses a palette of brick, stone and bronze to create a rhythm across the facade.

Client: **Berkeley Homes Ltd** | Architect: **Squire and Partners** | Cost Consultant: **AECOM** | Planning Consultant: **Turley** | Services Engineer: **Buro Happold** | Structural Engineer: **WSP** | Townscape Consultant: **Peter Stewart Consultancy**

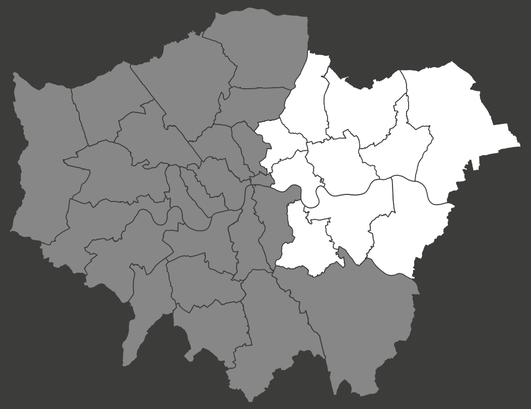
22 BISHOPSGATE

City of London EC2M 3YD
Status: **Under Construction**
Date of completion: **April 2020**
Height: **278m**
Number of storeys: **71**
Types of use: **Retail, Office, Public Space, Leisure**

22 Bishopsgate, tallest tower in the City of London, is designed by PLP Architecture for Lipton Rogers and AXA-IM. The UK's first WELL registered tower has a "Vertical Village" with amenities to support the individual to meet others, learn, and relax; at the top, restaurants and a free-to-access public viewing gallery.

Architect: **PLP Architecture** | Developer: **Lipton Rogers Developments** | Engineer: **WSP**

EAST



ONE STATION ROAD

1-12 Station Rd, Ilford IG1 4DP | Status: **Planning Granted**

Height: **140.6 m** | Number of storeys: **42** | Types of use: **Residential, Retail, Office, Public Space**

Client: **Access Self Storage** | Architect: **ColladoCollins Architects** | Structural Engineer: **Curtins** | M&E / Sustainability Engineer: **Hilson Moran** | Cost Consultant: **Cast** | Facade Engineer: **Buro Happold** | Planning Consultant: **DP9** | Heritage and Townscape Consultants: **Montagu Evans** | Transport Consultant: **TTP Consulting** | Landscape Architect: **Farrer Huxley** | Fire Engineer: **Hilson Moran** | Community Engagement Consultant: **Polity UK** | Geotechnical Engineer: **ARUP**

One Station Road is a 42-storey housing development in Ilford that will be the UK's tallest brick-clad tower. It is part of a scheme that will provide more than 500 homes in two buildings, including affordable homes and homes for market rent that will play a vital role in helping the London Borough of Redbridge meet its housing targets.

One Station sits on a prominent site in Ilford's town centre, adjacent to the new Crossrail station. The new landmark provides 370 build-to-rent apartments set within a sensitive, yet striking brick-detailed design. Featuring two roof gardens, the proposal offers unrivalled views across London and Essex.

This scheme aims to make a significant contribution to the regeneration of the town centre, supporting the London Borough of Redbridge's ambition to improve the area and setting a benchmark for future development.

One Station Road provides dwellings ranging from studios to 2-beds, 10% of which are wheelchair adaptable and all featuring their own private winter garden. Communal residential amenities include accessible roof gardens on the 27th and the 32nd floors, an urban garden, a gym, residents lounge and lobby.

The scheme also incorporates approximately 2,000m2 of office space, 615m2 of retail space and 322m2 of new open space for the public. Enhancements to an existing historic arcade also form part of the proposal, to strengthen connection from the station to Ilford's High Street and create a safer, more inviting town centre experience.

The four-storey podium situated on the south-west corner provides new retail frontage at ground floor level and a café, creating a link from the adjacent shopping plaza to Station Road and the refurbished arcade.

The tallest part of the building is set back from the main thoroughfare of Cranbrook Road. At 141 metres, the scheme is taller than the existing consents and emerging proposals in the surrounding area, however, the slender proportion of the building has been carefully considered, with the mass sub-divided by lower shoulder heights at levels 27 and 32, forming a congruous addition to the emerging townscape while clearly marking the centre of the high rise cluster within Ilford.

'From the start of our work on this pivotal site, we were very aware of how important the scheme was for the local area: This had the potential to be major step in meeting the housing needs of the borough while also acting as a catalyst for implementing the local authority's vision for wider, Crossrail-led regeneration and prosperity in Ilford.

The form of One Station Road is intended to be distinctive but subtle, with its trapezoidal plan and shoulder steps making the building look different from all sides. A modular precast façade has been designed to speed construction times and ensure quality is delivered consistently.

We believe this will be an appealing new address in Ilford, being a local landmark and façade the tallest brick clad building in the UK.'

Roy Collado, Managing Partner, ColladoCollins Architects

ASPEN

50 Marsh Wall, Isle of Dogs
E14 9TP

Status: **Planning Granted**

Date of completion: **2025**

Height: **217m**

Number of storeys: **65**

Types of use: **Residential, Retail, Public Space, Hotel**

Aspen's mixed-use programme delivers a new paradigm for high density living in London. In two tall buildings of ground +35 and ground +65 storeys, framing a new public square, the scheme offers a range of housing tenures, a five-star hotel, a new primary school and a community health centre.

Client: **Far East Consortium International Limited** | Structural Engineer: **WSP** | M&E / Sustainability Engineer: **Grontmij**

THE WATERMAN

Peninsula Square, Greenwich, SE10

Status: **Built**

Date of completion: **2017**

Height: **106m**

Number of storeys: **31**

Types of use: **Residential**

The Waterman is the key residential aspect of the Greenwich Riverside masterplan and contains each of the masterplan's elements including a new public space, a low-rise parameter courtyard and a slender tall building. The building delivers 269 new homes and a new public square at the heart of the new urban district.

Client: **Knight Dragon** | Structural Engineer: **CH2M** | M&E / Sustainability Engineer: **Hoare Lea**

ART'OTEL

227 City Rd, Hoxton N1 7NA
Status: **Under Construction**
Date of completion: **2022**
Height: **92m**
Number of storeys: **27**
Types of use: **Office, Public Space, Hotel**

The flagship Art'otel in Shoreditch occupies a prominent Old Street location. Design inspiration for the 22-storey cylindrical building came from a fractured cogwheel plan with twisted concrete fins.

Client: **Aspirations Limited** | Architect: **Squire and Partners** | Project Manager: **Gear Construction** | Planning Consultant: **DP9** | Services Engineer: **Meinhardt** | Structural Engineer: **Meinhardt**

ONE CROWN PLACE

54 Wilson St, Finsbury EC2A 2ER
Status: **Under Construction**
Date of completion: **May 2021**
Height: **137m**
Number of storeys: **33**
Types of use: **Residential, Retail, Office, Hotel**

One Crown Place is an exciting mixed-use development where old and new have been combined to form a dynamic city block. The scheme comprises apartments in the two new towers, while six converted Georgian townhouses accommodate office space, a 41-room boutique hotel, clubhouse and restaurant.

Client: **MTD Group (Malaysia)** | Architect: **Kohn Pedersen Fox Associates** | Project Manager: **CBRE**

THE MAKERS BUILDING, NILE STREET

5 Nile St, Hoxton N1 7LL
Status: **Built**
Date of completion: **February 2020**
Height: **91m**
Number of storeys: **29**
Types of use: **Residential**

The scheme provides 175 residential units, a commercial/gallery space, a new AP school, enhanced community sports facilities and a new public space for London.

Client: **London Borough of Hackney** | Architect: **Avanti Architects Ltd** | Structural Engineer: **Pell Frischman** | M&E / Sustainability Engineer: **Max Fordham** | Contractor: **McLaren Construction** | Landscape Architect: **Grant Associates** | Other:**Hackney Local Education Partnership** | Other: **Kier** | Other: **Londonewcastle** | Acoustic Engineer: **Max Fordham**

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SCOTT HOUSE

Victoria Wharf, Grove St SE8 3QQ
Status: **Proposed**
Date of completion: **2023**
Height: **92m**
Number of storeys: **27**
Types of use: **Residential, Office**

This mixed use scheme integrates Scott House, a three-storey Edwardian warehouse, with the construction of a new 27-storey tower above it. A partially retained facade wraps around the new office and cafe space leading out to a small pocket park, with a tenure-blind mix of residential units above.

Client: **Buxton Group** | Architect: **Allford Hall Monaghan Morris** | Planning Consultant: **BPTW**

©Allford Hall Monaghan Morris

THE STRATFORD

20 International Way E20 1FD
Status: **Built**
Date of completion: **2019**
Height: **143m**
Number of storeys: **42**
Types of use: **Residential, Hotel**

With a mixture of residential loft-style and single-story apartments, a hotel, and three sky gardens carved dramatically out of the building's profile, The Stratford represents a new model for high-rise living. With a uniquely engineered concrete and steel frame, the double-cantilevered tower allows the incorporation of three terraces that promote social interaction and a vibrant vertical community.

Architect: **Skidmore, Owings & Merrill** | Developer: **Manhattan Loft Corporation** | Structural Engineer: **Skidmore Owings & Merrill**

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VICTORY PLAZA, EAST VILLAGE

Celebration Ave, East Village E20
Status: **Built**
Date of completion: **May 2019**
Height: **113m**
Number of storeys: **30**
Types of use: **Residential**

Creating 482 new homes, these buildings comprise an eight-storey podium, two wing buildings and two towers. The podium buildings are robust in appearance with a heavier masonry construction, while the lighter identical towers have vertical structure only in the core and perimeter, providing great flexibility in layout. These towers use UK's first rising factory: a climbing mechanism that allows the entire completion of a floor per week. Designed and built for the PRS market, the development is underpinned by 'long life loose fit' principles to optimise and future-proof residential development.

Client: **Qatari Diar Delancey** | Architect: **Lifschutz Davidson Sandilands** | Other: **Adamsons Associates** | Structural Engineer: **Arup** | M&E / Sustainability Engineer: **Arup / Walsh** | Contractor: **Mace** | Landscape Architect: **Townsend Landscape Architects**


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ALDGATE PLACE PHASE ONE

7 Leman St, Whitechapel E1 8EN
Status: **Built**
Date of completion: **2016**
Height: **82m**
Number of storeys: **26**
Types of use: **Residential, Retail, Hotel**

Aldgate Place is a residential-led development, incorporating a hotel, office and commercial space shaped by the Whitechapel Conservation Area. Placing high density, tall buildings at the edges of the constrained site has maximised the public realm to 50 per cent of the area. A network of spaces connects to the wider neighbourhood.

Client: **Barratt Homes East London, British Land** | Architect: **Allies and Morrison** | Structural Engineer: **Walsh Associates**

CROSSHARBOUR DISTRICT CENTRE

Ferry Rd, Isle of Dogs E14 3BT
Status: **Proposed**
Date of completion: **2028**
Height: **110m**
Number of storeys: **32**
Types of use: **Residential, Retail, Public Space, Leisure, Other**

A new District Centre for the Isle of Dogs providing over 2,000 homes, a new ASDA superstore, retail, 3-form elementary school, community hub, petrol station and over 17,000 sqm of public space including a 100m long Central Square. The striking architectural elements emerge in layers from the adjacent Mudchute Park towards Canary Wharf, gradually stepping up from its surrounding context.

Client: **RER London Ltd** | Architect: **CZWG** | Planning Consultant: **DP9** | Landscape Architect: **Martha Schwartz and Partners**

LANDMARK PINNACLE

Marsh Wall, Poplar E14 9SJ
Status: **Under Construction**
Date of completion: **2022**
Height: **233m**
Number of storeys: **76**
Types of use: **Residential, Retail, Hotel**

Landmark Pinnacle is a 76-storey residential development, designed as a clean rectilinear form marking the end of South West India Dock. Three floors provide shared amenity space for residents.

Client: **Chalegrove Properties** | Architect: **Squire and Partners** | Planning Consultant: **GVA / Savills** | Services Engineer: **Hoare Lee** | Structural Engineer: **WSP**

©DBOX for Chalegrove Properties

LEVEN ROAD, ABERFELDY VILLAGE

Leven Rd, Aberfeldy Village
E14 0LN
Status: **Proposed**
Date of completion: **2023**
Height: **69m**
Number of storeys: **20**
Types of use: **Residential, Retail, Office, Public Space**

Five retained arches of the old Tram Depot front a new south facing Public Square on Leven Road. Behind them three new varied height curved plan towers clad in semi glazed brick overlook the wide bend of Bow Creek that comprise this residential led mixed use scheme providing 547 homes, 3,200 sq.m of commercial space with new public access to the riverside and 3,500 sqm of public space.

Client: **RER London Ltd** | Architect: **CZWG** | Planning Consultant: **DP9** | Engineer: **Walsh**

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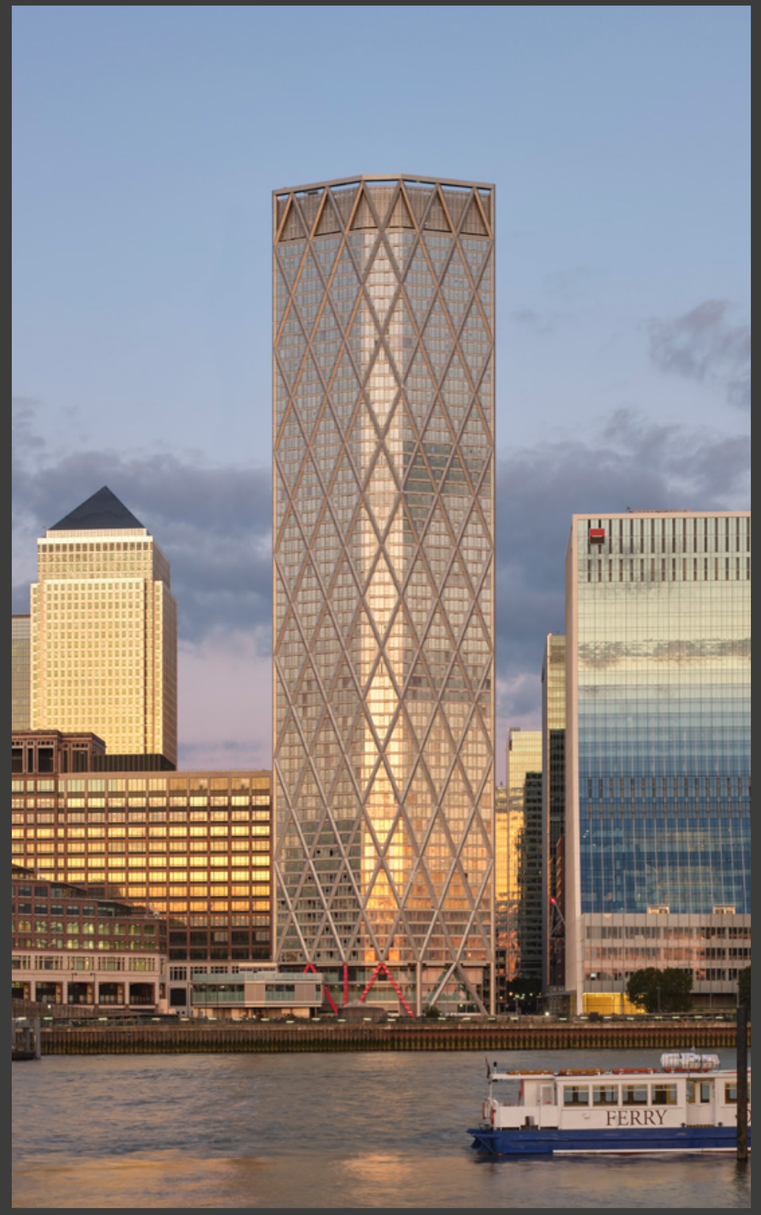
NEWFOUNDLAND

Tower Millennium Pier, Canary Wharf Pier E14
Status: **Under Construction**
Date of completion: **June 2020**
Height: **218m**
Number of storeys: **62**
Types of use: **Residential, Retail**

Newfoundland is our landmark 62-storey, 220m high residential tower with a fantastic River Thames location. It forms a focal point at the west end of Middle Dock, across from the principal London underground station within the Canary Wharf estate.

Client: **Canary Wharf Group** | Architect: **HCL architects** | Structural Engineer: **WSP** | Interior Designer: **Johnson Naylor**



ONE PARK DRIVE

Canary Wharf E14 5JJ
Status: **Under Construction**
Date of completion: **2020**
Height: **215m**
Number of storeys: **58**
Types of use: **Residential**

Set against the backdrop of the Canary Wharf, the circular form of One Park Drive clearly distinguishes itself from its orthogonal neighbours. Containing 483 apartments arranged over 58 storeys with amenities for the residents and the public, its geometry creates a distinct spiral of large bay windows which offer apartments generous views across London.

Client: **Canary Wharf Group** | Architects: Design Architect: **Herzog & de Meuron**; Executive Architect: **Adamson Associates** | Structural Engineer: **AKT II**

SKYLINES

Tower Hamlets Rd, Forest Gate E7
Status: **Planning Granted**
Date of completion: **2025**
Height: **167m**
Number of storeys: **49**
Types of use: **Residential, Retail, Office, Public Space**

Skylines is set to provide 579 mixed tenure homes with significant amenities provision, including a new primary school, park area and water feature. A sensitive approach to massing and a unifying design has created a welcomed transition in scale between the Canary Wharf financial towers and the outer-lying residential area.

Architect: **Farrells London LLP**

WARDIAN LONDON

Marsh Wall, Isle of Dogs E14
Status: **Under Construction**
Date of completion: **2020**
Height: **186m**
Number of storeys: **55**
Types of use: **Residential, Retail, Public Space, Leisure**

Wardian London is a riverside development on the Isle of Dogs, comprising two residential towers of 50 and 55-storeys which contain 766 homes. It will become a green escape from Canary Wharf, with over 100 plant species within and will welcome two new restaurants from Alan Yau in Summer 2020.

Developer: **EcoWorld Ballymore** | Architect: **Glenn Howells Architects** | Structural Engineer: **WSP** | Planning Consultant: **GVA/ RPS-CGMS** | Project Manager: **GT** | Contractor: **Ballymore**

WOOD WHARF – G3

Crossrail Pl E14 5AR
Status: **Under Construction**
Date of completion: **2021**
Height: **92m**
Number of storeys: **28**
Types of use: **Residential, Retail, Office, Leisure**

Wood Wharf is a brownfield site adjacent to Canary Wharf and represents a rare opportunity to create a new, integrated piece of London at the scale of an urban district. G3 is a 28-storey residential tower providing 176 intermediate rent apartments above retail units at the ground and first floor. G3 provides a large proportion of the intermediate housing offer for the masterplan.

Client: **Vertus G3 Development Company Limited** | Architect: **Allies and Morrison** | Structural Engineer: **WSP**

EAST VILLAGE PLOT N06

16 Victory Parade, East Village E20 1FS
Status: **Under Construction**
Date of completion: **August 2021**
Height: **102.8m**
Number of storeys: **30**
Types of use: **Residential, Leisure**

The latest addition to the former Olympic Athletes' Village, now East Village, is the provision of 524 new build-to-rent homes that epitomise the latest design thinking. Shared amenity and commercial spaces encourage social interaction between residents and provide a chance for community to flourish.

Client: **Get Living London** | Architect: **Hawkins\Brown** | Project Manager: **Cast Real Estate & Construction Consultancy**

LEAMOUTH SOUTH – BUILDINGS B AND F

Leamouth Orchard Place, Leamouth Peninsula E14 0JU
Status: **Under Construction**
Date of completion: **2020**
Height: **100m**
Number of storeys: **30**
Types of use: **Residential**

Set within the historic dockland setting of the Trinity Buoy Wharf and East India Dock, Leamouth South includes two tall residential buildings that respond to the high demand of housing in the area. Block B acts as a landmark, highlighting the future footbridge and gateway in to the development.

Client: **Ballymore Group** | Architect: **Allies and Morrison** | Structural Engineer: **OCSC**

NORTH

APEX GARDENS

Seven Sisters Rd, Tottenham N15 5JT

Status: **Under Construction**

Date of completion: **August 2020**

Height: **75m**

Number of storeys: **22**

Types of use: **Residential, Retail, Public Space**

Apex Gardens is located on a busy commuting junction, at the corner of Tottenham High Road and Seven Sisters Road. John McAslan + Partners demonstrated how with careful design, the planning restrictions on the site could be developed to deliver substantially more residential accommodation in a landmark 22-storey tower, with 163 apartments including 32 percent affordable.

Client: **Granger PLC** | Architect: **John McAslan + Partners** | Structural Engineer: **Alan Baxter Associates** | M&E / Sustainability Engineer: **Hoare Lee** | Transport Consultant: **WSP** | Project Manager: **Arcadis** | Cost Consultant: **Core5** | Contractor: **Ant Yapi** | Other: **Executive Architect- 3D Reid**

FERRY ISLAND BUILDING 1

Tottenham Hale, Tottenham Hale N15

Status: **Planning Granted**

Date of completion: **December 2023**

Height: **130m**

Number of storeys: **38**

Types of use: **Residential, Retail, Public Space**

Ferry Island Building 1 provides residential and flexible retail, office and leisure accommodation. The market-rent residential scheme offers shared amenity such as gyms and shared kitchens for residents at mezzanine, seventh and nineteenth floors, while a newly created public space animates the town centre and provides amenity for local residents.

Architect: **Allford Hall Monaghan Morris** | Client: **Argent Related** | Cost Consultant: **Faithful and Gould** | Engineer: **Whitby Wood** | Facade Engineer: **FMDC** | Fire Consultant: **OFR Consultants** | Landscape Architect: **Grant Associates** | Light Consultant: **Speirs and Major** | M&E / Sustainability Engineer: **Sweco** | Masterplan: **Allford Hall Monaghan Morris** | Planning Consultant: **Quod** | Project Manager: **GTMS** | Services Engineer: **Sweco** | Structural Engineer: **Whitby Wood** | Acoustic Consultant: **Sandy Brown**

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HALE WHARF PHASE ONE

Ferry Ln, Tottenham Hale N17
Status: **Under Construction**
Date of completion: **2021**
Height: **65m**
Number of storeys: **21**
Types of use: **Residential, Retail**

This project is creating a new sustainable waterside development offering a mix of high-quality homes in a series of blocks arranged around a central shared space. Two urban towers have been developed in the manner of robust historic waterside buildings with stock brick used in their exteriors and zinc roofs.

Client: **Muse Developments, Canal and River Trust** | Architect: **Allies and Morrison** | Structural Engineer: **Ramboll UK Ltd**

SOUTH

101 GEORGE STREET

101 George St, Croydon CR0 1LF
Status: **Under Construction**
Date of completion: **May 2020**
Height: **135m**
Number of storeys: **44**
Types of use: **Residential, Public Space**

101 George Street is a landmark development delivered in just 26 months using the best of modern methods of construction. As the World's Tallest Modular building, this renowned scheme comprises 546 new homes designed specifically for rent, over 44 and 38 storeys. The glazed terracotta facade gives a distinctive appearance enhanced by the play of light and shadow.

Client: **Tide Construction Ltd** | Architect: **HTA Design LLP** | Developer: **Tide Construction Ltd** | Contractor: **Tide Construction Ltd** | Other: **Greystar** | Other: **Vision Modular Systems** | Interior Designer: **HTA Design LLP** | Landscape Architect: **HTA Design LLP** | Planning Consultant: **HTA Design LLP**

ADDISCOMBE GROVE

Addiscombe Grove, Croydon CR0
Status: **Under Construction**
Date of completion: **July 2020**
Height: **73m**
Number of storeys: **21**
Types of use: **Residential**

Addiscombe Grove's 153 homes are factory built for Pocket Living and a local Housing Association. The 21-floor tower responds to the NLA tower, a local landmark. A nine-storey tapering plinth has a community garden and residents room. Addiscombe is clad with stack-bonded ceramic tiles, concrete bands and copper.

Client: **Pocket Living** | Architect: **Metropolitan Workshop** | Structural Engineer: **Tellets** | M&E / Sustainability Engineer: **Tuv Sud** | Planning Consultant: **DP9** | Transport Consultant: **TPP** | Cost Consultant: **Tower Eight** | Landscape Architect: **LUC**

ONE LANSDOWNE

Lansdowne Rd, Croydon CR0

Status: **Planning Granted**

Date of completion: **December 2024**

Height: **228m**

Number of storeys: **68**

Types of use: **Residential, Retail, Office, Leisure**

A mixed use development comprising ten storey podium containing 317,000 sq ft Grade A offices, restaurants, cafes and retail at ground floor level and an Urban Skypark, Health Club and Spa at Level 11 and two towers of 41 and 68 storeys containing 794 apartments and restaurant, bar and viewing gallery from Level 64.

Client: **One Lansdowne Road Ltd** | Architect: **CZWG Architects** | Developer: **Guildhouse UK Ltd** | Contractor: **China Building Technique Group Company**

ONE NINE ELMS

Market Towers, 1 Nine Elms Lane, Nine Elms SW8 5NN

Status: **Under Construction**

Date of completion: **December 2022**

Height: **199m**

Number of storeys: **57**

Types of use: **Residential, Retail, Public Space, Hotel**

Framed as the tallest element of the developing cluster, the two towers of One Nine Elms will form a centre for the district. The tallest tower will be residential apartments and the other hotel and residential. In its location close to the River Thames it offers impressive views across London.

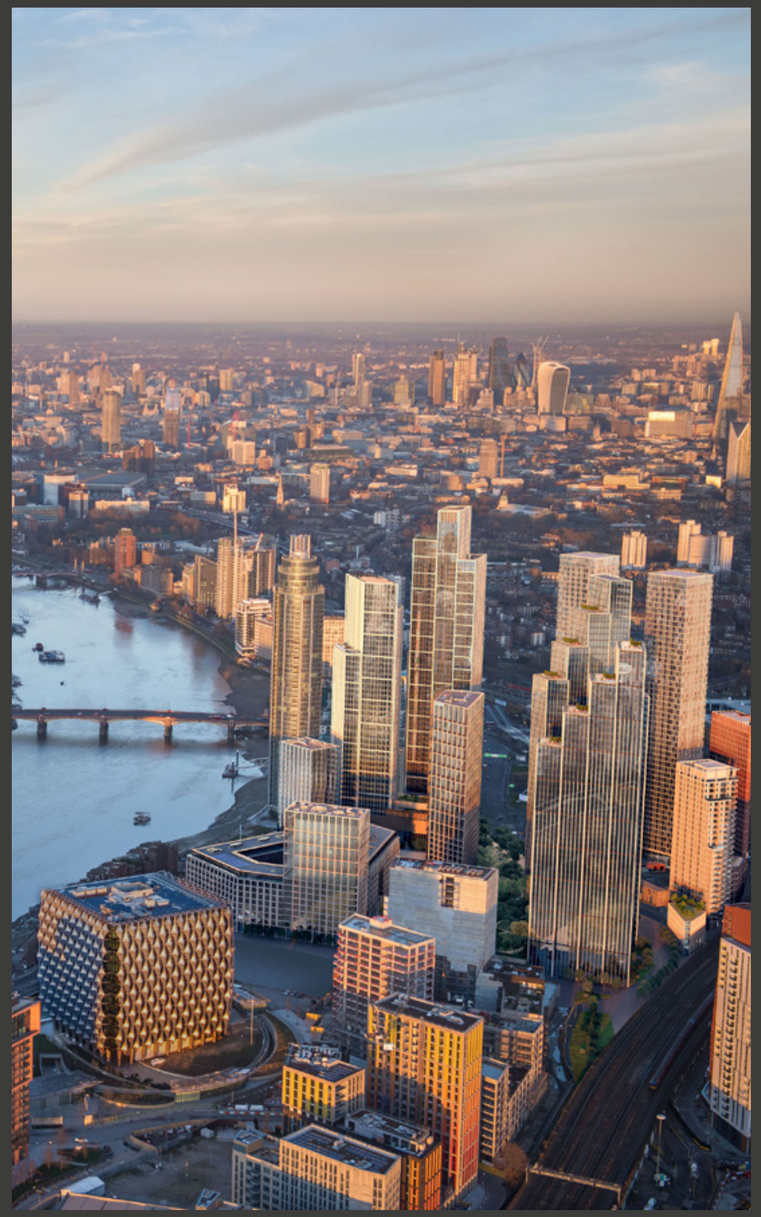
Client: **R&F UK Ltd** | Contractor: **Multiplex** | Project Manager: **GVA Second London Wall** | Structural Engineer: **AKT II** | Services, Vertical Transport and Fire Engineer & Sustainability Consultant: **Sweco** | Facade Engineer: **Billings Design Associates**

ONE THAMES CITY

Wandsworth Rd, Vauxhall
Status: **Under Construction**
Date of completion: **March 2023**
Height: **180m**
Number of storeys: **54**
Types of use: **Residential**

This SOM-designed residential development consists of a series of 3 residential buildings ranging in heights from 130m, 160m to 180m tall.

Client: **R&F Group** | Architect: **SOM** | Engineer: **Hoare Lea** | Cost Consultant: **Turner & Townsend** | Project Manager: **Turner & Townsend** | Interior Designer: **HBA** | Planning Consultant: **Deloitte** | Facade Engineer: **Arup** | Acoustic Engineer: **Hoare Lea** | Landscape Architect: **Gillespies** | Transport Consultant: **Caneparo** | Structural Engineer: **SOM & Langan International**



WEST

CANADA GARDENS

32 Engineers Way, Wembley HA9 0TF | Status: **Under Construction** | Date of completion: **September 2020**
Height: **121m** | Number of storeys: **26** | Types of use: **Residential, Retail, Office, Other**

Developer: **Quintain Ltd** | Architect: **PRP** | Contractor: **Sisk** | Interior Designer: **Fossey Arora**

Canada Gardens in Wembley Park comprises seven buildings around a landscaped courtyard. The development provides 743 residential apartments in total (303 of affordable tenure) and 569sqm of employment or community floorspace, with 91 coach parking spaces, cycle parking and 10,430sqm of outdoor amenity space. The ground floor will accommodate an energy centre to serve the 85-acre estate, residential entrances and lobbies, concierge facilities and residential amenity space.

The tallest building, Thomson, provides 216 apartments. It is a landmark building to the Northern end of Wembley Park, standing 26 storeys high. A residents' lounge at the top provides thrilling views over the surroundings.

The development has a strong architectural character. Its varied, open form offers the opportunity for multiple green spaces and viewpoints.

The 2.5 acre podium community garden is designed to sit above a superlobby, parking facilities, an energy centre, a leasing suite and space for community / employment uses.

A range of uses form an active façade, interacting with the surrounding public realm and 7-acre park, encouraging the energy of the street to flow around the buildings. The stepping of the buildings' heights forms a harmonious middle ground between the surrounding buildings of Wembley Park, and adjacent Wembley Stadium.

The Canada Gardens development comprises 743 apartments, 40 per cent of which are of affordable tenure which are peppered throughout the development. The tallest building delivers 216 of the 743 homes. The development includes over 80 adaptable dwellings.

'The site sits next to the impressive structure of Wembley Stadium, within the eastern lands of the Wembley Park Masterplan.

The tallest building in Canada Gardens, Thomson (Block G), provides unrivalled views across Wembley Park from its residents' lounge and rooftop through the brick piers of the building's 'crown'. To the east, The City can be seen in the distance.

A number of Canada Gardens' buildings have been angled to 45 degrees to enable better views through the development and across Wembley Park.

To the immediate west of Canada Gardens will sit the first half of a 7-acre new park as proposed within the emerging masterplan.'

Quintain

FERRUM

40 South Way, Wembley HA9 0HD | Status: **Built** | Date of completion: **2019**
Height: **73m** | Number of storeys: **20** | Types of use: **Residential, Retail**

Masterplan: **JTP** | Developer: **Quintain** | Contractor: **McAleer & Rushe**

Wembley Park is the UK's largest single site of Built to Rent (BtR). Located near the internationally renowned Wembley Stadium, Ferrum creates a new gateway into Wembley Park from the South-West, with building Fe1 delivering 188 new BtR homes to be managed by Quintain residential platform, Tipi. The layout and orientation of the building takes advantage of natural daylight and wind movement - maximising comfort and minimising energy demand. The green land to the East has mirrored in the raised podium gardens between each of the buildings, with a landscaped buffer created between the buildings and railway line.

Homes range from studios to three bedrooms. The link building, which connects Phases 1 and 2, houses amenities for residents, including a fully functional gym with climbing wall, a resident lounge, home-working rooms, a library, a laptop bar overlooking the atrium, a rooftop garden with panoramic views and south-facing podium gardens.

The buildings follow the topography of the land and steps down towards the railway line, responding to the level changes across the site. Retail units, landscaping and street trees at ground level provide animation and frontage to Station Square. The link building between Phase 1 and 2 provides a tranquil arrival point.

'Developed with extensive community consultation, Ferrum is a lot more considered than the average renter is used to. We've taken inspiration from the nearby railway that connects Wembley Park to central London, creating 'an industrial and handcrafted warehouse aesthetic'. The apartments have been designed with sharers in mind, so they have equally-sized bedrooms and a central space for relaxing, dining and entertaining, as well as a balcony. Two-beds have two bathrooms to eliminate arguments about the shower schedule. As the UK's biggest Built to Rent site, we've given a lot of thought to hospitality and customer experience and our designs have responded with superior amenity and retail space.'

Dominic Chapman, Partner, JTP

CASSINI TOWER, WHITE CITY LIVING, PHASE 3

Wood Lane Station, Shepherd's Bush W12 7FX | Status: **Planning Granted** | Date of completion: **2023**
Height: **112m** | Number of storeys: **35** | Types of use: **Residential, Retail**

Client: **St James White City Living** | Architect: **Patel Taylor** | Landscape Architect: **Patel Taylor, Murdoch Wickham**

Cassini Tower sits at a key position in the townscape of White City, providing a marker for the publicly accessible gardens at the residential heart of a connected masterplan of commercial, academic, leisure and media uses. The curving form of the building terminates the eastern Parkside Terrace, turning 180° between landscapes. At lower levels, the alternating white and patterned bronze wraparound balconies stitch into the rectilinear terrace, gently undulating in plan to enhance views and create a playful silhouette. As the tower emerges above its plinth, the balconies re-join to form a soft D-shaped plan, tapering back towards the apex.

Residential above ground, Cassini Tower offers 1-bed to 3-bed homes, with the projecting plan form and wraparound balconies providing multiple aspects to a high proportion of dwellings. Above the shoulder of the building, dual or triple-aspect homes prioritise light, generous living spaces. Alternating balustrades offer choice, balancing privacy and views.

At street level, the line of balconies which orbit the tower extends outward to form a projecting canopy sheltering the café within the glazed base. The curved plan and transparency combine to encourage connections between landscapes. The 360° expression and tapering form create an elegant skyline marker from distant views.

Currently on site, the Cassini Tower is for Private market sale. Affordable housing in the White City Living masterplan features Shared Equity, London Living Rent, Extra Care, London Affordable Rent and Social Rent. 23 per cent on-site provision is supported by a S106 contribution of £34.5m.

'Cassini Tower is the lynchpin of White City Living and the wider regeneration area, marking a key location in the masterplan and responding to site, context and city. The fluid, playful form and materiality of the balconies builds on the architecture of the Parkside Residences and develops the idea of a 'building with no back'. A restrained, classic palette and subtle movement exploits the properties of precast concrete and laser cut metalwork to craft a sculptural, elegant addition to the skyline. The building teases the hidden lagoon, furthering the transformation of an isolated industrial site into a collection of buildings and landscaped spaces for London living.'

Pankaj Patel, Director, Patel Taylor

THE PARKSIDE RESIDENCES, WHITE CITY LIVING, PHASE 1

Wood Ln, Shepherd's Bush W12 7RQ | Status: **Planning Granted** | Date of completion: **2020**
Height: **76m** | Number of storeys: **22** | Types of use: **Residential, Retail**

Client: **St James White City Living** | Architect: **Patel Taylor** | Landscape Architect: **Patel Taylor, Murdoch Wickham** | Planning Consultant: **Boyer**

Lining the 50x160m publicly accessible Central Gardens, the Parkside Residences are a family of four terraces reinforcing a key axial connection within the wider White City district. With 18 distinct vertical elements ranging in height from 13-27 storeys, the terraces are a composition of stepping blocks; exploiting variations in height, articulation, texture and tone to create individual identities within a consistent neighbourhood grain, observing a shared pale precast and bronze palette and a common rulebook. Nearing completion, the first terrace rises to peaks at 20 and 22 storeys, turning key townscape corners at the south and midpoint of the Gardens.

Primarily residential, the buildings provide various layouts and settings for living, each maximising views across different formal, naturalistic and open landscapes. Residents have choices of recessed, projecting, glazed or metal balconies, roof terraces and high-level full-height oriel windows. Below ground cycle and car parking is joined by workspace and facilities.

At distance, the typology creates a dynamic skyline, with varying height, articulation and framed 'lanterns'. At ground, the sloping site provides space for supporting uses. A 5-7m clear ground floor in the first building hosts the Concierge, a triple-aspect restaurant, celebrated entrances and a lounge with visual connections between gardens.

The four Parkside terraces are externally tenure blind, with the 100 per cent affordable second phase featuring Shared Equity, London Living Rent, Extra Care, London Affordable Rent and Social Rent. Across the masterplan, 23 per cent on-site affordable is supported by a S106 contribution of £34.5m. Private tenure homes are all for market sale.

'The Parkside Residences are the backbone of the masterplan, bridging between landscaped settings of secluded gardens, open parks and water. The collection of buildings looks to a London heritage of the White City pavilions and Regency terraces, as well as a golden age of masonry skyscrapers in Chicago and, of course, the instantly recognisable skyline of New York's Central Park with its juxtaposition of closely aligned building facades dramatically meeting the lush treelines of the landscape. Exploring subtle tonal and textural variation in a shifting palette of white, limestone and taupe masonry, the vertically articulated framing is reinforced by timeless bronze tones of metalwork. Materials, height and articulation combine to form a townscape composition which is harmonious at distance, delivering individual character and identity from within the gardens.'

Pankaj Patel, Director, Patel Taylor

THE WATER GARDENS, WHITE CITY LIVING, PHASE 3

Wood Ln, Shepherd's Bush W12 7RQ | Status: **Planning Granted** | Date of completion: **2023**
Height: **63m** | Number of storeys: **20** | Types of use: **Residential, Retail**

Client: **St James White City Living** | Architect: **Patel Taylor** | Landscape Architect: **Patel Taylor, Murdoch Wickham** | Planning Consultant: **Boyer**

Sited within a cascading and undulating water landscape, the four towers of the Water Gardens mark the eastern extent of the White City Living masterplan and line the Borough boundary. Contrasting against the muted masonry backdrop of the Parkside buildings, the blocks step and twist out of alignment to amplify lighting effects and create a variety of settings for living. Conceived as a grouping of four glazed 'vases', the bold, multi-tonal palette of red and blue glazed terracotta was developed with a British ceramic artist to work harmoniously together and alongside the water and planting.

Away from the public spaces and movement of the masterplan, the buildings are designed to reward dwelling over time, with changes in visual appearance at different times and seasons. The square plan of the towers offers a range of apartment layouts and 80 per cent corner dual aspect with dramatic cantilevering balconies.

The unique Water Gardens landscape combines with the lustrous ceramic facades and twisting orientation to create a colourful, dynamic setting, from a distance and at street level, changing with the play of light throughout the day. Waterside terraces serve private homes, and a 'Residents' Club' with flexible workspace and lounge.

Currently on site, the first two buildings in the Water Gardens are for Private market sale. Affordable housing in the masterplan features Shared Equity, London Living Rent, Extra Care, London Affordable Rent and Social Rent. 23 per cent on-site provision is supported by a S106 contribution of £34.5m.

'The Water Garden residences are purposefully designed to contrast with the rest of the development, changing materiality, form and arrangement to create a considered typology that directly responds to its waterside landscape to form an original setting for living. Viewed dynamically from key transport links, the form and facades celebrate both traditional bespoke craft and modern production techniques, amplifying and exploiting the properties of less than 1mm of glaze to provide incredible depth and richness. With effects varying across each panel and changing with viewpoint, time and season, the collaboration between architect, ceramic artist and manufacturer and attention to detail will reward new residents with a bespoke, individually crafted home, set within lush planting and a unique water landscape.'

Pankaj Patel, Director, Patel Taylor

CHESTERFIELD HOUSE

5 Park Ln, Wembley HA9 7RH
Status: **Under Construction**
Date of completion: **March 2020**
Height: **90m**
Number of storeys: **25**
Types of use: **Residential, Retail, Public Space**

Chesterfield House comprises 239 apartments in two towers of 21 and 26 storeys. Located on Wembley High Road, the building is clad in a mix of brick types including glazed sawtooth brick. The development also provides a new public space for Wembley, resident's lounge, retail facilities, and a Community Centre.

Architect: **Stride Treglown** | Architect: **Maccreanor Lavington** | Developer: **Hub Group**

QUAYSIDE QUARTER

72 Bridge Rd, Southall UB2 4AT
Status: **Proposed**
Date of completion: **2030**
Height: **95m**
Number of storeys: **25**
Types of use: **Residential**

Bridge Road Southall 2 Limited has obtained a resolution to grant planning permission for a detailed application comprising the industrial-led, mixed-use redevelopment of the former Honey Monster Factory site. The proposal will provide 335,000 sq ft of creative and light industrial units, flexible commercial and community floorspace, together with 1,997 residential units.

Client: **Bridge Road Southall 2 Ltd (JV Galliard Homes and O'Shea)** | Masterplan: **EPR** | Architect: **AHR** | Architect: **Levitt Bernstein** | Architect: **PRS** | Landscape Architect: **Gillespies** | Planning Consultant: **Knight Frank** | Transport Consultant: **Steer** | Economic and Industrial Strategy: **GL Hearn** | Employment Strategy: **Beispiel** | Commercial Strategy: **Four Street** | Architect: **EPR** | Structural and Civil Engineer: **Walsh** | M&E / Sustainability Engineer: **BuroHappold** | Fire Consultant: **Fire & Risk Solutions Ltd** | Flood Risk and Surface Water Drainage: **RPS** | Acoustic Consultant: **Hoare Lea** | **Air Quality:** Hoare Lea | **Daylight and Sunlight:** Avison Young | **Wind Microclimate:** RWDI | **Townscape:** Peter Stewart Consultancy | **Heritage Consultant:** RPS CgMs Heritage | **Visualisations:** Cityscape | **Ecology Consultant:** Greengage | **Environmental Impact:** Trium Environmental | **Communications:** London Communications Agency | **Stakeholder Relations:** Rutherford Projects | **Cost Consultant:** Ryder Levett Bucknall | **Viability:** Gerald Eve | **Legals:** Gowling WLG | **Socio Economics:** Indigo Planning | **Contamination:** GB Card and Partners Ltd | **Aviation:** Osprey Consulting Services

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OAKLANDS, OLD OAK COMMON

Old Oak Common Ln, Shepherd's Bush

Status: **Under Construction**

Date of completion: **July 2021**

Height: **85m**

Number of storeys: **27**

Types of use: **Residential, Retail, Office, Public Space**

The £160 million mixed use regeneration project will deliver 605 new homes, 40% of which will be affordable. The 18 and 27 storey towers herald entry into the OPDC masterplan area, linking to the other midrise buildings and providing a distinctive landmark. Joining the busy landscaped boulevard, the delightful softer Green Street will eventually connect the proposed HS2 and Crossrail Interchange with the Grand Union Canal and provides play and amenity space for all ages. Smoothly rounded corner balconies to all buildings are enhanced by the attractive sheen of salt glazed bricks and contrasting precast elements.

Client: **Notting Hill Genisis Housing Association and Queens Park Rangers FC** | Architect: **CZWG** | Cost Consultant: **Arcadis LLP** | Contractor: **Vistry Partnerships**

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BOROUGH PIPELINE TABLE

BOROUGH	2017 PIPELINE BOROUGH TOTAL	2018 PIPELINE BOROUGH TOTAL	2019 PIPELINE BOROUGH TOTAL	UP / DOWN	EIA & PRE-APP	APPLICATION	PERMISSON	HALTED CONSTRUCTION	UNDER CONSTRUCTION	2019 COMPLETION
Barking and Dagenham	7	14	13	↓	0	0	0	0	13	1
Barnet	22	22	27	↑	0	3	22	0	2	0
Bexley	0	0	0		0	0	0	0	0	0
Brent	16	21	21		0	2	12	0	7	2
Bromley	1	0	0		0	0	0	0	0	0
Camden	3	3	3		0	0	3	0	0	0
City of London	10	11	10	↓	0	2	6	0	2	3
Croydon	27	30	30		1	4	16	0	9	1
Ealing	15	24	32	↑	4	2	22	0	4	1
Enfield	0	0	2	↑	1	1	0	0	0	0
Greenwich	70	69	68	↓	4	25	38	0	1	6
Hackney	17	18	12	↓	0	4	5	0	3	4
Hammersmith and Fulham	40	43	43		13	2	24	0	4	3

BOROUGH PIPELINE TABLE

BOROUGH	2017 PIPELINE BOROUGH TOTAL	2018 PIPELINE BOROUGH TOTAL	2019 PIPELINE BOROUGH TOTAL	UP / DOWN	EIA & PRE-APP	APPLICATION	PERMISSON	HALTED CONSTRUCTION	UNDER CONSTRUCTION	2019 COMPLETION
Haringey	6	9	10	↑	1	0	5	0	4	0
Harrow	2	2	1	↓	1	0	0	0	0	1
Havering	0	1	0	↓	0	0	0	0	0	0
Hillingdon	0	0	0		0	0	0	0	0	0
Hounslow	2	1	1		0	0	0	0	1	0
Islington	10	7	7		1	0	2	0	4	0
Kensington and Chelsea	0	1	1		0	0	1	0	0	0
Kingston	1	0	0		0	0	0	0	0	0
Lambeth	32	29	24	↓	1	3	14	0	6	7
Lewisham	18	17	13	↓	0	3	0	0	10	1
Merton	0	0	0		0	0	0	0	0	0
Newham	39	39	37	↓	1	3	27	0	6	3
Redbridge	4	6	7	↑	2	0	4	0	1	0

BOROUGH PIPELINE TABLE

BOROUGH	2017 PIPELINE BOROUGH TOTAL	2018 PIPELINE BOROUGH TOTAL	2019 PIPELINE BOROUGH TOTAL	UP / DOWN	EIA & PRE-APP	APPLICATION	PERMISSON	HALTED CONSTRUCTION	UNDER CONSTRUCTION	2019 COMPLETION
Richmond	0	0	0		0	0	0	0	0	0
Southwark	48	51	53	↑	4	10	35	0	4	1
Sutton	3	3	1	↓	0	0	0	0	1	2
Tower Hamlets	85	84	78	↓	16	10	32	1	19	18
Waltham Forest	2	3	4	↑	1	2	0	0	1	0
Wandsworth	21	23	20	↓	0	0	11	0	9	3
Westminster	9	10	8	↓	1	0	5	0	2	2

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Policy & Regulation Insight Essay by: **Denise Chevin**

Essay interview contributors:

Esther Kurland,
Head of Urban Design, Urban Design London

Elliott Kemp,
Policy Team Leader – Design, Heritage & Housing – London Plan, Greater London Authority

Andrew Mellor,
Partner, PRP

Riette Oozthuizen,
Planning Partner, HTA

Gwyn Richards,
Assistant Director (Development & Design), City of London Corporation

Alfredo Caraballo,
Partner, Allies and Morrison

Peter Edgar,
Associate, Gerald Eve

Colin Wilson,
Head of Old Kent Road Regeneration Project, LB Southwark

Tony Burton,
Director, Civic Voice

Adrian Dobson,
Executive Director Professional Servies, RIBA

Ross Gentry,
South Area Team Leader, LB Croydon

Richard Paterson,
Head of Croydon Building Conrol, LB Croydon

Anisha Jogani,
Placemaking Team Leader, LB Croydon

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Contributing to this year's analysis and research, and available to discuss the findings further:

Stuart Baillie, Head of Planning
T:+44 20 7861 1345
Stuart.baillie@knightfrank.com

Oliver Knight, Associate, Research
T:+44 20 7861 5134
Oliver.knight@knightfrank.com

James Bylina, Graduate Planner
T:+44 20 3897 0020
James.bylina@knightfrank.com

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New London Architecture (NLA)
The Building Centre
26 Store Street
London WC1E 7BT

nla.london
info@newlondonarchitecture.org
+44 (0)207 636 4044
@nlalondon
@nlalondon

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